

# August '13 Market Report

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## Single Family Homes

# SOLD Jan-July 2002: 310  
Median Recorded Sales Price: \$287,250  
\$/sq.ft: \$140

# SOLD Jan-July 2003: 334  
Median Recorded Sales Price: \$328,750  
Med. \$/sq.ft: \$158 Avg. \$/Sq.Ft.: \$204  
Avg. DOM: 151

# SOLD Jan-July 2004: 344  
Median Recorded Sales Price: \$395,500  
Med. \$/sq.ft: \$183 Avg. \$/Sq.Ft.: \$204  
Avg. DOM: 151

# SOLD Jan-July 2005: 389  
Median Recorded Sales Price: \$521,750  
Med. \$/sq.ft: \$243 Avg. \$/Sq.Ft.: \$265  
Avg. DOM: 139

# SOLD Jan-July 2006: 254  
Median Recorded Sales Price: \$590,000  
Med. \$/sq.ft: \$285 Avg. \$/Sq.Ft.: \$312  
Avg. DOM: 157

# SOLD Jan-July 2007: 171  
Median Recorded Sales Price: \$585,000  
Med. \$/sq.ft: \$277

# SOLD Jan-July 2008: 129  
Median Recorded Sales Price: \$494,000  
Med. \$/sq.ft: \$244

# SOLD Jan-July 2009: 176  
Median Recorded Sales Price: \$423,200  
Med. \$/sq.ft: \$189 Avg \$/sq.ft: \$196  
Avg. DOM: 233  
55 Foreclosures [aka, REO's] (30%)  
15 Short-sales (9%)  
107 Non-Distressed (61%)

# SOLD as of 31 July 2010: 245  
Median Rec. Sales Price: \$391,000  
Med. \$/sq.ft: \$176 Avg \$/sq.ft: \$186  
Avg. DOM: 207  
82 Foreclosures [aka, REO's] (33%)  
26 Short-sales (10%)  
142 Non-Distressed (57%)

# SOLD Jan-July 2011: 241  
Median Recorded. Sales Price: \$345,000  
Med. \$/sq.ft: \$161 Avg. \$/sq.ft: \$174  
Avg. DOM: 208  
62 Foreclosures [aka, REO's] (26%)  
30 Short-sales (12%)  
149 Non-Distressed (62%)

# SOLD Jan-July 2012: 259  
Median Recorded. Sales Price: \$339,000  
Avg. \$/sq.ft: \$180 Avg. DOM: 210  
45 Foreclosures [aka, REO's] (17%)  
21 Short-sales (8%)  
193 Non-Distressed (75%)

# SOLD as of 31 July 2013: 254  
Median Rec. Sales Price: \$387,500  
Avg. \$/sq.ft: \$200  
Avg. DOM (Days on Market): 206

Included

29 Foreclosures [aka, REO's] (11.5%)  
16 Short-sales (6.5%)  
209 Non-Distressed (82%)

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# ACTIVE  
1 Aug. 08: 459  
1 Aug. 09: 374  
1 Aug. 10: 366  
1 Aug. 11: 305  
1 Aug. 12: 283 (\$560,000)

# ACTIVE (Aug. 2013): 252  
Median List Price: \$619,000  
Avg. \$/sq.ft: \$265  
Avg. DOM: 257

Includes

4 REO's (1.5%)  
8 Short-sales 3%

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# PENDING  
1 Aug. 08: 32  
1 Aug. 09: 81  
1 Aug. 10: 52  
1 Aug. 11: 66  
1 Aug. 12: 56

# PENDING (Aug. 2013): 56  
MLP: \$495,000  
Avg. \$/sq.ft: \$224

Includes

6 REO's (11%)  
7 Short-sales (12.5%)

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

# **SOLD** Jan-July 2003: 18  
**MRSP: \$1,350,000**  
Size: **4,596** sq. ft.; \$/sq.ft: **\$294**

# **SOLD** Jan-July 2004: 21  
**MRSP: \$1,200,000**  
Size: **4,232** sq. ft.; \$/sq.ft: **\$284**

# **SOLD** Jan-July 2005: 35  
**MRSP: \$1,250,000**  
Size: **3,823** sq. ft.; \$/sq.ft: **\$327**

# **SOLD** Jan-July 2006: 38  
**MRSP: \$1,247,500**  
Size: **3,485** sq. ft.; \$/sq.ft: **\$358**

# **SOLD** Jan-July 2007: 34  
**MRSP: \$1,377,500**  
Size: **3,509** sq. ft.; \$/sq.ft: **\$376**

# **SOLD** Jan-July 2008: 15  
**MRSP: \$1,600,000**  
Size: **3,666** sq. ft.; \$/sq.ft: **\$421**

# **SOLD** Jan-July 2009: 11  
**MRSP: \$1,350,000**  
Size: **4,330** sq. ft.; \$/sq.ft: **\$312**

# **SOLD** Jan-July 2010: 9  
**MRSP: \$1,150,000**  
Size: **4,424** sq. ft.; \$/sq.ft: **\$260**

# **SOLD** Jan-July 2011: 15  
**MRSP: \$1,550,000**  
Size: **4,612** sq. ft.; \$/sq.ft: **\$336**

# **SOLD** Jan-July 2012: 14  
**MRSP: \$1,462,500**  
Size: **4,832** sq. ft.; \$/sq.ft: **\$301**  
Avg. \$/Sq.Ft: **\$339** Avg. DOM: **378**

# **SOLD Jan-July 2013: 22**  
**MRSP: \$1,324,000**  
Size: **4,014** sq. ft.; \$/sq.ft: **\$330**  
Avg. \$/Sq.Ft: **\$337**; Avg. DOM: **384**

# **ACTIVE** (Aug. 2013): **71**

# **PENDING** (Aug 2013): **4**

## Vacant Residential Land

# **SOLD** Jan-July 2000: 237  
**MRSP: \$140,000**

# **SOLD** Jan-July 2001: 190  
**MRSP: \$125,000**

#**SOLD** Jan-July 2002: 240  
**MRSP: \$142,000**

# **SOLD** Jan-July 2003: 185  
**MRSP: \$160,000**

# **SOLD** Jan-July 2004: 270  
**MRSP: \$199,000**

# **SOLD** Jan-July 2005: 241  
**MRSP: \$360,000**

# **SOLD** Jan-July 2006: 97  
**MRSP: \$515,000**

#**SOLD** Jan-July 2007: 42  
**MRSP: \$296,750**

# **SOLD** Jan-July 2008: 35  
**MRSP: \$332,500**

# **SOLD** Jan-July 2009: 39  
**MRSP: \$122,000**  
(17 REO's; 1 Short-sale)

# **SOLD** Jan-July 2010: 55  
**MRSP: \$160,000**  
(26 REO's; 5 Short-sales)

# **SOLD** Jan-July 2011: 53  
**MRSP: \$120,000**  
(9 REO's)

# **SOLD** Jan-July 2012: 72  
**MRSP: \$119,000** Avg. DOM: **374**  
(15 REO's; 4 Short-sales)

# **SOLD Jan-July 2013: 76**  
**MRSP: \$135,000** Avg. DOM: **369**  
( 6 REO's; 2 Short-sales)

# **ACTIVE** (Aug. 13): **313** / 2012: 335

# **PENDING** (Aug 13): **18** / 2012:10