

<b>MLS SALES / CONDOMINIUMS / 30-A</b>					
	<b>2018</b>	<b>2017</b>	<b>2016</b>	<b>2015</b>	<b>2014</b>
Total Sales	309	310	281	324	<b>298</b>
Avg. Sold Price	\$899,582	\$603,018	\$598,388	\$587,272	<b>\$498,812</b>
Median Price	\$530,000	\$437,256	\$435,000	\$450,000	<b>\$363,750</b>
Sale Price to List Price %	96%	96%	95%	96%	<b>94%</b>
<b>Average Days On Market</b>	<b>146</b>	<b>139</b>	<b>116</b>	<b>147</b>	<b>142</b>

The preceding table indicates increasing values over the past five years.

Notice the **median** sale price has increased 80% overall, or 20% per annum from 2014 through 2018.

Notice the **average** sale price has increased 45.7% overall, or 11.4% per annum from 2014 through 2018.

**Summary:** The 5-yr historical data supports increasing values between 11% and 20% per annum. Notice the One-Year YOY median and average sold prices increased significantly. The median sold price increased 21% YOY while the average sold price increased 49% YOY.

These staggering rates of increase are not unprecedented. Similar rates of increase were experienced during the time period 2003 through 2007. A more reliable indicator of is the time period from 2015 through 2017.

*We choose to call values currently increasing at a rate of 5% per annum.*

Year 2018 experienced one less sale than in 2017. The sold to list price ratio is stable at 96%. Meaning, on average properties are selling for 4% less than list price. The average DOM is 146, a small increase. Properties at or near market value typically sell in 4-6 months. Supply and demand are in balance. The absorption rate is 25.75 per month, with 174 active listings, resulting in a 6.75-months inventory. These are signs of a good market.