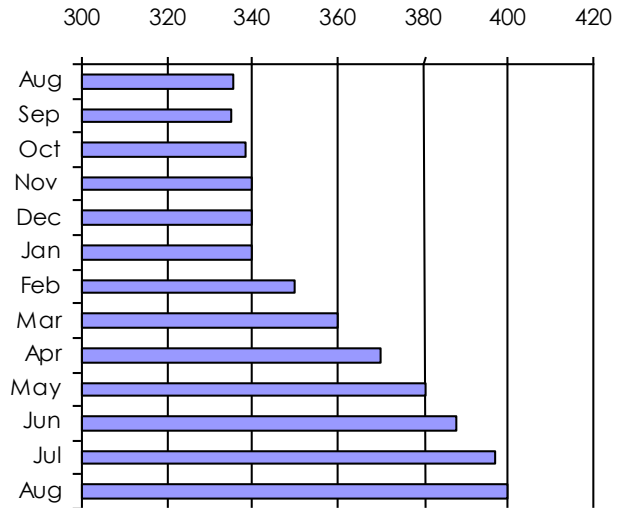


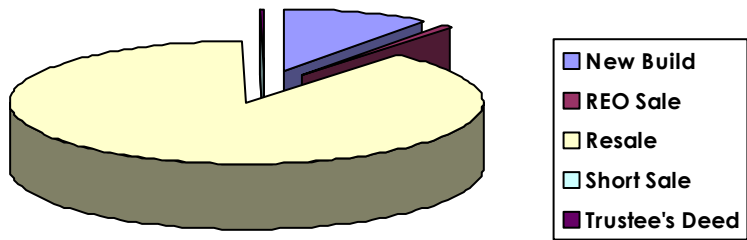


## SFR Market Condition Report August 2021

MONTH		PRICE		SQFT	DEMAND		12 Month Graphical History					
Month Year	Price Median	Price Change	Sqft Average	Closing Total	Closing Change							
20-Aug	\$335,644	\$744	\$182	3,357	1,004							
20-Sep	\$335,000	(\$644)	\$184	3,558	201							
20-Oct	\$338,500	\$3,500	\$186	3,582	24							
20-Nov	\$340,000	\$1,500	\$190	3,412	-170							
20-Dec	\$340,000	\$0	\$190	3,687	375							
21-Jan	\$340,000	\$0	\$190	5,036	1,349							
21-Feb	\$349,950	\$9,950	\$194	3,348	1,688							
21-Mar	\$360,000	\$10,050	\$198	4,713	1,365							
21-Apr	\$370,000	\$10,000	\$207	4,259	-454							
21-May	\$380,753	\$10,753	\$212	4,076	-183							
21-Jun	\$388,000	\$7,247	\$217	4,908	832							
21-Jul	\$396,889	\$8,889	\$221	4,082	-826							
21-Aug	\$400,000	\$3,111	\$225	4,300	218							
Inventory End of Month	Inventory No Offers	Inventory Added	Inventory Sold									
7,589	3,256	3,985	3,210									



**Transactions by Type**



Type of Sale	Total Sales
New Build	436
Resale	3,860
Short Sale	4
Trustee's Deed	7
REO Sale	35
<b>Total (County Records)</b>	<b>4,342</b>
Type of Distress	Total Filed
Bank NOD	81
Bank NOS	73

Sales (MLS)	Median Price	Average Price	% Compared to Last Month Sales	% Compared to Last Month Median	% Compared to Last Month Average	% Compared to Last Year Sales	% Compared to Last Year Median	% Compared to Last Year Average
3,210	\$405,000	\$478,884	-4.2	0	-4.5	10.3	20.9	16.9

% On Market 0 to 30 Days	% On Market 31 to 60 Days	% On Market 61 to 90 Days	% On Market 91 to 120 Days	% On Market 121 Days or More
87.8	8.6	2.0	0.8	0.8
% Last Month 0 to 30 Days	% Last Month 31 to 60 Days	% Last Month 61 to 90 Days	% Last Month 91 to 120 Days	% Last Month 121 Days or More
89.1	6.9	2.2	0.4	1.4
% Last Year 0 to 30 Days	% Last Year 31 to 60 Days	% Last Year 61 to 90 Days	% Last Year 91 to 120 Days	% Last Year 121 Days or More
61.3	15.9	8.1	6.0	8.7