

Fresno MLS Historical Data

January 2000 - November 2007

THIS FOLLOWING CRITERIA WAS USED TO GENERATE THIS DOCUMENT :

PROPERTY TYPES

RESIDENTIAL

PROPERTY SUB-TYPES

SINGLE FAMILY

CONDOS

PLANNED UNIT DEVELOPMENTS

GEOGRAPHICAL QUALIFIERS

FRESNO

CLOVIS

DEFINITIONS OF FIELD NAMES AND STATISTICAL TERMS USED IN THIS REPORT

Median – In a dataset that contains an odd number of values, this number is the middle number after the data is sorted in ascending order.

If Dataset = 2 4 5 6 **7** 8 8 9 11 Then Median = 7

In a dataset that contains an even number of values, this number is the average of the two middle numbers.

If Dataset = 3 6 7 8 **8 10** 10 11 12 12 Then Median = 9
Because $(8+10)/2 = 9$

The median is used in this report because it is less affected by extreme values or human error.

Average – Is calculated by summing a dataset and dividing that sum by the total number of values.

If Dataset = 2 4 5 6 7 8 8 9 11 Then Average = 6.66
Because $60/9 = 6.66$

DOM – Acronym for “Days on Market”

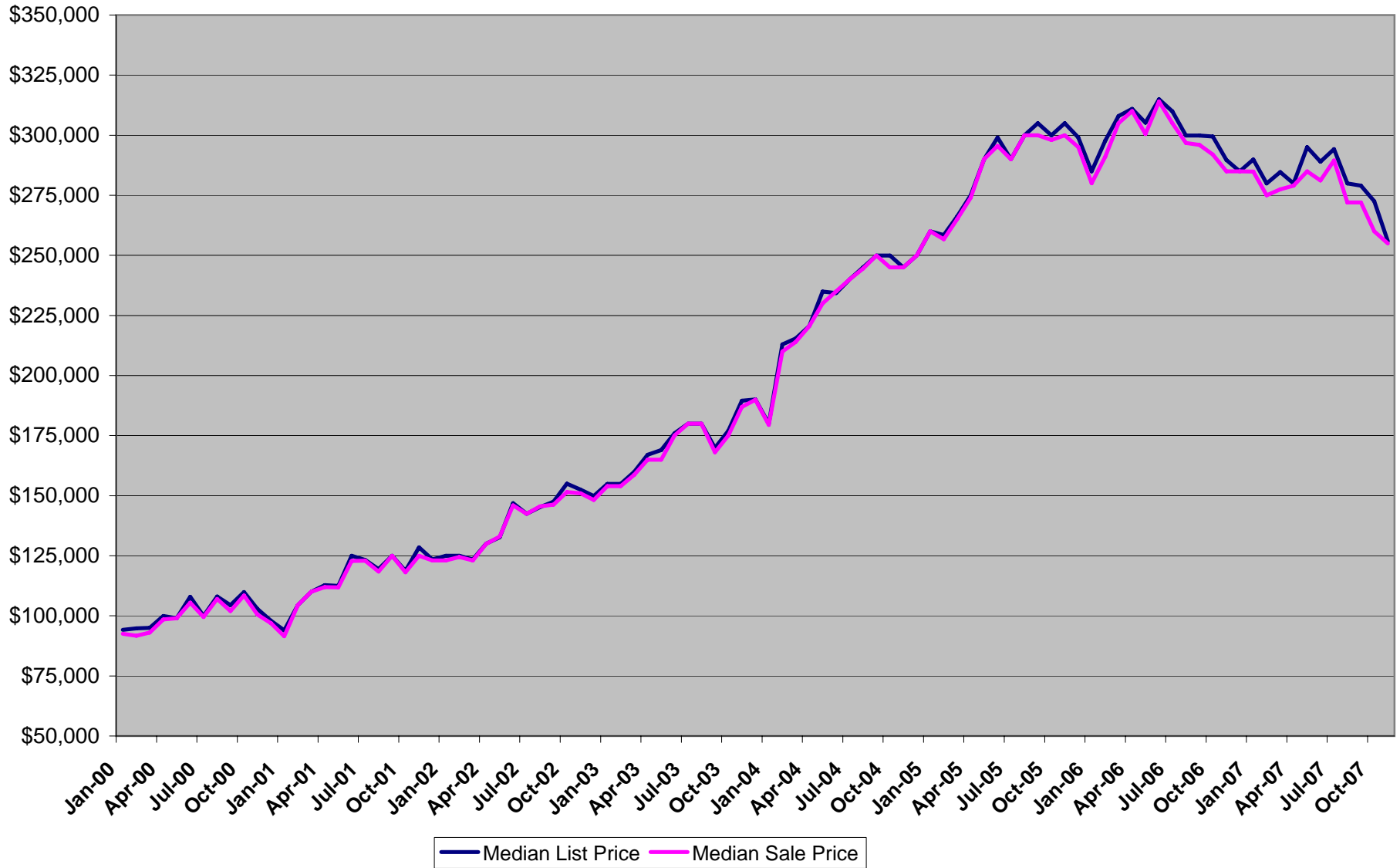
SP/LP Gap – This is the difference between the median sales price and the listing price. The formula used is: $X = 1 - (SP/LP)$

Stylized Text – **Orange** or *italicized* data Indicates that the median sales price and median listing price are equal.
Green or **bold** data indicates that the median selling price is greater than the median listing price.

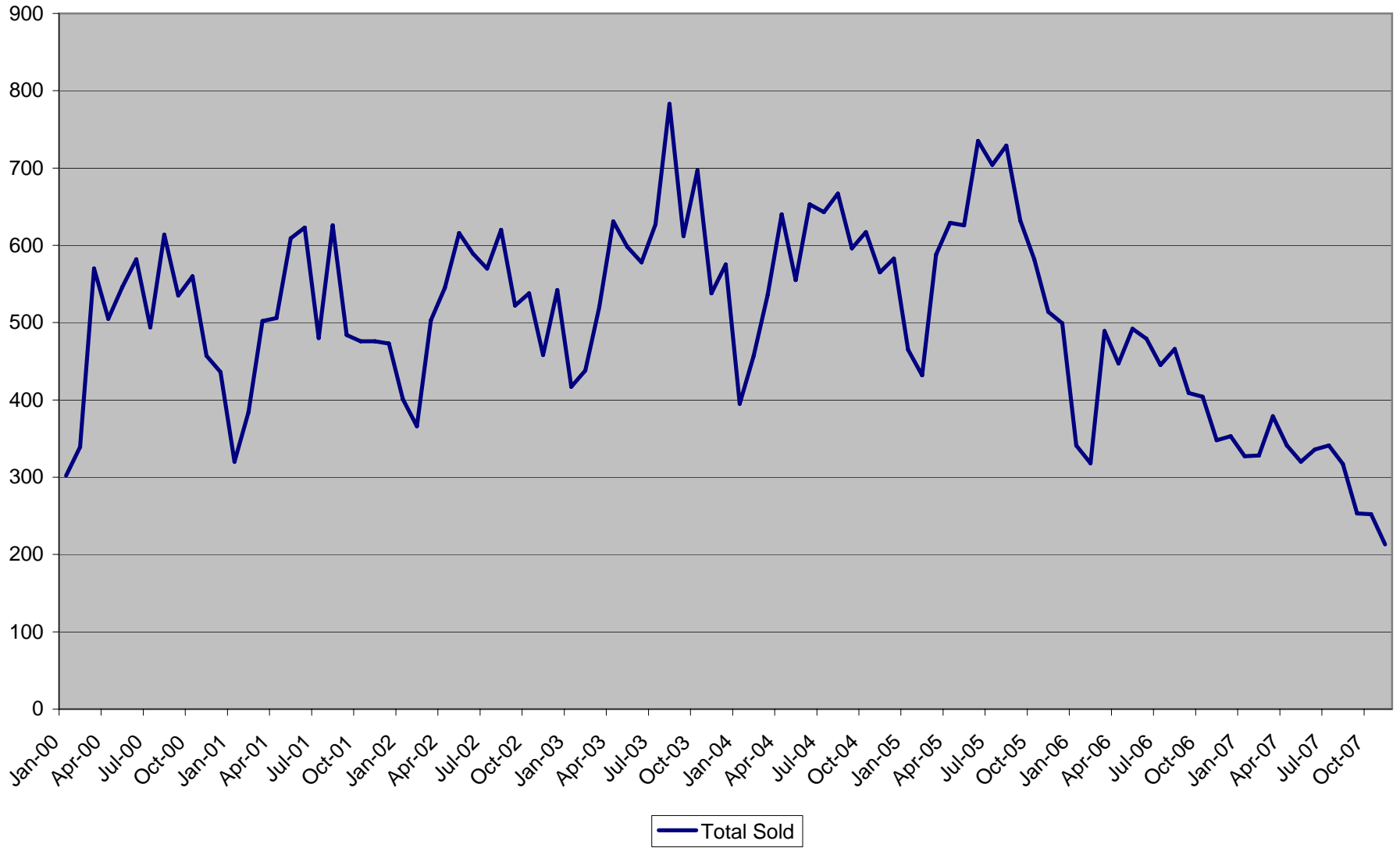
Date	Median List Price	Median Sale Price	SP/LP Gap	Total Sold	Average DOM
January-00	\$94,200	\$92,500	1.80%	302	81
February-00	\$94,800	\$91,725	3.24%	339	71
March-00	\$94,950	\$93,000	2.05%	570	72
April-00	\$99,935	\$98,500	1.44%	505	64
May-00	\$99,000	\$99,000	0.00%	546	61
June-00	\$107,900	\$105,500	2.22%	582	57
July-00	\$99,950	\$99,500	0.45%	494	51
August-00	\$108,000	\$107,000	0.93%	614	54
September-00	\$104,500	\$102,000	2.39%	535	52
October-00	\$109,900	\$108,500	1.27%	560	51
November-00	\$102,950	\$100,500	2.38%	457	43
December-00	\$98,000	\$97,000	1.02%	436	50
January-01	\$94,000	\$91,500	2.66%	320	44
February-01	\$104,450	\$104,500	-0.05%	384	58
March-01	\$109,982	\$109,975	0.01%	502	39
April-01	\$112,725	\$111,950	0.69%	506	39
May-01	\$112,500	\$111,888	0.54%	609	31
June-01	\$124,950	\$122,820	1.70%	623	31
July-01	\$123,225	\$122,900	0.26%	480	31
August-01	\$119,500	\$118,475	0.86%	626	32
September-01	\$124,950	\$125,000	-0.04%	484	27
October-01	\$118,700	\$118,125	0.48%	476	27
November-01	\$128,450	\$125,000	2.69%	476	36
December-01	\$123,500	\$123,000	0.40%	473	38
January-02	\$125,000	\$123,000	1.60%	401	43
February-02	\$125,000	\$124,500	0.40%	366	41
March-02	\$123,500	\$123,000	0.40%	503	43
April-02	\$130,000	\$129,950	0.04%	545	40
May-02	\$132,745	\$133,000	-0.19%	616	34
June-02	\$146,900	\$146,000	0.61%	589	29
July-02	\$142,500	\$142,500	0.00%	570	31
August-02	\$145,250	\$145,500	-0.17%	620	27
September-02	\$147,500	\$146,250	0.85%	522	26
October-02	\$154,950	\$151,500	2.23%	538	26
November-02	\$152,500	\$151,000	0.98%	458	31
December-02	\$149,900	\$148,250	1.10%	542	29
January-03	\$154,900	\$154,000	0.58%	417	39
February-03	\$154,925	\$154,000	0.60%	438	39
March-03	\$159,925	\$158,700	0.77%	520	33
April-03	\$166,990	\$165,000	1.19%	631	29
May-03	\$168,932	\$165,000	2.33%	598	32
June-03	\$176,000	\$175,000	0.57%	578	26
July-03	\$180,000	\$180,000	0.00%	627	28
August-03	\$179,950	\$179,950	0.00%	783	24
September-03	\$169,900	\$168,000	1.12%	612	26
October-03	\$176,950	\$175,000	1.10%	697	28
November-03	\$189,500	\$187,000	1.32%	538	28
December-03	\$190,000	\$189,950	0.03%	575	36
January-04	\$180,000	\$179,500	0.28%	395	42
February-04	\$212,900	\$210,000	1.36%	457	43
March-04	\$215,450	\$213,950	0.70%	536	35
April-04	\$220,540	\$220,500	0.02%	640	33
May-04	\$234,900	\$230,000	2.09%	555	26
June-04	\$234,350	\$235,000	-0.28%	653	28

Date	Median List Price	Median Sale Price	SP/LP Gap	Total Sold	Average DOM
July-04	\$239,950	\$239,950	0.00%	643	23
August-04	\$245,000	\$244,500	0.20%	667	23
September-04	\$249,950	\$249,925	0.01%	596	26
October-04	\$249,900	\$245,000	1.96%	617	25
November-04	\$245,000	\$245,000	0.00%	565	26
December-04	\$250,000	\$250,000	0.00%	583	27
January-05	\$260,000	\$259,950	0.02%	465	40
February-05	\$258,500	\$256,750	0.68%	432	35
March-05	\$266,125	\$265,000	0.42%	588	28
April-05	\$274,950	\$274,000	0.35%	629	27
May-05	\$289,912	\$290,000	-0.03%	626	23
June-05	\$299,000	\$295,500	1.17%	735	22
July-05	\$289,950	\$290,000	-0.02%	704	22
August-05	\$299,995	\$300,000	0.00%	729	22
September-05	\$305,000	\$300,000	1.64%	632	25
October-05	\$299,950	\$298,000	0.65%	582	29
November-05	\$305,000	\$300,000	1.64%	514	35
December-05	\$299,000	\$295,000	1.34%	499	35
January-06	\$284,963	\$280,000	1.74%	341	38
February-06	\$297,750	\$291,000	2.27%	318	46
March-06	\$308,000	\$305,000	0.97%	489	47
April-06	\$311,000	\$310,000	0.32%	447	47
May-06	\$305,250	\$300,475	1.56%	492	48
June-06	\$315,000	\$314,000	0.32%	479	46
July-06	\$309,950	\$305,000	1.60%	445	47
August-06	\$299,900	\$296,750	1.05%	466	50
September-06	\$299,900	\$296,000	1.30%	409	57
October-06	\$299,500	\$292,000	2.50%	404	62
November-06	\$289,700	\$285,000	1.62%	348	66
December-06	\$285,000	\$285,000	0.00%	353	65
January-07	\$289,900	\$284,900	1.72%	327	76
February-07	\$279,950	\$275,000	1.77%	328	83
March-07	\$284,700	\$277,500	2.53%	379	79
April-07	\$279,900	\$279,000	0.32%	341	81
May-07	\$295,000	\$285,000	3.39%	320	76
June-07	\$289,000	\$281,150	2.72%	336	77
July-07	\$294,161	\$289,500	1.58%	341	74
August-07	\$279,900	\$272,000	2.82%	317	81
September-07	\$279,000	\$272,000	2.51%	253	84
October-07	\$272,500	\$260,000	4.59%	252	87
November-07	\$255,900	\$255,000	0.35%	213	79

Median List Price to Median Sales Price Comparison



Number Of Sold Listings By Month



Average DOM

