

May 2019

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%

SOLD Jan. -April 2019: 142 -9.5%

MRSP: \$557,000 -2%

Avg. \$/sq.ft: \$276 +7%

1 Foreclosure [aka, REO]

0 Short-sales

141 Non-Distressed Sales (99%)

CDOM: 127

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**

30 Apr. 18: **171**

ACTIVE (May 2019): 192

4 REO's

0 Short-sales

PAST PENDING

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**

30 April 18: **93**

PENDING (May 2019): 80

1 REO

0 Short-sales

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

SOLD Jan-Apr. 2019: 20
MRSP: \$1,165,000; Avg.\$/Sq.Ft.: \$327
CDOM: 195
(No 7Cyns/SROCCs)

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
30 April 2018: 63

ACTIVE (May 2019): 65
MListP: \$1,500,000; Avg.\$/Sq.Ft: \$482
(4 duplicate listings at different prices)
(4 7Cyns/ 4 SROCCs)

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
30 April 2018: 16

PENDING (May 2019): 17
MListP: \$1,525,770; Av. List \$/Sq.Ft: \$428
(5 7Cyns/ 3 SROCCs)

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)

SOLD 30 Apr. 2019: 43 -32 %
MRSP: \$167,500
(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
30 April 2018: 256

ACTIVE May. 2019: 301
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
30 April 2018: 28

PENDING May 2019: 23
MListP: \$180,000
(0 REO; 0 Short-sales)