

Report prepared by:

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

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Today!*

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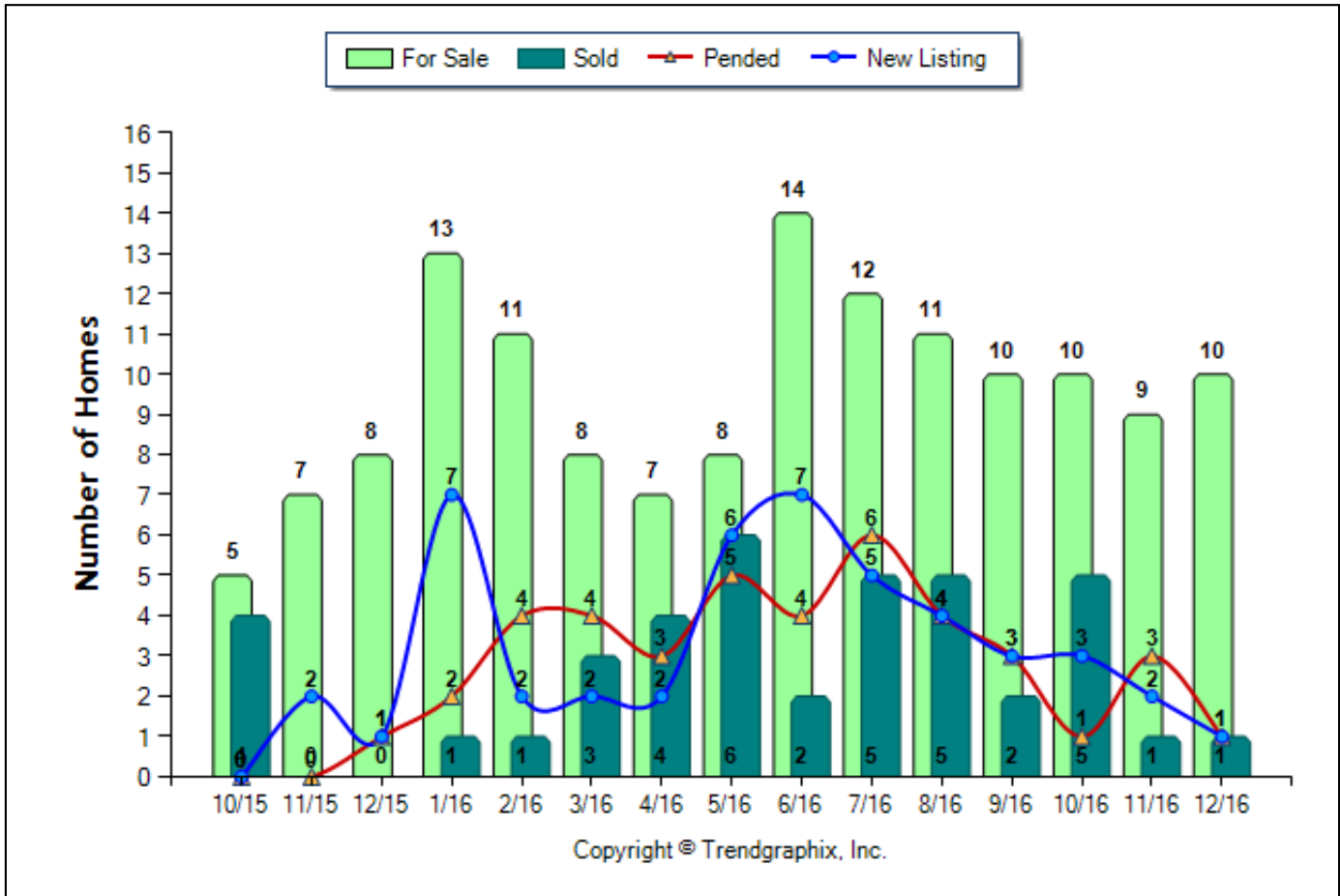
**ReeceNichols**  
REAL ESTATE



**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 (Oct. 2015 - Dec. 2016)**

Prepared for you by: Chris Dowell



	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago			TODAY STATS		
	Dec. 16	Nov. 16	% Change	Dec. 16	Dec. 15	% Change	Oct. 16 to Dec. 16	Oct. 15 to Dec. 15	% 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% ▲	9	10	-10% ▼
<b>New Listing</b>	1	2	-50% ▼	1	1	0%	6	3	100% ▲	0	1	-100% ▼
<b>Sold</b>	1	1	0%	1	0	N/A	7	4	75% ▲	1	0	N/A
<b>Pended</b>	1	3	-66.7% ▼	1	1	0%	5	1	400% ▲	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\*

Location: Woodland Creek

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Price Range: \$0 - No Limit

SQFT Range: 0 - No Limit

Bedrooms: 0 - No Limit

Full Baths: 0 - No Limit

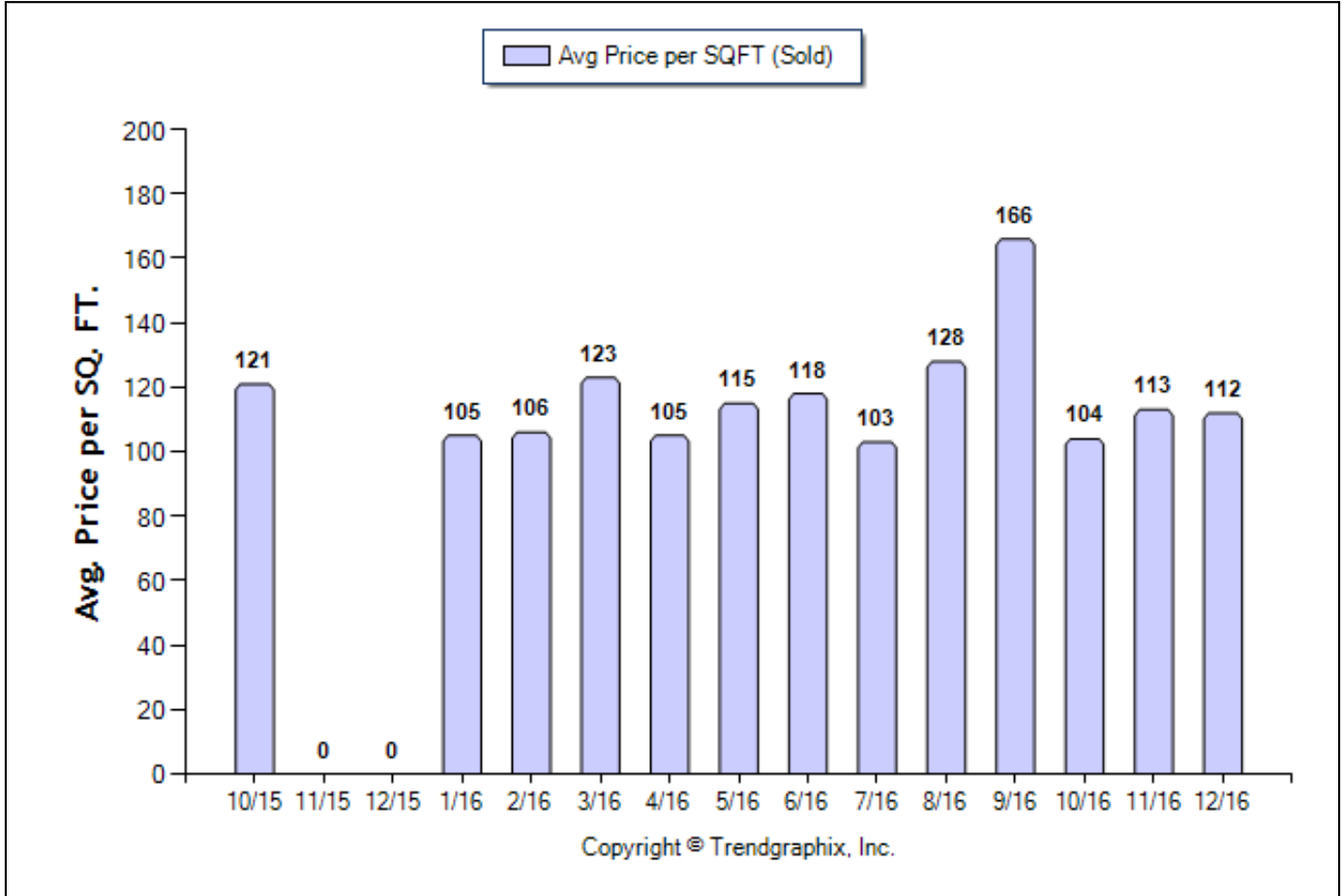
Half Baths: 0 - No Limit

Year Built: 0 - No Limit



Average Price per SQFT (Sold) (Oct. 2015 - Dec. 2016)

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	Dec. 16	Nov. 16	% Change	Dec. 16	Dec. 15	% Change	Oct. 16 to Dec. 16	Oct. 15 to Dec. 15	% Change	1/1/2017 - 1/16/2017	12/1/2016 - 12/16/2016	% Change
Avg. Sq. Ft. Price (Sold)	112	113	0.9% ▼	112	0	N/A	106.43	121	-12% ▼	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

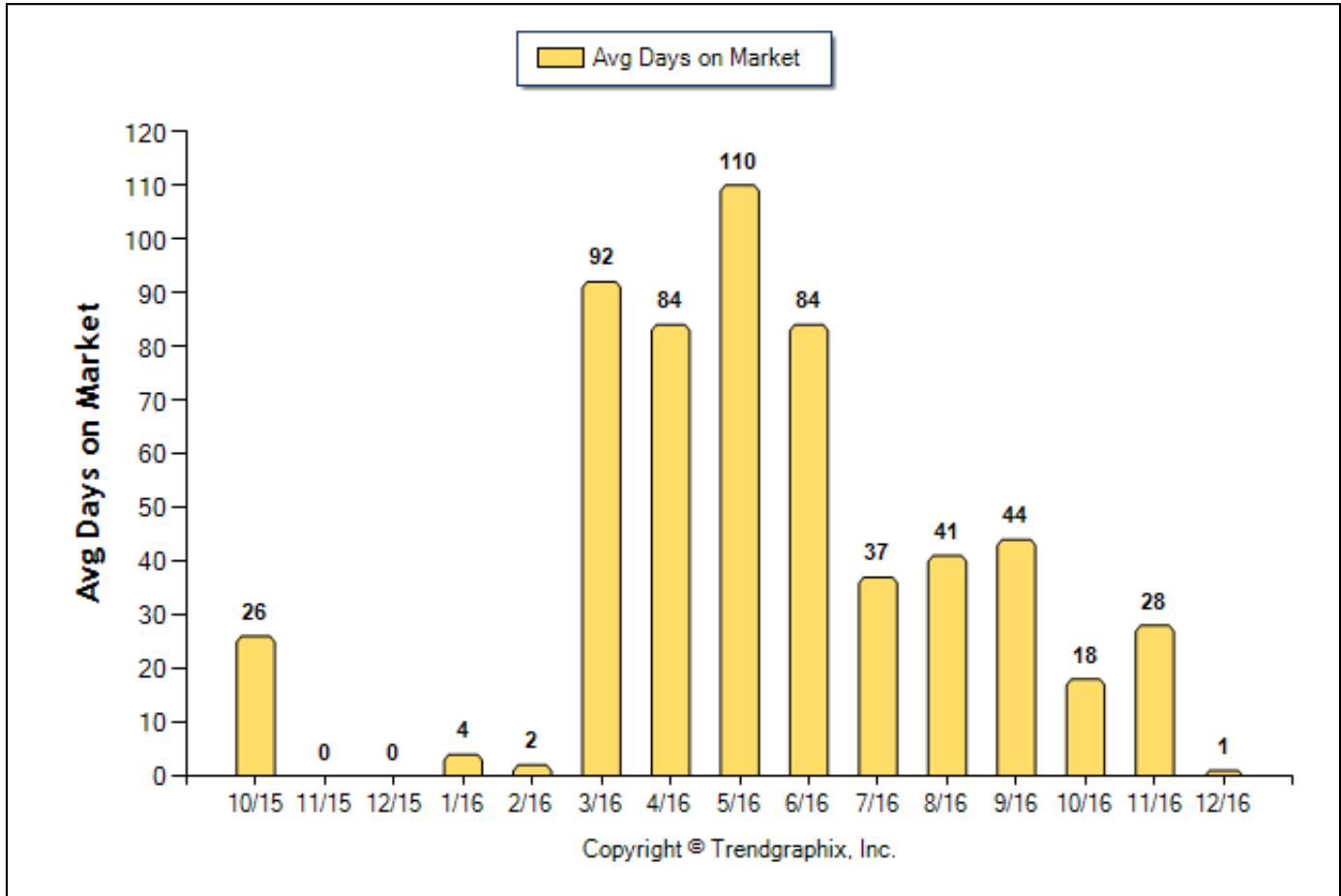
Half Baths: 0 - No Limit

Year Built: 0 - No Limit



## Avg Days On Market (Oct. 2015 - Dec. 2016)

Prepared for you by: Chris Dowell



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	Dec. 16	Nov. 16	% Change	Dec. 16	Dec. 15	% Change	Oct. 16 to Dec. 16	Oct. 15 to Dec. 15	% Change	1/1/2017 - 1/16/2017	12/1/2016 - 12/16/2016	% Change
Days on Market	1	28	-96.4% ▼	1	0	N/A	17	26	-34.6% ▼	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.

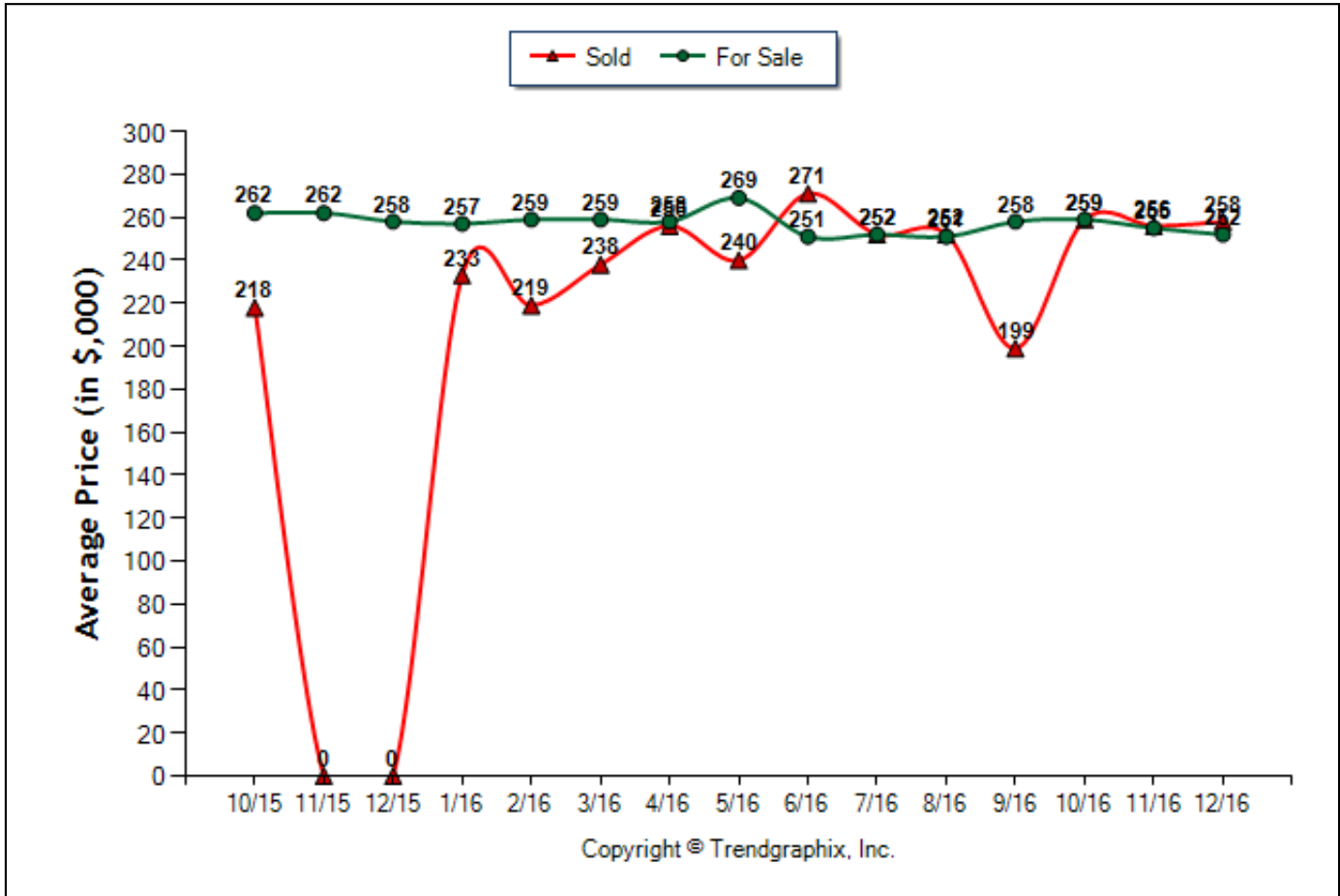
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**Average Price of For Sale and Sold (Oct. 2015 - Dec. 2016)**

Prepared for you by: Chris Dowell



	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago		
	Dec. 16	Nov. 16	% Change	Dec. 16	Dec. 15	% Change	Oct. 16 to Dec. 16	Oct. 15 to Dec. 15	% Change
Avg. Active Price	252	255	-1.2% ▼	252	258	-2.3% ▼	255	260	-1.9% ▼
Avg. Sold Price	258	256	0.8% ▲	258	0	N/A	258	218	18.3% ▲

TODAY STATS		
1/1/2017 - 1/16/2017	12/1/2016 - 12/16/2016	% Change
255	252	1.2% ▲
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.

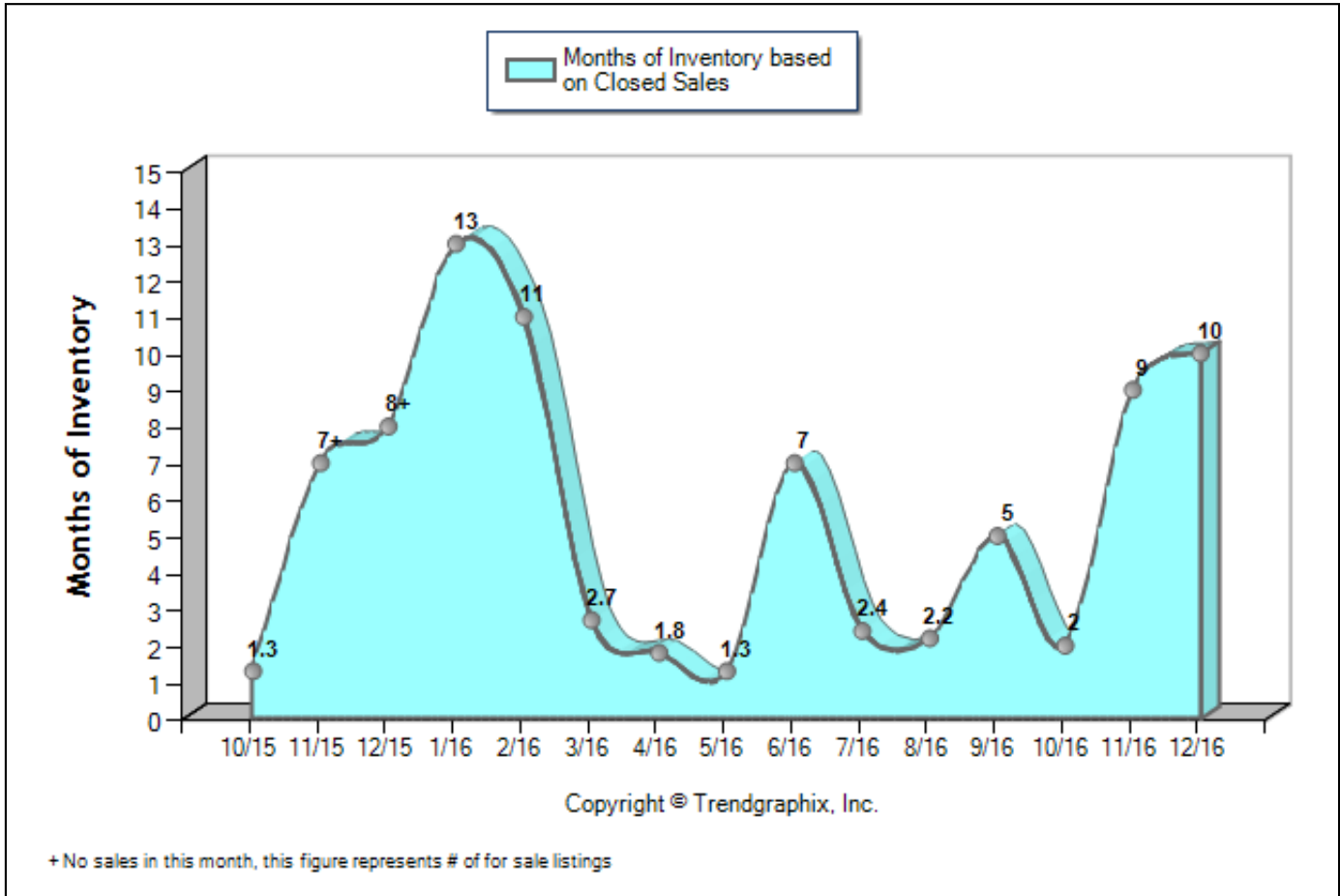
\*\*Based on 6 month trend - Appreciating/Depreciating/Neutral.



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**Months of Inventory Based on Closed Sales (Oct. 2015 - Dec. 2016)**

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	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago			TODAY STATS		
	Dec. 16	Nov. 16	% Change	Dec. 16	Dec. 15	% Change	Oct. 16 to Dec. 16	Oct. 15 to Dec. 15	% 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% ▼	9	10	-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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**SQFT Range:** 0 - No Limit

**Bedrooms:** 0 - No Limit

**Full Baths:** 0 - No Limit

**Half Baths:** 0 - No Limit

**Year Built:** 0 - No Limit



Date	10/15	11/15	12/15	1/16	2/16	3/16	4/16	5/16	6/16	7/16	8/16	9/16	10/16	11/16	12/16
<b>For Sale</b>	5	7	8	13	11	8	7	8	14	12	11	10	10	9	10
<b>New Listing</b>	0	2	1	7	2	2	2	6	7	5	4	3	3	2	1
<b>Sold</b>	4	0	0	1	1	3	4	6	2	5	5	2	5	1	1
<b>Pended</b>	0	0	1	2	4	4	3	5	4	6	4	3	1	3	1
<b>Months of Inventory (Closed Sales)</b>	1.3	7	8	13	11	2.7	1.8	1.3	7	2.4	2.2	5	2	9	10
<b>Months of Inventory (Pended Sales)</b>	5	7	8	6.5	2.8	2	2.3	1.6	3.5	2	2.8	3.3	10	3	10
<b>Absorption Rate (Closed Sales) %</b>	80	0	0	7.7	9.1	37.5	57.1	75	14.3	41.7	45.5	20	50	11.1	10
<b>Absorption Rate (Pended Sales) %</b>	0	0	12.5	15.4	36.4	50	42.9	62.5	28.6	50	36.4	30	10	33.3	10
<b>Avg. Active Price</b>	262	262	258	257	259	259	258	269	251	252	251	258	259	255	252
<b>Avg. Sold Price</b>	218	0	0	233	219	238	256	240	271	252	252	199	259	256	258
<b>Avg. Sq. Ft. Price (Sold)</b>	121	0	0	105	106	123	105	115	118	103	128	166	104	113	112
<b>Sold/List Diff. %</b>	101	0	0	101	102	100	101	101	101	100	99	100	99	99	101
<b>Sold/Orig LP Diff. %</b>	96	0	0	104	102	98	100	101	101	100	98	92	99	97	101
<b>Days on Market</b>	26	0	0	4	2	92	84	110	84	37	41	44	18	28	1
<b>Median</b>	213	0	0	234	219	227	255	240	271	240	261	198	264	256	258

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