

Comparison - Village Property Activities for 9 months of 2019 vs 9 months of 2020

	9 MOS 2019	9 MOS 2020	Comments
Single Family Homes			
Properties Sold	446	498	Up 11.7%
Avg. Selling Price	\$212,371	\$240,501	Up 13.2%
Avg. Per Sq Ft.	\$96.33	\$103.74	Up 7.1%
Days on Market	71.4	68	
Under Contract	57	87	Designated as under contract but not closed
Taking Backups	20	34	Designated as taking backup offers or escape clauses
Available For Sale	175	78	As of October 1, 2020 (<i>Does not include homes under contract</i>)
Sold < \$100K	37	26	
Sold \$100-200K	213	209	
Sold \$200-\$300K	120	139	
Sold \$300-\$400K	46	74	
Sold \$400-\$500K	25	29	
Sold \$500-\$600K	3	13	
Sold > \$600K	2	8	
<p>Note: Through the three quarters of 2020, sales have increased 11.7% year over year. Inventory continues to be low, which has created an inadequate supply to fill the demand. This seems to be a trend across the US for those choosing to leave high population areas, especially some of the larger cities.</p>			
Condos/Townhomes			
Properties Sold	70	66	Down .6%
Avg. Selling Price	\$114,449	\$110,273	Down 3.8%
Avg. Per Sq. Ft.	\$75.91	\$76.38	Up less than 1%
Days on Market	59	55	
Available For Sale	20	19	As of Octoberr 1, 2020 (<i>4 under contract</i>)
<p>Note: Significant increase in both average selling price and sold price per square foot</p>			
Lots			
Properties Sold	76	120	
Avg. Selling Price	\$15,537	\$19,084	
Available For Sale	398	306	As of October 1 , 2020 (<i>one (1) under contract</i>)
<p>HSV figures are from the MLS only and do not include propeties sold outside the MLS</p>			