



The average sales price this quarter for Waterfront homes of \$674,036 increased almost 15% from last quarter though down 1% from last year overall. The median sales price for waterfront homes of \$615,000 increased 3% from the same quarter last year. There were 22 waterfront home sales so far this year, down 7 sales from the same time last year, though there are 11 waterfront homes currently pending. At print, there were 159 homes for sale in Canyon Lake with an average list price of \$608,368 up more than 5% over last quarter with 48 homes currently pending. For homes that SOLD this quarter, the average list price was only 2.9% higher than the average sales price with an average of 101 days on the market. However, the average list price of homes FOR SALE compared to the average list price of homes that SOLD in the 2nd quarter showed they were priced 29% higher, meaning many listing are overpriced. Of the 159 current listings, 93 of them have reduced their price at least once. There are 22 homes for sale over \$900,000 with only 2 sales so far this year over that price. For updates on Canyon Lake's Real Estate Market visit us at CanyonLakeRE.blogspot.com or for a copy of any of our previous quarterly Keith Report's, please visit us at [www.KerryKeithRealEstate.com](http://www.KerryKeithRealEstate.com).

## For Sale in Canyon Lake

**Total Homes For Sale: 159**

Houses: 147 ~ Condos: 8 ~ Manuf. Homes: 4

Average List Price: \$608,368

Average Days on the Market (DOM): 100

**Waterfront Homes: 62**

Average List Price: \$893,694 ~ Ave. DOM: 116

Lowest Listing: \$495,000 ~ Highest Listing: \$2,500,000

**Golf Course Homes: 7**

Ave. List Price: \$487,343 ~ Ave. DOM: 183

**Condos: 8**

Ave. List Price: \$303,706 ~ Ave. DOM: 123

**Manufactured Homes: 3**

Ave. List Price: \$219,967 ~ Ave. DOM: 99

## Pending Sales in Canyon Lake

**Total Homes Pending: 45**

Average List Price: \$424,089

Average DOM: 82

**Waterfront Homes Pending: 9**

Average List Price: \$610,483

Average DOM: 103

**Golf Course Homes Pending: 1**

Ave. List Price: \$449,500 ~ Ave. DOM: 20

**Condos: 1**

Ave. List Price: \$159,900 ~ Ave. DOM: 114

**Manufactured Homes: 1**

Ave. List Price: \$149,900 ~ Ave. DOM: 11

**Lots: 0**

## Sales Price vs List Price



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Market Evaluation  
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