

Market Conditions Addendum Criteria

Report ending on this date: 12/24/2017 **Property Type:** Detached Single, Attached Single **Map Search:** rectangle

	7-12 Months Prior	4-6 Months Prior	Current-3 Months Prior
Total # of Comparable Sales	538	319	228
Absorption Rate (# Sales / # Months)	89.67	106.33	76
Total # of Comparable Active Listings	287	308	274
Months of Housing Supply (Total # of Comparable Active Listings/Ab. Rate)	3.2	2.9	3.61

	7-12 Months Prior	4-6 Months Prior	Current-3 Months Prior
Sold Comparables Median Sale Price	\$368,000	\$360,000	\$360,000
Sold Comparables Median CDOM	30.5	22	41
All Comparables Median List Price	\$375,000	\$377,000	\$379,450
All Comparables Median CDOM	38	40	68.5
Sold Comparables Median SP/LP Percentage	100	100	100

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