

Dec. 2018 Market Report

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Single Family Homes

SOLD Jan-Nov. 2004: **555**

Median Recorded Sales Price: **\$417,000**

\$/sq.ft: **\$193**

SOLD Jan-Nov. 2005: **555**

Median Recorded Sales Price: **\$527,430**

\$/sq.ft: **\$247**

SOLD Jan-Nov. 2006: **361**

Median Recorded Sales Price: **\$590,000**

\$/sq.ft: **\$287**

SOLD Jan-Nov. 2007: **239**

Median Recorded Sales Price: **\$560,000**

\$/sq.ft: **\$271**

SOLD Jan-Nov. 2008: **208**

Median Recorded Sales Price: **\$485,000**

\$/sq.ft: **\$235**

SOLD Jan-Nov. 2009: **309**

Median Recorded Sales Price: **\$397,000**

\$/sq.ft: **\$185**

SOLD Jan-Nov. 2010: **367**

Median Recorded Sales Price: **\$375,000**

\$/sq.ft: **\$172**

115 Foreclosures (31%)

41 Short-sales (11%)

211 Non-REO's/Short-sales (58%)

SOLD as Jan-Nov. 2011: **360**

Median Recorded Sales Price: **\$342,450**

\$/sq.ft: **\$172**

96 Foreclosures (27%)

41 Short-sales (11%)

223 Non-REO's/Short-sales (62%)

SOLD as of 1 Dec. 2012: **370**

Median Recorded Sales Price: **\$345,000**

\$/sq.ft: **\$162**

56 Foreclosures (15%)

32 Short-sales (9%)

282 Non-REO's/Short-sales (76%)

SOLD Jan-Nov. 2013: **375**

Median Recorded Sales Price: **\$397,000**

Avg. \$/sq.ft: **\$206**

36 Foreclosures (9.6%)

21 Short-sales (5.6%)

318 Non-Distressed (85%)

SOLD Jan-Nov. 2014: **361**

Median Recorded Sales Price: **\$427,500**

Avg. \$/sq.ft: **\$215**

14 Foreclosures (4%)

4 Short-sales (1%)

342 Non-Distressed (95%)

SOLD Jan-Nov. 2015: **377**

MRSP: **\$437,000**

Avg. \$/sq.ft: **\$217**

12 Foreclosures [aka, REO's] (3%)

3 Short-sales (0.8%)

362 Non-Distressed (96%)

SOLD Jan-Nov. 2016: **378 (408)**

MRSP: **\$478,000**

Avg. \$/sq.ft: **\$229**

9 Foreclosures [aka, REO's] (3%)

3 Short-sales (0.8%)

366 Non-Distressed (97%)

Sale/List Price Ratio: 96%; CDOM: 203

SOLD Jan-Nov. 2017: **424**

MRSP: **\$523,500**

Avg. \$/sq.ft: **\$239**

13 Foreclosures [aka, REO's] (%)

3 Short-sales (0.%)

Non-Distressed (97%)

Sale/List Price Ratio: 97%; CDOM: 191

SOLD Jan-Nov. 2018: 477 +13%

MRSP: **\$560,000** + 7%

Avg. \$/sq.ft: **\$265** +11%

11 Foreclosures [aka, REO's] (2.3%)

0 Short-sales (0.%)

Non-Distressed (97.7%)

Sale/List Price Ratio: 97%; CDOM: 146

ACTIVE

1 Dec. 08: **459**
1 Dec. 09: **372**
1 Dec. 10: **341**
1 Dec. 11: **328**
1 Dec. 12: **251**
1 Dec. 13: **279**
1 Dec. 14: **290**
1 Dec. 15: **250**
1 Dec. 16: **223**

ACTIVE (Dec. 2018): 188

MLP: \$762,000

Avg. \$/sq.ft: \$328

1 REO's

1 Short-sales

PENDING

1 Dec. 08: 27
1 Dec. 09: 75
1 Dec. 10: 65
1 Dec. 11: 56
1 Dec. 12: 64
1 Dec. 13: 59
1 Dec. 14: 51
1 Dec. 15: 55
1 Dec. 16: 69

PENDING (Dec. 2018): 53

1 REO's

0 Short-sales

Luxury Homes (\$1,000,000+)

SOLD Jan-Nov. 2002: 4

MRSP: \$1,456,250

Avg. Size: **4,862** sq. ft.; \$/sq.ft: **\$325**

SOLD Jan-Nov. 2003: 22

MRSP: \$1,350,000

Avg. Size: **4,415** sq. ft.; \$/sq.ft: **\$306**

SOLD Jan-Nov. 2004: 32

MRSP: \$1,212,000

Avg. Size: **4,242** sq. ft.; \$/sq.ft: **\$348**

SOLD Jan-Nov. 2005: 51

MRSP: \$1,250,000

Avg. Size: **4,017** sq. ft.; \$/sq.ft: **\$377**

SOLD Jan-Nov. 2006: 51

MRSP: \$1,275,000

Avg. Size: **3,806** sq. ft.; \$/sq.ft: **\$449**

SOLD Jan-Nov. 2007: 39

MRSP: \$1,335,000

Avg. Size: **3,737** sq. ft.; \$/sq.ft: **\$402**

SOLD Jan-Nov. 2008: 21

MRSP: \$1,550,000

Avg. Size: **3,747** sq. ft.; \$/sq.ft: **\$423**

SOLD Jan-Nov. 2009: 14

MRSP: \$1,525,000

Avg. Size: **4,498** sq. ft.; \$/sq.ft: **\$347**

SOLD Jan-Nov. 2010: 14

MRSP: \$1,212,500

Avg. Size: **4,414** sq. ft.; \$/sq.ft: **\$319**

SOLD Jan-Nov. 2011: 16

MRSP: \$1,500,000

Avg. Size: **4,683** ft.; \$/sq.ft: **\$354**

SOLD Jan-Nov. 2012: 21

MRSP: \$1,305,000

Avg. Size: **4,596** ft.; \$/sq.ft: **\$330**

SOLD Jan-Nov. 2013: 29

MRSP: \$1,250,000

Avg. Size: **4,106** ft.; \$/sq.ft: **\$348**

SOLD Jan-Nov. 2014: 28

MRSP: \$1,225,000

Avg. Size: **4,783** ft.; \$/sq.ft: **\$322**

SOLD Jan-Nov. 2015: 23

MRSP: \$1,250,000

Avg. Size: **4,519** ft.; \$/sq.ft: **\$359**

Sale-to-List Price Ratio: 94%; CDOM: 470

SOLD Jan-Nov. 2016: 20

MRSP: \$1,500,000

Avg. Size: **4,397** ft.; \$/sq.ft: **\$369**

Sale/List Price Ratio: 93%; CDOM: 372

SOLD Jan-Nov. 2017: 34

MRSP: \$1,310,000

Avg. Size: **4,587** ft.; \$/sq.ft: **\$333**

Sale/List Price Ratio: 95%; CDOM: 339

SOLD Jan-Nov. 2018: 51

MRSP: \$1,315,000

Avg. Size: **4,578** ft.; \$/sq.ft: **\$352**

Sale/List Price Ratio: 93%; CDOM: 284

(1 Sedona Ranch)

ACTIVE (Dec. 2018): 66

(91-Dec.09; 65-Dec.10; 66-Dec.11; 64-Dec.12;
71-Dec.13; 65-Dec.14; 66-Dec.15; 47-Dec.16)

Median List Price: \$1,564,500

Size: 4,621 sq. ft.; Avg. \$/sq.ft: **\$442**

(7 Sedona ranch; 3 Seven Cyns)

PENDING (Dec. 2018): 13

(2 Sedona Ranch; 4 Seven Cyns)

Vacant Residential Land

SOLD Jan-Nov. 2001: 314

MRSP: \$130,000

SOLD Jan-Nov. 2005: 321

MRSP: \$375,000

SOLD Jan-Nov. 2006: 109

MRSP: \$517,000

#SOLD Jan-Nov. 2007: 63

MRSP: \$340,000

SOLD Jan-Nov. 2008: 50

MRSP: \$309,000

SOLD Jan-Nov. 2009: 89

MRSP: \$134,000

SOLD Jan-Nov. 2010: 88

MRSP: \$135,000

SOLD Jan-Nov. 2011: 77

MRSP: \$125,000

SOLD Jan-Nov. 2012: 110

MRSP: \$121,000

(18 REO's; 4 Short-sales)

SOLD Jan-Nov. 2013: 118

MRSP: \$158,000

(8 REO's; 6 Short-sales)

SOLD Jan-Nov. 2014: 120

MRSP: \$150,000

SOLD Jan-Nov. 2015: 98

MRSP: \$139,450

(3 REO's; 1 Short-sale)

SOLD Jan-Nov. 2016: 100

MRSP: \$130,000

(1 Short-sale)

SOLD Jan-Nov. 2017: 132

MRSP: \$136,250

SOLD Jan-Nov. 2018: 157 +19%

MRSP: \$147,500 + 8%

Sale/List Price Ratio: 92%; CDOM: 443

ACTIVE (Dec. 2018): 309

MLP: \$245,000

(1 REO; 1 Short-sale)

PENDING (Dec. 2018): 15

MLP: \$150,000