

Verrado Residential Statistical Market Analysis - December 1, 2019

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	100	42,659,431		Low	246,700			1,357	109.41		1	
				Avg	426,594			2,465	169.31		106	113
				High	1,599,900			6,044	324.79		734	734
CCBS (Contract Contingent on Buyer Sale)	5	2,352,800		Low	324,900			1,735	114.83		26	
				Avg	470,560			2,673	176.41		137	132
				High	849,000			3,440	257.90		380	355
UCB (Under Contract-Backups)	10	3,865,300		Low	315,000			1,760	119.29		30	
				Avg	386,530			2,564	155.17		70	75
				High	649,000			4,947	178.98		148	148
Pending	35	14,220,113		Low	235,000			1,222	113.28		1	
				Avg	406,289			2,394	170.35		83	84
				High	1,320,000			5,254	251.24		266	266
Closed	421	157,517,923	154,550,654	Low	223,000	221,000	0.84	1,222	100.06	98.28	0	
				Avg	374,152	367,104	0.98	2,434	157.56	154.86	83	87
				High	1,399,900	1,270,000	1.04	5,315	349.39	321.80	636	635
Overall	571	220,615,567	154,550,654	Low	223,000	221,000	0.84	1,222	100.06	98.28	0	
				Avg	386,367	367,104	0.98	2,442	160.53	154.86	87	92
				High	1,599,900	1,270,000	1.04	6,044	349.39	321.80	734	734

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 '01/01/2019' and '12/1/2019'.

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

12/01/2019
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