Verrado Statistical Market Analysis November 1, 2018

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	110	50,281,259		Low	229,000			1,217	103.67		2	1
				Avg	457,102			2,572	168.71		91	96
				High	2,750,000			6,810	403.92		539	539
CCBS (Contract Contingent on Buyer Sale)	8	2,809,780		Low	268,580			1,646	88.31		23	20
				Avg	351,222			2,823	130.23		134	133
				High	420,000			3,850	176.17		427	427
UCB (Under Contract-Backups)	9	4,502,500		Low	324,900			2,125	98.67		20	20
				Avg	500,278			3,070	165.51		106	132
				High	895,000			4,052	295.58		464	463
Pending	25	9,360,011		Low	219,000			1,551	118.61		8	8
				Avg	374,400			2,503	151.96		84	87
				High	779,000			4,032	296.31		551	551
Closed	325	115,574,692	113,310,037	Low	199,900	196,000	0.88	1,222	89.33	84.11	0	0
				Avg	355,614	348,646	0.98	2,549	142.92	140.30	86	95
				High	1,200,000	1,080,000	1.03	5,049	297.62	267.86	446	422
Overall	477	182,528,242	113,310,037	Low	199,900	196,000	0.88	1,217	88.31	84.11	0	0
				Avg	382,659	348,646	0.98	2,566	149.56	140.30	88	96
				High	2,750,000	1,080,000	1.03	6,810	403.92	267.86	551	551

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 '11/1/2018'.

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

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