

Report prepared by:

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

*Contact Chris Dowell,
Today!*

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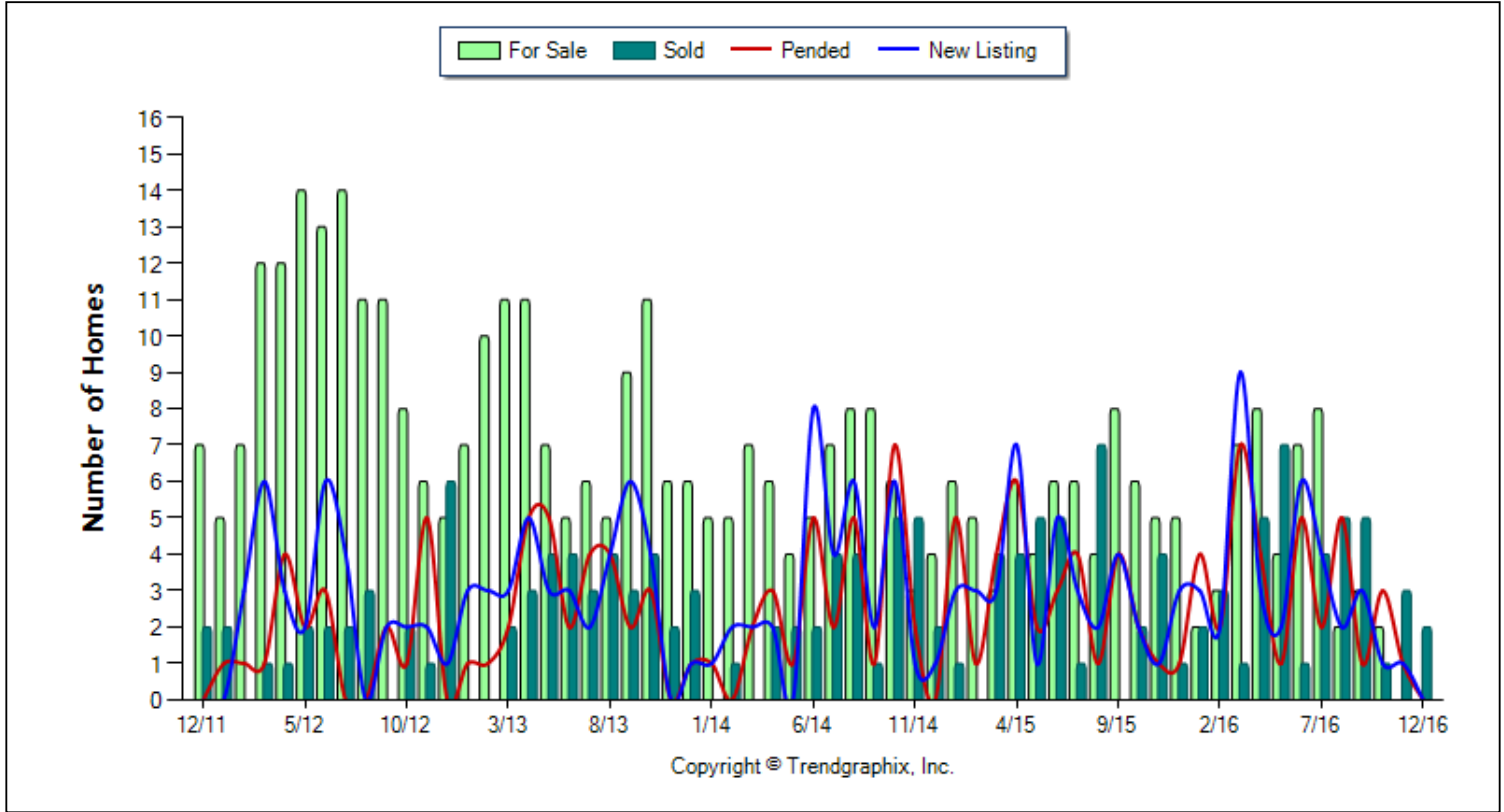
ReeceNichols
REAL ESTATE



Location: Arrowhead
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
	For Sale	0	0	N/A	0	5	-100% ▼	2	16	-87.5% ▼	0	7	-100% ▼	46	64	-28.1% ▼	2	19	-89.5% ▼	46	118	-61% ▼	1	0
New Listing	0	1	-100% ▼	0	3	-100% ▼	2	6	-66.7% ▼	0	0	N/A	36	37	-2.7% ▼	2	5	-60% ▼	36	31	16.1% ▲	1	0	N/A
Sold	2	3	-33.3% ▼	2	1	100% ▲	6	7	-14.3% ▼	2	2	0%	39	34	14.7% ▲	6	9	-33.3% ▼	39	22	77.3% ▲	0	1	-100% ▼
Pended	0	1	-100% ▼	0	1	-100% ▼	4	4	0%	0	0	N/A	35	34	2.9% ▲	4	6	-33.3% ▼	35	20	75% ▲	0	0	N/A

December 2016 is a Seller's market**

Home For Sale in December 2016 is 0 units.

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 down **33.3%** 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.

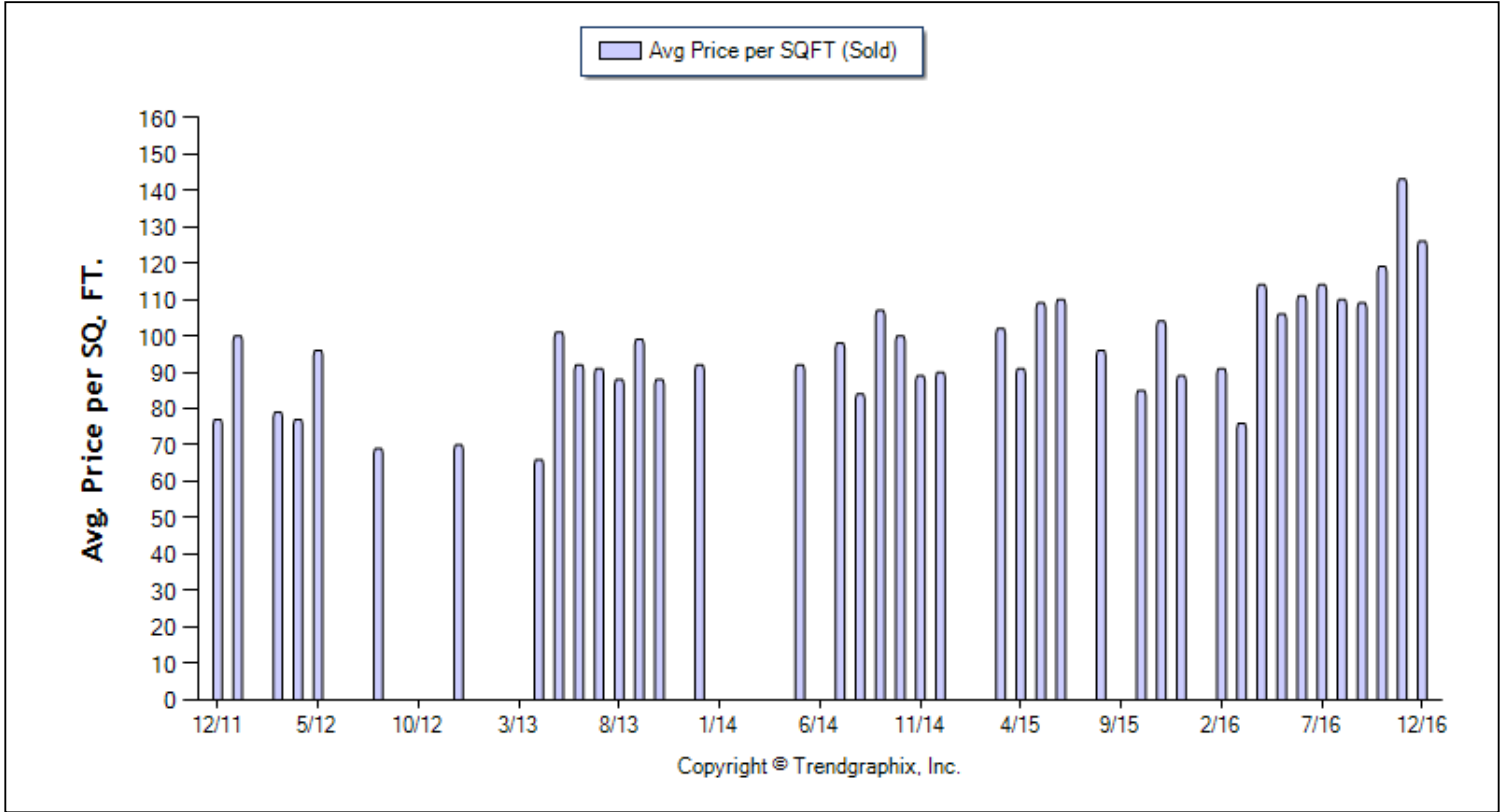
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Average Price per SQFT (Sold) (Last 5 years)

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
	126	143	-11.9% ▼	126	89	41.6% ▲	133.3 3	96.43	38.3% ▲	126	77	63.6% ▲	105.7 2	94.53	11.8% ▲	133.3 3	46.67	185.7% ▲	105.7 2	53.41	97.9% ▲	0	126	-100% ▼

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

Average Sold Price per Square Footage in December 2016 is \$126. It is down **11.9%** compared to the last month and up **41.6%** compared to the last year.

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

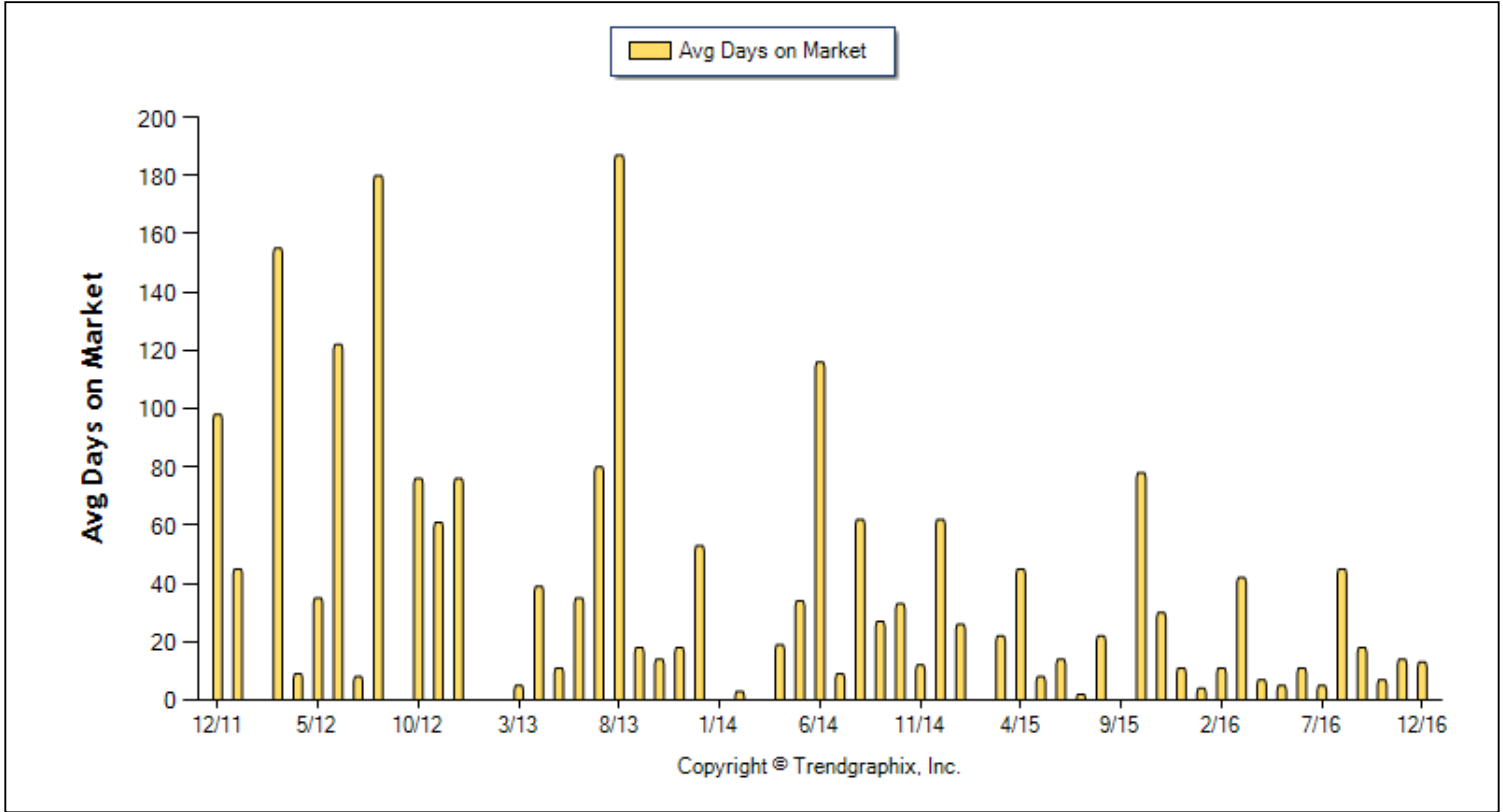
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Avg Days On Market (Last 5 years)

Prepared for you by: Chris Dowell



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		
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	13	14	-7.1% ▼	13	11	18.2% ▲	13	41	-68.3% ▼	13	98	-86.7% ▼	15	25	-40% ▼	13	74	-82.4% ▼	15	82	-81.7% ▼	0	12	-100% ▼

December 2016 Average Days on Market trend Remains Steady**

Average Days on Market in December 2016 is 13. It is down **7.1%** compared to the last month and up **18.2%** compared to the last year.

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

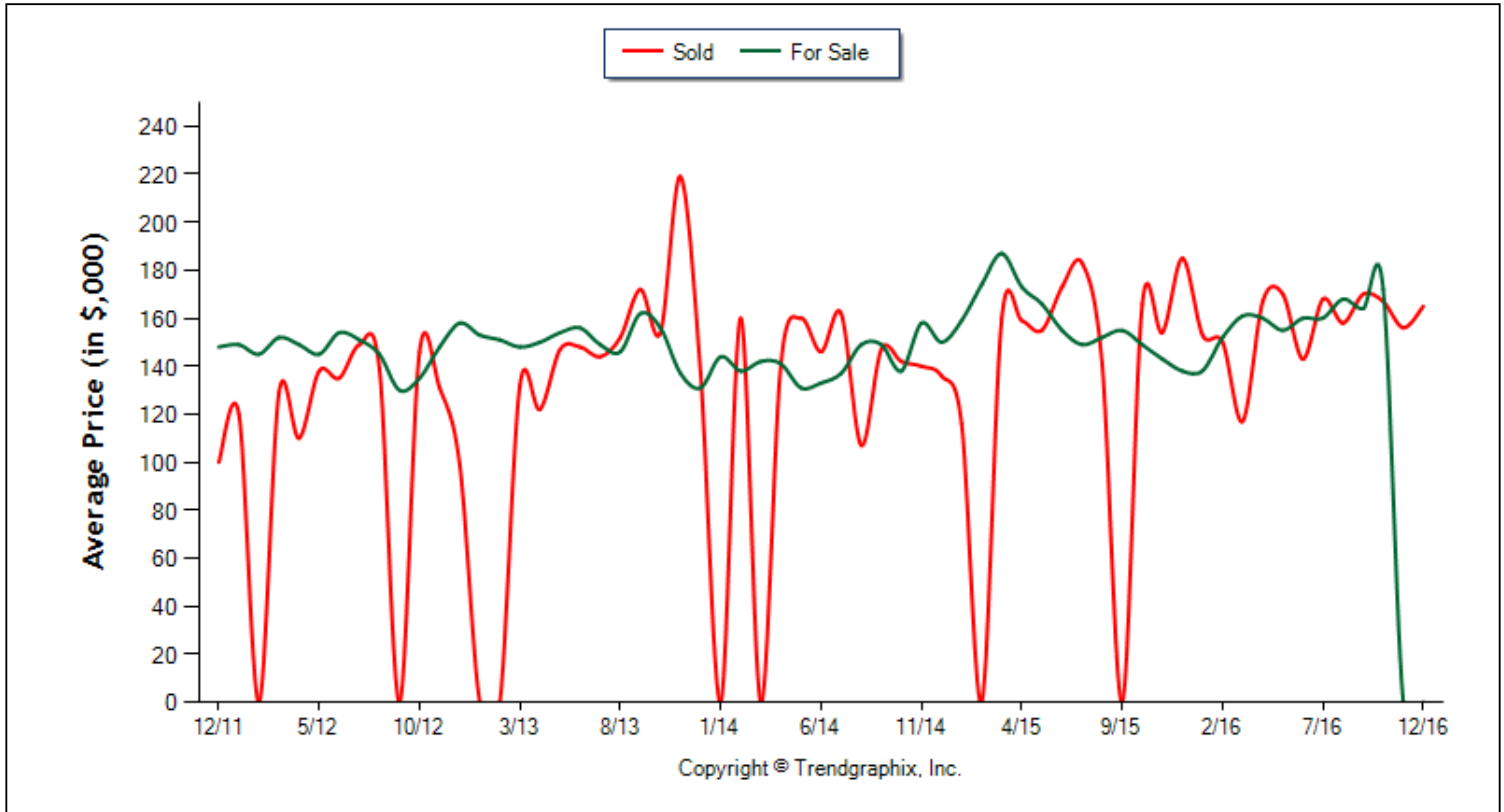
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Average Price of For Sale and Sold (Last 5 years)

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	0	0	N/A	0	138	-100% ▼	172	144	19.4% ▲	0	148	-100% ▼	159	157	1.3% ▲	172	145	18.6% ▲	159	147	8.2% ▲	139	0
Avg. Sold Price	165	156	5.8% ▲	165	185	-10.8% ▼	161	162	0.6% ▼	165	100	65% ▲	162	157	3.2% ▲	161	113	42.5% ▲	162	125	29.6% ▲	0	166	-100% ▼

December 2016 Average For Sale Price is Neutral**

Average For Sale Price (in thousand) in December 2016 is \$0.

December 2016 Average Sold Price is Neutral**

Average Sold Price (in thousand) in December 2016 is \$165. It is up **5.8%** compared to the last month and down **10.8%** compared to the last year.

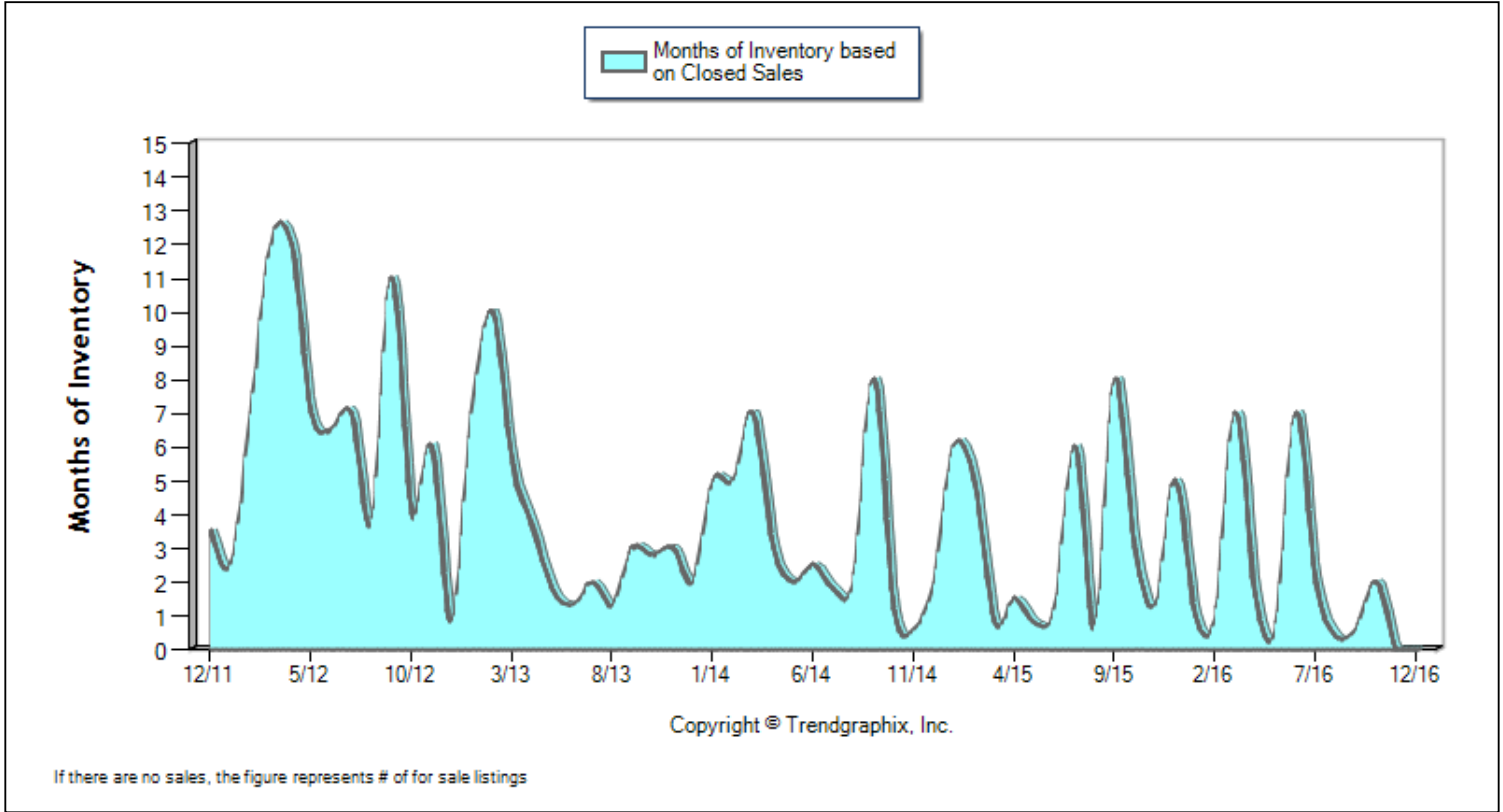
**Based on 6 month trend - Appreciating/Depreciating/Neutral.



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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		
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		0	0	N/A	0	5	-100% ▼	0.3	2.3	-87.5% ▼	0	3.5	-100% ▼	1.2	1.9	-37.2% ▼	0.3	2.1	-85.3% ▼	1.2	5.4	-78.3% ▼	1	0

December 2016 is a Seller's market**

Months of Inventory based on Closed Sales in December 2016 is 0.

**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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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	7	12	13	11	5	11	5	9	6	7	5	8	4	3	6	8	5	7	7	3	0
New Listing	0	6	6	2	1	3	3	6	1	2	8	2	1	3	5	4	3	9	6	3	0
Sold	2	1	2	0	6	2	4	3	3	0	2	1	2	4	5	0	1	1	1	5	2
Pended	0	1	3	2	0	2	2	2	1	2	5	1	0	4	3	4	1	7	5	1	0
Months of Inventory (Closed Sales)	3.5	12	6.5	11	0.8	5.5	1.3	3	2	7	2.5	8	2	0.8	1.2	8	5	7	7	0.6	0
Months of Inventory (Pended Sales)	7	12	4.3	5.5	5	5.5	2.5	4.5	6	3.5	1	8	4	0.8	2	2	5	1	1.4	3	0
Absorption Rate (Closed Sales) %	28.6	8.3	15.4	0	120	18.2	80	33.3	50	0	40	12.5	50	133.3	83.3	0	20	14.3	14.3	166.7	2
Absorption Rate (Pended Sales) %	0	8.3	23.1	18.2	0	18.2	40	22.2	16.7	28.6	100	12.5	0	133.3	50	50	20	100	71.4	33.3	0
Avg. Active Price	148	152	154	130	158	148	156	162	131	142	133	149	150	187	155	155	138	161	160	164	0
Avg. Sold Price	100	129	135	0	99	132	148	172	137	0	146	147	136	160	173	0	185	117	143	170	165
Avg. Sq. Ft. Price (Sold)	77	79	0	0	70	0	92	99	92	0	0	107	90	102	110	0	89	76	111	109	126
Sold/List Diff. %	100	99	99	0	96	100	98	100	99	0	99	98	100	96	101	0	102	94	116	100	101
Sold/Orig LP Diff. %	91	93	93	0	82	100	96	98	95	0	98	99	91	95	100	0	102	94	116	98	99
Days on Market	98	155	122	0	76	5	35	18	53	0	116	27	62	22	14	0	11	42	11	18	13
Median	100	130	135	0	103	132	146	140	133	0	146	148	136	161	164	0	185	117	143	170	165

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