

# Verrrado Statistical Market Analysis - March 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	127	63,990,643		Low	239,900		1,222	103.65		0	0	
				Avg	503,863		2,734	177.25	95	99		
				High	2,750,000		6,810	403.82	584	583		
CCBS (Contract Contingent on Buyer Sale)	4	1,221,999		Low	265,000		2,186	115.18		23	23	
				Avg	305,500		2,587	118.56	54	52		
				High	415,000		3,603	124.43	101	101		
UCB (Under Contract-Backups)	12	4,407,450		Low	259,900		1,623	130.59		13	13	
				Avg	367,288		2,478	150.78	93	93		
				High	559,000		4,032	199.90	206	205		
Pending	36	13,848,223		Low	227,500		1,222	116.49		0	0	
				Avg	384,673		2,366	164.59	70	71		
				High	869,000		4,736	285.60	240	240		
Closed	40	13,706,280	13,416,895	Low	223,000	221,000	0.89	1,357	101.44	98.71	7	7
				Avg	342,657	335,422	0.98	2,311	152.73	149.67	125	139
				High	575,000	550,000	1.00	4,184	224.86	222.90	565	565
Overall	219	97,174,595	13,416,895	Low	223,000	221,000	0.89	1,222	101.44	98.71	0	0
				Avg	443,720	335,422	0.98	2,580	168.17	149.67	95	101
				High	2,750,000	550,000	1.00	6,810	403.82	222.90	584	583

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 '02/28/2019'.**

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