

1 - RIVERSIDE AREA RIVERSIDE SCHOOL MARKET OVERVIEW

RESIDENTIAL
as of August 01, 2015

SUPPLY / DEMAND ANALYSIS

	AS OF AUGUST 01, 2015			AS OF AUGUST 01, 2014			2015 vs. 2014	
PRICE RANGE	SUPPLY: ACTIVE LISTINGS	DEMAND: PENDING SALES	SUPPLY/ DEMAND RATIO*	SUPPLY: ACTIVE LISTINGS	DEMAND: PENDING SALES	SUPPLY/ DEMAND RATIO*	% CHANGE IN LISTINGS	% CHANGE IN PENDING
\$0 - \$999,999	1	1	1	0	0	Not Valid	Not Valid	Not Valid
\$1,000,000 - \$1,999,999	10	6	2	4	3	1	150.0%	100.0%
\$2,000,000 - \$2,999,999	12	5	2	12	3	4	0.0%	66.7%
\$3,000,000 - \$3,999,999	5	4	1	8	1	8	-37.5%	300.0%
\$4,000,000 - \$4,999,999	2	0	Not Valid	6	1	6	-66.7%	-100.0%
\$5,000,000 - \$5,999,999	3	0	Not Valid	2	0	Not Valid	50.0%	0%
\$6,000,000 - \$7,999,999	5	0	Not Valid	2	0	Not Valid	150.0%	0%
\$8,000,000 - \$9,999,999	1	0	Not Valid	1	0	Not Valid	0.0%	0%
\$10,000,000 and up	6	0	Not Valid	2	1	2	200.0%	-100.0%
Market Totals	45	16	3	37	9	4	21.6%	77.8%

*Supply Demand Ratio Key 1-4: High Demand 5-6: Balanced 7-9: Low Demand 10+: Very Low Demand

SOLD PROPERTIES

	YEAR-TO-DATE			YEAR-OVER-YEAR		
PRICE RANGE	01/01/2015 - 08/01/2015	01/01/2014 - 08/01/2014	%CHANGE 2015/2014	08/02/2014 - 08/01/2015	08/02/2013 - 08/01/2014	%CHANGE 2015/2014
\$0 - \$999,999	0	0	Not Valid	3	5	-40.0%
\$1,000,000 - \$1,999,999	16	14	14.3%	24	21	14.3%
\$2,000,000 - \$2,999,999	18	14	28.6%	24	21	14.3%
\$3,000,000 - \$3,999,999	8	9	-11.1%	12	13	-7.7%
\$4,000,000 - \$4,999,999	6	2	200.0%	8	2	300.0%
\$5,000,000 - \$5,999,999	1	2	-50.0%	1	2	-50.0%
\$6,000,000 - \$7,999,999	1	0	Not Valid	1	0	Not Valid
\$8,000,000 - \$9,999,999	0	0	Not Valid	0	1	-100.0%
\$10,000,000 and up	1	0	Not Valid	1	1	0.0%
Market Totals	51	41	24.4%	74	66	12.1%
Median Sold Price	\$2,300,000	\$2,225,000	3.4%	\$2,295,000	\$2,185,000	5.0%

County: Fairfield Sale Date(To): 8/1/2015 MLS Source: GML Property Type: Residential Area: 1 - Riverside School: Riverside Prop. Sub Type: Single Family Price points: 1 Show Market Total: WithFirstTotal Result Display: Median Sold Price