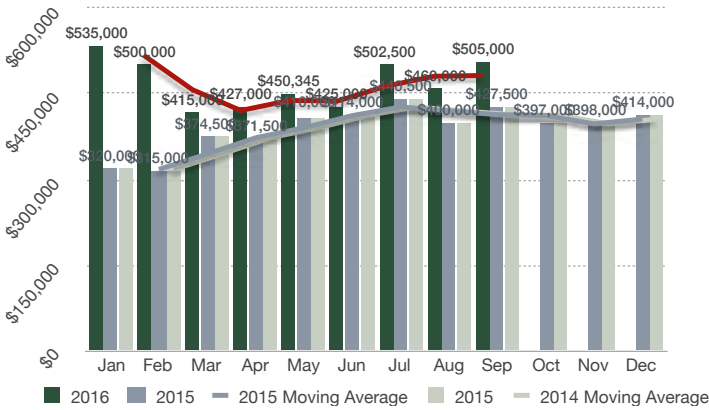


Seaside Market Report

OCTOBER 6, 2016

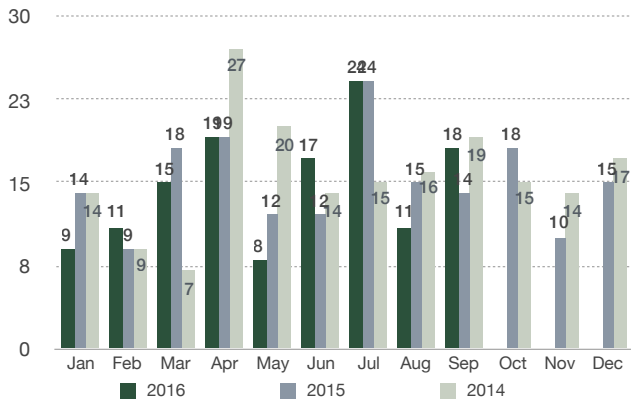
Seaside Median Sale Price 2014-2016



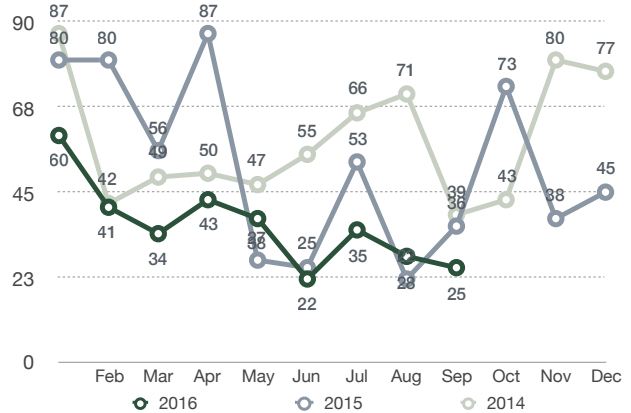
The Seaside and Sand City real estate market is one that sees inventory move rapidly. Sales climbed back in September and there are 20 homes in escrow with 18 under \$600,000.

	September	2016	2015
Median Sales Price		\$505,000	\$427,500
Monthly Homes Sold		18	14
Avg. Days on Market		25	36
Total Homes Sales Volume		\$9,813,500	\$6,206,097
Avg. Pending / Active Inventory		45	40

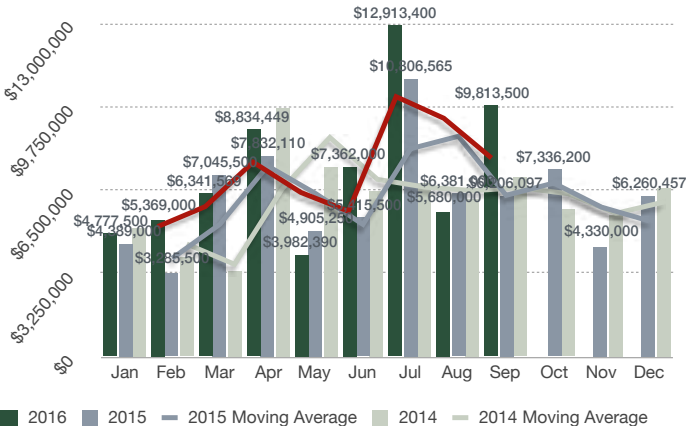
Seaside Homes Sold By Month



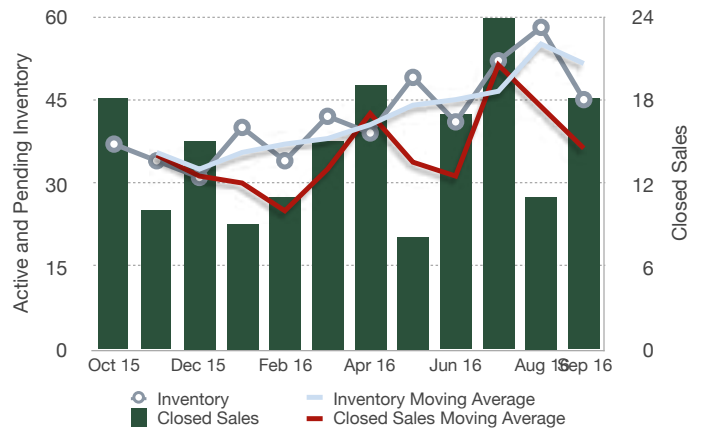
Seaside Average Days on Market



Seaside Home Sales Dollar Volume



Seaside: Active & Pending Inventory Compared with Closed Sales



Seaside

	Inventory	Closed Sales
Oct 15	37	18
Nov 15	34	10
Dec 15	31	15
Jan 16	40	9
Feb 16	34	11
Mar 16	42	15
Apr 16	39	19
May 16	49	8
Jun 16	41	17
Jul 16	52	24
Aug 16	58	11
Sep 16	45	18

Seaside Homes Sold By Month: 2014-2016

	2016	2015	2014
Jan	9	14	14
Feb	11	9	9
Mar	15	18	7
Apr	19	19	27
May	8	12	20
Jun	17	12	14
Jul	24	24	15
Aug	11	15	16
Sep	18	14	19
Oct		18	15
Nov		10	14
Dec		15	17

Seaside Average Days on Market

	2016	2015	2014
Jan	60	80	87
Feb	41	80	42
Mar	34	56	49
Apr	43	87	50
May	38	27	47
Jun	22	25	55
Jul	35	53	66
Aug	28	22	71
Sep	25	36	39
Oct		73	43
Nov		38	80
Dec		45	77

Seaside Median Sale Price: 2014-2016

	2016	2015	2014
Jan	\$535,000	\$320,000	\$319,050
Feb	\$500,000	\$315,000	\$380,000
Mar	\$415,000	\$374,500	\$399,000
Apr	\$427,000	\$371,500	\$330,000
May	\$450,345	\$410,000	\$367,000
Jun	\$425,000	\$414,000	\$338,500
Jul	\$502,500	\$440,500	\$360,000
Aug	\$460,000	\$400,000	\$345,000
Sep	\$505,000	\$427,500	\$348,284
Oct		\$397,000	\$370,000
Nov		\$398,000	\$330,000
Dec		\$414,000	\$390,000

Seaside Home Sales Dollar Volume

	2016	2015	2014
Jan	\$4,777,500	\$4,389,000	\$4,963,100
Feb	\$5,369,000	\$3,285,500	\$3,826,400
Mar	\$6,341,569	\$7,045,500	\$3,387,650
Apr	\$8,834,449	\$7,832,110	\$9,701,100
May	\$3,982,390	\$4,905,250	\$7,397,000
Jun	\$7,362,000	\$5,415,500	\$6,430,500
Jul	\$12,913,400	\$10,806,565	\$6,796,400
Aug	\$5,680,000	\$6,381,000	\$6,157,500
Sep	\$9,813,500	\$6,206,097	\$7,024,533
Oct		\$7,336,200	\$5,683,599
Nov		\$4,330,000	\$5,497,900
Dec		\$6,260,457	\$6,565,650

Seaside Active/ Pending Inventory

	2016	2015	2014
Jan	40	30	50
Feb	34	43	53
Mar	42	32	69
Apr	39	36	63
May	49	32	64
Jun	41	35	73
Jul	52	53	122
Aug	58	47	71
Sep	45	40	63
Oct		37	67
Nov		34	63
Dec		31	45