

1st Quarter 2018 Report

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Single Family Homes

SOLD Jan-Mar 2002: 125

Median Recorded Sales Price: **\$284,000**

\$/sq.ft: **\$154** S/LP Ratio: **97%** Avg. DOM: 212

SOLD Jan-Mar 2003: 124

Median Recorded Sales Price: **\$320,000**

\$/sq.ft: **\$173** S/LP Ratio: **98%** Avg. DOM: 200

SOLD Jan-Mar 2004: 105

Median Recorded Sales Price: **\$370,000**

\$/sq.ft: **\$201** S/LP Ratio: **98%** Avg. DOM: 164

SOLD Jan-Mar 2005: 153

Median Recorded Sales Price: **\$477,150**

\$/sq.ft: **\$264** S/LP Ratio: **98%** Avg. DOM: 135

SOLD Jan-Mar 2006: 112

Median Recorded Sales Price: **\$551,250**

\$/sq.ft: **\$305** S/LP Ratio: **97%** Avg. DOM: 137

SOLD Jan-Mar 2007: 69

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

\$/sq.ft: **\$292** S/LP Ratio: **95%** Avg. DOM: 231

SOLD Jan-Mar. 2008: 45

Median Recorded Sales Price: **\$537,000**

\$/sq.ft: **\$264** S/LP Ratio: **92%** Avg. DOM: 257

SOLD Jan-Mar. 2009: 50

Median Recorded Sales Price: **\$427,000**

\$/sq.ft: **\$208** S/LP Ratio: **92%** Avg. DOM: 354

SOLD Jan-March 2010: 98

MRSP: \$395,000; \$/sq.ft: **\$188**

32 Foreclosures (33%); 11 Short-sales (11%)

55 Non-Distressed Sales (56%)

S/LP Ratio: **94%** Avg. DOM: 276

SOLD Jan-March 2011: 90

MRSP: \$354,000; \$/sq.ft: **\$179**

27 Foreclosures (30%); 6 Short-sales (7%)

57 Non-Distressed Sales (63%)

S/LP Ratio: **95%** Avg. DOM: 322

SOLD Jan-March 2012: 103

MRSP: \$335,000; \$/sq.ft: **\$173**

22 Foreclosures (22%); 4 Short-sales (4%)

76 Non-Distressed Sales (75%)

S/LP Ratio: **94%** Avg. DOM: 232

SOLD Jan-March 2013: **91**

MRSP: \$427,000

Avg. \$/sq.ft: \$198

11 Foreclosures (12%); 5 Short-sales (5.5%)

75 Non-Distressed Sales (82.5%)

S/LP Ratio: **96%**; Avg. DOM: 282

SOLD Jan-March 2014: **76**

MRSP: \$375,500

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

4 Foreclosures (5%); 1 Short-sales (1%)

71 Non-Distressed Sales (93%)

S/LP Ratio: 97%; Avg. DOM): 178

SOLD Jan-March 2015: **72**

MRSP: \$389,500

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

4 Foreclosures (5.5%); 0 Short-sales

71 Non-Distressed Sales (95%)

Sale-to-List Price Ratio: 96%

Avg. Days on Market (DOM): 277

SOLD Jan-March 2016: **79**

MRSP: \$450,000

Avg. \$/sq.ft: \$221

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

1 Short-sales (1%)

74 Non-Distressed Sales (94%)

Sale-to-List Price Ratio: 95%

Avg. Days on Market (DOM): 230

SOLD Jan-March 2017: **89**

MRSP: \$510,000

Avg. \$/sq.ft: \$236

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

1 Short-sales (1%)

Non-Distressed Sales (95%)

Sale-to-List Price Ratio: 96%

Avg. Days on Market (DOM): 203

SOLD Jan-March 2018: **108** (+20%)

MRSP: \$544,500 (+7%)

Avg. \$/sq.ft: \$256 (+8%)

2 Foreclosures [aka, REO's]

0 Short-sales

Non-Distressed Sales (98%)

Sale-to-List Price Ratio: **96%**

Avg. Days on Market (DOM): **157**

Past ACTIVE Inventory

31 March 08: **486**

31 March 11: **338**

31 March 12: **275**

31 March 13: **256**

31 March 14: **316**

31 March 15: **291**

31 March 16: **290**

31 March 17: **195**

ACTIVE (April 2018): 180

1 REO's (0.6%)

0 Short-sales

PAST PENDINGS

31 March 08: **15**

31 March 11: **68**

31 March 12: **84**

31 March 13: **84**

31 March 14: **80**

31 March 15: **55**

31 March 16: **63**

31 March 16: **85**

PENDING (April 2018): 77

2 REO's (2.5%)

0 Short-sales

Homes (\$1,000,000+)

SOLD Jan-Mar 2003: 11

MRSP: **\$1,414,000**; Avg. \$/Sq.Ft: **\$301**

Sale/List Price Ratio: **93%**; DOM: **251**

SOLD Jan-Mar 2004: 8

MRSP: **\$1,140,000** ; Avg.\$/Sq.Ft: **\$360**

Sale/List Price Ratio: **94%**; DOM: **295**

SOLD Jan-Mar 2005: 13

MRSP: **\$1,215,000**; Avg.\$/Sq.Ft: **\$438**

Sale/List Price Ratio: **93%**; DOM: **233**

SOLD Jan-Mar 2006: 15

MRSP: **\$1,425,000**; Avg.\$/Sq.Ft: **\$418**

Sale/List Price Ratio: **95%**; DOM: **313**

SOLD Jan-Mar 2007: 13

MRSP: **\$1,260,000**; Avg.\$/Sq.Ft: **\$415**

Sale/List Price Ratio: **93%**; DOM: **303**

SOLD Jan-Mar 2008: 5

MRSP: **\$1,600,000**; Avg.\$/Sq.Ft: **\$415**

Sale/List Price Ratio: **89%**; DOM: **238**

SOLD Jan-Mar 2009: 3

MRSP: **\$1,349,000**; Avg.\$/Sq.Ft: **\$397**

Sale/List Price Ratio: **90%**; DOM: **317**

SOLD Jan-Mar 2010: 1

MRSP - **\$1,500,000**; Avg.\$/Sq.Ft: **\$650**

Sale/List Price Ratio: **88%**; DOM: **30**

SOLD Jan-Mar 2011: 7

MRSP - **\$1,750,000**; Avg.\$/Sq.Ft: **\$404**

Sale/List Price Ratio: **84%**; DOM: **569**

SOLD Jan-Mar 2012: 5

MRSP: **\$1,305,000**; ; Avg.\$/Sq.Ft: **\$348**

Sale/List Price Ratio: **92%**; DOM: **145**

SOLD Jan-Mar 2013: 8

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

Sale/List Price Ratio: **93%**; DOM: **815**

SOLD Jan-Mar 2014: 3

MRSP: **\$1,250,000**; Avg.\$/Sq.Ft: **\$354**

Sale/List Price Ratio: **96%**; DOM: **234**

SOLD Jan-Mar 2015: 6

MRSP: **\$1,080,000**; Avg.\$/Sq.Ft: **\$327**

Sale/List Price Ratio: **94%**; DOM: **245**

SOLD Jan-Mar 2016: 4

MRSP: **\$1,130,000**; Avg.\$/Sq.Ft: **\$299**

Sale/List Price Ratio: **94%**; DOM: **245**

SOLD Jan-Mar 2017: 9

MRSP: **\$1,244,135**; Avg.\$/Sq.Ft: **\$329**

Sale/List Price Ratio: **96%**; DOM: **309**

SOLD Jan-Mar 2018: 11

MRSP: **\$1,310,000**; Avg.\$/Sq.Ft: **\$367**

Sale/List Price Ratio: **91%**; DOM: **384**

ACTIVE (April 2018): 60

(vs. **59** in 2012 & '13; **70** in '14; **64** in '15;

70 in '16; **48** in '17)

MListP: **\$1,695,000**

Avg. List \$/Sq.Ft: **\$475**

PENDING (April 2018): 9

(5 in 2015; 4 in 2016; 3 in 2017)

MListP: **\$1,7640,000**

Avg.List \$/Sq.Ft: **\$374**

**1st Quarter Threshold for
Top 10%:**

\$1,150,000 in 2017

\$1,015,000 in 2018

For Last Six Months:

\$1,070,000 in 2017

\$965,000 in 2018

Vacant Residential Land

SOLD Jan-Mar 2001: 72
MRSP: \$125,000

SOLD Jan-Mar 2002: 76
MRSP: \$133,000

SOLD Jan-Mar 2003: 70
MRSP: \$146,250

SOLD Jan-Mar 2004: 95
MRSP: \$199,000

SOLD Jan-Mar 2005: 79
MRSP: \$299,000

SOLD Jan-Mar 2006: 39
MRSP: \$503,500

#SOLD Jan-Mar 2007: 13
MRSP: \$280,000

SOLD Jan-Mar 2008: 13
MRSP: \$345,000

SOLD Jan-Mar 2009: 5
MRSP: \$225,000

SOLD Jan-Mar 2010: 20
(11 REO's; 1 short-sale)
MRSP: \$207,500

SOLD Jan-Mar 2011: 6
(1 REO; 0 short-sales)
MRSP: \$162,500

SOLD Jan-Mar 2012: 28
(6 REO; 0 short-sales)
MRSP: \$132,500

SOLD Jan-Mar 2013: 20
(2 REO; 0 short-sales)
MRSP: \$118,525

SOLD Jan-Mar 2014: 25
(0 REO; 0 short-sales)
MRSP: \$167,300

SOLD Jan-Mar 2015: 26
(2 REO; 1 short-sales)
MRSP: \$139,450

SOLD Jan-Mar 2016: 13
(2 REO; 1 short-sales)
MRSP: \$137,500

SOLD Jan-Mar 2017: 27
(0 REO; 0 short-sales)
MRSP: \$108,000

SOLD Jan-Mar 2018: 48 (+78%)
(0 REO; 0 short-sales)
MRSP: \$150,000

ACTIVE (April 2018): 251
(359 in 2016; 309 in 2017)
MLP: \$229,000
0 REO's; 1 Short-sales)

PENDING (April 2018): 34
(2015: 15; 2016: 9; 2017: 17)
MLP: \$188,000
(0 REO's; 0 short-sales)

Condo/Townhomes

SOLD Jan-March 2016: **18**

MRSP: **\$221,500**

Avg. \$/sq.ft: **\$188**

SOLD Jan-Mar 2017: **34**

MRSP: **\$309,500**

Avg. \$/sq.ft: **\$232**

SOLD Jan-Mar 2018: **28** (-18%)

MRSP: **\$330,000** (\$322,500)

Avg. \$/sq.ft: **\$234** (\$221)

ACTIVE (April 2017): **26**

(2017: 26)

PENDING (April 2017): **9** (-31%)

(2017: 13)