

# Verrado Statistical Market Analysis - October 31, 2021

Status	# Listings	List Volume	Sold Volume	List Price	Sold Price	Sale/List Price	Approx SQFT	List Price Per Approx SQFT	Sold Price Per Approx SQFT	Agent Days on Market	Cumulative Days on Market	
Active	53	39,207,571	0	Low	390,000		1,357	165.30		1	1	
				Avg	739,765		2,753	258.30	35	35		
				High	4,250,000		6,231	682.07	312	312		
CCBS (Contract Contingent on Buyer Sale)	3	2,695,000	0	Low	475,000		1,860	190.49		23	23	
				Avg	898,333		3,267	263.88	51	50		
				High	1,575,000		4,555	345.77	89	89		
UCB (Under Contract-Backups)	22	11,975,700	0	Low	412,500		1,606	178.73		5	5	
				Avg	544,350		2,405	233.27	43	42		
				High	799,900		4,329	383.29	208	208		
Pending	38	22,509,980	0	Low	373,418		1,387	170.92		0	0	
				Avg	592,368		2,413	247.44	24	23		
				High	1,400,000		4,555	372.07	120	120		
Closed	462	240,982,085	240,878,017	Low	265,000	260,500	0.77	1,216	116.25	129.94	0	0
				Avg	521,606	521,381	1.00	2,455	215.21	215.72	32	33
				High	1,825,000	1,625,000	1.15	5,506	434.92	403.34	437	437
Overall	578	317,370,336	240,878,017	Low	265,000	260,500	0.77	1,216	116.25	129.94	0	0
				Avg	549,084	521,381	1.00	2,482	222.22	215.72	33	33
				High	4,250,000	1,625,000	1.15	6,231	682.07	403.34	437	437

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 '01/01/2021' and '10/31/2031'**

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

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