

Report prepared by:

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

*Contact Chris Dowell,
Today!*

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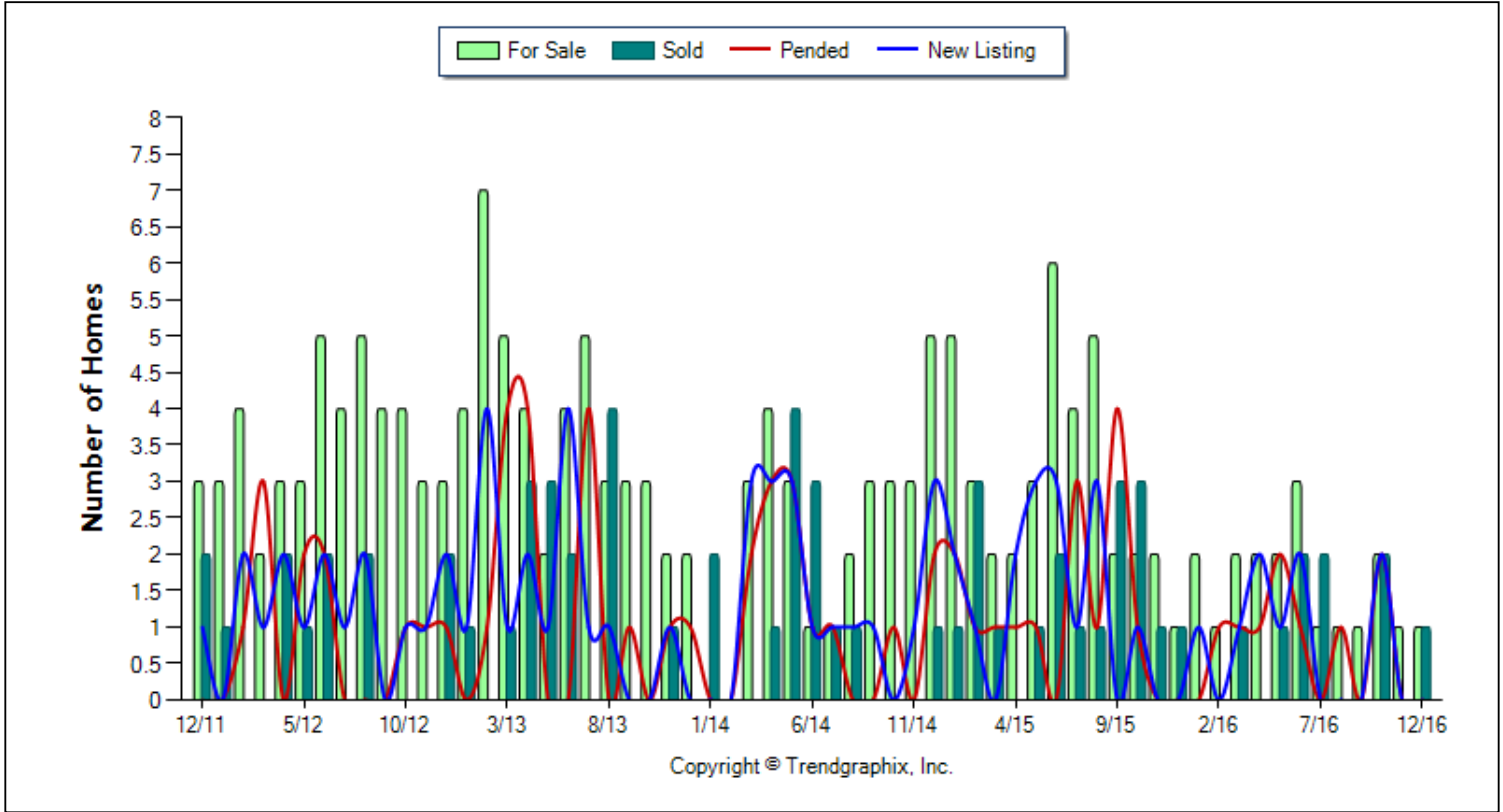
ReeceNichols
REAL ESTATE



Location: Amber Hills Estates
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 - 1/1/2017	12/1/2016 - 12/17/2016	% Change
	For Sale	1	1	0%	1	1	0%	4	5	-20% ▼	1	3	-66.7% ▼	19	37	-48.6% ▼	4	10	-60% ▼	19	43	-55.8% ▼	1	1
New Listing	0	0	N/A	0	0	N/A	2	1	100% ▲	0	1	-100% ▼	9	16	-43.7% ▼	2	4	-50% ▼	9	15	-40% ▼	1	0	N/A
Sold	1	0	N/A	1	1	0%	3	5	-40% ▼	1	2	-50% ▼	9	18	-50% ▼	3	2	50% ▲	9	10	-10% ▼	0	0	N/A
Pended	0	0	N/A	0	0	N/A	2	1	100% ▲	0	0	N/A	9	15	-40% ▼	2	3	-33.3% ▼	9	11	-18.2% ▼	0	0	N/A

December 2016 is a Seller's market**

Home For Sale in December 2016 is 1 units. It is the same as compared to the last month and the same as compared to the last year.
Home Listed in December 2016 is 0 units.
Home Closed in December 2016 is 1 units.
Home Placed under Contract in December 2016 is 0 units.

**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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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) (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 - 1/1/2017	12/1/2016 - 12/17/2016	% Change
	110	0	N/A	110	70	57.1% ▲	132	65	103.1% ▲	110	82	34.1% ▲	113.1 ₁	74.33	52.2% ▲	132	0	N/A	113.1 ₁	30.6	269.6% ▲	0	0	N/A

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

Average Sold Price per Square Footage in December 2016 is \$110.

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

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Facts and TrendsTM - Published January 2017*

Location: Amber Hills Estates

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

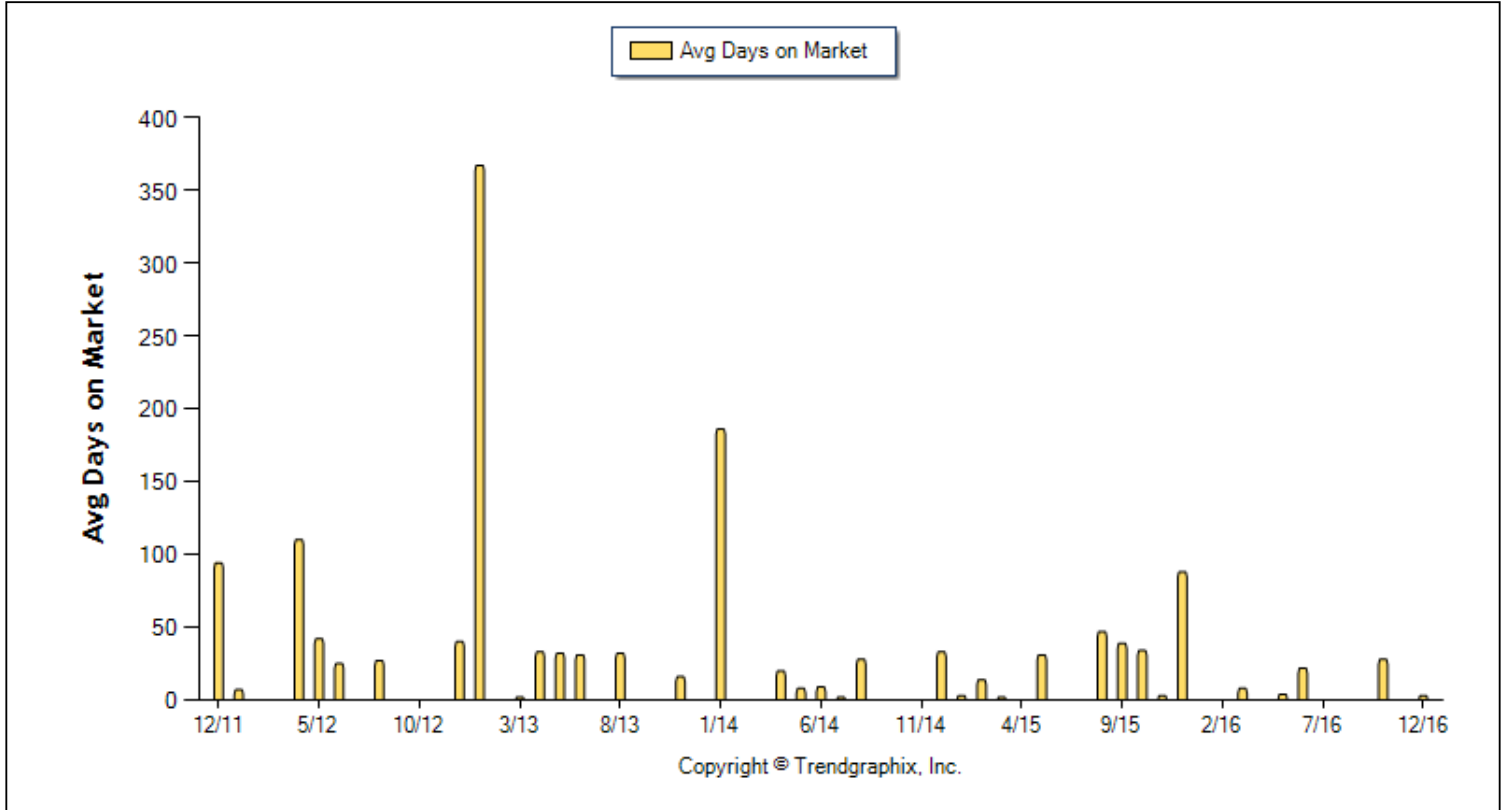
Half Baths: 0 - No Limit

Year Built: 0 - No Limit



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 - 1/1/2017	12/1/2016 - 12/17/2016	% Change
	3	0	N/A	3	88	-96.6% ▼	20	39	-48.7% ▼	3	94	-96.8% ▼	13	24	-45.8% ▼	20	40	-50% ▼	13	45	-71.1% ▼	0	0	N/A

December 2016 Average Days on Market trend Remains Steady**

Average Days on Market in December 2016 is 3.

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

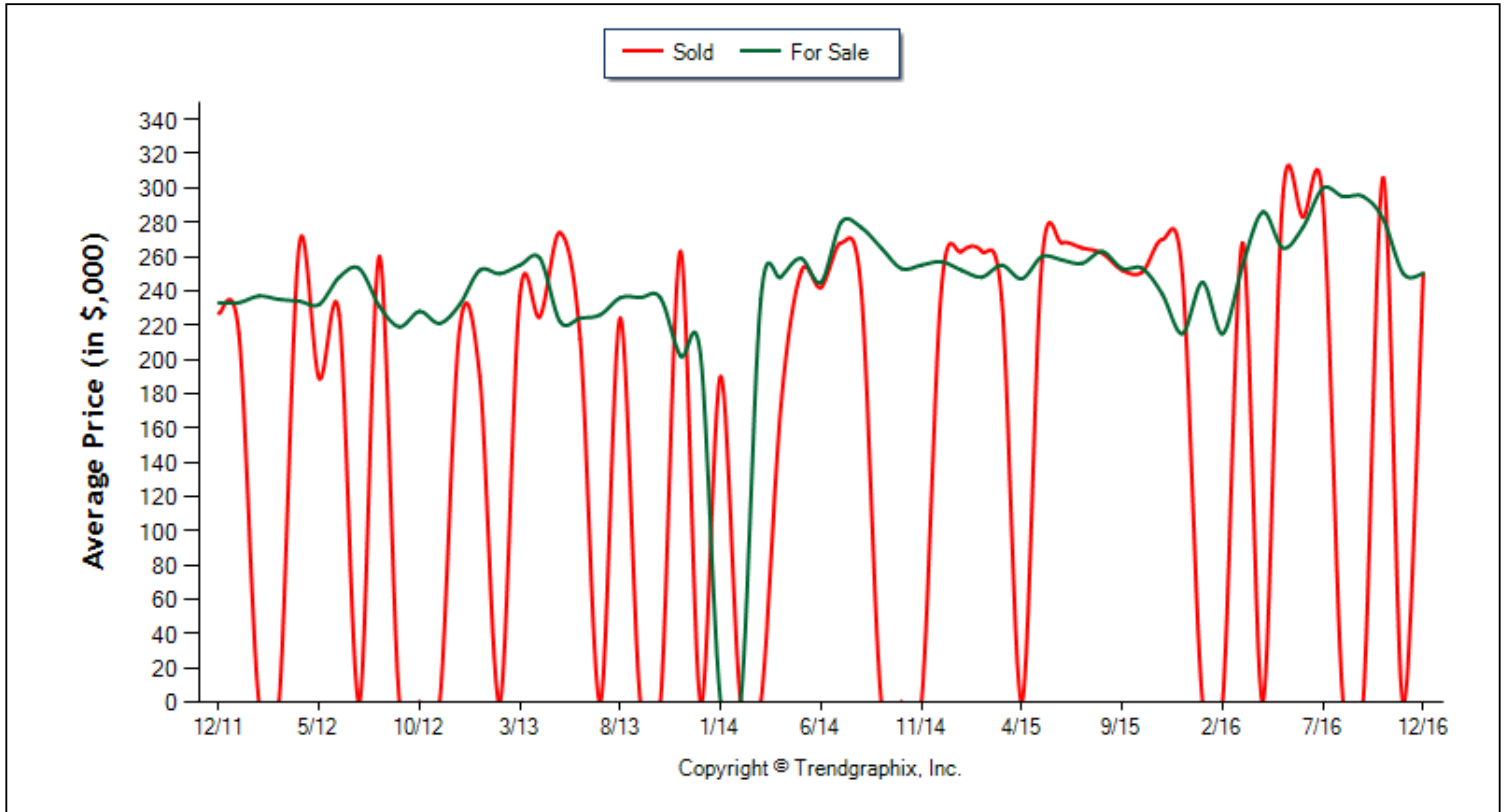
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Average Price of For Sale and Sold (Last 5 years)

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		
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	Avg. Active Price	250	250	0%	250	215	16.3% ▲	266	239	11.3% ▲	250	233	7.3% ▲	269	253	6.3% ▲	266	227	17.2% ▲	269	234	15% ▲	289	250
Avg. Sold Price	250	0	N/A	250	249	0.4% ▲	287	254	13% ▲	250	227	10.1% ▲	286	258	10.9% ▲	287	218	31.7% ▲	286	234	22.2% ▲	0	0	N/A

December 2016 Average For Sale Price is Depreciating**

Average For Sale Price (in thousand) in December 2016 is \$250. It is the same as compared to the last month and up **16.3%** compared to the last year.

December 2016 Average Sold Price is Neutral**

Average Sold Price (in thousand) in December 2016 is \$250.

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

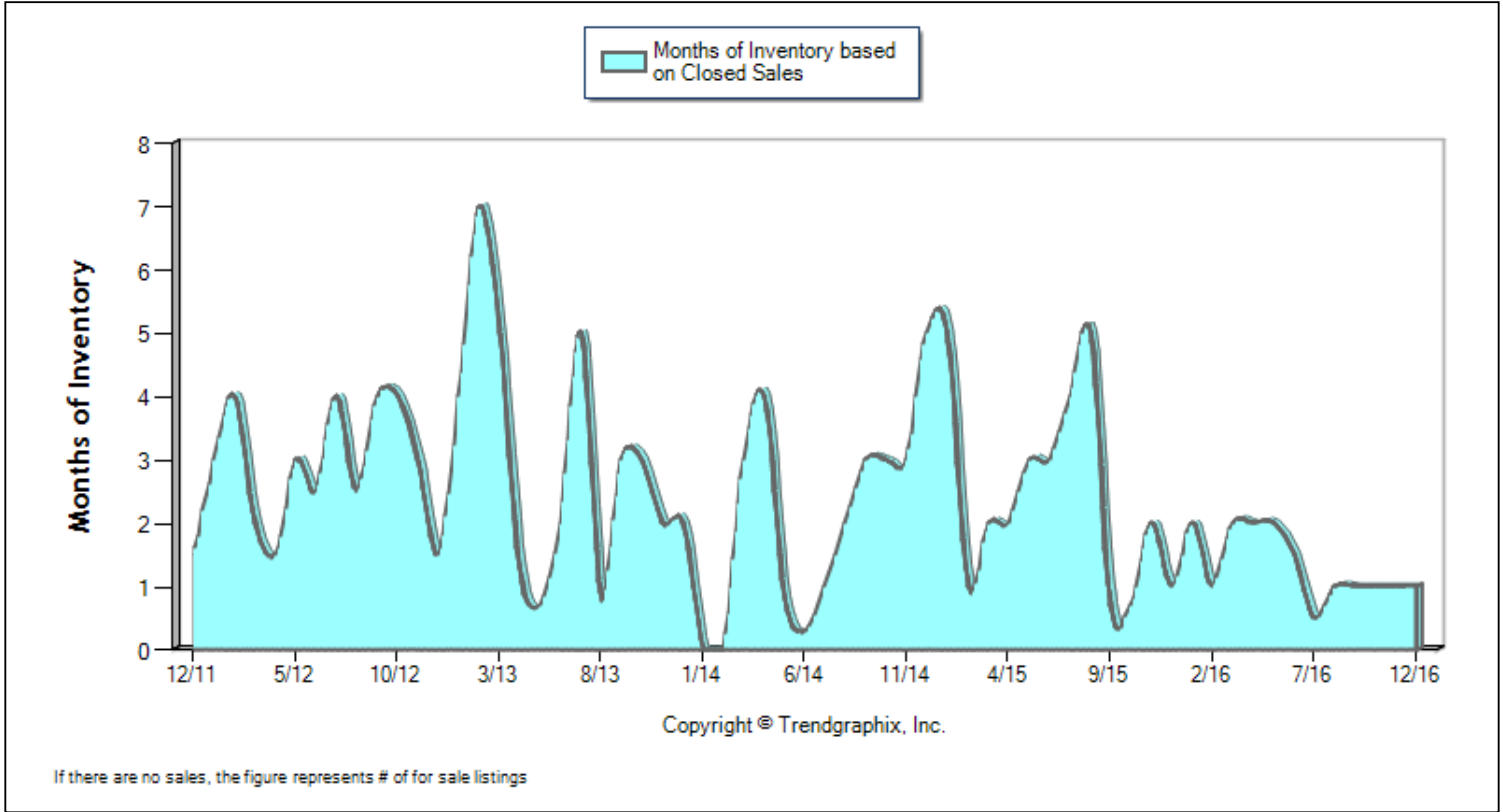
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Full Baths: 0 - No Limit **Half Baths:** 0 - No Limit **Year Built:** 0 - No Limit

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

Prepared for you by: Chris Dowell



Month s of Inventory (Close d Sales)	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 - 1/1/2017	12/1/2016 - 12/17/2016	% Change
	1	1	0%	1	1	0%	1.3	1	30% ▲	1	1.5	-33.3% ▼	2.1	2.1	0%	1.3	5	-74% ▼	2.1	4.3	-51.2% ▼	1	1	0%

December 2016 is a Seller's market**

Months of Inventory based on Closed Sales in December 2016 is 1. It is the same as 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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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	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
For Sale	3	2	5	4	3	5	4	3	2	3	1	3	5	2	6	2	1	2	3	1	1
New Listing	1	1	2	0	2	1	4	0	0	3	1	1	3	0	3	0	0	1	2	0	0
Sold	2	0	2	0	2	1	2	0	0	0	3	0	1	1	2	3	1	1	2	0	1
Pended	0	3	2	0	1	4	0	1	1	2	1	0	2	1	0	4	0	1	1	0	0
Months of Inventory (Closed Sales)	1.5	2	2.5	4	1.5	5	2	3	2	3	0.3	3	5	2	3	0.7	1	2	1.5	1	1
Months of Inventory (Pended Sales)	3	0.7	2.5	4	3	1.3	4	3	2	1.5	1	3	2.5	2	6	0.5	1	2	3	1	1
Absorption Rate (Closed Sales) %	66.7	0	40	0	66.7	20	50	0	0	0	300	0	20	50	33.3	150	100	50	66.7	0	100
Absorption Rate (Pended Sales) %	0	150	40	0	33.3	80	0	33.3	50	66.7	100	0	40	50	0	200	0	50	33.3	0	0
Avg. Active Price	233	235	248	219	232	255	224	236	202	235	245	265	257	255	258	253	215	255	277	295	250
Avg. Sold Price	227	0	226	0	218	237	212	0	0	0	242	0	242	235	268	252	249	268	283	0	250
Avg. Sq. Ft. Price (Sold)	82	0	0	0	0	81	80	0	0	0	111	0	113	0	83	84	70	118	108	0	110
Sold/List Diff. %	98	0	99	0	99	100	94	0	0	0	98	0	97	100	104	97	96	99	100	0	100
Sold/Orig LP Diff. %	94	0	98	0	92	100	92	0	0	0	99	0	95	100	104	96	96	97	94	0	100
Days on Market	94	0	25	0	40	2	31	0	0	0	9	0	33	2	0	39	88	8	22	0	3
Median	227	0	225	0	218	238	212	0	0	0	243	0	243	235	268	253	250	268	283	0	250

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