

# 1<sup>st</sup> Quarter 2021 Report

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## Single Family Homes

# 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** \$/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**

# SOLD Jan-March 2019: **92** (-19%)

MRSP: **\$559,500** (+3%)

Avg. \$/sq.ft: **\$274** (+7%)

0 Foreclosures [aka, REO's]

0 Short-sales

Non-Distressed Sales (100%)

Sale-to-List Price Ratio: **97%**

Avg. Days on Market (CDOM): **132**

**# SOLD Jan-March 2020: 128** (+39%)  
**MRSP: \$574,106** (+2.6%)  
**Avg. \$/sq.ft: \$278** (+1.5%)  
1 Foreclosure [REO]  
0 Short-sales  
Non-Distressed Sales: **99%**  
Sale-to-List Price Ratio: **97%**  
Avg. Days on Market (CDOM): **184** (+39%)

**# SOLD Jan-March 2021: 128** (0%)  
**MRSP: \$825,000** (+44%)  
**Avg. \$/sq.ft: \$377** (+36%)  
1 Foreclosure [REO]  
0 Short-sales  
Non-Distressed Sales: **99%**  
Sale-to-List Price Ratio: **100%**  
Avg. Days on Market (CDOM): **106** (-42%)

**# 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**  
31 March 18: **180**  
31 March 19: **190**  
31 March 20: **164**

**# ACTIVE (31 March 2021): 40** (-75%)  
0 REO's  
0 Short-sales

**# PAST PENDING**

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 17: **85**  
31 March 18: **77**  
31 March 19: **68**  
31 March 20: **54**

**# PENDING (31 March 2021): 109**  
(+102%)  
0 REO's  
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 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**

# SOLD Jan-Mar 2019: **11**

MRSP: **\$1,209,750**; Avg. \$/Sq.Ft: **\$335**  
Sale/List Price Ratio: **95%**; DOM: **181**

# SOLD Jan-Mar 2020: **10**

MRSP: **\$1,566,500**; Avg. \$/Sq.Ft: **\$397**  
Sale/List Price Ratio: **97%**; CDOM: **418**

# SOLD Jan-Mar 2020: **41**

MRSP: **\$1,575,500**; Avg. \$/Sq.Ft: **\$469**  
Sale/List Price Ratio: **99%**; CDOM: **197**

# ACTIVE (31 March 2021): **26 (-54%)**  
(**59** in 2012 & '13; **70** in '14; **64** in '15; **70**  
in '16; **48** in '17; **60** in '18; **71** in '19; **56** in  
2020)

MListP: **\$2,250,000**

Avg. List \$/Sq.Ft: **\$679**  
**150%**)

# PENDING (31 March 2021): **50**

(+150%)  
(**5** in 2015; **4** in '16; **3** in '17; **10** in '18; **18**  
in '19; **20** in 2020)

MListP: **\$1,540,000**

Avg. List \$/Sq.Ft: **\$451**

**1<sup>st</sup> Quarter Threshold for**

**Top 10%:**

**\$2,098,000 in 2021**

**For Last Six Months:**

**\$1,655,000**

## 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

# SOLD Jan-Mar 2019: 33 (-31%)  
(0 REO; 0 short-sales)  
MRSP: \$157,000  
CDOM: 485 Avg. Days On Market  
Sale-to-List Price Ratio: 92%

# SOLD Jan-Mar 2020: 31 (-6%)  
(0 REO; 0 short-sales)  
MRSP: \$176,000  
CDOM: 364 Avg. Days On Market  
Sale-to-List Price Ratio: 92%

# SOLD Jan-Mar 2021: 91 (+296%)  
(0 REO; 0 short-sales)  
MRSP: \$222,500 (+26%)  
CDOM: 426 Avg. Days On Market  
Sale-to-List Price Ratio: 95%

# ACTIVE (31 March 2021): 109 (-60%)  
(359 in 2016; 309 in 2017; 251 in 2018);  
301 in 2019; 275 in 2020)  
MLP: \$334,167  
(0 REOs; 0 Short-sales)

# PENDING (31 March 2021): 90  
(+1000%)  
(2015:15; 2016: 9; 2017: 17; 2018: 34;  
2019: 17; 2020: 9)  
MLP: \$374,445 [\$270K in 2020]  
(1 REO; 0 short-sales)

## Condos/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

Avg. \$/sq.ft: \$234

# SOLD Jan-Mar 2019: 38 (+14%)

1 - 7 Cyns

MRSP: \$348,000

Avg. \$/sq.ft: \$251

# SOLD Jan-Mar 2020: 19 (-50%)

2 - 7 Cyns

MRSP: \$380,000

Avg. \$/sq.ft: \$280

# SOLD Jan-Mar 2021: 32 (+68%)

1 - 7 Cyns

MRSP: \$454,000 (+20%)

Avg. \$/sq.ft: \$336 (+20%)

# ACTIVE (31 March 2021): 9 (67.5%)

(2017: 26; 2018: 26; 2019: 22; 2020: 24)

# PENDING (31 March 2021): 7 (-12.5%)

(2017: 13; 2018: 9; 2019: 10; 2020: 8)