

Location: ZIP 33029

Property Types: Single Family Homes - All Properties - All Properties

Price Range: \$0 - No Limit

SQFT Range: 0 - No Limit

Bedrooms: 0 - No Limit

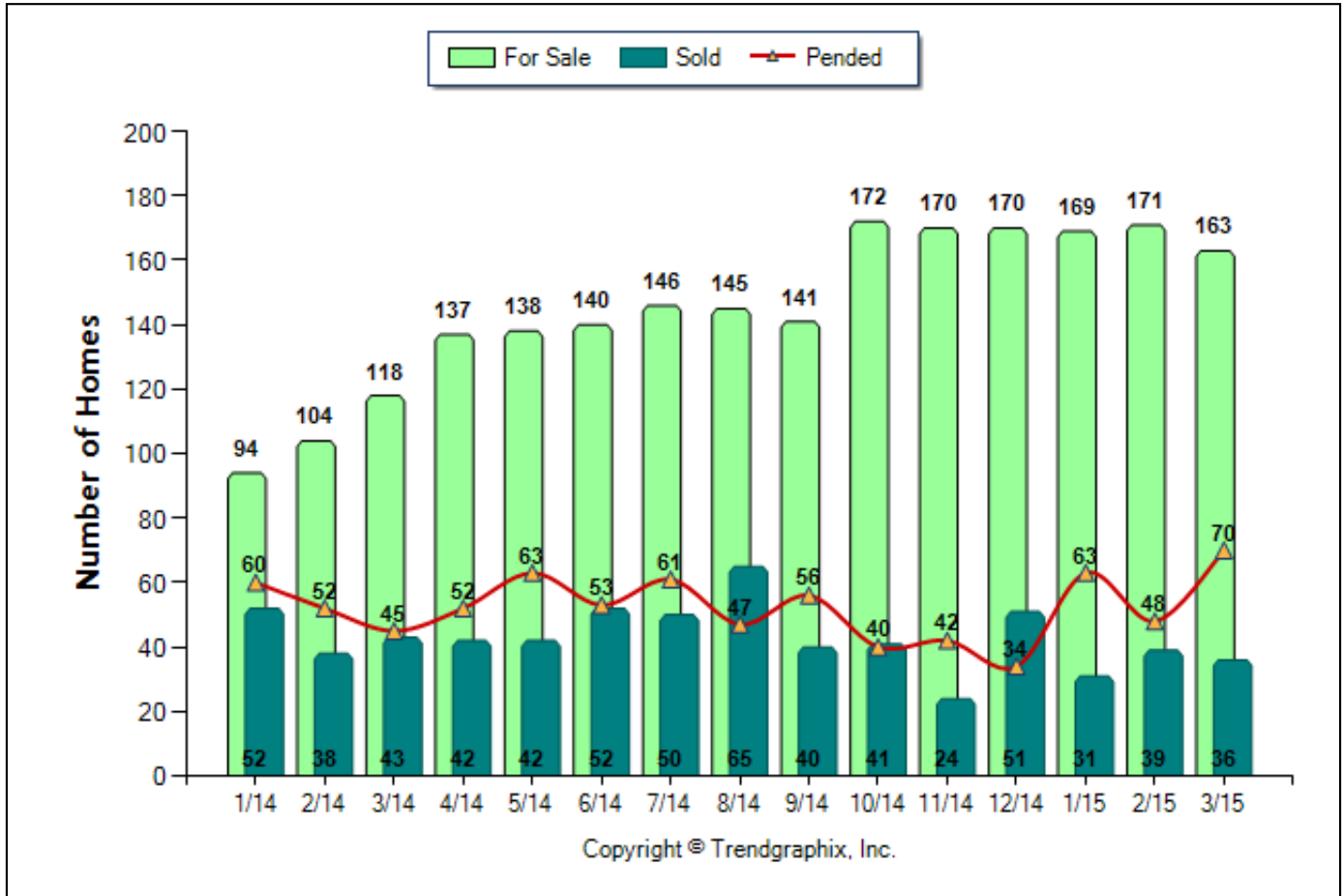
Full Baths: 0 - No Limit

Half Baths: 0 - No Limit

Year Built: 0 - No Limit



## Number of Homes For Sale vs. Sold vs. Pended (Jan. 2014 - Mar. 2015)



	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago		
	Mar. 15	Feb. 15	% Change	Mar. 15	Mar. 14	% Change	Jan. 15 to Mar. 15	Jan. 14 to Mar. 14	% Change
For Sale	163	171	-4.7% ▼	163	118	38.1% ▲	168	105	60% ▲
Sold	36	39	-7.7% ▼	36	43	-16.3% ▼	35	44	-20.5% ▼
Pended	70	48	45.8% ▲	70	45	55.6% ▲	60	52	15.4% ▲

### March 2015 is a Neutral market\*\*

**Home For Sale in March 2015 is 163 units.** It is down **4.7%** compared to the last month and up **38.1%** compared to the last year.  
**Home Closed in March 2015 is 36 units.** It is down **7.7%** compared to the last month and down **16.3%** compared to the last year.  
**Home Placed under Contract in March 2015 is 70 units.** It is up **45.8%** compared to the last month and up **55.6%** compared to the last year.

\*\*Buyer's market: more than 6 months of inventory based on closed sales. Seller's market: less than 3 months of inventory based on closed sales. Neutral market: 3 - 6 months of inventory based on closed sales.

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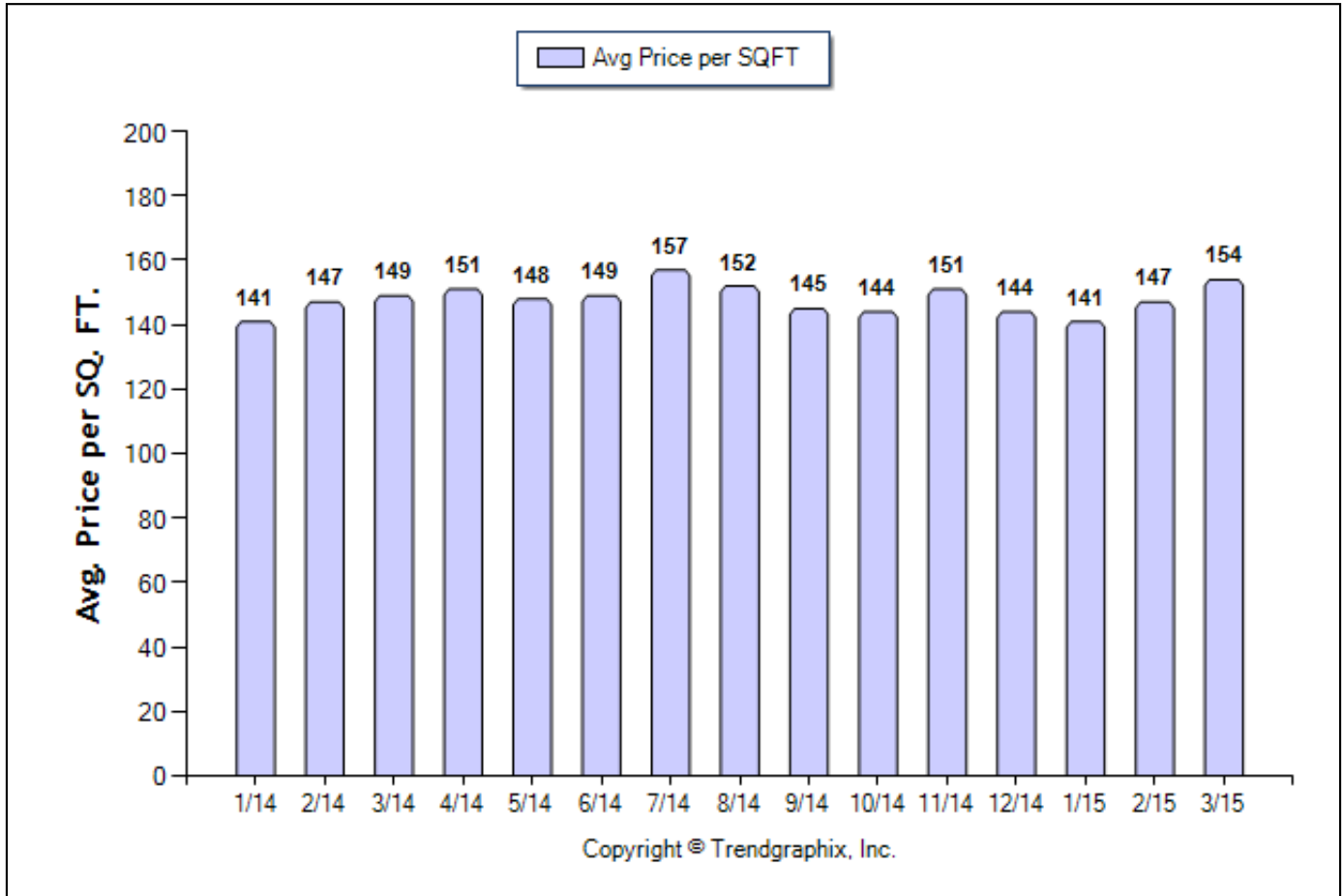
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## Average Price per SQFT (Jan. 2014 - Mar. 2015)



	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago		
	Mar. 15	Feb. 15	% Change	Mar. 15	Mar. 14	% Change	Jan. 15 to Mar. 15	Jan. 14 to Mar. 14	% Change
Avg. Sq. Ft. Price	154	146.6	5% ▲	154	148.6	3.6% ▲	147.6	145.3	1.6% ▲

### March 2015 Average Sold Price per Square Footage is Appreciating\*\*

Average Sold Price per Square Footage in March 2015 is \$154. It is up **5%** compared to the last month and up **3.6%** compared to the last year.

\*\*Based on 6 month trend - Appreciating/Depreciating/Neutral.

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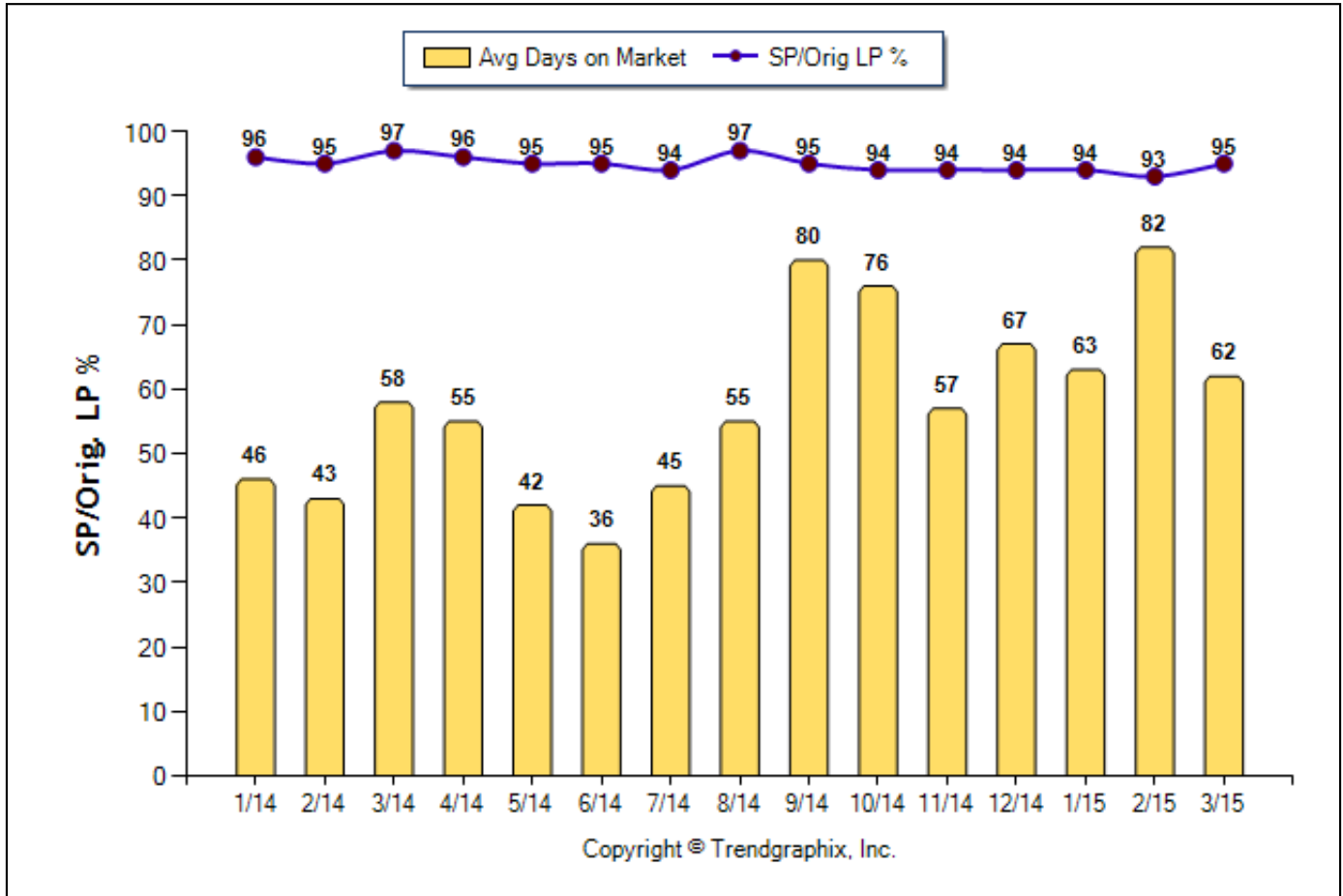
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## Avg Days On Market & SP/Orig LP % (Jan. 2014 - Mar. 2015)



	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago		
	Mar. 15	Feb. 15	% Change	Mar. 15	Mar. 14	% Change	Jan. 15 to Mar. 15	Jan. 14 to Mar. 14	% Change
Days on Market	62	82	-24.4% ▼	62	58	6.9% ▲	70	49	42.9% ▲
Sold/Orig LP Diff. %	95	93	2.2% ▲	95	97	-2.1% ▼	94	96	-2.1% ▼

### March 2015 Average Days on Market trend Remains Steady\*\*

Average Days on Market in March 2015 is 62. It is down **24.4%** compared to the last month and up **6.9%** compared to the last year.

### March 2015 Sold/Original List Price Ratio Remains Steady\*\*

Sold/Original List Price % in March 2015 is 95%. It is up **2.2%** compared to the last month and down **2.1%** compared to the last year.

\*\*Based on 6 month trend - Rising/Falling/Remains Steady.

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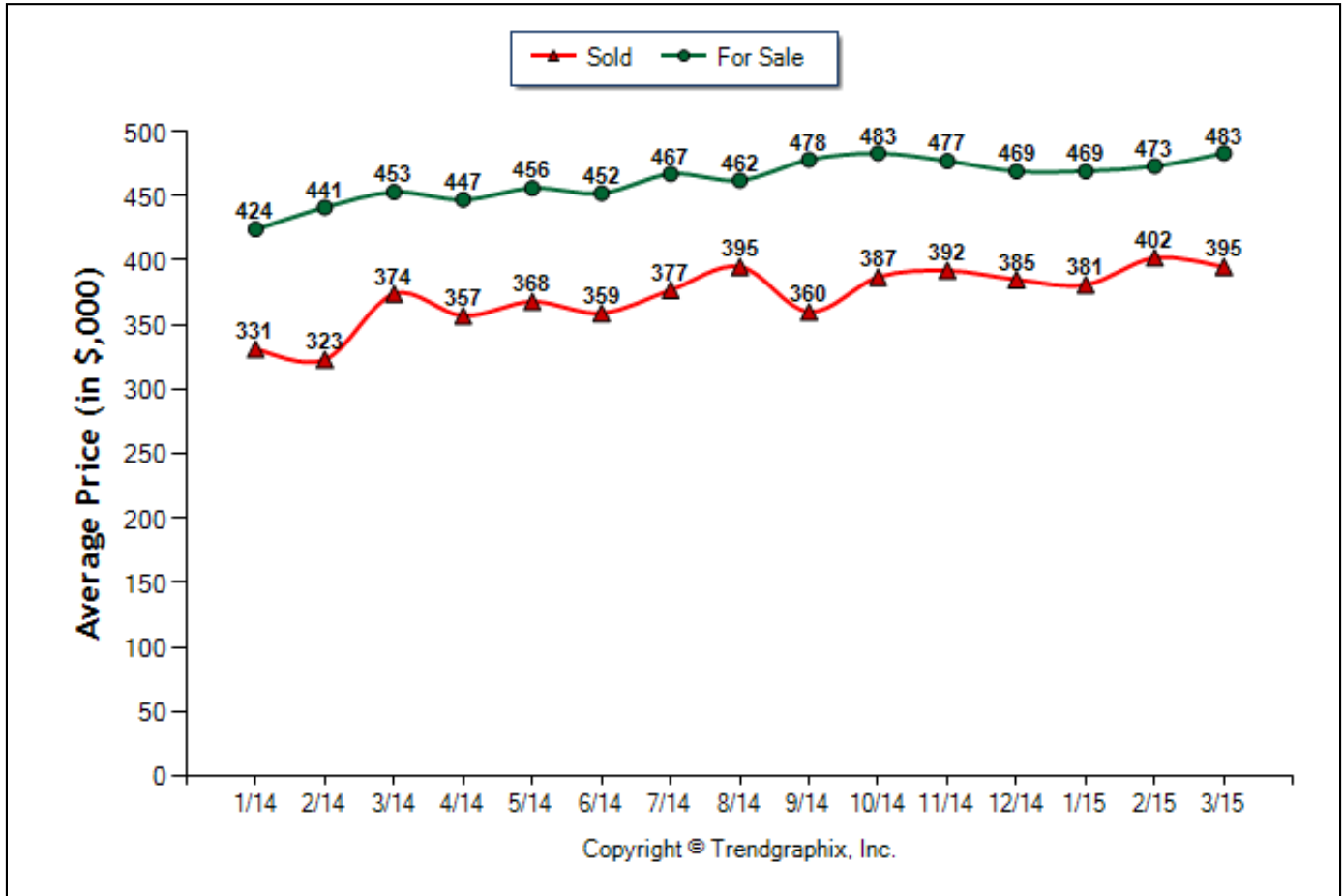
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## Average Price of For Sale and Sold (Jan. 2014 - Mar. 2015)



	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago		
	Mar. 15	Feb. 15	% Change	Mar. 15	Mar. 14	% Change	Jan. 15 to Mar. 15	Jan. 14 to Mar. 14	% Change
Avg. Active Price	483	473	2.1% ▲	483	453	6.6% ▲	475	440	8% ▲
Avg. Sold Price	395	402	-1.7% ▼	395	374	5.6% ▲	393	343	14.6% ▲

### March 2015 Average For Sale Price is Neutral\*\*

Average For Sale Price (in thousand) in March 2015 is \$483. It is up **2.1%** compared to the last month and up **6.6%** compared to the last year.

### March 2015 Average Sold Price is Neutral\*\*

Average Sold Price (in thousand) in March 2015 is \$395. It is down **1.7%** compared to the last month and up **5.6%** compared to the last year.

\*\*Based on 6 month trend - Appreciating/Depreciating/Neutral.

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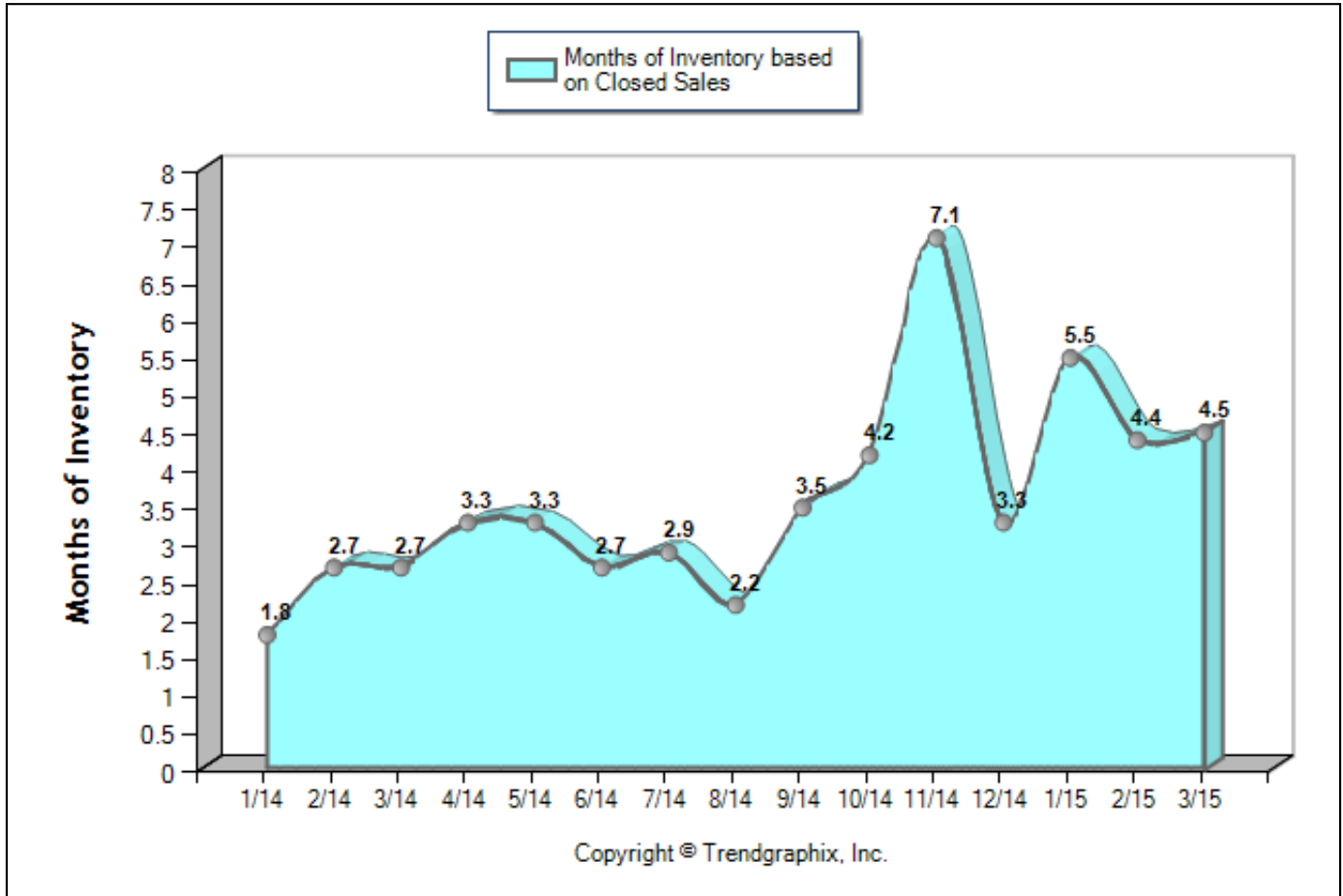
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**Months of Inventory Based on Closed Sales (Jan. 2014 - Mar. 2015)**



	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago		
	Mar. 15	Feb. 15	% Change	Mar. 15	Mar. 14	% Change	Jan. 15 to Mar. 15	Jan. 14 to Mar. 14	% Change
Months of Inventory (Closed Sales)	4.5	4.4	2.3% ▲	4.5	2.7	65.6% ▲	4.8	2.4	100.6% ▲

**March 2015 is a Neutral market\*\***

**Months of Inventory based on Closed Sales in March 2015 is 4.5.** It is up **2.3%** compared to the last month and up **65.6%** compared to the last year.

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# ***Facts and Trends<sup>TM</sup>*** - Published April 2015\*

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**Bedrooms:** 0 - No Limit

**Year Built:** 0 - No Limit



Date	1/14	2/14	3/14	4/14	5/14	6/14	7/14	8/14	9/14	10/14	11/14	12/14	1/15	2/15	3/15
<b>For Sale</b>	94	104	118	137	138	140	146	145	141	172	170	170	169	171	163
<b>New Listing</b>	61	68	70	100	79	69	78	60	76	96	59	56	83	59	84
<b>Sold</b>	52	38	43	42	42	52	50	65	40	41	24	51	31	39	36
<b>Pended</b>	60	52	45	52	63	53	61	47	56	40	42	34	63	48	70
<b>Months of Inventory (Closed Sales)</b>	1.8	2.7	2.7	3.3	3.3	2.7	2.9	2.2	3.5	4.2	7.1	3.3	5.5	4.4	4.5
<b>Months of Inventory (Pended Sales)</b>	1.6	2	2.6	2.6	2.2	2.6	2.4	3.1	2.5	4.3	4	5	2.7	3.6	2.3
<b>Absorption Rate (Closed Sales) %</b>	55.3	36.5	36.4	30.7	30.4	37.1	34.2	44.8	28.4	23.8	14.1	30	18.3	22.8	22.1
<b>Absorption Rate (Pended Sales) %</b>	63.8	50	38.1	38	45.7	37.9	41.8	32.4	39.7	23.3	24.7	20	37.3	28.1	42.9
<b>Avg. Active Price</b>	424	441	453	447	456	452	467	462	478	483	477	469	469	473	483
<b>Avg. Sold Price</b>	331	323	374	357	368	359	377	395	360	387	392	385	381	402	395
<b>Avg. Sq. Ft. Price</b>	141	147	149	151	148	149	157	152	145	144	151	144	141	147	154
<b>Sold/List Diff. %</b>	97	98	98	97	97	98	96	99	98	97	97	97	96	96	97
<b>Sold/Orig LP Diff. %</b>	96	95	97	96	95	95	94	97	95	94	94	94	94	93	95
<b>Days on Market</b>	46	43	58	55	42	36	45	55	80	76	57	67	63	82	62
<b>Median</b>	312	307	347	335	348	337	354	390	343	360	388	370	362	380	405

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