

## May 2013

### Market Report

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#### Single Family Homes

# SOLD Jan-Apr 2001: 124  
Median Recorded Sales Price: \$267,000  
\$/sq.ft: \$137  
# SOLD Jan-Apr 2002: 157  
Median Recorded Sales Price: \$300,000  
\$/sq.ft: \$143  
# SOLD Jan-Apr 2003: 182  
Median Recorded Sales Price: \$315,000  
\$/sq.ft: \$152  
# SOLD Jan-Apr 2004: 189  
Median Recorded Sales Price: \$385,000  
\$/sq.ft: \$179  
# SOLD Jan-Apr 2005: 204  
Median Recorded Sales Price: \$486,000  
\$/sq.ft: \$230  
# SOLD Jan-Apr 2006: 148  
Median Recorded Sales Price: \$552,000  
\$/sq.ft: \$274  
# SOLD Jan-Apr 2007: 94  
Median Recorded Sales Price: \$592,000  
\$/sq.ft: \$284  
# SOLD Jan-Apr. 2008: 61  
Median Recorded Sales Price: \$528,000  
\$/sq.ft: \$257  
# SOLD Jan-Apr. 2009: 77  
Median Recorded Sales Price: \$424,000  
\$/sq.ft: \$189  
# SOLD Jan-Apr. 2010: 144  
Median Recorded Sales Price: \$390,000  
\$/sq.ft: \$171  
46 Foreclosures (32%)  
17 Short-sales (12%)  
81 Non-Distressed Sales (56%)  
# SOLD as of 30 April 2011: 122  
MRSP: \$358,000  
\$/sq.ft: \$168  
31 Foreclosures [aka, REO's] (26%)  
15 Short-sales (12%)  
76 Non-Distressed Sales (62%)

# SOLD as of 30 April 2012: 145  
MRSP: \$337,000  
\$/sq.ft: \$159  
29 Foreclosures [aka, REO's] (20%)  
8 Short-sales (6%)  
108 Non-Distressed Sales (74%)

# SOLD as of 30 April 2013: 123  
MRSP: \$410,000  
Includes  
18 Foreclosures [aka, REO's] (15%)  
(MRSP: \$347,000)  
7 Short-sales (6%)  
(MRSP: \$300,000)  
98 Non-Distressed Sales (80%)  
(MRSP: \$433,250)

# Past ACTIVE Inventory  
30 Apr. 08: 486  
30 Apr. 09: 449  
30 Apr. 10: 358  
30 Apr. 11: 344  
30 Apr. 12: 276

# ACTIVE (May 2013): 248  
Includes  
7 REO's (3%)  
(MLP: \$357,000)  
4 Short-sales (2%)  
(MLP: \$280,000)

# PAST PENDING  
30 April 09: 70  
30 April 10: 86  
30 April 11: 73  
30 April 12: 79

# PENDING (May 2013): 91  
MListP: \$427,000  
Includes  
9 REO's (10%)  
(MLP: \$405,000)  
11 Short-sales (12%) - was 21 in 2012  
(MLP: \$365,000)

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

# **SOLD** Jan-Apr. 2004: **10**  
**MRSP: \$1,182,359**  
Size: **3,800** sq. ft.; \$/sq.ft: **\$308**  
# **SOLD** Jan-Apr. 2005: **16**  
**MRSP: \$1,232,500**  
Size: **3,508** sq. ft.; \$/sq.ft: **\$351**  
# **SOLD** Jan-Apr. 2006: **19**  
**MRSP: \$1,225,000**  
Size: **3,800** sq. ft.; \$/sq.ft: **\$322**  
# **SOLD** Jan-Apr. 2007: **15**  
**MRSP: \$1,260,000**  
Size: **3,336** sq. ft.; \$/sq.ft: **\$378**  
# **SOLD** Jan-Apr. 2008: **8**  
**MRSP: \$1,575,000**  
Size: **4,427** sq. ft.; \$/sq.ft: **\$356**  
# **SOLD** Jan-Apr. 2009: **3**  
**MRSP: \$1,348,500**  
Size: **4,330** sq. ft.; \$/sq.ft: **\$311**  
# **SOLD** Jan-Apr. 2010: **3**  
**MRSP: \$1,500,000**  
Size: **5,545** sq. ft.; \$/sq.ft: **\$271**  
  
# **SOLD** Jan-Apr. 2011: **9**  
**MRSP: \$1,750,000**  
Size: **4,797** sq. ft.; \$/sq.ft: **\$365**  
  
# **SOLD** Jan-Apr. 2012: **8**  
**MRSP: \$1,305,000**  
Size: **4,800** sq. ft.; \$/sq.ft: **\$272**

# **SOLD** Jan-Apr. 2013: **8**  
**MRSP: \$1,193,250**

Past **ACTIVES**:  
30 April 2009: 113  
30 April 2010: 85  
30 April 2011: 64  
30 April 2012: 63

# **ACTIVE** (May 2013): **69**  
**MListP: \$1,498,000**

Past **PENDINGS**:  
30 April 2009: 8  
30 April 2010: 7  
30 April 2011: 4  
30 April 2012: 3

# **PENDING** (May 2013): **8**  
**MListP: \$1,500,000**

## **Vacant Residential Land**

# **SOLD** Jan-Apr. 2004: **136**  
**MRSP: \$198,000**

# **SOLD** Jan-Apr. 2005: **111**  
**MRSP: \$330,000**

# **SOLD** Jan-Apr. 2006: **67**  
**MRSP: \$510,000**

# **SOLD** Jan-Apr. 2007: **23**  
**MRSP: \$293,000**

# **SOLD** Jan-Apr. 2008: **22**  
**MRSP: \$339,000**

# **SOLD** Jan-Apr. 2009: **12**  
**MRSP: \$216,000**

# **SOLD** 30 Apr. 2010: **34**  
**MRSP: \$159,500**

# **SOLD** 30 Apr. 2011: **33**  
**MRSP: \$135,000**  
(4 REO's & 4 Short-sales)

# **SOLD** 30 Apr. 2012: **37**  
**MRSP: \$150,000**  
(9 REO's & 0 Short-sales)

# **SOLD** 30 Apr. 2013: **37**  
**MRSP: \$132,000**  
(3 REO's & 0 Short-sales)

Past **ACTIVES**:  
30 April 2009: 426  
30 April 2010: 401  
30 April 2011: 338  
30 April 2012: 319

# **ACTIVE** May. 2012: **318**  
**MListP: \$?**  
(8 REO's; 2 Short-sales)

Past **PENDINGS**:  
30 April 2010: 9  
30 April 2011: 13  
30 April 2012: 13

# **PENDING** May 2012: **17**  
**MListP: \$150,000**  
(1 REO; 0 Short-sales)