

3rd Quarter 2015

Market 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%)

ACTIVE

1 Oct. 2008: 532

1 Oct. 2010: 380

1 Oct. 2011: 353

1 Oct. 2012: 264 (MRSP: \$538,000-\$216/sq.ft.)

1 Oct. 2013: 279 (MRSP: \$598,500-\$262/sq.ft.)

1 Oct. 2014: 295 (MRSP: \$599,900-\$253/sq.ft.)

ACTIVE (1 Oct. 2015): 274

Median List Price: \$628,250

Avg. \$/sq.ft: \$275

2 REO's (0.7%)

0 Short-sales

Pending

1 Oct. 2008: 26

1 Oct. 2010: 56

1 Oct. 2011: 47

1 Oct. 2012: 54

1 Oct. 2013: 54

1 Oct. 2014: 47

PENDING (Oct. 2015): 61

2 (3) REO's (5.5%)

3 (9) Short-sales (17%)

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 to 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 to 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 to 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 to 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 to 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 to 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 to 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 to 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 to 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 to 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%

ACTIVE (Oct. 2015): 65

(57 in 2014; 68 in 2013; 58 in 2012)

Median List Price: \$1,589,000

Avg. Size: 4,573 sq. ft.

Avg. \$/sq.ft: \$417

Avg. CDOM: 346

PENDING (1 Oct. 2015): 2

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: \$140,000
(3 REO's & 1 Short-sale)

ACTIVE (1 Oct.15): 335
Median List Price: \$228,000
(1 REO & 0 Short-sales)

PENDING (1 Oct. 15): 11
Median List Price: \$105,000
(0 REO & 0 Short-sales)