

Market Conditions Addendum Criteria

Report ending on this date: 02/12/2018 **Property Type:** Detached Single, Attached Single **Map Search:** polygon

	7-12 Months Prior	4-6 Months Prior	Current-3 Months Prior
Total # of Comparable Sales	670	269	186
Absorption Rate (# Sales / # Months)	111.67	89.67	62
Total # of Comparable Active Listings	290	301	324
Months of Housing Supply (Total # of Comparable Active Listings/Ab. Rate)	2.6	3.36	5.23

	7-12 Months Prior	4-6 Months Prior	Current-3 Months Prior
Sold Comparables Median Sale Price	\$360,000	\$371,500	\$326,500
Sold Comparables Median CDOM	23	27	57.5
All Comparables Median List Price	\$365,000	\$385,000	\$358,500
All Comparables Median CDOM	34	53.5	80
Sold Comparables Median SP/LP Percentage	100	100	99.52

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