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Aug 18 El Dorado Hills (Area 12602)

Published: September 2018*

Property Types: Single Family Homes - All Properties - All Properties

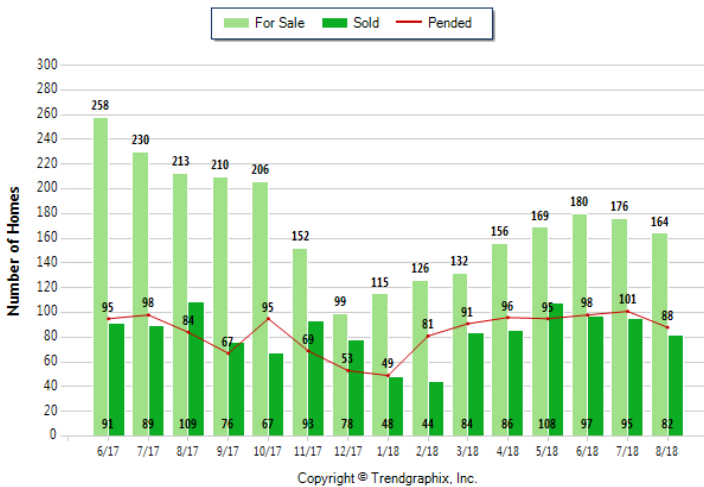
Price Range: \$0 - No Limit SQFT Range: 0 - No Limit
Bedrooms: 0 - No Limit Full Baths: 0 - No Limit
Half Baths: 0 - No Limit Year Built: 0 - No Limit



August 2018 is a Seller's market! The number of for sale listings was down **23%** from one year earlier and down **6.8%** from the previous month. The number of sold listings decreased **24.8%** year over year and decreased **13.7%** month over month. The number of under contract listings was down **12.9%** compared to previous month and up **4.8%** compared to previous year. The Months of Inventory based on Closed Sales is 2, the same as the previous year.

The Average Sold Price per Square Footage was up **5.7%** compared to previous month and up **11.6%** compared to last year. The Median Sold Price increased by **2.6%** from last month. The Average Sold Price also increased by **4.4%** from last month. Based on the 6 month trend, the Average Sold Price trend is "Appreciating" and the Median Sold Price trend is "Appreciating".

The Average Days on Market showed an upward trend, a decrease of **9.3%** compared to previous year. The ratio of Sold Price vs. Original List Price is 97%, was the same compared to previous year.



It is a Seller's Market

Property Sales (Sold)

August property sales were 82, down **24.8%** from 109 in August of 2017 and **13.7%** lower than the 95 sales last month.

Current Inventory (For Sale)

Versus last year, the total number of properties available this month is lower by 49 units of **23%**. This year's smaller inventory means that buyers who waited to buy may have smaller selection to choose from. The number of current inventory is down **6.8%** compared to the previous month.

Property Under Contract (Pended)

There was a decrease of **12.9%** in the pended properties in August, with 88 properties versus 101 last month. This month's pended property sales were **4.8%** higher than at this time last year.

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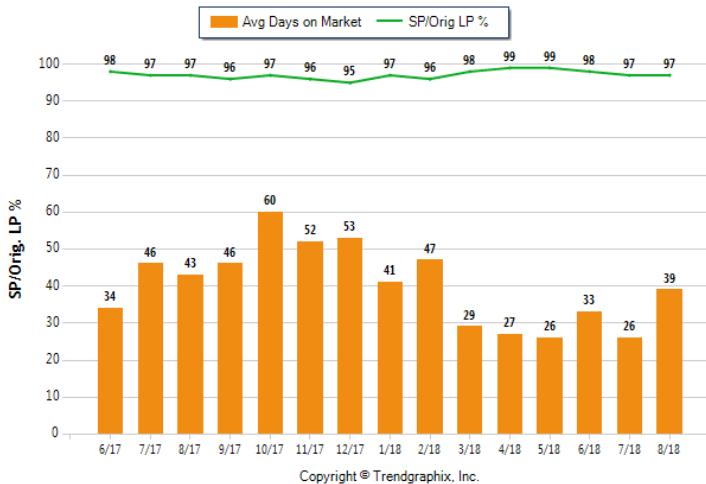
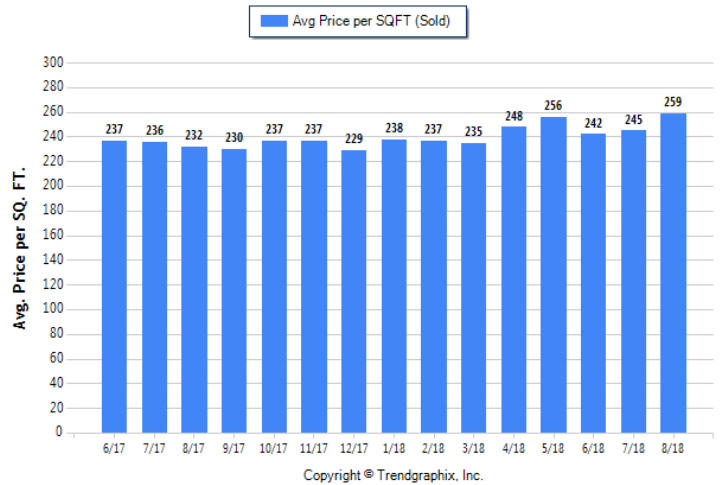
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The Average Sold Price per Square Footage is Appreciating*

The Average Sold Price per Square Footage is a great indicator for the direction of property values. Since Median Sold Price and Average Sold Price can be impacted by the 'mix' of high or low end properties in the market, the Average Sold Price per Square Footage is a more normalized indicator on the direction of property values. The August 2018 Average Sold Price per Square Footage of \$259 was up **5.7%** from \$245 last month and up **11.6%** from \$232 in August of last year.

* Based on 6 month trend – Appreciating/Depreciating/Neutral



The Days on Market Shows Upward Trend*

The average Days on Market (DOM) shows how many days the average property is on the market before it sells. An upward trend in DOM tends to indicate a move towards more of a Buyer's market, a downward trend indicates a move towards more of a Seller's market. The DOM for August 2018 was 39, up **50%** from 26 days last month and down **9.3%** from 43 days in August of last year.

The Sold/Original List Price Ratio is Falling**

The Sold Price vs. Original List Price reveals the average amount that sellers are agreeing to come down from their original list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. This month Sold Price vs. Original List Price of 97% is the same as last month and the same as in August of last year.

* Based on 6 month trend – Upward/Downward/Neutral

** Based on 6 month trend – Rising/Falling/Remains Steady



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The Average For Sale Price is Neutral*

The Average For Sale Price in August was \$1,079,000, up **25.2%** from \$862,000 in August of 2017 and up **1.9%** from \$1,059,000 last month.

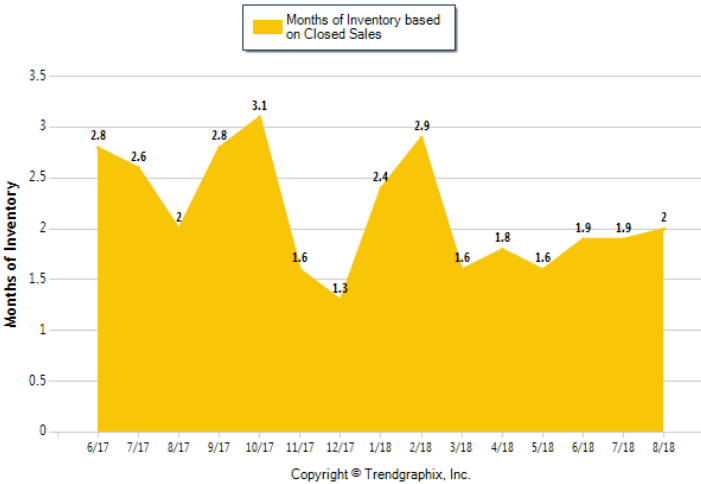
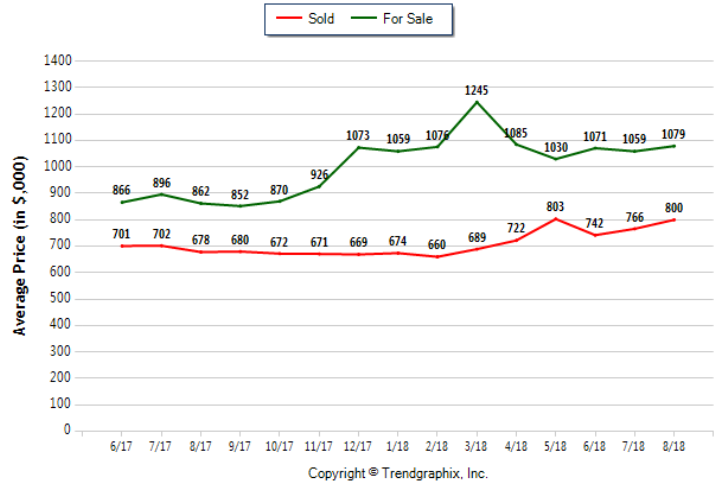
The Average Sold Price is Appreciating*

The Average Sold Price in August was \$800,000, up **18%** from \$678,000 in August of 2017 and up **4.4%** from \$766,000 last month.

The Median Sold Price is Appreciating*

The Median Sold Price in August was \$698,000, up **14.4%** from \$610,000 in August of 2017 and up **2.6%** from \$680,000 last month.

* Based on 6 month trend – Appreciating/Depreciating/Neutral



It is a Seller's Market*

A comparatively lower Months of Inventory is more beneficial for sellers while a higher months of inventory is better for buyers.

- *Buyer's market: more than 6 months of inventory
- Seller's market: less than 3 months of inventory
- Neutral market: 3 – 6 months of inventory

Months of Inventory based on Closed Sales

The August 2018 Months of Inventory based on Closed Sales of 2 was the same compared to last year and up **5.4%** compared to last month. August 2018 is Seller's market.

Months of Inventory based on Pended Sales

The August 2018 Months of Inventory based on Pended Sales of 1.9 was decreased by **23.7%** compared to last year and up **11.5%** compared to last month. August 2018 is Seller's market.

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Absorption Rate measures the inverse of Months of Inventory and represents how much of the current active listings (as a percentage) are being absorbed each month.

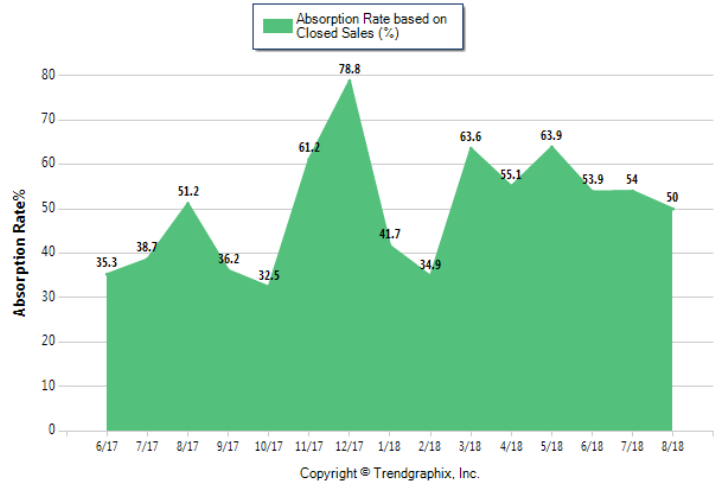
*Buyer's market: 16.67% and below
Seller's market: 33.33% and above
Neutral market: 16.67% - 33.33%

Absorption Rate based on Closed Sales

The August 2018 Absorption Rate based on Closed Sales of 50 was decreased by **2.3%** compared to last year and down **7.4%** compared to last month.

Absorption Rate based on Pended Sales

The August 2018 Absorption Rate based on Pended Sales of 53.7 was increased by **36.3%** compared to last year and down **6.4%** compared to last month.



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