

# GRANT

## MOUNTAIN VIEW

### MONTHLY AREA REPORT

OCTOBER 2018 | SINGLE FAMILY HOMES



Melanie Kemp  
International President's Circle  
CalRE: CA-00867212  
Cell: 408-805-1555  
melanie.kemp@cbtnorcal.com  
<http://www.melaniekemp.com>

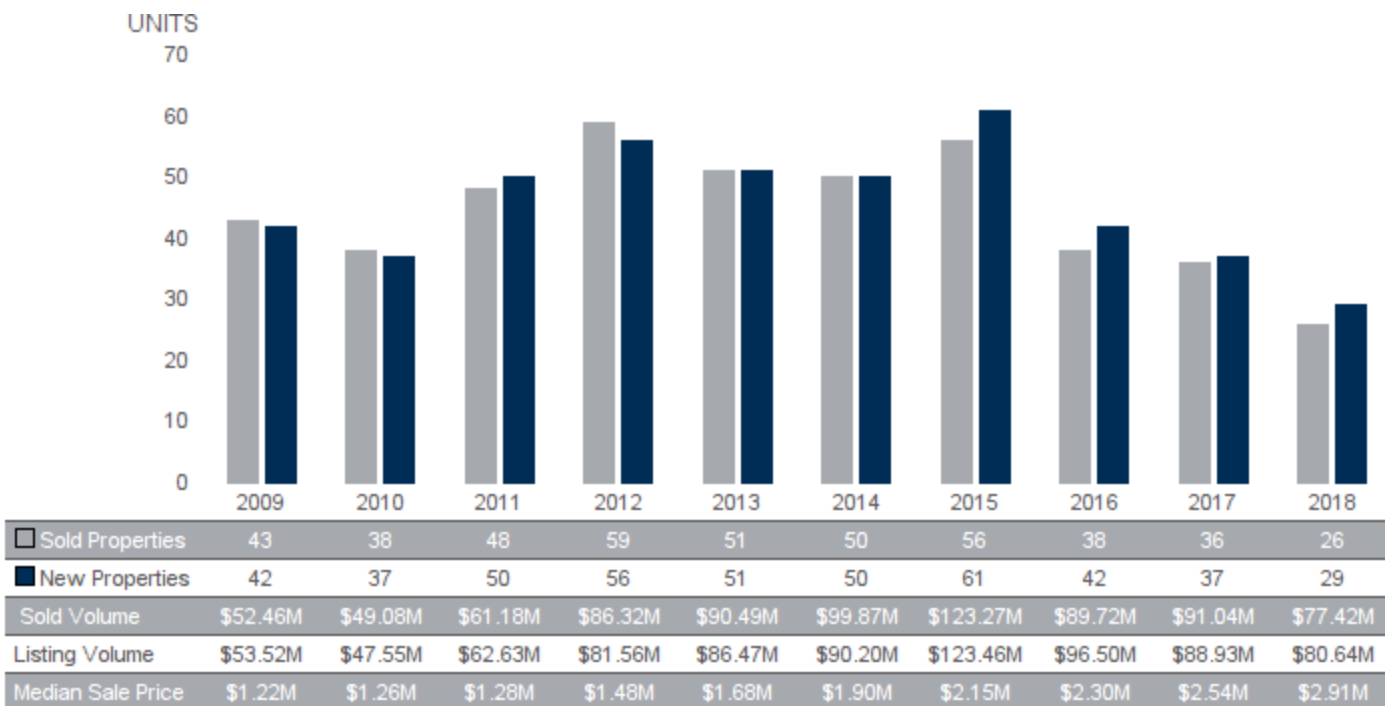
## MARKET SUMMARY

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Market Summary	Month to Date			Year to Date		
	October 2018	October 2017	Percent Change	Year-To-Date 2018	Year-To-Date 2017	Percent Change
New Listings	3	2	50% <span style="color: blue;">▲</span>	29	34	-14.71% <span style="color: darkred;">▼</span>
Sold Listings	4	1	300% <span style="color: blue;">▲</span>	26	31	-16.13% <span style="color: darkred;">▼</span>
Median Listing Price	\$2,969,000	\$2,498,000	18.86% <span style="color: blue;">▲</span>	\$2,872,500	\$2,399,000	19.74% <span style="color: blue;">▲</span>
Median Selling Price	\$2,960,000	\$2,701,777	9.56% <span style="color: blue;">▲</span>	\$2,909,000	\$2,556,000	13.81% <span style="color: blue;">▲</span>
Median Days on Market	6	7	-14.29% <span style="color: darkred;">▼</span>	8	8	0% <span style="color: gray;">■</span>
List/Sell Price Ratio	103.5%	108%	-4.17% <span style="color: darkred;">▼</span>	106.2%	105.1%	1.08% <span style="color: blue;">▲</span>
Average Listing Price	\$2,908,500	\$2,498,000	16.43% <span style="color: blue;">▲</span>	\$2,809,611	\$2,399,996	17.07% <span style="color: blue;">▲</span>
Average Selling Price	\$3,013,750	\$2,701,777	11.55% <span style="color: blue;">▲</span>	\$2,977,772	\$2,520,605	18.14% <span style="color: blue;">▲</span>
Average Days on Market	11	7	57.14% <span style="color: blue;">▲</span>	11	15	-26.67% <span style="color: darkred;">▼</span>

## SOLD AND NEW PROPERTIES (UNITS)

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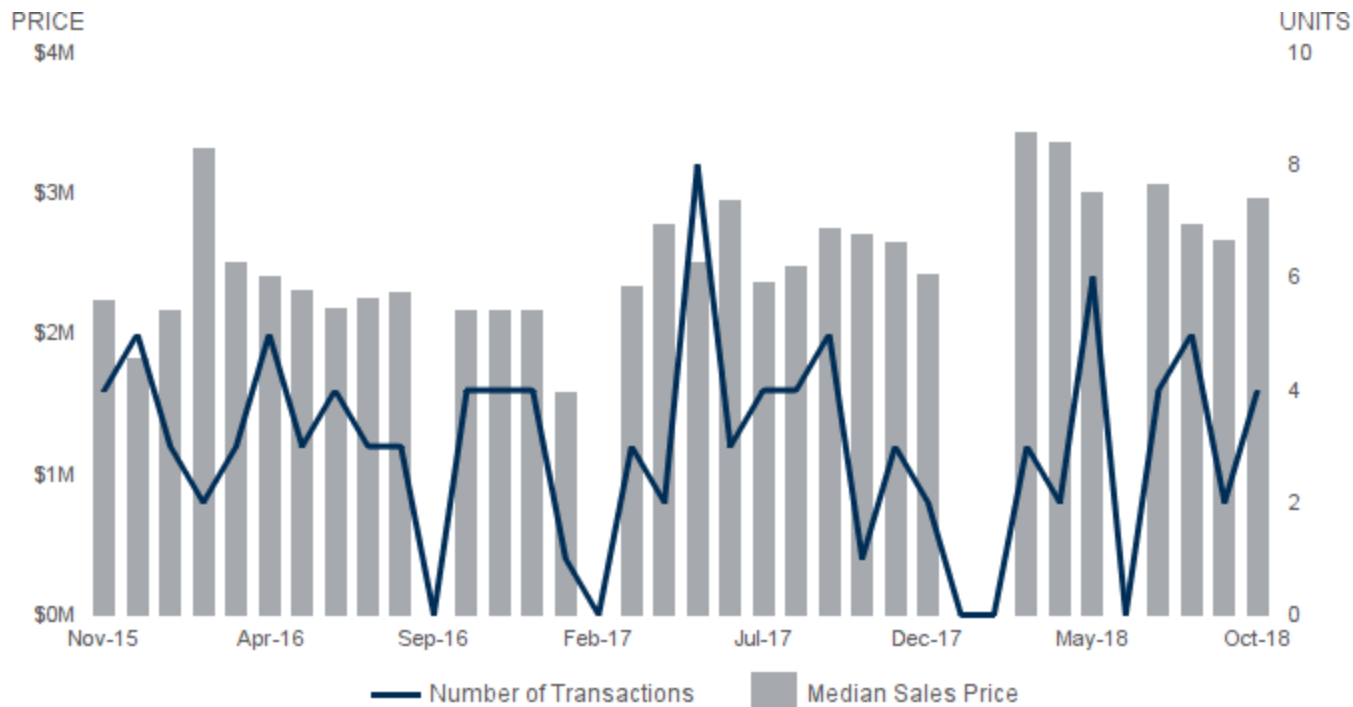


**Sold Properties** | Number of properties sold during the year  
**New Properties** | Number of properties listed during the year.

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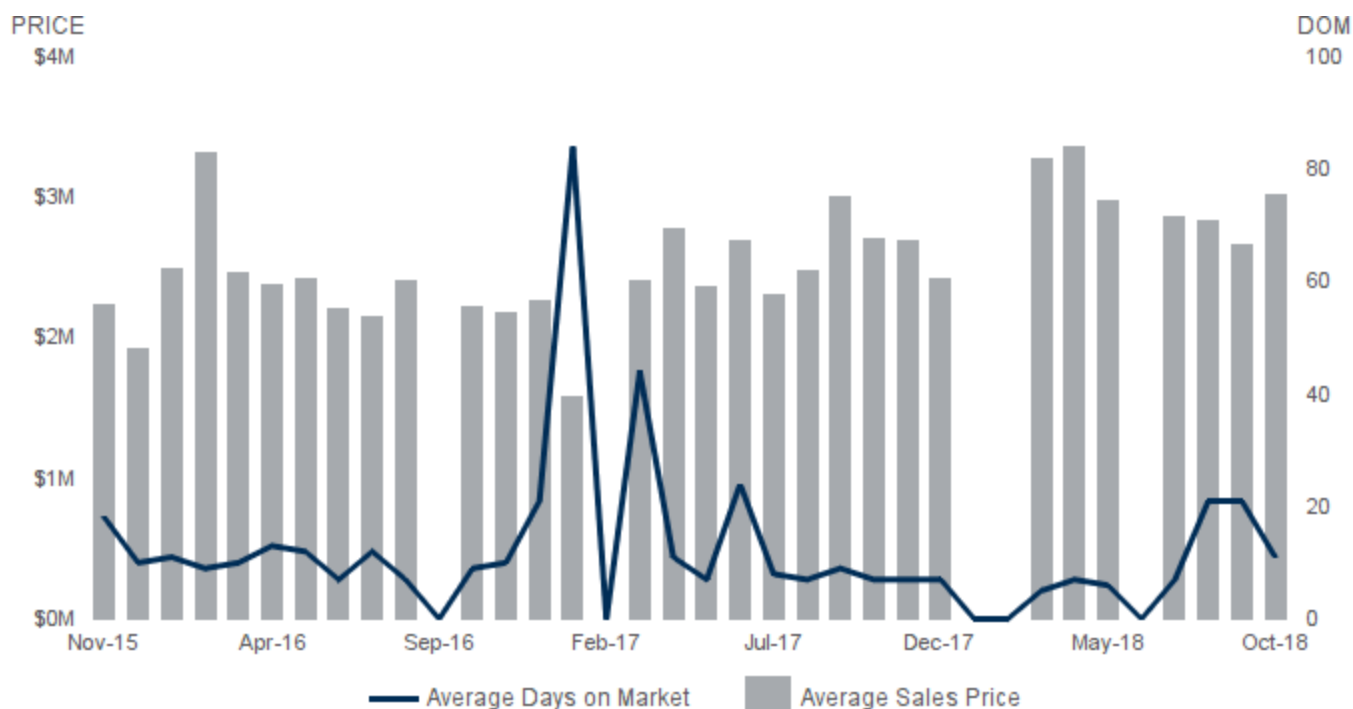
## MEDIAN SALES PRICE AND NUMBER OF SALES

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## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

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**Median Sales Price** | Price of the "middle" property sold -an equal number of sales were above and below this price.

**Number of Sales** | Number of properties sold.

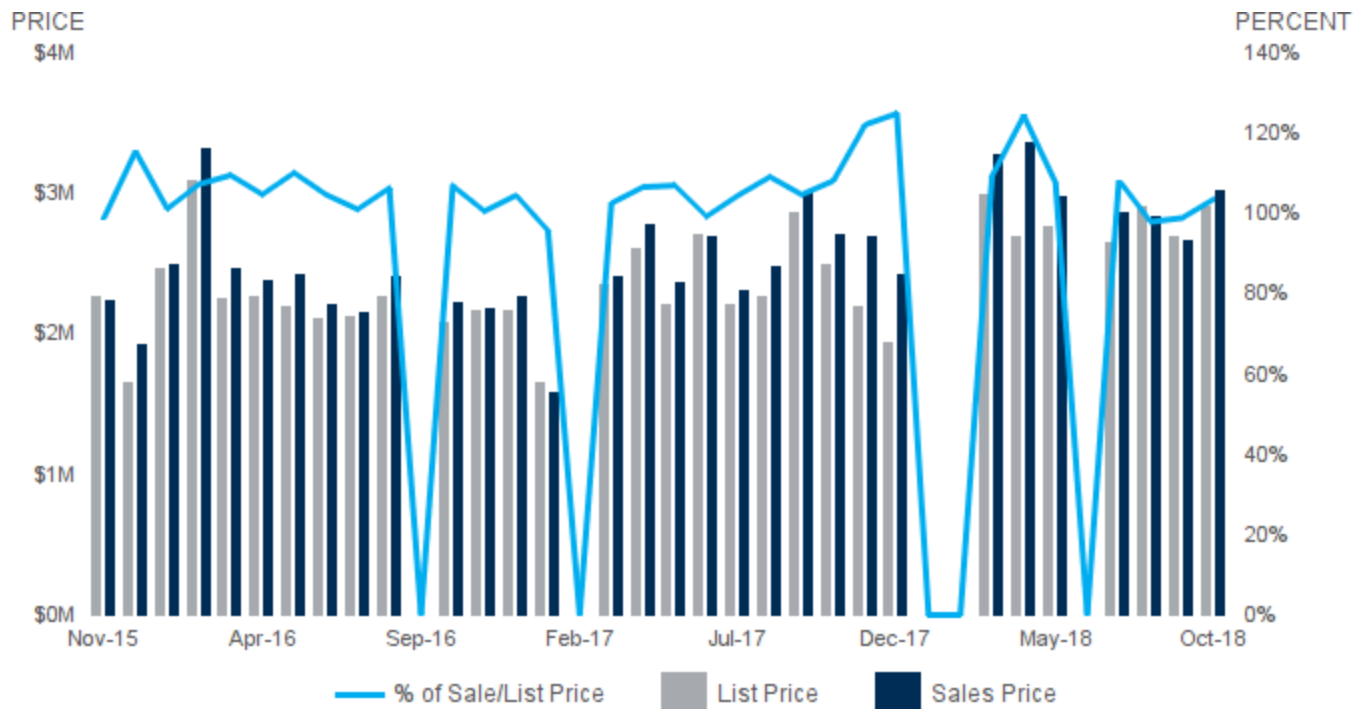
**Average Sales Price** | Average sales price for all properties sold.

**Average Days on Market** | Average days on market for all properties sold.

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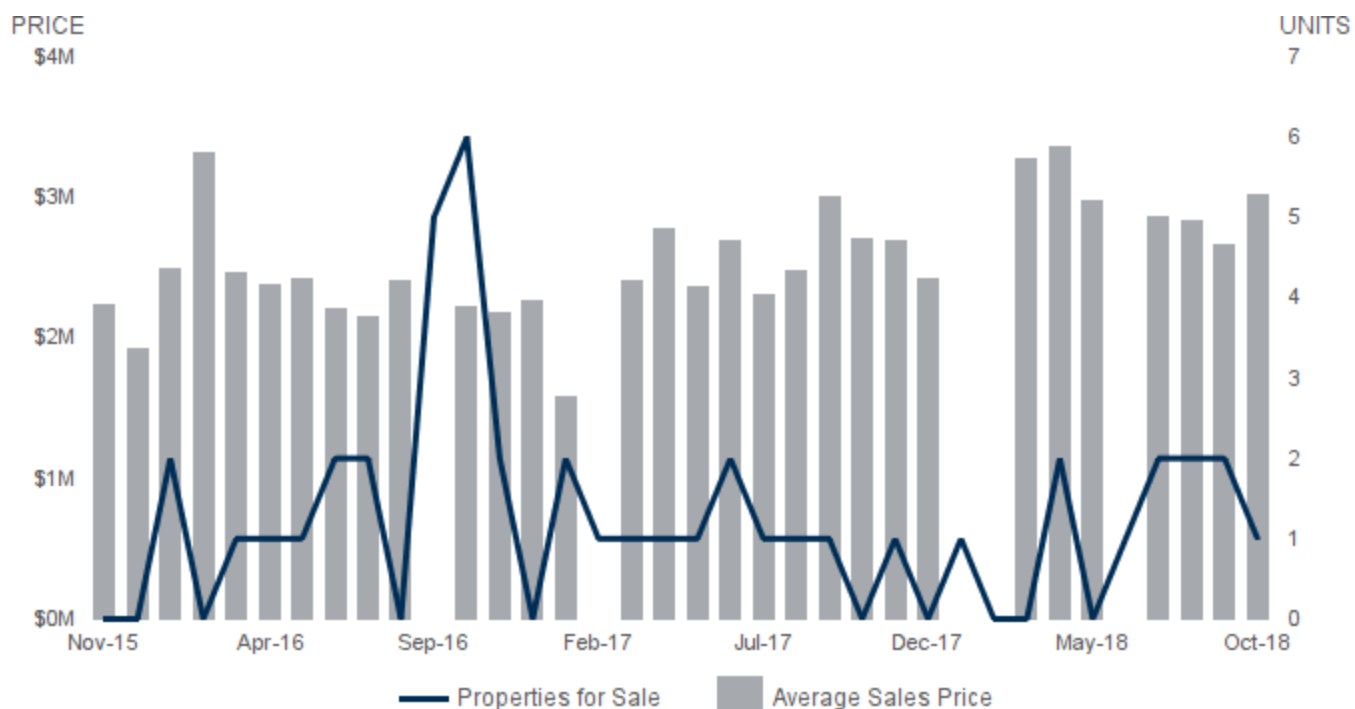
## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

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## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

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**Sale Price as a Percentage of Original Price** | Average sale price of property as percentage of final list price.

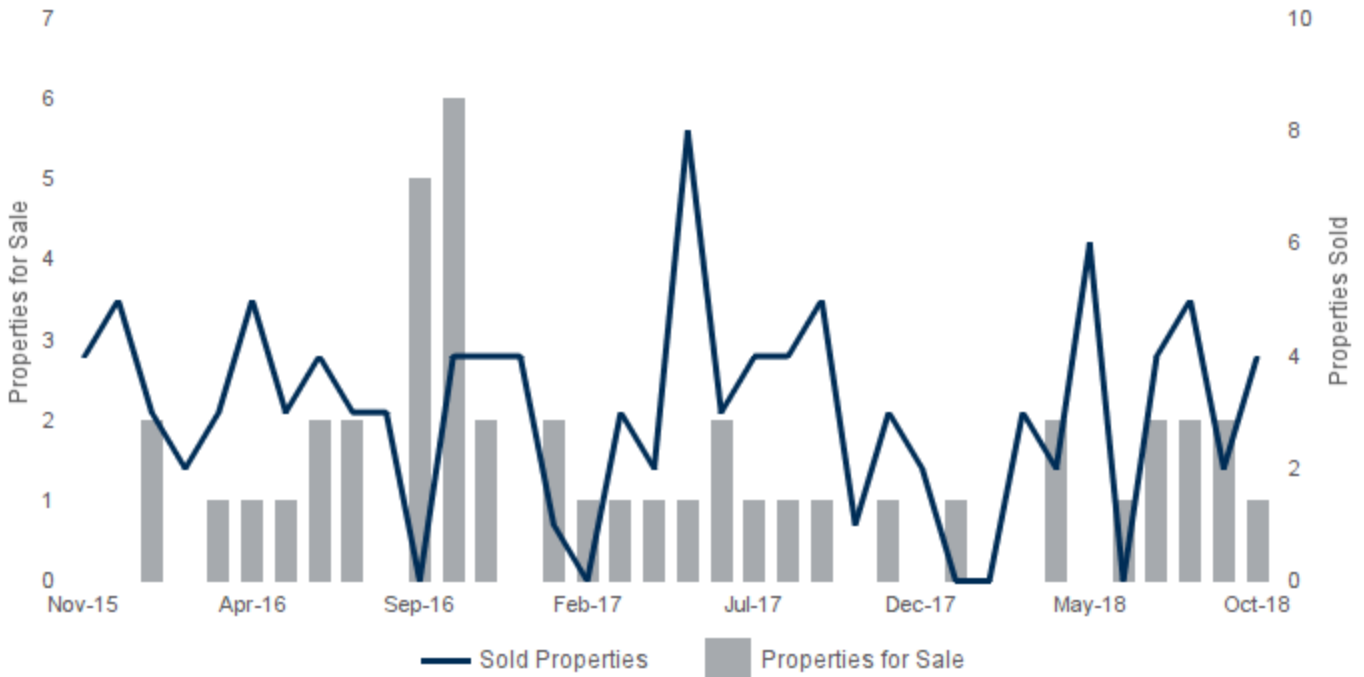
**Average Sales Price** | Average sales price for all properties sold.

**Properties for Sale** | Number of properties listed for sale at the end of month.

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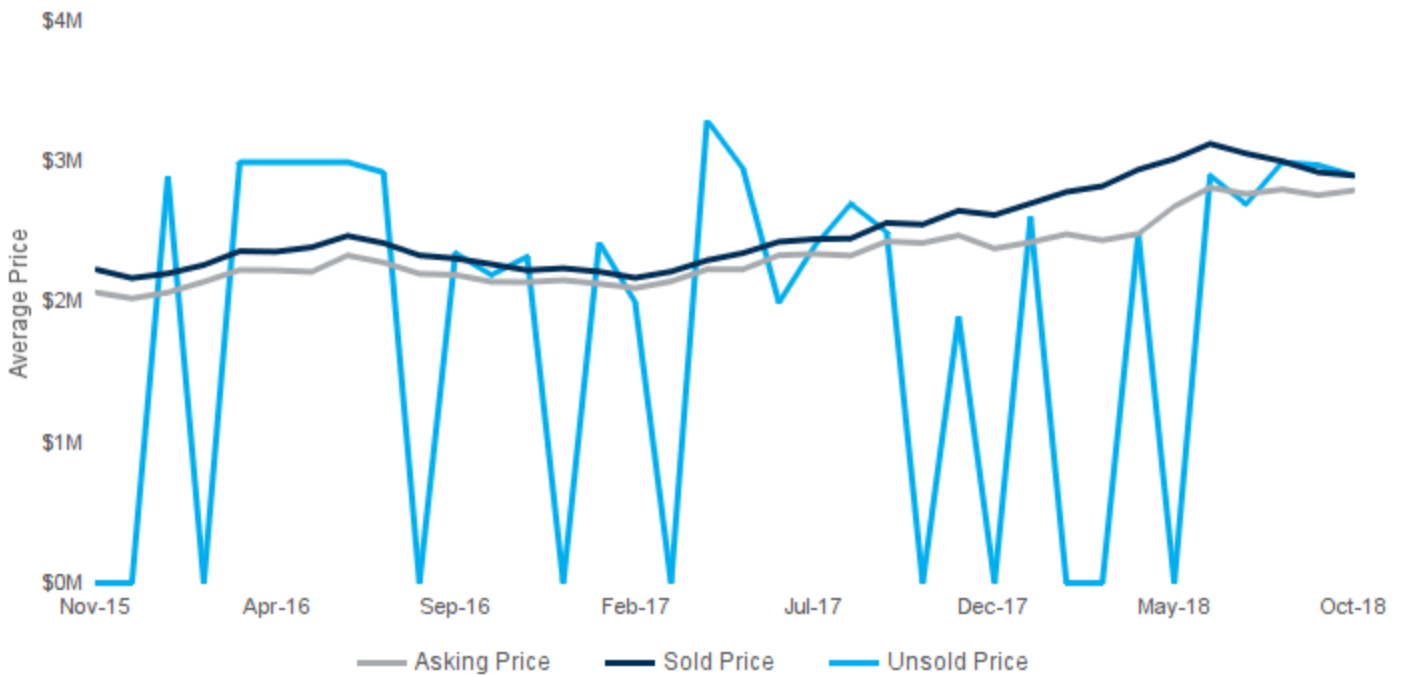
## PROPERTIES FOR SALE AND SOLD PROPERTIES

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## AVERAGE ASKING/SOLD/UNSOLD PRICE

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**Properties for Sale** | Number of properties listed for sale at the end of month.

**Sold Properties** | Number of properties sold.

**Unsold Price** | the average active list price

**Asking Price** | the average asking price of sold properties

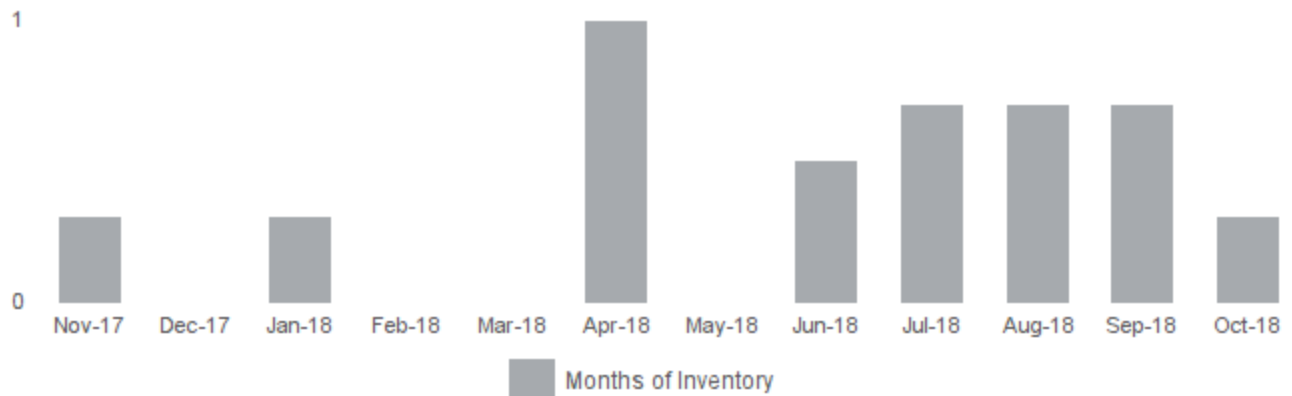
**Sold Price** | the average selling price

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## ABSORPTION RATE

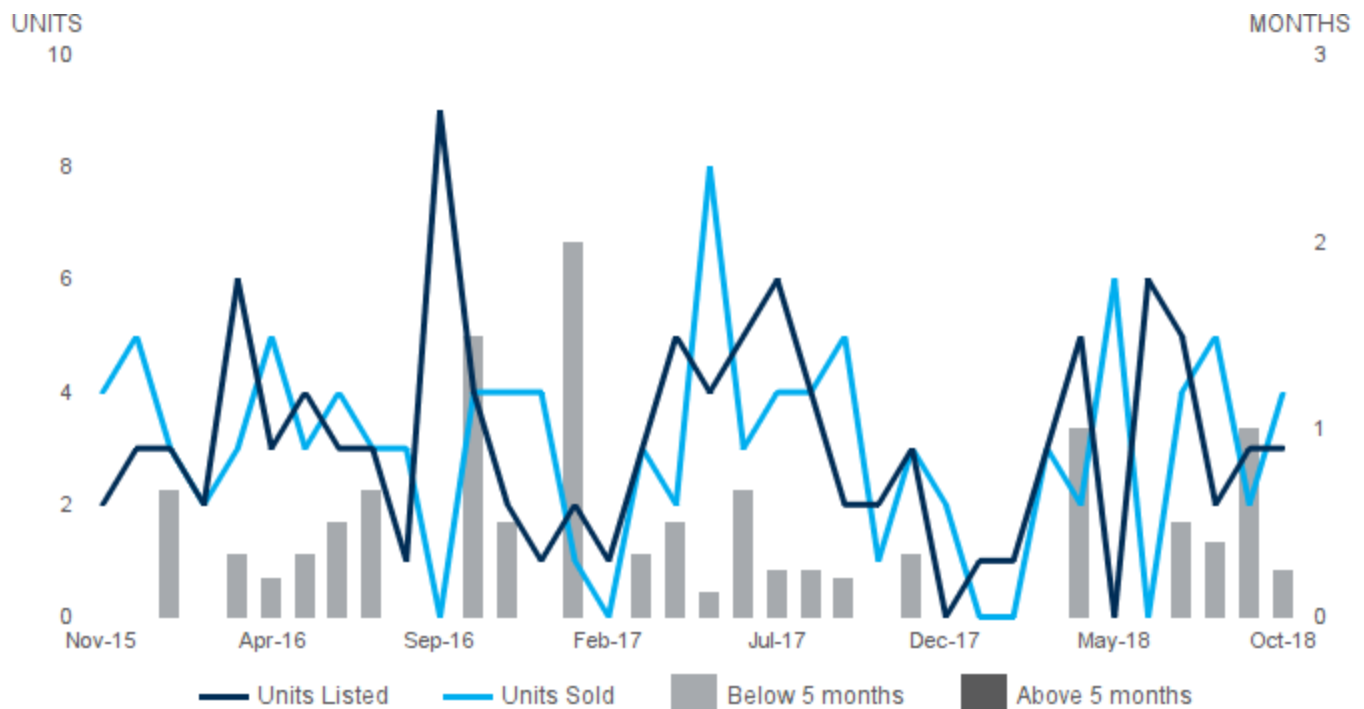
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Months  
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## MONTHS SUPPLY OF INVENTORY

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**Absorption Rate** | Looks at the past year's monthly supply of inventory. In a normal market there should be a 6 month supply. The higher the rate above 6 the more aggressive a seller has to be with the competition; price and having a picture perfect property.

**Months Supply of Inventory** | Properties for sale divided by number of properties sold.

**Units Listed** | Number of properties listed for sale at the end of month.

**Units Sold** | Number of properties sold.



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