

## Sold Summary

	Feb 2011	Feb 2010	% Change
Sold Dollar Volume	\$93,377,191	\$106,797,194	-12.57%
Avg Sold Price	\$260,830	\$254,886	2.33%
Median Sold Price	\$228,925	\$227,000	0.85%
Units Sold	358	419	-14.56%
Avg Days on Market	59	42	40.48%
Avg List Price for Solds	\$263,291	\$254,820	3.32%
Avg SP to OLP Ratio	96.9%	100.2%	-3.32%
Ratio of Avg SP to Avg OLP	95.5%	97.4%	-1.97%
Attached Avg Sold Price	\$196,083	\$186,463	5.16%
Detached Avg Sold Price	\$316,184	\$307,942	2.68%
Attached Units Sold	165	183	-9.84%
Detached Units Sold	193	236	-18.22%

### 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

	Feb 2011	Feb 2010	% Change
Active Listings	1,290	1,203	7.23%
New Listings	602	651	-7.53%
New Under Contracts	252	294	-14.29%
New Contingents	395	186	112.37%
New Pendingings	647	480	34.79%
All Pendingings	1,350	1,949	-30.73%

## Financing (Sold)

Assumption	0
Cash	65
Conventional	104
FHA	131
Other	9
Owner	0
VA	49

## Days on Market (Sold)

0	9
1 to 10	59
11 to 20	60
21 to 30	37
31 to 60	76
61 to 90	43
91 to 120	23
121 to 180	30
181 to 360	19
361 to 720	2
721+	0

## 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	0	0	0	0
\$50K to \$99,999	1	1	1	3	0	0	2	2	0	9
\$100K to \$149,999	1	2	9	25	3	1	14	15	35	22
\$150K to \$199,999	1	2	18	26	19	8	6	59	78	17
\$200K to \$299,999	1	4	16	38	35	11	9	180	84	51
\$300K to \$399,999	0	1	6	8	34	3	1	192	39	12
\$400K to \$499,999	0	0	1	0	20	0	0	209	7	3
\$500K to \$599,999	0	0	0	0	15	0	0	115	1	1
\$600K to \$799,999	0	0	0	0	9	0	0	91	0	1
\$800K to \$999,999	0	0	0	0	3	0	0	42	0	1
\$1M to \$2,499,999	0	0	0	0	0	0	0	22	0	1
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	1	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	4	10	51	100	138	23	32	928	244	118
Avg Sold Price	\$171,500	\$204,980	\$209,261	\$200,297	\$359,892	\$218,967	\$163,688			
Prev Year - Avg Sold Price	\$173,800	\$184,086	\$213,509	\$184,581	\$345,773	\$194,266	\$190,458			
Avg Sold % Change	-1.32%	11.35%	-1.99%	8.51%	4.08%	12.72%	-14.06%			
Prev Year - # of Solds	5	7	61	133	170	25	18			

## Active Detail