



VALUATION WORKBOOK

1007 Bruce Ct, Sykesville, MD 21784



Presented by

**Mark Hewitson** | Realtor

Maryland Real Estate License: 594444

Maryland Appraisal License: 594444

File ID: 1007 Bruce Ct, Sykesville, MD 21784



Work: 301-418-8640

Main: [mark@mdrepros.com](mailto:mark@mdrepros.com)

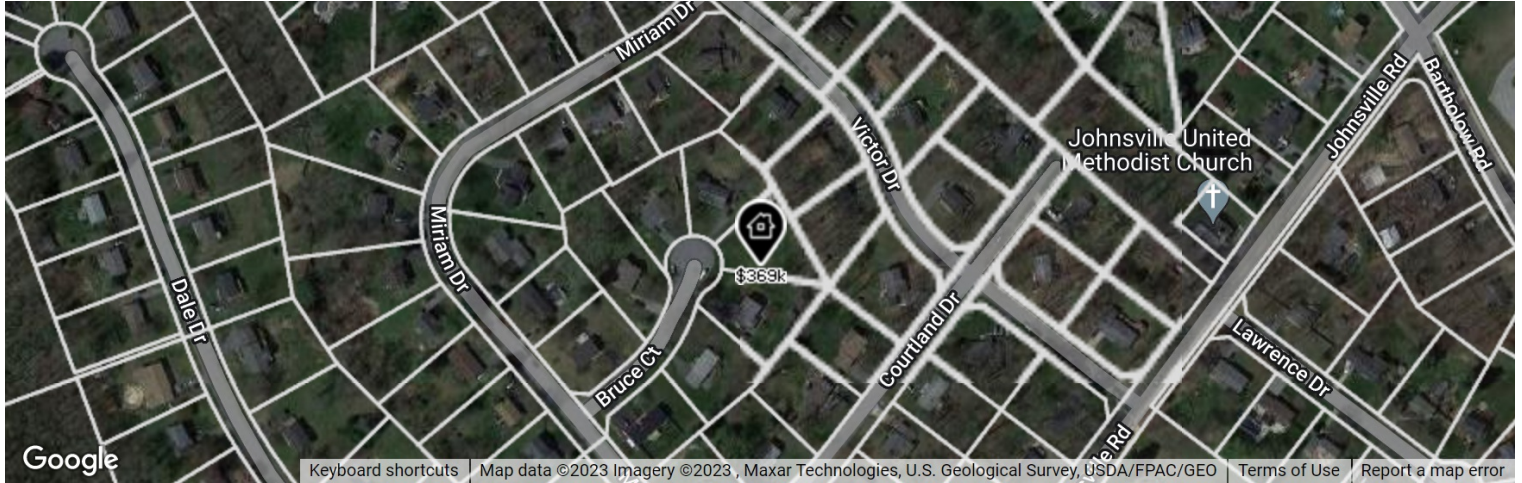
Agent: [www.MDREpros.com](http://www.MDREpros.com)

**RE/MAX Realty Plus**

1502 S. Main Street, Suite 203

Mount Airy, MD 21771

1007 Bruce Ct, Sykesville, MD 21784

Listing Date: –  
MLS Name: –  
MLS Listing ID: –Legend:  Subject Property Off Market • Sold Date: 4/10/1995, Public Record

## Result of Sales Comparison Analysis

**\$369,300** (or \$354 / sq ft)

Last Analysis Update: 1/13/2023

**\$301K – \$433K**

(or \$288 – \$415 / sq ft)

Number of Comps Chosen

**4**

Comps Range

**\$318K – \$450K**

## Current Estimated Value

**\$390,730**

Last RVM® Update: 1/3/2023

RVM® Est. Range: \$340K – \$442K

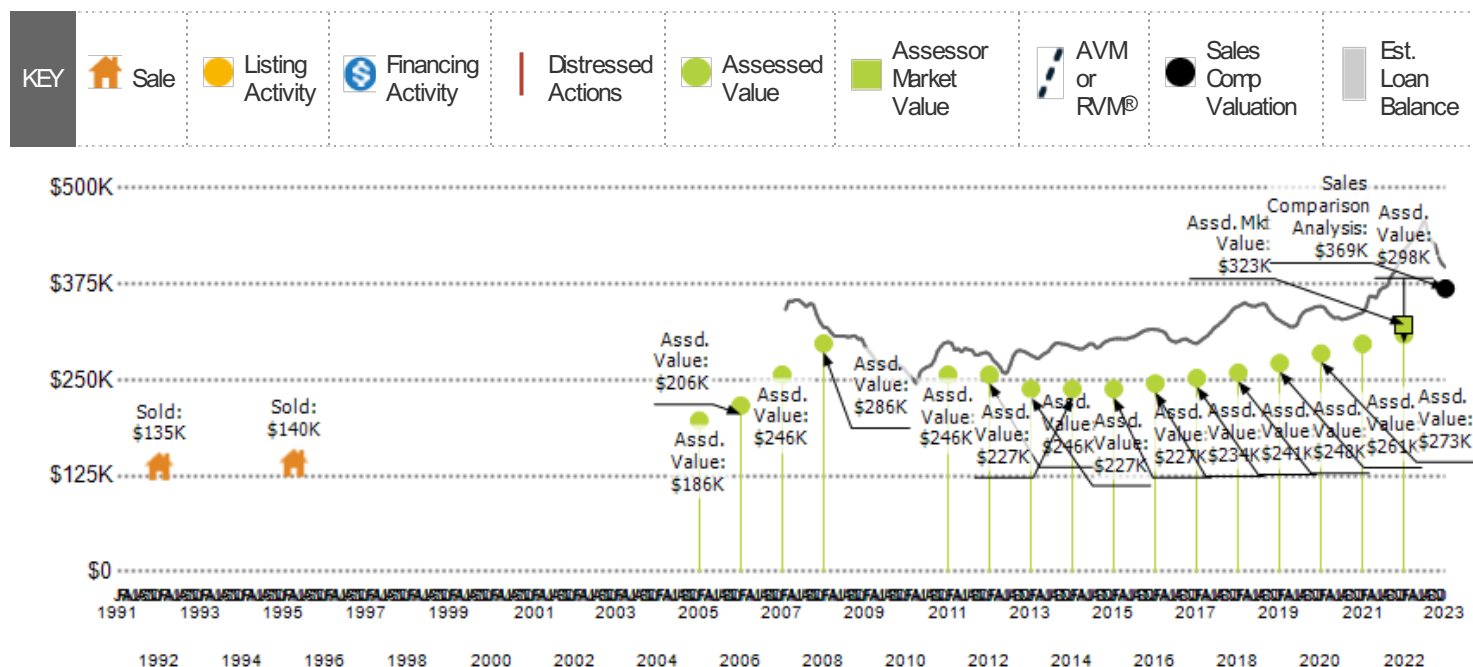
RVM® Confidence: ★★★★★

 RVM® Change - Last 1 Month: \$2,500 RVM® Change - Last 12 Months: -9.65%

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## Sales and Financing Activity

This chart shows a property's sales and financing history. It can be used to compare the value of the property as seen by public records, such as deeds and tax records, with the estimated home value. Actions taken against the owner, such as the issuance of a Notice of Default, are noted. Sales activity, such as listing date and price reductions, are highlighted.



Data Source: Public Record and Listing data

Update Frequency: Valuations are updated twice monthly; actions on the home, such as listing activity or distressed property notices, are updated daily as made available from public records sources



## Sales Comparables Analysis Summary

Result of Sales Comparison Analysis

**\$369,300** (or \$354 / sq ft)

Last Analysis Update: 1/13/2023

**\$301K – \$433K**

(or \$288 – \$415 / sq ft)

Number of Comps Chosen

**4**

Comps Range

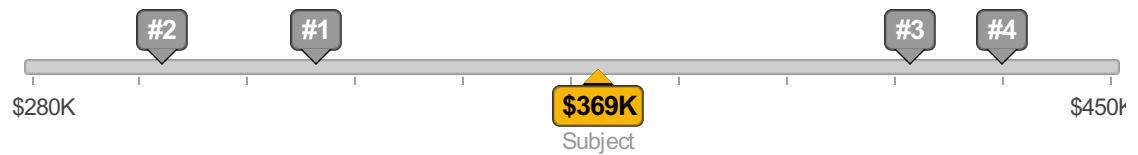
**\$318K – \$450K**

## Current Range of Comparable Homes

Compares the estimated value of the subject property with the comps selected in the Sales Comparison Analysis.

## Comps:

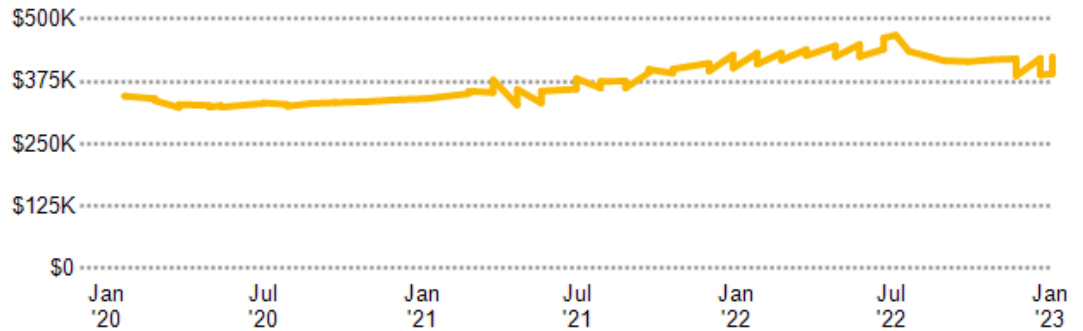
- Subject Property (Appraisal Price)
- For Sale (List Price)
- Pending (List Price)
- Recently Closed (Closed Price)
- Distressed (List Price)
- Pending Distressed (List Price)
- Off Market (Estimate)






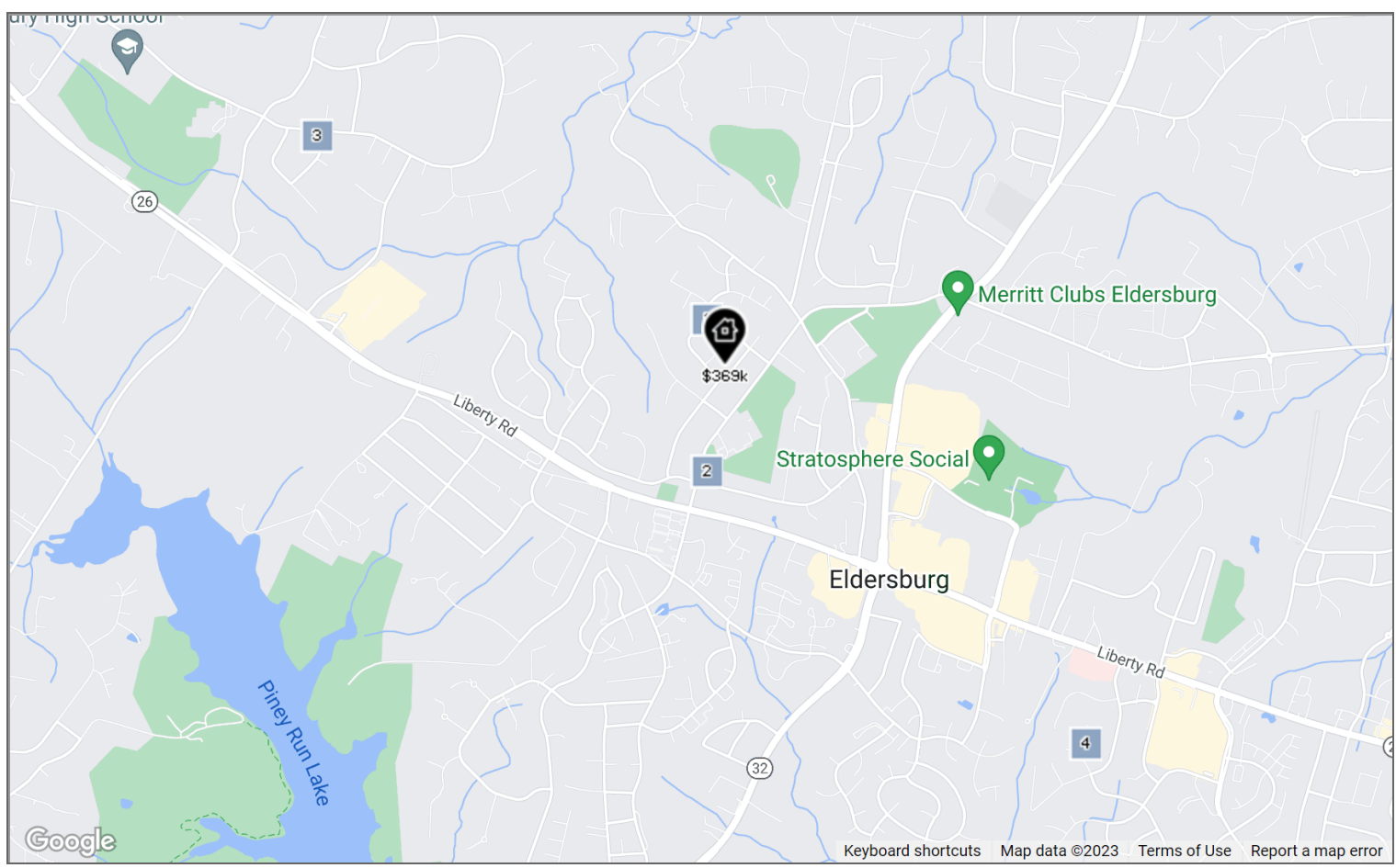


## Historical Range of Comparable Homes

Compares the estimated value of the subject property with the highest, median and lowest comps selected in the Sales Comparison Analysis.




- Subject Property Estimated Value






### Comps and Adjustments Map

<p><b>1007 Bruce Ct, Sykesville, MD 21784</b></p> <p><b>1 Closed</b></p> <ul style="list-style-type: none"> <li>Sold Date: 4/10/1995</li> <li>Public Record</li> </ul>  <p>Price: <b>\$369,300</b></p> <p>3 bed 1.1 bath 1,044 sq ft</p>	<p><b>5804 Miriam Dr, Sykesville, MD 21784</b></p> <p><b>1 Closed</b></p> <ul style="list-style-type: none"> <li>Sold Date: 7/22/2022</li> <li>MLS Listing MDCR2008540: 7/7/2022</li> </ul>  <p>Price: <b>\$335,000</b></p> <p>Adjusted: <b>\$325,000</b></p> <p>4 bed 1.1 bath 1,044 sq ft</p>	<p><b>1011 Johnsville Rd, Sykesville, MD 21784</b></p> <p><b>2 Closed</b></p> <ul style="list-style-type: none"> <li>Sold Date: 10/14/2022</li> <li>MLS Listing MDCR2010840: 9/23/2022</li> </ul>  <p>Price: <b>\$317,500</b></p> <p>Adjusted: <b>\$300,600</b></p> <p>4 bed 1.1 bath 1,320 sq ft</p>
 <p>Keyboard shortcuts Map data ©2023 Terms of Use Report a map error</p>		
<p><b>397 Ronsdale Rd, Sykesville, MD 21784</b></p> <p><b>3 Closed</b></p> <ul style="list-style-type: none"> <li>Sold Date: 7/25/2022</li> <li>MLS Listing MDCR2008416: 6/24/2022</li> </ul>  <p>Price: <b>\$425,000</b></p> <p>Adjusted: <b>\$418,500</b></p> <p>4 bed 3.0 bath 1,104 sq ft</p>	<p><b>6409 Glasgow Cir, Sykesville, MD 21784</b></p> <p><b>4 Closed</b></p> <ul style="list-style-type: none"> <li>Sold Date: 10/7/2022</li> <li>MLS Listing MDCR2010488: 9/9/2022</li> </ul>  <p>Price: <b>\$450,000</b></p> <p>Adjusted: <b>\$433,100</b></p> <p>4 bed 2.0 bath 1,120 sq ft</p>	

Comps Selected  
In Analysis

Address	1007 Bruce Ct Sykesville, MD 21784	5804 Miriam Dr Sykesville, MD 21784	1011 Johnsville Rd Sykesville, MD 21784
Status	 Subject Property	 1 Closed	 2 Closed
MLS Name	—	Bright MLS	Bright MLS
MLS Listing ID	—	MDCR2008540	MDCR2010840
Proximity	—	.09 Mi. NW	.37 Mi. S
Value	\$369,300	\$335,000	\$317,500
Price Per Sq. Ft.	\$354	\$321	\$241
Sale/Finance Concession	—	—	—
Property Type	Single Family	Single Family	Single Family
Property Subtype	Single Family Residential	Free Standing	Free Standing
Total Rooms	—	—	—
Total Rooms Above Grade	—	—	—
Bedrooms	3	4 <span>-\$10,000</span>	4 <span>-\$10,000</span>
Bedrooms Above Grade	—	—	—
Building Size sq ft range (low)	—	—	—
Building Size sq ft range (high)	—	—	—
Total Baths	1.1	1.1	1.1
Total Baths Above Grade	—	—	—
Full Baths	1	1	1
Full Baths Above Grade	—	—	—
Partial Baths	1	1	1
Partial Baths Above Grade	—	—	—
Living Area (sq ft)	1,044	1,044	1,320 <span>-\$6,900</span>
Living Area Above Grade (sq ft)	—	—	—
Basement (sq ft)	—	700	850
Finished Rooms Below Grade	—	—	—
Lot Size	0.41 acres	0.38 acres	0.46 acres
Lot Dimensions	17859 SF	16509 SF	19994 SF
Garage	—	—	—
Garage (sq ft)	—	—	—
Pool	—	—	—
Location	—	—	—
Tenure	—	—	—
View	—	—	—
View Factors	—	—	—
Style	—	—	—
Quality of Construction	—	—	—

Comps Selected  
In Analysis

Address	1007 Bruce Ct Sykesville, MD 21784	5804 Miriam Dr Sykesville, MD 21784	1011 Johnsville Rd Sykesville, MD 21784
Status	 Subject Property	 1 Closed	 2 Closed
Year Built	1973	1974	1972
Age	50	49	51
Condition	—	—	—
Functional Utility	—	—	—
Heating Features	Forced Air Unit	Forced Air	Forced Air
Cooling Features	Yes	Central Air Conditioning	Central Air Conditioning
Energy Efficient Items	—	—	—
Porch/Patio/Deck	—	—	—
Roofing Features	Composition Shingle	Composition Shingle	Composition Shingle
Fireplaces	1	—	1
Basement Features	Improved Basement (Finished)	Outside Entrance, Partially Finished	Improved, Interior Access, Outside Entrance, Partial, Partially Finished, Side Entrance, Walkout Stairs, Windows
Foundation Features	—	Block	Block
Construction Features	—	Mixed	Brick, Shingle Siding
Exterior Wall Features	Siding (not specified)	Siding (not specified)	Asbestos Shingle
Number of Buildings	—	—	—
Number of Units	1	1	1
Number of Stories	S/F+B	2	2
Net Adjustments (%)		-2.99%	-5.32%
Gross Adjustments (%)		2.99%	5.32%
Net Adjustments		-\$10,000	-\$16,900
Net Adjustments Per Sq. Ft.		-\$10	-\$13
Net Adjusted Value		\$325,000	\$300,600
Net Adjusted Value Per Sq. Ft.		\$311	\$228
Comp Weighting		20%	20%
Notes from Mark Hewitson		—	—

Comps Selected  
In Analysis

Address	397 Ronsdale Rd Sykesville, MD 21784	6409 Glasgow Cir Sykesville, MD 21784
Status	3 Closed	4 Closed
MLS Name	Bright MLS	Bright MLS
MLS Listing ID	MDCR2008416	MDCR2010488
Proximity	1.33 Mi. W	1.56 Mi. SE
Value	\$425,000	\$450,000
Price Per Sq. Ft.	\$385	\$402
Sale/Finance Concession	—	—
Property Type	Single Family	Single Family
Property Subtype	Free Standing	Free Standing
Total Rooms	—	—
Total Rooms Above Grade	—	—
Bedrooms	4 +\$10,000	4 -\$10,000
Bedrooms Above Grade	—	—
Building Size sq ft range (low)	—	—
Building Size sq ft range (high)	—	—
Total Baths	3.0	2.0
Total Baths Above Grade	—	—
Full Baths	3 -\$20,000	2 -\$10,000
Full Baths Above Grade	—	—
Partial Baths	— +\$5,000	— +\$5,000
Partial Baths Above Grade	—	—
Living Area (sq ft)	1,104 -\$1,500	1,120 -\$1,900
Living Area Above Grade (sq ft)	—	—
Basement (sq ft)	900	750
Finished Rooms Below Grade	—	—
Lot Size	0.62 acres	0.54 acres
Lot Dimensions	27225 SF	23391 SF
Garage	—	—
Garage (sq ft)	—	—
Pool	—	—
Location	—	—
Tenure	—	—
View	—	—
View Factors	—	—
Style	—	—
Quality of Construction	—	—



Comps Selected  
In Analysis

Address	397 Ronsdale Rd Sykesville, MD 21784	6409 Glasgow Cir Sykesville, MD 21784
Status	Closed	Closed
Year Built	1977	1973
Age	46	50
Condition	—	—
Functional Utility	—	—
Heating Features	Central	Forced Air
Cooling Features	Central Air Conditioning	Central Air Conditioning
Energy Efficient Items	—	—
Porch/Patio/Deck	—	—
Roofing Features	Composite	Slate
Fireplaces	No	No
Basement Features	Improved Basement (Finished)	Connecting Stairway, Outside Entrance, Partially Finished
Foundation Features	Block	Slab
Construction Features	Aluminum Siding	Brick, Combination
Exterior Wall Features	Siding (not specified)	Siding (not specified)
Number of Buildings	—	—
Number of Units	1	1
Number of Stories	2	2
Net Adjustments (%)	-1.53%	-3.76%
Gross Adjustments (%)	8.59%	5.98%
Net Adjustments	-\$6,500	-\$16,900
Net Adjustments Per Sq. Ft.	-\$6	-\$15
Net Adjusted Value	\$418,500	\$433,100
Net Adjusted Value Per Sq. Ft.	\$379	\$387
Comp Weighting	20%	20%
Notes from Mark Hewitson	—	—

1 5804 Miriam Dr, Sykesville, MD 21784

MLS Name: Bright MLS  
MLS Listing ID: MDCR2008540

	Listing Facts	Adjustments
Status	Closed	
Proximity	.09 Mi. NW	
Value	\$335,000	
Price Per Sq. Ft.	\$321	
Sale/Finance Concession	—	
Property Type	Single Family	
Property Subtype	Free Standing	
Total Rooms	—	
Total Rooms Above Grade	—	
Bedrooms	4	-\$10,000
Bedrooms Above Grade	—	
Building Size sq ft range (low)	—	
Building Size sq ft range (high)	—	
Total Baths	1.1	
Total Baths Above Grade	—	
Full Baths	1	
Full Baths Above Grade	—	
Partial Baths	1	
Partial Baths Above Grade	—	
Living Area (sq ft)	1,044	
Living Area Above Grade (sq ft)	—	
Basement (sq ft)	700	
Finished Rooms Below Grade	—	
Lot Size	0.38 acres	
Lot Dimensions	—	
Garage	—	
Garage (sq ft)	—	
Pool	—	
Location	—	
Tenure	—	
View	—	
View Factors	—	
Style	—	
Quality of Construction	—	
Year Built	1974	
Age	49	
Condition	—	
Functional Utility	—	
Heating Features	Forced Air	
Cooling Features	Central Air Conditioning	
Energy Efficient Items	—	
Porch/Patio/Deck	—	
Roofing Features	—	
Fireplaces	—	
Basement Features	Outside Entrance, Partially Finished	
Foundation Features	Block	
Construction Features	Mixed	

LEGEND:  Subject Property  
 This Property Closed• Sold Date: 7/22/2022  
• MLS Listing MDCR2008540: 7/7/2022

Closed Price

**\$335,000**

Adjusted Price

**\$325,000**

Net Adjustments (\$ / %)

**-\$10,000 / -2.99%**

Gross Adjustments (\$ / %)

**\$10,000 / 2.99%**



	Listing Facts	Adjustments
Exterior Wall Features	-	
Number of Buildings	-	
Number of Units	-	
Number of Stories	2	



2 1011 Johnsville Rd, Sykesville, MD 21784

MLS Name: Bright MLS  
MLS Listing ID: MDCR2010840

	Listing Facts	Adjustments
Status	Closed	
Proximity	.37 Mi. S	
Value	\$317,500	
Price Per Sq. Ft.	\$241	
Sale/Finance Concession	—	
Property Type	Single Family	
Property Subtype	Free Standing	
Total Rooms	—	
Total Rooms Above Grade	—	
Bedrooms	4	-\$10,000
Bedrooms Above Grade	—	
Building Size sq ft range (low)	—	
Building Size sq ft range (high)	—	
Total Baths	1.1	
Total Baths Above Grade	—	
Full Baths	1	
Full Baths Above Grade	—	
Partial Baths	1	
Partial Baths Above Grade	—	
Living Area (sq ft)	1,320	-\$6,900
Living Area Above Grade (sq ft)	—	
Basement (sq ft)	850	
Finished Rooms Below Grade	—	
Lot Size	0.46 acres	
Lot Dimensions	—	
Garage	—	
Garage (sq ft)	—	
Pool	—	
Location	—	
Tenure	—	
View	—	
View Factors	—	
Style	—	
Quality of Construction	—	
Year Built	1972	
Age	51	
Condition	—	
Functional Utility	—	
Heating Features	Forced Air	
Cooling Features	Central Air Conditioning	
Energy Efficient Items	—	
Porch/Patio/Deck	—	
Roofing Features	—	
Fireplaces	1	
Basement Features	Improved, Interior Access, Outside Entrance, Partial, Partially Finished, Side Entrance, Walkout Stairs, Windows	
Foundation Features	Block	



LEGEND: Subject Property This Property

Closed

• Sold Date: 10/14/2022  
• MLS Listing MDCR2010840: 9/23/2022

Closed Price

**\$317,500**

Adjusted Price

**\$300,600**

Net Adjustments (\$ / %)

**-\$16,900 / -5.32%**

Gross Adjustments (\$ / %)

**\$16,900 / 5.32%**



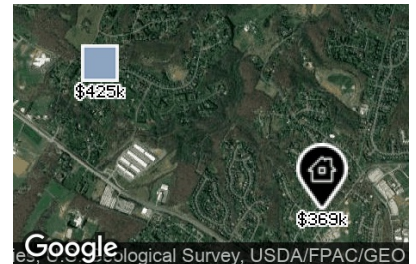


	Listing Facts	Adjustments
Construction Features	Brick, Shingle Siding	
Exterior Wall Features	—	
Number of Buildings	—	
Number of Units	—	
Number of Stories	2	

3 397 Ronsdale Rd, Sykesville, MD 21784

MLS Name: Bright MLS  
MLS Listing ID: MDCR2008416

	Listing Facts	Adjustments
Status	Closed	
Proximity	1.33 Mi. W	
Value	\$425,000	
Price Per Sq. Ft.	\$385	
Sale/Finance Concession	—	
Property Type	Single Family	
Property Subtype	Free Standing	
Total Rooms	—	
Total Rooms Above Grade	—	
Bedrooms	4	+\$10,000
Bedrooms Above Grade	—	
Building Size sq ft range (low)	—	
Building Size sq ft range (high)	—	
Total Baths	3.0	
Total Baths Above Grade	—	
Full Baths	3	-\$20,000
Full Baths Above Grade	—	
Partial Baths	—	+\$5,000
Partial Baths Above Grade	—	
Living Area (sq ft)	1,104	-\$1,500
Living Area Above Grade (sq ft)	—	
Basement (sq ft)	900	
Finished Rooms Below Grade	—	
Lot Size	0.62 acres	
Lot Dimensions	—	
Garage	—	
Garage (sq ft)	—	
Pool	—	
Location	—	
Tenure	—	
View	—	
View Factors	—	
Style	—	
Quality of Construction	—	
Year Built	1977	
Age	46	
Condition	—	
Functional Utility	—	
Heating Features	Central	
Cooling Features	Central Air Conditioning	
Energy Efficient Items	—	
Porch/Patio/Deck	—	
Roofing Features	Composite	
Fireplaces	No	
Basement Features	No	
Foundation Features	Block	
Construction Features	Aluminum Siding	
Exterior Wall Features	—	

LEGEND: Subject Property  
 This Property

Closed

• Sold Date: 7/25/2022  
• MLS Listing MDCR2008416: 6/24/2022

Closed Price

**\$425,000**

Adjusted Price

**\$418,500**

Net Adjustments (\$ / %)

**-\$6,500 / -1.53%**

Gross Adjustments (\$ / %)

**\$36,500 / 8.59%**



	Listing Facts	Adjustments
Number of Buildings	-	
Number of Units	-	
Number of Stories	2	



4 6409 Glasgow Cir, Sykesville, MD 21784

MLS Name: Bright MLS  
MLS Listing ID: MDCR2010488

	Listing Facts	Adjustments
Status	Closed	
Proximity	1.56 Mi. SE	
Value	\$450,000	
Price Per Sq. Ft.	\$402	
Sale/Finance Concession	—	
Property Type	Single Family	
Property Subtype	Free Standing	
Total Rooms	—	
Total Rooms Above Grade	—	
Bedrooms	4	-\$10,000
Bedrooms Above Grade	—	
Building Size sq ft range (low)	—	
Building Size sq ft range (high)	—	
Total Baths	2.0	
Total Baths Above Grade	—	
Full Baths	2	-\$10,000
Full Baths Above Grade	—	
Partial Baths	—	+\$5,000
Partial Baths Above Grade	—	
Living Area (sq ft)	1,120	-\$1,900
Living Area Above Grade (sq ft)	—	
Basement (sq ft)	750	
Finished Rooms Below Grade	—	
Lot Size	0.54 acres	
Lot Dimensions	—	
Garage	—	
Garage (sq ft)	—	
Pool	—	
Location	—	
Tenure	—	
View	—	
View Factors	—	
Style	—	
Quality of Construction	—	
Year Built	1973	
Age	50	
Condition	—	
Functional Utility	—	
Heating Features	Forced Air	
Cooling Features	Central Air Conditioning	
Energy Efficient Items	—	
Porch/Patio/Deck	—	
Roofing Features	Slate	
Fireplaces	No	
Basement Features	Connecting Stairway, Outside Entrance, Partially Finished	
Foundation Features	Slab	
Construction Features	Brick, Combination	

LEGEND:  Subject Property  
 This Property Closed• Sold Date: 10/7/2022  
• MLS Listing MDCR2010488: 9/9/2022

Closed Price

**\$450,000**

Adjusted Price

**\$433,100**

Net Adjustments (\$ / %)

**-\$16,900 / -3.76%**

Gross Adjustments (\$ / %)

**\$26,900 / 5.98%**





	Listing Facts	Adjustments
Exterior Wall Features	-	
Number of Buildings	-	
Number of Units	-	
Number of Stories	2	

## Local Market Conditions: Summary

The Local Market Conditions tables summarize trends and statistics in the local market: properties similar in size in the area around the subject property in the Sales Comparison Analysis.

Results shown in this report are derived from a search of MLS records for 2 to 4 bedroom, 1 to 3 bathroom, 783 to 1,305 sq. ft., single family listings located within 0.8 miles of the subject property.

Inventory Analysis	Trend (span)		Trend (span)		Trend (span)	
	Last 7-12 Months (6-month period)		Last 4-6 Months (3-month period)		Last 3 Months (3-month period)	Trend (Total)
Sales	11	164%	9	111%	10	182%
Absorption Rate (sales/month)	1.83	164%	3	111%	3.33	182%
Total # of Active Listings (on last day)	4	150%	6	50%	3	75%
Months of Housing Supply	2.2	92%	2	45%	0.9	41%
Median Comp Sales Price	\$610,000	85%	\$655,000	69%	\$450,000	80%
Median Comp Sales Days in RPR	41	127%	52	94%	49	120%
Median Comp Listing Price	\$509,950	101%	\$517,500	94%	\$485,000	95%
Median Comp Listing Days in RPR	—	—	—	—	—	—
Median Sales Price as % of List Price	1%	100%	1%	100%	1%	100%

### Comparable Properties in Local Market

	Currently for Sale	Sales Within the Last 12 Months
Count	3	8
Range	\$300K – \$550K	\$215K – \$775K
Average	\$444,983	\$462,063
Median	\$485,000	\$450,000

### Property Attributes

Property Attributes	Minimum	Maximum	Average
Year Built	1900	2004	1980
Living Area (sq ft)	1,008	4,096	1,957
Lot Size	10,049	77,450	23,906
# Samples	33	—	—

## Local Market Conditions: Sales of Similar-Size Properties

These tables show the sales trends for properties similar in size in the area around the subject property in the Sales Comparison Analysis, calculated in variations that include and exclude distressed listings.

Results shown in this report are derived from a search of MLS records for 2 to 4 bedroom, 1 to 3 bathroom, 783 to 1,305 sq. ft., single family listings located within 0.8 miles of the subject property.

INCLUDING Distressed Listings	Trend (span)			Trend (span)			
	Last 7-12 Months (6-month period)			Last 4-6 Months (3-month period)		Last 3 Months (3-month period)	Trend (Total)
Sales	11	164%		9	111%	10	182%
Absorption Rate (sales/month)	1.83	164%		3	111%	3.33	182%
Total # of Active Listings (on last day)	4	150%		6	50%	3	75%
Months of Housing Supply	2.2	92%		2	45%	0.9	41%
Median Comp Sales Price	\$610,000	85%		\$655,000	69%	\$450,000	80%
Median Comp Sales Days in RPR	41	127%		52	94%	49	120%
Median Comp Listing Price	\$509,950	101%		\$517,500	94%	\$485,000	95%
Median Comp Listing Days in RPR	—	—		—	—	—	—
Median Sales Price as % of List Price	1%	100%		1%	100%	1%	100%

## WITHOUT Distressed Listings

Sales	11	164%	↑	9	111%	↑	10	182%	↑
Absorption Rate (sales/month)	1.83	164%	↑	3	111%	↑	3.33	182%	↑
Total # of Active Listings (on last day)	4	150%	↑	6	50%	↓	3	75%	↓
Months of Housing Supply	2.2	92%	→	2	45%	↓	0.9	41%	↓
Median Comp Sales Price	\$610,000	85%	↓	\$655,000	69%	↓	\$450,000	80%	↓
Median Comp Sales Days in RPR	41	127%	↑	52	94%	→	49	120%	↑
Median Comp Listing Price	\$509,950	101%	→	\$517,500	94%	→	\$485,000	95%	→
Median Comp Listing Days in RPR	—	—		—	—		—	—	
Median Sales Price as % of List Price	1%	100%	→	1%	100%	→	1%	100%	→

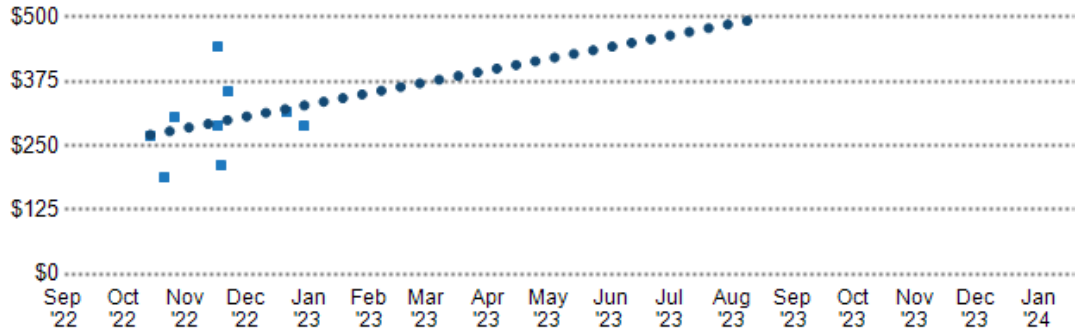
## ONLY Distressed Listings

Sales	—	—		—	—		—	—	
Absorption Rate (sales/month)	—	—		—	—		—	—	
Total # of Active Listings (on last day)	—	—		—	—		—	—	
Months of Housing Supply	—	—		—	—		—	—	
Median Comp Sales Price	—	—		—	—		—	—	
Median Comp Sales Days in RPR	—	—		—	—		—	—	
Median Comp Listing Price	—	—		—	—		—	—	
Median Comp Listing Days in RPR	—	—		—	—		—	—	
Median Sales Price as % of List Price	—	—		—	—		—	—	

## Price per Square Foot

This graph compares the local market's median estimated home value per square foot with sample properties in the market.

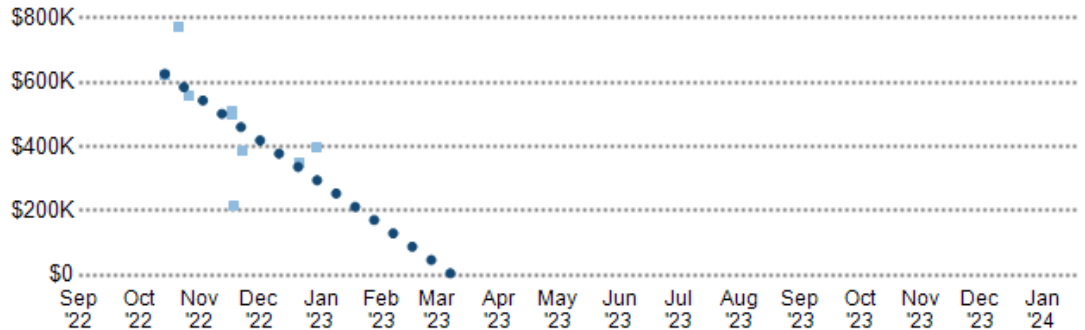
Price / sq ft  
Trend



## Median Sales Price

This graph compares the local market's median sales price with the sales price for the sample properties in the market.

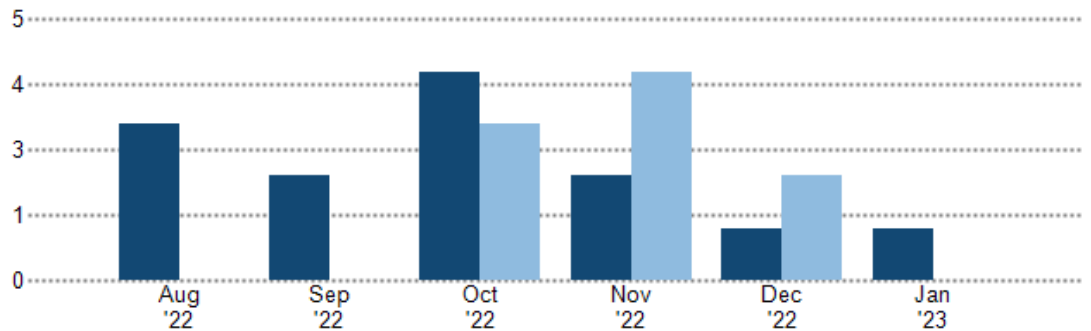
Sale Price  
Trend



## Total Sales and Listings

This graph compares the number of sales with the number of listings in the local market.

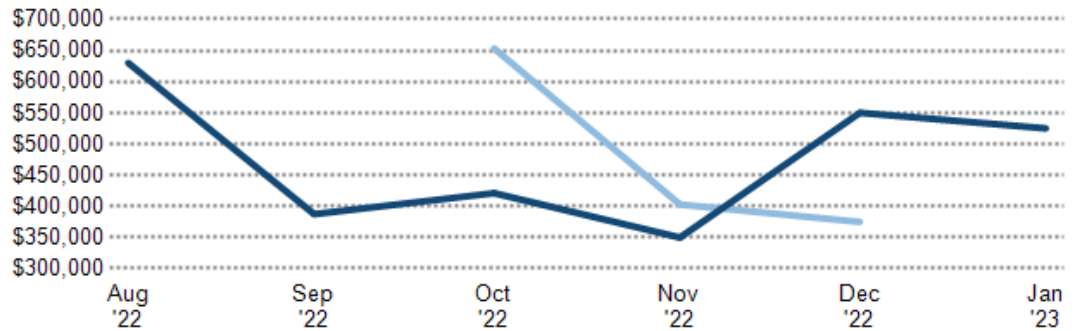
Listings  
Sales



## List Price vs. Sales Price

This graph compares the median listing price with the sales price in the local market.

Listing Price  
Sales Price

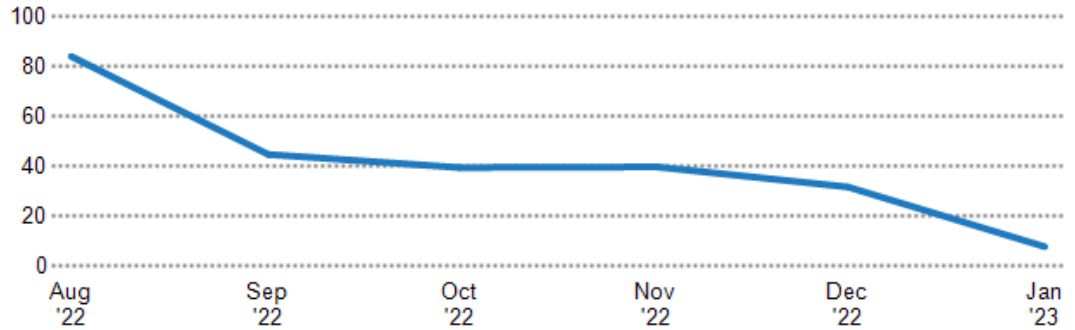




### Median Days in RPR

This graph displays the median days in RPR in the local market.

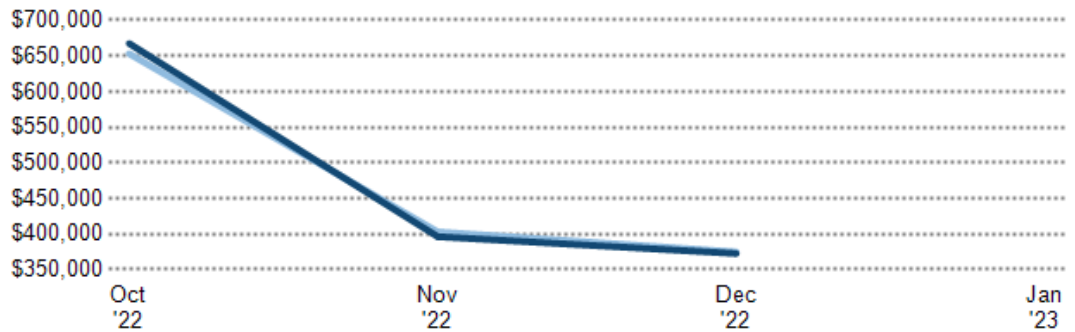
Days in RPR



### Sales Price vs. RVM

This graph compares the sales price with the RVM in the local market.

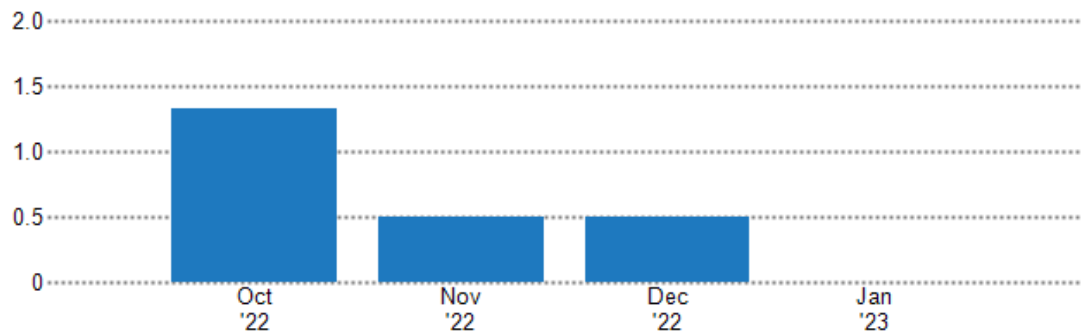
RVM  
Sales Price



### Months Supply of Housing Inventory

This chart shows the trend in housing inventory in the local market.

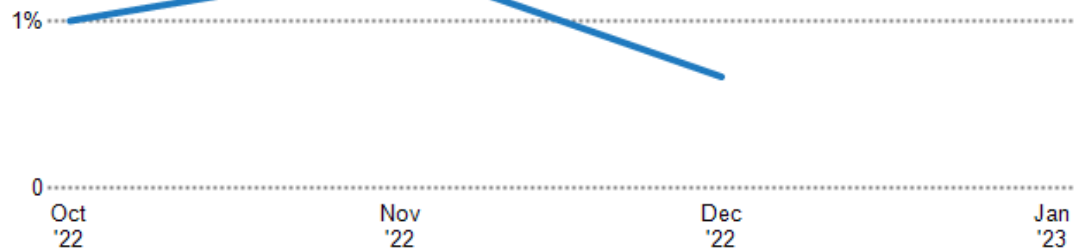
Inventory



### Absorption Rate

This chart shows the trend in absorption rate in the local market.

Absorption Rate



## About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



## About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



## Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

## Learn more

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>

