

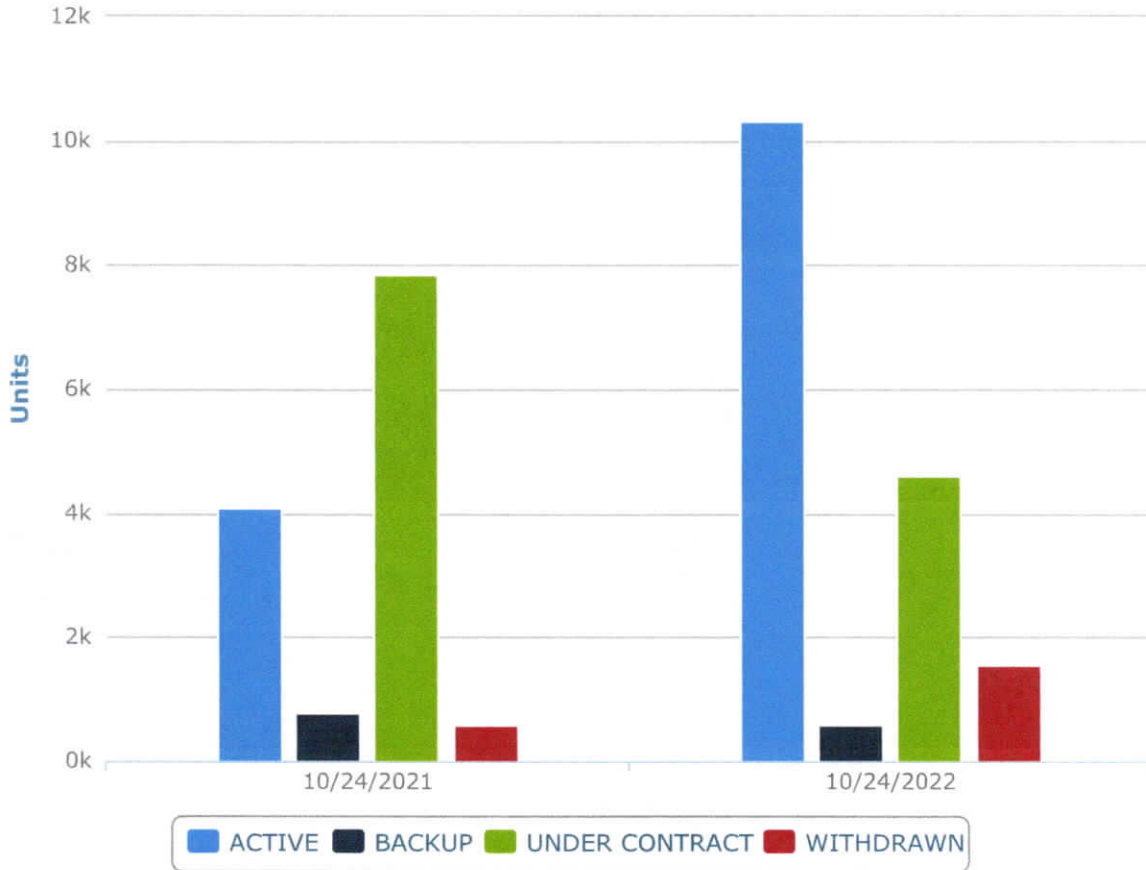
The Daily Snapshot Report provides tabular and summary reports on historical listing data for any property type.

The report provides an overview of listings on a given day or date range.

Note: Historical data is not available prior to February 22, 2011

Status	10/24/2021	10/24/2022	Difference
ACTIVE	4,088	10,299	151.93%
BACKUP	789	587	-25.60%
UNDER CONTRACT	7,864	4,606	-41.43%
WITHDRAWN	574	1,561	171.95%

Daily Snapshot
10/24/2022



Prepared By:
Kenneth Conners
Shepherd Real Estate Group, LLC
801-309-3186

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STATE of UTAH

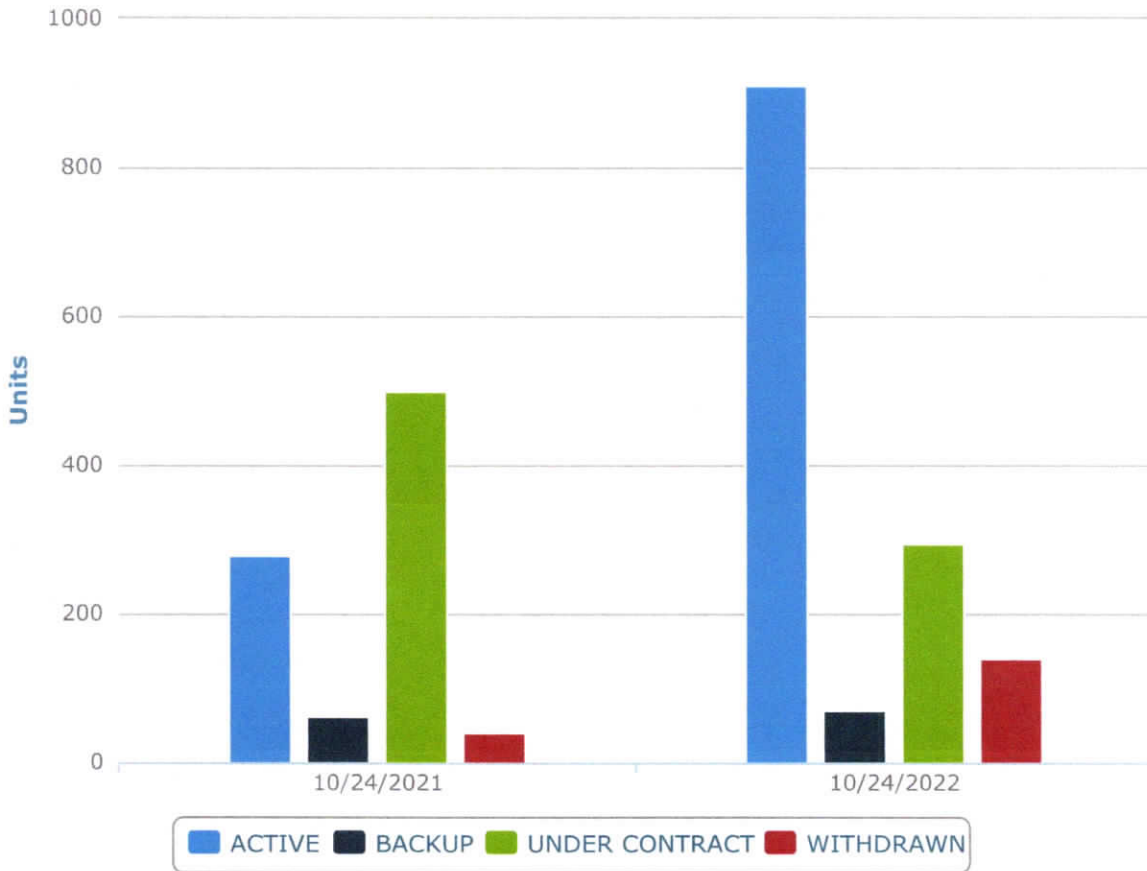
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Note: Historical data is not available prior to **February 22, 2011**

Status	10/24/2021	10/24/2022	Difference
ACTIVE	279	912	226.88%
BACKUP	63	71	12.70%
UNDER CONTRACT	500	294	-41.20%
WITHDRAWN	41	141	243.90%

Daily Snapshot
10/24/2022



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DAVIS COUNTY

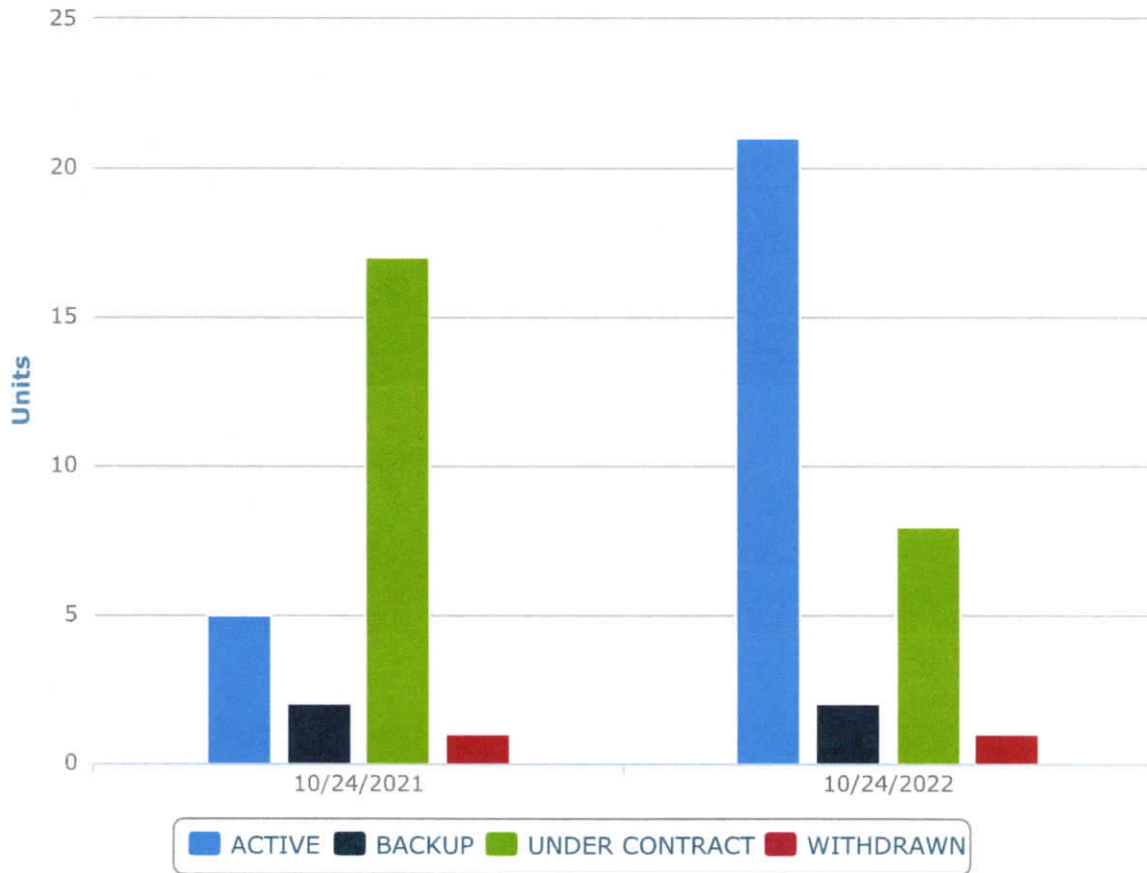
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The report provides an overview of listings on a given day or date range.

Note: Historical data is not available prior to February 22, 2011

Status	10/24/2021	10/24/2022	Difference
ACTIVE	5	21	320.00%
BACKUP	2	2	0
UNDER CONTRACT	17	8	-52.94%
WITHDRAWN	1	1	0

Daily Snapshot
10/24/2022



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South Weber

Market Summary Report

The following report breaks down residential properties into price ranges (in increments of 100,000). If no properties fit a range, that range is not shown.

Search Criteria: State is Utah, County is Davis, City is South Weber

Active

Count: 21	Low: 398,000	High: 985,000	Median Price: 600,000	Average Price: 627,547	Median CDOM: 59
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List Price Range	# Listings	Median CDOM
300,000 - 399,999	1	64
400,000 - 499,999	3	91
500,000 - 599,999	6	53
600,000 - 699,999	8	52
700,000 - 799,999	1	135
900,000 - 999,999	2	27

Under Contract

Count: 8	Low: 349,990	High: 749,900	Median Price: 448,482	Average Price: 478,573	Median CDOM: 14
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List Price Range	# Listings	Median CDOM
300,000 - 399,999	2	20
400,000 - 499,999	3	35
500,000 - 599,999	2	5
700,000 - 799,999	1	19

Backup

Count: 2	Low: 469,000	High: 539,000	Median Price: 504,000	Average Price: 504,000	Median CDOM: 37
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List Price Range	# Listings	Median CDOM
400,000 - 499,999	1	52
500,000 - 599,999	1	22

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Site Design Approach

Wilcox Farms is designed to allow residents to comfortably walk to open spaces that serve as a key gathering space. Residents can connect to all of the open space by a series of trails, pathways, sidewalks and crosswalks as shown on the site plan below



1. The park spaces will be linked together through sidewalks, and trails.

2. The end result is a community that connects people together in a safe environment of quiet streets and active open spaces.

Pattern Book Principals

There are key principles to employ in order to create unique, highly-desirable, memorable neighborhoods. This Pattern Book includes tools in two key sections, each are equally critical to constructing the community vision. The Neighborhood Standards section presents appropriate placement of a house on a lot, while the Architecture Standards section presents the tools to the creation of neighborly houses that are inspired by their context.

NEIGHBORHOOD STANDARDS PRINCIPLES

PRINCIPLE 1 | CREATE HIGH-QUALITY NEIGHBORHOOD WITH DISTINCTIVE VARIETY

Neighborhoods which stand the test of time provide a visual while avoiding the placelessness that results from overly repetitive, discordant architecture. The Wilcox Farms neighborhood will be distinctive in Clearfield and the adjacent cities by the use of diverse, well defined, locally influenced architectural styles and the scripting of addresses. This will produce a timeless project deeply rooted in and well suited for people in all stages of life.

PRINCIPLE 2 | PLACE HOUSES TO SHAPE HIGH-QUALITY STREETS AND PARKS

Great places have great public space. In a neighborhood, this primarily takes the form of streets and parks. Buildings can both shape and enliven these public spaces. To have a great residential street or park, houses must both face onto and have a well defined relationship to the street. Visual priority must be given to the front porch and first floor of the house rather than to the garage. Houses should be designed so that the elements for people-doors, windows, porches are emphasized in order to give character and definition to the street or park.

ARCHITECTURE STANDARDS PRINCIPLES

PRINCIPLE 3 | DIVERSE ARCHITECTURAL INSPIRATION

In the context of creating a neighborhood, striking the appropriate balance between individuality, variety, and economies of scale, vision is critical. This Pattern Book is designed to help provide rules for the appropriate style for the house on an individual lot, as it relates to the community, and guide the approach to developing the architecture. Each style presented in this Pattern Book presents the tools for the selection of the massing, window fenestration, windows, porches and detailing for the Wilcox Farms neighborhood.

PRINCIPLE 4 | USE ARCHITECTURAL ELEMENTS THAT BUILD STRONG COMMUNITIES

In the development of a high-quality neighborhood, houses include elements that contribute to the feel of a true neighborly environment. This includes porches, terraces, site pergolas in locations that benefit the house itself, and the neighborhood around it. These elements promote connectivity between the house and the neighborhood.



OVERVIEW: The goal of this section is to establish the framework on which the Wilcox Farms community will be built. To this end, this section details the necessary standards to create neighborhoods of distinction. The pages immediately following this overview describe the visions for the Wilcox Farms neighborhood and how these will be accomplished through the use of architectural styles. The final part of this section provides definitions and standards for how buildings are to be placed on their lots in order to both address the street in a neighborly way and prioritize the people-oriented parts of the façade.

PLAN SCRIPTING: The neighborhoods of Wilcox Farms are further distinguished from both one another and the surrounding area by the use of plan scripting. Plan scripting is a technique by which to establish a distinctive architectural character unique to a particular neighborhood while avoiding overly repetitious building plan and type selection. These standards detail the recommended frequency and proportion of various styles and building plans in order to create diverse yet harmonious neighborhoods of character. The General Standards apply to all neighborhoods, but are superseded by the specific neighborhood style guides.

SINGLE-FAMILY HOMES FRONTING S 1000 W



TYPICAL ARCHITECTURE

Sales Per Month Report

This report shows sales statistics broken down by month, since **January of 2021**.

Search Criteria: State is Utah, County is Davis, City is South Weber

Month	Count	Volume	Mdn OL \$	Mdn Sold \$	Mdn S to OL	Mdn SQ FT	Mdn \$/SQ FT	Mdn Beds	Mdn Baths	Mdn CDOM
Jan 2021	5	\$1,817,000.00	\$319,995.00	\$355,000.00	111%	2,494	\$160.47	5	2	5
Feb 2021	9	\$4,382,000.00	\$510,000.00	\$507,000.00	99%	3,448	\$147.88	5	3	6
Mar 2021	5	\$2,271,681.00	\$425,000.00	\$465,000.00	109%	2,899	\$176.96	5	3	4
Apr 2021	5	\$2,564,096.00	\$495,000.00	\$505,000.00	102%	2,945	\$170.19	5	3	5
May 2021	0	\$0.00	\$0.00	\$0.00	0%	0	\$0.00	0	0	0
Jun 2021	8	\$4,297,969.00	\$489,525.00	\$526,390.50	108%	2,858	\$188.23	4	3	5
Jul 2021	11	\$6,384,600.00	\$545,000.00	\$565,500.00	104%	3,036	\$184.74	4	3	6
Aug 2021	11	\$6,182,500.00	\$580,000.00	\$560,000.00	97%	3,145	\$185.91	4	3	9
Sep 2021	6	\$2,854,000.00	\$414,950.00	\$421,250.00	102%	2,029	\$227.35	3	3	5
Oct 2021	6	\$3,104,494.00	\$475,737.50	\$500,359.50	105%	2,123	\$225.14	5	3	9
Nov 2021	14	\$8,126,700.00	\$517,500.00	\$512,850.00	99%	2,281	\$224.18	4	3	6
Dec 2021	7	\$3,979,000.00	\$580,000.00	\$560,000.00	97%	3,012	\$187.96	3	2	6
Jan 2022	10	\$5,681,457.00	\$571,935.00	\$577,500.00	101%	3,084	\$207.43	4	3	6
Feb 2022	11	\$5,450,437.00	\$425,000.00	\$425,000.00	100%	2,000	\$214.02	3	3	4
Mar 2022	6	\$4,197,400.00	\$697,450.00	\$730,000.00	105%	3,422	\$213.76	5	3	6
Apr 2022	14	\$9,072,386.00	\$614,950.00	\$657,500.00	107%	3,110	\$221.45	5	3	5
May 2022	9	\$5,073,930.00	\$550,000.00	\$534,900.00	97%	2,337	\$235.92	4	3	23
Jun 2022	14	\$8,355,260.00	\$619,950.00	\$625,000.00	101%	2,868	\$221.65	3	3	6
Jul 2022	7	\$3,494,130.00	\$491,800.00	\$481,580.00	98%	2,150	\$248.29	3	3	5
Aug 2022	10	\$4,994,300.00	\$524,950.00	\$504,700.00	96%	2,007	\$246.90	3	3	22
Sep 2022	5	\$3,341,105.00	\$690,000.00	\$640,000.00	93%	3,022	\$211.78	5	3	49
Oct 2022	4	\$3,336,000.00	\$892,500.00	\$844,500.00	95%	4,647	\$188.35	5	4	74

Prepared By:

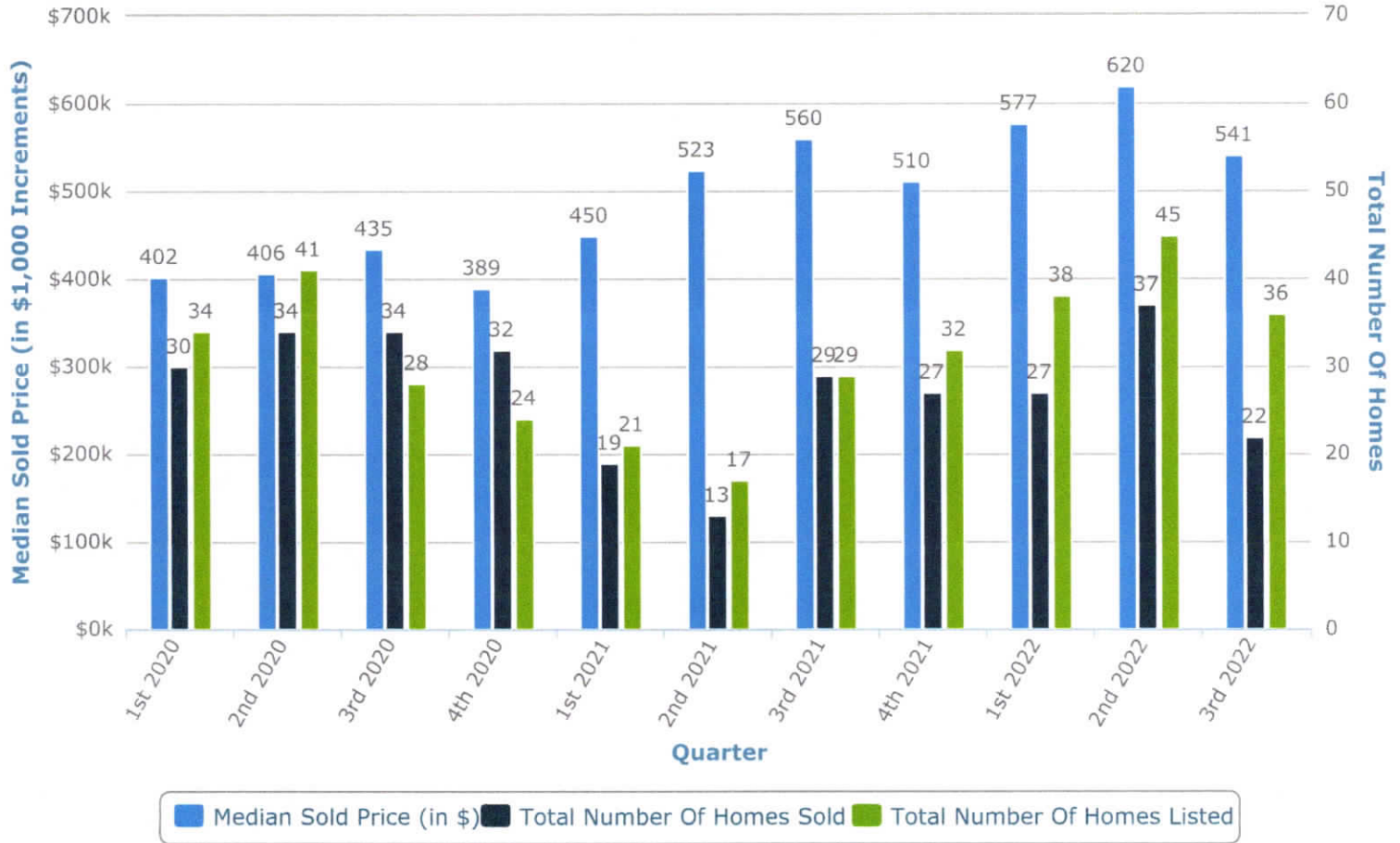
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This report was generated automatically by the Wasatch Front Regional MLS on 10/24/2022 at 12:24 AM. Includes only listings where list price is between \$15,000 and \$10,000,000 and sold price does not exceed 25% +/- that of the list price.

Search Criteria: State is Utah, County is Davis, City is South Weber, Short Sale is not Price subject to 3rd party approval or Price previously approved by 3rd Party

Click and drag area inside of graph to zoom.

Home Sales Per Quarter



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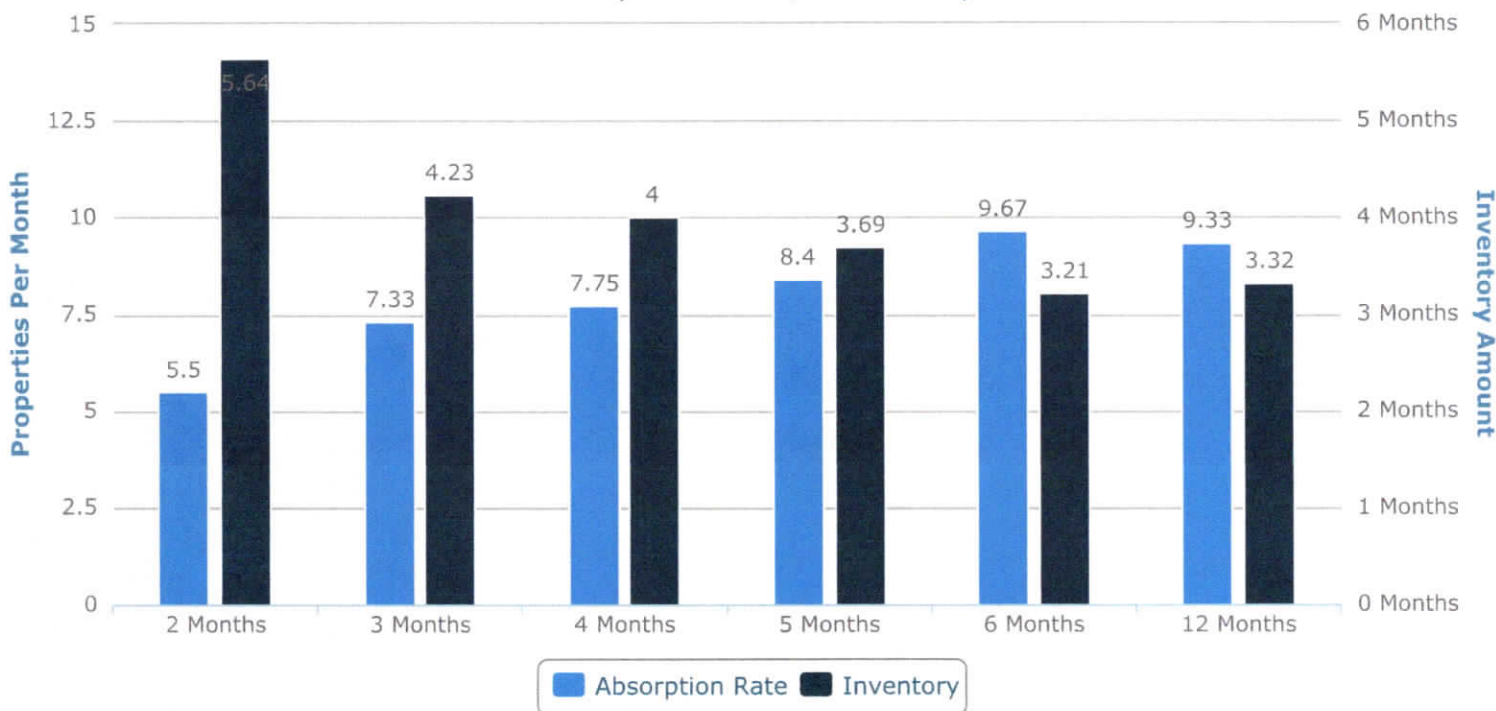
Absorption Report

This report shows the absorption, or supply of homes, within the last 12 months.

Search Criteria: State is Utah, County is Davis, City is South Weber, Short Sale is not Price subject to 3rd party approval or Price previously approved by 3rd Party

	2 Months	3 Months	4 Months	5 Months	6 Months	12 Months
Active Properties:	21	21	21	21	21	21
Backup Properties:	2	2	2	2	2	2
Under Contract Properties:	8	8	8	8	8	8
Sold Properties:	11	22	31	42	58	112
Market Absorption:	5.50 Per Month	7.33 Per Month	7.75 Per Month	8.40 Per Month	9.67 Per Month	9.33 Per Month
Inventory:	5.64 Months	4.23 Months	4.00 Months	3.69 Months	3.21 Months	3.32 Months

Absorption Rate / Inventory



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Daily Snapshot as of 10/24/22

State **Utah**

County **Davis**

City South **Weber**

Market Summary Report - The Market Summary Report provides a summary of number of listings and the CDOM for residential property of status: Active, Under Contract, and Backup.

Sales Per Month Report - This report shows sold property data for the search criteria in each month for the selected years back. This is a description for each column header

- Month - month for data
- Count - numbers of homes sold for the month
- Volume - total of sales prices
- Med/avg OL - Original List Price - Original price based on CDOM
- Med/avg Sold Price - Sale price (not adjusted for concessions)
- Ratio of Med/avg SP to Original Price - Ratio as per cent
- Median/Avg Sq footage - total square footage
- Median/Avg Price/sq. foot - Sale price per sq. footage
- Median/Avg Beds - calculated using total beds
- Median/Avg Baths - calculated using total baths
- Median/Avg CDOM - Cumulative Days on Market

Home Sales Graph Report - The Home Sales Graph report is a linear graph showing the following data for homes and condos by quarter:

- Total Number of Properties listed
- Total Number of Properties sold
- Median or average price of sold properties

Absorption Report - Absorption Rate is the ratio of the number of sold properties to a given length of time.

Inventory is an indication of supply of properties based on the Absorption Rate.

Absorption Rate and Inventory are calculated as follows:

$$\text{Absorption Rate} = \frac{\# \text{ Sold's}}{\# \text{ Months}}$$

The result is in properties/month; e.g., if there are 24 properties sold over the past 3 months, the absorption rate is 8 properties/month.

The Inventory is then calculated by dividing current listings by the Absorption Rate. The Under Contract properties can be included with either the number of Active's or the number of Sold's. By default, Under Contract listings are included with Active's because they are not sold yet.

$$\text{Inventory} = \frac{\# \text{ Active's}}{\text{Absorption Rate}}$$

The result is in months - e.g., for the above abs. rate, if there are currently 96 Active's, the inventory would be $96/8 = 12$ months supply of properties available.



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