

MLS SALES / DETACHED HOMES / NE CENTRAL BAY COUNTY					
	2017	2016	2015	2014	2013
Total Sales	534	499	454	426	402
Avg. Sold Price	\$227,573	\$215,067	\$209,175	\$214,621	\$205,606
Median Price	\$223,000	\$210,000	\$200,000	\$204,500	\$189,700
Sale Price to List Price %	98%	98%	97%	97%	97%
Average Days on the Market	89	84	90	102	100

The preceding table indicates increasing values from 2013 through 2017.

Notice the **median** sale price has increased 17.6%, or 4.40% per annum, from 2013 through 2017.

Notice the **average** sale price has increased 10.7%, or 2.70% per annum, from 2013 through 2017.

Summary: *Values are increasing between 2.70% and 4.40% per annum based on Five Year Historical trend.*

We choose to call values currently increasing at a rate of 3% per annum. The SLP is stable at 98%. The DOM is 89. Supply and demand are in balance. But on the cusp of an under supply. Absorption rate is 44.50/mo. with 140 actives resulting in a 3.15-months inventory. These are signs of a good market.