

PIPERS MEADOW

2023 Real Estate Market Activity

Post pandemic, 2023 proved to be a transitional Real Estate market for Pipers Meadow. The highest sales price in 2023 reached \$300,000. NOTE- Dollar per Square Foot increased yet again to \$168.75.

The AVERAGE number of Days on Market remained strong at 20 days. To give a more accurate picture of the market, check out the MEDIAN days on market which is only **9 DAYS**. Owner occupancy is 79%, or roughly 4 out of 5 properties are owner occupied.

Below are some notable statistics, comparing 2013 through 2023.

If you would like additional information, my contact information is provided below

	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
Homes Sold	27	37	33	58	42	43	31	34	50	50	48
Average \$ per Sq Ft	\$168.75	\$163.19	\$144.23	\$128.81	\$120.12	\$113.81	\$104.70	\$93.53	\$86.39	\$82.57	\$75.58
Highest Sales Price	\$300,000	\$310,000	\$292,000	\$265,000	\$264,000	\$222,250	\$210,000	194,500	\$190,000	\$163,000	\$147,250
Lowest Sales Price	\$180,000	\$170,000	\$183,000	\$149,000	\$130,000	\$113,000	\$140,000	113,000	\$100,500	\$94,000	\$73,000
Average Days on Market	20	12	21	23	25	17	14	14	21	26	34
Number of Short Sales	0	0	0	1	0	0	0	1	2	4	4
Number of Foreclosures	0	0	0	0	0	0	0	0	2	3	5
Number of Relocations	0	0	0	0	0	0	0	0	0	0	2
Number of Estate Sales	1	0	2	2	1	0	0	0	4	1	0
Median Days on Market	9	6	4	4	9	7	6	6	9	8	23

As a previous resident and HOA board member, I recognize the desirability of Pipers Meadow subdivision and all it has to offer its residents. The strength of the HOA is a contributing factor in home values compared to nearby neighborhoods. The Real Estate market has been fast moving. The number of homes available for sale have been in short supply. Shortage of inventory and low interest rates have contributed to pushing values on an upward trajectory. It brings up a lot of questions of value, even for those not entering the real estate market any time soon. One question that should be considered - "Based on current value, am I fully insured?" Many are taking advantage of higher values for their home by taking out equity to paydown high interest credit or fund home improvements.

Whatever your reason, if you would like to keep up with changing market conditions or find out what your home is worth follow the link for no obligation information:



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scan to visit my website!

MYTHS

ABOUT THE 2024 HOUSING MARKET

MYTH

I should wait to move until mortgage rates fall.

REALITY

While experts say rates will come down, **trying to time the market isn't a good strategy.** Working with a trusted professional for expert advice is.

MYTH

I'll get a better deal once prices crash.

REALITY

Prices aren't falling. Data shows they're rising, just at a slower pace. **That means waiting may actually cost you more in the long run.**

MYTH

I won't be able to find anything to buy.

REALITY

While still low, the supply of home for sale is growing this year. **That gives you more options.**

MYTH

I have to save enough for a 20% down payment.

REALITY

Not necessarily. **Many buyers put down less.** There are even loan options with as little as 3.5%, or 0%, down, for qualified buyers.