

# 1<sup>st</sup> Quarter 2013

## Market Report

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### Single Family Homes

# SOLD Jan-Mar 2001: 86

Median Recorded Sales Price: \$261,500

\$/sq.ft: \$136

# SOLD Jan-Mar 2002: 119

Median Recorded Sales Price: \$292,000

\$/sq.ft: \$140

# SOLD Jan-Mar 2003: 127

Median Recorded Sales Price: \$318,000

\$/sq.ft: \$183

# SOLD Jan-Mar 2004: 120

Median Recorded Sales Price: \$364,500

\$/sq.ft: \$183

# SOLD Jan-Mar 2005: 153

Median Recorded Sales Price: \$447,150

\$/sq.ft: \$229

# SOLD Jan-Mar 2006: 112

Median Recorded Sales Price: \$551,250

\$/sq.ft: \$285

# SOLD Jan-Mar 2007: 69

Median Recorded Sales Price: \$592,000

\$/sq.ft: \$284

# SOLD Jan-Mar. 2008: 45

Median Recorded Sales Price: \$537,000

\$/sq.ft: \$261

# SOLD Jan-Mar. 2009: 50

Median Recorded Sales Price: \$427,000

\$/sq.ft: \$198

# SOLD as of 31 March 2010: 99

Median Recorded Sales Price: \$390,000

\$/sq.ft: \$177

Includes:

32 Foreclosures [aka, REO's] (32%)

11 Short-sales (11%)

56 Non-Distressed Sales (56%)

# SOLD as of 31 March 2011: 90

MRSP: \$358,000

\$/sq.ft: \$168

Includes

27 Foreclosures [aka, REO's] (30%)

6 Short-sales (7%)

57 Non-Distressed Sales (63%)

# SOLD as of 31 March 2012: 103

MRSP: \$335,000

\$/sq.ft: \$155

Includes

22 Foreclosures [aka, REO's] (22%)

4 Short-sales (4%)

76 Non-Distressed Sales (75%)

# SOLD as of 31 March 2013: 90

MRSP: \$428,500

Includes

11 Foreclosures [aka, REO's] (12%)

5 Short-sales (4%)

74 Non-Distressed Sales (82%)

# Past ACTIVE Inventory

31 March 08: 486

31 March 09: 459

31 March 10: 375

31 March 11: 338

31 March 12: 275

# ACTIVE (April 2013): 254

9 REO's (3.5%)

6 Short-sales (2%)

# PAST PENDINGS

31 March 08: 15

31 March 09: 43

31 March 10: 75

31 March 11: 68

31 March 12: 84

# PENDING (April 2013): 89

MListP: \$422,100

8 REO's (9%) vs. 12 in 2012

11 Short-sales (12%) vs. 21 in 2012

## **Luxury Homes (\$1,000,000+)**

# **SOLD** Jan-Mar 2003: **11**

**MRSP: \$1,418,000**

Size: **5,108** sq. ft.; \$/sq.ft: **\$278**

# **SOLD** Jan-Mar 2004: **7**

**MRSP: \$1,140,000**

Size: **3,800** sq. ft.; \$/sq.ft: **\$300**

# **SOLD** Jan-Mar 2005: **13**

**MRSP: \$1,215,000**

Size: **3,586** sq. ft.; \$/sq.ft: **\$339**

# **SOLD** Jan-Mar 2006: **15**

**MRSP: \$1,425,000**

Size: **4,000** sq. ft.; \$/sq.ft: **\$394**

# **SOLD** Jan-Mar 2007: **13**

**MRSP: \$1,260,000**

Size: **3,200** sq. ft.; \$/sq.ft: **\$376**

# **SOLD** Jan-Mar 2008: **5**

**MRSP: \$1,600,000**

Size: **4,407** sq. ft.; \$/sq.ft: **\$363**

# **SOLD** Jan-Mar 2009: **3**

**MRSP: \$1,349,000**

Size: **4,330** sq. ft.; \$/sq.ft: **\$312**

# **SOLD** Jan-Mar 2010: **1**

**MRSP - \$1,500,000**

Size **2,306** sq. ft.; \$/sq.ft: **\$650**

# **SOLD** Jan-Mar 2011: **7**

**MRSP - \$1,750,000**

Size **3,980** sq. ft.; \$/sq.ft: **\$440**

# **SOLD** Jan-Mar 2012: **5**

**MRSP - \$1,305,000**

Size **4,360** sq. ft.; \$/sq.ft: **\$299**

# **SOLD** Jan-Mar 2013: **8**

**MRSP - \$1,193,250**

# **ACTIVE** (April 2013): **69**

(vs. **59** in 2012)

**MListP: \$1,495,000**

# **PENDING** (April 2013): **9**

**MListP: \$1,500,000**

## **Vacant Residential Land**

# **SOLD** Jan-Mar 2001: **72**

**MRSP: \$125,000**

# **SOLD** Jan-Mar 2002: **76**

**MRSP: \$133,000**

# **SOLD** Jan-Mar 2003: **70**

**MRSP: \$146,250**

# **SOLD** Jan-Mar 2004: **95**

**MRSP: \$199,000**

# **SOLD** Jan-Mar 2005: **79**

**MRSP: \$299,000**

# **SOLD** Jan-Mar 2006: **39**

**MRSP: \$503,500**

# **SOLD** Jan-Mar 2007: **13**

**MRSP: \$280,000**

# **SOLD** Jan-Mar 2008: **13**

**MRSP: \$345,000**

# **SOLD** Jan-Mar 2009: **5**

**MRSP: \$225,000**

# **SOLD** Jan-Mar 2010: **20**

(**11** REO's; **1** short-sale)

**MRSP: \$207,500**

# **SOLD** Jan-Mar 2011: **6**

(**1** REO; **0** short-sales)

**MRSP: \$162,500**

# **SOLD** Jan-Mar 2012: **28**

(**6** REO; **0** short-sales)

**MRSP: \$132,500**

# **SOLD** Jan-Mar 2013: **20**

(**2** REO; **0** short-sales)

**MRSP: \$118,525**

# **ACTIVE** (April 2013): **313**

(**413**/<sup>09</sup>; **403**/<sup>10</sup>; **337**/<sup>11</sup>; **329**/<sup>12</sup>)

(**6** REO's vs. **17** in 2012; **2** Short-sales)

# **PENDING** (April 2013): **24**

**MListP: \$180,000**

(**1** REO's; **3** short-sales)