

Sold Summary

	Oct 2011	Oct 2010	% Change
Sold Dollar Volume	\$410,103,155	\$439,110,168	-6.61%
Avg Sold Price	\$254,564	\$271,056	-6.08%
Median Sold Price	\$219,000	\$238,500	-8.18%
Units Sold	1,611	1,620	-0.56%
Avg Days on Market	123	110	11.82%
Avg List Price for Solds	\$266,062	\$282,664	-5.87%
Avg SP to OLP Ratio	89.1%	89.3%	-0.21%
Ratio of Avg SP to Avg OLP	89.5%	90.2%	-0.72%
Attached Avg Sold Price	\$172,844	\$185,375	-6.76%
Detached Avg Sold Price	\$318,476	\$341,695	-6.80%
Attached Units Sold	707	730	-3.15%
Detached Units Sold	904	889	1.69%

Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

Inventory

	Oct 2011	Oct 2010	% Change
Active Listings	15,349	18,147	-15.42%
New Listings	3,247	3,769	-13.85%
New Under Contracts	1,449	1,479	-2.03%
New Contingents	761	359	111.98%
New Pendingings	2,210	1,839	20.17%
All Pendingings	3,870	3,445	12.34%

Financing (Sold)

Assumption	0
Cash	373
Conventional	555
FHA	486
Other	52
Owner	6
VA	139

Days on Market (Sold)

0	43
1 to 10	141
11 to 20	160
21 to 30	107
31 to 60	257
61 to 90	186
91 to 120	153
121 to 180	237
181 to 360	212
361 to 720	95
721+	20

Sold Detail

Price Ranges	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	7	30	10	62	6	11	3	123	961	21
\$50K to \$99,999	12	20	26	48	13	7	19	300	1,048	137
\$100K to \$149,999	14	19	43	61	27	2	34	503	977	268
\$150K to \$199,999	6	11	80	65	29	11	27	975	828	380
\$200K to \$299,999	9	17	116	104	84	20	56	1,810	988	375
\$300K to \$399,999	10	4	64	27	110	12	15	1,512	350	129
\$400K to \$499,999	3	0	21	7	93	2	5	1,069	101	71
\$500K to \$599,999	0	0	9	0	48	2	0	673	41	32
\$600K to \$799,999	1	0	4	3	31	0	2	727	30	40
\$800K to \$999,999	0	0	1	0	17	0	0	347	8	16
\$1M to \$2,499,999	0	0	2	0	8	0	1	393	13	19
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	72	0	0
\$5,000,000+	0	0	0	0	0	0	0	10	0	1
Total	62	101	376	377	466	67	162	8,514	5,345	1,489
Avg Sold Price	\$182,778	\$114,579	\$245,644	\$167,975	\$395,296	\$202,138	\$208,388			
Prev Year - Avg Sold Price	\$214,599	\$137,952	\$254,438	\$179,188	\$426,883	\$202,593	\$221,968			
Avg Sold % Change	-14.83%	-16.94%	-3.46%	-6.26%	-7.40%	-0.22%	-6.12%			
Prev Year - # of Solds	57	108	369	377	463	78	167			

Active Detail