



## **Real Estate Market Reports**

If you are accessing the Market Reports produced by the Carpenter Real Estate Group this document will explain the various columns so you can better interpret the data. If you have any questions please forward them to [Invest@CarpenterRealEstateGroup.com](mailto:Invest@CarpenterRealEstateGroup.com). We look forward to hearing from you.

Kind Regards,  
Scott Carpenter  
Carpenter Real Estate Group

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**General** – The reports are produced by quarter & year. This allows you to compare the market results at various times throughout the year. You can also download more than one year so you can look at trends and compare one year to another. Within an individual report the data is divided into price ranges. This is so you can compare the data for a property that is relevant to your situation as opposed to an overall average.

**Report Title & Date** – the top right hand corner of the report will indicate the data type (eg: Detached Houses – Vancouver Westside) and the date range for the report data.

**Minimum Listing** – This is the lowest Listing Price for the properties in that range.

**Maximum Listing** - This is the highest Listing Price for the properties in that range.

**Houses Sold-Expired** – This is the total number of homes that either sold or expired (expired means did not sell but the listing contract with the real estate agent passed the expiration date)

**Real Buyers** – This is the actual number of homes sold.

**Odds of Selling** – **Houses Sold-Expired** minus the **Real Buyers** determines the **Odds of Selling** for that price range.

**Qty Expired** – The number of properties that did not sell but the listing contract with the Realtor® passed the expiration date.

**Percent Expired** – The **Qty Expired** number expressed as a percentage.

**Average SP vs. LP** – For the price range indicated this is the difference between the average Selling Price (SP) and the average List Price (LP).

**Percent SP vs. LP** – The **Average SP vs. LP** expressed as a percentage. (Note: This column is rounded to zero decimal places so an **Average SP vs. LP** of 99.5% to 100.4% would for example be rounded to 100%).

**Average DOM** – Average “Days On Market” of a property in the price range before it sells.

**Listing Term** – The number of days that the seller and the real estate agent agreed on in the listing contract. Once the term passes the listing is expired. The seller may relist with the same Realtor® or another Realtor® or choose not to relist. Reasons for a property expiring may be too high of a price, problems with the property or other.

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Disclaimer: The data contained within the reports is for general information only and while we endeavor to ensure its accuracy you should always consult a licensed Realtor® with regards to your specific situation when selling or purchasing a property. Neither the Carpenter Real Estate Group, RE/MAX Select Properties any other agency or entities thereof, assumes any legal liability or responsibility for the accuracy, completeness, or usefulness of any information disclosed in these reports.