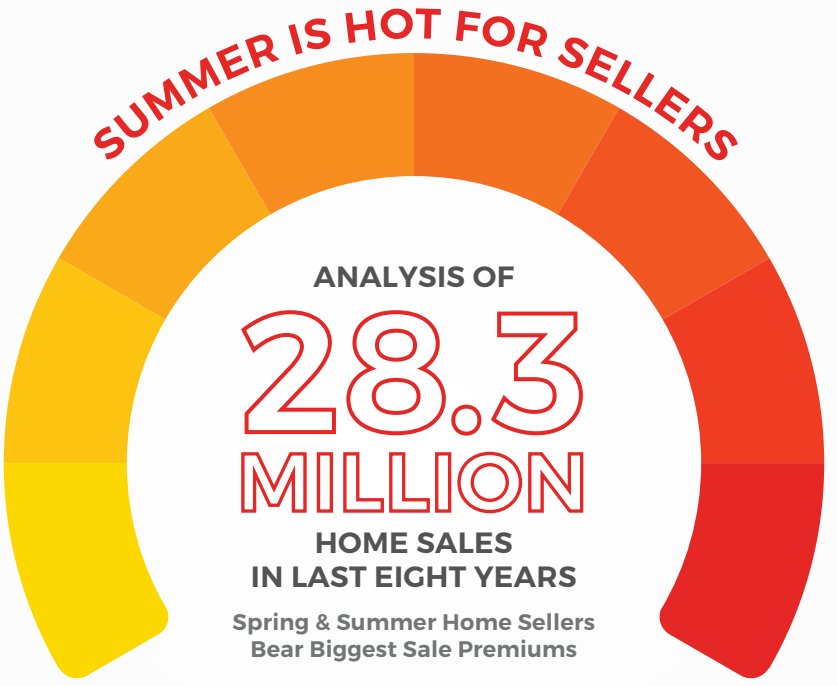
BIG DATA SANDBOX

KNOW WHEN TO SELL YOUR HOME

MAY AND JUNE DAYS DOMINATE THE LIST

Home sellers have enjoyed an extended sellers' market over the last eight years, selling at a 5.6 percent premium above estimated market value on average, according to an ATTOM Data Solutions analysis of 28.3 million home sales from 2011 to 2018. Home sellers selling in the late spring and early summer are realizing the biggest premiums — 9.2 percent on average in June and 7.4 percent on average in May, with 19 of the 20 best days to sell in those two months.



MAY 24	JUNE 20	JUNE 21	MAY 31	JUNE 28
Home sales analyzed: 90,563	**Home sales analyzed:** 110,471	**Home sales analyzed:** 93,878	**Home sales analyzed:** 134,443	**Home sales analyzed:** 112,809
Median sale price: $192,500	**Median sale price:** $199,000	**Median sale price:** $200,000	**Median sale price:** $207,570	**Median sale price:** $205,000
Median est. value: $174,199	**Median est. value:** $180,000	**Median est. value:** $180,737	**Median est. value:** $187,521	**Median est. value:** $185,000
***Seller Premium:** 10.5%	***Seller Premium:** 10.6%	***Seller Premium:** 10.7%	***Seller Premium:** 10.7%	***Seller Premium:** 10.8%

*seller premium above market value

METHODOLOGY

ATTOM Data Solutions analyzed 28,351,466 single-family home and condo sales between 2011 and 2018, comparing median prices for those homes — based on recorded sales deed data — with the estimated market value of those homes in the month they were sold — based on an automated valuation model (AVM) that takes into account recent, nearby sales of similar homes. The seller premium was the percentage the median sale price was above (or below) the estimated market value at time of sale.

ATTOM™ DATA SOLUTIONS