June 2024 Real Estate Transactions:

Since we are on a cash bases, home sale transactions are recorded when payment is received from the title company which may not be the closing date. In June there were three transactions; two when one home quickly flipped twice and the third from another sale with a total capital contribution of $3,960. The average sale price was $542,500. There were three

listings with average cumulative days on market at 182 days. The other VMs had 7 listings with 6 sales and average cumulative days on market of 79. The average sale price was $445,357.

Regarding the use of Escrow for a lamp post deposit I was informed that Escrow would not hold back money for a lamp post.