

## MARKET REPORT – December 2015 BEAVER COUNTY

### HIGHLIGHTS:

- Median Sales Price increased 20.9% over the previous December.
- Average DOM fell 82.5% from December 2014.
- Closed Sales increased 25% over 1 year ago.

### Year-Over-Year

**50.0%**

Change in  
New Listings

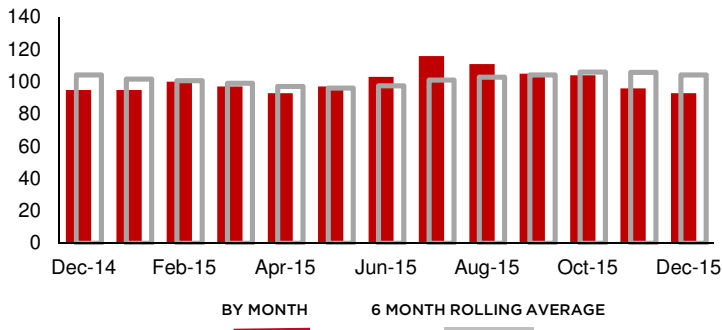
**25.0%**

Change in  
Closed Sales

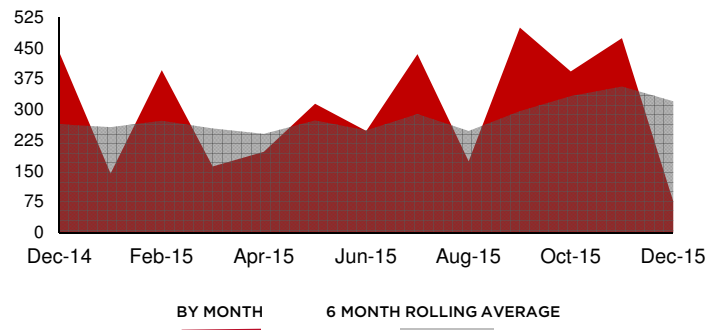
**-2.1%**

Change in  
Inventory

### INVENTORY OF HOMES FOR SALE



### DAYS ON MARKET

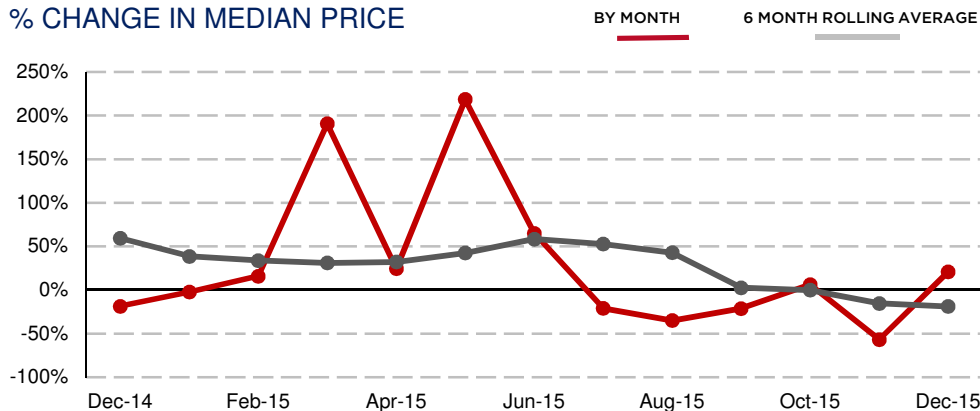


### 12 MONTH COMPARISON

### 6 MONTH AVG

	December 2014		December 2015	+ / -	Last 6 Months	+ / -
New Listings	2		3	50.0%	8	-18%
Pending Sales	5		7	40.0%	7	7%
Closed Sales	4		5	25.0%	6	12%
Median Sales Price	\$105,000		<b>\$126,900</b>	20.9%	<b>\$108,649</b>	-19%
Average Sales Price	\$145,000		<b>\$140,620</b>	-3.0%	<b>\$141,406</b>	0%
Discount to Sale Price	10.7%		<b>1.8%</b>	-83.2%	<b>14.5%</b>	11.4%
Days on Market	439		<b>77</b>	-82.5%	<b>321</b>	21%
Inventory of Homes for Sale	95		<b>93</b>	-2.1%	<b>104</b>	0%
Months Supply of Inventory	23.8		<b>18.6</b>	-21.7%	<b>16.6</b>	-36%
Building Permits	0		<b>0</b>		<b>1</b>	

### % CHANGE IN MEDIAN PRICE



**-18.9%**

Year over year price change  
for the six month rolling average.



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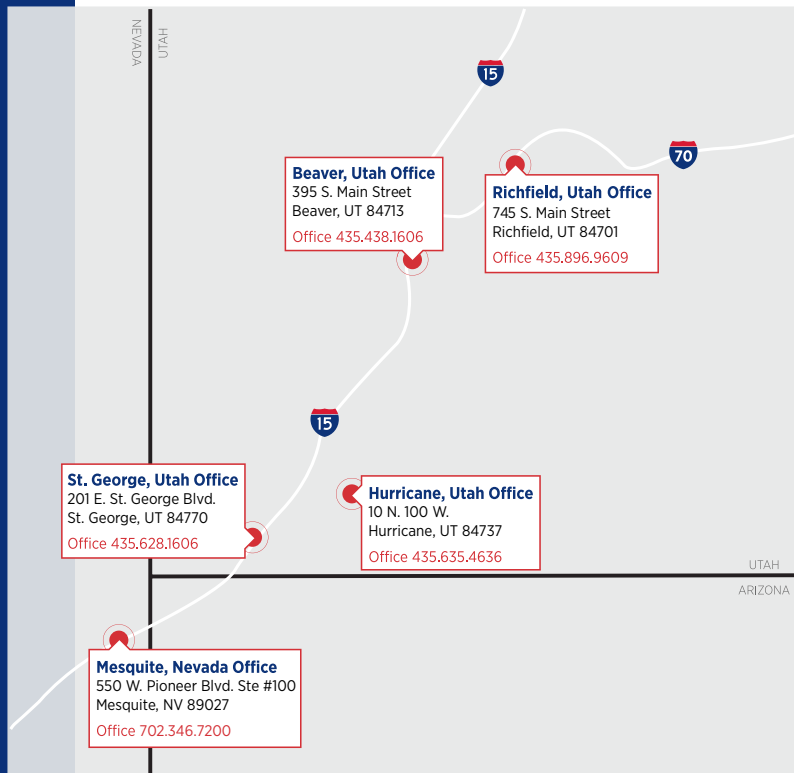
## MONTHLY MARKET REPORT UPDATE

**OFFERED AT \$1,395,000**

104 River Bend Cir Springdale, UT 84767



Danny Lee Photography  
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## MARKET REPORT:

Washington County  
**Hurricane Valley**  
 Mesquite, Nevada  
 Sevier County  
 Beaver County  
 Iron County  
 Davis County  
 Salt Lake County  
 Summit County  
 Utah County  
 Weber County

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## MARKET REPORT – December 2015

### HURRICANE VALLEY

#### HIGHLIGHTS:

- New Listings increased 48.6% over the previous December.
- Inventory fell 15.6% from 1 year ago.
- Average DOM fell 27% from December 2014.

#### Year-Over-Year

**48.6%**

 Change in  
New Listings

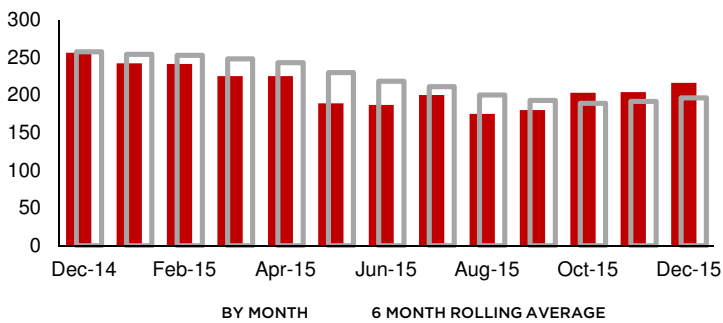
**27.0%**

 Change in  
Closed Sales

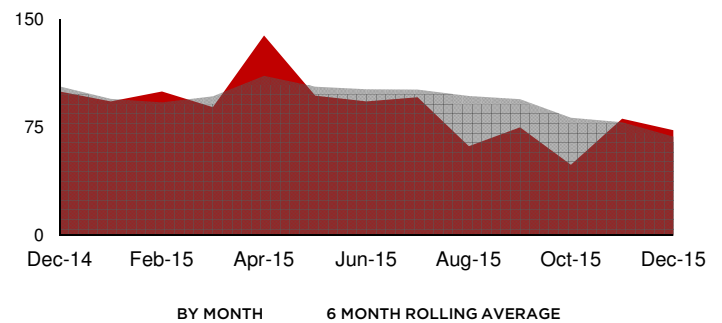
**-15.6%**

 Change in  
Inventory

#### INVENTORY OF HOMES FOR SALE

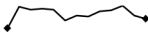

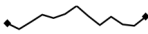
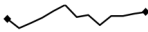
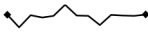

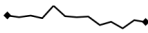

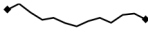



#### DAYS ON MARKET

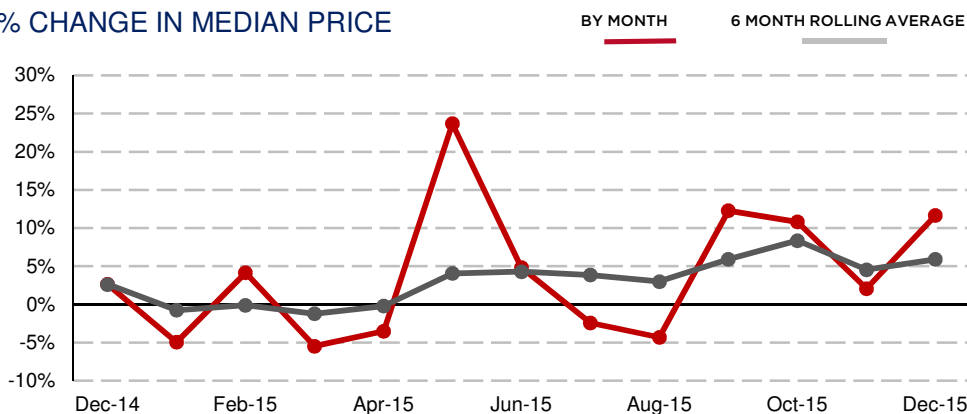


#### 12 MONTH COMPARISON

#### 6 MONTH AVG

	December 2014		December 2015	+ / -	Last 6 Months	+ / -
New Listings	37		<b>55</b>	48.6%	<b>67</b>	-3%
Pending Sales	33		<b>41</b>	24.2%	<b>44</b>	2%
Closed Sales	37		<b>47</b>	27.0%	<b>41</b>	-1%
Median Sales Price	\$189,900		<b>\$212,000</b>	11.6%	<b>\$199,065</b>	6%
Average Sales Price	\$211,309		<b>\$211,763</b>	0.2%	<b>\$205,547</b>	5%
Discount to Sale Price	2.3%		<b>3.9%</b>	69.6%	<b>3.7%</b>	4.0%
Days on Market	100		<b>73</b>	-27.0%	<b>69</b>	-34%
Inventory of Homes for Sale	256		<b>216</b>	-15.6%	<b>196</b>	-24%
Months Supply of Inventory	6.9		<b>4.6</b>	-33.6%	<b>5.0</b>	-24%
Building Permits	16		<b>35</b>	118.8%	<b>23</b>	39%

#### % CHANGE IN MEDIAN PRICE


**5.9%**

 Year over year price change  
for the six month rolling average.

## IRON COUNTY

### HIGHLIGHTS:

- New Listings increased 30.8% over the previous December.
- Inventory fell 19.1% from 1 year ago.
- Median Sales Price increases 14% over a 6-month average.

### Year-Over-Year

**30.8%**

Change in  
New Listings

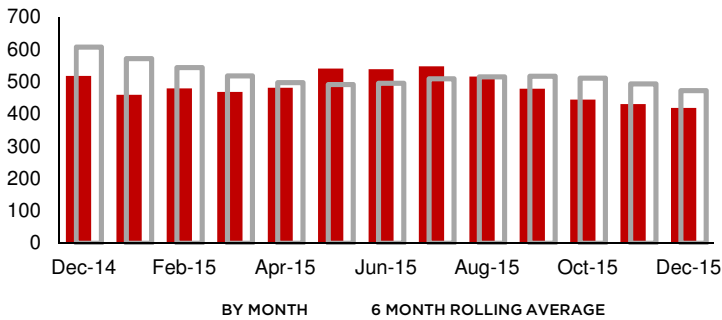
**15.4%**

Change in  
Closed Sales

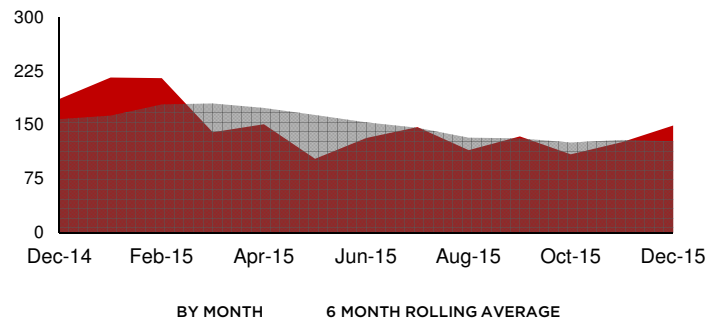
**-19.1%**

Change in  
Inventory

### INVENTORY OF HOMES FOR SALE



### DAYS ON MARKET

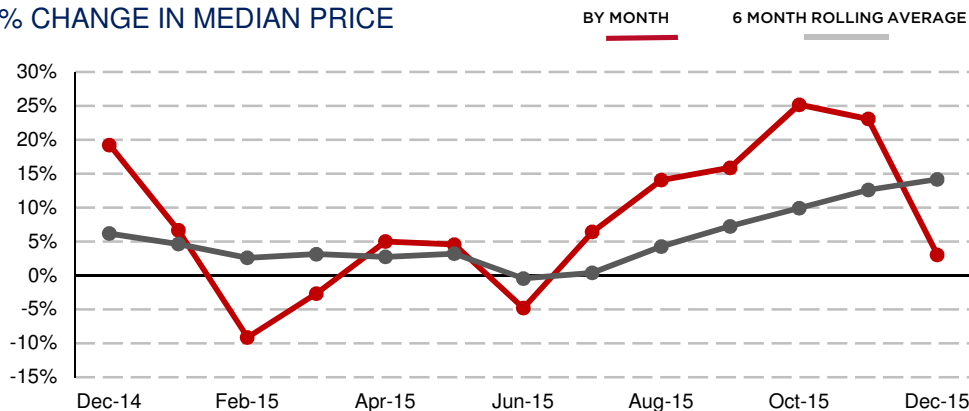


### 12 MONTH COMPARISON

### 6 MONTH AVG

	December 2014		December 2015	+ / -	Last 6 Months	+ / -
New Listings	52		<b>68</b>	30.8%	<b>84</b>	-3%
Pending Sales	57		<b>51</b>	-10.5%	<b>74</b>	6%
Closed Sales	65		<b>75</b>	15.4%	<b>80</b>	11%
Median Sales Price	\$140,700		<b>\$145,000</b>	3.1%	<b>\$156,893</b>	14%
Average Sales Price	\$151,999		<b>\$160,343</b>	5.5%	<b>\$170,031</b>	12%
Discount to Sale Price	6.8%		<b>4.5%</b>	-33.8%	<b>4.7%</b>	8.0%
Days on Market	186		<b>149</b>	-19.9%	<b>127</b>	-20%
Inventory of Homes for Sale	518		<b>419</b>	-19.1%	<b>473</b>	-22%
Months Supply of Inventory	8.0		<b>5.6</b>	-29.9%	<b>6.3</b>	-27%
Building Permits	17		<b>10</b>	-41.2%	<b>18</b>	23%

### % CHANGE IN MEDIAN PRICE





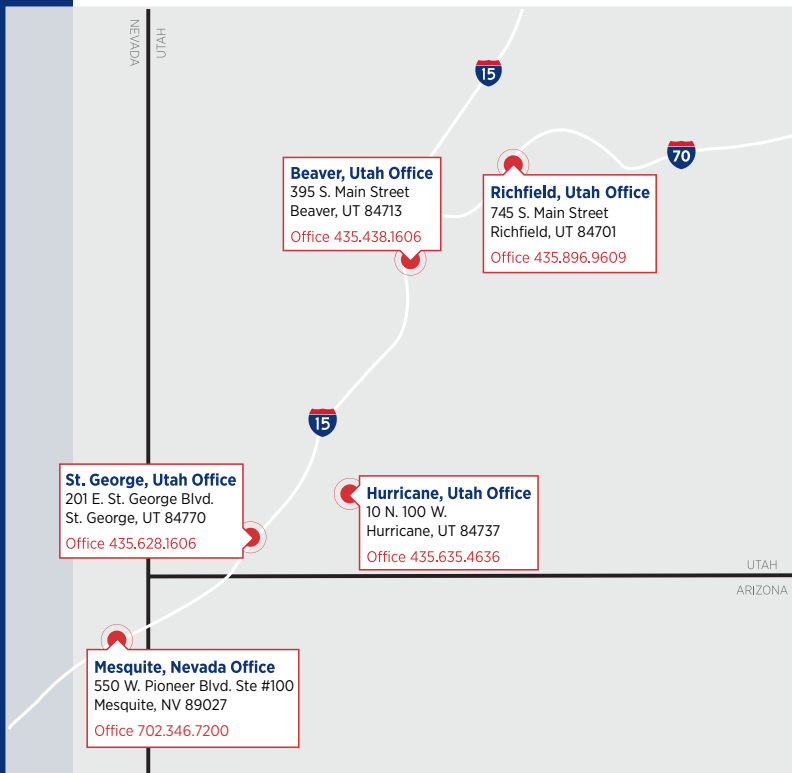


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## MONTHLY MARKET REPORT UPDATE

**OFFERED AT \$187,900**

**1402 Sea Pines, Mesquite, NV 89027**



## MARKET REPORT:

Washington County

Hurricane Valley

**Mesquite, Nevada**

Sevier County

Beaver County

Iron County

Davis County

Salt Lake County

Summit County

Utah County

Weber County

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## MESQUITE AREA

### HIGHLIGHTS:

- Average DOM fell 30.6% from December 2014.
- Building Permits more than tripled from previous December.
- Closed Sales increased 30.4% from December 2014.

#### Year-Over-Year

**-6.2%**

 Change in  
New Listings

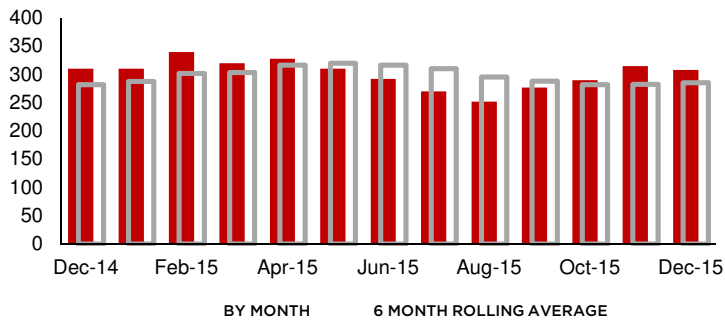
**30.4%**

 Change in  
Closed Sales

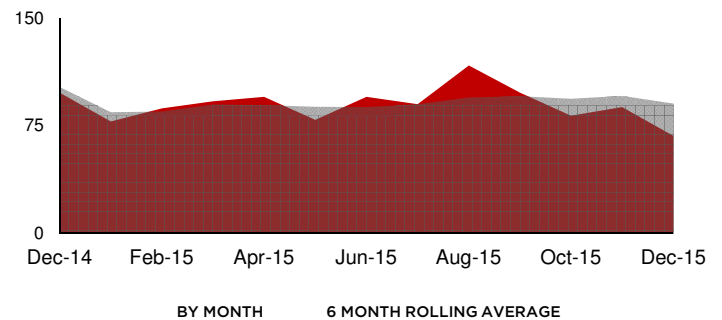
**-0.6%**

 Change in  
Inventory

### INVENTORY OF HOMES FOR SALE



### DAYS ON MARKET

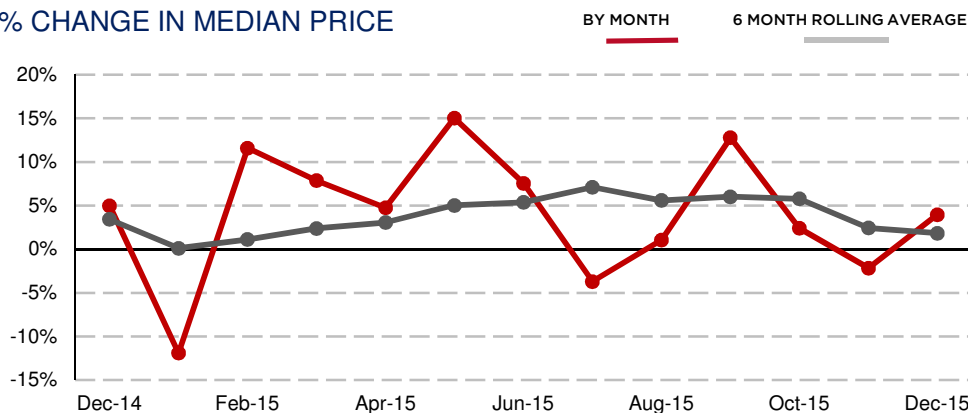


### 12 MONTH COMPARISON

### 6 MONTH AVG

	December 2014		December 2015	+ / -	Last 6 Months	+ / -
New Listings	65		<b>61</b>	-6.2%	<b>77</b>	2%
Pending Sales	89		<b>96</b>	7.9%	<b>94</b>	20%
Closed Sales	46		<b>60</b>	30.4%	<b>50</b>	24%
Median Sales Price	\$189,500		<b>\$197,000</b>	4.0%	<b>\$196,578</b>	2%
Average Sales Price	\$215,394		<b>\$194,915</b>	-9.5%	<b>\$211,208</b>	2%
Discount to Sale Price	3.5%		<b>3.0%</b>	-13.9%	<b>3.7%</b>	3.2%
Days on Market	98		<b>68</b>	-30.6%	<b>90</b>	-11%
Inventory of Homes for Sale	310		<b>308</b>	-0.6%	<b>285</b>	1%
Months Supply of Inventory	6.7		<b>5.1</b>	-23.8%	<b>6.2</b>	-15%
Building Permits	6		<b>19</b>	216.7%	<b>17</b>	39%

### % CHANGE IN MEDIAN PRICE


**1.8%**

 Year over year price change  
for the six month rolling average.

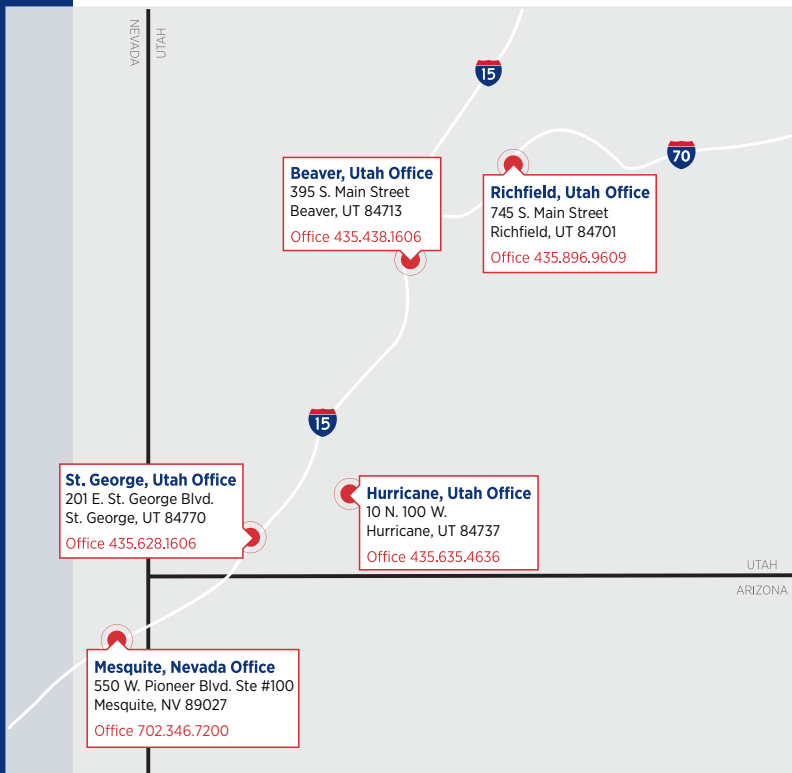


# ERA BROKERS CONSOLIDATED

## MONTHLY MARKET REPORT UPDATE



**OFFERED AT \$349,900**  
1020 E 630 N Richfield, UT 84701



## MARKET REPORT:

Washington County  
Hurricane Valley  
Mesquite, Nevada  
**Sevier County**  
Beaver County  
Iron County  
Davis County  
Salt Lake County  
Summit County  
Utah County  
Weber County

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## SEVIER COUNTY

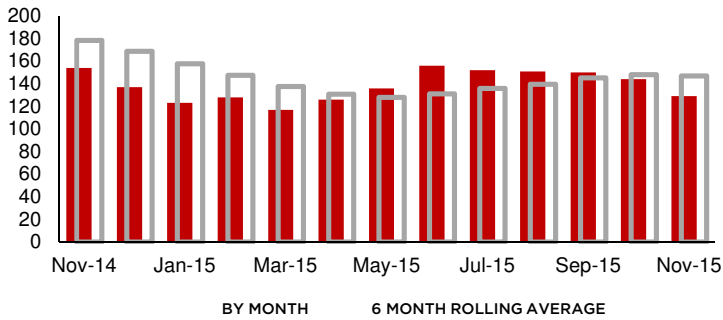
### HIGHLIGHTS:

- New Listings rose 73.3% from November 2014.
- Pending Sales rose 78.6% from previous year.
- Days on Market fell 49.6% from last November.

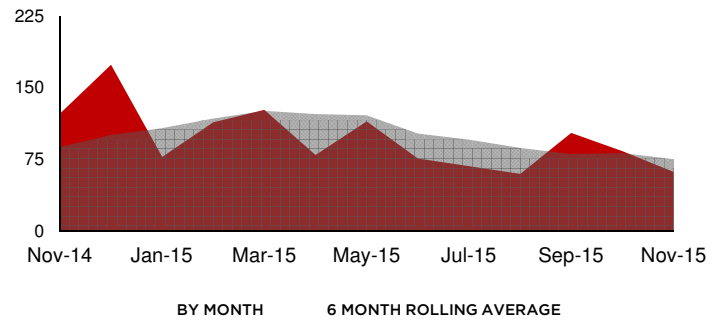
### Year-Over-Year

73.3%	6.3%	-16.2%
Change in New Listings	Change in Closed Sales	Change in Inventory

### INVENTORY OF HOMES FOR SALE



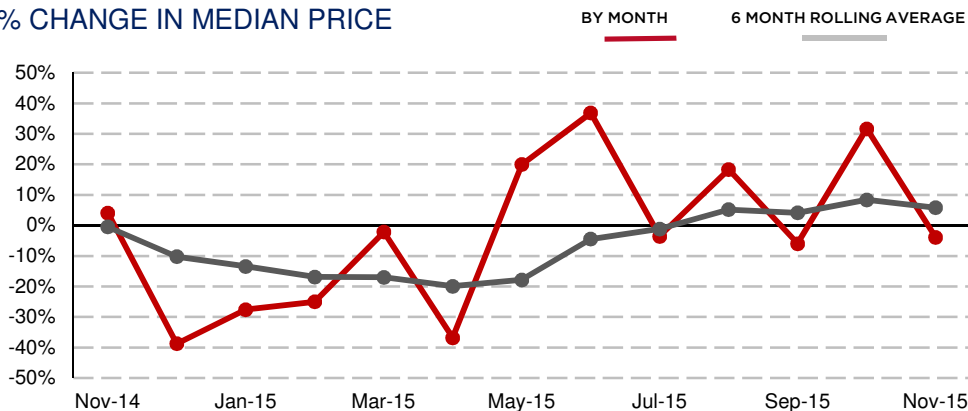
### DAYS ON MARKET



### 12 MONTH COMPARISON

	November 2014		November 2015	+ / -	6 MONTH AVG	
New Listings	15		26	73.3%	30	5%
Pending Sales	14		25	78.6%	23	24%
Closed Sales	16		17	6.3%	18	1%
Median Sales Price	\$128,000		\$123,000	-3.9%	\$125,850	6%
Average Sales Price	\$150,000		\$141,929	-5.4%	\$137,096	5%
Discount to Sale Price	6.3%		6.8%	7.9%	10.0%	9.9%
Days on Market	123		62	-49.6%	76	-14%
Inventory of Homes for Sale	154		129	-16.2%	147	-18%
Months Supply of Inventory	9.6		7.6	-21.2%	7.9	-30%
Building Permits	0		0		0	

### % CHANGE IN MEDIAN PRICE



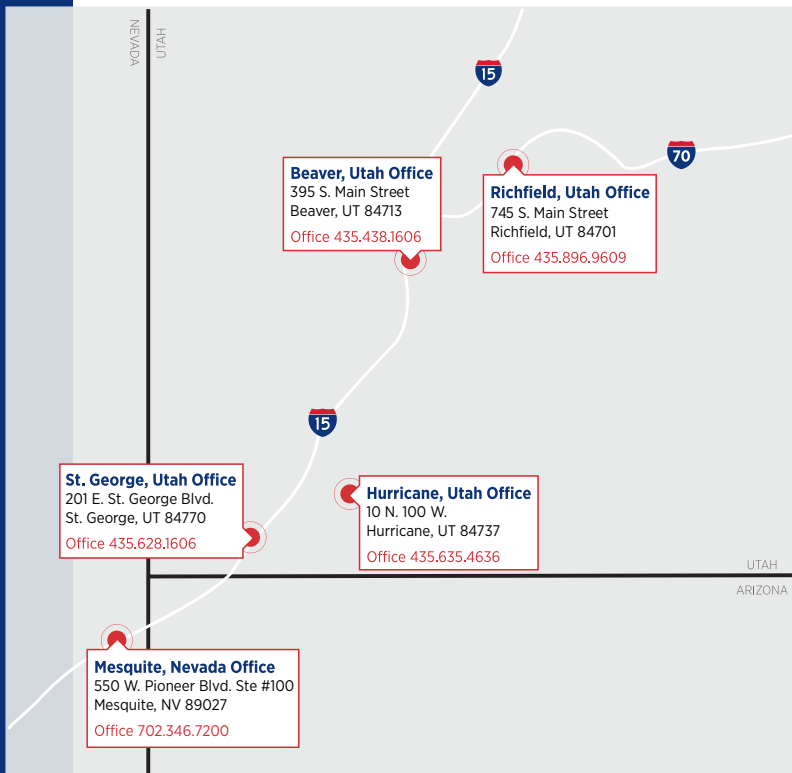


# ERA BROKERS CONSOLIDATED

## MONTHLY MARKET REPORT UPDATE

**OFFERED AT \$409,900**

4953 S Accolade Circle, St George, UT 84790



## MARKET REPORT:

### Washington County

Hurricane Valley  
Mesquite, Nevada  
Sevier County  
Beaver County  
Iron County  
Davis County  
Salt Lake County  
Summit County  
Utah County  
Weber County

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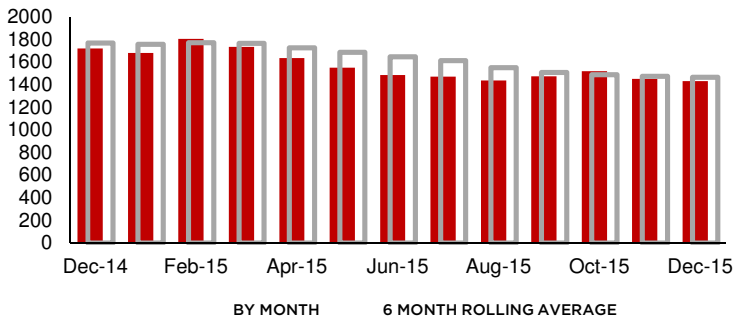
### HIGHLIGHTS:

- Inventory fell 16.7% from December 2014
- Average DOM fell 11.2% from previous December
- Construction Permits rose 4.1% from December 2014

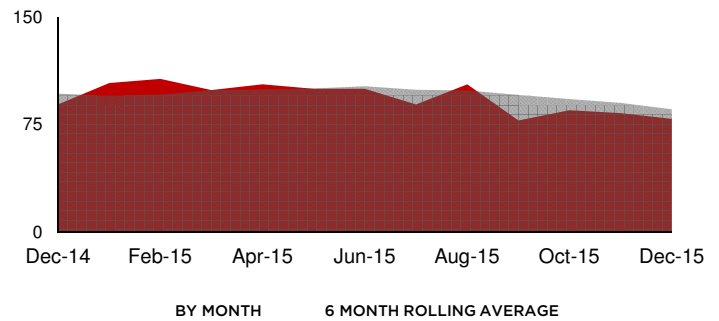
### Year-Over-Year

-6.1%	-5.0%	-16.7%
Change in New Listings	Change in Closed Sales	Change in Inventory

### INVENTORY OF HOMES FOR SALE



### DAYS ON MARKET



### 12 MONTH COMPARISON

### 6 MONTH AVG

	December 2014	December 2015	+ / -	Last 6 Months	+ / -
New Listings	330	310	-6.1%	418	-10%
Pending Sales	219	228	4.1%	293	3%
Closed Sales	282	268	-5.0%	297	4%
Median Sales Price	\$240,000	\$220,000	-8.3%	\$225,622	4%
Average Sales Price	\$269,994	\$249,882	-7.4%	\$258,762	4%
Discount to Sale Price	4.0%	4.2%	5.0%	3.8%	4.1%
Days on Market	89	79	-11.2%	86	-11%
Inventory of Homes for Sale	1721	1433	-16.7%	1465	-17%
Months Supply of Inventory	6.1	5.3	-12.4%	5.2	-17%
Building Permits	73	76	4.1%	117	21%

### % CHANGE IN MEDIAN PRICE

