

Corte Bella

Sub-Division

Corte Bella

www.CBHomes.com



Price Range: All | Properties: Sub-Division

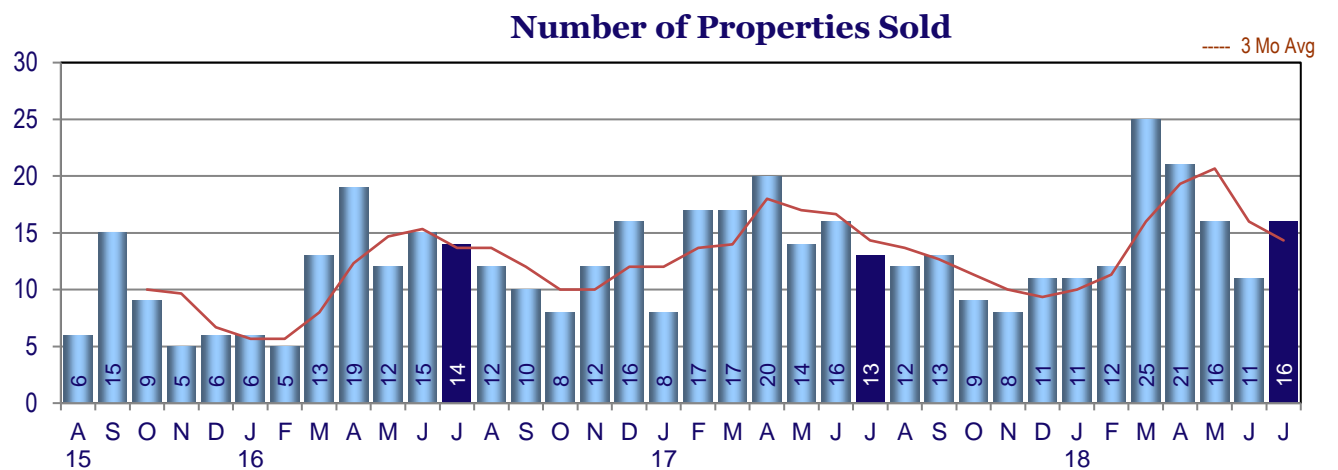
## Market Profile & Trends Overview

	Month	Trending versus*:		
		LM	L3M	PYM
Median List Price of all Current Listings	\$486,000	13%	36%	32%
Average List Price of all Current Listings	\$452,908	2%	22%	20%
July Median Sales Price	\$384,975	1%	14%	28%
July Average Sales Price	\$370,083	2%	24%	25%
Total Properties Currently for Sale (Inventory)	24	-8%	-33%	-33%
July Number of Properties Sold	16	45%	3%	23%
July Average Days on Market (Solds)	73	26%	7%	-29%
July Month's Supply of Inventory	1.8	-5%	-32%	-32%
July Sale Price vs List Price Ratio	98.6%	0%	-0%	0%

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

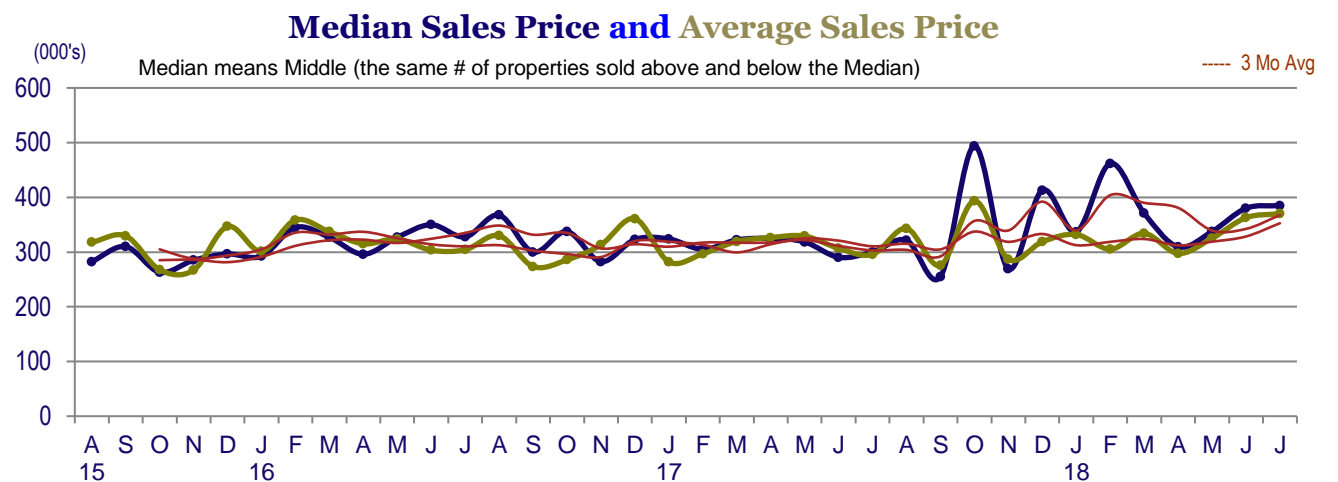
## Property Sales

July property sales were 16, up 23.1% from 13 in July of 2017 and 45.5% higher than the 11 sales last month. July 2018 sales were at their highest level compared to July of 2017 and 2016.



## Prices

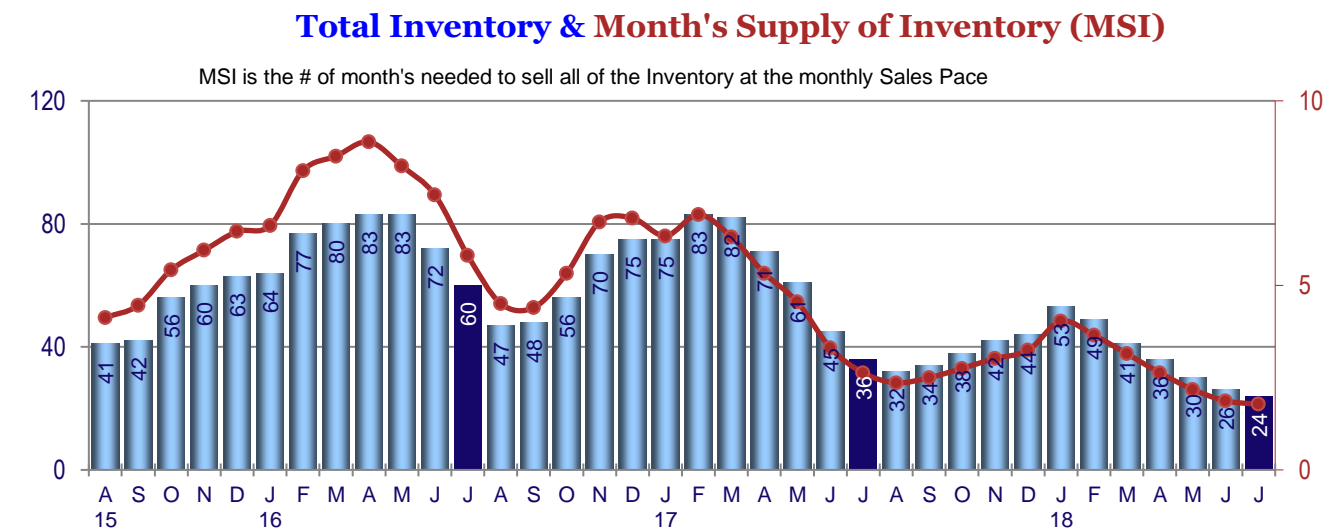
The Median Sales Price in July was \$384,975, up 28.4% from \$299,900 in July of 2017 and up 1.3% from \$380,000 last month. The Average Sales Price in July was \$370,083, up 25.1% from \$295,718 in July of 2017 and up 2.0% from \$362,786 last month. July 2018 ASP was at the highest level compared to July of 2017 and 2016.



## Inventory & MSI

The Total Inventory of Properties available for sale as of July was 24, down 7.7% from 26 last month and down 33.3% from 36 in July of last year. July 2018 Inventory was at its lowest level compared with July of 2017 and 2016.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The July 2018 MSI of 1.8 months was at its lowest level compared with July of 2017 and 2016.



Copyright © Coldwell Banker | Price Range: All | Property Types: Sub-Division

Data is provided courtesy of SVVMLS and may not reflect all relevant real estate activity. Coldwell Banker Residential Brokerage does not warrant or guarantee information and may not reflect all relevant real estate activity.

Corte Bella

Sub-Division

Corte Bella

www.CBHomes.com



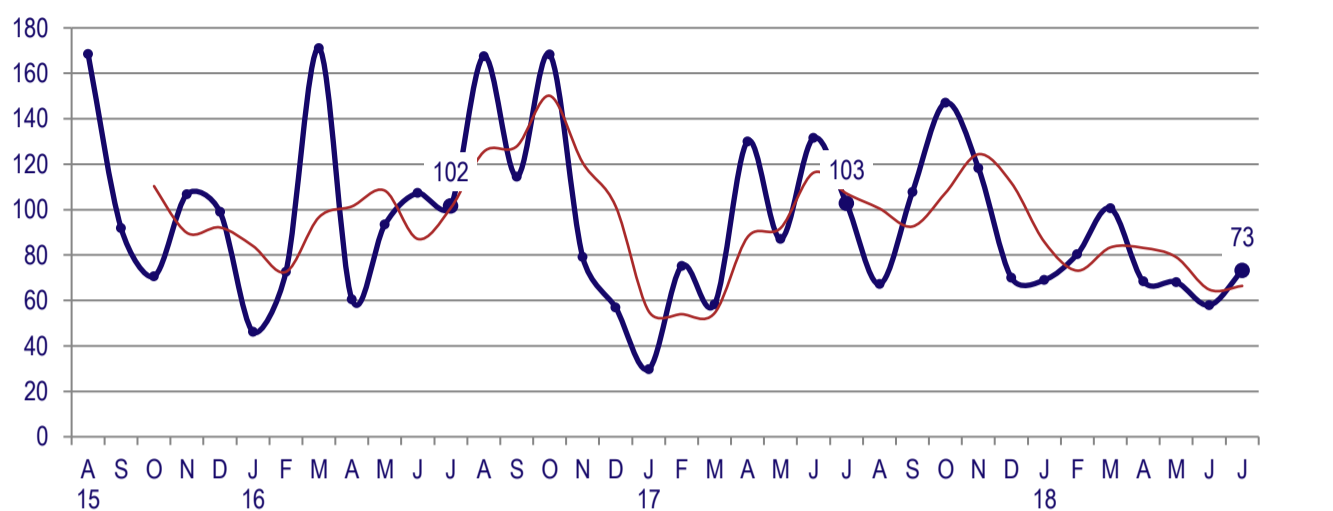
Price Range: All | Properties: Sub-Division

## 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 July was 73, up 26.4% from 58 days last month and down 28.7% from 103 days in July of last year. The July 2018 DOM was at its lowest level compared with July of 2017 and 2016.

## Days On Market for Sold Properties

Average Days on Market (Listing to Contract) for properties sold during the month

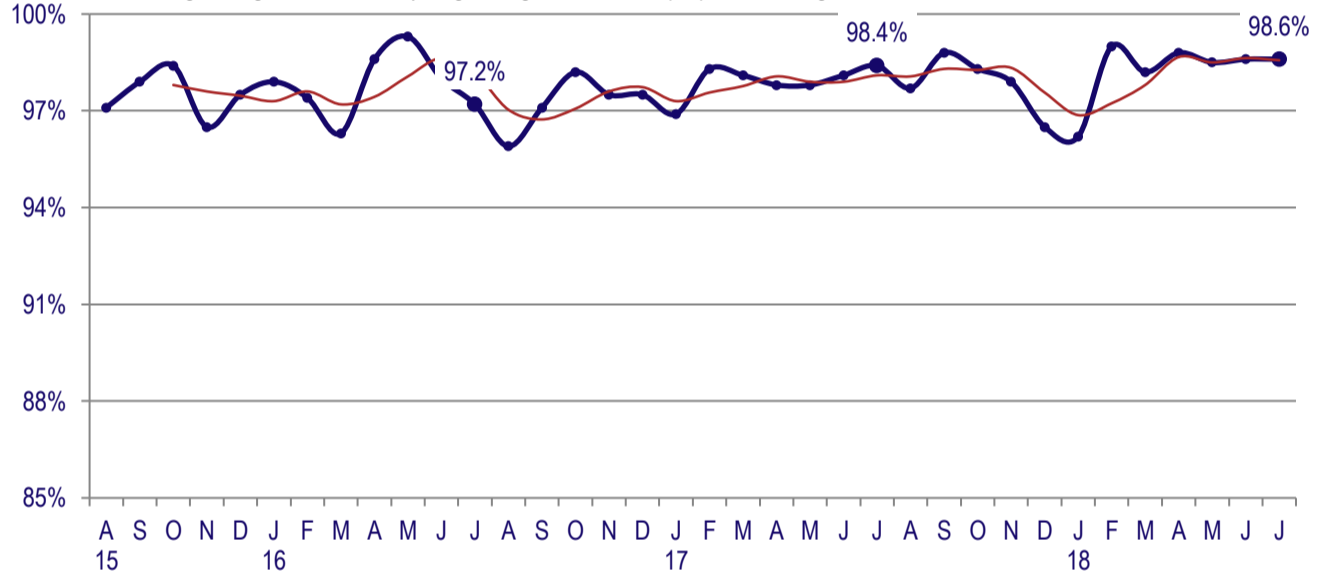


## Selling Price vs Original Listing Price

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 July 2018 Selling Price vs Original List Price of 98.6% was equal to 98.6% last month and up from 98.4% in July of last year.

## Selling Price versus Listing Price Ratio

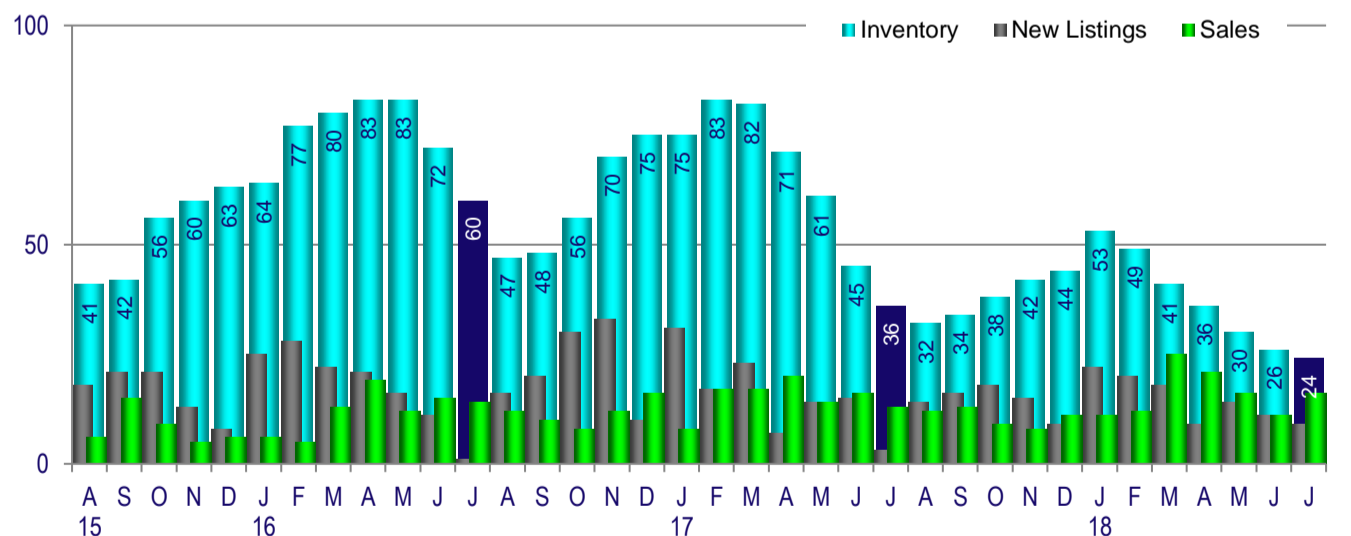
Avg Selling Price divided by Avg Listing Price for sold properties during the month



## 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 July 2018 was 9, down 18.2% from 11 last month and up 200.0% from 3 in July of last year.

## Inventory / New Listings / Sales



*Corte Bella*

*Sub-Division*

**Corte Bella**

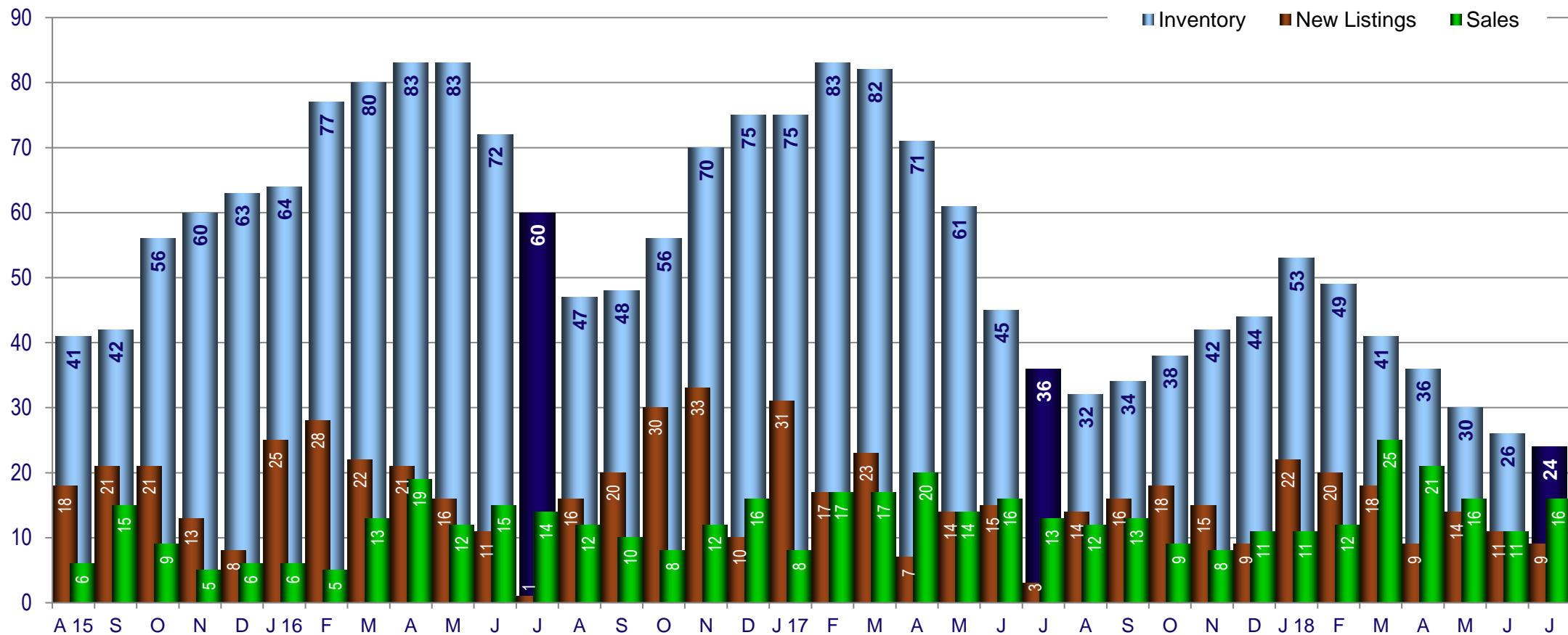
www.CBHomes.com



Price Range: All | Properties: Sub-Division

## 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 July 2018 was 9, down 18.2% from 11 last month and up 200.0% from 3 in July of last year.



Copyright © Coldwell Banker | Price Range: All | Property Types: Sub-Division

Data is provided courtesy of SVVMLS and may not reflect all relevant real estate activity. Coldwell Banker Residential Brokerage does not warrant or guarantee information and may not reflect all relevant real estate activity.