



# Caldwell & Middleton New Construction Subdivision Market Report

Price Point: Starting at \$400,000  
Data: MLS 1-1-2021 to 6-30-2021

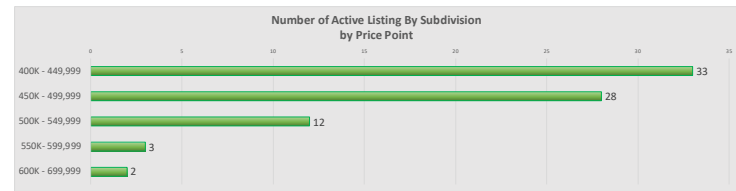


Includes: New, Under Construction & To Be Built / SF, SFACR & TWHSE

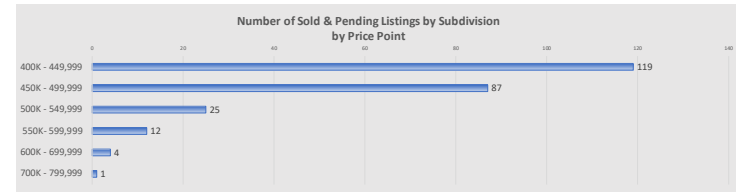
NEW CONSTRUCTION INVENTORY ON HAND						
Price Point	Sold / Pending Inventory	Avg. Sales per Week	Avg. Sales per Month	Active Inventory	WEEKS of Inventory	MONTHS of Inventory
400K - 449,999	152	6.5	27.6	33	5.1	1.2
400K - 449,999	40	1.7	7.3	1	0.6	0.1
450K - 499,999	105	4.5	19.1	29	6.5	1.5
450K - 499,999	50	2.1	9.1	2	0.9	0.2
500K - 549,999*	36	1.5	6.5	11	7.2	1.7
500K - 549,999	21	0.9	3.8	1	1.1	0.3
550K - 599,999	18	0.8	3.3	5	6.5	1.5
550K - 599,999	15	0.6	2.7	2	3.1	0.7
600K - 699,000	18	0.8	3.3	2	2.6	0.6
700K - 799,000	12	0.5	2.2	0	0.0	0.0
800K - 899,999	3	0.1	0.5	1	7.8	1.8
<b>Total Sold</b>	<b>344</b>	<b>14.6</b>	<b>62.5</b>	<b>81.0</b>	<b>5.5</b>	<b>1.3</b>

\*\*\*900K - 1.2M - Sold 3, Active 5 YTD      \*Includes CBH & Hubble

NUMBER OF ACTIVE LISTINGS BY SUBDIVISION											
Price Point	Cedar Crossing (CBH)	Cedars (CBH)	Crossing at Meadow Park (Hubble)	Cumberland	Dover Place (CBH)	Mason Creek (Hubble)	Meadows at West Highlands (Toll)	Saddleback (CBH)	Virginia Park (CBH)	Windsor Creek (CBH)	TOTAL
400K - 449,999		1			11	1		7	5	8	33
450K - 499,999	7		3		15		1		2		28
500K - 549,999	3		5		3		1				12
550K - 599,999			2				1				3
600K - 699,999							2				2
<b>Total Listings</b>	<b>10</b>	<b>1</b>	<b>10</b>	<b>0</b>	<b>29</b>	<b>1</b>	<b>5</b>	<b>7</b>	<b>7</b>	<b>8</b>	<b>78</b>



NUMBER OF SOLD & PENDING LISTINGS BY SUBDIVISION											
Price Point	Cedar Crossing (CBH)	Cedars (CBH)	Cumberland	Delaware Park (CBH)	Kestrel Estates (CBH)	Mason Creek (Hubble)	Meadows at West Highlands (Toll)	Sienna Hills	Stonehaven	Virginia Park (CBH)	TOTAL
400K - 449,999	9	13	8	11	13	29	8	8	5	15	119
450K - 499,999	5	4	4	3	15	6	12	17	15	6	87
500K - 549,999	7		1		1	1	9	4	1	1	25
550K - 599,999							11	1			12
600K - 699,999	1						3				4
700K - 799,999							1				1
<b>Total Sold</b>	<b>22</b>	<b>17</b>	<b>13</b>	<b>14</b>	<b>29</b>	<b>36</b>	<b>44</b>	<b>30</b>	<b>21</b>	<b>22</b>	<b>248</b>



BREAKDOWN BY SUBDIVISION SOLD & PENDING BY PRICE POINT										
Price Point	Cedar Crossing (CBH)	Cedars (CBH)	Cumberland	Delaware Park (CBH)	Kestrel Estates (CBH)	Mason Creek (Hubble)	Meadows at West Highlands (Toll)	Sienna Hills	Stonehaven	Virginia Park (CBH)
400K - 449,999	41%	76%	62%	79%	45%	81%	18%	27%	24%	68%
450K - 499,999	23%	24%	31%	21%	52%	17%	27%	57%	71%	27%
500K - 549,999	32%		8%		3%	3%	20%	13%	5%	5%
550K - 599,999							25%	3%		
600K - 699,999	5%						7%			
700K - 799,999							2%			



AVERAGES BY PRICE POINT IN SUBDIVISION																				
Price Point	Cedar Crossing (CBH)				Cedars (CBH)				Cumberland				Delaware Park (CBH)				Kestrel Estates (CBH)			
	Avg. SF	\$ per SF	Avg. Lot size	Avg. Garage	Avg. SF	\$ per SF	Avg. Lot size	Avg. Garage	Avg. SF	\$ per SF	Avg. Lot size	Avg. Garage	Avg. SF	\$ per SF	Avg. Lot size	Avg. Garage	Avg. SF	\$ per SF	Avg. Lot size	Avg. Garage
400K - 449,999	1,872	246	0.19	2.8	1,947	221	0.19	2.4	1,909	226	0.25	3.8	1,768	243	0.15	2.2	2,175	209	0.24	2.8
450K - 499,999	2,115	236	0.20	3.0	2,552	182	0.18	3.0	2,098	223	0.22	3.8	2,499	190	0.18	3.0	2,194	232	0.22	3.0
500K - 549,999	2,674	195	0.19	3.0					1,978	253	0.24	4.0					2,538	198	0.20	3.0
550K - 599,999																				
600K - 699,999	3,250	188	0.30	3.0																
700K - 799,999																				
<b>AVERAGES</b>	<b>2,478</b>	<b>\$ 217</b>	<b>0.22</b>	<b>2.9</b>	<b>2,250</b>	<b>\$ 202</b>	<b>0.18</b>	<b>2.7</b>	<b>1,995</b>	<b>\$ 234</b>	<b>0.24</b>	<b>3.83</b>	<b>2,133</b>	<b>\$ 217</b>	<b>0.167</b>	<b>2.6</b>	<b>2,302</b>	<b>\$ 213</b>	<b>0.22</b>	<b>2.9</b>

AVERAGES BY PRICE POINT IN SUBDIVISION																				
Price Point	Mason Creek (Hubble)				Meadows at West Highlands (Toll)				Sienna Hills				Stonehaven				Virginia Park (CBH)			
	Avg. SF	\$ per SF	Avg. Lot size	Avg. Garage	Avg. SF	\$ per SF	Avg. Lot size	Avg. Garage	Avg. SF	\$ per SF	Avg. Lot size	Avg. Garage	Avg. SF	\$ per SF	Avg. Lot size	Avg. Garage	Avg. SF	\$ per SF	Avg. Lot size	Avg. Garage
400K - 449,999	2,158	204	0.17	2.7	2,164	201	0.21	2.5	2,089	202	0.20	3.9	1,798	240	0.20	2.8	1,838	238	0.16	2.3
450K - 499,999	2,683	177	0.18	2.8	2,677	179	0.25	3.2	2,141	225	0.22	3.6	2,212	222	0.20	2.9	2,390	204	0.17	3.0
500K - 549,999	2,992	168	0.17	2.0	2,657	201	0.26	3.3	2,210	233	0.22	3.8	2,176	234	0.18	3.0	3,250	166	0.16	3.0
550K - 599,999					2,666	218	0.30	3.3	2,389	234	0.19	4.0								
600K - 699,999					2,922	221	0.36	3.7												
700K - 799,999					3,014	234	0.51	3.0												
<b>AVERAGES</b>	<b>2,611</b>	<b>\$ 183</b>	<b>0.173</b>	<b>2.5</b>	<b>2,683</b>	<b>\$ 209</b>	<b>0.316</b>	<b>3.2</b>	<b>2,207</b>	<b>\$ 224</b>	<b>0.21</b>	<b>3.818</b>	<b>2,062</b>	<b>\$ 232</b>	<b>0.19</b>	<b>2.9</b>	<b>2,493</b>	<b>\$ 202</b>	<b>0.1658</b>	<b>2.8</b>