

VALUATION WORKBOOK

11340 Dublin Rd, #A, Woodsboro, MD 21798



Presented by

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File ID: 11340 Dublin Rd, #A, Woodsboro, MD 21798



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Mount Airy, MD 21771

11340 Dublin Rd, #A, Woodsboro, MD 21798

Listing Date: –
MLS Name: –
MLS Listing ID: –Legend:  Subject Property Off Market • Sold Date: 8/13/2008, Public Record

Result of Sales Comparison Analysis

\$1,537,765 (or \$1,068 / sq ft)

Last Analysis Update: 1/6/2023

\$848K – \$1.98M

(or \$589 – \$1.37K / sq ft)

Number of Comps Chosen

5

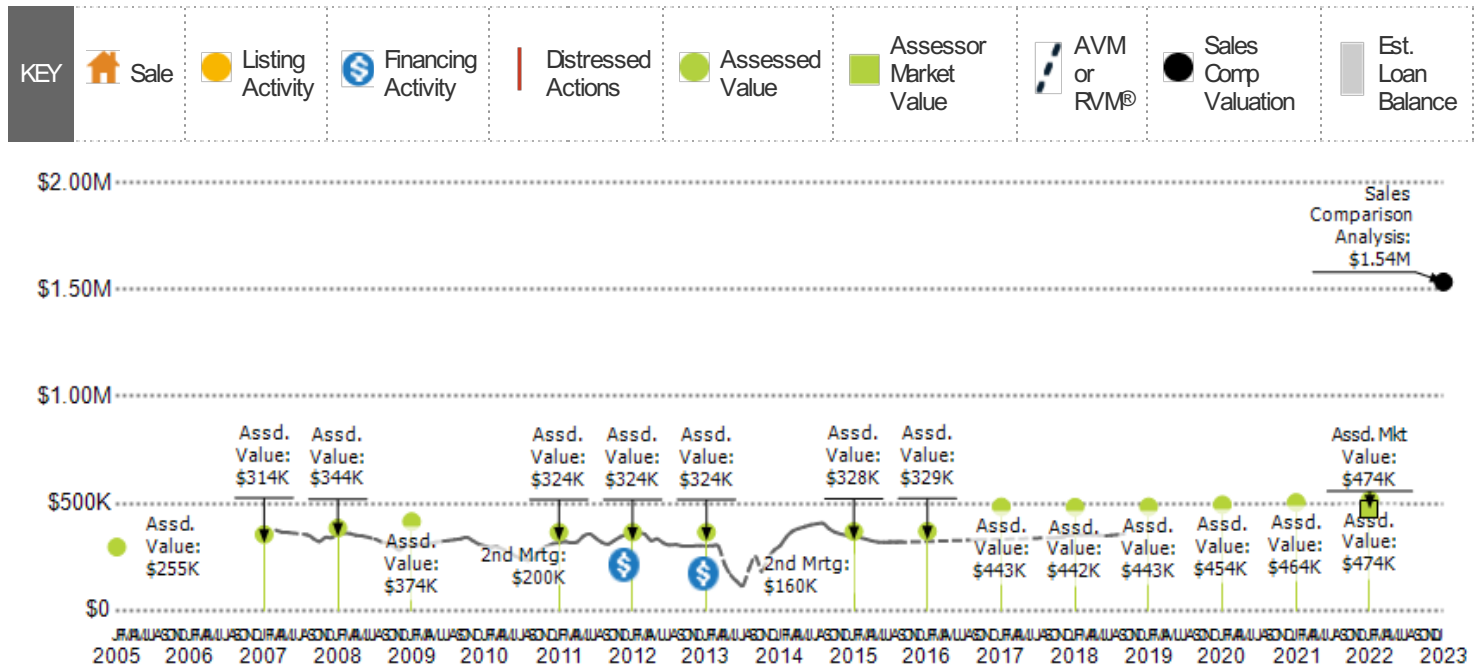
Comps Range

\$850K – \$2M

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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

\$1,537,765 (or \$1,068 / sq ft)

Last Analysis Update: 1/6/2023

\$848K – \$1.98M

(or \$589 – \$1.37K / sq ft)

Number of Comps Chosen

5

Comps Range

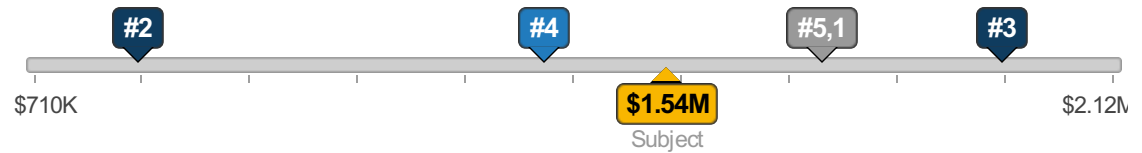
\$850K – \$2M

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)




Comps and Adjustments Map

11340 Dublin Rd, #A, Woodsboro, MD 21798

1 Closed

- Sold Date: 8/13/2008
- Public Record



Price: **\$1,537,765**

3 bed
1.0 bath
1,440 sq ft

4508 Teeter Rd, Taneytown, MD 21787

1 Closed

- Sold Date: 9/21/2022
- MLS Listing MDCR2009928: 8/4/2022



Price: **\$1,845,000**

Adjusted: **\$1,748,125**

4 bed
2.0 bath
2,840 sq ft

22304 Old Georgetown Rd, Smithsburg, MD 21783

2 Pending

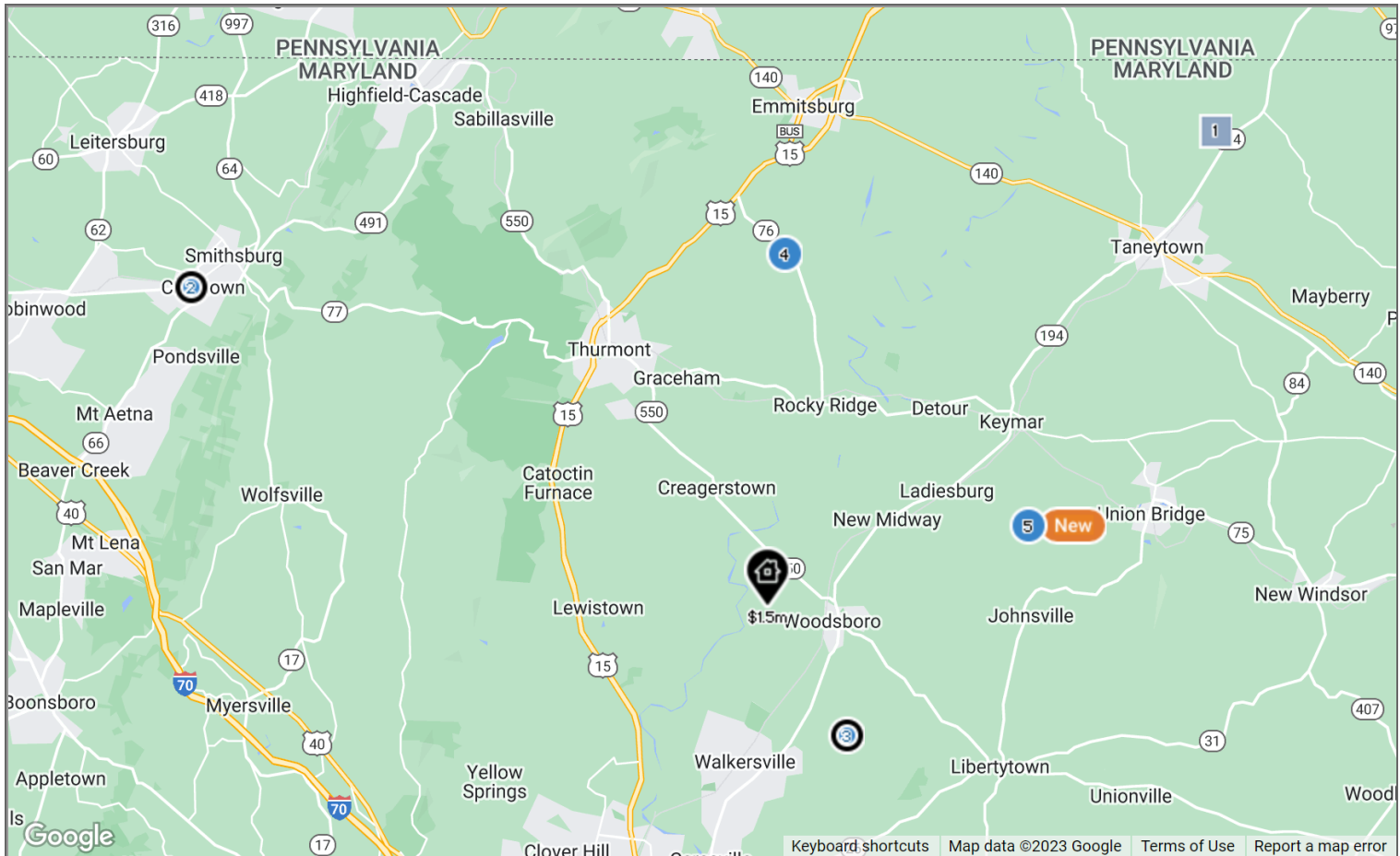
- Pending as of 11/3/2022



Price: **\$849,900**

Adjusted: **\$847,900**


6 bed
1.0 bath
1,440 sq ft



10308 Bennie Duncan Rd, Walkersville, MD 21791

3 Active Under Contract

- AUC as of 12/2/2022



Price: **\$1,999,999**

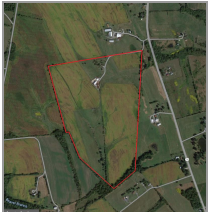
Adjusted: **\$1,977,999**

3 bed
1.0 bath
2,560 sq ft

15210 Motters Station Rd, Rocky Ridge, MD 21783

4 Active

- Active: 9/9/2022



Price: **\$1,390,000**


Adjusted: **\$1,377,100**

3 bed
1.0 bath
1,976 sq ft

12860 Bunker Hill Rd, Union Bridge, MD 21791

5 Active

- New, Active: 1/3/2023






Price: **\$1,790,000**




Adjusted: **\$1,737,700**

4 bed
2.0 bath
2,392 sq ft







Comps Selected
In Analysis

Address	11340 Dublin Rd, #A Woodsboro, MD 21798	4508 Teeter Rd Taneytown, MD 21787	22304 Old Georgetown Rd Smithsburg, MD 21783
Status	 Subject Property	 Closed	 Pending
MLS Name	—	Bright MLS	Bright MLS
MLS Listing ID	—	MDCR2009928	MDWA2010770
Proximity	—	14.67 Mi. NE	14.97 Mi. W
Value	\$1,537,765	\$1,845,000	\$849,900
Price Per Sq. Ft.	\$1,068	\$650	\$590
Sale/Finance Concession	—	—	—
Property Type	Single Family	Single Family	Single Family
Property Subtype	Rural/Agricultural Residence	Residential	Free Standing
Total Rooms	—	—	—
Total Rooms Above Grade	—	—	—
Bedrooms	3	4 -\$20,000	6 -\$60,000
Bedrooms Above Grade	—	—	—
Building Size sq ft range (low)	—	—	—
Building Size sq ft range (high)	—	—	—
Total Baths	1.0	2.0	1.0
Total Baths Above Grade	—	—	—
Full Baths	1	2 -\$20,000	1
Full Baths Above Grade	—	—	—
Partial Baths	—	—	—
Partial Baths Above Grade	—	—	—
Living Area (sq ft)	1,440	2,840 -\$34,875	1,440
Living Area Above Grade (sq ft)	—	—	—
Basement (sq ft)	—	—	—
Finished Rooms Below Grade	—	—	—
Lot Size	118.74 acres	140.35 acres -\$22,000	60.57 acres +\$58,000
Lot Dimensions	118.740 AC	140.350 AC	60.570 AC
Garage	Yes	—	—
Garage (sq ft)	—	—	—
Pool	—	—	—
Location	—	—	—
Tenure	—	—	—
View	—	—	—
View Factors	—	—	—
Style	—	—	—
Quality of Construction	—	—	—




Comps Selected
In Analysis

Address	11340 Dublin Rd, #A Woodsboro, MD 21798	4508 Teeter Rd Taneytown, MD 21787	22304 Old Georgetown Rd Smithsburg, MD 21783
Status	 Subject Property	 Closed	 Pending
Year Built	1900	1920	1900
Age	123	103	123
Condition	—	—	—
Functional Utility	—	—	—
Heating Features	Electric	Hot Water	Other
Cooling Features	—	None	None
Energy Efficient Items	—	—	—
Porch/Patio/Deck	—	—	—
Roofing Features	Metal	Metal	Metal
Fireplaces	2	—	—
Basement Features	Basement	Full	Unfinished
Foundation Features	—	Other	Permanent
Construction Features	—	Brick	Brick
Exterior Wall Features	Siding (not specified)	Brick	Brick
Number of Buildings	—	—	—
Number of Units	1	1	1
Number of Stories	2 story with Basement	2 story with Basement	2
Net Adjustments (%)		-5.25%	-0.24%
Gross Adjustments (%)		5.25%	13.88%
Net Adjustments		-\$96,875	-\$2,000
Net Adjustments Per Sq. Ft.		-\$34	-\$1
Net Adjusted Value		\$1,748,125	\$847,900
Net Adjusted Value Per Sq. Ft.		\$616	\$589
Comp Weighting		13%	13%
Notes from Mark Hewitson		—	—

Comps Selected
In Analysis

			
Address	10308 Bennie Duncan Rd Walkersville, MD 21793	15210 Motters Station Rd Rocky Ridge, MD 21778	12860 Bunker Hill Rd Union Bridge, MD 21791
Status	 Active Under Contract	 Active	 New Active
MLS Name	Bright MLS	Bright MLS	Bright MLS
MLS Listing ID	MDFR2027276	MDFR2025454	MDFR2029764
Proximity	3.89 Mi. SE	7.63 Mi. N	6.84 Mi. E
Value	\$1,999,999	\$1,390,000	\$1,790,000
Price Per Sq. Ft.	\$781	\$703	\$748
Sale/Finance Concession	—	—	—
Property Type	Single Family	Single Family	Single Family
Property Subtype	Residential	Residential	Free Standing
Total Rooms	—	—	—
Total Rooms Above Grade	—	—	—
Bedrooms	3	3	4 -\$10,000
Bedrooms Above Grade	—	—	—
Building Size sq ft range (low)	—	—	—
Building Size sq ft range (high)	—	—	—
Total Baths	1.0	1.0	2.0
Total Baths Above Grade	—	—	—
Full Baths	1	1	2 -\$10,000
Full Baths Above Grade	—	—	—
Partial Baths	—	—	—
Partial Baths Above Grade	—	—	—
Living Area (sq ft)	2,560 -\$28,000	1,976 -\$13,400	2,392 -\$24,800
Living Area Above Grade (sq ft)	—	—	—
Basement (sq ft)	—	—	—
Finished Rooms Below Grade	—	—	—
Lot Size	106 acres +\$6,000	117.34 acres +\$500	133.38 acres -\$7,500
Lot Dimensions	106.000 AC	117.340 AC	133.380 AC
Garage	—	Other	Additional Storage, Covered Parking, Garage - Front Entry, Oversized
Garage (sq ft)	—	—	—
Pool	—	—	—
Location	—	Rural	Rural
Tenure	—	—	—
View	—	—	—
View Factors	—	Mountain, Scenic	Creek/Stream, Pasture
Style	—	—	—
Quality of Construction	—	—	—

Comps Selected In Analysis

			
Address	10308 Bennie Duncan Rd Walkersville, MD 21793	15210 Motters Station Rd Rocky Ridge, MD 21778	12860 Bunker Hill Rd Union Bridge, MD 21791
Status	③ Active Under Contract	④ Active	⑤ New Active
Year Built	1875	1900	1900
Age	148	123	123
Condition	—	—	—
Functional Utility	—	—	—
Heating Features	None	Electric Baseboard Heat	Forced Air, Wood Burn Stove
Cooling Features	None	Window Units	Central Air Conditioning, Window Units
Energy Efficient Items	—	—	—
Porch/Patio/Deck	—	—	—
Roofing Features	Metal	Asphalt, Metal, Rubber	Metal
Fireplaces	2	1	—
Basement Features	Other	Other	Other
Foundation Features	Stone	Stone	Stone
Construction Features	Stone	Vinyl Siding	Frame
Exterior Wall Features	Rock	Siding (not specified)	—
Number of Buildings	—	—	—
Number of Units	1	1	1
Number of Stories	2	2	2
Net Adjustments (%)	-1.1%	-0.93%	-2.92%
Gross Adjustments (%)	1.7%	1%	2.92%
Net Adjustments	-\$22,000	-\$12,900	-\$52,300
Net Adjustments Per Sq. Ft.	-\$8	-\$6	-\$22
Net Adjusted Value	\$1,977,999	\$1,377,100	\$1,737,700
Net Adjusted Value Per Sq. Ft.	\$773	\$697	\$726
Comp Weighting	13%	12%	12%
Notes from Mark Hewitson	—	—	—

1 4508 Teeter Rd, Taneytown, MD 21787

MLS Name: Bright MLS
MLS Listing ID: MDCR2009928

	Listing Facts	Adjustments
Status	Closed	
Proximity	14.67 Mi. NE	
Value	\$1,845,000	
Price Per Sq. Ft.	\$650	
Sale/Finance Concession	—	
Property Type	Single Family	
Property Subtype	Residential	
Total Rooms	—	
Total Rooms Above Grade	—	
Bedrooms	4	-\$20,000
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	-\$20,000
Full Baths Above Grade	—	
Partial Baths	—	
Partial Baths Above Grade	—	
Living Area (sq ft)	2,840	-\$34,875
Living Area Above Grade (sq ft)	—	
Basement (sq ft)	—	
Finished Rooms Below Grade	—	
Lot Size	140.35 acres	-\$22,000
Lot Dimensions	—	
Garage	—	
Garage (sq ft)	—	
Pool	—	
Location	—	
Tenure	—	
View	—	
View Factors	—	
Style	—	
Quality of Construction	—	
Year Built	1920	
Age	103	
Condition	—	
Functional Utility	—	
Heating Features	Hot Water	
Cooling Features	None	
Energy Efficient Items	—	
Porch/Patio/Deck	—	
Roofing Features	—	
Fireplaces	—	
Basement Features	Full	
Foundation Features	Other	
Construction Features	Brick	
Exterior Wall Features	—	

LEGEND:  Subject Property
 This Property

Closed

• Sold Date: 9/21/2022
• MLS Listing MDCR2009928: 8/4/2022

Closed Price

\$1,845,000

Adjusted Price

\$1,748,125

Net Adjustments (\$ / %)

-\$96,875 / -5.25%

Gross Adjustments (\$ / %)

\$96,875 / 5.25%



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

22304 Old Georgetown Rd, Smithsburg, MD 21783

MLS Name: Bright MLS
MLS Listing ID: MDWA2010770

	Listing Facts	Adjustments
Status	Pending	
Proximity	14.97 Mi. W	
Value	\$849,900	
Price Per Sq. Ft.	\$590	
Sale/Finance Concession	—	
Property Type	Single Family	
Property Subtype	Free Standing	
Total Rooms	—	
Total Rooms Above Grade	—	
Bedrooms	6	-\$60,000
Bedrooms Above Grade	—	
Building Size sq ft range (low)	—	
Building Size sq ft range (high)	—	
Total Baths	1.0	
Total Baths Above Grade	—	
Full Baths	1	
Full Baths Above Grade	—	
Partial Baths	—	
Partial Baths Above Grade	—	
Living Area (sq ft)	1,440	
Living Area Above Grade (sq ft)	—	
Basement (sq ft)	—	
Finished Rooms Below Grade	—	
Lot Size	60.57 acres	+\$58,000
Lot Dimensions	—	
Garage	—	
Garage (sq ft)	—	
Pool	—	
Location	—	
Tenure	—	
View	—	
View Factors	—	
Style	—	
Quality of Construction	—	
Year Built	1900	
Age	123	
Condition	—	
Functional Utility	—	
Heating Features	Other	
Cooling Features	None	
Energy Efficient Items	—	
Porch/Patio/Deck	—	
Roofing Features	—	
Fireplaces	—	
Basement Features	Unfinished	
Foundation Features	Permanent	
Construction Features	Brick	
Exterior Wall Features	—	

LEGEND:  Subject Property  This Property Pending

• Pending as of 11/3/2022

List Price

\$849,900

Adjusted Price

\$847,900

Net Adjustments (\$ / %)

-\$2,000 / -0.24%

Gross Adjustments (\$ / %)

\$118,000 / 13.88%

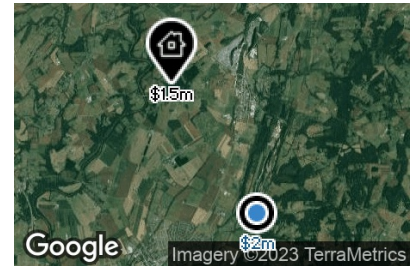


	Listing Facts	Adjustments
Number of Buildings	-	
Number of Units	-	
Number of Stories	2	

10308 Bennie Duncan Rd, Walkersville, MD 21793

MLS Name: Bright MLS
MLS Listing ID: MDR2027276

	Listing Facts	Adjustments
Status	Active Under Contract	
Proximity	3.89 Mi. SE	
Value	\$1,999,999	
Price Per Sq. Ft.	\$781	
Sale/Finance Concession	—	
Property Type	Single Family	
Property Subtype	Residential	
Total Rooms	—	
Total Rooms Above Grade	—	
Bedrooms	3	
Bedrooms Above Grade	—	
Building Size sq ft range (low)	—	
Building Size sq ft range (high)	—	
Total Baths	—	
Total Baths Above Grade	—	
Full Baths	—	
Full Baths Above Grade	—	
Partial Baths	—	
Partial Baths Above Grade	—	
Living Area (sq ft)	2,560	-\$28,000
Living Area Above Grade (sq ft)	—	
Basement (sq ft)	—	
Finished Rooms Below Grade	—	
Lot Size	106 acres	+\$6,000
Lot Dimensions	—	
Garage	—	
Garage (sq ft)	—	
Pool	—	
Location	—	
Tenure	—	
View	—	
View Factors	—	
Style	—	
Quality of Construction	—	
Year Built	1875	
Age	148	
Condition	—	
Functional Utility	—	
Heating Features	None	
Cooling Features	None	
Energy Efficient Items	—	
Porch/Patio/Deck	—	
Roofing Features	—	
Fireplaces	2	
Basement Features	Other	
Foundation Features	Stone	
Construction Features	Stone	
Exterior Wall Features	—	



LEGEND: Subject Property This Property

Active Under Contract

• AUC as of 12/2/2022

List Price

\$1,999,999

Adjusted Price

\$1,977,999

Net Adjustments (\$ / %)

-\$22,000 / -1.1%

Gross Adjustments (\$ / %)

\$34,000 / 1.7%

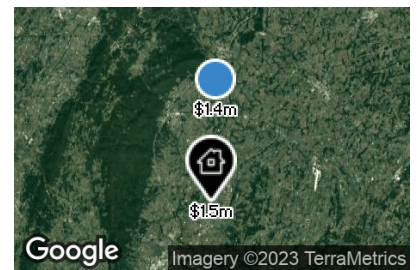
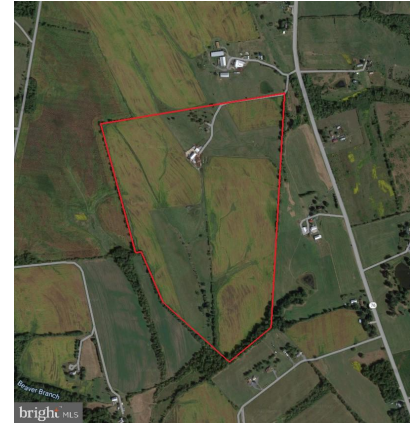


	Listing Facts	Adjustments
Number of Buildings	-	
Number of Units	-	
Number of Stories	2	

4 15210 Motters Station Rd, Rocky Ridge, MD 21778

MLS Name: Bright MLS
MLS Listing ID: MDR2025454

	Listing Facts	Adjustments
Status	Active	
Proximity	7.63 Mi. N	
Value	\$1,390,000	
Price Per Sq. Ft.	\$703	
Sale/Finance Concession	—	
Property Type	Single Family	
Property Subtype	Residential	
Total Rooms	—	
Total Rooms Above Grade	—	
Bedrooms	3	
Bedrooms Above Grade	—	
Building Size sq ft range (low)	—	
Building Size sq ft range (high)	—	
Total Baths	1.0	
Total Baths Above Grade	—	
Full Baths	1	
Full Baths Above Grade	—	
Partial Baths	—	
Partial Baths Above Grade	—	
Living Area (sq ft)	1,976	-\$13,400
Living Area Above Grade (sq ft)	—	
Basement (sq ft)	—	
Finished Rooms Below Grade	—	
Lot Size	117.34 acres	+\$500
Lot Dimensions	—	
Garage	Other	
Garage (sq ft)	—	
Pool	—	
Location	Rural	
Tenure	—	
View	—	
View Factors	Mountain, Scenic	
Style	—	
Quality of Construction	—	
Year Built	1900	
Age	123	
Condition	—	
Functional Utility	—	
Heating Features	Electric Baseboard Heat	
Cooling Features	Window Units	
Energy Efficient Items	—	
Porch/Patio/Deck	—	
Roofing Features	Asphalt, Metal, Rubber	
Fireplaces	1	
Basement Features	Other	
Foundation Features	Stone	
Construction Features	Vinyl Siding	
Exterior Wall Features	—	



LEGEND: Subject Property This Property

Active

• Active: 9/9/2022

List Price

\$1,390,000

Adjusted Price

\$1,377,100

Net Adjustments (\$ / %)

-\$12,900 / -0.93%

Gross Adjustments (\$ / %)

\$13,900 / 1%

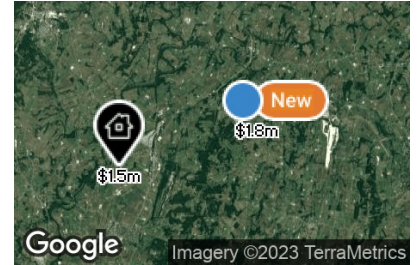




	Listing Facts	Adjustments
Number of Buildings	-	
Number of Units	-	
Number of Stories	2	

5 New 12860 Bunker Hill Rd, Union Bridge, MD 21791

MLS Name: Bright MLS
MLS Listing ID: MDR2029764

	Listing Facts	Adjustments
Status	Active	
Proximity	6.84 Mi. E	
Value	\$1,790,000	
Price Per Sq. Ft.	\$748	
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	—	
Partial Baths Above Grade	—	
Living Area (sq ft)	2,392	-\$24,800
Living Area Above Grade (sq ft)	—	
Basement (sq ft)	—	
Finished Rooms Below Grade	—	
Lot Size	133.38 acres	-\$7,500
Lot Dimensions	—	
Garage	Additional Storage, Covered Parking, Garage - Front Entry, Oversized	
Garage (sq ft)	—	
Pool	—	
Location	Rural	
Tenure	—	
View	—	
View Factors	Creek/Stream, Pasture	
Style	—	
Quality of Construction	—	
Year Built	1900	
Age	123	
Condition	—	
Functional Utility	—	
Heating Features	Forced Air, Wood Burn Stove	
Cooling Features	Central Air Conditioning, Window Units	
Energy Efficient Items	—	
Porch/Patio/Deck	—	
Roofing Features	—	
Fireplaces	—	
Basement Features	Other	
Foundation Features	Stone	

LEGEND:  Subject Property  New
This Property

● Active

• New, Active: 1/3/2023

List Price

\$1,790,000

Adjusted Price

\$1,737,700

Net Adjustments (\$ / %)

-\$52,300 / -2.92%

Gross Adjustments (\$ / %)

\$52,300 / 2.92%



	Listing Facts	Adjustments
Construction Features	Frame	
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, – to 2 bathroom, 1,080 to 1,800 sq. ft., single family listings located within 0.8 miles of the subject property.

Inventory Analysis	Trend (span)			Trend (span)			Trend (Total)
	Last 7-12 Months (6-month period)			Last 4-6 Months (3-month period)		Last 3 Months (3-month period)	
Sales	3	67%	↓	1	–	–	↓
Absorption Rate (sales/month)	0.5	67%	↓	0.33	–	–	↓
Total # of Active Listings (on last day)	1	–	↓	–	–	–	↓
Months of Housing Supply	2	–	↓	–	–	–	–
Median Comp Sales Price	\$565,000	–		\$419,900	–	–	–
Median Comp Sales Days in RPR	64	–		–	–	–	–
Median Comp Listing Price	\$419,900	–		–	–	–	–
Median Comp Listing Days in RPR	–	–		–	–	–	–
Median Sales Price as % of List Price	1%	100%	→	1%	–	–	–

Comparable Properties in Local Market

	Currently for Sale	Sales Within the Last 12 Months
Count	–	–
Range	–	–
Average	–	–
Median	–	–

Property Attributes

	Minimum	Maximum	Average
Year Built	1900	2004	1970
Living Area (sq ft)	1,682	2,772	2,364
Lot Size	46,174	291,416	113,038
# Samples	4	–	–

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, – to 2 bathroom, 1,080 to 1,800 sq. ft., single family listings located within 0.8 miles of the subject property.

INCLUDING Distressed Listings	Trend (span)			Trend (span)			Trend (Total)
	Last 7-12 Months (6-month period)			Last 4-6 Months (3-month period)			
Sales	3	67%	↓	1	–	↓	↓
Absorption Rate (sales/month)	0.5	67%	↓	0.33	–	↓	↓
Total # of Active Listings (on last day)	1	–	↓	–	–	–	↓
Months of Housing Supply	2	–	↓	–	–	–	–
Median Comp Sales Price	\$565,000	–		\$419,900	–	–	–
Median Comp Sales Days in RPR	64	–		–	–	–	–
Median Comp Listing Price	\$419,900	–		–	–	–	–
Median Comp Listing Days in RPR	–	–		–	–	–	–
Median Sales Price as % of List Price	1%	100%	→	1%	–	–	–

WITHOUT Distressed Listings

Sales	3	67%	↓	1	–	↓	↓
Absorption Rate (sales/month)	0.5	67%	↓	0.33	–	↓	↓
Total # of Active Listings (on last day)	1	–	↓	–	–	–	↓
Months of Housing Supply	2	–	↓	–	–	–	–
Median Comp Sales Price	\$565,000	–		\$419,900	–	–	–
Median Comp Sales Days in RPR	64	–		–	–	–	–
Median Comp Listing Price	\$419,900	–		–	–	–	–
Median Comp Listing Days in RPR	–	–		–	–	–	–
Median Sales Price as % of List Price	1%	100%	→	1%	–	–	–

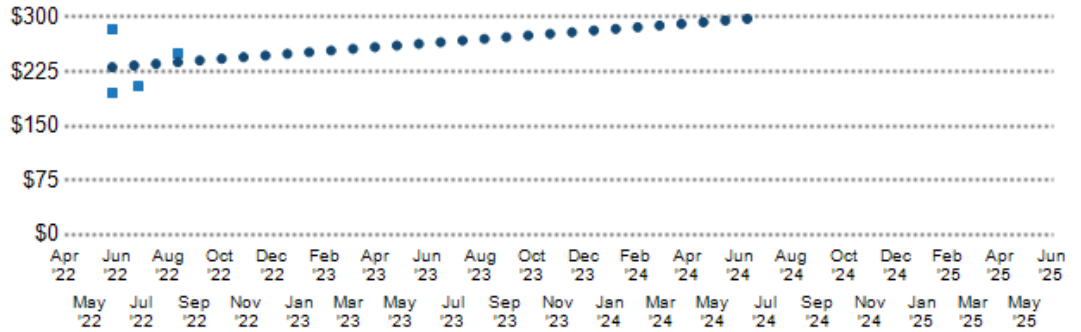
ONLY Distressed Listings

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.

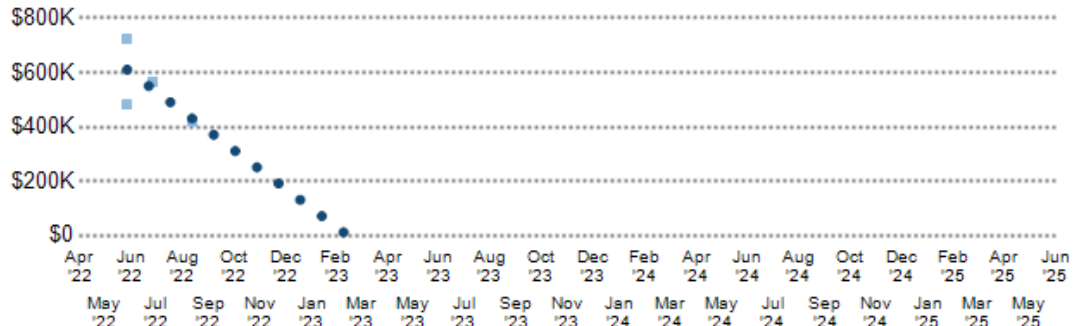
Price / sq ft
Trend



Median Sales Price

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

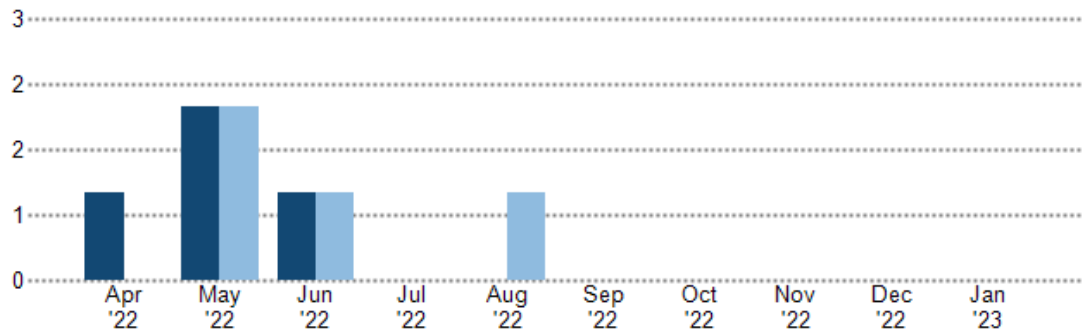
Sale Price
Trend



Total Sales and Listings

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

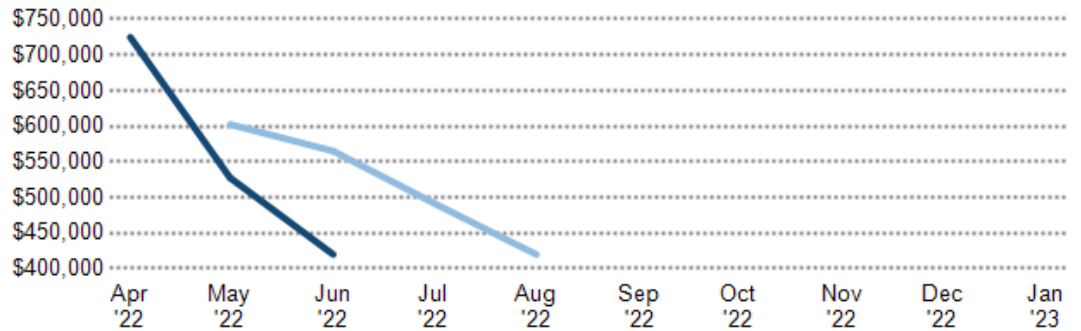
Listings
Sales



List Price vs. Sales Price

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

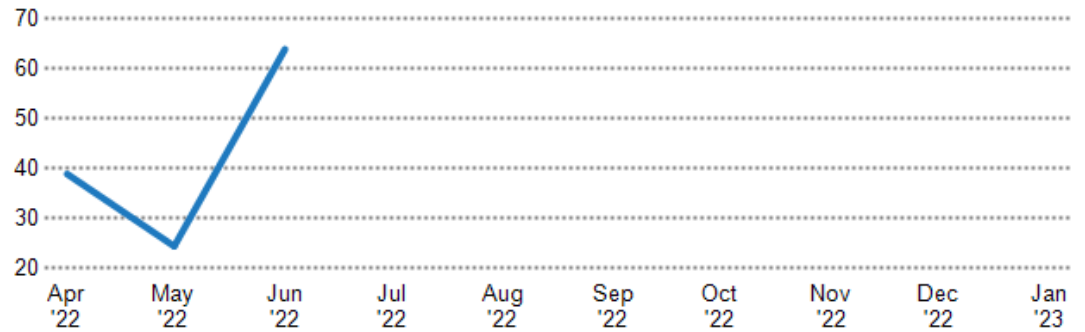
Listing Price
Sales Price



Median Days in RPR

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

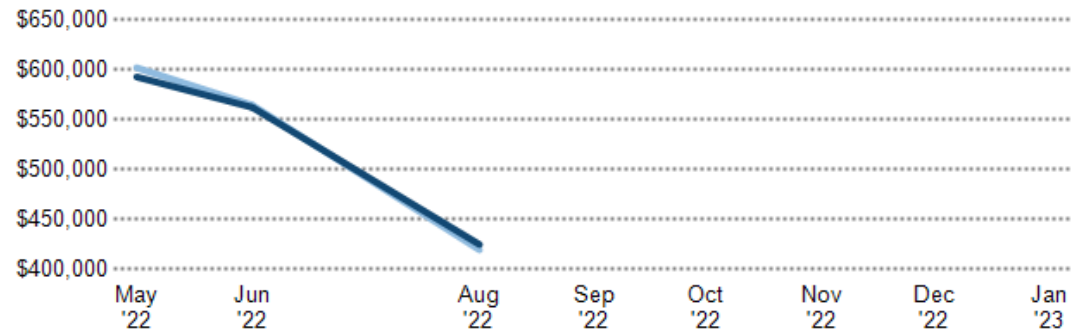
Days in RPR



Sales Price vs. RVM

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

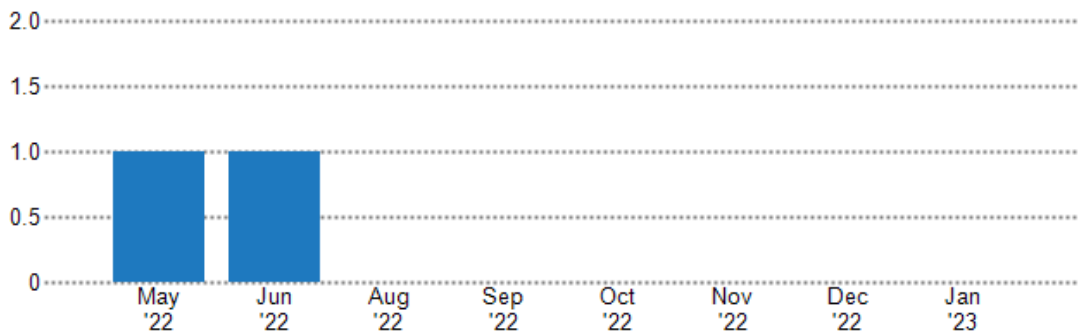
RVM
Sales Price



Months Supply of Housing Inventory

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

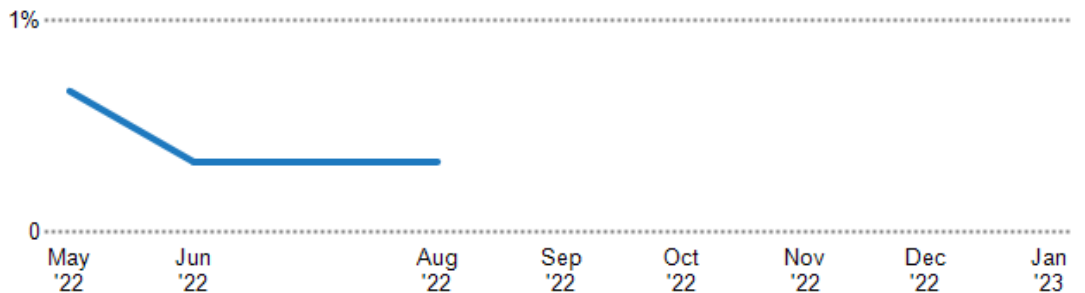
Inventory



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

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