



AREA REPORT

ARLETA

Year End 2022 | SINGLE FAMILY

Here is the latest Area Report, analyzing data as it affects a specific market area. The Market Summary below offers a look at sales activity for the prior month and year, along with current and past year-to-date statistics. The graphs cover several different aspects of the real estate market. Note how some of the graphs break out trends by price increments. Please contact us if you would like more information on the current market.



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f in

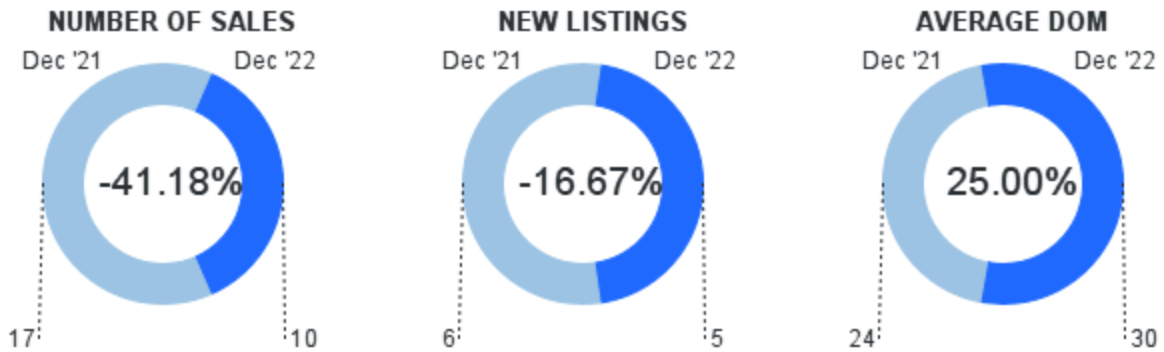


COLDWELL BANKER
REALTY

ARLETA | December 2022

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family



1.41%

MEDIAN SALES PRICE
SINGLE FAMILY

-2.68%

AVERAGE SALES PRICE
SINGLE FAMILY

3.60%

**MEDIAN LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY

-0.28%

**AVERAGE LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY

Dec '21 Dec '22

AREA REPORT

ARLETA

FULL MARKET SUMMARY

December 2022 | Single Family ?

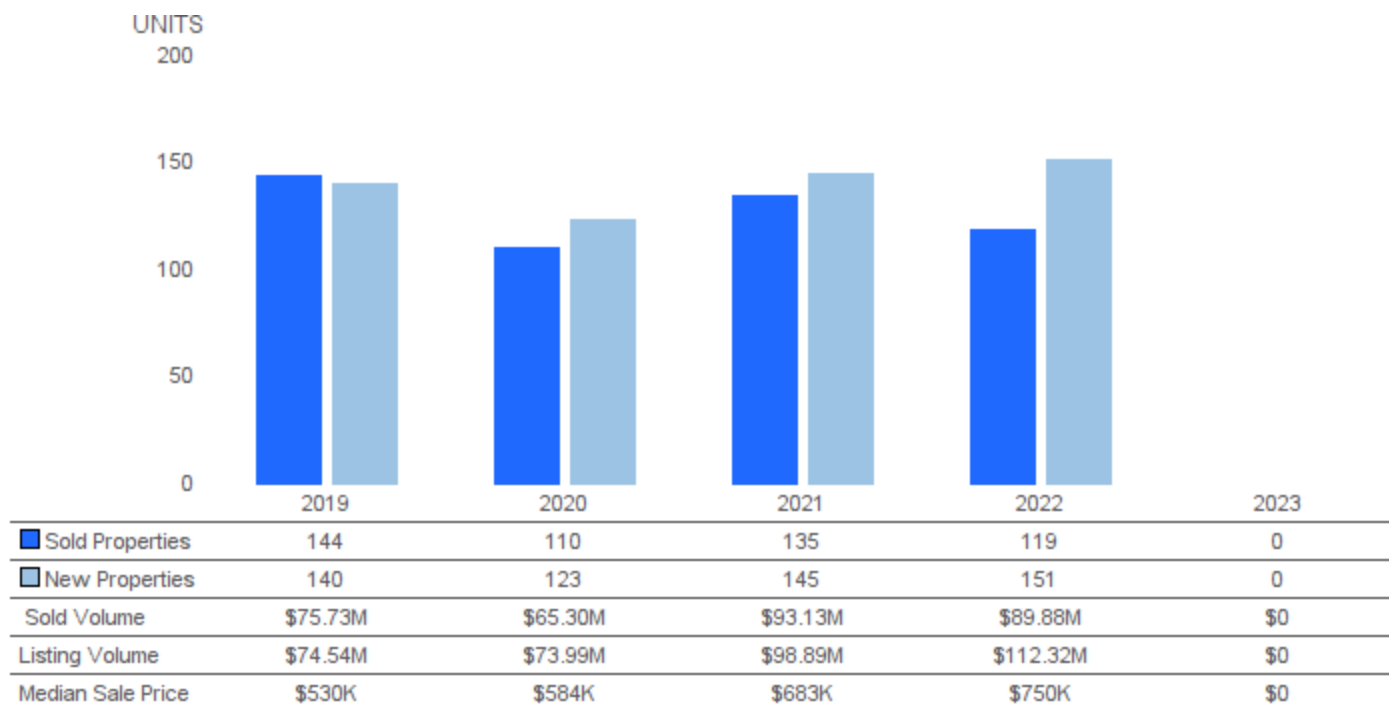
	Month to Date			Year to Date		
	December 2022	December 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	5	6	-16.67% ↓	151	145	4.14% ↑
Sold Listings	10	17	-41.18% ↓	119	135	-11.85% ↓
Median List Price (Solds)	\$720,000	\$695,000	3.6% ↑	\$725,000	\$649,900	11.56% ↑
Median Sold Price	\$720,000	\$710,000	1.41% ↑	\$750,000	\$683,000	9.81% ↑
Median Days on Market	30	15	100% ↑	14	10	40% ↑
Average List Price (Solds)	\$719,440	\$721,452	-0.28% ↓	\$735,449	\$663,927	10.77% ↑
Average Sold Price	\$715,990	\$735,735	-2.68% ↓	\$755,328	\$689,819	9.5% ↑
Average Days on Market	30	24	25% ↑	26	19	36.84% ↑
List/Sold Price Ratio	99.9%	101.9%	-2% ↓	103%	104.1%	-1.09% ↓

SOLD AND NEW PROPERTIES (UNITS)

December 2022 | Single Family ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

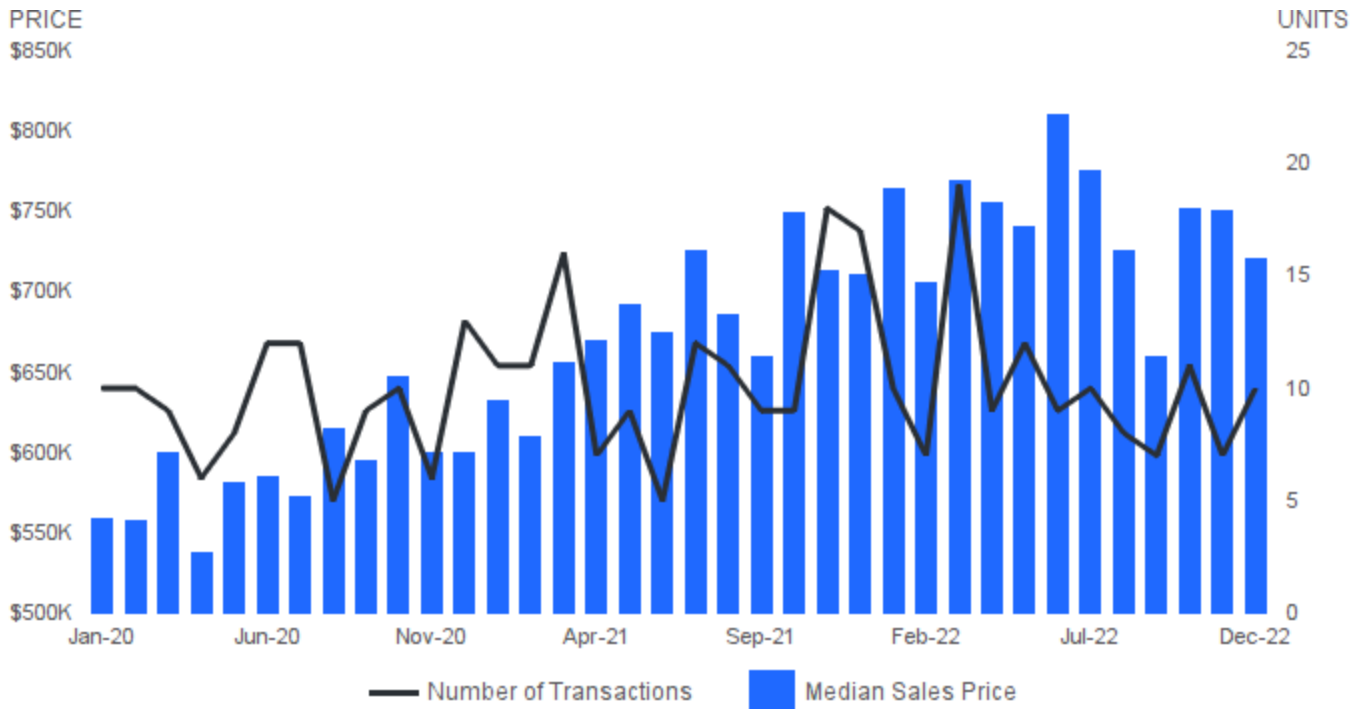


MEDIAN SALES PRICE AND NUMBER OF SALES

December 2022 | Single Family ?

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.

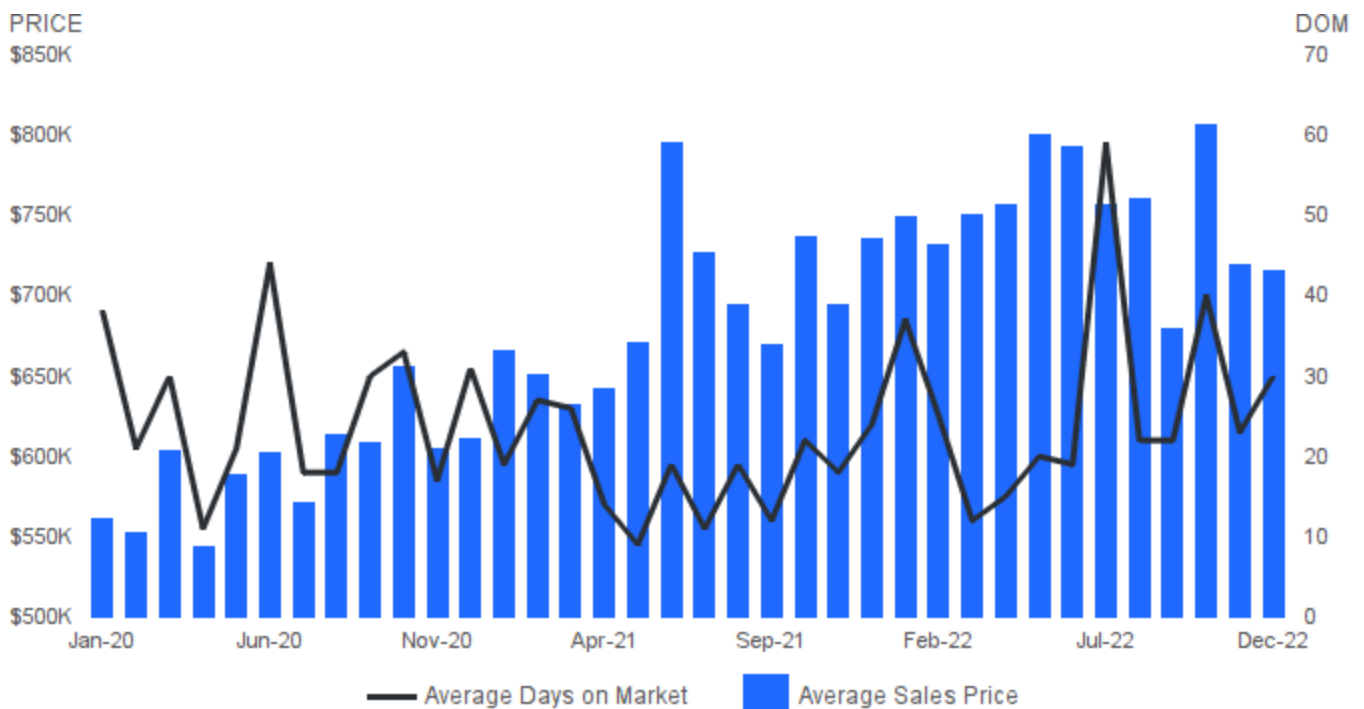


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

December 2022 | Single Family ?

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

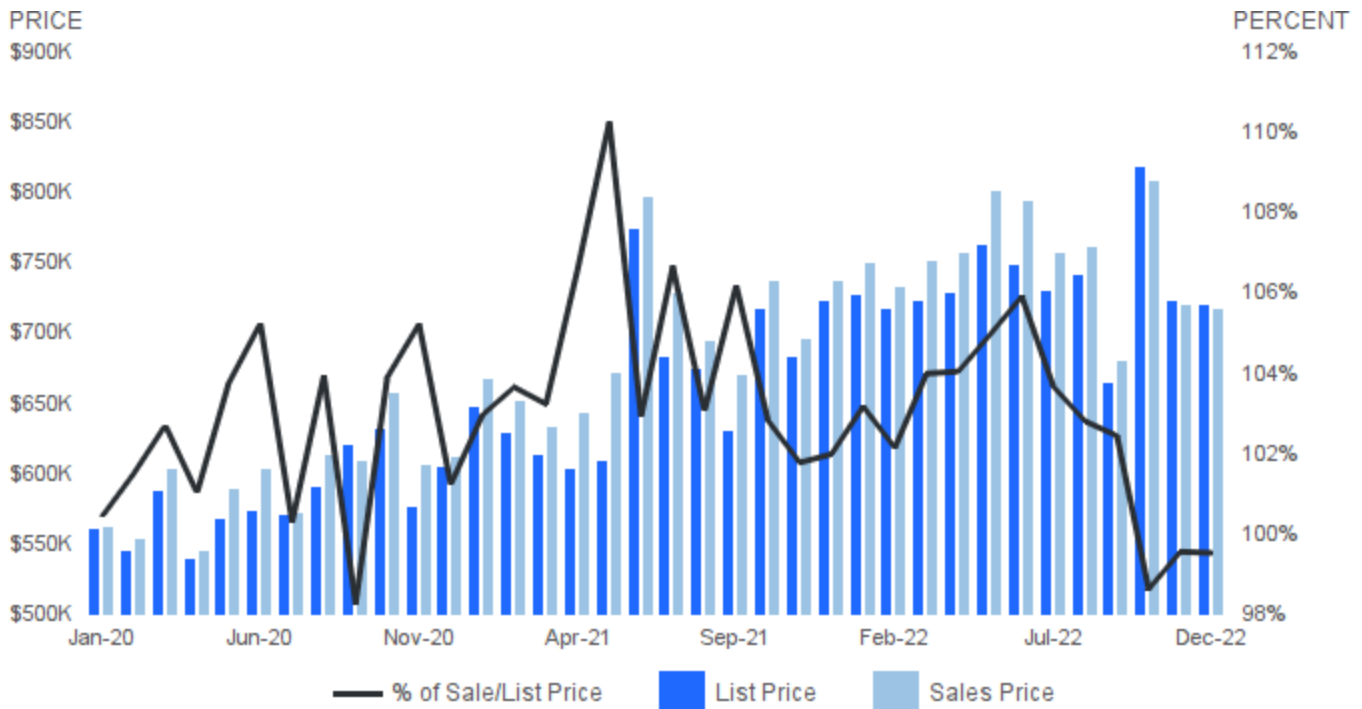
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

December 2022 | Single Family ?

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

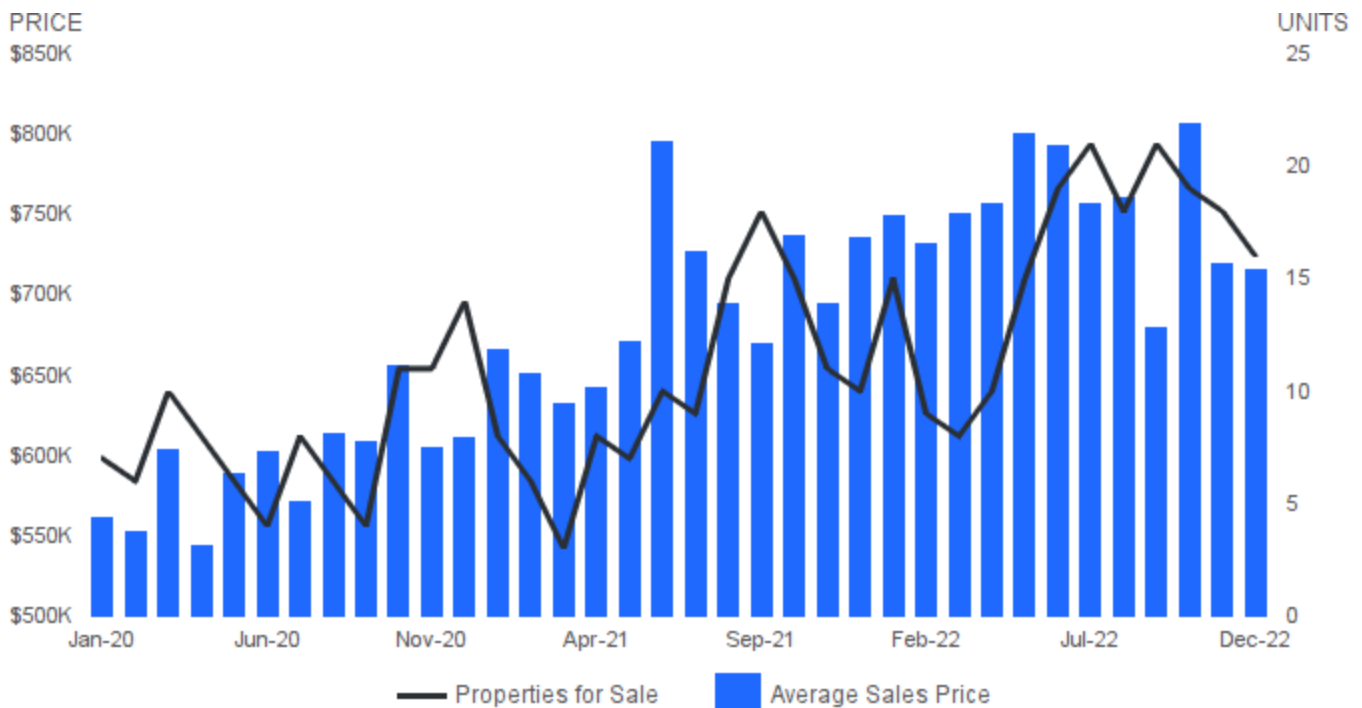


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

December 2022 | Single Family ?

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

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

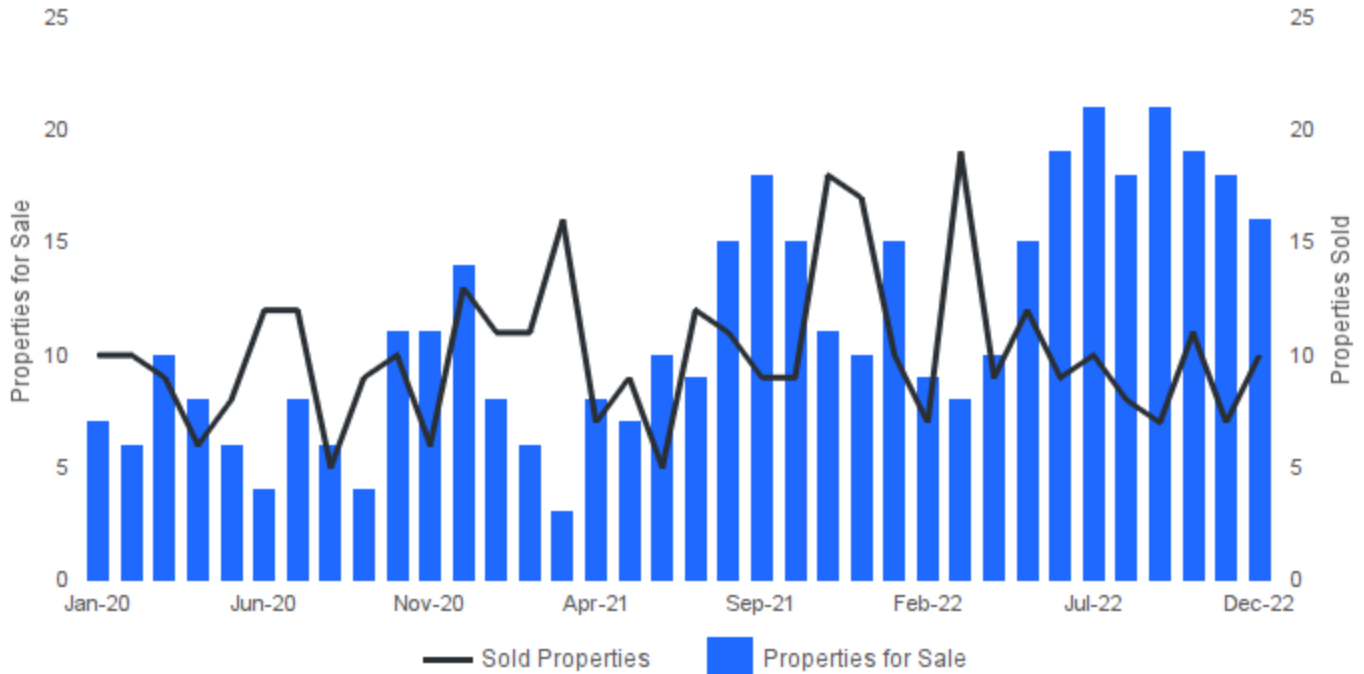


PROPERTIES FOR SALE AND SOLD PROPERTIES

December 2022 | Single Family ?

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

Sold Properties | Number of properties sold.



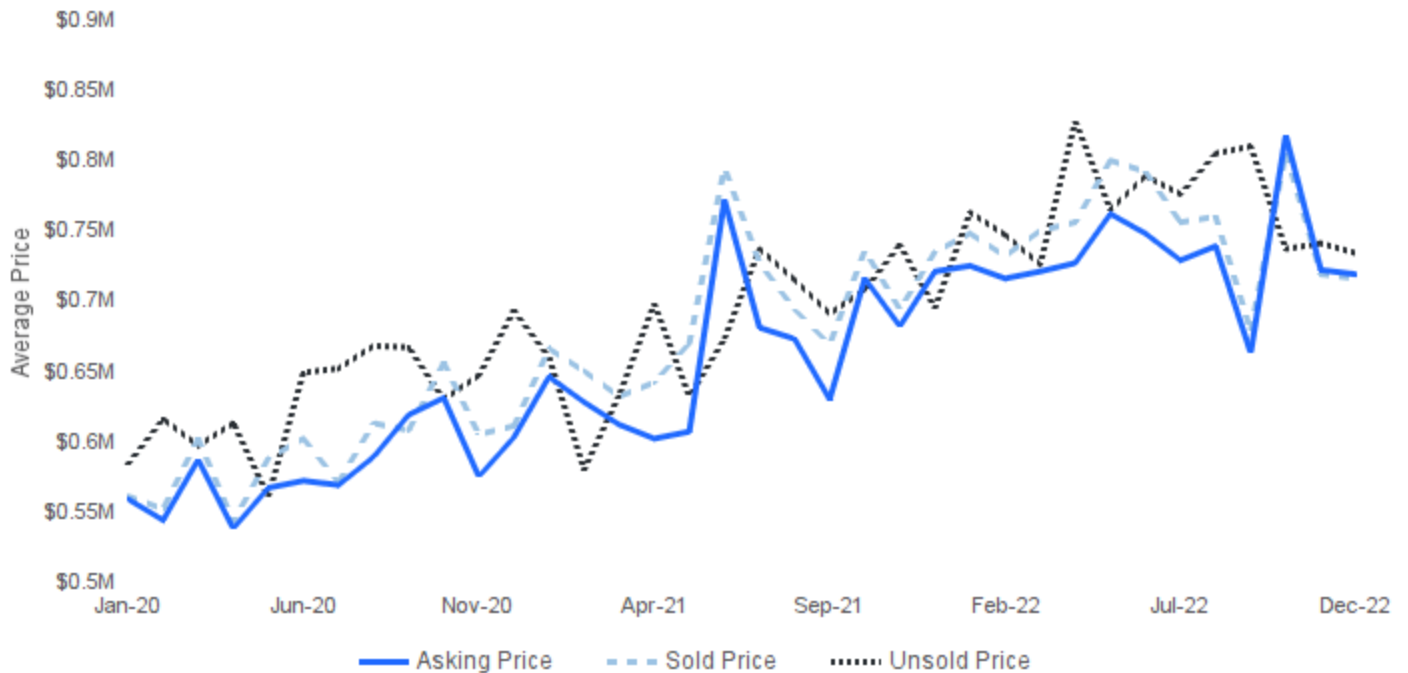
AVERAGE ASKING/SOLD/UNSOLD PRICE

December 2022 | Single Family ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

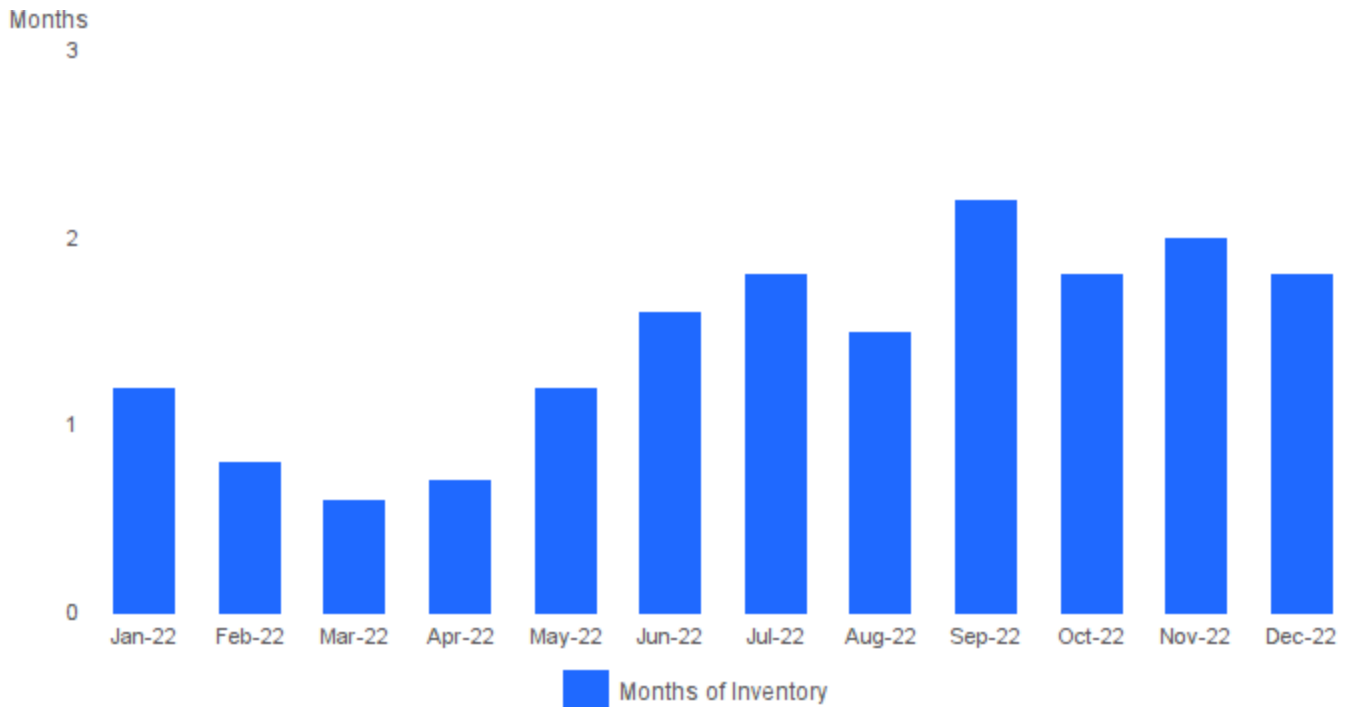
Sold Price | the average selling price



ABSORPTION RATE

December 2022 | Single Family ?

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.



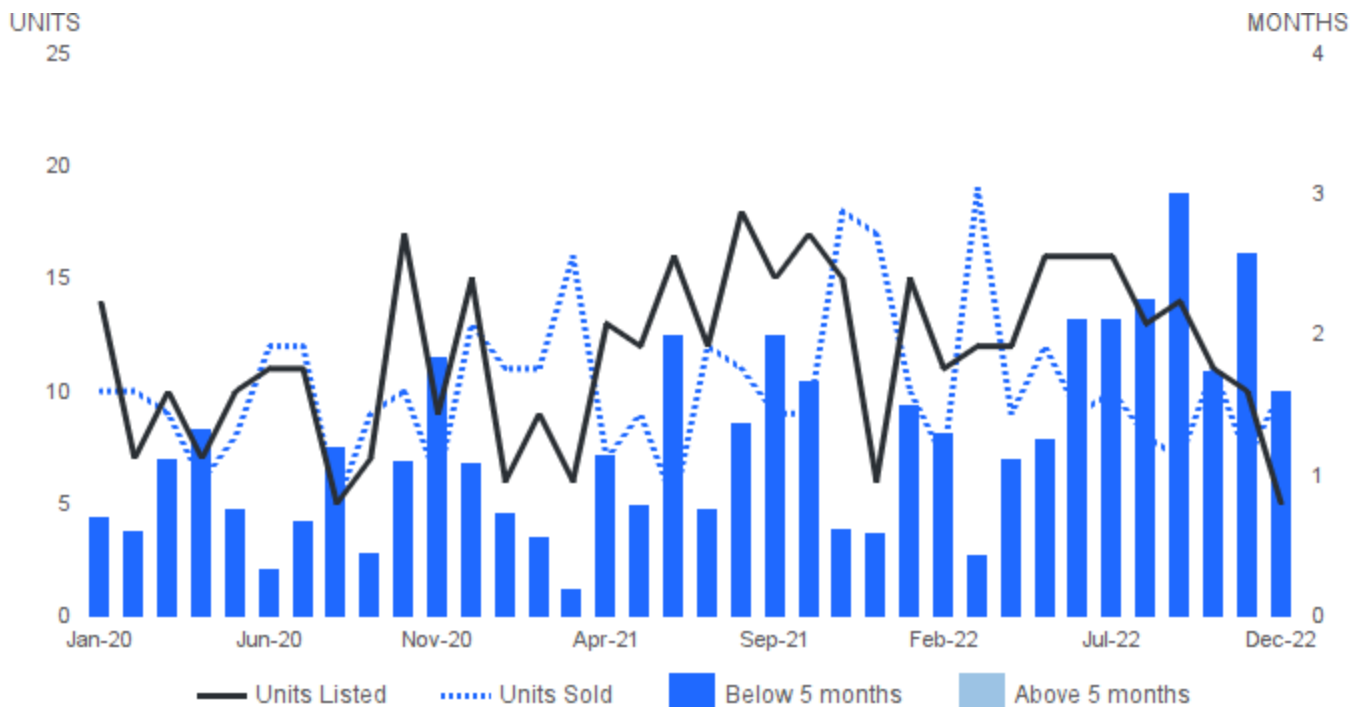
MONTHS SUPPLY OF INVENTORY

December 2022 | Single Family ?

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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