

<b>MLS SALES / DETACHED SINGLE UNIT / 30-A WEST</b>					
	<b>2018</b>	<b>2017</b>	<b>2016</b>	<b>2015</b>	<b>2014</b>
Total Sales	291	304	263	271	<b>221</b>
Avg. Sold Price	\$955,578	\$876,312	\$746,374	\$771,044	<b>\$609,188</b>
Median Price	\$637,500	\$586,000	\$522,000	\$489,000	<b>\$429,000</b>
Sale Price to List Price %	97%	96%	96%	96%	<b>96%</b>
<b>Average Days On Market</b>	<b>107</b>	<b>147</b>	<b>141</b>	<b>161</b>	<b>158</b>

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

Notice the **average** sale price has increased 57% overall, or 14% per annum from 2014 through 2018.

Notice the **median** sale price has increased 49% overall, or 12% per annum, from 2014 through 2018.

The YOY YTD median sold price has increased 8.8% while the average sold price increased 9%. These rates of increase are not unprecedented in the subject neighborhood. Similar rates of increase were experienced in 2004-2007.

*Data extracted from the market supports values currently increasing at a rate of 9% per annum.*

Year 2018 experienced 13 fewer sales than in 2017. The sales price to list ratio is stable at 97%. Meaning, on average, properties are selling for 3% less than list price. Supply and demand are in balance. The absorption rate is 24 per month with 191 active listings resulting in a 8-months' inventory. Average DOM is 107. Most properties at or near market value typically sell in 3-6 months. These are signs of a good market.