

A VIEW of The Fairport/Perinton REAL ESTATE Current Market:

AS of 3pm on 2/18/18

SINGLE FAMILY HOMES:

As Of February, 18, 2018, there are currently 58 ("Active" and "Continue to show") new and existing homes for sale in the Fairport Central School District(Town of Perinton and Village of Fairport). Of those 58 homes; 23 are "NEW" Build Construction, Leaving 35 Existing Homes for Sales. If we called on those 35 for availability, I would venture to guess that statically 1/3 has an offer on it, however, has not ben converted to "Pending" in the Multi Listing System(MLS).

Of those 23 "NEW" Build Construction, 21 are at a starting build price per the MLS of \$300,000 PLUS...

Of those 35 Existing Homes; 15 homes are currently listed Over \$300,000 and the other 20 are Under....

TOWNHOMES/CONDOS:

Looking at Townhomes/Condos there are currently 11 "Active" and "Continue to Show" in New and Existing Condos/Townhomes in the Fairport School System.

Of that 11 Units 9 are listed over \$300,000. 6 of the 11 are currently built with 5 being over \$325,000 and 1, Only 1, Active for sale under \$300,000 and that 1 is even under \$180,000.

MARKET PROSPECTIVE:

For Prospective, 60 is a VERY strong Sellers Market, like we see now..... A Normal home buy/sell market in Fairport/Perinton is about 120-140 homes active at any given time. A "Normal home buy/sell market" means you receive a purchase offer in about 30-45days from your list date if you are priced correctly.

In our AREA, Our Real Estate Market is strongest usually starting in April thru the June time period. **SO NOW!! Is the Time to Get your Home Ready for the Real Estate Sales Market that is just Around the Corner.....Its CALLED SPRING!**

Thank you,

Bob Ruhland aka MrPerinton, Associate Broker

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