

May 2018

Market Report

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Single Family Homes

SOLD Jan-Apr 2001: **134**

Median Recorded Sales Price: **\$267,000**

Avg. \$/sq.ft: **\$143**

SOLD Jan-Apr 2002: **164**

Median Recorded Sales Price: **\$300,000**

Avg. \$/sq.ft: **\$156**

SOLD Jan-Apr 2003: **177**

Median Recorded Sales Price: **\$315,000**

Avg. \$/sq.ft: **\$171**

SOLD Jan-Apr 2004: **175**

Median Recorded Sales Price: **\$385,000**

Avg. \$/sq.ft: **\$204**

SOLD Jan-Apr 2005: **204**

Median Recorded Sales Price: **\$486,000**

Avg. \$/sq.ft: **\$261**

SOLD Jan-Apr 2006: **147**

Median Recorded Sales Price: **\$552,000**

Avg. \$/sq.ft: **\$304**

SOLD Jan-Apr 2007: **94**

Median Recorded Sales Price: **\$592,000**

Avg. \$/sq.ft: **\$292**

SOLD Jan-Apr. 2008: **61**

Median Recorded Sales Price: **\$528,000**

Avg. \$/sq.ft: **\$265**

SOLD Jan-Apr. 2009: **77**

Median Recorded Sales Price: **\$424,000**

Avg. \$/sq.ft: **\$199**

SOLD Jan-Apr. 2010: **141**

Median Recorded Sales Price: **\$390,000**

Avg. \$/sq.ft: **\$183**

46 Foreclosures (32%)

17 Short-sales (12%)

78 Non-Distressed Sales (55%)

SOLD Jan-Apr. 2011: **122**

MRSP: \$358,000

Avg. \$/sq.ft: \$180

31 Foreclosures [aka, REO's] (26%)

15 Short-sales (12%)

76 Non-Distressed Sales (62%)

SOLD Jan-Apr. 2012: **147**

MRSP: \$337,000

Avg. \$/sq.ft: \$177

29 Foreclosures [aka, REO's] (20%)

8 Short-sales (6%)

110 Non-Distressed Sales (74%)

SOLD Jan-Apr. 2013: **127**

MRSP: \$399,000

Avg. \$/sq.ft: \$195

18 Foreclosures [aka, REO's] (15%)

7 Short-sales (6%)

98 Non-Distressed Sales (80%)

SOLD Jan.-Apr.2014: **117**

MRSP: \$390,000

Avg. \$/sq.ft: \$211

6 Foreclosures [aka, REO's] (5%)

2 Short-sales (1.7%)

109 Non-Distressed Sales (93.2%)

SOLD January-April 2015: **110**

MRSP: \$400,000

Avg. \$/sq.ft: \$216

4 Foreclosures [aka, REO's] (3.6%)

0 Short-sales (0%)

106 Non-Distressed Sales (96.4%)

SOLD January-April 2016: **103**

MRSP: \$450,000

Avg. \$/sq.ft: \$223

4 Foreclosures [aka, REO's] (4%)

1 Short-sales (1%)

98 Non-Distressed Sales (95%)

SOLD Jan. -April 2017: **136** up 32%

MRSP: \$510,000 up 13%

Avg. \$/sq.ft: \$235 up 5%

4 Foreclosures [aka, REO's] (4%)

1 Short-sales (1%)

98 Non-Distressed Sales (95%)

SOLD Jan. -April 2018: **157** up 16%

MRSP: \$569,000 up 12%

Avg. \$/sq.ft: \$257 up 9%

4 Foreclosures [aka, REO's] (2.5%)

0 Short-sales

153 Non-Distressed Sales (97.5%)

CDOM: 153

Sale-to-List Ratio: 97%

Past ACTIVE Inventory

30 Apr. 08: **486**

30 Apr. 10: **358**

30 Apr. 11: **344**

30 Apr. 12: **276**

30 Apr. 13: **248**

30 Apr. 14: **313**

30 Apr. 15: **299**

30 Apr. 16: **298**

30 Apr. 17: **212**

ACTIVE (May 2018): 171

1 REO's

0 Short-sales

PAST PENDINGs

30 April 11: **73**

30 April 12: **79**

30 April 13: **91**

30 April 14: **75**

30 April 15: **64**

30 April 16: **81**

30 April 17: **72**

PENDING (May 2018): 93

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

SOLD Jan-Apr. 2004: 11

MRSP: \$1,182,359; Avg. \$/sq.ft: \$380

SOLD Jan-Apr. 2005: 16

MRSP: \$1,232,500; Avg. \$/sq.ft: \$432

SOLD Jan-Apr. 2006: 19

MRSP: \$1,225,000; Avg. \$/sq.ft: \$402

SOLD Jan-Apr. 2007: 15

MRSP: \$1,260,000; Avg. \$/sq.ft: \$418

SOLD Jan-Apr. 2008: 8

MRSP: \$1,575,000; Avg. \$/sq.ft: \$402

SOLD Jan-Apr. 2009: 3

MRSP: \$1,348,500; Avg. \$/sq.ft: \$397

SOLD Jan-Apr. 2010: 3

MRSP: \$1,500,000; Avg. \$/sq.ft: \$365

SOLD Jan-Apr. 2011: 9

MRSP: \$1,750,000; Avg. \$/sq.ft: \$377

SOLD Jan-Apr. 2012: 8

MRSP: \$1,305,000; Avg. \$/sq.ft: \$324

SOLD Jan-Apr. 2013: 8

MRSP: \$1,193,250; Avg.\$/Sq.Ft.: \$324

SOLD Jan-Apr. 2014: 7

MRSP: \$1,460,00; Avg.\$/Sq.Ft.: \$345

SOLD Jan-Apr. 2015: 9

MRSP: \$1,150,00; Avg.\$/Sq.Ft.: \$313

SOLD Jan-Apr. 2016: 5

MRSP: \$1,130,00; Avg.\$/Sq.Ft.: \$292

SOLD Jan-Apr. 2017: 12

MRSP: \$1,224,135; Avg.\$/Sq.Ft.: \$356

SOLD Jan-Apr. 2018: 13 (15)

MRSP: \$1,305,000; Avg.\$/Sq.Ft.: \$350

Past ACTIVES:

30 April 2010: 85

30 April 2011: 64

30 April 2012: 63

30 April 2013: 69

30 April 2014: 64

30 April 2015: 67

30 April 2016: 67

30 April 2017: 53

ACTIVE (May 2018): 63

MListP: \$1,695,000; Avg.\$/Sq.Ft: \$486

Past PENDINGS:

30 April 2012: 3

30 April 2013: 8

30 April 2014: 8

30 April 2015: 9

30 April 2016: 8

30 April 2017: 4

PENDING (May 2018): 16

Vacant Residential Land

SOLD Jan-Apr. 2004: 136
MRSP: \$198,000

SOLD Jan-Apr. 2005: 111
MRSP: \$330,000

SOLD Jan-Apr. 2006: 67
MRSP: \$510,000

#**SOLD** Jan-Apr. 2007: 23
MRSP: \$293,000

SOLD Jan-Apr. 2008: 22
MRSP: \$339,000

SOLD Jan-Apr. 2009: 12
MRSP: \$216,000

SOLD 30 Apr. 2010: 34
MRSP: \$159,500

SOLD 30 Apr. 2011: 33
MRSP: \$135,000
(4 REO's & 4 Short-sales)

SOLD 30 Apr. 2012: 37
MRSP: \$150,000
(9 REO's & 0 Short-sales)

SOLD 30 Apr. 2013: 37
MRSP: \$132,000
(3 REO's & 0 Short-sales)

SOLD 30 Apr. 2014: 53
MRSP: \$190,000
(3 REO's & 0 Short-sales)

SOLD 30 Apr. 2015: 40
MRSP: \$140,000
(2 REO's & 1 Short-sales)

SOLD 30 Apr. 2016: 20
MRSP: \$141,250
(0 REO's & 0 Short-sales)

SOLD 30 Apr. 2017: 43
MRSP: \$163,000
(0 REO's & 0 Short-sales)

SOLD 30 Apr. 2018: 63 +47%
MRSP: \$150,000
(0 REO's & 0 Short-sales)

Past ACTIVES:

30 April 2010: 401
30 April 2011: 338
30 April 2012: 319
30 April 2013: 318
30 April 2014: 304
30 April 2015: 332
30 April 2016: 343
30 April 2017: 295

ACTIVE May. 2018: 256
MListP: \$230,000
(0 REO's; 0 Short-sales)

Past PENDINGS:

30 April 2011: 13
30 April 2012: 13
30 April 2013: 17
30 April 2014: 18
30 April 2015: 9
30 April 2016: 20
30 April 2017: 27

PENDING May 2018: 28
MListP: \$122,500
(0 REO; 0 Short-sales)