

# Statistical Market Analysis

Status	# List	List Volume	Sold Volume		List Price	Sold Price	S/L Price	Finish SqFt	List Prc/ Fin SqFt	Sold Prc/ Fin SqFt	CDOM
Active	2	\$189,000		Low	\$59,000			864	68.29		1
				Avg	\$94,500			933	101.29		69
				High	\$130,000			1,002	129.74		136
Pending	2	\$170,900		Low	\$65,900			900	73.22		3
				Avg	\$85,450			982	87.02		11
				High	\$105,000			1,064	98.68		18
Sold	4	\$337,500	\$335,500	Low	\$80,000	\$80,000	1.00	1,064	75.19	75.19	6
				Avg	\$84,375	\$83,875	0.99	1,279	65.97	65.58	28
				High	\$87,500	\$90,000	1.03	1,494	58.57	60.24	64
<b>Overall</b>	<b>8</b>	<b>\$697,400</b>	<b>\$335,500</b>	<b>Low</b>	<b>\$59,000</b>	<b>\$80,000</b>	<b>1.00</b>	<b>864</b>	<b>75.19</b>	<b>75.19</b>	<b>1</b>
				<b>Avg</b>	<b>\$87,175</b>	<b>\$83,875</b>	<b>0.99</b>	<b>1,065</b>	<b>65.97</b>	<b>65.58</b>	<b>34</b>
				<b>High</b>	<b>\$130,000</b>	<b>\$90,000</b>	<b>1.03</b>	<b>1,494</b>	<b>58.57</b>	<b>60.24</b>	<b>136</b>

Fannie Mae 1004MC Statistics			
Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Total # of Comparable Sales (Settled)	0	3	1
Absorption Rate (Total Sales/Months)	0.00	1.00	0.33
Total # of Comparable Active Listings	1	2	1
Months of Housing Supply (Lst/Ab. Rate)	0.00	2.00	3.00
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price		\$80,500	\$90,000
Median Comparable Sales DOM		10	33
Median Comparable List Price	\$85,000	\$85,000	\$87,500
Median Comparable Listings DOM	10	33	18
Median Sale Price as % of List Price		100.00%	102.86%

**SEARCH CRITERIA:**

Status is one of 'Active', 'Pending', 'Show For Backups', 'Sold'

Latitude, Longitude is around 39.00, -94.47

Date Sold is 5/2/2019 to 11/3/2018

Type is 'Single Family'

Bedrooms is 2

Total Baths is 1