

3rd Q. 2019 Report

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Single Family Homes

SOLD Jan-Sept. 2004: 442

Median Recorded Sales Price: \$405,000

Med. \$/sq.ft: \$190 Avg. \$/Sq.Ft: \$206

SOLD Jan-Sept. 2005: 479

Median Recorded Sales Price: \$522,000

Med. \$/sq.ft: \$244 Avg. \$/Sq.Ft: \$268

SOLD Jan-Sept. 2006: 313

Median Recorded Sales Price: \$600,000

Med. \$/sq.ft: \$292 Avg. \$/Sq.Ft: \$313

SOLD Jan-Sept. 2007: 207

Median Recorded Sales Price: \$570,000

Med. \$/sq.ft: \$276 Avg. \$/Sq.Ft: \$292

SOLD Jan-Sept. 2008: 176

Median Recorded Sales Price: \$498,500

Med. \$/sq.ft: \$243 Avg. \$/Sq.Ft: \$261

SOLD Jan-Sept. 2009: 248

Median Recorded Sales Price: \$406,000

Med. \$/sq.ft: \$187 Avg. \$/Sq.Ft: \$196

75 Foreclosures (30%)

25 Short-sales (10%)

149 Non-Distressed Sales (60%)

SOLD Jan-Sept. 2010: 300

Median Recorded Sales Price: \$388,500

Med.\$/sq.ft: \$176 Avg. \$/Sq.Ft: \$184

96 Foreclosures (32%)

36 Short-sales (12%)

175 Non-Distressed Sales (56%)

SOLD Jan-Sept. 2011: 308

Median Recorded Sales Price: \$351,278

Med.\$/sq.ft: \$161 Avg. \$/Sq.Ft: \$172

81 Foreclosures (26%)

37 Short-sales (12%)

190 Non- Distressed Sales (62%)

SOLD as of 30 Sept. 2012: 311

Median Recorded Sales Price: \$340,000

\$/sq.ft: \$160 Avg. \$/Sq.Ft: \$180

50 Foreclosures (16%)

25 Short-sales (8%)

235 Non-Distressed Sales (76%)

SOLD Jan-Sept. 2013: 316

Median Recorded Sales Price: \$402,500

Avg. \$/Sq.Ft: \$205

List to Sale Price Ratio: 96%

Avg. Cumulative Days On Market: 229

33 Foreclosures (10%)

18 Short-sales (6%)

265 Non-Distressed Sales (84%)

SOLD Jan-Sept. 2014: 304

Median Recorded Sales Price: \$425,000

Avg. \$/Sq.Ft: \$214

List-to-Sale Price Ratio: 96%

Avg. Cumulative Days On Market: 205

13 Foreclosures (4%)

3 Short-sales (1%)

288 Non-Distressed Sales (95%)

SOLD Jan-Sept. 2015: 308

Median Recorded Sales Price: \$431,500

Avg. \$/Sq.Ft: \$218.47

List-to-Sale Price Ratio: 96%

Avg. Cumulative Days On Market: 228

10 Foreclosures (3%)

1 Short-sales (0.3%)

297 Non-Distressed Sales (97%)

SOLD Jan-Sept. 2016: 312

Median Recorded Sales Price: \$461,000

Avg. \$/Sq.Ft: \$226

List-to-Sale Price Ratio: 96%

Avg. Cumulative Days On Market: 205

8 Foreclosures (2.6%)

2 Short-sales (0.6%)

302 Non-Distressed Sales (97%)

SOLD Jan-Sept. 2017: 347

Median Recorded Sales Price: \$515,000

Avg. \$/Sq.Ft: \$238

List-to-Sale Price Ratio: 97%

Avg. Cumulative Days On Market: 204

10 Foreclosures (2.6%)

3 Short-sales (0.6%)

328 Non-Distressed Sales (97%)

SOLD Jan-Sept. 2018: 403 (+16%)

Med Rec Sales Price: \$555,000 (+8%)

Avg. \$/Sq.Ft: \$258 (+8%)

List-to-Sale Price Ratio: 97%

Avg. Cum Days On Market: 149 (-26%)

9 Foreclosures (2%); 0 Short-sales

394 Non-Distressed Sales (98%)

SOLD Jan-Sept. 2018: 374 (-7.5%)
Rec Sales Price: \$560,000 (+1%)
Avg. \$/Sq.Ft: \$279 (+8%)
List-to-Sale Price Ratio: 98%
Avg. Cum Days On Market: 123 (-17%)
5 Foreclosures (1.4%); 0 Short-sales
Non-Distressed Sales (98.6%)

ACTIVE

1 Oct. 2008: 532
1 Oct. 2011: 353
1 Oct. 2013: 279 (MRSP: \$598,500-\$262/sq.ft.)
1 Oct. 2014: 295 (MRSP: \$599,900-\$253/sq.ft.)
1 Oct. 2015: 274 (MRSP: \$628,250-\$275sq.ft.)
1 Oct. 2016: 252 (MRSP: \$650,000-\$279sq.ft.)
1 Oct. 2017: 210 (MRSP: \$764,500-\$314sq.ft.)
1 Oct. 2018: 185 (MRSP: \$764,500-\$314sq.ft.)

ACTIVE (Oct. 2019): 218 (+18%)
Median List Price: \$809,000
Avg. \$/sq.ft: \$337
0 REO's; 0 Short-sales

Pending

1 Oct. 2008: 26
1 Oct. 2011: 47
1 Oct. 2013: 54
1 Oct. 2014: 47
1 Oct. 2015: 61
1 Oct. 2016: 62
1 Oct. 2017: 67
1 Oct. 2018: 58

PENDING (Oct. 2019): 67
REO's 0 Short-sales

Absorption Rate: 14.4%
7 Months' Supply
Buyer's Market

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

SOLD Jan-Sept. 2002: 4

MRSP: \$1,456,250

Size: 4750 sq. ft.; Avg. \$/sq.ft: \$325

List to Sale Price Ratio: 90%

SOLD Jan-Sept. 2003: 21

MRSP: \$1,350,000

Size: 4,415 sq. ft.; Avg. \$/sq.ft: \$314

Avg. CDOM: 265 List/Sale Price Ratio: 93%

SOLD Jan-Sept. 2004: 26

MRSP: \$1,200,000

M. Size: 4266 sq. ft.; Avg. \$/sq.ft: \$338

Avg. CDOM: 326 List/Sale Price Ratio: 94%

SOLD Jan-Sept. 2005: 42

MRSP: \$1,275,000

M. Size: 3,794 sq. ft.; Avg. \$/sq.ft: \$384

Avg. CDOM: 262 List/Sale Price Ratio: 96%

SOLD Jan-Sept. 2006: 45

MRSP: \$1,245,000

M. Size: 3,535 sq. ft.; Avg. \$/sq.ft: \$458

Avg. CDOM: 275 List/Sale Price Ratio: 94%

SOLD Jan-Sept. 2007: 39

MRSP: \$1,335,000

M. Size: 3,808 sq. ft.; Avg. \$/sq.ft: \$402

Avg. CDOM: 310 List/Sale Price Ratio: 93%

SOLD Jan-Sept. 2008: 21

MRSP: \$1,550,000

M. Size: 3,765 sq. ft.; Avg. \$/sq.ft: \$428

Avg. CDOM: 278 List/Sale Price Ratio: 91%

SOLD Jan-Sept. 2009: 14

MRSP: \$1,525,000

M. Size: 4,413 sq. ft.; Avg. \$/sq.ft: \$352

Avg. CDOM: 465 List/Sale Price Ratio: 87%

SOLD Jan-Sept. 2010: 12

MRSP: \$1,175,000

M. Size: 4,576 sq. ft.; Avg. \$/sq.ft: \$306

Avg. CDOM: 435 List/Sale Price Ratio: 87%

SOLD Jan-Sept. 2011: 16

MRSP: \$1,495,000

M. Size: 4,413 sq. ft.; Avg. \$/sq.ft: \$354

Avg. CDOM: 478 List/Sale Price Ratio: 88%

SOLD Jan-Sept. 2012: 17

MRSP: \$1,360,000

M. Size: 4,754 sq. ft.; Avg. \$/sq.ft: \$331

Avg. CDOM: 447 List/Sale Price Ratio: 90%

SOLD Jan-Sept. 2013: 26

MRSP: \$1,257,500

Avg. Size: 4,073 sq. ft.; Avg. \$/sq.ft: \$353

Avg. CDOM: 477; List to Sale Price Ratio: 92%

SOLD Jan-Sept. 2014: 24

MRSP: \$1,212,500

Avg. Size: 4,737 sq. ft.; Avg. \$/sq.ft: \$316

Avg. CDOM: 345; List to Sale Price Ratio: 94%

SOLD Jan-Sept. 2015: 21

MRSP: \$1,350,000

Avg. Size: 4,317 sq. ft.; Avg. \$/sq.ft: \$376

Avg. CDOM: 410; List to Sale Price Ratio: 95%

SOLD Jan-Sept. 2016: 15

MRSP: \$1,217,500

Avg. Size: 4,397 sq. ft. Avg. \$/sq.ft: \$342

Avg. CDOM: 456; List to Sale Price Ratio: 91%

SOLD Jan-Sept. 2017: 29

MRSP: \$1,325,000

Avg. Size: 4,646 sq. ft. Avg. \$/sq.ft: \$333

Avg. CDOM: 380; List to Sale Price Ratio: 94%

SOLD Jan-Sept. 2018: 39

MRSP: \$1,305,000

Avg. Size: 4,594 sq. ft.; Avg. \$/sq.ft: \$339

Avg. CDOM: 312; List to Sale Price Ratio: 93%

SOLD Jan-Sept. 2019: 44

MRSP: \$1,172,500

Avg. Size: 3975 sq. ft. Avg. \$/sq.ft: \$349

Avg. CDOM: 214

List to Sale Price Ratio: 97%

ACTIVE (Oct. 2019): 76

(66 in 2018; 62 in 2017; 52 in 2016; 65 in 2015; 57 in 2014; 68 in 2013; 58 in 2012)

Median List Price: \$1,650,000

Avg. Size: 4,635 sq. ft.; Avg. \$/sq.ft: \$441

Avg. CDOM: 227

PENDING (Oct. 2019): 16

(4 in 2017, 15 in 2018)

Entry Point for Top 10%: \$1,050,000

Vacant Residential Land

SOLD Jan-Sept. 2004: 343
MRSP: \$210,000

SOLD Jan-Sept. 2005: 280
MRSP: \$362,250

SOLD Jan-Sept. 2006: 102
MRSP: \$517,000

#SOLD Jan-Sept. 2007: 54
MRSP: \$332,500

SOLD Jan-Sept. 2008: 41
MRSP: \$318,000

SOLD Jan-Sept. 2009: 60
MRSP: \$121,000
(24 REO's & 2 Short-sales)

SOLD Jan-Sept. 2010: 72
MRSP: \$135,000
(34 REO's & 7 Short-sales)

SOLD Jan-Sept. 2011: 69
MRSP: \$125,000
(13 REO's & 2 Short-sales)

SOLD Jan-Sept. 2012: 87
MRSP: \$117,000
(17 REO's & 1 Short-sale)

SOLD Jan-Sept. 2013: 99
MRSP: \$148,500
(7 REO's & 3 Short-sales)

SOLD Jan-Sept. 2014: 111`
MRSP: \$150,000
(6 REO's & 1 Short-sale)

SOLD Jan-Sept. 2015: 85
MRSP: \$139,000
(3 REO's & 1 Short-sale)

SOLD Jan-Sept. 2016: 84
MRSP: \$133,250
(0 REO's & 1 Short-sale)

SOLD Jan-Sept. 2017: 114
MRSP: \$157,125

SOLD Jan-Sept. 2018: 131
MRSP: \$150,000

SOLD Jan-Sept. 2019: 102 -12%
MRSP: \$162,500

ACTIVE (Oct. 2019): 297
Median List Price: \$249,000

PENDING (Oct. 2019): 25
Median List Price: \$199,000

Condos/TownHomes

SOLD Jan-Sept. 2004: **98**

Median Recorded Sales Price: **\$276,000**

Avg. \$/Sq.Ft: **\$202**

List-to-Sale Price Ratio: 99%

Avg. Cumulative Days On Market: **154**

SOLD Jan-Sept. 2005: **84**

MRSP: **\$307,500** Avg. \$/Sq.Ft: \$255

List/Sale Ratio: 99% Avg. CDOM: 60

SOLD Jan-Sept. 2006: **61**

MRSP: **\$405,000** Avg. \$/Sq.Ft: \$297

List/Sale Ratio: 97% Avg. CDOM: 121

SOLD Jan-Sept. 2007: **48**

MRSP: **\$362,500** Avg. \$/Sq.Ft: \$291

List/Sale Ratio: 96% Avg. CDOM: 162

SOLD Jan-Sept. 2008: **43**

MRSP: **\$308,000** Avg. \$/Sq.Ft: \$263

List/Sale Ratio: 95% Avg. CDOM: 318

SOLD Jan-Sept. 2009: **45**

MRSP: **\$285,000** Avg. \$/Sq.Ft: \$222

List/Sale Ratio: 95% Avg. CDOM: 298

5 Foreclosures 1 Short-sales

39 Non-Distressed Sales (87%)

SOLD Jan-Sept. 2010: **61**

MRSP: **\$250,000** Avg. \$/Sq.Ft: \$189

List/Sale Ratio: 93% Avg. CDOM: 315

13 Foreclosures 5 Short-sales

43 Non-Distressed Sales (70%)

SOLD Jan-Sept. 2011: **39**

MRSP: **\$200,000** Avg. \$/Sq.Ft: \$170

List/Sale Ratio: 94% Avg. CDOM: 297

7 Foreclosures 5 Short-sales

27 Non-Distressed Sales (69%)

SOLD as of 30 Sept. 2012: **73**

MRSP: **\$220,000** Avg. \$/Sq.Ft: \$158

List/Sale Ratio: 94% Avg. CDOM: 245

7 Foreclosures 7 Short-sales

59 Non-Distressed Sales (81%)

SOLD Jan-Sept. 2013: **73**

MRSP: **\$212,500** Avg. \$/Sq.Ft: \$189

List/Sale Ratio: 99% Avg. CDOM: 156

15 Foreclosures 2 Short-sales

56 Non-Distressed Sales (77%)

SOLD Jan-Sept. 2014: **74**

Median Recorded Sales Price: **\$235,000**

Avg. \$/Sq.Ft: **\$189**

List-to-Sale Price Ratio: 95%

Avg. Cumulative Days On Market: **150**

2 Foreclosures (4%) 3 Short-sales (1%)

69 Non-Distressed Sales (93%)

SOLD Jan-Sept. 2015: **81**

Median Recorded Sales Price: **\$284,500**

Avg. \$/Sq.Ft: **\$193**

List-to-Sale Price Ratio: 97%

Avg. Cumulative Days On Market: **179**

2 Foreclosures 1 Short-sales

78 Non-Distressed Sales (96%)

SOLD Jan-Sept. 2016: **73**

Median Recorded Sales Price: **\$245,000**

Avg. \$/Sq.Ft: **\$204**

List-to-Sale Price Ratio: 97%

Avg. Cumulative Days On Market: **156**

1 Foreclosures 0 Short-sales

72 Non-Distressed Sales (99%)

SOLD Jan-Sept. 2017: **95**

Median Recorded Sales Price: **\$283,500**

Avg. \$/Sq.Ft: **\$221**

List-to-Sale Price Ratio: 97%

Avg. Cumulative Days On Market: **115**

0 Foreclosures 0 Short-sales

95 Non-Distressed Sales (100%)

SOLD Jan-Sept. 2018: **99 95**

Median Recorded Sales Price: **\$307,000**

Avg. \$/Sq.Ft: **\$238**

List-to-Sale Price Ratio: 98%

Avg. Cumulative Days On Market: **89**

0 Foreclosures 0 Short-sales

99 Non-Distressed Sales (100%)

(1 at 7C's)

SOLD Jan-Sept. 2019: **102 (+7%)**

Median Recorded Sales Price: **\$309,500**

Avg. \$/Sq.Ft: **\$266**

List-to-Sale Price Ratio: 98%

Avg. Cumulative Days On Market: **84**

0 Foreclosures 0 Short-sales

99 Non-Distressed Sales (100%)

(1 at 7C's)

ACTIVE (Oct. 2019): 22

(26 in 2018; 33 in 2016)

(5 at 7C's \$990k to \$1.85 mil)

PENDING (Oct. 2018): 12