

Market Conditions Addendum Criteria

Report ending on this date: 03/14/2018 **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	727	252	184
Absorption Rate (# Sales / # Months)	121.17	84	61.33
Total # of Comparable Active Listings	326	266	401
Months of Housing Supply (Total # of Comparable Active Listings/Ab. Rate)	2.69	3.17	6.54

	7-12 Months Prior	4-6 Months Prior	Current-3 Months Prior
Sold Comparables Median Sale Price	\$357,000	\$350,000	\$340,000
Sold Comparables Median CDOM	20	38	64.5
All Comparables Median List Price	\$364,450	\$371,950	\$379,000
All Comparables Median CDOM	31	62.5	61
Sold Comparables Median SP/LP Percentage	100	100	99.2

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