

Report prepared by:

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

*Contact Chris Dowell,
Today!*

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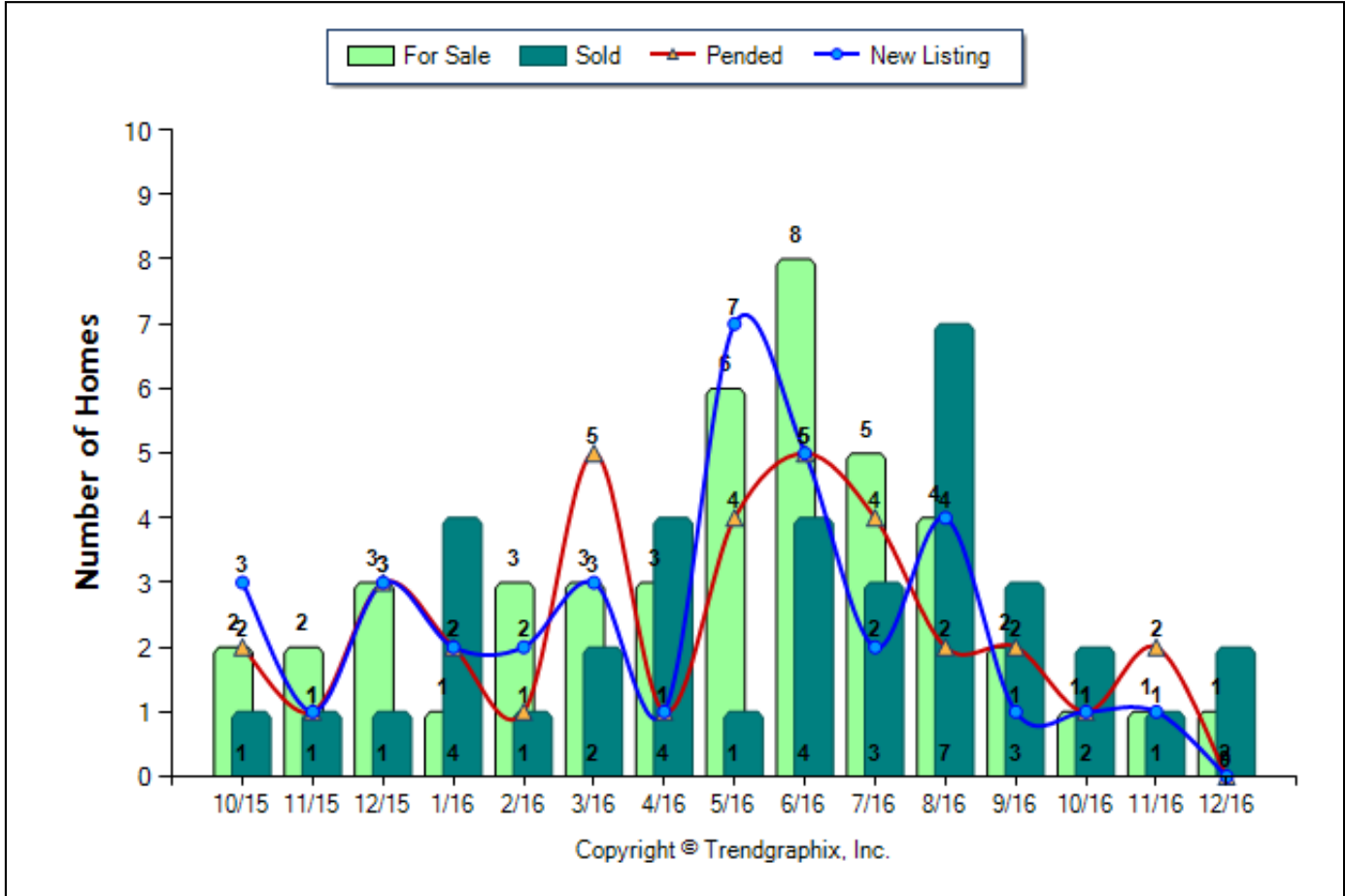
ReeceNichols
REAL ESTATE



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 (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
For Sale	1	1	0%	1	3	-66.7% ▼	3	7	-57.1% ▼
New Listing	0	1	-100% ▼	0	3	-100% ▼	2	7	-71.4% ▼
Sold	2	1	100% ▲	2	1	100% ▲	5	3	66.7% ▲
Pended	0	2	-100% ▼	0	3	-100% ▼	3	6	-50% ▼

TODAY STATS		
1/1/2017 - 1/18/2017	12/1/2016 - 12/18/2016	% Change
0	1	-100% ▼
0	0	N/A
0	1	-100% ▼
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.

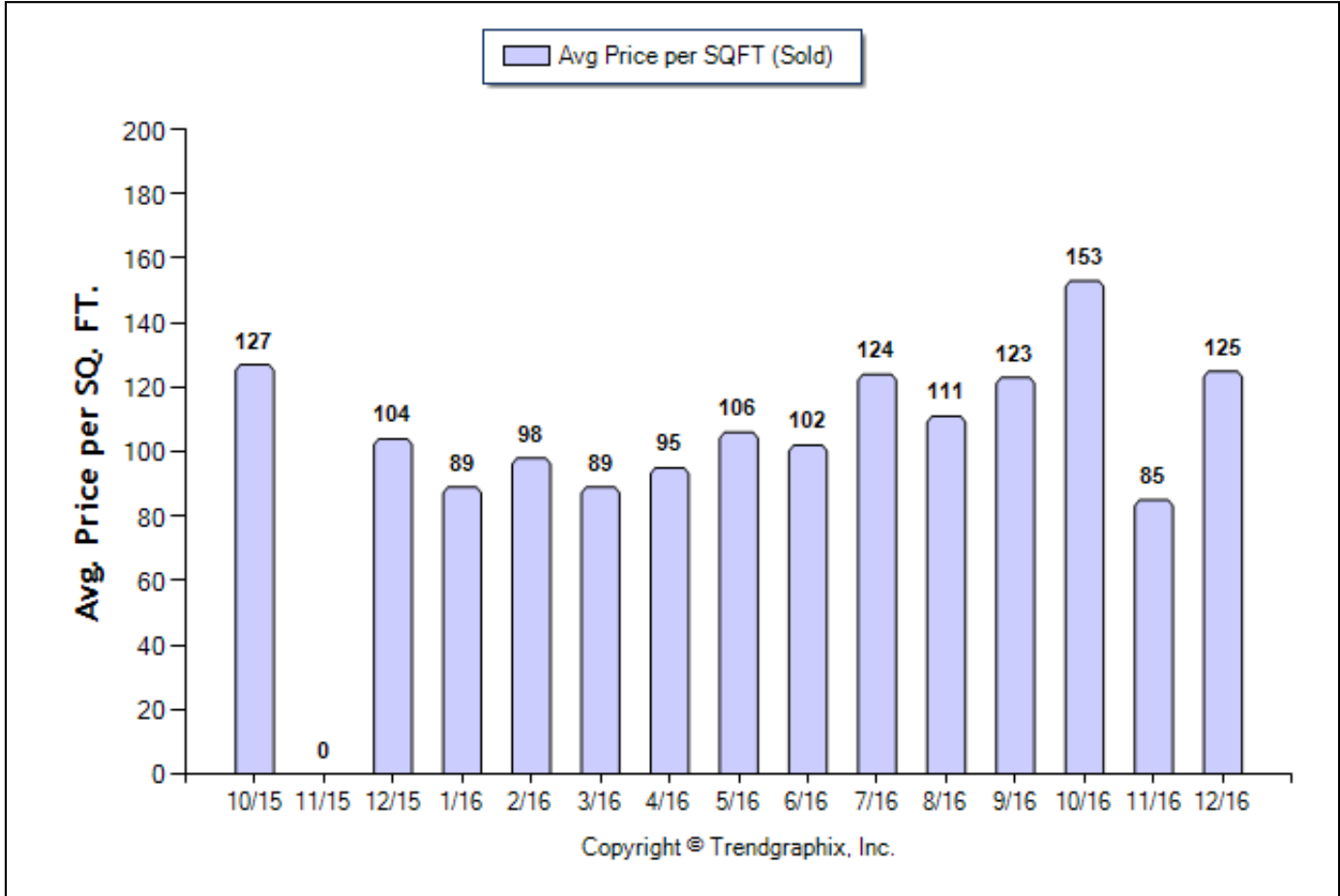
**Buyer's market: more than 6 months of inventory based on closed sales. Seller's market: less than 3 months of inventory based on closed sales. Neutral market: 3 - 6 months of inventory based on closed sales.



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

Average Price per SQFT (Sold) (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 - 1/18/2017	12/1/2016 - 12/18/2016	% Change
Avg. Sq. Ft. Price (Sold)	125	85	47.1% ▲	125	104	20.2% ▲	128.2	77	66.5% ▲	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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Facts and TrendsTM - Published January 2017*

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

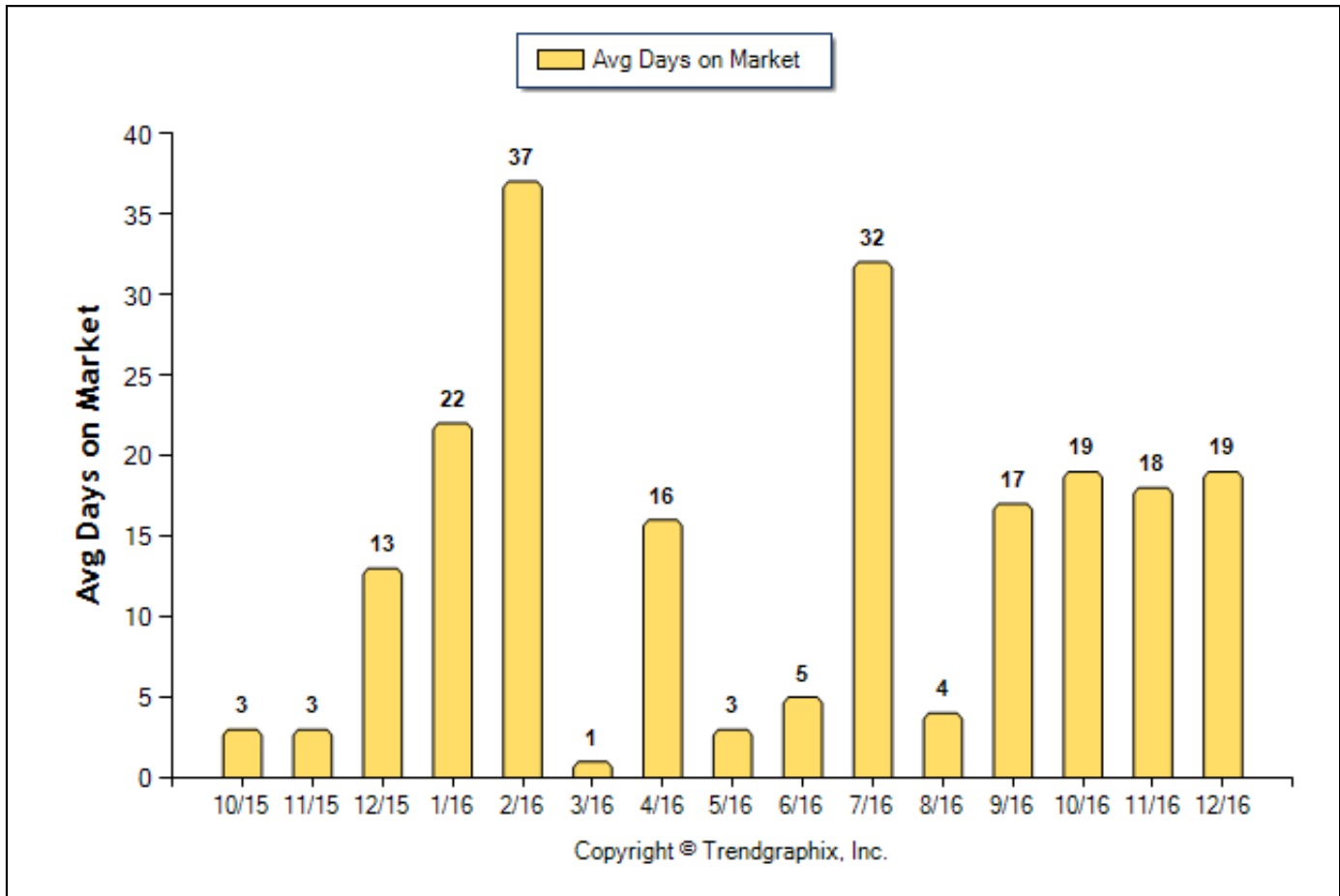
Half Baths: 0 - No Limit

Year Built: 0 - No Limit



Avg Days On Market (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		
	Dec. 16	Nov. 16	% Change	Dec. 16	Dec. 15	% Change	Oct. 16 to Dec. 16	Oct. 15 to Dec. 15	% Change
Days on Market	19	18	5.6% ▲	19	13	46.2% ▲	19	6	216.7% ▲

TODAY STATS		
1/1/2017 - 1/18/2017	12/1/2016 - 12/18/2016	% Change
0	2	-100% ▼

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.

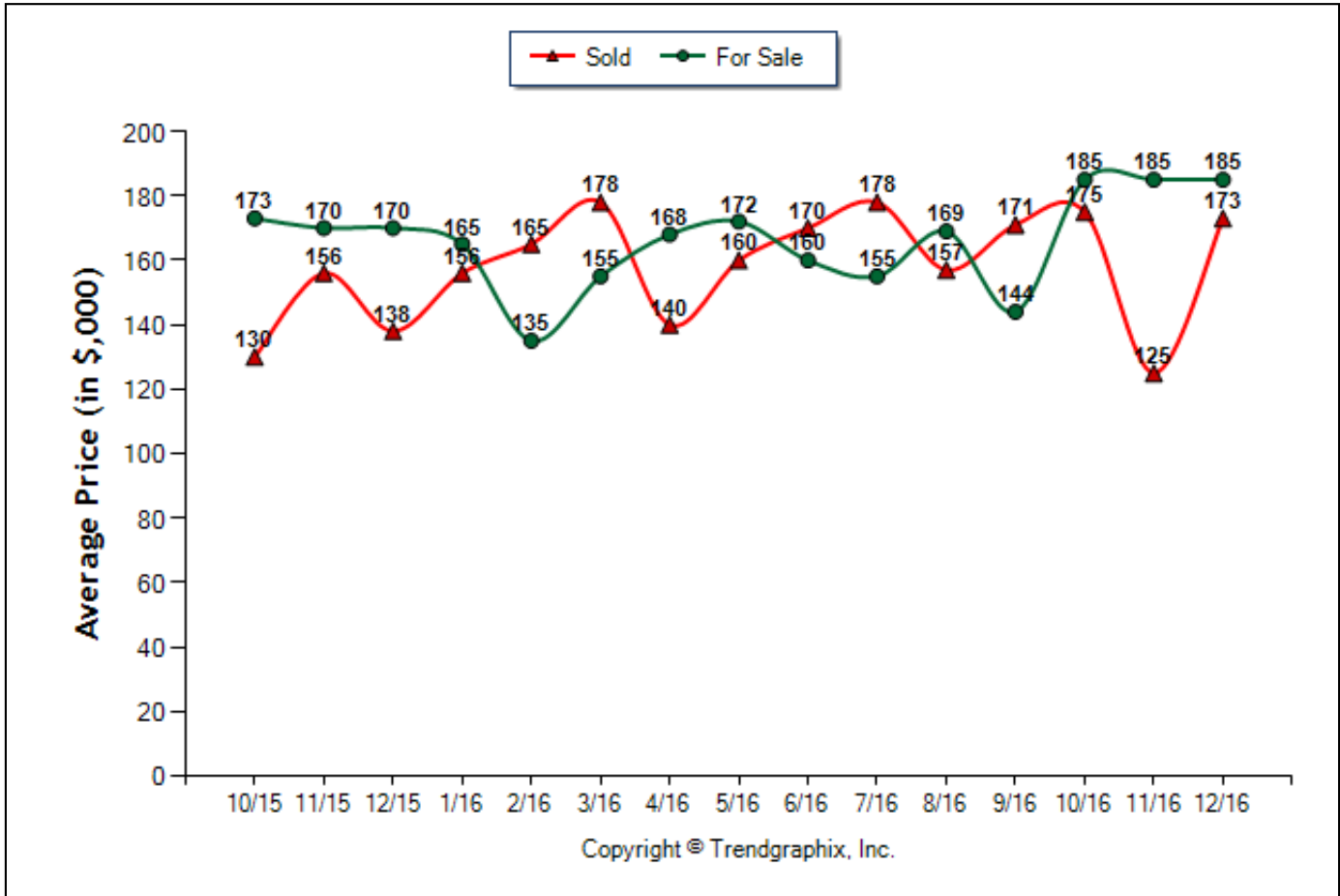
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Average Price of For Sale and Sold (Oct. 2015 - Dec. 2016)

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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 - 1/18/2017	12/1/2016 - 12/18/2016	% Change
Avg. Active Price	185	185	0%	185	170	8.8% ▲	185	171	8.2% ▲	0	185	-100% ▼
Avg. Sold Price	173	125	38.4% ▲	173	138	25.4% ▲	164	141	16.3% ▲	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.

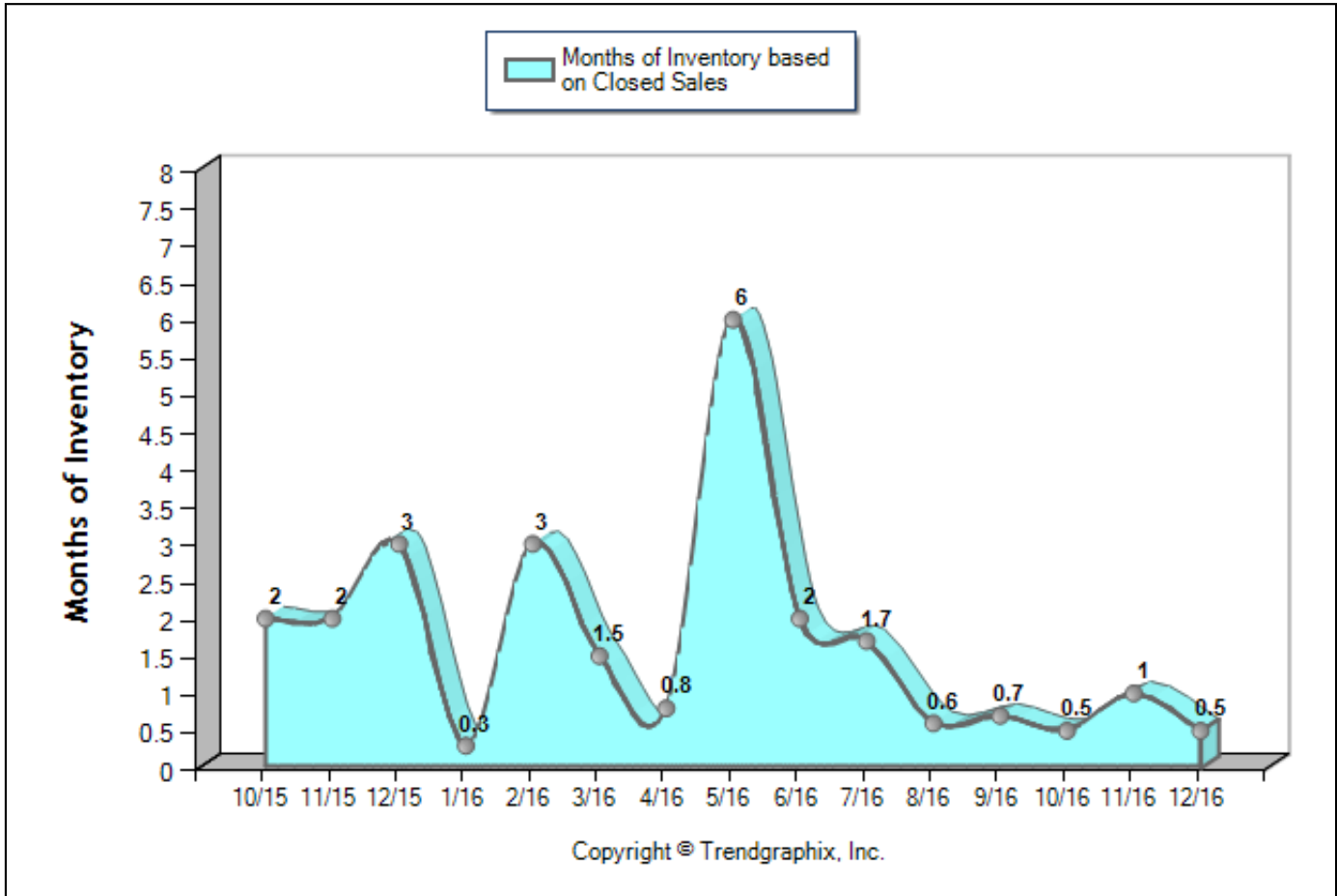
**Based on 6 month trend - Appreciating/Depreciating/Neutral.



Location: Devonshire
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Price Range: \$0 - No Limit **SQFT Range:** 0 - No Limit **Bedrooms:** 0 - No Limit
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Months of Inventory Based on Closed Sales (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 - 1/18/2017	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	1	-100% ▼

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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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	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
For Sale	2	2	3	1	3	3	3	6	8	5	4	2	1	1	1
New Listing	3	1	3	2	2	3	1	7	5	2	4	1	1	1	0
Sold	1	1	1	4	1	2	4	1	4	3	7	3	2	1	2
Pended	2	1	3	2	1	5	1	4	5	4	2	2	1	2	0
Months of Inventory (Closed Sales)	2	2	3	0.3	3	1.5	0.8	6	2	1.7	0.6	0.7	0.5	1	0.5
Months of Inventory (Pended Sales)	1	2	1	0.5	3	0.6	3	1.5	1.6	1.3	2	1	1	0.5	1
Absorption Rate (Closed Sales) %	50	50	33.3	400	33.3	66.7	133.3	16.7	50	60	175	150	200	100	200
Absorption Rate (Pended Sales) %	100	50	100	200	33.3	166.7	33.3	66.7	62.5	80	50	100	100	200	0
Avg. Active Price	173	170	170	165	135	155	168	172	160	155	169	144	185	185	185
Avg. Sold Price	130	156	138	156	165	178	140	160	170	178	157	171	175	125	173
Avg. Sq. Ft. Price (Sold)	127	0	104	89	98	89	95	106	102	124	111	123	153	85	125
Sold/List Diff. %	100	101	102	99	100	100	101	103	106	100	101	101	100	95	99
Sold/Orig LP Diff. %	101	101	103	98	98	100	99	104	106	101	101	100	97	95	99
Days on Market	3	3	13	22	37	1	16	3	5	32	4	17	19	18	19
Median	130	156	138	153	165	178	144	160	174	180	156	173	175	125	173

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