

Report prepared by:

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

*Contact Chris Dowell,
Today!*

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(913) 254-2470

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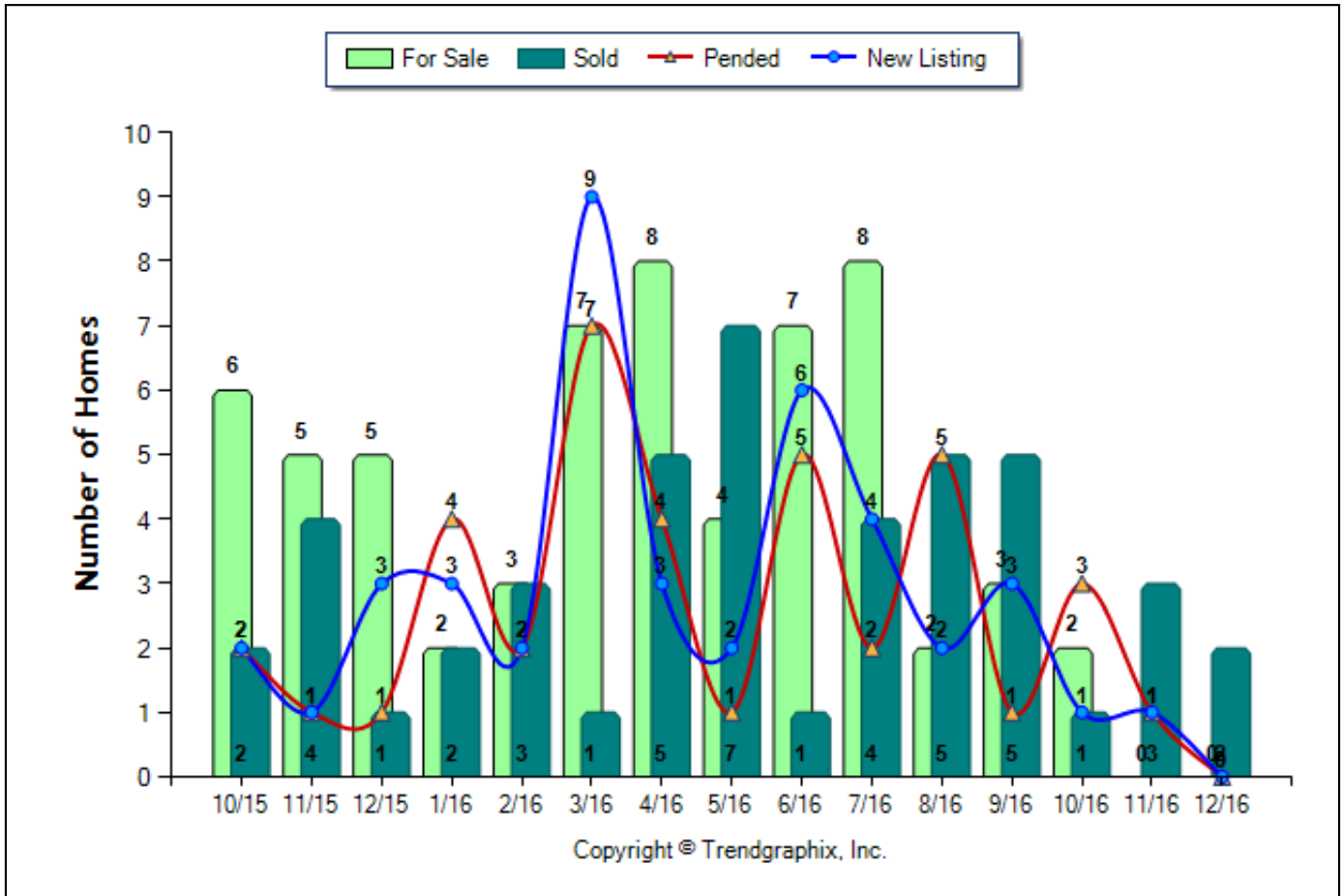
ReeceNichols
REAL ESTATE



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 (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	0	0	N/A	0	5	-100% ▼	2	16	-87.5% ▼
New Listing	0	1	-100% ▼	0	3	-100% ▼	2	6	-66.7% ▼
Sold	2	3	-33.3% ▼	2	1	100% ▲	6	7	-14.3% ▼
Pended	0	1	-100% ▼	0	1	-100% ▼	4	4	0%

TODAY STATS		
1/1/2017 - 1/16/2017	12/1/2016 - 12/16/2016	% Change
1	0	N/A
1	0	N/A
0	1	-100% ▼
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.

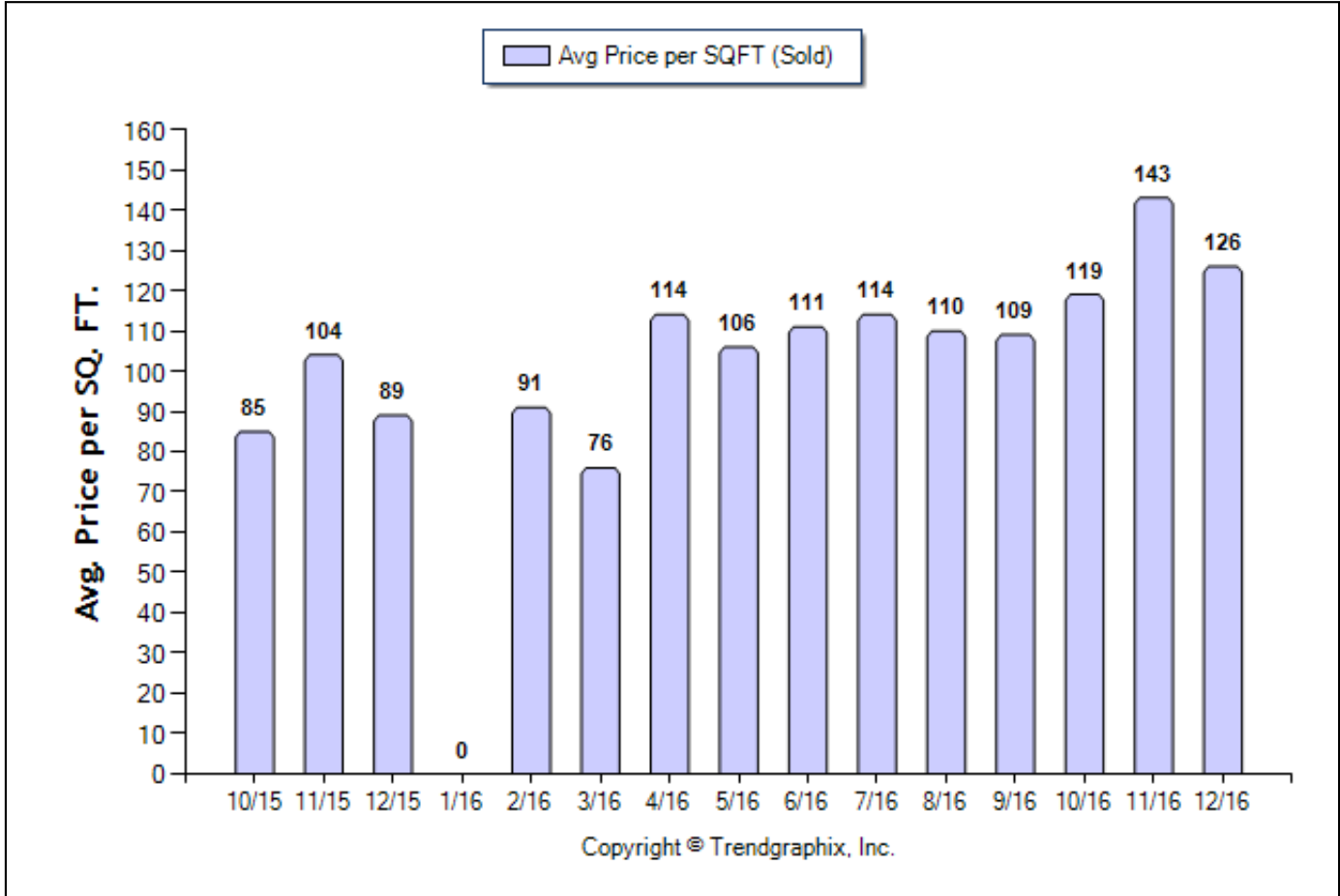
**Buyer's market: more than 6 months of inventory based on closed sales. Seller's market: less than 3 months of inventory based on closed sales. Neutral market: 3 - 6 months of inventory based on closed sales.



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Average Price per SQFT (Sold) (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 - 1/16/2017	12/1/2016 - 12/16/2016	% Change
Avg. Sq. Ft. Price (Sold)	126	143	-11.9% ▼	126	89	41.6% ▲	133.33	96.43	38.3% ▲	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.

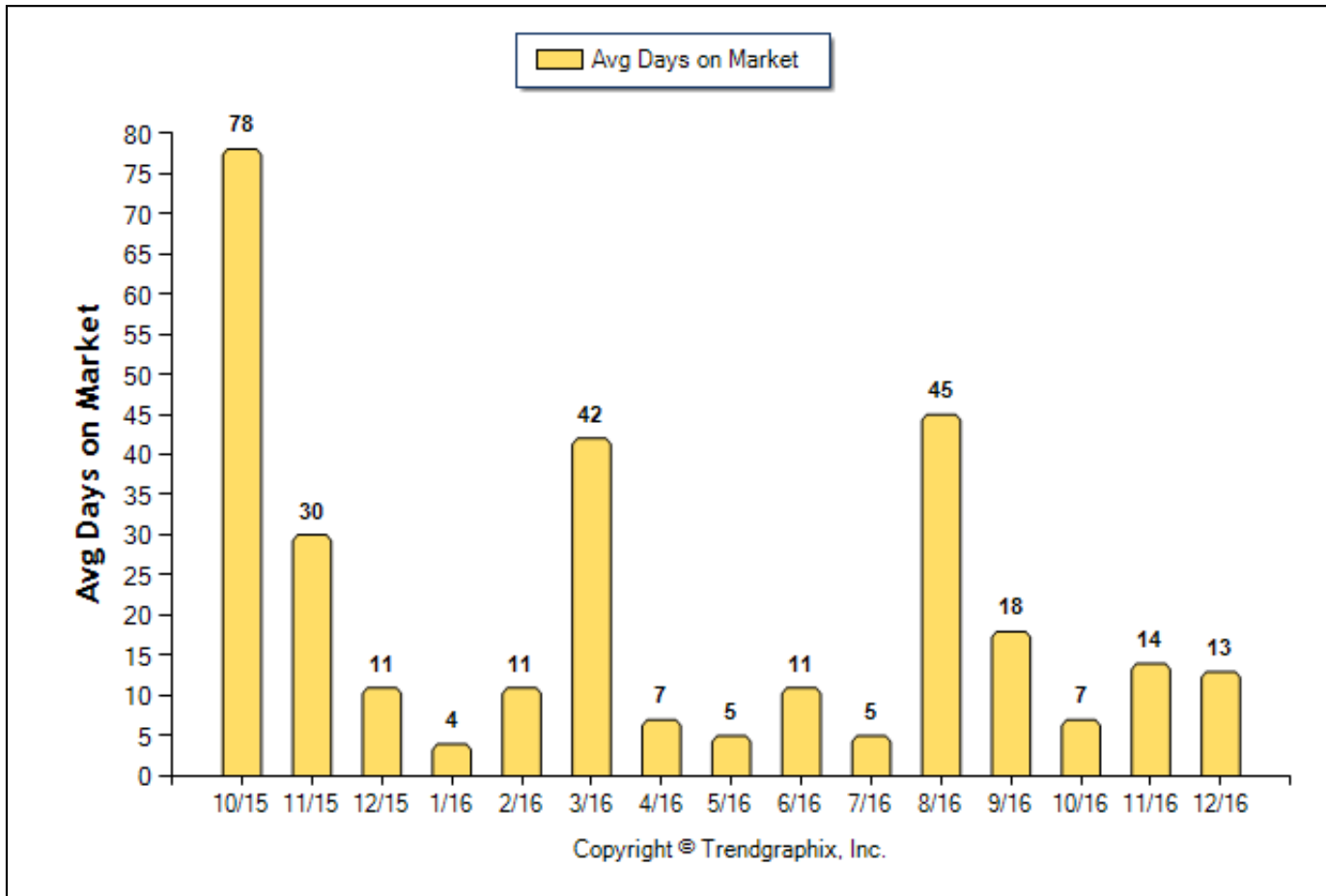
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Full Baths: 0 - No Limit **Half Baths:** 0 - No Limit **Year Built:** 0 - No Limit

Avg Days On Market (Oct. 2015 - Dec. 2016)

Prepared for you by: Chris Dowell



	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 - 1/16/2017	12/1/2016 - 12/16/2016	% Change
Days on Market	13	14	-7.1% ▼	13	11	18.2% ▲	13	41	-68.3% ▼	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.

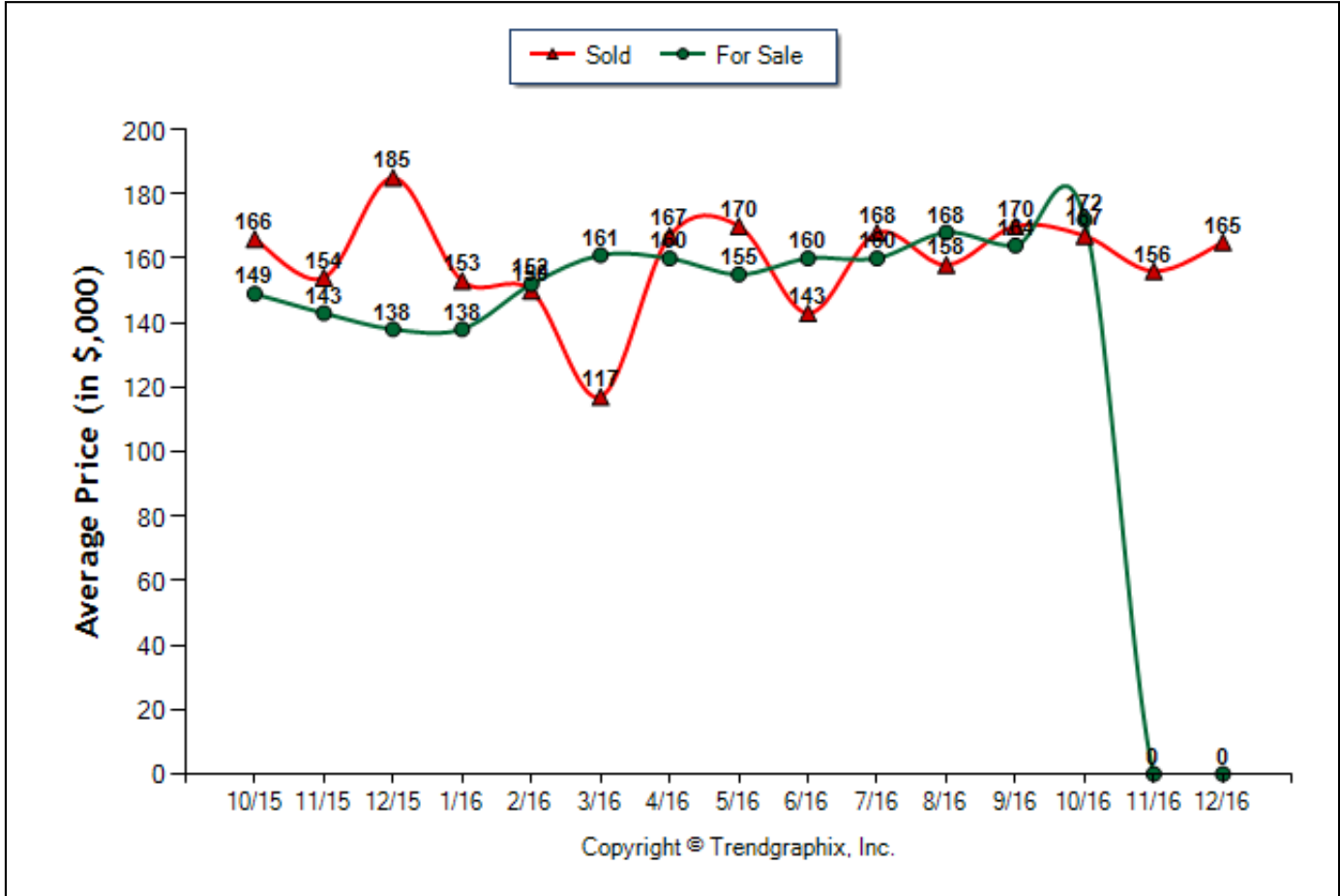
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Average Price of For Sale and Sold (Oct. 2015 - Dec. 2016)

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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	0	0	N/A	0	138	-100% ▼	172	144	19.4% ▲
Avg. Sold Price	165	156	5.8% ▲	165	185	-10.8% ▼	161	162	0.6% ▼

TODAY STATS		
1/1/2017 - 1/16/2017	12/1/2016 - 12/16/2016	% Change
139	0	N/A
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.

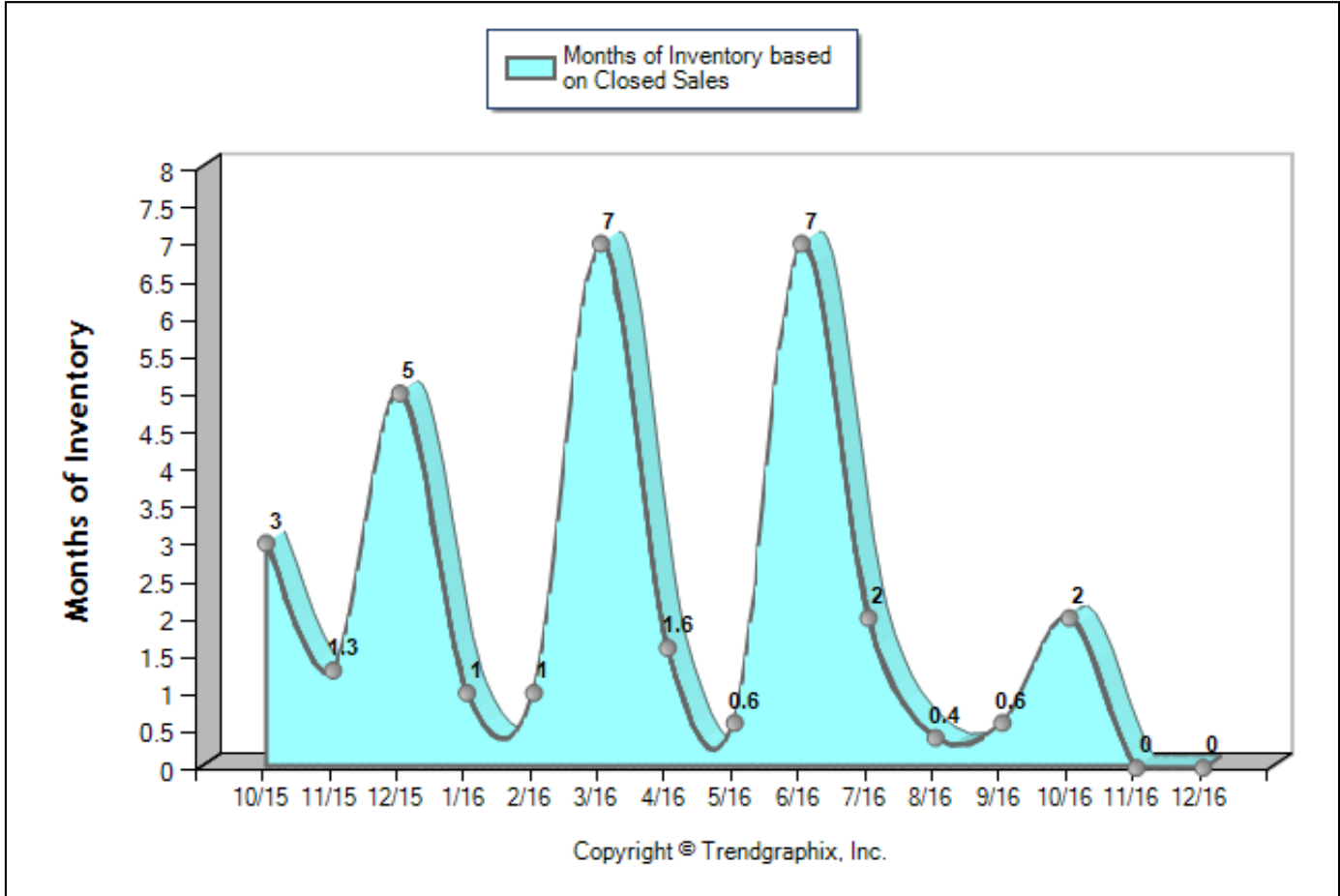
**Based on 6 month trend - Appreciating/Depreciating/Neutral.



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Months of Inventory Based on Closed Sales (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 - 1/16/2017	12/1/2016 - 12/16/2016	% Change
Months of Inventory (Closed Sales)	0	0	N/A	0	5	-100% ▼	0.3	2.3	-87.5% ▼	1	0	N/A

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 Trends*TM - Published January 2017*

Location: Arrowhead

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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	6	5	5	2	3	7	8	4	7	8	2	3	2	0	0
New Listing	2	1	3	3	2	9	3	2	6	4	2	3	1	1	0
Sold	2	4	1	2	3	1	5	7	1	4	5	5	1	3	2
Pended	2	1	1	4	2	7	4	1	5	2	5	1	3	1	0
Months of Inventory (Closed Sales)	3	1.3	5	1	1	7	1.6	0.6	7	2	0.4	0.6	2	0	0
Months of Inventory (Pended Sales)	3	5	5	0.5	1.5	1	2	4	1.4	4	0.4	3	0.7	0	0
Absorption Rate (Closed Sales) %	33.3	80	20	100	100	14.3	62.5	175	14.3	50	250	166.7	50	3	2
Absorption Rate (Pended Sales) %	33.3	20	20	200	66.7	100	50	25	71.4	25	250	33.3	150	1	0
Avg. Active Price	149	143	138	138	152	161	160	155	160	160	168	164	172	0	0
Avg. Sold Price	166	154	185	153	150	117	167	170	143	168	158	170	167	156	165
Avg. Sq. Ft. Price (Sold)	85	104	89	0	91	76	114	106	111	114	110	109	119	143	126
Sold/List Diff. %	99	100	102	98	106	94	100	101	116	101	100	100	100	97	101
Sold/Orig LP Diff. %	94	97	102	99	105	94	98	100	116	102	98	98	94	95	99
Days on Market	78	30	11	4	11	42	7	5	11	5	45	18	7	14	13
Median	166	146	185	152	132	117	162	170	143	168	165	170	168	165	165

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