

Verrado Residential Statistical Market Analysis - December 1, 2018

Status	# Listings	List Volume	Sold Volume	List Price	Sold Price	Sale/List Price	Approx SQFT	List Price Per SQFT	Sold Price Per SQFT	Agent Days on Market	Cumulative Days on Market	
Active	119	55,800,438		Low	226,000		1,217	102.43		2	2	
				Avg	468,911		2,577	173.22	97	100		
				High	2,750,000		6,810	403.92	574	574		
CCBS (Contract Contingent on Buyer Sale)	1	374,500		Low	374,500		2,371	157.95		114	114	
				Avg	374,500		2,371	157.95	114	114		
				High	374,500		2,371	157.95	114	114		
UCB (Under Contract-Backups)	10	4,008,695		Low	250,000		1,541	98.67		13	10	
				Avg	400,870		3,028	135.99	107	139		
				High	549,900		4,184	181.05	499	498		
Pending	17	6,393,060		Low	289,900		1,489	104.15		8	8	
				Avg	376,062		2,586	149.44	116	115		
				High	565,000		3,676	226.00	565	565		
Closed	360	128,904,296	126,385,143	Low	199,900	196,000	0.88	1,222	88.31	84.11	0	0
				Avg	358,067	351,070	0.98	2,551	143.65	141.02	86	94
				High	1,200,000	1,080,000	1.03	5,049	297.62	295.58	446	442
Overall	507	195,480,989	126,385,143	Low	199,900	196,000	0.88	1,217	88.31	84.11	0	0
				Avg	385,564	351,070	0.98	2,567	150.66	141.02	90	97
				High	2,750,000	1,080,000	1.03	6,810	403.92	295.58	574	574

Selection Criteria for Comparable Properties

Specified listings from the following search: Property type Residential; Status of 'Active', 'Closed', 'Pending', 'UCB (Under Contract-Backups)', 'CCBS (Contract Contingent on Buyer Sale)';

Subdivision like Verrado: **Close of Escrow Date between '01/01/2018' and '12/1/2018'.**

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All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.

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