

Corte Bella

Sub-Division

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RESIDENTIAL BROKERAGE

Price Range: All | Properties: Sub-Division

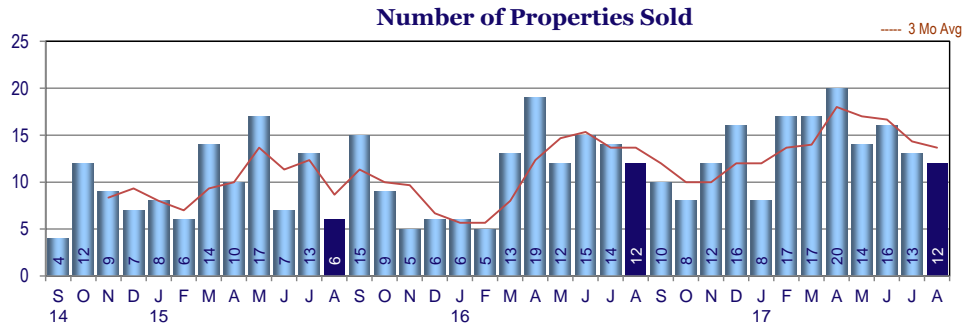
Market Profile & Trends Overview

	Month	Trending versus*:		
		LM	L3M	PYM
Median List Price of all Current Listings	\$373,750	1%	4%	-1%
Average List Price of all Current Listings	\$387,380	3%	12%	0%
August Median Sales Price	\$321,500	7%	11%	-13%
August Average Sales Price	\$343,118	16%	4%	4%
Total Properties Currently for Sale (Inventory)	32	-11%	-48%	-32%
August Number of Properties Sold	12	-8%	74%	0%
August Average Days on Market (Solds)	67	-35%	-23%	-60%
August Month's Supply of Inventory	2.4	-10%	-48%	-48%
August Sale Price vs List Price Ratio	97.7%	-1%	-0%	2%

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year

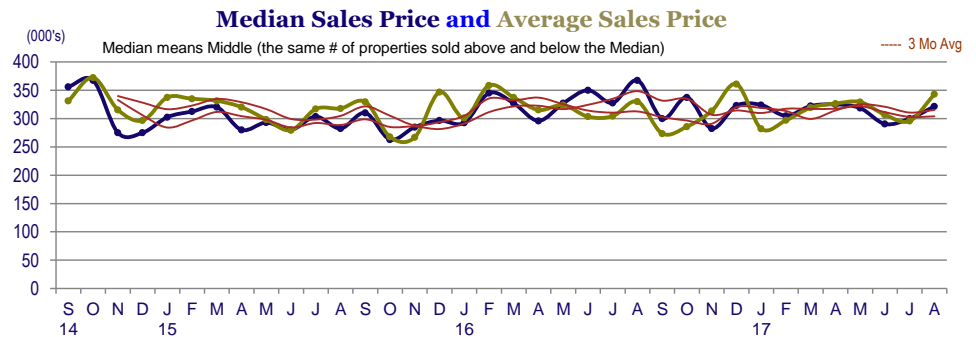
Property Sales

August property sales were 12, equal to 12 in August of 2016 and 7.7% lower than the 13 sales last month. August 2017 sales were at their highest level compared to August of 2016 and 2015.



Prices

The Median Sales Price in August was \$321,500, down 12.5% from \$367,500 in August of 2016 and up 7.2% from \$299,900 last month. The Average Sales Price in August was \$343,118, up 4.0% from \$330,043 in August of 2016 and up 16.0% from \$295,718 last month. August 2017 ASP was at the highest level compared to August of 2016 and 2015.



Inventory & MSI

The Total Inventory of Properties available for sale as of August was 32, down 11.1% from 36 last month and down 31.9% from 47 in August of last year. August 2017 Inventory was at its lowest level compared with August of 2016 and 2015.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The August 2017 MSI of 2.4 months was at its lowest level compared with August of 2016 and 2015.



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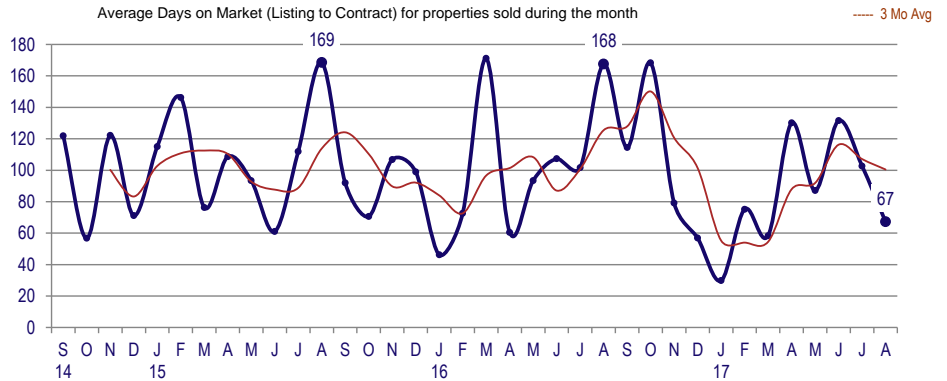
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Market Time

The average Days On Market (DOM) shows how many days the average Property is on the market before it sells. An upward trend in DOM tends to indicate a move towards more of a Buyer's market, a downward trend a move towards more of a Seller's market. The DOM for August was 67, down 34.6% from 103 days last month and down 59.9% from 168 days in August of last year. The August 2017 DOM was at its lowest level compared with August of 2016 and 2015.

Days On Market for Sold Properties



Selling Price vs Original Listing Price

The Selling Price vs Original Listing Price reveals the average amount that Sellers are agreeing to come down from their original list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The August 2017 Selling Price vs Original List Price of 97.7% was down from 98.4% last month and up from 95.9% in August of last year.

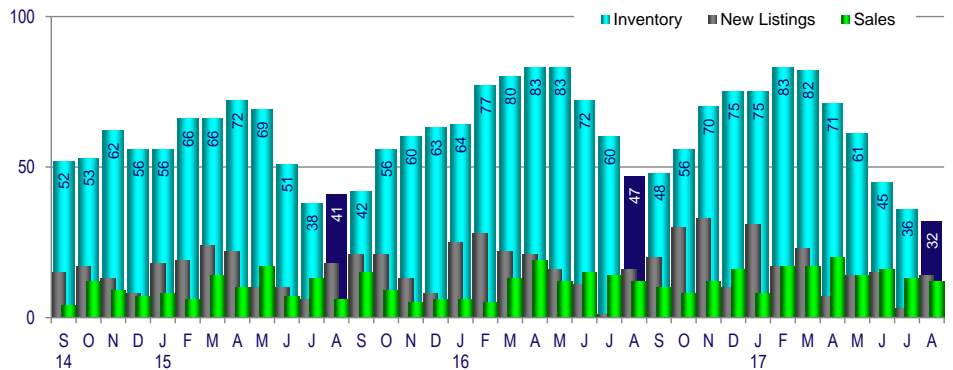
Selling Price versus Listing Price Ratio



Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in August 2017 was 14, up 366.7% from 3 last month and down 12.5% from 16 in August of last year.

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