

Report prepared by:

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

*Contact Chris Dowell,
Today!*

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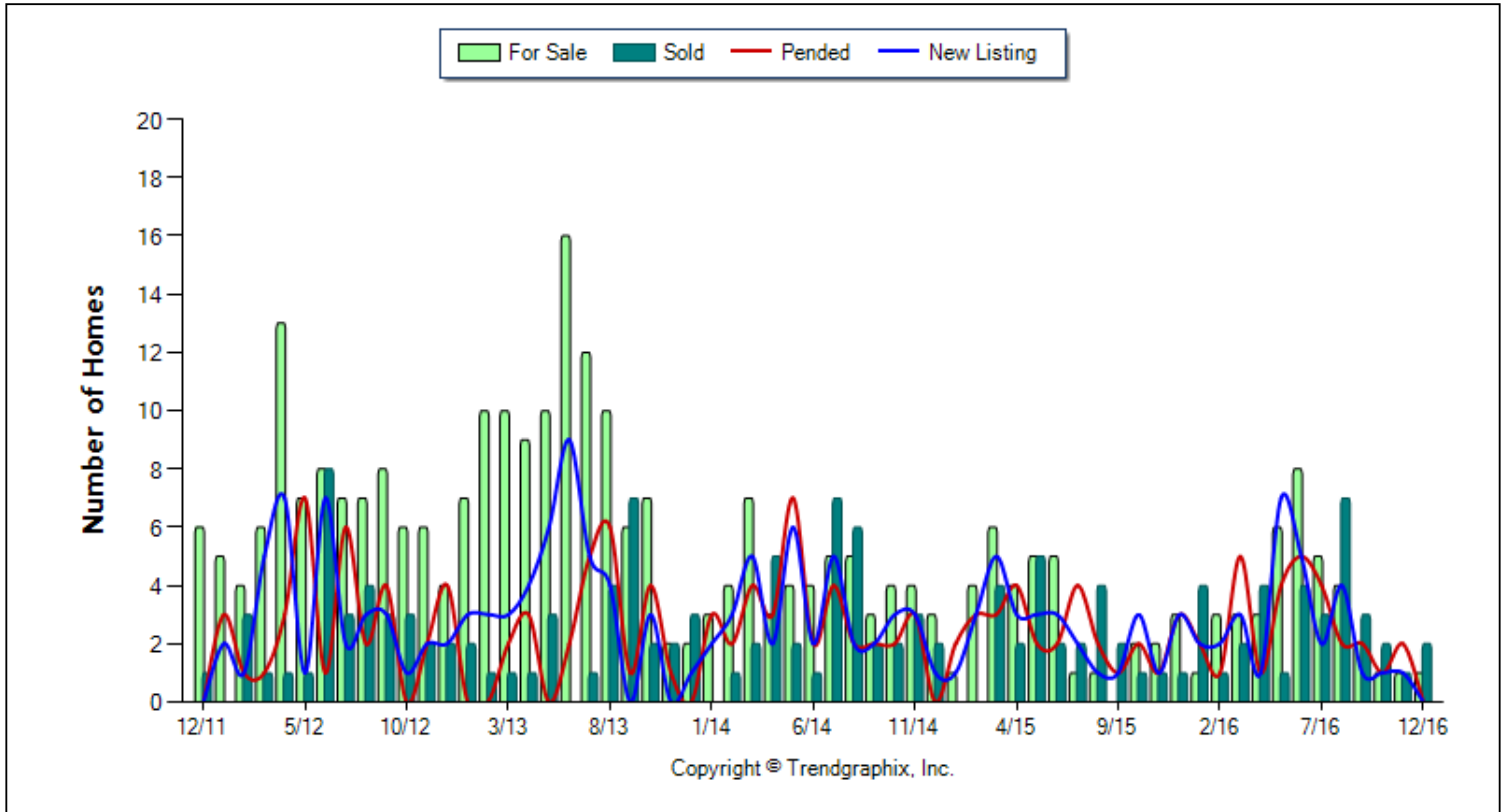
ReeceNichols
REAL ESTATE



Location: Devonshire
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 - 1/18/2017	12/1/2016 - 12/18/2016	% Change
	For Sale	1	1	0%	1	3	-66.7% ▼	3	7	-57.1% ▼	1	6	-83.3% ▼	38	34	11.8% ▲	3	16	-81.2% ▼	38	81	-53.1% ▼	0	1
New Listing	0	1	-100% ▼	0	3	-100% ▼	2	7	-71.4% ▼	0	0	N/A	29	29	0%	2	5	-60% ▼	29	36	-19.4% ▼	0	0	N/A
Sold	2	1	100% ▲	2	1	100% ▲	5	3	66.7% ▲	2	1	100% ▲	34	24	41.7% ▲	5	7	-28.6% ▼	34	31	9.7% ▲	0	1	-100% ▼
Pended	0	2	-100% ▼	0	3	-100% ▼	3	6	-50% ▼	0	0	N/A	29	29	0%	3	6	-50% ▼	29	34	-14.7% ▼	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 down **66.7%** compared to the last year.
Home Listed in December 2016 is 0 units. It is down **100%** compared to the last month and down **100%** compared to the last year.
Home Closed in December 2016 is 2 units. It is up **100%** compared to the last month and up **100%** compared to the last year.
Home Placed under Contract in December 2016 is 0 units. It is down **100%** compared to the last month and down **100%** 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.

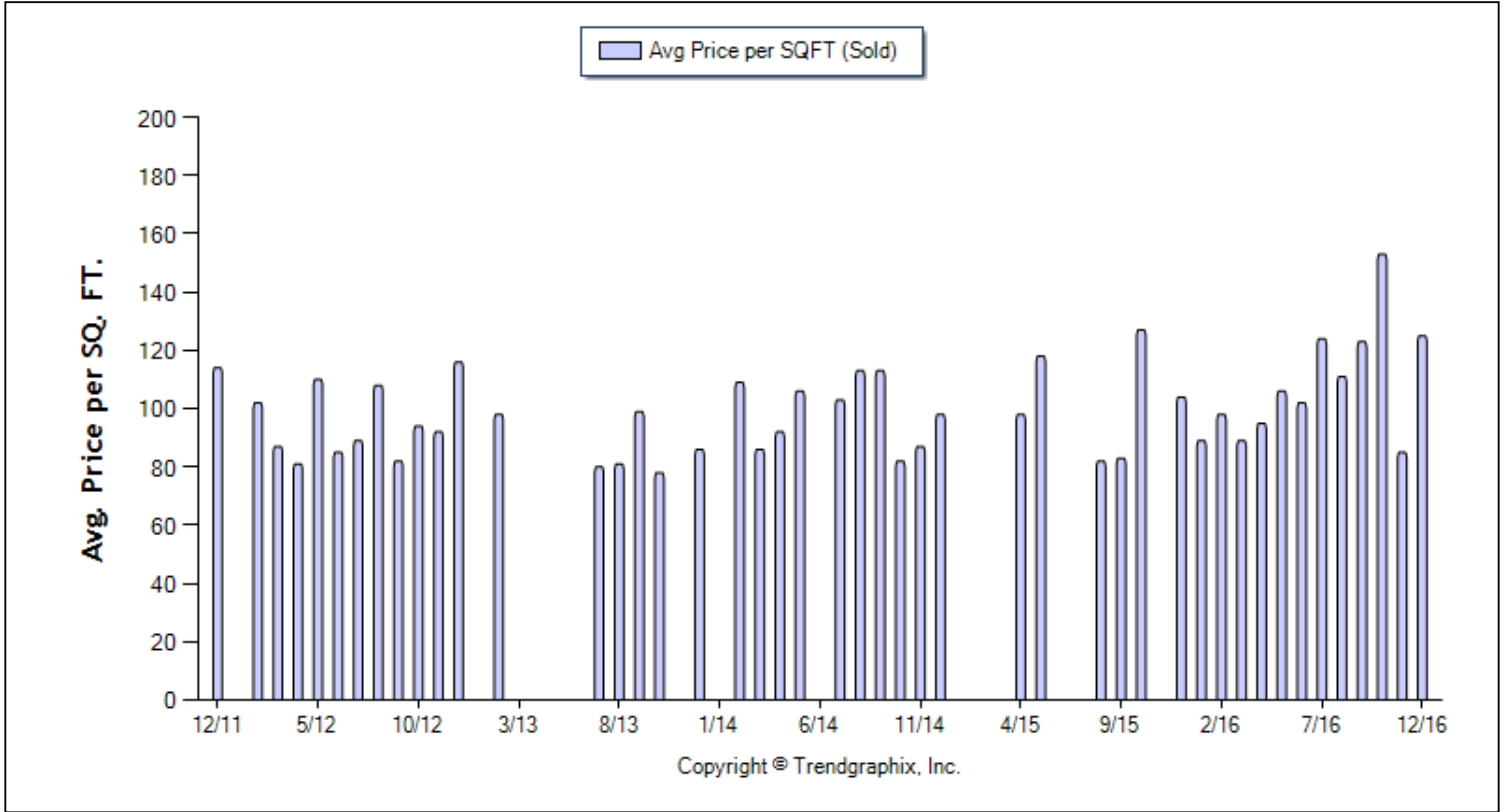
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Full Baths: 0 - No Limit **Half Baths:** 0 - No Limit **Year Built:** 0 - No Limit

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 - 1/18/2017	12/1/2016 - 12/18/2016	% Change
	125	85	47.1% ▲	125	104	20.2% ▲	128.2	77	66.5% ▲	125	114	9.6% ▲	108.38	62.96	72.1% ▲	128.2	99.71	28.6% ▲	108.38	93.77	15.6% ▲	0	116	-100% ▼

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

Average Sold Price per Square Footage in December 2016 is \$125. It is up **47.1%** compared to the last month and up **20.2%** compared to the last year.

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

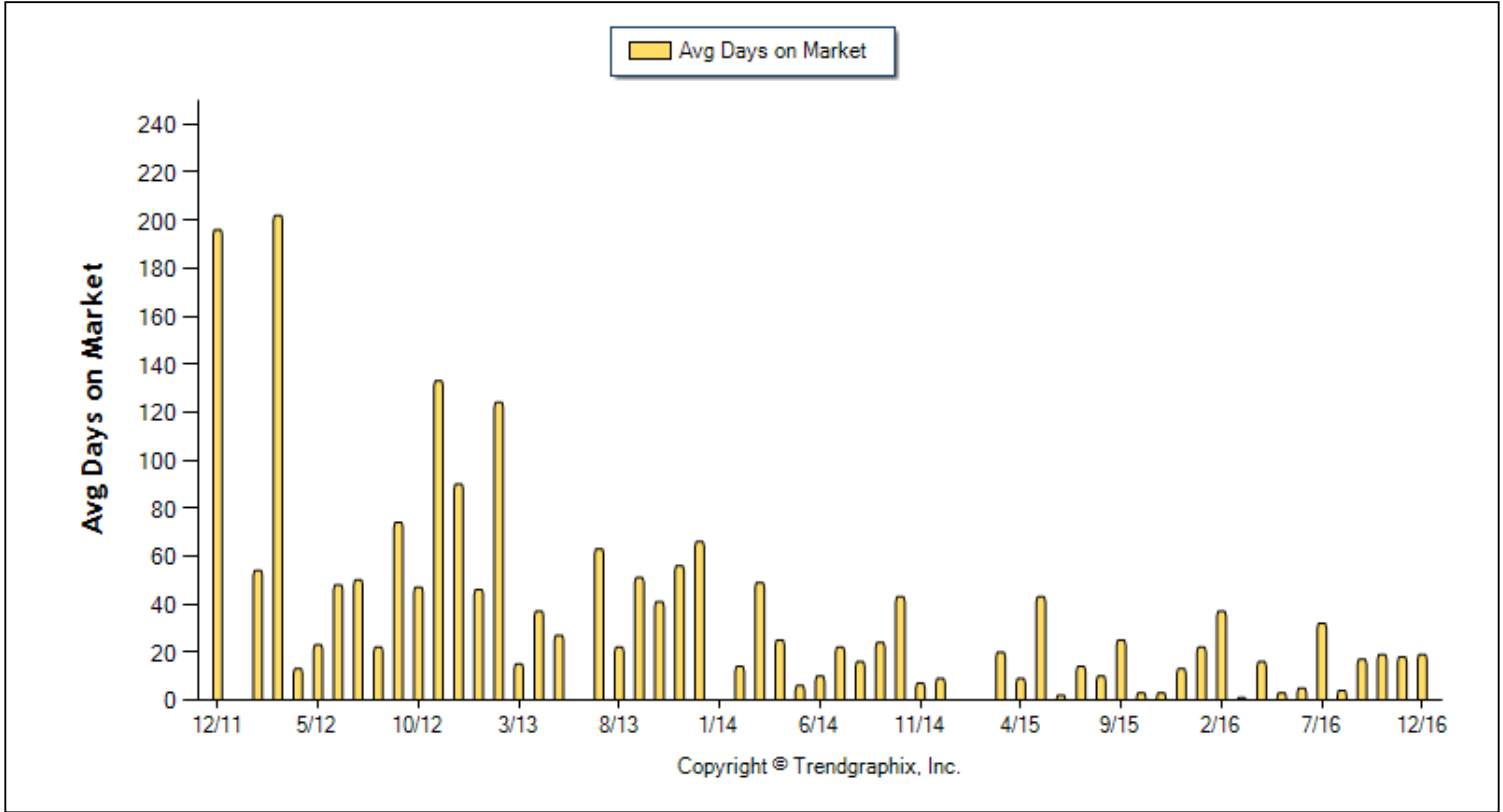
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Avg Days On Market (Last 5 years)

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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	Days on Market	19	18	5.6% ▲	19	13	46.2% ▲	19	6	216.7% ▲	19	196	-90.3% ▼	14	19	-26.3% ▼	19	84	-77.4% ▼	14	59	-76.3% ▼	0	2

December 2016 Average Days on Market trend is Rising**

Average Days on Market in December 2016 is 19. It is up **5.6%** compared to the last month and up **46.2%** compared to the last year.

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

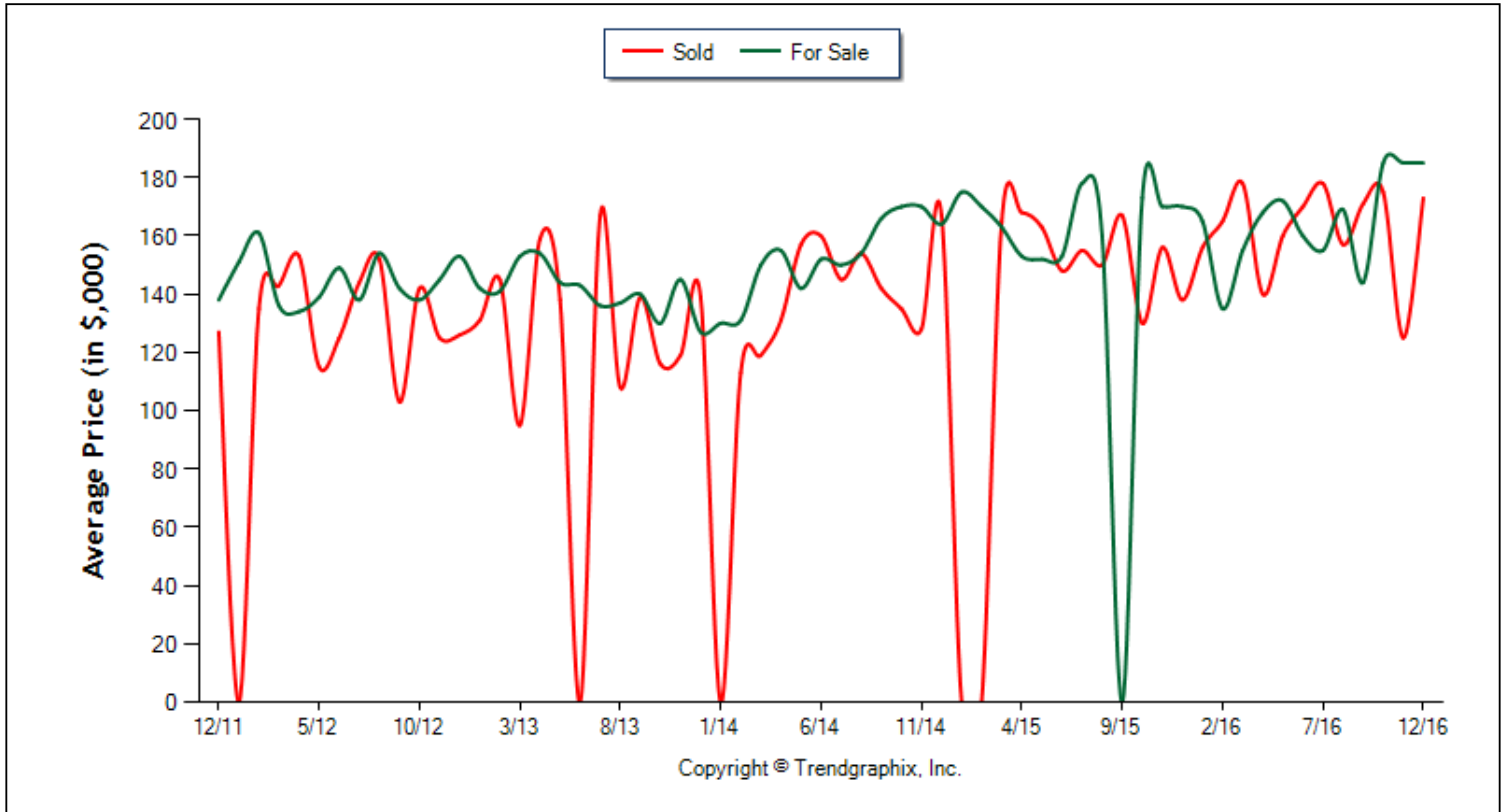
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Full Baths: 0 - No Limit **Half Baths:** 0 - No Limit **Year Built:** 0 - No Limit

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		
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	Avg. Active Price	185	185	0%	185	170	8.8% ▲	185	171	8.2% ▲	185	138	34.1% ▲	162	162	0%	185	144	28.5% ▲	162	143	13.3% ▲	0	185
Avg. Sold Price	173	125	38.4% ▲	173	138	25.4% ▲	164	141	16.3% ▲	173	127	36.2% ▲	162	157	3.2% ▲	164	133	23.3% ▲	162	132	22.7% ▲	0	165	-100% ▼

December 2016 Average For Sale Price is Appreciating**

Average For Sale Price (in thousand) in December 2016 is \$185. It is the same as compared to the last month and up **8.8%** compared to the last year.

December 2016 Average Sold Price is Neutral**

Average Sold Price (in thousand) in December 2016 is \$173. It is up **38.4%** compared to the last month and up **25.4%** compared to the last year.

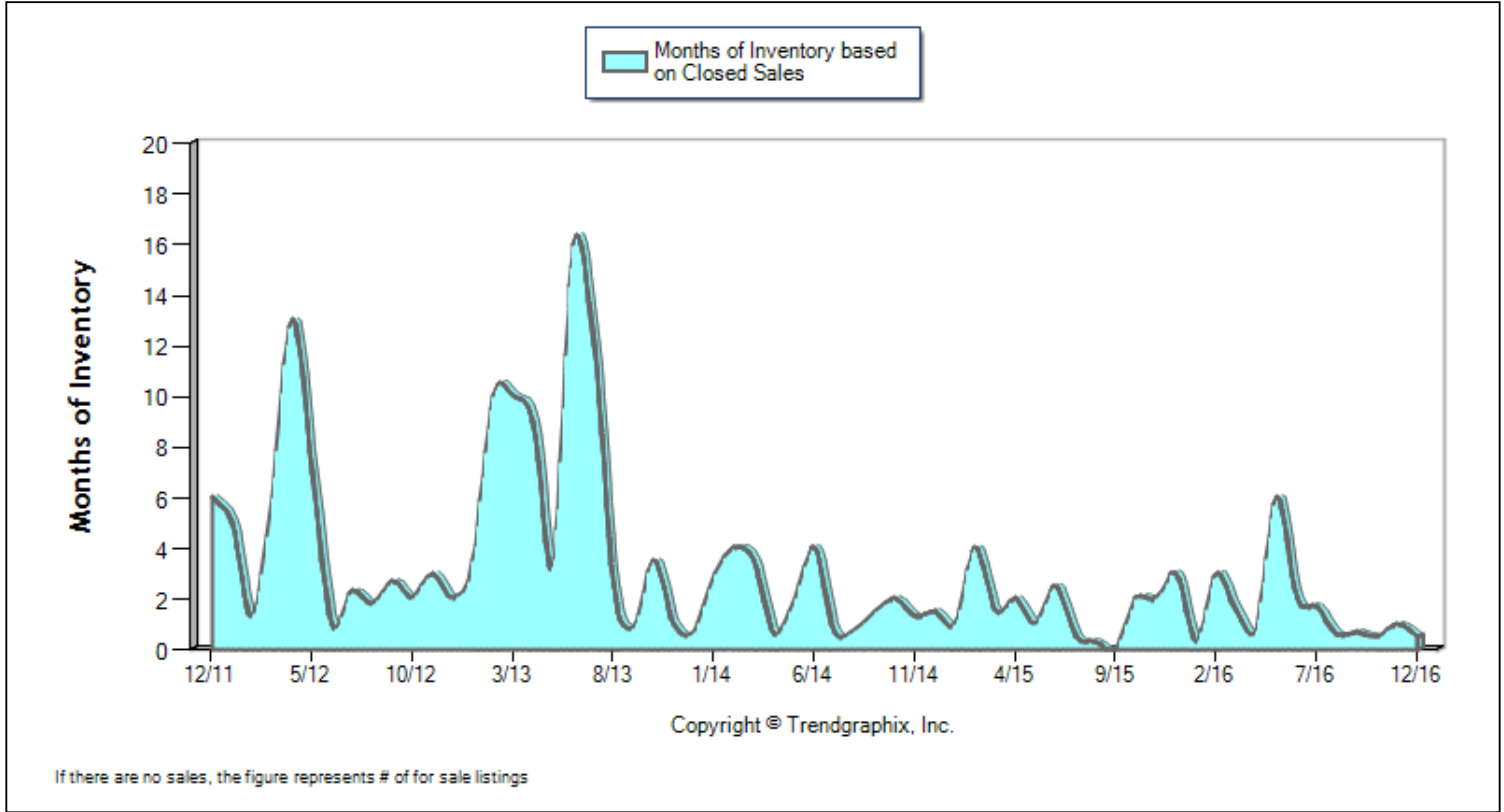
**Based on 6 month trend - Appreciating/Depreciating/Neutral.



Location: Devonshire
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

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 - 1/18/2017	12/1/2016 - 12/18/2016	% Change
	Months of Inventory (Closed Sales)	0.5	1	-50% ▼	0.5	3	-83.3% ▼	0.6	2.3	-72.9% ▼	0.5	6	-91.7% ▼	1.1	1.4	-21.2% ▼	0.6	2.3	-74.4% ▼	1.1	2.6	-57.4% ▼	0	1

December 2016 is a Seller's market**

Months of Inventory based on Closed Sales in December 2016 is 0.5. It is down **50%** compared to the last month and down **83.3%** 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 TrendsTM - Published January 2017*

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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



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	6	6	8	8	4	10	16	6	2	7	4	3	3	6	5	0	3	3	8	2	1
New Listing	0	5	7	3	2	3	9	0	1	5	2	2	1	5	3	1	3	3	5	1	0
Sold	1	1	8	3	2	1	0	7	3	2	1	2	2	4	2	2	1	2	4	3	2
Pended	0	1	1	4	4	2	2	1	0	4	2	2	0	3	2	1	3	5	5	2	0
Months of Inventory (Closed Sales)	6	6	1	2.7	2	10	16	0.9	0.7	3.5	4	1.5	1.5	1.5	2.5	0	3	1.5	2	0.7	0.5
Months of Inventory (Pended Sales)	6	6	8	2	1	5	8	6	2	1.8	2	1.5	3	2	2.5	0	1	0.6	1.6	1	1
Absorption Rate (Closed Sales) %	16.7	16.7	100	37.5	50	10	0	116.7	150	28.6	25	66.7	66.7	66.7	40	2	33.3	66.7	50	150	200
Absorption Rate (Pended Sales) %	0	16.7	12.5	50	100	20	12.5	16.7	0	57.1	50	66.7	0	50	40	1	100	166.7	62.5	100	0
Avg. Active Price	138	136	149	142	153	153	143	140	127	150	152	166	164	163	153	0	170	155	160	144	185
Avg. Sold Price	127	143	125	103	126	95	0	139	139	119	160	142	167	165	148	167	138	178	170	171	173
Avg. Sq. Ft. Price (Sold)	114	87	85	82	116	0	0	99	86	86	0	113	98	0	0	83	104	89	102	123	125
Sold/List Diff. %	98	98	100	92	94	100	0	99	100	93	100	97	97	100	101	99	102	100	106	101	99
Sold/Orig LP Diff. %	93	98	99	86	91	101	0	96	97	92	97	97	97	100	101	99	103	100	106	100	99
Days on Market	196	202	48	74	90	15	0	51	66	49	10	24	9	20	2	25	13	1	5	17	19
Median	127	143	126	95	126	95	0	143	155	119	160	143	167	165	148	167	138	178	174	173	173

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