

Sold Summary

	Oct 2011	Oct 2010	% Change
Sold Dollar Volume	\$119,453,226	\$130,938,065	-8.77%
Avg Sold Price	\$323,721	\$357,754	-9.51%
Median Sold Price	\$275,000	\$299,900	-8.30%
Units Sold	369	366	0.82%
Avg Days on Market	123	115	6.96%
Avg List Price for Solds	\$337,827	\$379,338	-10.94%
Avg SP to OLP Ratio	91.3%	90.6%	0.78%
Ratio of Avg SP to Avg OLP	89.5%	89.4%	0.16%
Attached Avg Sold Price	\$234,108	\$258,942	-9.59%
Detached Avg Sold Price	\$365,328	\$400,213	-8.72%
Attached Units Sold	117	110	6.36%
Detached Units Sold	252	256	-1.56%

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	3,261	3,601	-9.44%
New Listings	670	708	-5.37%
New Under Contracts	288	290	-0.69%
New Contingents	206	113	82.30%
New Pendingings	494	403	22.58%
All Pendingings	879	754	16.58%

Financing (Sold)

Assumption	0
Cash	61
Conventional	131
FHA	105
Other	13
Owner	2
VA	57

Days on Market (Sold)

0	12
1 to 10	43
11 to 20	23
21 to 30	22
31 to 60	63
61 to 90	45
91 to 120	32
121 to 180	61
181 to 360	46
361 to 720	17
721+	5

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	3	1	0	1	0	0	1	26	3	1
\$50K to \$99,999	2	3	2	1	2	0	1	40	21	21
\$100K to \$149,999	6	1	6	2	3	1	9	46	27	41
\$150K to \$199,999	2	3	17	8	6	1	8	157	63	78
\$200K to \$299,999	3	5	41	26	19	4	19	492	189	131
\$300K to \$399,999	5	1	21	9	34	2	5	453	91	29
\$400K to \$499,999	1	0	12	2	27	0	1	363	33	24
\$500K to \$599,999	0	0	4	0	15	0	0	233	7	10
\$600K to \$799,999	1	0	3	0	6	0	1	256	11	13
\$800K to \$999,999	0	0	1	0	3	0	0	150	4	7
\$1M to \$2,499,999	0	0	2	0	5	0	1	179	7	8
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	40	0	0
\$5,000,000+	0	0	0	0	0	0	0	7	0	0
Total	23	14	109	49	120	8	46	2,442	456	363
Avg Sold Price	\$207,017	\$164,542	\$318,112	\$248,262	\$438,558	\$232,863	\$240,420			
Prev Year - Avg Sold Price	\$277,679	\$237,374	\$301,128	\$261,441	\$494,274	\$247,425	\$266,051			
Avg Sold % Change	-25.45%	-30.68%	5.64%	-5.04%	-11.27%	-5.89%	-9.63%			
Prev Year - # of Solds	22	15	100	44	134	8	43			

Active Detail