

Economic Trends

Quarterly Report on the St. Tammany Economy

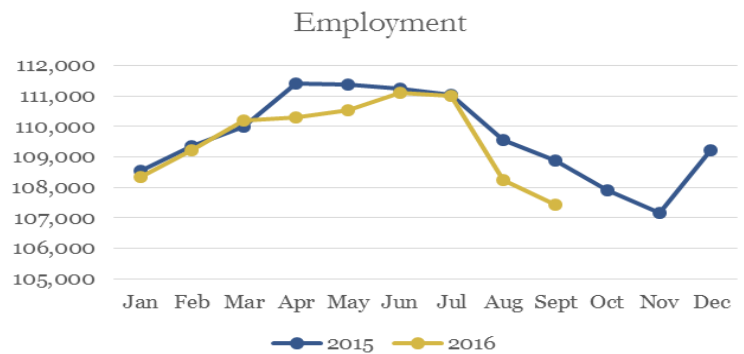
Third Quarter 2016 (3Q16)

CEO UPDATE

The St. Tammany Economic Development Foundation would like to present the “Economic Trends” report for the third quarter of 2016 (3Q16), the **first** economic report produced **in-house** by STEDF. This report analyzes quarter-on-quarter, year-over-year, and year-to-date changes in economic trends. New business incorporations rose 35% year-over-year—from 483 incorporations in 3Q15 to 654 incorporations in 3Q16.

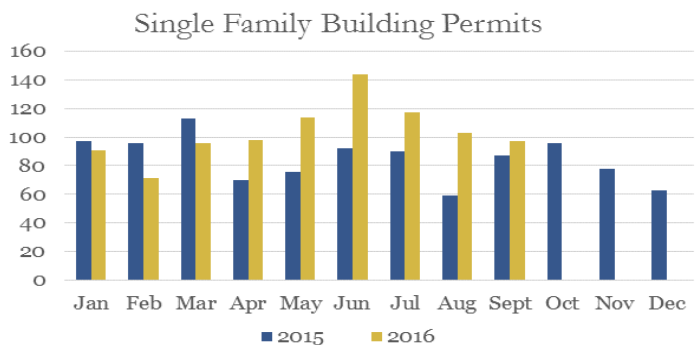
EMPLOYMENT

Total parish employment decreased by 1.6% from the previous quarter and by 0.8% from the third quarter of last year. The average quarterly employment by the end of 3Q15 was 0.5% higher than it was by the end of 3Q16. The unemployment rate in St. Tammany (5.7%) remained lower than the rate for Louisiana (6.3%) but higher than the national rate (4.9%).

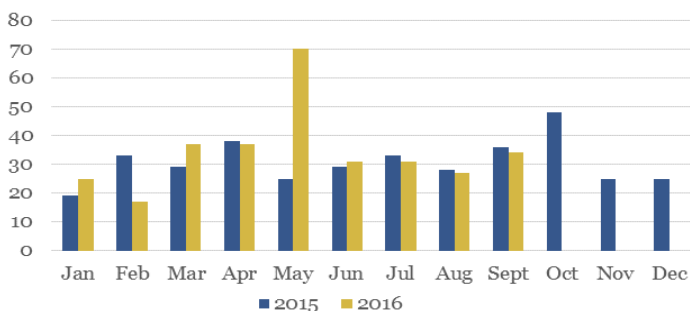


CONSTRUCTION & HOUSING

Though the number of residential building permits issued decreased from the second quarter—a quarter which saw an impressive 40% increase in permits issued—2016 has shown an overall increase in the number of permits issued over 2015. The number of permits issued in 3Q16 increased by 34% year-over-year and by **19% year-to-date.**

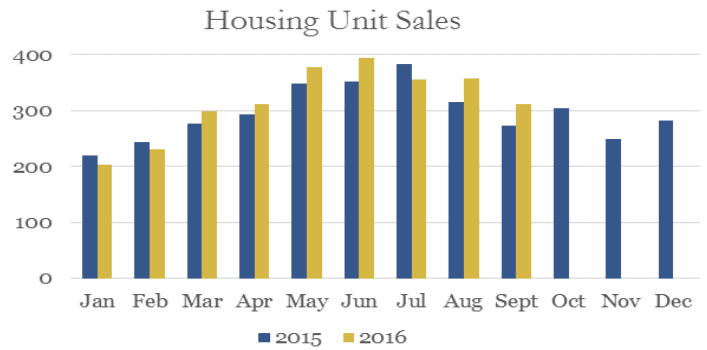


Commercial Building Permits



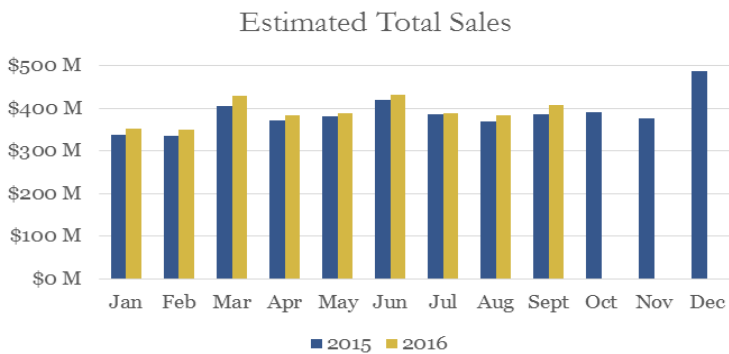
The number of commercial building permits issued in the third quarter decreased quarter-on-quarter (-33%) and year-over-year (-5%) but increased **year-to-date (14%)**. St. Tammany issued 39 more commercial building permits in the first three quarters of 2016 than in the first three quarters of 2015—largely due to the 70 permits issued in May 2016.

The number of houses sold increased by approximately 5% both year-over-year and year-to-date, despite a quarter-on-quarter decrease of 5.6%. The total sales volume increased by 13% from the third quarter of 2015 and 12% year-to-date, despite a small decrease of 3% from the previous quarter. The average sales price of a home in 3Q16 was \$255,446—a 7.5% increase from the same time last year.



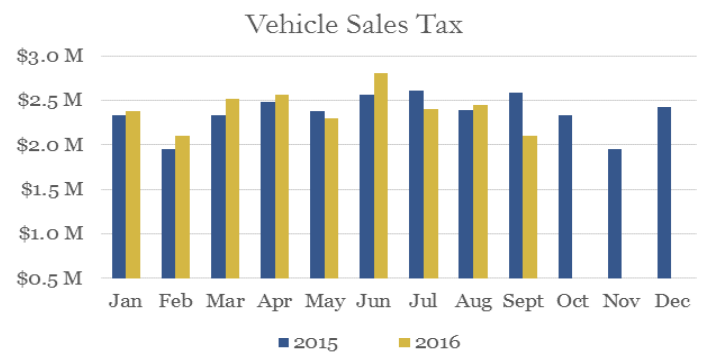
The average apartment rent (\$1,223) increased by almost 3% year-over-year. Average rent is derived from surveyed apartment units located in 10 different complexes throughout the parish that meet housing needs (2 bedrooms, 1.5 or 2 baths) for professional or managerial households.

SALES & TAXES



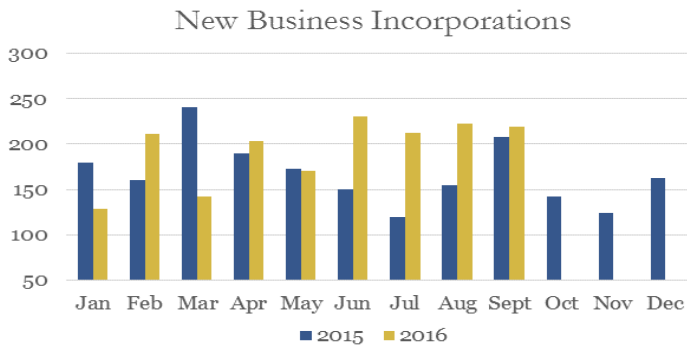
The estimated total sales in the third quarter was over \$1.1 billion, and the total sales tax was over \$56 million. Estimated total sales and sales tax collections decreased 2.2% from the previous quarter but increased 3.2% year-over-year and 3.5% year-to-date.

DMV sales tax collections decreased 9.3% from the previous quarter and 8.5% from the third quarter of last year. A minimal year-to-date increase of 0.1% shows that DMV sales tax collections have remained approximately unchanged from 2015, despite the 3Q16 decrease.



Data on vehicle sales tax revenue is taken from all vehicle sales by residents living in the parish and registered in the parish, whether the sale occurred inside or outside the parish. Total vehicle sales tax is calculated from records of vehicles purchased, titled, and licensed in the parish, including vehicles licensed and titled in St. Tammany though purchased elsewhere. Any computation of vehicle sales using vehicle sales tax data is likely to be overstated, as it would include sales occurring outside the parish.

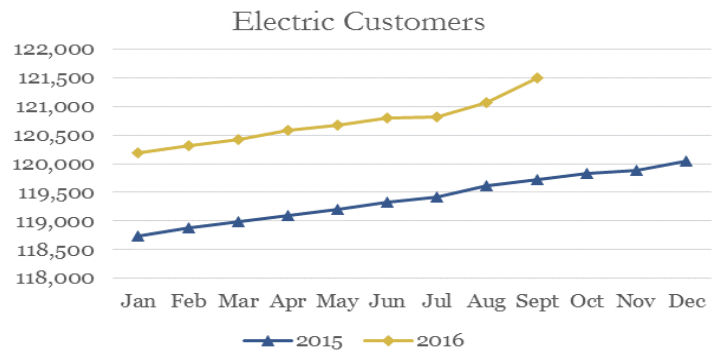
NEW BUSINESS



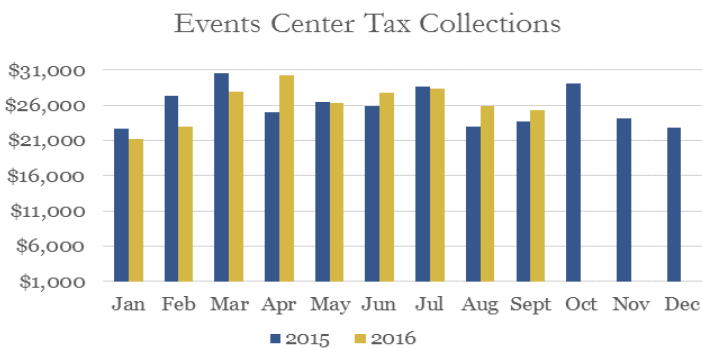
654 new businesses were incorporated in St. Tammany in the third quarter of 2016, increasing by 8% quarter-on-quarter, by 35% year-over-year, and by 10% year-to-date. The largest increase in the third quarter occurred in July, when 92 more permits were issued in 2016 than in 2015.

ELECTRIC CUSTOMERS

The number of electric customer accounts in St. Tammany increased somewhat in 3Q16 to **121,132** accounts from 120,689 in the previous quarter and 119,591 in 3Q15.



HOTELS & EVENTS CENTER



Tax collections from the Northshore Harbor Center decreased 5.7% quarter-on-quarter but increased 5.9% year-over-year and 1.3% year-to-date. August and September saw increases over the corresponding months last year—13.2% and 7.1% respectively—with July decreasing 1%.

Hotel sales increased 4.1% over the previous quarter and 26.7% over the third quarter of last year. Year-to-date, 2016 has seen a 9.0% increase in hotel sales over 2015. August and September saw significant increases over the corresponding months in 2015—38% and 58% respectively.

CONSUMER PRICE INDEX & INFLATION RATE

The inflation rate for the southern region of the United States rose to 0.7% from 0.5% in the previous quarter and from -0.8% in the third quarter of 2015.

The “Economic Trends” report is compiled and published quarterly by the St. Tammany Economic Development Foundation. Data is collected from a range of sources, including governmental entities, private corporations, and public listings.



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St. Tammany Economic Indicators

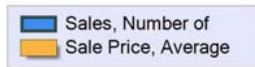
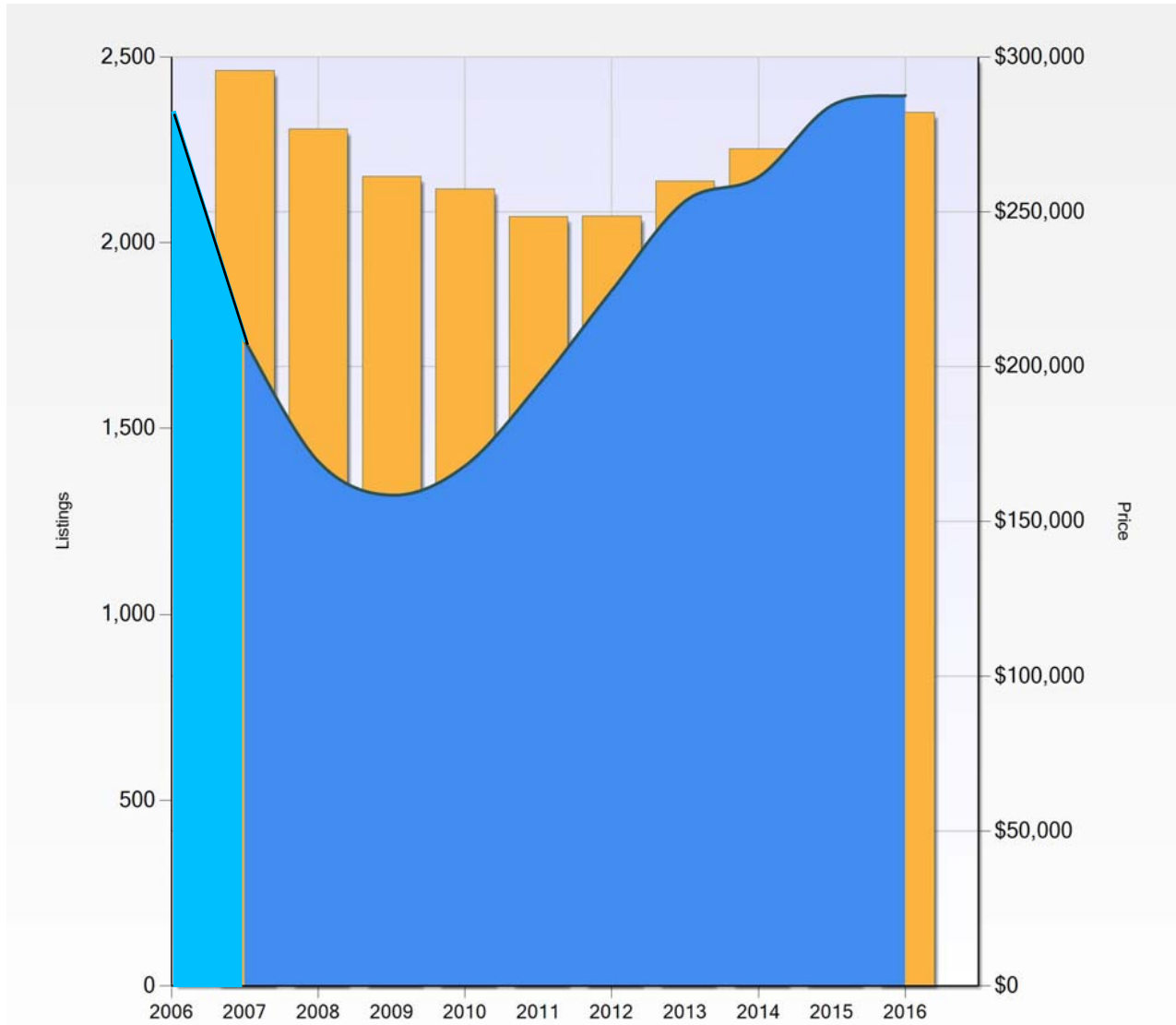
Economic Indicators	3Q16	2Q16	Q/Q	3Q15	Y/Y	2016 YTD	2015 YTD	YTD
Retail Sales (a)								
Estimated Total Sales	\$1,176,977,947	\$1,203,727,275	-2.2%	\$1,140,798,449	3.2%	\$3,510,051,721	\$3,390,978,029	3.5%
Total Sales Tax	\$56,141,848	\$57,417,791	-2.2%	\$54,416,086	3.2%	\$167,429,467	\$161,749,652	3.5%
DMV Sales Tax (a)	\$6,951,748	\$7,668,589	-9.3%	\$7,597,142	-8.5%	\$21,628,524	\$21,646,303	-0.1%
Share of Total Sales Tax	12.4%	13.4%		14.0%		12.9%	13.4%	
New Business Incorporations (b)	654	604	8.3%	483	35.4%	1,740	1,576	10.4%
Non-Agricultural Employment (Revised) (c)								
Total Employment*	108,894	110,646	-1.6%	109,824	-0.8%	109,600	110,155	-0.5%
Unemployed*	6,580	6,074	8.3%	6,259	5.1%	6,148	6,556	-6.2%
Labor Force*	115,474	116,720	-1.1%	116,083	-0.5%	115,749	116,711	-0.8%
Unemployment Rate (Revised) (c)								
St. Tammany Parish*	5.7%	5.2%		5.4%		5.3%	5.6%	
Louisiana*	6.3%	6.3%		6.4%		6.2%	6.5%	
United States*	4.9%	4.8%		5.2%		5.0%	5.5%	
Unemployment Insurance Claims (c)	n.a.	n.a.		235		n.a.	711	
Building Permits (Unincorporated Area) (d)								
New Single Family Permits	317	356	-11.0%	236	34.3%	931	780	19.4%
New Commercial Permits	92	138	-33.3%	97	-5.2%	309	270	14.4%
Residential Real Estate (e)								
Total Sales Volume	\$261,321,126	\$269,574,100	-3.1%	\$231,160,800	13.0%	\$705,459,726	\$632,802,000	11.5%
Number of Houses Sold	1,023	1,084	-5.6%	973	5.1%	2,840	2,708	4.9%
Average Sales Price*	\$255,446	\$248,685	2.7%	\$237,575	7.5%	\$248,401	\$233,679	6.3%
Housing Inventory/Listings	1,430	n.a.		1,496	-4.4%	1,361.8	1,486.56	-8.4%
Housing Inventory Months	4.2	n.a.		4.7	-11.1%	4.6	5.1	-9.4%
Total Permitted & Sold	1,340	1,440	-6.9%	1,209	10.8%	3,771	3,488	8.1%
Average Apartment Rent* (f)	\$1,223	\$1,227	-0.3%	\$1,191	2.7%	\$1,220	\$1,192	2.4%
Utilities								
Total Electric Accounts* (g)	121,132	120,689	0.4%	119,591	1.3%	120,708	119,224	1.2%
Hotel Sales (h)	\$14,874,696	\$14,286,359	4.1%	\$11,742,664	26.7%	\$41,085,609	\$37,708,973	9.0%
Events Center Tax Collections (a)	\$79,643	\$84,496	-5.7%	\$75,207	5.9%	\$236,230	\$233,108	1.3%
Inflation Rate, Southern Region (i)								
Consumer Price Index*	229.6	229.0		228.0		228.1	226.8	
Inflation Rate*	0.7%	0.5%		-0.8%		0.6%	-0.9%	

* Year-to-date data is an average.

N.A. = not applicable; n.a. = not available

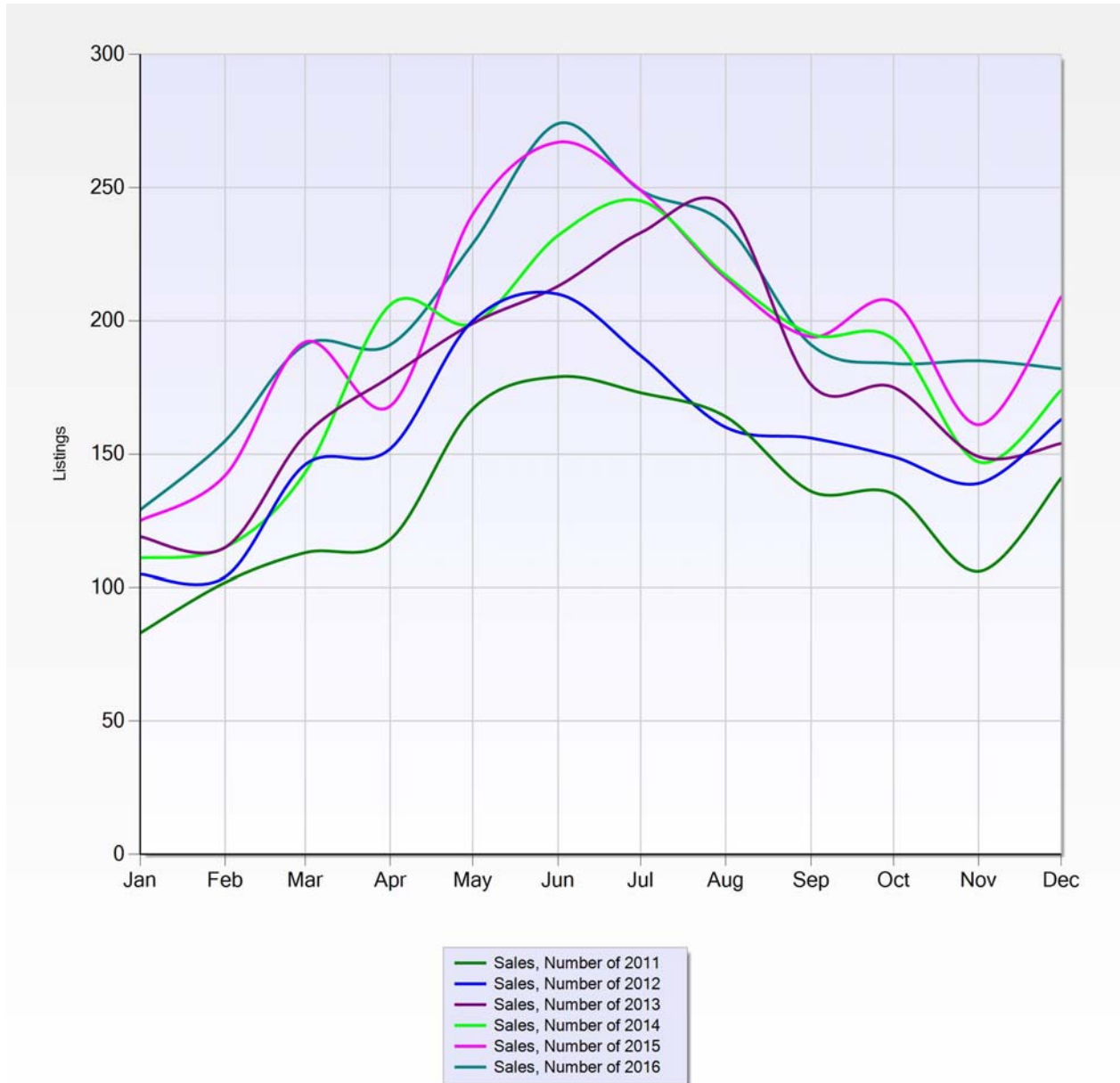
Sources: (a) St. Tammany Parish Sheriff's Office; (b) LA Dept. of State, Secretary of State; (c) Louisiana Workforce Commission; (d) St. Tammany Parish Department of Planning & Development; (e) Latter & Blum, Inc. Realtors through the Gulf South Real Estate Information Network, Inc., may not represent all single family real estate transaction in St. Tammany for reported periods; (f) www.forrent.com, www.apartments.com, www.apartmentfinder.com; (g) Washington-St. Tammany Electric Co-op, CLECO; (h) St. Tammany Parish Tourist & Convention Commission; (i) U.S. Dept. of Labor, Bureau of Labor Statistics

Historic Sales by Year



<i>Primary Year</i>	<i>Sales, Number of</i>	<i>Sale Price, Average</i>
2006	2,387	\$292,307
2007	1,735	\$295,627
2008	1,411	\$276,748
2009	1,320	\$261,447
2010	1,399	\$257,333
2011	1,617	\$248,512
2012	1,871	\$248,605
2013	2,112	\$259,863
2014	2,177	\$270,345
2015	2,370	\$275,350
2016	2,396	\$282,062

Historic Sales by Year



Search Criteria

Time frame is from Jan 2011 to Dec 2016
Property Type is 'Residential'
Dwelling Type is 'Single Family - Detached'
Area is in this list ([click to view](#))
Results calculated from 12,543 listings

Real Estate Trend Indicator

1/27/2017

Property Type: Residential
 Date Range: Between 01/01/2015 and 12/31/2015
 Criteria: Property Type is 'Residential'
 Area: Entire West St. Tammany

Sold Listings

Price Class	<2 Beds	3 Beds	4+ Beds	Total	Active	Pending	Expired	Off Mrkt
\$49,999 & under	6	12	2	20	2	0	2	6
\$50,000-\$99,999	38	33	9	80	14	0	15	31
\$100,000-\$119,999	28	35	5	68	12	0	14	19
\$120,000-\$139,999	28	88	6	122	21	1	11	34
\$140,000-\$159,999	22	135	18	175	29	0	17	48
\$160,000-\$179,999	15	167	17	199	39	0	29	59
\$180,000-\$199,999	16	188	46	250	37	1	25	60
\$200,000-\$219,999	11	112	67	190	33	0	21	57
\$220,000-\$239,999	5	106	80	191	41	0	27	55
\$240,000-\$259,999	3	93	100	196	46	0	33	62
\$260,000-\$279,999	7	66	92	165	41	0	17	36
\$280,000-\$299,999	5	48	93	146	32	0	18	40
\$300,000-\$349,999	3	50	155	208	94	1	46	104
\$350,000-\$399,999	5	29	138	172	75	1	35	99
\$400,000-\$499,999	0	24	119	143	83	0	33	63
\$500,000-\$599,999	1	14	78	93	74	0	33	57
\$600,000-\$699,999	0	7	46	53	38	0	24	53
\$700,000-\$799,999	0	3	24	27	25	0	15	17
\$800,000-\$899,999	1	2	24	27	22	0	10	11
\$900,000-\$999,999	0	0	7	7	11	0	9	5
\$1,000,000-\$1,099,999	0	0	4	4	11	0	4	9
\$1,100,000-\$1,199,999	0	0	2	2	2	0	3	1
\$1,200,000-\$1,299,999	0	1	1	2	5	0	3	3
\$1,300,000-\$1,399,999	0	0	4	4	5	0	7	2
\$1,400,000-\$1,499,999	0	0	1	1	4	0	1	0
\$1,500,000-\$1,599,999	0	0	2	2	4	0	1	4
\$1,600,000-\$1,699,999	0	0	2	2	2	0	0	3
\$1,700,000-\$1,799,999	0	0	0	0	1	0	0	0
\$1,800,000-\$1,899,999	0	0	0	0	2	0	1	3
\$1,900,000-\$1,999,999	0	0	1	1	2	0	1	0
\$2,000,000 & over	0	0	1	1	10	0	8	2

Total Units	194	1,213	1,144	2,551	817	4	463	943
Average Price	152,136	207,635	353,469	268,814	420,939	246,700	407,844	333,636
Volume (in 1000's)	29,514	251,861	404,368	685,744	343,907	987	188,832	314,619
Average DOM	76	63	67	66				

<u>Days on Market</u>	<u>Units</u>
0-30	999
31-60	427
61-90	334
91-120	198
121-180	149
181-365	97
366+	278

Prepared By: DAVID HOLLOWAY, Broker
 Smith & Core Real Estate
 Folsom, LA 70437
 985-320-8173

Information From Reliable Sources, But Not Guaranteed.

Real Estate Trend Indicator

1/27/2017

Property Type: Residential
Date Range: Between 01/01/2016 and 12/31/2016
Criteria: Property Type is 'Residential'
 Dwelling Type is 'Single Family - Detached'
 Area Entire West St. Tammany

Sold Listings

Price Class	<2 Beds	3 Beds	4+ Beds	Total	Active	Pending	Expired	Off Mrkt
\$49,999 & under	4	7	4	15	2	0	0	8
\$50,000-\$99,999	19	36	7	62	8	2	9	5
\$100,000-\$119,999	2	17	4	23	6	1	7	5
\$120,000-\$139,999	11	49	9	69	11	1	11	14
\$140,000-\$159,999	5	120	7	132	17	10	24	31
\$160,000-\$179,999	10	195	13	218	31	15	21	39
\$180,000-\$199,999	5	176	24	205	31	6	16	28
\$200,000-\$219,999	4	118	61	183	29	7	5	23
\$220,000-\$239,999	4	104	72	180	38	12	24	38
\$240,000-\$259,999	2	86	103	191	46	8	26	21
\$260,000-\$279,999	0	60	100	160	38	7	22	25
\$280,000-\$299,999	2	38	109	149	28	8	25	31
\$300,000-\$349,999	2	55	169	226	87	11	47	68
\$350,000-\$399,999	2	29	164	195	72	8	61	55
\$400,000-\$499,999	0	18	133	151	82	3	44	50
\$500,000-\$599,999	2	11	91	104	74	3	51	57
\$600,000-\$699,999	0	6	53	59	35	2	19	27
\$700,000-\$799,999	0	1	33	34	24	3	29	18
\$800,000-\$899,999	0	1	16	17	22	2	14	13
\$900,000-\$999,999	0	2	3	5	11	0	10	4
\$1,000,000-\$1,099,999	0	1	5	6	11	1	8	4
\$1,100,000-\$1,199,999	0	0	2	2	2	0	2	3
\$1,200,000-\$1,299,999	0	0	2	2	5	0	7	5
\$1,300,000-\$1,399,999	0	1	4	5	5	1	5	5
\$1,400,000-\$1,499,999	0	1	0	1	4	0	3	0
\$1,500,000-\$1,599,999	0	0	2	2	4	0	3	2
\$1,600,000-\$1,699,999	0	0	0	0	2	0	4	1
\$1,700,000-\$1,799,999	0	0	0	0	1	0	0	0
\$1,800,000-\$1,899,999	0	0	1	1	2	0	1	1
\$1,900,000-\$1,999,999	0	0	0	0	2	0	0	0
\$2,000,000 & over	0	0	0	0	10	0	7	3

Total Units	74	1,132	1,191	2,397	740	111	505	584
Average Price	155,521	211,396	357,112	282,073	443,175	287,780	479,106	383,454
Volume (in 1000's)	11,509	239,300	425,320	676,129	327,949	31,944	241,949	223,937
Average DOM	57	50	65	58				

<u>Days on Market</u>	<u>Units</u>
0-30	1,146
31-60	374
61-90	244
91-120	200
121-180	106
181-365	84
366+	209

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Real Estate Trend Indicator

1/27/2017

Property Type: Residential
 Date Range: Between 01/01/2015 and 12/31/2015
 Criteria: Property Type is 'Residential'
 Area is Bush area (mls area 209)

Sold Listings

Price Class	<2 Beds	3 Beds	4+ Beds	Total	Active	Pending	Expired	Off Mrkt
\$49,999 & under	0	1	0	1	0	0	1	0
\$50,000-\$99,999	0	5	1	6	0	0	2	2
\$100,000-\$119,999	0	0	0	0	2	0	4	2
\$120,000-\$139,999	3	0	0	3	0	0	1	2
\$140,000-\$159,999	0	5	0	5	0	0	0	2
\$160,000-\$179,999	0	4	0	4	4	0	1	1
\$180,000-\$199,999	1	2	0	3	0	0	0	4
\$200,000-\$219,999	0	7	2	9	3	0	2	3
\$220,000-\$239,999	0	0	1	1	3	0	2	1
\$240,000-\$259,999	0	1	1	2	2	0	4	0
\$260,000-\$279,999	0	1	1	2	4	0	1	1
\$280,000-\$299,999	0	0	1	1	0	0	0	0
\$300,000-\$349,999	0	2	2	4	4	0	1	1
\$350,000-\$399,999	1	0	3	4	2	0	1	3
\$400,000-\$499,999	0	1	0	1	4	0	0	0
\$500,000-\$599,999	0	0	0	0	4	0	1	0
\$600,000-\$699,999	0	1	0	1	2	0	0	1
\$700,000-\$799,999	0	0	1	1	2	0	1	0
\$800,000-\$899,999	0	0	0	0	1	0	0	0
\$900,000-\$999,999	0	0	0	0	0	0	0	1
\$1,000,000-\$1,099,999	0	0	0	0	0	0	0	0
\$1,100,000-\$1,199,999	0	0	0	0	0	0	0	0
\$1,200,000-\$1,299,999	0	0	0	0	0	0	0	0
\$1,300,000-\$1,399,999	0	0	1	1	0	0	0	0
\$1,400,000-\$1,499,999	0	0	0	0	0	0	0	0
\$1,500,000-\$1,599,999	0	0	0	0	0	0	0	0
\$1,600,000-\$1,699,999	0	0	0	0	0	0	0	0
\$1,700,000-\$1,799,999	0	0	0	0	0	0	0	0
\$1,800,000-\$1,899,999	0	0	0	0	0	0	0	0
\$1,900,000-\$1,999,999	0	0	0	0	0	0	0	0
\$2,000,000 & over	0	0	0	0	0	0	0	0
Total Units	5	30	14	49	37	0	22	24
Average Price	186,460	192,075	377,643	244,521	341,081	0	218,282	243,717
Volume (in 1000's)	932	5,762	5,287	11,982	12,620	0	4,802	5,849
Average DOM	89	94	175	116				

Days on Market	Units
0-30	15
31-60	10
61-90	4
91-120	3
121-180	1
181-365	4
366+	12

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 Dwelling Type is 'Single Family - Detached'
Area is: Bush area (mls area)209

Sold Listings

Price Class	<2 Beds	3 Beds	4+ Beds	Total	Active	Pending	Expired	Off Mrkt
\$49,999 & under	0	1	2	3	0	0	0	1
\$50,000-\$99,999	2	2	3	7	0	0	1	0
\$100,000-\$119,999	0	1	1	2	2	0	0	0
\$120,000-\$139,999	0	1	0	1	0	0	1	0
\$140,000-\$159,999	0	4	0	4	0	0	1	0
\$160,000-\$179,999	0	3	0	3	4	0	1	2
\$180,000-\$199,999	0	2	0	2	0	0	1	1
\$200,000-\$219,999	2	0	0	2	3	1	0	1
\$220,000-\$239,999	0	1	2	3	3	0	4	2
\$240,000-\$259,999	0	3	1	4	2	0	6	1
\$260,000-\$279,999	0	0	0	0	4	0	2	0
\$280,000-\$299,999	0	1	2	3	0	0	1	2
\$300,000-\$349,999	0	2	5	7	4	1	3	1
\$350,000-\$399,999	0	2	2	4	2	0	2	2
\$400,000-\$499,999	0	1	1	2	4	0	1	0
\$500,000-\$599,999	0	0	0	0	4	0	1	1
\$600,000-\$699,999	0	0	0	0	2	0	0	2
\$700,000-\$799,999	0	0	0	0	2	0	0	0
\$800,000-\$899,999	0	0	0	0	1	0	0	0
\$900,000-\$999,999	0	0	0	0	0	0	0	0
\$1,000,000-\$1,099,999	0	0	0	0	0	0	0	0
\$1,100,000-\$1,199,999	0	0	0	0	0	0	0	0
\$1,200,000-\$1,299,999	0	0	0	0	0	0	0	0
\$1,300,000-\$1,399,999	0	0	1	1	0	0	0	0
\$1,400,000-\$1,499,999	0	0	0	0	0	0	0	0
\$1,500,000-\$1,599,999	0	0	0	0	0	0	0	0
\$1,600,000-\$1,699,999	0	0	0	0	0	0	0	0
\$1,700,000-\$1,799,999	0	0	0	0	0	0	0	0
\$1,800,000-\$1,899,999	0	0	0	0	0	0	0	0
\$1,900,000-\$1,999,999	0	0	0	0	0	0	0	0
\$2,000,000 & over	0	0	0	0	0	0	0	0
Total Units	4	24	20	48	37	2	25	16
Average Price	134,500	202,250	282,790	230,162	341,081	249,950	257,252	294,325
Volume (in 1000's)	538	4,854	5,656	11,048	12,620	500	6,431	4,709
Average DOM	154	100	74	93				

Days on Market	Units
0-30	15
31-60	14
61-90	4
91-120	4
121-180	2
181-365	3
366+	6

Prepared By: DAVID HOLLOWAY, Broker
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Information From Reliable Sources, But Not Guaranteed.

Real Estate Trend Indicator

1/28/2017

Property Type: Residential
 Date Range: Between 01/01/2015 and 12/31/2015
 Criteria: Property Type is 'Residential'
 Area is - Grande Hills Subdivision

Price Class	Sold Listings				Active	Pending	Expired	Off Mrkt
	<2 Beds	3 Beds	4+ Beds	Total				
\$49,999 & under	0	0	0	0	0	0	0	0
\$50,000-\$99,999	0	0	0	0	0	0	0	0
\$100,000-\$119,999	0	0	0	0	0	0	0	0
\$120,000-\$139,999	0	0	0	0	0	0	0	0
\$140,000-\$159,999	0	0	0	0	0	0	0	0
\$160,000-\$179,999	0	0	0	0	0	0	0	0
\$180,000-\$199,999	0	0	0	0	0	0	0	0
\$200,000-\$219,999	0	0	0	0	0	0	0	0
\$220,000-\$239,999	0	0	0	0	0	0	0	0
\$240,000-\$259,999	0	0	0	0	0	0	0	0
\$260,000-\$279,999	0	0	0	0	0	0	0	0
\$280,000-\$299,999	0	0	0	0	0	0	0	0
\$300,000-\$349,999	0	0	2	2	0	0	0	0
\$350,000-\$399,999	0	0	0	0	1	0	0	0
\$400,000-\$499,999	0	0	0	0	0	0	0	0
\$500,000-\$599,999	0	0	0	0	0	0	0	0
\$600,000-\$699,999	0	0	0	0	0	0	0	0
\$700,000-\$799,999	0	0	0	0	0	0	0	0
\$800,000-\$899,999	0	0	0	0	0	0	0	0
\$900,000-\$999,999	0	0	0	0	0	0	0	0
\$1,000,000-\$1,099,999	0	0	0	0	0	0	0	0
\$1,100,000-\$1,199,999	0	0	0	0	0	0	0	0
\$1,200,000-\$1,299,999	0	0	0	0	0	0	0	0
\$1,300,000-\$1,399,999	0	0	0	0	0	0	0	0
\$1,400,000-\$1,499,999	0	0	0	0	0	0	0	0
\$1,500,000-\$1,599,999	0	0	0	0	0	0	0	0
\$1,600,000-\$1,699,999	0	0	0	0	0	0	0	0
\$1,700,000-\$1,799,999	0	0	0	0	0	0	0	0
\$1,800,000-\$1,899,999	0	0	0	0	0	0	0	0
\$1,900,000-\$1,999,999	0	0	0	0	0	0	0	0
\$2,000,000 & over	0	0	0	0	0	0	0	0
Total Units	0	0	2	2	1	0	0	0
Average Price	0	0	317,500	317,500	349,900	0	0	0
Volume (in 1000's)	0	0	635	635	350	0	0	0
Average DOM	0	0	78	78				

Days on Market	Units
0-30	1
31-60	0
61-90	0
91-120	0
121-180	1
181-365	0
366+	0

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Real Estate Trend Indicator

1/27/2017

Property Type: Residential
Date Range: Between 01/01/2016 and 12/31/2016
Criteria: Property Type is 'Residential'
 Dwelling Type is 'Single Family - Detached'
 Area is Grande Hills Subdivision

Sold Listings

Price Class	<2 Beds	3 Beds	4+ Beds	Total	Active	Pending	Expired	Off Mrkt
\$49,999 & under	0	0	0	0	0	0	0	0
\$50,000-\$99,999	0	0	0	0	0	0	0	0
\$100,000-\$119,999	0	0	0	0	0	0	0	0
\$120,000-\$139,999	0	0	0	0	0	0	0	0
\$140,000-\$159,999	0	0	0	0	0	0	0	0
\$160,000-\$179,999	0	0	0	0	0	0	0	0
\$180,000-\$199,999	0	0	0	0	0	0	0	0
\$200,000-\$219,999	2	0	0	2	0	0	0	0
\$220,000-\$239,999	0	1	0	1	0	0	0	0
\$240,000-\$259,999	0	0	0	0	0	0	0	0
\$260,000-\$279,999	0	0	0	0	0	0	0	0
\$280,000-\$299,999	0	0	0	0	0	0	0	0
\$300,000-\$349,999	0	0	0	0	0	0	0	0
\$350,000-\$399,999	0	1	2	3	1	0	0	0
\$400,000-\$499,999	0	0	0	0	0	0	0	0
\$500,000-\$599,999	0	0	0	0	0	0	0	0
\$600,000-\$699,999	0	0	0	0	0	0	0	0
\$700,000-\$799,999	0	0	0	0	0	0	0	0
\$800,000-\$899,999	0	0	0	0	0	0	0	0
\$900,000-\$999,999	0	0	0	0	0	0	0	0
\$1,000,000-\$1,099,999	0	0	0	0	0	0	0	0
\$1,100,000-\$1,199,999	0	0	0	0	0	0	0	0
\$1,200,000-\$1,299,999	0	0	0	0	0	0	0	0
\$1,300,000-\$1,399,999	0	0	0	0	0	0	0	0
\$1,400,000-\$1,499,999	0	0	0	0	0	0	0	0
\$1,500,000-\$1,599,999	0	0	0	0	0	0	0	0
\$1,600,000-\$1,699,999	0	0	0	0	0	0	0	0
\$1,700,000-\$1,799,999	0	0	0	0	0	0	0	0
\$1,800,000-\$1,899,999	0	0	0	0	0	0	0	0
\$1,900,000-\$1,999,999	0	0	0	0	0	0	0	0
\$2,000,000 & over	0	0	0	0	0	0	0	0
Total Units	2	2	2	6	1	0	0	0
Average Price	205,000	294,500	364,950	288,150	349,900	0	0	0
Volume (in 1000's)	410	589	730	1,729	350	0	0	0
Average DOM	280	11	189	160				

Days on Market	Units
0-30	3
31-60	0
61-90	0
91-120	0
121-180	0
181-365	1
366+	2

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