

Report prepared by:

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

*Contact Chris Dowell,
Today!*

(913) 712-9313

(913) 254-2470

www.JohnsonCountyConnect.com

www.Google.com/+ChrisDowell



ReeceNichols
REAL ESTATE

Facts and TrendsTM - Published January 2017*

Location: Scarborough

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

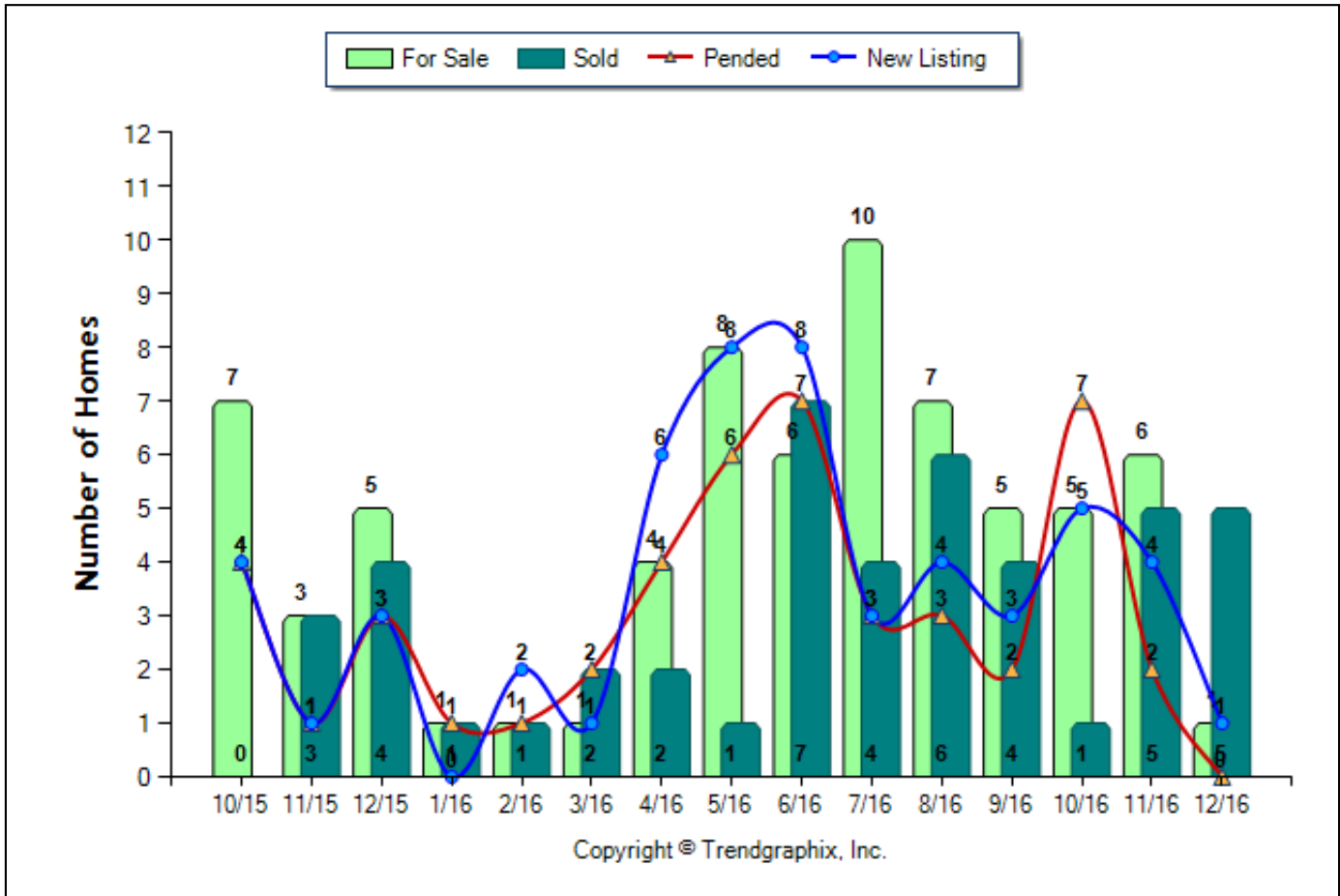
Half Baths: 0 - No Limit

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	6	-83.3% ▼	1	5	-80% ▼	12	15	-20% ▼
New Listing	1	4	-75% ▼	1	3	-66.7% ▼	10	8	25% ▲
Sold	5	5	0%	5	4	25% ▲	11	7	57.1% ▲
Pended	0	2	-100% ▼	0	3	-100% ▼	9	8	12.5% ▲

TODAY STATS		
1/1/2017 - 1/17/2017	12/1/2016 - 12/17/2016	% Change
2	2	0%
3	0	N/A
0	3	-100% ▼
2	0	N/A

December 2016 is a Seller's market**

Home For Sale in December 2016 is 1 units. It is down **83.3%** compared to the last month and down **80%** compared to the last year.
Home Listed in December 2016 is 1 units. It is down **75%** compared to the last month and down **66.7%** compared to the last year.
Home Closed in December 2016 is 5 units. It is the same as compared to the last month and up **25%** 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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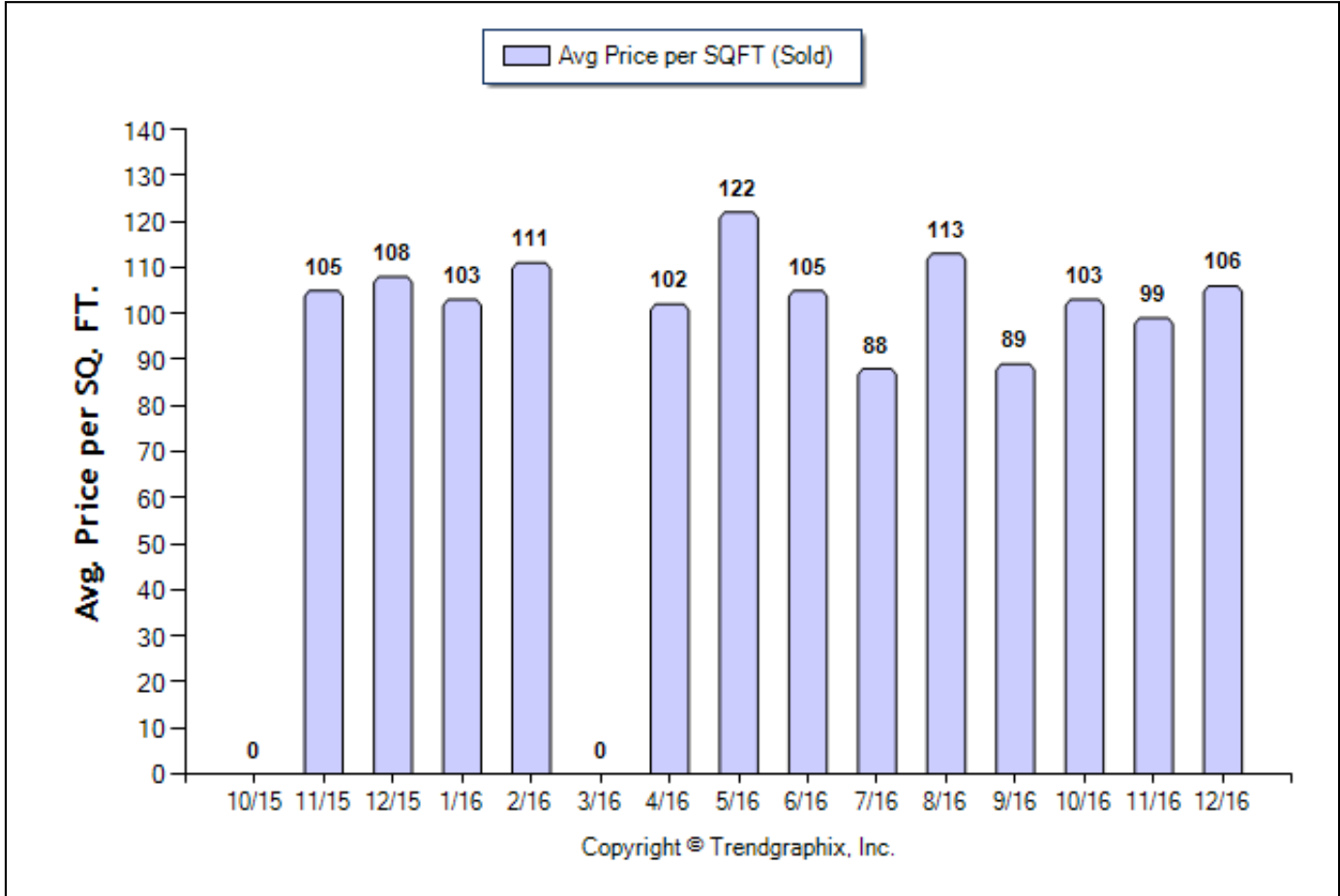
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Year Built: 0 - No Limit



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 - 1/17/2017	12/1/2016 - 12/17/2016	% Change
Avg. Sq. Ft. Price (Sold)	106	99	7.1% ▲	106	108	-1.9% ▼	102.55	106.71	-3.9% ▼	0	109	-100% ▼

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

Average Sold Price per Square Footage in December 2016 is \$106. It is up 7.1% compared to the last month and down 1.9% compared to the last year.

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

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Price Range: \$0 - No Limit

SQFT Range: 0 - No Limit

Bedrooms: 0 - No Limit

Full Baths: 0 - No Limit

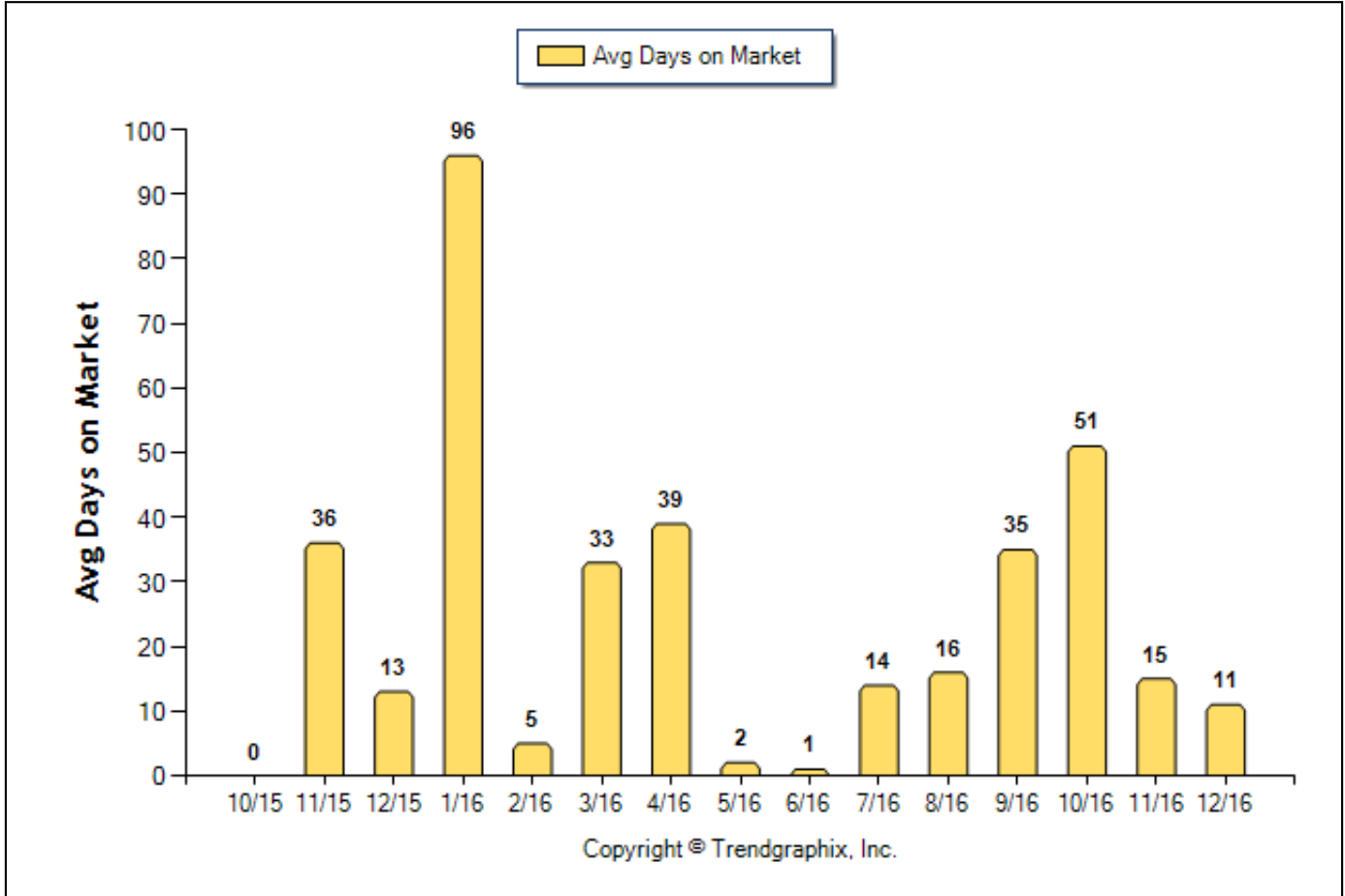
Half Baths: 0 - No Limit

Year Built: 0 - No Limit



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 - 1/17/2017	12/1/2016 - 12/17/2016	% Change
Days on Market	11	15	-26.7% ▼	11	13	-15.4% ▼	16	23	-30.4% ▼	0	18	-100% ▼

December 2016 Average Days on Market trend is Falling**

Average Days on Market in December 2016 is 11. It is down **26.7%** compared to the last month and down **15.4%** compared to the last year.

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

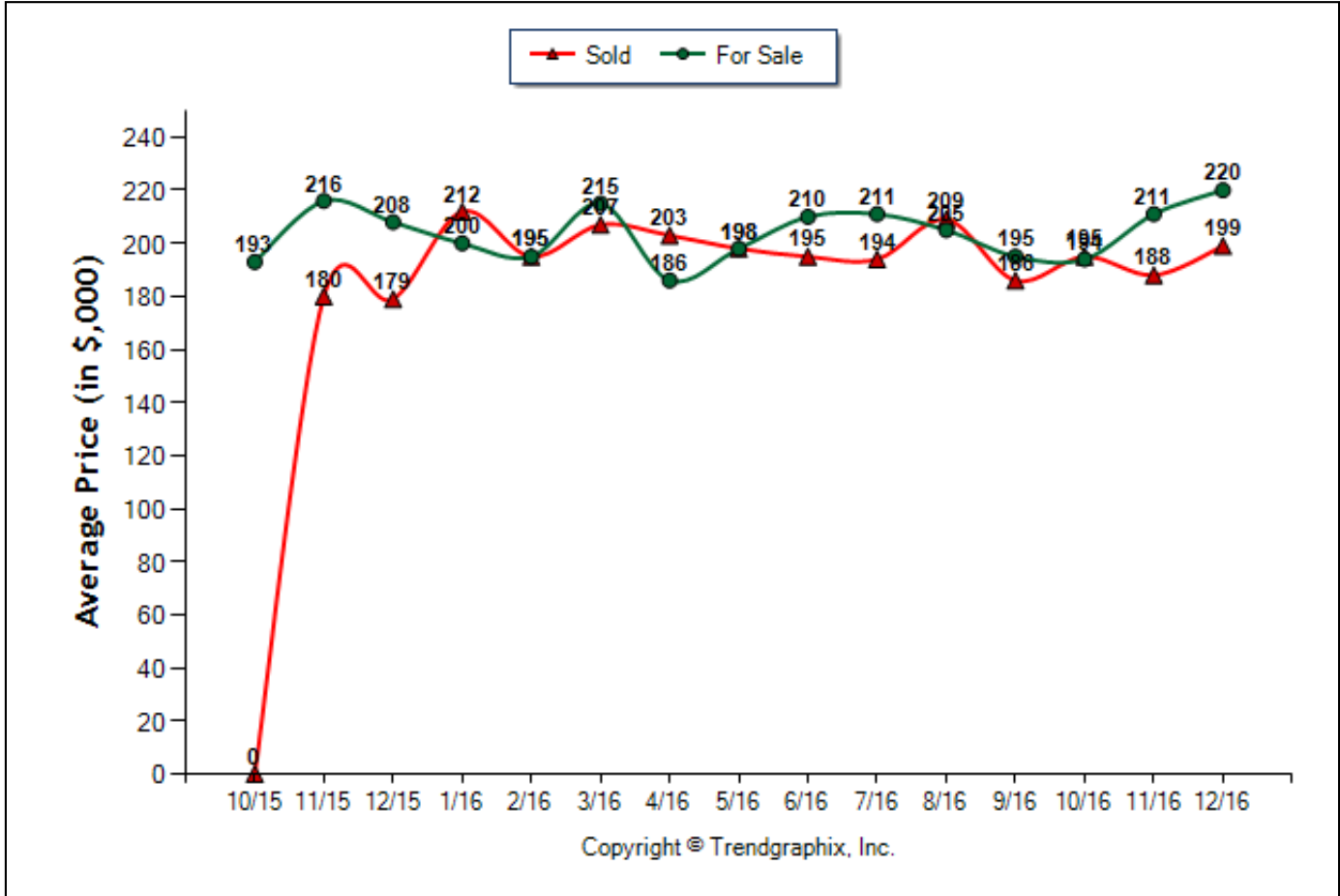
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Full Baths: 0 - No Limit **Half Baths:** 0 - No Limit **Year Built:** 0 - No Limit

Average Price of For Sale and Sold (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
Avg. Active Price	220	211	4.3% ▲	220	208	5.8% ▲	205	203	1% ▲
Avg. Sold Price	199	188	5.9% ▲	199	179	11.2% ▲	194	179	8.4% ▲

TODAY STATS		
1/1/2017 - 1/17/2017	12/1/2016 - 12/17/2016	% Change
216	215	0.5% ▲
0	189	-100% ▼

December 2016 Average For Sale Price is Neutral**

Average For Sale Price (in thousand) in December 2016 is \$220. It is up **4.3%** compared to the last month and up **5.8%** compared to the last year.

December 2016 Average Sold Price is Neutral**

Average Sold Price (in thousand) in December 2016 is \$199. It is up **5.9%** compared to the last month and up **11.2%** compared to the last year.

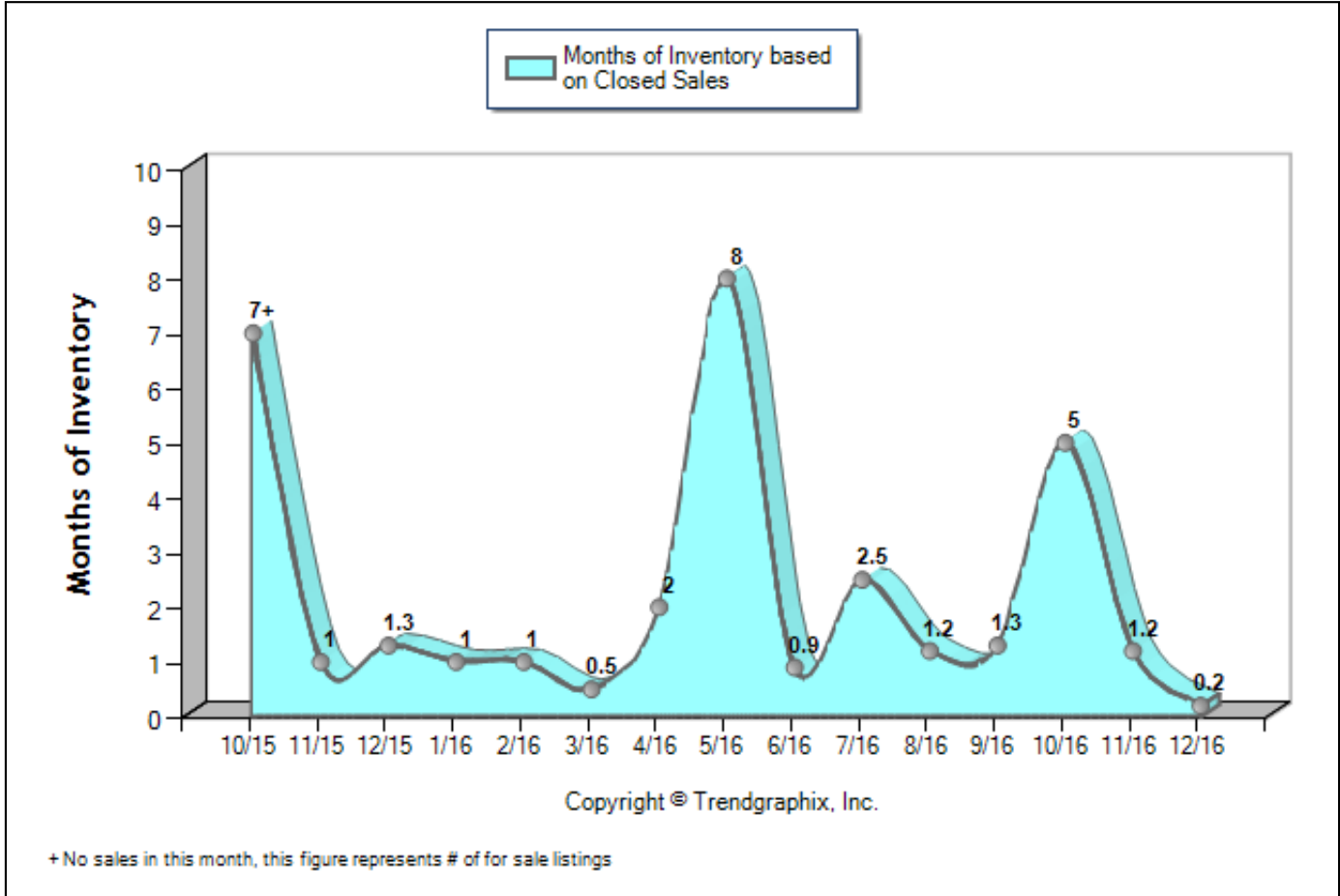
**Based on 6 month trend - Appreciating/Depreciating/Neutral.



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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 - 1/17/2017	12/1/2016 - 12/17/2016	% Change
Months of Inventory (Closed Sales)	0.2	1.2	-83.3% ▼	0.2	1.3	-88% ▼	1.1	2.1	-46.7% ▼	2	0.7	195% ▲

December 2016 is a Seller's market**

Months of Inventory based on Closed Sales in December 2016 is 0.2. It is down **83.3%** compared to the last month and down **88%** 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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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	7	3	5	1	1	1	4	8	6	10	7	5	5	6	1
New Listing	4	1	3	0	2	1	6	8	8	3	4	3	5	4	1
Sold	0	3	4	1	1	2	2	1	7	4	6	4	1	5	5
Pended	4	1	3	1	1	2	4	6	7	3	3	2	7	2	0
Months of Inventory (Closed Sales)	7	1	1.3	1	1	0.5	2	8	0.9	2.5	1.2	1.3	5	1.2	0.2
Months of Inventory (Pended Sales)	1.8	3	1.7	1	1	0.5	1	1.3	0.9	3.3	2.3	2.5	0.7	3	1
Absorption Rate (Closed Sales) %	0	100	80	100	100	200	50	12.5	116.7	40	85.7	80	20	83.3	500
Absorption Rate (Pended Sales) %	57.1	33.3	60	100	100	200	100	75	116.7	30	42.9	40	140	33.3	0
Avg. Active Price	193	216	208	200	195	215	186	198	210	211	205	195	194	211	220
Avg. Sold Price	0	180	179	212	195	207	203	198	195	194	209	186	195	188	199
Avg. Sq. Ft. Price (Sold)	0	105	108	103	111	0	102	122	105	88	113	89	103	99	106
Sold/List Diff. %	0	99	99	98	99	100	101	102	102	98	99	98	95	98	99
Sold/Orig LP Diff. %	0	97	99	95	99	100	98	102	102	97	94	98	93	97	103
Days on Market	0	36	13	96	5	33	39	2	1	14	16	35	51	15	11
Median	0	170	187	213	195	207	203	198	197	190	215	194	195	185	201

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