

Sold Summary

	Oct 2011	Oct 2010	% Change
Sold Dollar Volume	\$260,714,375	\$307,712,911	-15.27%
Avg Sold Price	\$411,221	\$439,590	-6.45%
Median Sold Price	\$327,250	\$350,000	-6.50%
Units Sold	634	700	-9.43%
Avg Days on Market	85	68	25.00%
Avg List Price for Solds	\$425,394	\$457,086	-6.93%
Avg SP to OLP Ratio	92.6%	93.6%	-1.14%
Ratio of Avg SP to Avg OLP	91.9%	92.6%	-0.75%
Attached Avg Sold Price	\$253,983	\$275,880	-7.94%
Detached Avg Sold Price	\$543,777	\$587,285	-7.41%
Attached Units Sold	290	332	-12.65%
Detached Units Sold	344	368	-6.52%

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	3,263	3,687	-11.50%
New Listings	1,040	1,164	-10.65%
New Under Contracts	354	477	-25.79%
New Contingents	591	414	42.75%
New Pendings	945	891	6.06%
All Pendings	1,834	1,818	0.88%

Financing (Sold)

Assumption	0
Cash	120
Conventional	336
FHA	153
Other	5
Owner	1
VA	19

Days on Market (Sold)

0	11
1 to 10	107
11 to 20	64
21 to 30	47
31 to 60	111
61 to 90	86
91 to 120	75
121 to 180	64
181 to 360	49
361 to 720	18
721+	2

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	0	0	0	0	0	0	3	4	4	14
\$50K to \$99,999	1	1	0	0	0	0	26	1	3	86
\$100K to \$149,999	1	4	0	10	0	1	28	4	13	96
\$150K to \$199,999	2	3	6	19	0	4	22	16	49	115
\$200K to \$299,999	1	4	23	40	25	16	33	190	153	193
\$300K to \$399,999	1	2	27	17	53	7	21	379	138	89
\$400K to \$499,999	5	0	13	5	43	1	5	302	36	30
\$500K to \$599,999	0	0	16	1	27	1	2	244	40	14
\$600K to \$799,999	1	0	6	3	46	3	5	381	23	15
\$800K to \$999,999	0	0	0	0	15	0	0	199	6	6
\$1M to \$2,499,999	0	0	0	0	31	0	3	318	12	18
\$2.5M to \$4,999,999	0	0	0	0	1	0	0	57	0	1
\$5,000,000+	0	0	0	0	0	0	0	13	0	0
Total	12	14	91	95	241	33	148	2,108	477	677
Avg Sold Price	\$343,928	\$191,490	\$380,138	\$269,068	\$615,518	\$313,743	\$236,886			
Prev Year - Avg Sold Price	\$270,786	\$189,512	\$391,475	\$301,048	\$668,672	\$426,026	\$235,668			
Avg Sold % Change	27.01%	1.04%	-2.90%	-10.62%	-7.95%	-26.36%	0.52%			
Prev Year - # of Solds	7	14	98	118	263	33	167			

Active Detail