

1st Quarter 2020 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%)

**2nd highest number of sales for 1st Quarter
in SVVAR history. 2015 #1 with 153**

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**

ACTIVE (31 March 2020): 164 (-14%)

5 REO's (3%)

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 17: **85**

31 March 18: **77**

31 March 19: **68**

PENDING (31 March 2020): 54 (-21%)

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 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**

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**

ACTIVE (31 March 2019): **56** (63 last week)

(59 in 2012 & '13; **70** in '14; **64** in '15; **70** in '16; **48** in '17; **60** in '18; **71** in '19)

[**4** in 7 Cyns; **3** in SR/OC]

MListP: \$1,749,500

Avg. List \$/Sq.Ft: **\$465**

PENDING (31 March 2019): **20**

(5 in 2015; **4** in '16; **3** in '17; **10** in '18; **18** in '19)

[**7** in 7 Cyns; **4** in SR/OC]

MListP: \$1,662,500

Avg.List \$/Sq.Ft: **\$417**

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

\$1,094,317 in 2019

\$985,000 in 2020

For Last Six Months:

\$985,000

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%

ACTIVE (31 March 2020): 275 (-9%)
(359 in 2016; 309 in 2017; 251 in 2018);
301 in 2019)

MLP: \$249,900
1 REO; 3 Short-sales)

PENDING (31 March 2020): 9 (-47%)
(2015:15; 2016: 9; 2017:17; 2018:34; 2019:
17)

MLP: \$270,000
(0 REO's; 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** (+9%)

Avg. \$/sq.ft: **\$280** (+12%)

ACTIVE (31 March 2019): 24

(2017: **26**; 2018: **26**; 2019: **22**)

5 - 7 Cyns

PENDING (31 March 2020): 7 (-30%)

(2017: **13**; 2018: **9**; 2019: **10**)