

November 2011 Market Report

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Single Family Homes

Date	# SOLD	Median Recorded Sales Price	\$/sq.ft
Jan-Oct 2000	383	\$259,600	\$130
Jan-Oct 2001	417	\$265,000	\$136
Jan-Oct 2002	430	\$299,450	\$148
Jan-2003	504	\$330,000	\$165
Jan-Oct August 2004	512	\$407,000	\$193
Jan-Oct 2005	524	\$522,000	\$244
Jan-Oct 2006	341	\$529,000	\$285
Jan-Oct 2007	225	\$560,000	\$273
Jan-Oct 2008	193	\$497,000	\$240
Jan-Oct 2009	284	\$400,000	\$185
Jan-Oct 2010	334	\$372,500	\$172
As of Oct. 31, 2010 Included: 100 Foreclosures [aka, REO's] (30%) 40 Short-sales (12%) 194 Non-REO's/Short-sales (58%)			

SOLD as of 31 Oct. 2011: 334
MRSP: \$351,253
\$/sq.ft: \$159
Includes
88 Foreclosures [aka, REO's] (26%)
(MRSP: \$261,500; \$/Sq.ft: \$119)
40 Short-sales (12%)
(MRSP: \$270,500; \$/Sq.ft: \$133)
206 Non-REO's/Short-sales (62%)
(MRSP: \$420,000; \$/Sq.ft: \$184)

Past ACTIVE Inventory

1 Nov. 08: 517
1 Nov. 09: 371
1 Nov. 10: 374

ACTIVE (Nov. 2011): 336
Median List Price: \$550,000
\$/sq.ft: \$212

Includes

17 REO's (5%)

(Down from 32 in 2010)

(MListP: \$314,000; \$/Sq.ft: \$149)

20 Short-sales (6%)

(Down from 27 in 2010)

(MListP: \$492,500; \$/Sq.ft: \$177)

299 Non-REO's/ Short-sales (89%)

(MListP: \$580,000; \$/Sq.ft.: \$222)

PAST PENDINGS

1 Nov. 08: 27
1 Nov. 09: 74
1 Nov. 10: 54

PENDING (1st Nov. 2011): 52
MListP: \$329,500
\$/sq.ft: \$158

Includes

9 REO's (17%)

(Down from 19 in 2010)

(MListP: \$225,000; \$/Sq.ft: \$123)

13 Short-sales (18%)

(MListP: \$325,000; \$/Sq.ft: \$143)

30 Non-REO's/Short-sales (58%)

MListP: \$420,000; \$/Sq.ft: \$209

Luxury Homes (\$1,000,000+)

<i>Date</i>	<i># SO LD</i>	<i>Median Recorded Sales Price</i>	<i>Size</i>	<i>\$/sq.ft</i>
Jan-Oct 2001	10	\$1,239,500	4,368 Sq.ft	\$289
Jan- Oct 2002	4	\$1,456,250	4,750 Sq.ft	\$307
Jan- Oct 2003	20	\$1,350,000	4,415 Sq.ft	\$306
Jan-Oct 2004	26	\$1,200,000	4,266 Sq.ft	\$281
Jan- Oct 2005	42	\$1,275,000	3,794 Sq.ft	\$336
Jan-Oct 2006	45	\$1,245,000	3,535 Sq.ft	\$352
Jan- Oct 2007	39	\$1,335,000	3,808 Sq.ft	\$351
Jan- Oct 2008	21	\$1,550,000	3,765 Sq.ft	\$412
Jan- Oct 2009	14	\$1,525,000	4,413 Sq.ft	\$412
Jan- Oct 2010	13	\$1,200,000	4,400 Sq.ft	\$273

SOLD Jan.-Oct. 2011: 16
MRSP - \$1,500,000
Size 4,400 sq. ft.; \$/sq.ft: \$227

ACTIVE (Nov. 2011): 67
(72-Nov. 2010; 91-Nov. 2009)
MListP: \$1,460,000
Size: 4,310 sq. ft.; \$/sq.ft: \$339
(2 Short-sales, no REO's)

PENDING (Nov. 2011): 0
(Nov. 2009: 2; Nov. 2010: 0)

Vacant Residential Land

<i>Date</i>	<i># SOLD</i>	<i>Median Recorded Sales Price</i>
Jan-Oct 2001	295	\$129,000
Jan-Oct 2002	324	\$145,000
Jan-Oct 2003	293	\$171,000
Jan-Oct 2004	376	\$219,000
Jan-Oct 2005	296	\$370,000
Jan-Oct 2006	105	\$520,000
Jan-Oct 2007	59	\$325,000
Jan-Oct 2008	47	\$318,000
Jan-Oct 2009*	60	\$121,000
Jan-Oct 2010*	79	\$132,000
<i>*2009-24 REO's; 2 Short-Sale</i>		
<i>*2010-35 REO's; 7 Short Sales</i>		

SOLD Jan.-Oct. 2011: 73
MRSP: \$125,000
(14 REO; 2 short-sales)

ACTIVE (Nov. 2011): 370
(345 Nov. 2010; 415 Nov. 2009)
MListP: \$225,000
(19 REO's; 2 Short-sales)

PENDING (Nov. 2011): 13
(8 Nov. 2010; 58 Nov. 2009)
MListP: \$120,000
(1 REO; 1 short-sale)