

Corte Bella

Sub-Division

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Price Range: All | Properties: Sub-Division

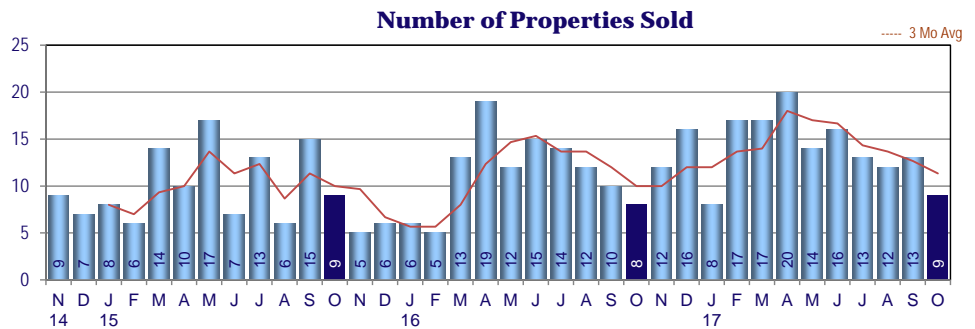
Market Profile & Trends Overview

	Month	Trending versus*:		
		LM	L3M	PYM
Median List Price of all Current Listings	\$448,500	11%	6%	20%
Average List Price of all Current Listings	\$433,658	6%	-4%	16%
October Median Sales Price	\$494,000	94%	54%	46%
October Average Sales Price	\$393,333	43%	33%	38%
Total Properties Currently for Sale (Inventory)	38	12%	6%	-32%
October Number of Properties Sold	9	-31%	-4%	13%
October Average Days on Market (Solds)	147	36%	43%	-13%
October Month's Supply of Inventory	2.8	10%	5%	-48%
October Sale Price vs List Price Ratio	98.3%	-1%	-0%	0%

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

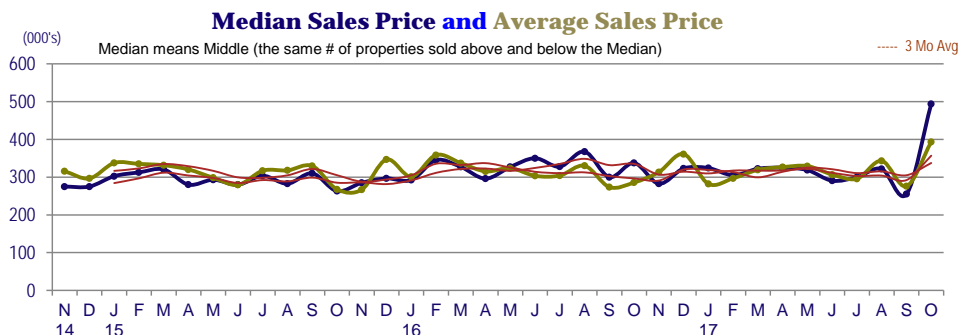
Property Sales

October property sales were 9, up 12.5% from 8 in October of 2016 and 30.8% lower than the 13 sales last month. October 2017 sales were at their highest level compared to October of 2016 and 2015.



Prices

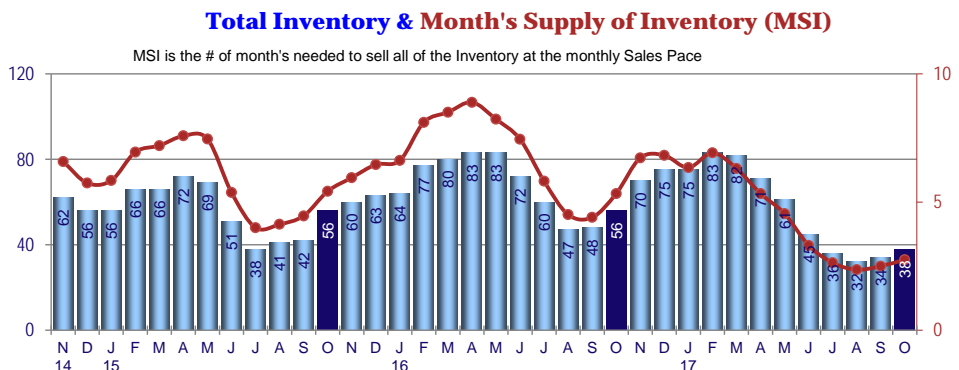
The Median Sales Price in October was \$494,000, up 46.4% from \$337,500 in October of 2016 and up 93.7% from \$255,000 last month. The Average Sales Price in October was \$393,333, up 37.6% from \$285,780 in October of 2016 and up 42.6% from \$275,895 last month. October 2017 ASP was at the lowest level compared to October of 2016 and 2015.



Inventory & MSI

The Total Inventory of Properties available for sale as of October was 38, up 11.8% from 34 last month and down 32.1% from 56 in October of last year. October 2017 Inventory was at its lowest level compared with October of 2016 and 2015.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The October 2017 MSI of 2.8 months was at its lowest level compared with October of 2016 and 2015.



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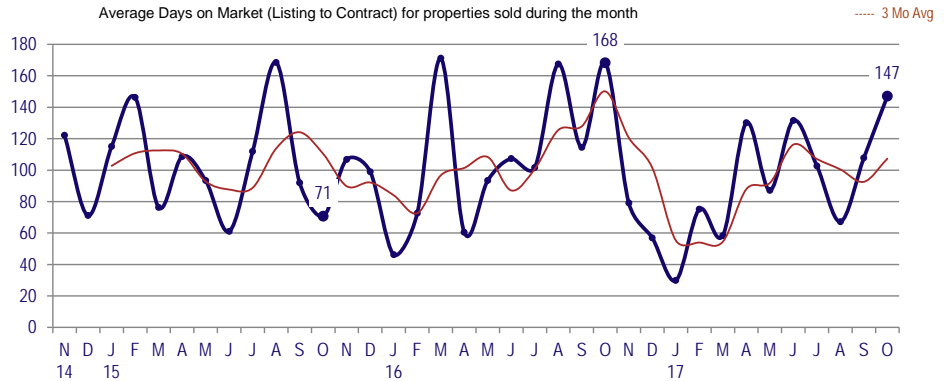
Data is provided courtesy of SVWMLS and may not reflect all relevant real estate activity. Coldwell Banker Residential Brokerage does not warrant or guarantee information and may not reflect all relevant real estate activity.



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 October was 147, up 36.4% from 108 days last month and down 12.7% from 168 days in October of last year. The October 2017 DOM was at a mid level compared with October 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 October 2017 Selling Price vs Original List Price of 98.3% was down from 98.8% last month and up from 98.2% in October of last year.

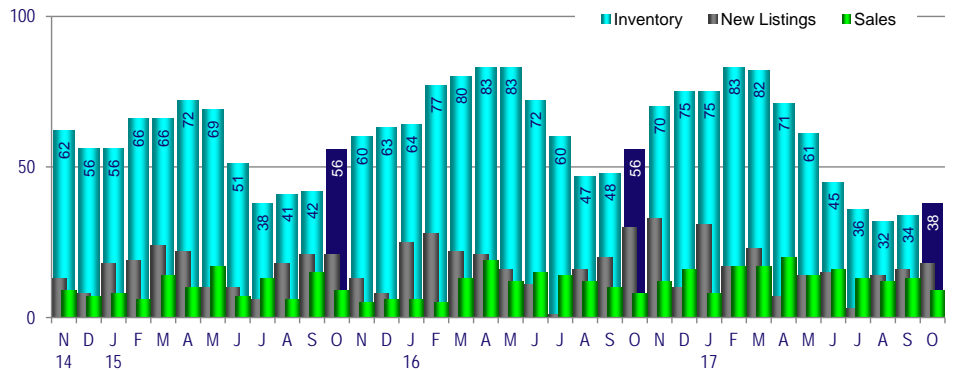
Selling Price versus Listing Price Ratio



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 October 2017 was 18, up 12.5% from 16 last month and down 40.0% from 30 in October of last year.

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