

Report prepared by:

Every client, home and market demands it's own strategy. What is yours?

*Contact Chris Dowell,  
Today!*

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**ReeceNichols**  
REAL ESTATE

**Location:** Woodland Creek

**Property Types:** All Res. proptypes - All Property Statuses - All Lot Sizes - All Properties

**Price Range:** \$0 - No Limit

**SQFT Range:** 0 - No Limit

**Bedrooms:** 0 - No Limit

**Full Baths:** 0 - No Limit

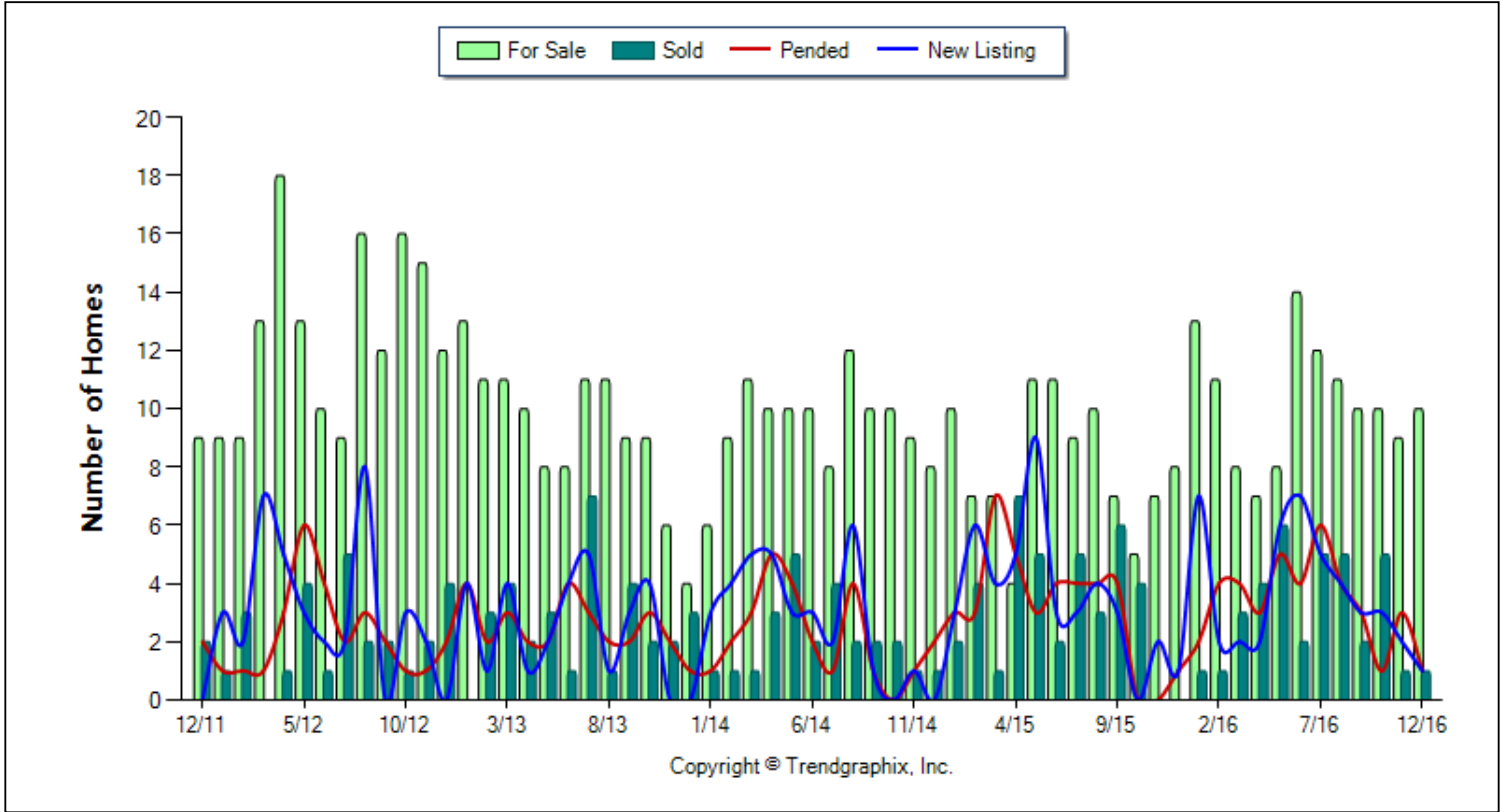
**Half Baths:** 0 - No Limit

**Year Built:** 0 - No Limit



**Number of Homes For Sale vs. Sold vs. Pended vs. New Listing (Last 5 years)**

Prepared for you by: Chris Dowell



	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago			Curnt vs. Same Month 5 Yrs Ago			Curnt vs. Same 12 Months 1 Yr Ago			Curnt vs. Same Qtr 4 Yrs Ago			Curnt vs. Same 12 Months 4 Yrs Ago			TODAY STATS		
	Dec. 16	Nov. 16	% Change	Dec. 16	Dec. 15	% Change	Oct. 16 to Dec. 16	Oct. 15 to Dec. 15	% Change	Dec. 16	Dec. 11	% Change	Jan. 16 to Dec. 16	Jan. 15 to Dec. 15	% Change	Oct. 16 to Dec. 16	Oct. 12 to Dec. 12	% Change	Jan. 16 to Dec. 16	Jan. 12 to Dec. 12	% Change	1/1/2017 - 1/16/2017	12/1/2016 - 12/16/2016	% Change
	<b>For Sale</b>	10	9	11.1% ▲	10	8	25% ▲	29	20	45% ▲	10	9	11.1% ▲	123	96	28.1% ▲	29	43	-32.6% ▼	123	152	-19.1% ▼	9	10
<b>New Listing</b>	1	2	-50% ▼	1	1	0%	6	3	100% ▲	1	0	N/A	44	43	2.3% ▲	6	5	20% ▲	44	37	18.9% ▲	0	1	-100% ▼
<b>Sold</b>	1	1	0%	1	0	N/A	7	4	75% ▲	1	2	-50% ▼	36	39	-7.7% ▼	7	7	0%	36	26	38.5% ▲	1	0	N/A
<b>Pended</b>	1	3	-66.7% ▼	1	1	0%	5	1	400% ▲	1	2	-50% ▼	40	38	5.3% ▲	5	4	25% ▲	40	27	48.1% ▲	0	1	-100% ▼

**December 2016 is a Buyer's market\*\***

**Home For Sale in December 2016 is 10 units.** It is up **11.1%** compared to the last month and up **25%** compared to the last year.  
**Home Listed in December 2016 is 1 units.** It is down **50%** compared to the last month and the same as compared to the last year.  
**Home Closed in December 2016 is 1 units.** It is the same as compared to the last month.  
**Home Placed under Contract in December 2016 is 1 units.** It is down **66.7%** compared to the last month and the same as compared to the last year.

\*\*Buyer's market: more than 6 months of inventory based on closed sales. Seller's market: less than 3 months of inventory based on closed sales. Neutral market: 3 - 6 months of inventory based on closed sales.

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# Facts and Trends<sup>TM</sup> - Published January 2017\*

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**SQFT Range:** 0 - No Limit

**Bedrooms:** 0 - No Limit

**Full Baths:** 0 - No Limit

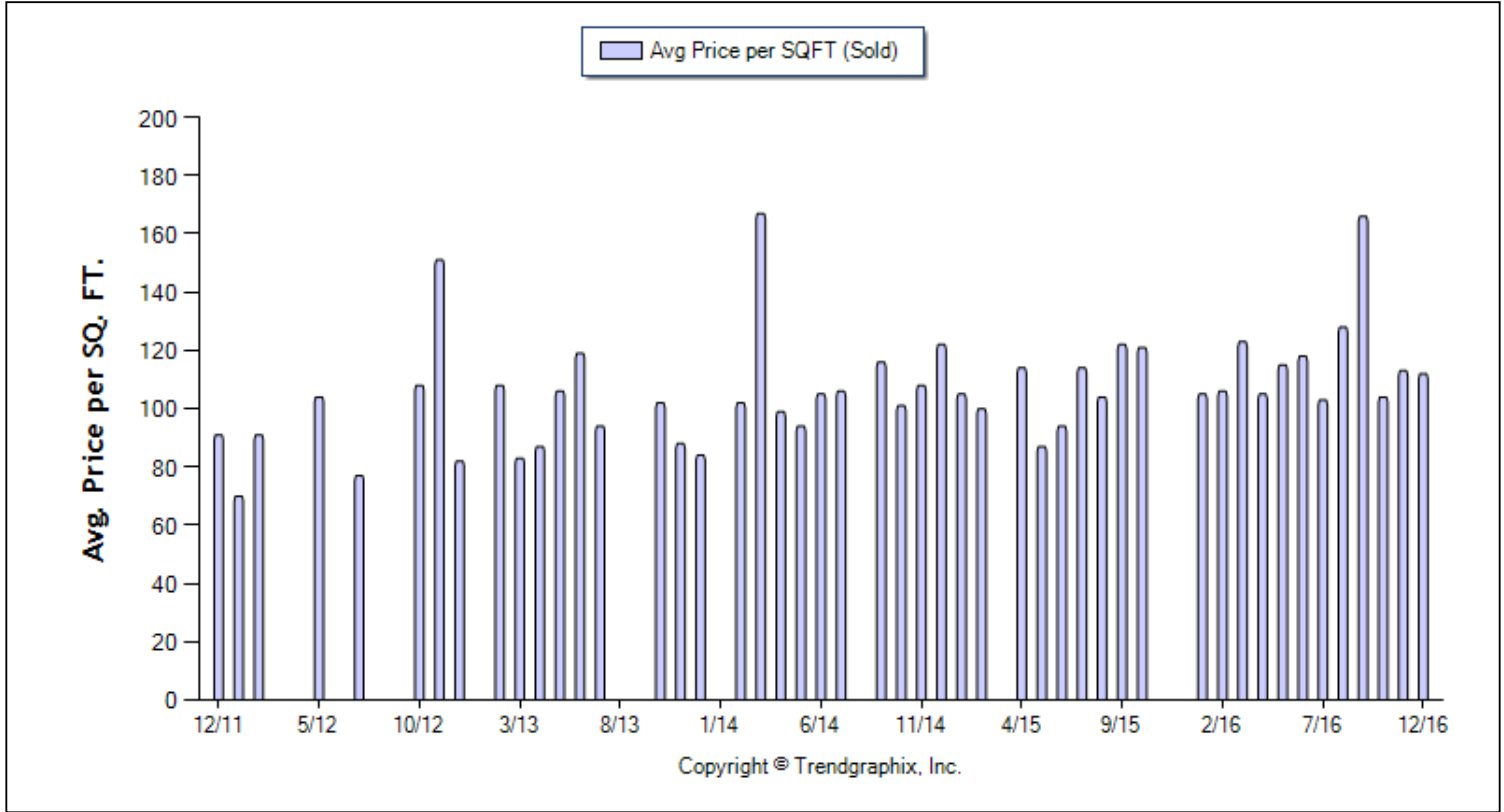
**Half Baths:** 0 - No Limit

**Year Built:** 0 - No Limit



## Average Price per SQFT (Sold) (Last 5 years)

Prepared for you by: Chris Dowell



Avg. Sq. Ft. Price (Sold)	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago			Curnt vs. Same Month 5 Yrs Ago			Curnt vs. Same 12 Months 1 Yr Ago			Curnt vs. Same Qtr 4 Yrs Ago			Curnt vs. Same 12 Months 4 Yrs Ago			TODAY STATS		
	Dec. 16	Nov. 16	% Change	Dec. 16	Dec. 15	% Change	Oct. 16 to Dec. 16	Oct. 15 to Dec. 15	% Change	Dec. 16	Dec. 11	% Change	Jan. 16 to Dec. 16	Jan. 15 to Dec. 15	% Change	Oct. 16 to Dec. 16	Oct. 12 to Dec. 12	% Change	Jan. 16 to Dec. 16	Jan. 12 to Dec. 12	% Change	1/1/2017 - 1/16/2017	12/1/2016 - 12/16/2016	% Change
	112	113	0.9% ▼	112	0	N/A	106.4 <sub>3</sub>	121	-12% ▼	112	91	23.1% ▲	115.5	105.8 <sub>7</sub>	9.1% ▲	106.4 <sub>3</sub>	105.4 <sub>3</sub>	0.9% ▲	115.5	72.38	59.6% ▲	158	0	N/A

### **December 2016 Average Sold Price per Square Footage is Neutral\*\***

**Average Sold Price per Square Footage in December 2016 is \$112.** It is down **0.9%** compared to the last month.

\*\*Based on 6 month trend - Appreciating/Depreciating/Neutral.

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**SQFT Range:** 0 - No Limit

**Bedrooms:** 0 - No Limit

**Full Baths:** 0 - No Limit

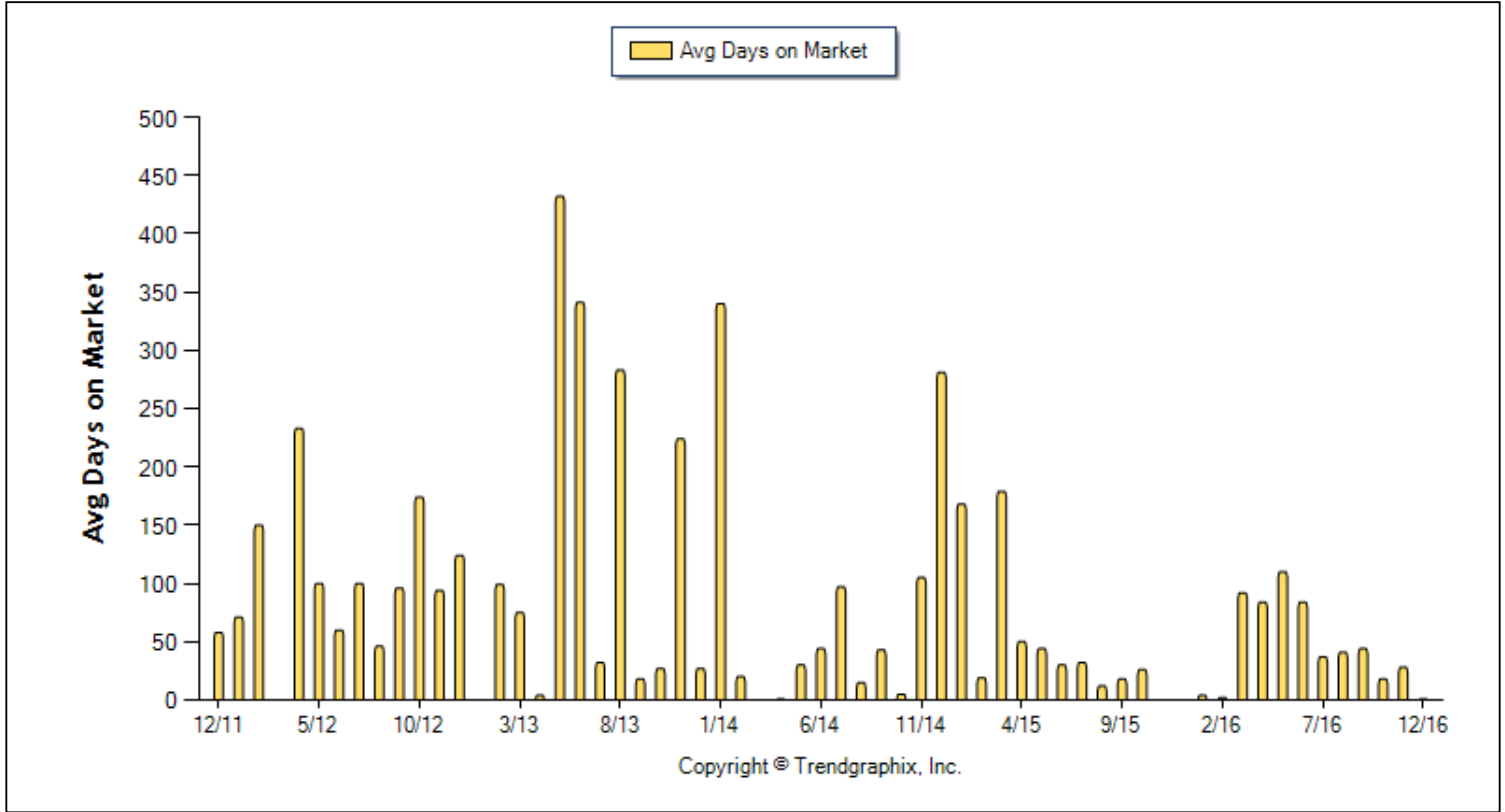
**Half Baths:** 0 - No Limit

**Year Built:** 0 - No Limit



## Avg Days On Market (Last 5 years)

Prepared for you by: Chris Dowell



Days on Market	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago			Curnt vs. Same Month 5 Yrs Ago			Curnt vs. Same 12 Months 1 Yr Ago			Curnt vs. Same Qtr 4 Yrs Ago			Curnt vs. Same 12 Months 4 Yrs Ago			TODAY STATS		
	Dec. 16	Nov. 16	% Change	Dec. 16	Dec. 15	% Change	Oct. 16 to Dec. 16	Oct. 15 to Dec. 15	% Change	Dec. 16	Dec. 11	% Change	Jan. 16 to Dec. 16	Jan. 15 to Dec. 15	% Change	Oct. 16 to Dec. 16	Oct. 12 to Dec. 12	% Change	Jan. 16 to Dec. 16	Jan. 12 to Dec. 12	% Change	1/1/2017 - 1/16/2017	12/1/2016 - 12/16/2016	% Change
	1	28	-96.4% ▼	1	0	N/A	17	26	-34.6% ▼	1	58	-98.3% ▼	57	42	35.7% ▲	17	123	-86.2% ▼	57	110	-48.2% ▼	10	0	N/A

### December 2016 Average Days on Market trend is Falling\*\*

Average Days on Market in December 2016 is 1. It is down **96.4%** compared to the last month.

\*\*Based on 6 month trend - Rising/Falling/Remains Steady.

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**Full Baths:** 0 - No Limit      **Half Baths:** 0 - No Limit      **Year Built:** 0 - No Limit

**Average Price of For Sale and Sold (Last 5 years)**

Prepared for you by: Chris Dowell



	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago			Curnt vs. Same Month 5 Yrs Ago			Curnt vs. Same 12 Months 1 Yr Ago			Curnt vs. Same Qtr 4 Yrs Ago			Curnt vs. Same 12 Months 4 Yrs Ago			TODAY STATS		
	Dec. 16	Nov. 16	% Change	Dec. 16	Dec. 15	% Change	Oct. 16 to Dec. 16	Oct. 15 to Dec. 15	% Change	Dec. 16	Dec. 11	% Change	Jan. 16 to Dec. 16	Jan. 15 to Dec. 15	% Change	Oct. 16 to Dec. 16	Oct. 12 to Dec. 12	% Change	Jan. 16 to Dec. 16	Jan. 12 to Dec. 12	% Change	1/1/2017 - 1/16/2017	12/1/2016 - 12/16/2016	% Change
	<b>Avg. Active Price</b>	252	255	-1.2% ▼	252	258	-2.3% ▼	255	260	-1.9% ▼	252	215	17.2% ▲	256	243	5.3% ▲	255	210	21.4% ▲	256	210	21.9% ▲	255	252
<b>Avg. Sold Price</b>	258	256	0.8% ▲	258	0	N/A	258	218	18.3% ▲	258	202	27.7% ▲	247	234	5.6% ▲	258	204	26.5% ▲	247	203	21.7% ▲	237	0	N/A

**December 2016 Average For Sale Price is Neutral\*\***

**Average For Sale Price (in thousand) in December 2016 is \$252.** It is down **1.2%** compared to the last month and down **2.3%** compared to the last year.

**December 2016 Average Sold Price is Neutral\*\***

**Average Sold Price (in thousand) in December 2016 is \$258.** It is up **0.8%** compared to the last month.

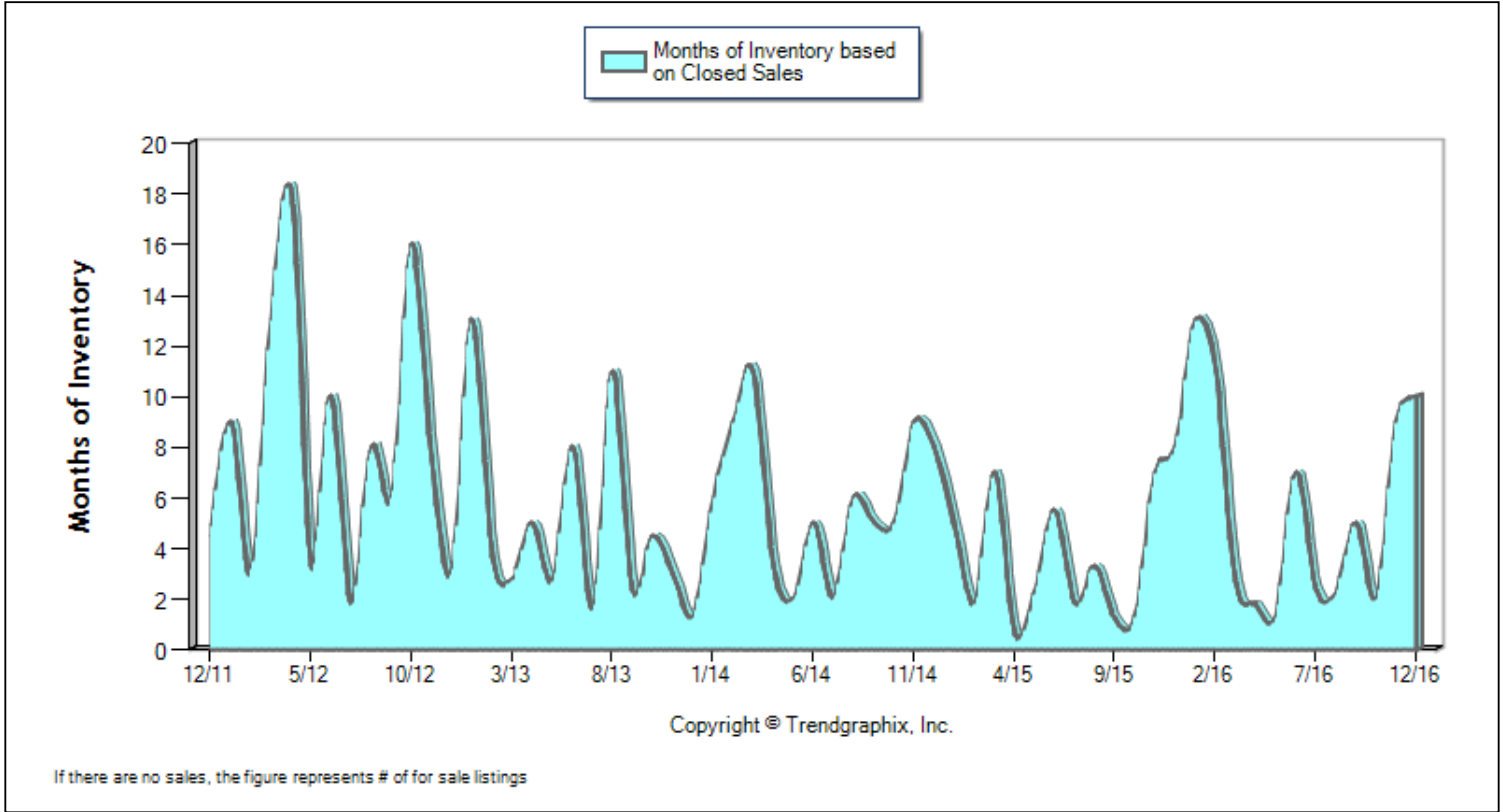
\*\*Based on 6 month trend - Appreciating/Depreciating/Neutral.



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**Full Baths:** 0 - No Limit      **Half Baths:** 0 - No Limit      **Year Built:** 0 - No Limit

**Months of Inventory Based on Closed Sales (Last 5 years)**

Prepared for you by: Chris Dowell



	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago			Curnt vs. Same Month 5 Yrs Ago			Curnt vs. Same 12 Months 1 Yr Ago			Curnt vs. Same Qtr 4 Yrs Ago			Curnt vs. Same 12 Months 4 Yrs Ago			TODAY STATS		
	Dec. 16	Nov. 16	% Change	Dec. 16	Dec. 15	% Change	Oct. 16 to Dec. 16	Oct. 15 to Dec. 15	% Change	Dec. 16	Dec. 11	% Change	Jan. 16 to Dec. 16	Jan. 15 to Dec. 15	% Change	Oct. 16 to Dec. 16	Oct. 12 to Dec. 12	% Change	Jan. 16 to Dec. 16	Jan. 12 to Dec. 12	% Change	1/1/2017 - 1/16/2017	12/1/2016 - 12/16/2016	% Change
	Months of Inventory (Closed Sales)	10	9	11.1% ▲	10	8	25% ▲	4.1	5	-18% ▼	10	4.5	122.2% ▲	3.4	2.5	36.6% ▲	4.1	6.1	-32.6% ▼	3.4	5.8	-41.1% ▼	9	10

**December 2016 is a Buyer's market\*\***

**Months of Inventory based on Closed Sales in December 2016 is 10.** It is up **11.1%** compared to the last month and up **25%** compared to the last year.

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**Bedrooms:** 0 - No Limit

**Full Baths:** 0 - No Limit

**Half Baths:** 0 - No Limit

**Year Built:** 0 - No Limit



Date	12/11	3/12	6/12	9/12	12/12	3/13	6/13	9/13	12/13	3/14	6/14	9/14	12/14	3/15	6/15	9/15	12/15	3/16	6/16	9/16	12/16	
<b>For Sale</b>	9	13	10	12	12	11	8	9	4	11	10	10	8	7	11	7	8	8	14	10	10	
<b>New Listing</b>	0	7	2	0	0	4	4	4	3	0	5	3	1	0	4	3	3	1	2	7	3	1
<b>Sold</b>	2	0	1	2	4	4	1	4	3	1	2	2	1	1	2	6	0	3	2	2	1	
<b>Pended</b>	2	1	4	2	2	3	4	2	1	3	2	1	2	7	4	4	1	4	4	3	1	
<b>Months of Inventory (Closed Sales)</b>	4.5	13	10	6	3	2.8	8	2.3	1.3	11	5	5	8	7	5.5	1.2	8	2.7	7	5	10	
<b>Months of Inventory (Pended Sales)</b>	4.5	13	2.5	6	6	3.7	2	4.5	4	3.7	5	10	4	1	2.8	1.8	8	2	3.5	3.3	10	
<b>Absorption Rate (Closed Sales) %</b>	22.2	0	10	16.7	33.3	36.4	12.5	44.4	75	9.1	20	20	12.5	14.3	18.2	85.7	0	37.5	14.3	20	10	
<b>Absorption Rate (Pended Sales) %</b>	22.2	7.7	40	16.7	16.7	27.3	50	22.2	25	27.3	20	10	25	100	36.4	57.1	12.5	50	28.6	30	10	
<b>Avg. Active Price</b>	215	203	208	216	212	221	229	235	251	249	253	240	243	238	240	251	258	259	251	258	252	
<b>Avg. Sold Price</b>	202	0	216	181	188	201	185	204	217	288	238	207	271	242	274	231	0	238	271	199	258	
<b>Avg. Sq. Ft. Price (Sold)</b>	91	0	0	82	83	119	0	84	167	105	116	122	0	94	122	0	123	118	166	112		
<b>Sold/List Diff. %</b>	96	0	98	97	100	99	100	101	96	101	102	92	99	100	100	100	0	100	101	100	101	
<b>Sold/Orig LP Diff. %</b>	92	0	92	88	98	97	90	100	93	101	102	92	99	98	100	99	0	98	101	92	101	
<b>Days on Market</b>	58	0	60	96	124	75	341	18	27	0	44	43	281	179	30	18	0	92	84	44	1	
<b>Median</b>	203	0	217	181	190	198	185	203	205	288	238	207	271	243	274	230	0	227	271	198	258	

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