

# MARKET REPORT

SUDDEN VALLEY REAL ESTATE - JULY 2016



**MARKET HIGHLIGHTS**  
 HOME PRICES ARE DECREASING  
 INVENTORY IS DECREASING  
 STILL A SELLERS MARKET



## AVERAGE SOLD PRICE



# \$266,000

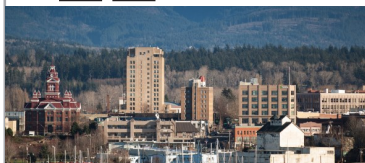
## PRICE TREND

**\$297,000** JUNE  
**-10.4%** CHANGE 1MTH  
**+7.3%** CHANGE 1YR



## NEW LISTINGS

# 22

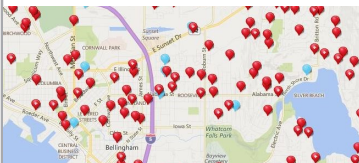


28 IN JUNE

**-21.4%** CHANGE 1MTH  
**+15.8%** CHANGE 1YR

## ACTIVE LISTINGS

# 33



43 IN JUNE

**-23.3%** CHANGE 1MTH  
**-44.1%** CHANGE 1YR

## SOLD LISTINGS

# 20



28 IN JUNE

**-28.6%** CHANGE 1MTH  
**+11.1%** CHANGE 1YR

## MEDIAN PRICE

**\$271,000**  
**\$273,000** JUNE  
**-0.7%** CHANGE 1MTH  
**+7.1%** CHANGE 1YR



## INFO

All reports are published August 2016, based on data available at the end of July 2016, from TrendGraphix. This representation is based in whole or in part on data supplied by the NWMLS. Neither the Board or its MLS guarantees or is in any way responsible for its accuracy. Data maintained by the Board or its MLS JUNE not reflect all real estate activity in the market. Report reflect activity by all brokers participated in the MLS.

## AVERAGE DAYS ON MARKET



61 IN JUNE

**-52.5%** CHANGE 1MTH  
**-53.2%** CHANGE 1YR

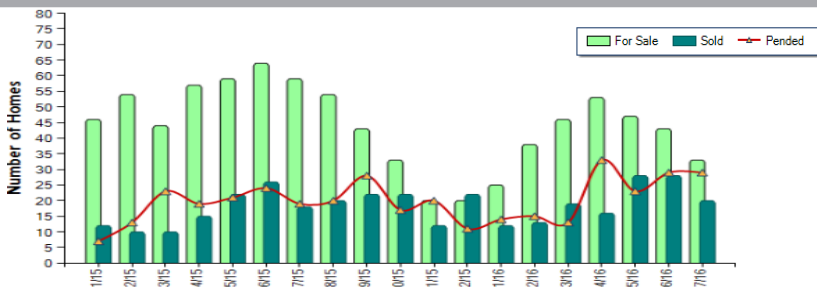
## HOMES SOLD YTD

**136** YTD 2016  
**113** YTD 2015  
**+20.3%** CHANGE 1YR

## MARKET SIGNS

### SELLERS VS BUYERS MARKET AS OF: 7/1/16

By custom, if absorption rate is greater than 20%, it is generally accepted to be a seller's market.



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