

Verrado Residential Statistical Market Analysis - February 1, 2019

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	124	60,148,645		Low	238,978			1,222	103.65		0
				Avg	485,070			2,726	170.78		95
				High	2,750,000			6,810	403.82		556
CCBS (Contract Contingent on Buyer Sale)	3	869,000		Low	275,000			1,531	148.83		35
				Avg	289,667			1,735	168.00		57
				High	309,000			1,915	179.62		84
UCB (Under Contract-Backups)	10	3,906,150		Low	235,000			1,646	108.06		11
				Avg	390,615			2,746	143.67		98
				High	599,000			4,184	169.40		232
Pending	20	7,817,874		Low	223,000			1,357	101.44		4
				Avg	390,894			2,303	171.07		127
				High	749,420			4,032	285.60		442
Closed	17	5,805,880	5,715,995	Low	237,000	237,000	0.96	1,382	106.96	104.17	0
				Avg	341,522	336,235	0.98	2,371	146.68	144.47	92
				High	525,000	515,000	1.00	3,676	198.98	193.92	565
Overall	174	78,547,549	5,715,995	Low	223,000	237,000	0.96	1,222	101.44	104.17	0
				Avg	451,423	336,235	0.98	2,627	166.86	144.47	98
				High	2,750,000	515,000	1.00	6,810	403.82	193.92	565

Selection Criteria for Comparable Properties

Specified listings from the following search: Property type Residential; Status of 'Active', 'Closed', 'Pending', 'UCB (Under Contract-Backups)'; Subdivision like Verrado*; Close of Escrow Date between '01/01/2019' and '1/31/2019'.

Prepared by Ricardo Seiler,
Rick Seiler

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Prepared by

Rick Seiler

Ricardo D Seiler

808-874-3100

Rick@HomeInVerrado.com

www.HomeInVerrado.com