

Dec. 2016 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 as of 1 Dec. 2016: 378 (408)

MRSP: \$478,000 (480,000)

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

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

ACTIVE (Dec. 2016): 223 (203!)

Median List Price: \$669,250

\$/sq.ft: \$280

6 REO (2.5%)

2 Short-sales (.8%)

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

PENDING (Dec. 2016): 69

0 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 (24)

MRSP: **\$1,500,000**

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

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

ACTIVE (Dec. 2016): 47

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

Median List Price: \$1,564,500

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

PENDING (Dec. 2016): 6 (7)

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 [3%]; 1 Short-sale [1%])

SOLD Jan-Nov. 2016: 100 (104)
MRSP: \$130,000
(3 REO's [3%]; 1 Short-sale [1%])

ACTIVE (Dec. 2016): 309
MLP: \$237,000
(1 REO [0.3%]; 0 Short-sales)

PENDING (Dec. 2016): 19 (20)
MLP: \$150,000