

Dec. 2022 Market Report

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Single Family Homes

SOLD Jan-Nov. 2004: **555**
Median Recorded Sales Price: **\$417,000**
\$/sq.ft: **\$193**

SOLD Jan-Nov. 2005: **555**
Median Recorded Sales Price: **\$527,430**
\$/sq.ft: **\$247**

SOLD Jan-Nov. 2006: **361**
Median Recorded Sales Price: **\$590,000**
\$/sq.ft: **\$287**

SOLD Jan-Nov. 2007: **239**
Median Recorded Sales Price: **\$560,000**
\$/sq.ft: **\$271**

SOLD Jan-Nov. 2008: **208**
Median Recorded Sales Price: **\$485,000**
\$/sq.ft: **\$235**

SOLD Jan-Nov. 2009: **309**
Median Recorded Sales Price: **\$397,000**
\$/sq.ft: **\$185**

SOLD Jan-Nov. 2010: **367**
Median Recorded Sales Price: **\$375,000**
\$/sq.ft: **\$172**
115 Foreclosures (31%)
41 Short-sales (11%)
211 Non-REO's/Short-sales (58%)

SOLD as Jan-Nov. 2011: **360**
Median Recorded Sales Price: **\$342,450**
\$/sq.ft: **\$172**
96 Foreclosures (27%)
41 Short-sales (11%)
223 Non-REO's/Short-sales (62%)

SOLD as of 1 Dec. 2012: **370**
Median Recorded Sales Price: **\$345,000**
\$/sq.ft: **\$162**
56 Foreclosures (15%)
32 Short-sales (9%)
282 Non-REO's/Short-sales (76%)

SOLD Jan-Nov. 2013: **375**
Median Recorded Sales Price: **\$397,000**
Avg. \$/sq.ft: **\$206**
36 Foreclosures (9.6%)
21 Short-sales (5.6%)
318 Non-Distressed (85%)

SOLD Jan-Nov. 2014: **361**
Median Recorded Sales Price: **\$427,500**
Avg. \$/sq.ft: **\$215**
14 Foreclosures (4%)
4 Short-sales (1%)
342 Non-Distressed (95%)

SOLD Jan-Nov. 2015: **377**
MRSP: **\$437,000**
Avg. \$/sq.ft: **\$217**
12 Foreclosures [aka, REO's] (3%)
3 Short-sales (0.8%)
362 Non-Distressed (96%)

SOLD Jan-Nov. 2016: **378** (408)
MRSP: **\$478,000**
Avg. \$/sq.ft: **\$229**
9 Foreclosures [aka, REO's] (3%)
3 Short-sales (0.8%)
366 Non-Distressed (97%)
Sale/List Price Ratio: 96%; CDOM: 203

SOLD Jan-Nov. 2017: **424**
MRSP: **\$523,500**
Avg. \$/sq.ft: **\$239**
13 Foreclosures [aka, REO's] (%)
3 Short-sales (0.%)
Non-Distressed (97%)
Sale/List Price Ratio: 97%; CDOM: 191

SOLD Jan-Nov. 2018: **500** +13%
MRSP: **\$560,000** + 7%
Avg. \$/sq.ft: **\$265** +11%
11 Foreclosures [aka, REO's] (2.3%)
0 Short-sales (0.%)
Non-Distressed (97.7%)
Sale/List Price Ratio: 97%; CDOM: 146

SOLD Jan-Nov. 2019: **460** -8%
MRSP: **\$561,750**
Avg. \$/sq.ft: **\$281** +6%
6 Foreclosures [aka, REO's]
0 Short-sales
Non-Distressed (99%)
Sale/List Price Ratio: 98%; CDOM: 120

SOLD Jan-Nov. 2020: **577** +25%
MRSP: **\$646,000** +15%
Avg. \$/sq.ft: **\$304** +8%
1 Foreclosure [aka, REO's]
0 Short-sales
Non-Distressed (99.8%)
Sale/List Price Ratio: 98%
Cum Days On Market: 155

SOLD Jan-Nov. 2021: **577** 0%
MRSP: **\$862,780** +34%

Avg. \$/sq.ft: \$405 +33%
Non-Distressed (100%)
Sale/List Price Ratio: 101%
Cum Days On Market: 86

SOLD Jan-Nov. 2022: **400** -31%
MRSP: \$1,050,000 +22%
Avg. \$/sq.ft: \$507 +25%
Non-Distressed (100%)
Sale/List Price Ratio: 100%
Cum Days On Market: **72**

Sold November 2019: **47**
MRSP: \$605,000
Avg. \$/Sq.Ft.: \$289

Sold November 2020: **61**
MRSP: \$740,000
Avg. \$/Sq.Ft.: \$322

Sold November 2021: **64**
MRSP: \$895,000
Avg. \$/Sq.Ft.: \$447

Sold November 2022: 25 (-61%)
MRSP: \$925,000 (+3%)
Avg. \$/Sq.Ft.: \$411

Sold October 2022: **32**
MRSP: \$1,067,500
Avg. \$/Sq.Ft.: \$476

Sold September 2022: **27**
MRSP: \$875,000
Avg. \$/Sq.Ft.: \$473

Sold August 2022: **17**
MRSP: \$1,329,000
Avg. \$/Sq.Ft.: \$514

1 Feb-30 June 2022: 224 Sales
MRSP: \$1,120,000
Avg. \$/sq.ft: \$529

ACTIVE
1 Dec. 08: **459**
1 Dec. 09: **372**
1 Dec. 10: **341**
1 Dec. 11: **328**
1 Dec. 12: **251**
1 Dec. 13: **279**
1 Dec. 14: **290**
1 Dec. 15: **250**
1 Dec. 16: **223**
1 Dec. 18: **188**
1 Dec. 19: **200**
1 Dec. 20: **56**
1 Dec. 21: **41**

ACTIVE (1 Dec. 2022): **123**
MLP: \$1,150,000
Avg. \$/sq.ft: \$565

PENDING
1 Dec. 08: 27
1 Dec. 09: 75
1 Dec. 10: 65
1 Dec. 11: 56
1 Dec. 12: 64
1 Dec. 13: 59
1 Dec. 14: 51
1 Dec. 15: 55
1 Dec. 16: 69
1 Dec. 18: 53
1 Dec. 19: 72
1 Dec. 20: 81
1 Dec. 21: **82**

PENDING (1 Dec. 2022): **39**
MLP: \$1,197,500
Avg. \$/sq.ft: \$527

1 July-30 Nov. 2022: 136 Sales (-39%)
MRSP: \$987,00 (-12%)
Avg. \$/sq.ft: \$474 (-10%)
Luxury Homes (\$1,000,000+)

SOLD Jan-Nov. 2002: 4

MRSP: \$1,456,250
Avg. Size: **4,862** sq. ft.; \$/sq.ft: **\$325**

SOLD Jan-Nov. 2003: 22
MRSP: \$1,350,000
Avg. Size: **4,415** sq. ft.; \$/sq.ft: **\$306**

SOLD Jan-Nov. 2004: 32
MRSP: \$1,212,000
Avg. Size: **4,242** sq. ft.; \$/sq.ft: **\$348**

SOLD Jan-Nov. 2005: 51
MRSP: \$1,250,000
Avg. Size: **4,017** sq. ft.; \$/sq.ft: **\$377**

SOLD Jan-Nov. 2006: 51
MRSP: \$1,275,000
Avg. Size: **3,806** sq. ft.; \$/sq.ft: **\$449**

SOLD Jan-Nov. 2007: 39
MRSP: \$1,335,000
Avg. Size: **3,737** sq. ft.; \$/sq.ft: **\$402**

SOLD Jan-Nov. 2008: 21
MRSP: \$1,550,000
Avg. Size: **3,747** sq. ft.; \$/sq.ft: **\$423**

SOLD Jan-Nov. 2009: 14
MRSP: \$1,525,000
Avg. Size: **4,498** sq. ft.; \$/sq.ft: **\$347**

SOLD Jan-Nov. 2010: 14
MRSP: \$1,212,500
Avg. Size: **4,414** sq. ft.; \$/sq.ft: **\$319**

SOLD Jan-Nov. 2011: 16
MRSP: \$1,500,000
Avg. Size: **4,683** ft.; \$/sq.ft: **\$354**

SOLD Jan-Nov. 2012: 21
MRSP: \$1,305,000
Avg. Size: **4,596** ft.; \$/sq.ft: **\$330**

SOLD Jan-Nov. 2013: 29
MRSP: \$1,250,000
Avg. Size: **4,106** ft.; \$/sq.ft: **\$348**

SOLD Jan-Nov. 2014: 28
MRSP: \$1,225,000
Avg. Size: **4,783** ft.; \$/sq.ft: **\$322**

SOLD Jan-Nov. 2015: 23
MRSP: \$1,250,000
Avg. Size: **4,519** ft.; \$/sq.ft: **\$359**
Sale-to-List Price Ratio: 94%; CDOM: 470

SOLD Jan-Nov. 2016: 20

MRSP: \$1,500,000
Avg. Size: **4,397** ft.; \$/sq.ft: **\$369**
Sale/List Price Ratio: 93%; CDOM: 372

SOLD Jan-Nov. 2017: 34
MRSP: \$1,310,000
Avg. Size: **4,587** ft.; \$/sq.ft: **\$333**
Sale/List Price Ratio: 95%; CDOM: 339

SOLD Jan-Nov. 2018: 53 +2*
MRSP: \$1,315,000
Avg. Size: **4,578** ft.; \$/sq.ft: **\$352**
Sale/List Price Ratio: 93%; CDOM: 284

SOLD Jan-Nov. 2019: 52 +5*
MRSP: \$1,187,500
Avg. Size: **3,907** ft.; \$/sq.ft: **\$356**
Sale/List Price Ratio: 96%; CDOM: 201

SOLD Jan-Nov. 2020: 103+10*=113
MRSP: \$1,423,800
Avg. Size: **4,142** ft.; \$/sq.ft: **\$392**
Sale/List Price Ratio: 97%; CDOM: 277

SOLD Jan-Nov. 2021: 202+8*= 210
MRSP: \$1,463,375
Avg. Size: **3,614** ft.; \$/sq.ft: **\$493**
Sale/List Price Ratio: 100%; CDOM: 135

SOLD Jan-Nov. 2022: 215+4*= 219
MRSP: \$1,400,000 (-4%)
Avg. Size: **2,975** ft.; \$/sq.ft: **\$566**
Sale/List Price Ratio: 100%; CDOM: 74
(* \$1 mil+ Townhomes)

ACTIVE (1 Dec. 2022): 67 (+130%)
(91-Dec.09; 65-Dec.10; 66-Dec.11; 64-Dec.12; 71-Dec.13; 65-Dec.14; 66-Dec.15; 47-Dec.16; 66-Dec.18; 72-Dec.19; 34-Dec.20; 29-Dec.21)
Median List Price: \$1,495,800
Size: 3,319 sq. ft.; Avg. \$/sq.ft: **\$623**

PENDING (1 Dec. 2022): 20
Median List Price: \$1,825,000
Size: 3,321 sq. ft.; Avg. \$/sq.ft: **\$516**
(7 Sedona Ranch; 4 Seven Cyns)

Vacant Residential Land

SOLD Jan-Nov. 2001: 314
MRSP: \$130,000

SOLD Jan-Nov. 2005: 321
MRSP: \$375,000

SOLD Jan-Nov. 2006: 109
MRSP: \$517,000

#SOLD Jan-Nov. 2007: 63
MRSP: \$340,000

SOLD Jan-Nov. 2008: 50
MRSP: \$309,000

SOLD Jan-Nov. 2009: 89
MRSP: \$134,000

SOLD Jan-Nov. 2010: 88
MRSP: \$135,000

SOLD Jan-Nov. 2011: 77
MRSP: \$125,000

SOLD Jan-Nov. 2012: 110
MRSP: \$121,000
(18 REO's; 4 Short-sales)

SOLD Jan-Nov. 2013: 118
MRSP: \$158,000
(8 REO's; 6 Short-sales)

SOLD Jan-Nov. 2014: 120
MRSP: \$150,000

SOLD Jan-Nov. 2015: 98
MRSP: \$139,450
(3 REO's; 1 Short-sale)

SOLD Jan-Nov. 2016: 100
MRSP: \$130,000
(1 Short-sale)

SOLD Jan-Nov. 2017: 132
MRSP: \$136,250

SOLD Jan-Nov. 2018: 168 +19%
MRSP: \$147,500 + 8%
Sale/List Price Ratio: 92%; CDOM: 443

SOLD Jan-Nov. 2019: 124 -26%
MRSP: \$160,000 + 7%

Sale/List Price Ratio: 92%; CDOM: 416

SOLD Jan-Nov. 2020: 158 +27%
MRSP: \$196,000 + 23%
Sale/List Price Ratio: 93%; CDOM: 414

SOLD Jan-Nov. 2021: 302 +192%
MRSP: \$250,000 + 28%
Sale/List Price Ratio: 96%; CDOM: 334

SOLD Jan-Nov. 2022: 167 -45%
MRSP: \$300,000 + 20%
Sale/List Price Ratio: 96%; CDOM: 241

ACTIVE (1 Dec. 2022): 122
(132 in 2021; 172 in 2020; 259 in 2019)
MLP: \$358,00
(0 REO; 0 Short-sales)

PENDING (1 Dec. 2022): 6
(24 in 2021; 53 in 2020; 29 in 2019)
MLP: \$269,000

Sold Nov. 2021 - 7 2022 - 6
Sold Oct. 2021 - 12 2022 - 11
Sold Sept. 2021 - 22 2022 - 7

Sold 1 Sept. – Nov. 2022: 24

Sold 1 Sept. – Nov. 2021: 41

Sold 1 Sept. – Nov. 2020: 75

Sold 1 Sept. – Nov. 2019: 34

Condos/Town Homes

SOLD Jan-Nov. 2018: 125
Median Recorded Sales Price: \$323,000
Avg. \$/Sq.Ft: \$241

List-to-Sale Price Ratio: 98%
Avg. Cumulative Days On Market: 90
Non-Distressed Sales (100%)
(2 at 7C's)

SOLD Jan-Nov. 2019: 121
Median Recorded Sales Price: \$310,000
Avg. \$/Sq.Ft: \$267
List-to-Sale Price Ratio: 98%
Avg. Cumulative Days On Market: 86
Non-Distressed Sales (100%)
(6 at 7C's)

SOLD Jan-Nov. 2020: 105
Median Recorded Sales Price: \$395,000
Avg. \$/Sq.Ft: \$294
List-to-Sale Price Ratio: 99%
Non-Distressed Sales (100%)
(8 at 7C's)

SOLD Jan-Nov. 2021: 130 (+20%)
Median Recorded Sales Price: \$501,500
(+27%)
Avg. \$/Sq.Ft: \$366 (+24%)
List-to-Sale Price Ratio: 102%
Non-Distressed Sales (100%)
(3 at 7C's; 7 at Cottages at Coffeepot)

SOLD Jan-Nov. 2022: 113 (-13%)
Median Recorded Sales Price: \$580,750
Avg. \$/Sq.Ft: \$428 (+17%)
List-to-Sale Price Ratio: 100%
Non-Distressed Sales (100%)
(4 at 7C's; 0 at Cottages at Coffeepot)

ACTIVE (1 Dec. 2022): 28
(11 in 2021; 16 in 2020; 21 in 2019; 26 in 2018;
33 in 2016)
(0 at 7C's; 0 at Cottages; 5 at Park Place)

PENDING (1 Dec. 2022): 9
(4 in 2021; 19 in 2020; 5 in 2019)
(0 at 7C's; 0 at Cottages; 0 at Park Place)