

**Robert Laing**

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# Cameron Park (Area 12601)

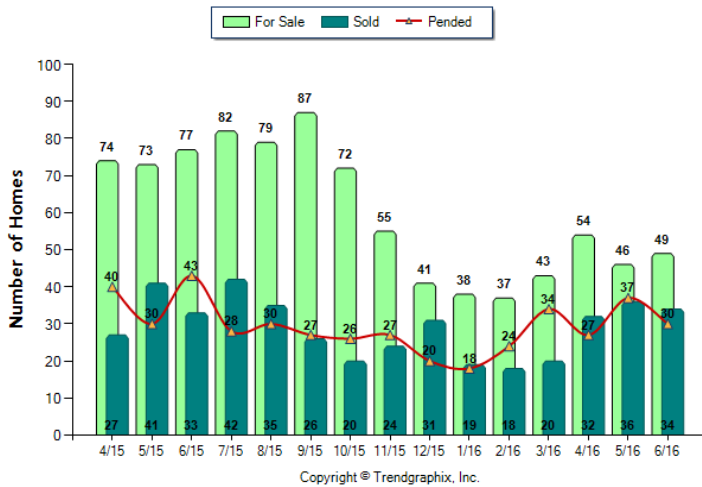
Published: July 2016\*

**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

**June 2016 is a Seller's market!** The number of for sale listings was down **36.4%** from one year earlier and up **6.5%** from the previous month. The number of sold listings increased **3%** year over year and decreased **5.6%** month over month. The number of under contract listings was down **18.9%** compared to the previous month and down **30.2%** compared to the previous year. The Months of Inventory based on Closed Sales is 1.4, down **38.6%** from the previous year.

The Average Sold Price per Square Footage was up **0.5%** compared to the previous month and up **11.9%** compared to last year. The Median Sold Price increased by **4.3%** from last month. The Average Sold Price also increased by **5.4%** 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 a downward trend, a decrease of **17.2%** compared to the previous year. The ratio of Sold Price vs. Original List Price is 98%, was the same compared to the previous year.



## It is a Seller's Market

### Property Sales (Sold)

June property sales were 34, up **3%** from 33 in June of 2015 and **5.6%** lower than the 36 sales last month.

### Current Inventory (For Sale)

Versus last year, the total number of homes available this month is lower by 28 units of **36.4%**. 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 up **6.5%** compared to the previous month.

### Property Under Contract (Pended)

There was a decrease of **18.9%** in the pended properties in June, with 30 properties versus 37 last month. This month's pended property sales were **30.2%** lower than at this time last year.

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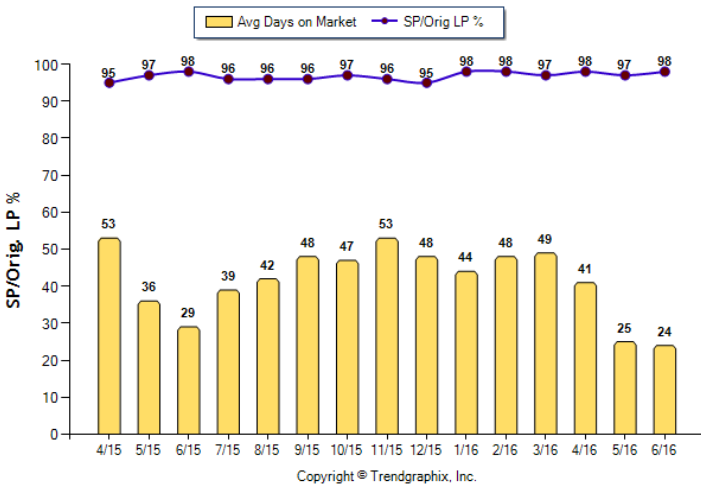
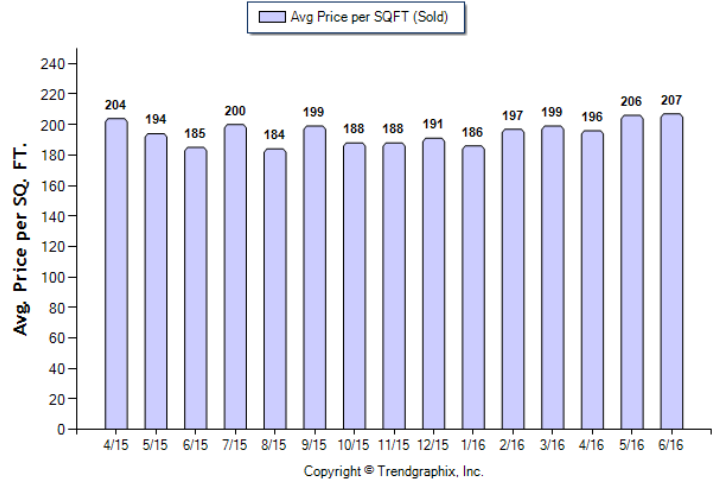
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## The Average Sold Price per Square Footage is Appreciating\*

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 June 2016 Average Sold Price per Square Footage of \$207 was up **0.5%** from \$206 last month and up **11.9%** from \$185 in June of last year.

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



## The Days on Market Shows Downward 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 trends 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 June 2016 was 24, down **4%** from 25 days last month and down **17.2%** from 29 days in June of last year.

## The Sold/Original List Price Ratio Remains Steady\*\*

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 98% is up **1%** from last month and the same as in June 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 Appreciating\*

The Average For Sale Price in June was \$573,000, up **10.6%** from \$518,000 in June of 2015 and up **0.4%** from \$571,000 last month.

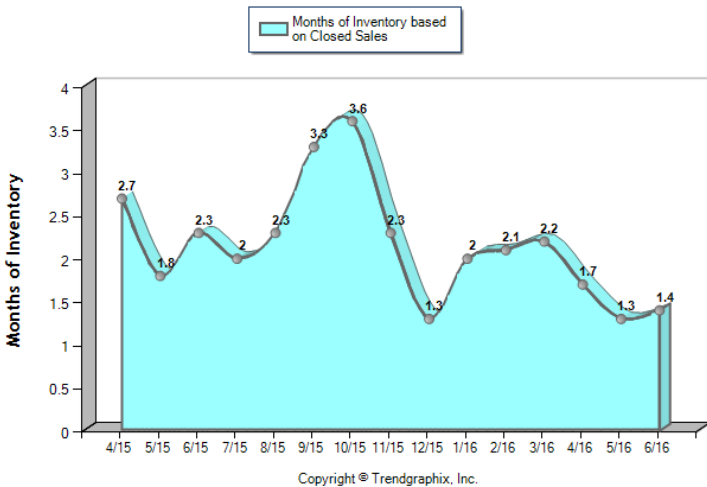
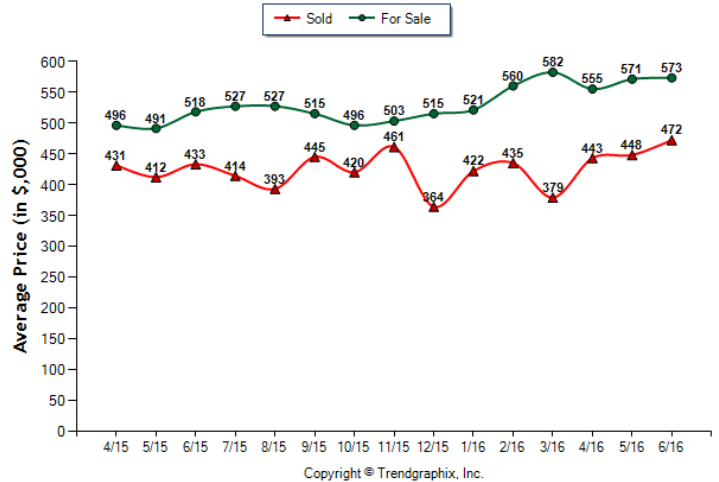
### The Average Sold Price is Appreciating\*

The Average Sold Price in June was \$472,000, up **9%** from \$433,000 in June of 2015 and up **5.4%** from \$448,000 last month.

### The Median Sold Price is Appreciating\*

The Median Sold Price in June was \$437,000, up **5.3%** from \$415,000 in June of 2015 and up **4.3%** from \$419,000 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 June 2016 Months of Inventory based on Closed Sales of 1.4 was decreased by **38.6%** compared to last year and up **7.8%** compared to last month. June 2016 is Seller's market.

### Months of Inventory based on Pended Sales

The June 2016 Months of Inventory based on Pended Sales of 1.6 was decreased by **11.2%** compared to last year and up **32.2%** compared to last month. June 2016 is Seller's market.

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## It is a Seller's Market\*

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.

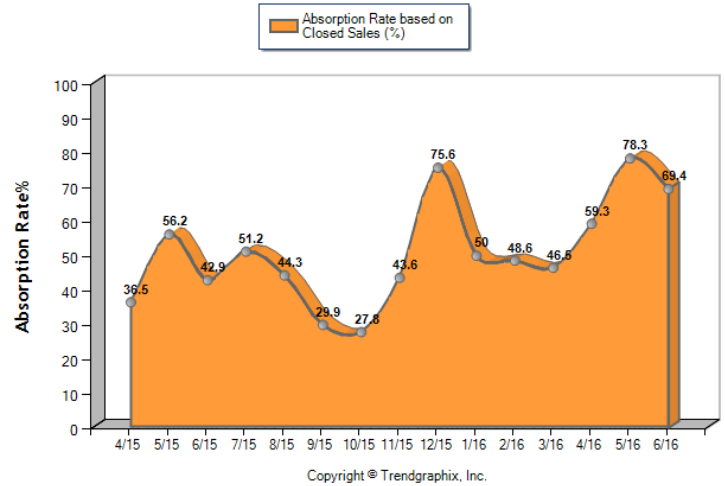
\*Buyer's market: 16.67% and below

Seller's market: 33.33% and above

Neutral market: 16.67% - 33.33%

### Absorption Rate based on Closed Sales

The June 2016 Absorption Rate based on Closed Sales of 69.4 was increased by **61.8%** compared to last year and down **11.4%** compared to last month.



### Absorption Rate based on Pended Sales

The June 2016 Absorption Rate based on Pended Sales of 61.2 was increased by **9.7%** compared to last year and down **23.9%** compared to last month.

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