IDEAL
VALUATION

YOUR COMPANY
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Property Analysis Report
For
123 Somewhere St
Hutto TX 78634

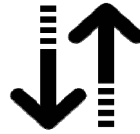## Aug 21, 2024

Presented By
Your Company

Competing Properties Infographic

Average Sold Price

Mo 6-3	Mo 3-0
$333,200	$338,308

Average Sold Price Trend

Last 6 Mo	YoY
1.5%	-2.5%

Average Original List Price

Mo 6-3	Mo 3-0
$347,180	$346,937
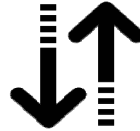
Average Original List Price Trend

Last 6 Mo	YoY
-0.1%	-4.3%
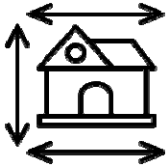
Months Of Housing Inventory

Mo 6-3	Mo 3-0
1.75	1.88
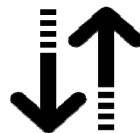
Months Of Housing Inventory Trend

Last 6 Mo	YoY
7.1%	-8.7%

Average Concession Amount

Mo 6-3	Mo 3-0
$7,486	$5,775
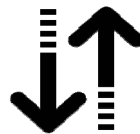
Average Concession Amount Trend

Last 6 Mo	YoY
-22.9%	-26.5%

Concession Frequency

Mo 6-3	Mo 3-0
58.3%	75.0%
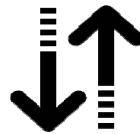
Concession Frequency Trend

Last 6 Mo	YoY
28.6%	26.0%

Average Close to Original List Ratio

Mo 6-3	Mo 3-0
96.2%	97.6%
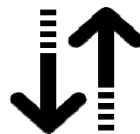
Average Close to Original List Ratio Trend

Last 6 Mo	YoY
1.5%	1.9%

The indicator values are aggregated quarterly.

The value labeled Mo 3-0 is the aggregated values of the Indicator during the 3 months prior to the effective date of this report. It is the current value of the indicator.

The value labeled Mo 6-3 is the aggregated value of the Indicator during the period from 6 months to 3 months prior to the effective date of this report. It is the value of the indicator three months ago.

The value labeled Recent Trend is the change in value of the Indicator during the 6 months prior to the effective date of this report.

The value labeled YoY is the is the change in value of the Indicator during the year prior to the effective date.

12 Month Totals: 72 Sales and 94 transactions

Market Indicators For Competing Properties	5/20/2023 8/20/2023 15-12 Mo Ago	8/20/2023 11/20/2023 12-9 Mo Ago	11/20/2023 2/20/2024 9-6 Mo Ago	2/20/2024 5/20/2024 6-3 Mo Ago	5/20/2024 8/20/2024 3 Mo - Current	8/20/2023 8/20/2024 YoY %***	Value For 12 Months
Number of Sales	19	16	20	12	24	26.32%	72
Active Listings *	13	10	5	7	15	15.38%	
Months of Inventory	2.05	1.88	0.75	1.75	1.88	-8.65%	
Median Close Price	$349,000	$335,850	$339,250	$333,250	$335,000	-4.01%	$335,000
Median Original List Price	$356,000	$358,700	$349,850	$342,500	$347,450	-2.40%	$349,900
Average Close Price	$347,083	$328,794	$334,795	$333,200	$338,308	-2.53%	$334,367
Average Original List Price	$362,496	$349,050	$354,705	$347,180	$346,937	-4.29%	$349,605
Median Active Days On Market	19	48	52	11	18	-5.26%	25
Average Active Days On Market	22	56	62	36	26	19.00%	43
Median Price PSF	$184.07	$170.90	$171.25	$176.35	$177.36	-3.65%	$174.86
Average Price PSF	$182.11	$170.44	$171.11	$176.37	$177.60	-2.48%	$174.00
Median Close Price to Original List Price	96.0%	94.5%	95.0%	98.5%	99.0%	3.13%	96.5%
Average Close Price to Original List Price	95.8%	94.2%	94.4%	96.2%	97.6%	1.92%	95.7%
Median Concession Amount **	$8,250	$6,775	$8,250	$8,000	$5,000	-39.39%	$6,550
Average Concession Amount **	$7,857	$6,713	$9,160	$7,486	$5,775	-26.49%	$6,989
Concession Frequency	59.5%	75.0%	50.0%	58.3%	75.0%	26.00%	64.8%
Median GLA	1880	1947	1963	1864	1879	-0.05%	1920
Average GLA	1917	1934	1981	1912	1923	0.32%	1940
Median Age	19.0	19.0	19.5	19.5	18.0	-5.26%	19.0
Average Age	19.1	19.3	18.7	19.3	17.8	-6.62%	18.6

*Measured at end of period   ** For sales where concessions are greater than zero.*

*** Percent change from value at 15-12 Mo to value at 3 Mo - Current*
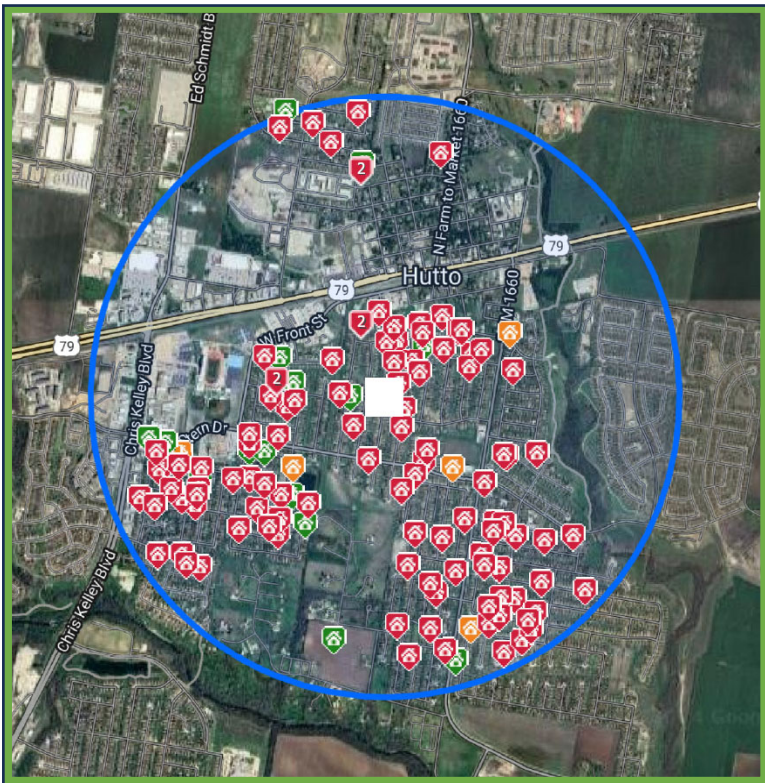
Property Type is 'Residential'
Status is one of 'Active', 'Active Under Contract', Pending, Closed
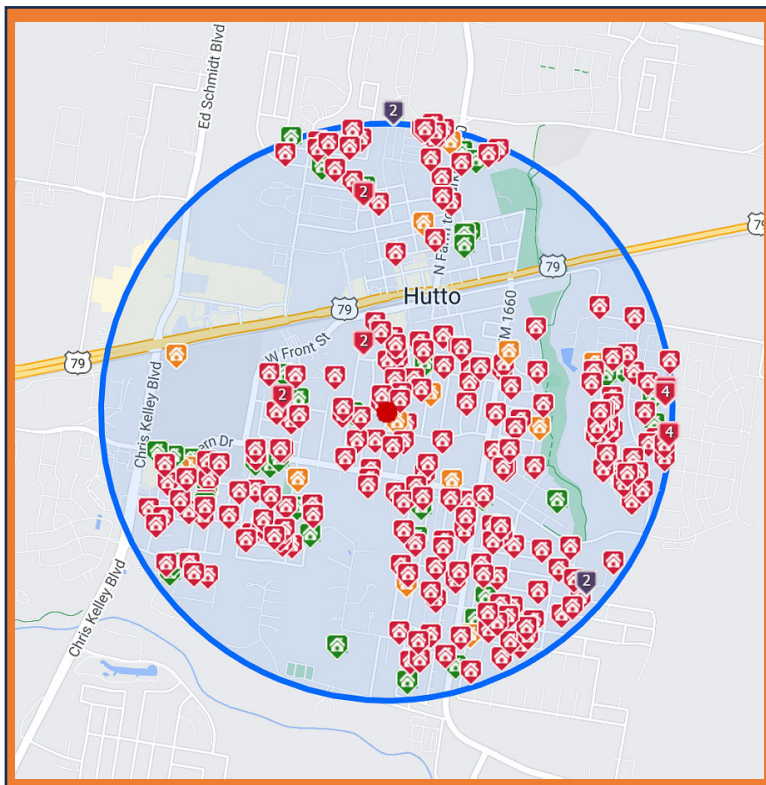
Status Contractual Search Date
08/21/2024 to 02/21/2023

SqFt is 1600 to 2400
Year Built is 1996 to 2016

Property Analysis Report

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12 Month Totals: 149 Sales and 203 transactions

Market Indicators For Neighborhood Properties	5/20/2023 8/20/2023 15-12 Mo Ago	8/20/2023 11/20/2023 12-9 Mo Ago	11/20/2023 2/20/2024 9-6 Mo Ago	2/20/2024 5/20/2024 6-3 Mo Ago	5/20/2024 8/20/2024 3 Mo - Current	8/20/2023 8/20/2024 YoY %***	Value For 12 Months
Number of Sales	42	48	31	29	41	-2.38%	149
Active Listings *	23	16	13	25	38	65.22%	
Months of Inventory	1.64	1.00	1.26	2.59	2.78	69.25%	
Median Close Price	$354,500	$342,990	$340,000	$334,000	$335,000	-5.50%	$339,900
Median Original List Price	$370,000	$359,900	$349,900	$349,900	$345,000	-6.76%	$349,900
Average Close Price	$363,198	$352,566	$338,496	$357,497	$343,470	-5.43%	$349,281
Average Original List Price	$381,399	$371,938	$358,483	$374,946	$352,651	-7.54%	$364,417
Median Active Days On Market	18	28	24	22	25	38.89%	25
Average Active Days On Market	41	38	53	41	33	-20.93%	40
Median Price PSF	$183.55	$183.97	$174.66	$192.00	$179.49	-2.21%	$181.99
Average Price PSF	$187.02	$183.12	$175.86	$189.44	$183.14	-2.07%	$182.85
Median Close Price to Original List Price	96.5%	97.0%	95.0%	97.0%	99.0%	2.59%	97.0%
Average Close Price to Original List Price	95.7%	95.4%	94.5%	95.7%	97.5%	1.95%	95.9%
Median Concession Amount **	$8,500	$7,320	$8,250	$7,500	$5,000	-41.18%	$7,000
Average Concession Amount **	$10,202	$7,821	$9,030	$7,486	$5,513	-45.96%	$7,257
Concession Frequency	59.5%	68.8%	45.2%	55.2%	65.9%	10.63%	60.4%
Median GLA	1895	1947	1993	1804	1886	-0.45%	1922
Average GLA	2009	1988	1996	1947	1942	-3.33%	1969
Median Age	18.0	16.0	19.0	18.0	18.0	0.00%	18.0
Average Age	17.1	13.0	17.9	20.3	16.7	-2.42%	16.5

*Measured at end of period   ** For sales where concessions are greater than zero.*

*** Percent change from value at 15-12 Mo to value at 3 Mo - Current*

Property Type is 'Residential'
Status is one of 'Active', 'Active Under Contract', Pending', Closed

Status Contractual Search Date
08/21/2024 to 02/21/2023

Property Analysis Report

12 Month Totals: 1026 Sales and 1333 transactions

Market Indicators For Market Area Properties	5/20/2023 8/20/2023 15-12 Mo Ago	8/20/2023 11/20/2023 12-9 Mo Ago	11/20/2023 2/20/2024 9-6 Mo Ago	2/20/2024 5/20/2024 6-3 Mo Ago	5/20/2024 8/20/2024 3 Mo - Current	8/20/2023 8/20/2024 YoY %***	Value For 12 Months
Number of Sales	273	278	249	290	209	-23.44%	
Active Listings *	165	186	136	147	225	36.36%	
Months of Inventory	1.81	2.01	1.64	1.52	3.23	78.12%	
Median Close Price	$380,000	$368,630	$373,715	$379,268	$379,900	-0.03%	$374,990
Median Original List Price	$395,000	$375,000	$383,740	$385,000	$389,990	-1.27%	$384,857
Average Close Price	$395,889	$384,038	$399,480	$398,779	$400,420	1.14%	$395,289
Average Original List Price	$416,812	$400,945	$425,785	$409,874	$416,301	-0.12%	$412,626
Median Active Days On Market	21.5	31	28	25	33	53.49%	29
Average Active Days On Market	44	48	53	47	49	12.03%	49
Median Price PSF	$196.92	$193.21	$190.92	$194.65	$194.75	-1.10%	$193.09
Average Price PSF	$200.71	$197.31	$194.46	$196.00	$198.93	-0.89%	$196.58
Median Close Price to Original List Price	97.0%	98.0%	97.0%	98.0%	98.0%	1.03%	98.0%
Average Close Price to Original List Price	95.9%	98.0%	97.0%	98.0%	98.0%	2.22%	96.2%
Median Concession Amount **	$10,000	$8,730	$9,875	$9,538	$9,512	-4.89%	$9,475
Average Concession Amount **	$11,327	$10,159	$11,537	$12,563	$10,831	-4.38%	$11,318
Concession Frequency	68.5%	68.0%	69.1%	69.3%	67.9%	-0.81%	68.6%
Median GLA	1938	1908	2012	1992	1984	2.37%	1983
Average GLA	2026	1995	2095	2089	2071	2.20%	2061
Median Age	2.0	1.0	1.0	1.0	3.0	50.00%	1.0
Average Age	8.1	5.7	6.2	6.4	7.8	-3.60%	6.5

*Measured at end of period   ** For sales where concessions are greater than zero.*

*** Percent change from value at 15-12 Mo to value at 3 Mo - Current*
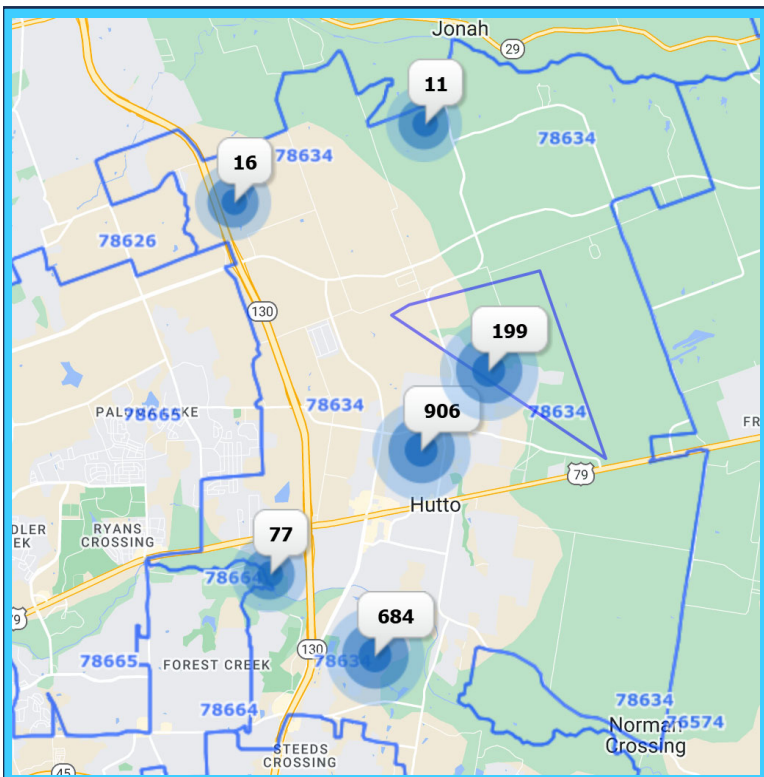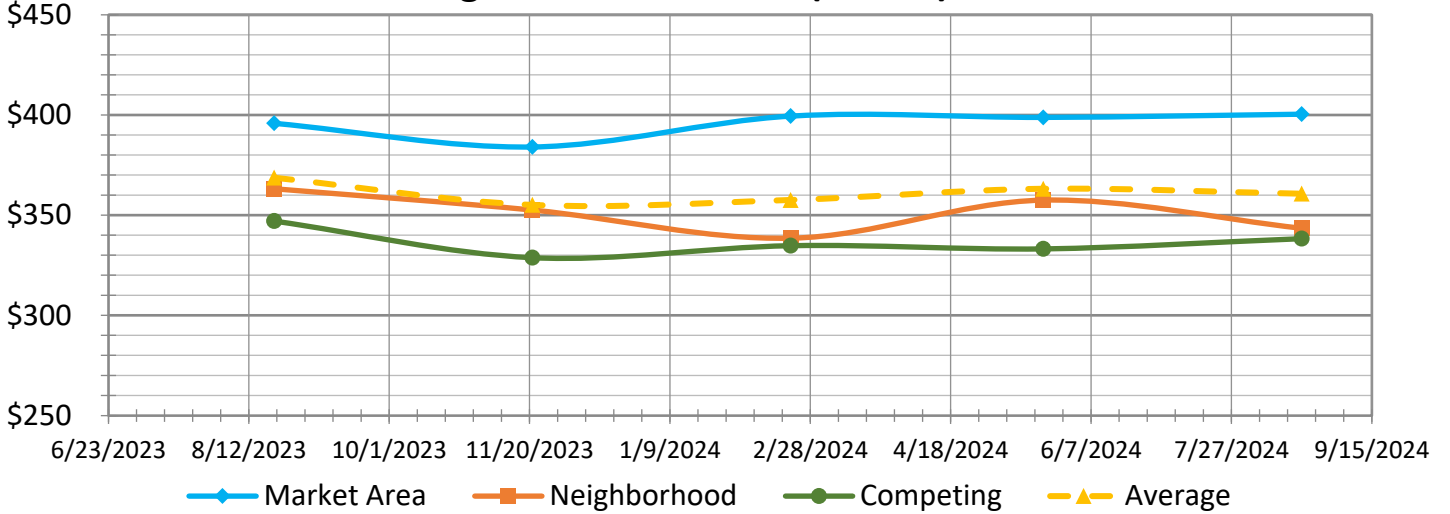

Property Type is 'Residential'

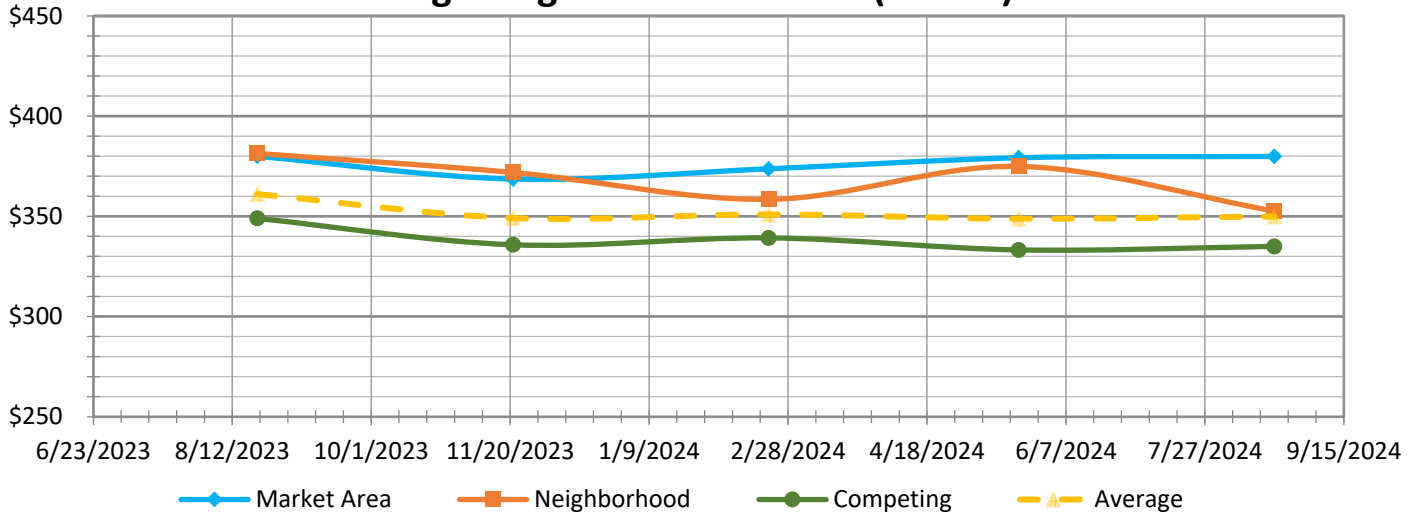Status is one of 'Active', 'Active Under Contract', Pending', Closed

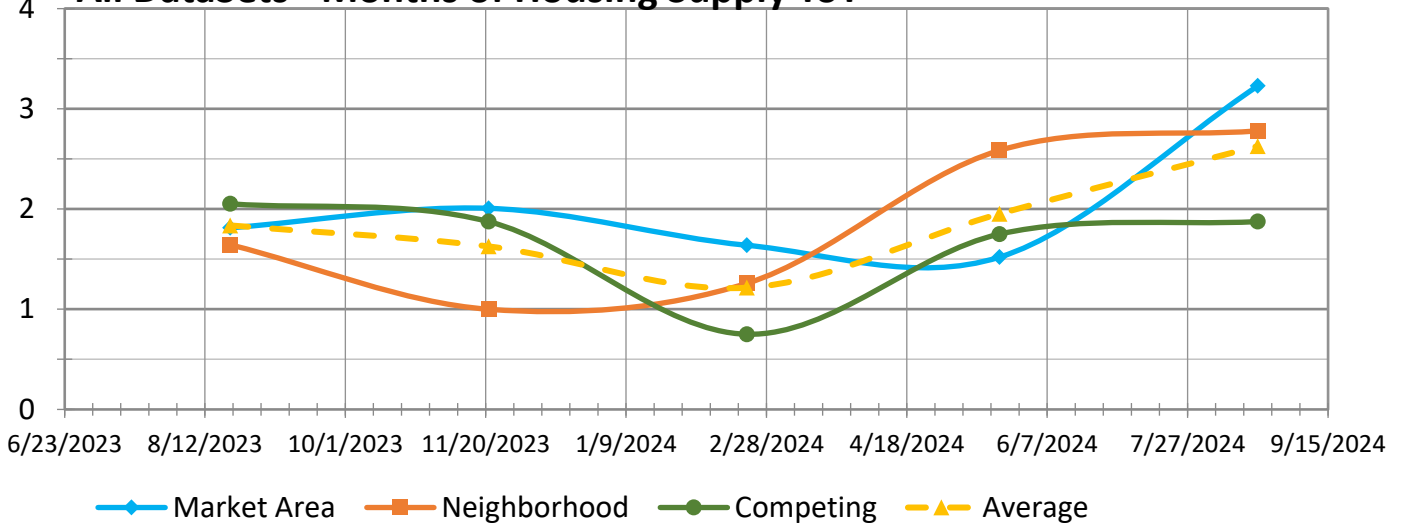Status Contractual Search Date is 08/21/2024 to 02/21/2023

Postal Code is '78634'
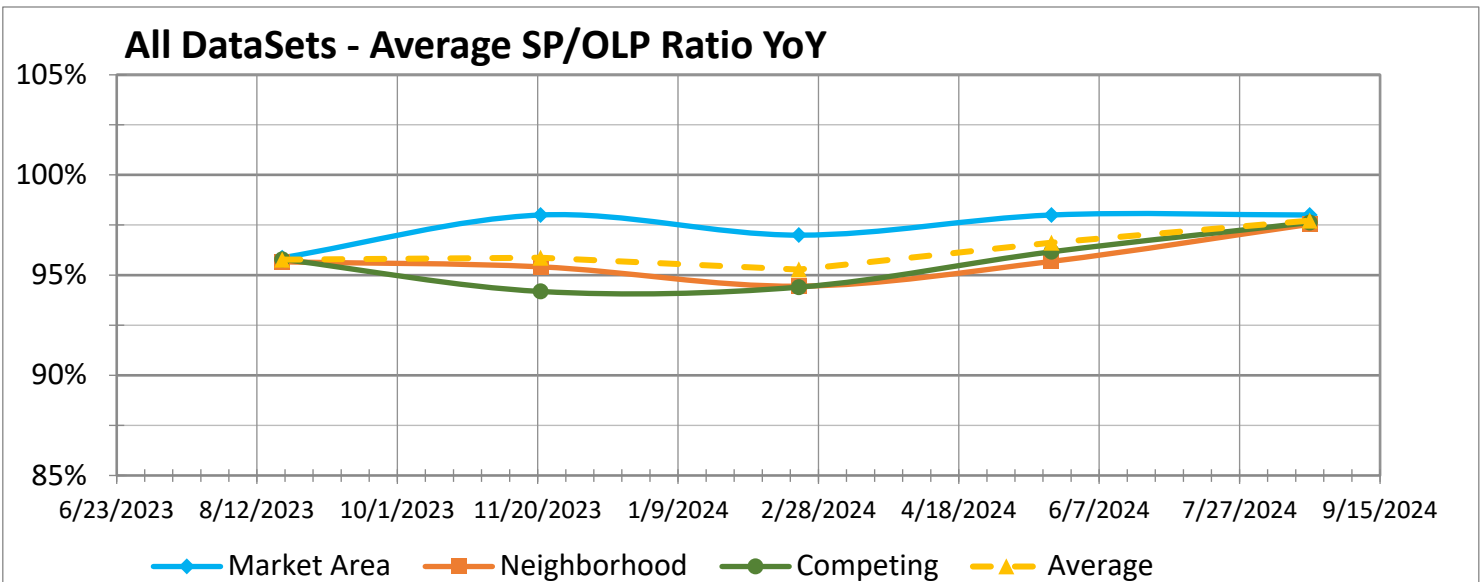
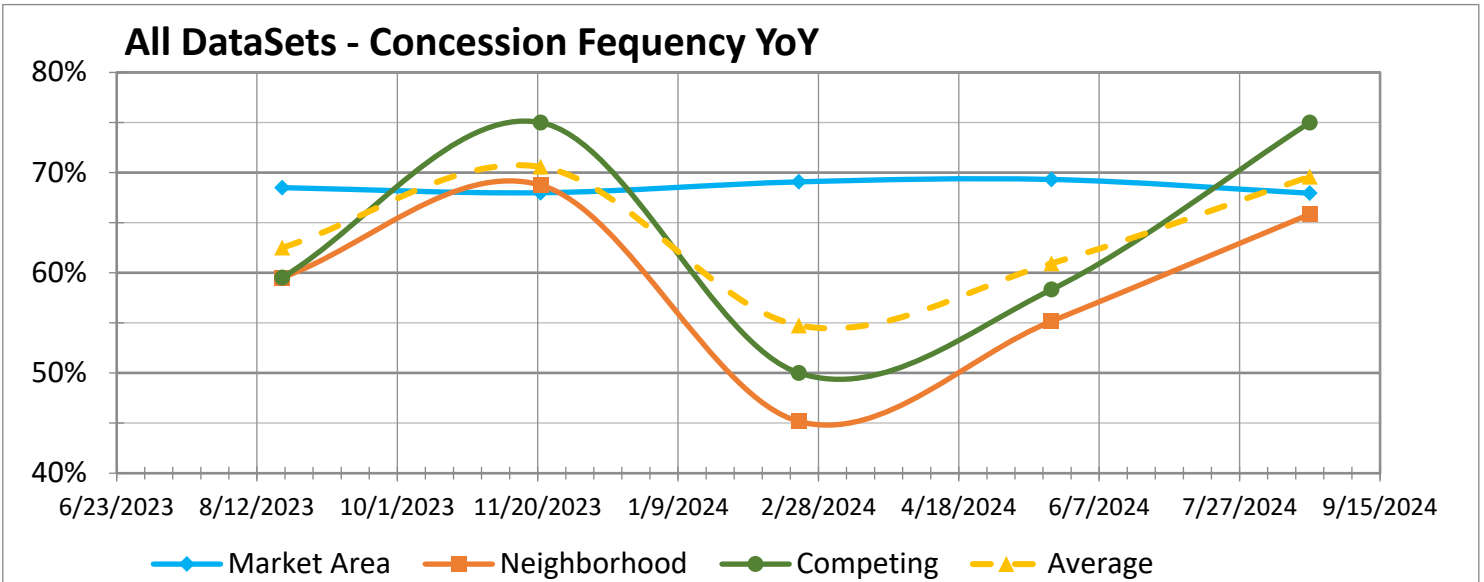# All DataSets - Average Closed Price YoY (x 1000)

All DataSets - Average Original List Price YoY (x 1000)

All DataSets - Months of Housing Supply YoY

All DataSets - Average Concession Amount YoY

Legend: Market Area, Neighborhood, Competing, Average

All DataSets - Concession Fequency YoY

Legend: Market Area, Neighborhood, Competing, Average

All DataSets - Average SP/OLP Ratio YoY

Legend: Market Area, Neighborhood, Competing, Average

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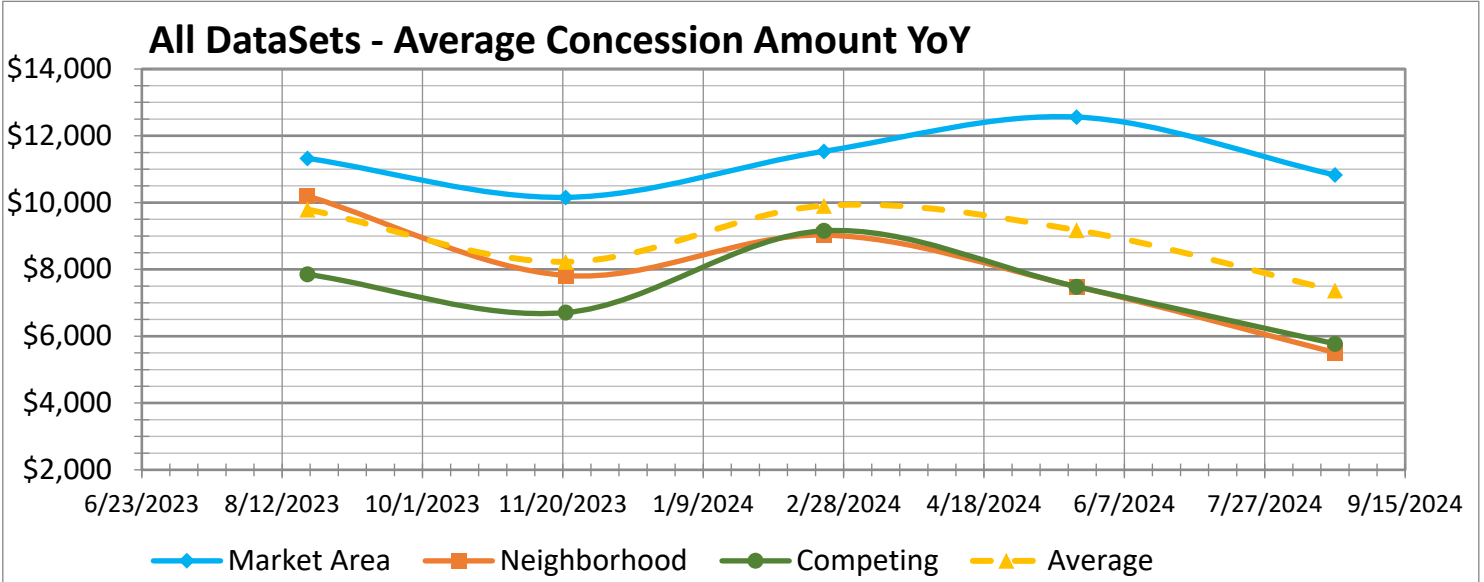
All DataSets - # of Active Listings YoY

Legend: Market Area, Neighborhood, Competing, Average
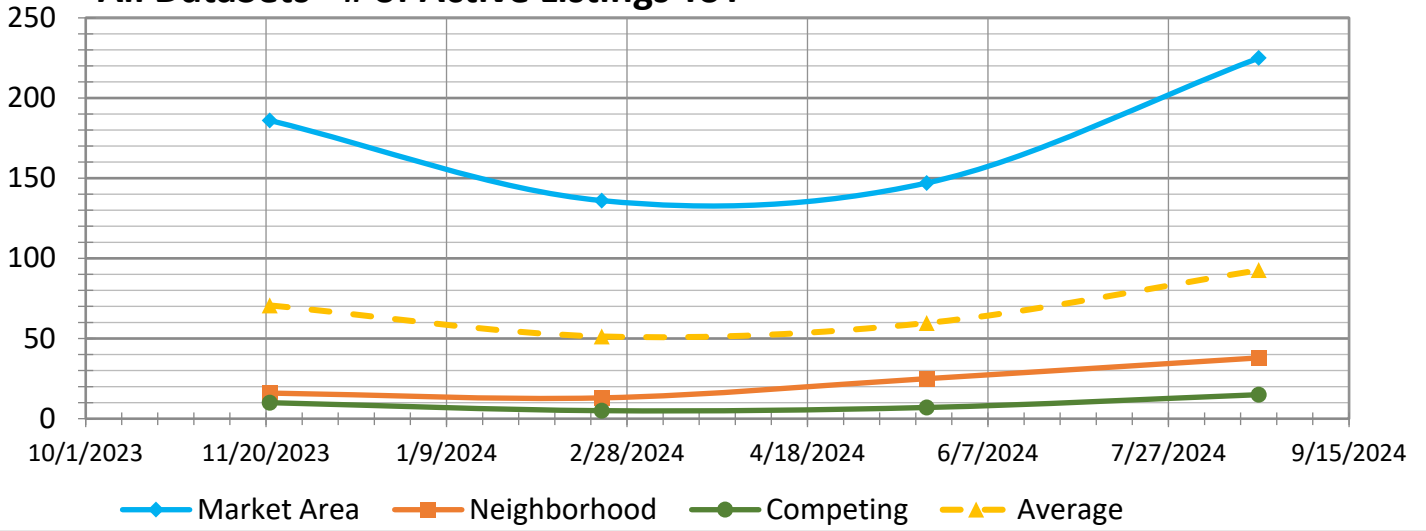
All DataSets - Sold Count YoY

Legend: Market Area, Neighborhood, Competing, Average
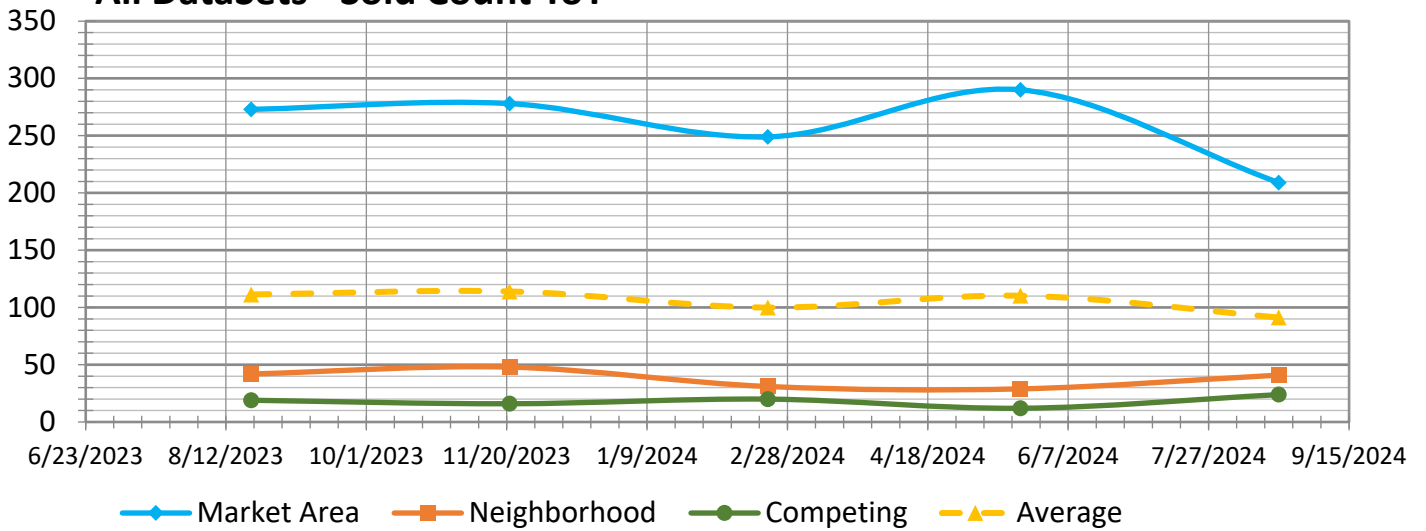
Understanding Market Indicators

This report highlights the changes over the a year of 20 key home sales indicators. These indicators, like the sales price of homes, the ratio of list price to sold price, and the amount and frequency of concessions, provide important insights to real estate professionals. This knowledge can help inform a competitive list price, inform if an offer price is competitive, and inform how much in concessions will be expected.

Each of these 20 indicators is measured in 3 market segments.
The Market Area Segment normally contains a portion of, or one or more zip codes, or at least several neighborhoods in the area of the subject. This market segment demonstrates how the indicators perform against homes that vary in age, condition, quality, size, and distance. i.e. several types of residential properties.

The Neighborhood Segment normally contains the neighborhood where the subject is located and potentially a few surrounding neighborhoods. This market segment demonstrates how the indicators perform against properies that are near to the subject but vary in age, condition, quality, and size.

The Competing Properties Segment contains the neighborhood where the subject is located and potentially a few surrounding neighborhoods. This market segment demonstrates how the indicators perform against properties that are of a similar age and a similar size. i.e. properties that compete for buyers against the subject.

Are the indicators reliable?
Segments with less than 42 sales in 12 months provide unreliable results. These results can easily be influenced by outlier values and in some cases may have only 0 or 1 sales in a 3 month period. Reader should assume these results may not be an accurate representation of activity in the market segment.

Segments with less than 72 sales in 12 months provide questionable results. Results may be influenced by outlier values and in some cases may have only 1 or 2 sales in a 3 month period. These results may be directionally accurate but reader should use caution when relying on the specific statistical values generated as accurate representations of activity in the market segment.

Segments with more than 100 sales in 12 months provide useful results. They are not easily influenced by outlier values especially when they have four or more sales in each 3 month period. Reader can assume these results are a close approximation of activity in the market.

What do the indicators mean for my property?
The indicators represent a middle of the road property within your market segment. If your property is superior to the market segment in some significant way, such as age, or condition, GLA sf, pool, outdoor living area, or quality of finish materials, then its value may be above the median or average in the report. Conversely, if your property is inferior to the competing market segment in some way, such as age, or condition, GLA sf, pool, outdoor living area, or quality of finish materials, then its value may be below the median or average in the report.

How do the indicators provide guidance in determining a selling or offer price?
If the indicators lead you to think your home will ultimately **close** for $100,000, for example, and the **SP/OLP ratio** in the most recent 3 month period is 96%, for example, then the home can be listed at $100,000 / 96%, or $104,200. In this way, after the seller and buyer conclude typical negotiations, the $104,200 listing price will ultimately turn into a $100,000 sold price.

What do months of housing supply mean?
Months of **housing supply** is simply a representation of the interaction of quantity of homes listed and quantity sold at any given time. If housing supply is rising, more homes are coming on the market than are being sold. As the supply of homes grows, the value of any single home declines as buyers have more options to select from. Sellers are more inclined to negotiate when there are lots of properties on the market.
Conversely when housing supply is shrinking, the value of any one home increases as buyers have fewer options to select from. Sellers are more likely to hold the line on their asking price when housing inventory is shrinking.

How can I interpret the charts? The charts plot the change in value of one indicator over a 12 month period, measured in all three market segments. If the charts shows that the changes are similar in all three segments (lines move in the same direction at the same time) then the change is broad based, and impacts many different sizes, ages, and types of residential properties. i.e. It is not simply impacted by an outlier value or by a small sample size.