

Sold Summary

	May-2011	May-2010	% Change
Sold Dollar Volume	\$57,399,608	\$76,957,211	-25.41%
Avg Sold Price	\$244,254	\$262,653	-7.01%
Median Sold Price	\$218,000	\$235,900	-7.59%
Units Sold	235	293	-19.80%
Avg Days on Market	107	78	37.18%
Avg List Price for Solds	\$252,144	\$267,551	-5.76%
Avg SP to OLP Ratio	90.0%	94.6%	-4.83%
Ratio of Avg SP to Avg OLP	90.4%	94.6%	-4.44%
Attached Avg Sold Price	\$190,471	\$195,491	-2.57%
Detached Avg Sold Price	\$283,340	\$304,211	-6.86%
Attached Units Sold	96	112	-14.29%
Detached Units Sold	138	181	-23.76%

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

	May-2011	May-2010	% Change
Active Listings	1,270	1,391	-8.70%
New Listings	398	385	3.38%
New Under Contracts	156	140	11.43%
New Contingents	159	56	183.93%
New Pending	315	196	60.71%
Total Pending	608	564	7.80%

Financing (Sold)

Assumption	0
Cash	39
Conventional	79
FHA	89
Other	13
Owner	0
VA	15

Days on Market (Sold)

0	4
1 to 10	28
11 to 20	28
21 to 30	26
31 to 60	34
61 to 90	27
91 to 120	14
121 to 180	28
181 to 360	33
361 to 720	12
721+	1

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	1	0	0	0	1	2	1	0
\$50K to \$99,999	3	3	5	8	0	0	2	18	15	18
\$100K to \$149,999	1	1	9	11	4	0	8	29	39	31
\$150K to \$199,999	5	3	12	16	6	3	2	75	62	20
\$200K to \$299,999	0	0	16	16	23	6	3	236	105	21
\$300K to \$399,999	0	0	7	8	22	4	0	273	22	2
\$400K to \$499,999	0	0	2	0	12	1	0	128	3	2
\$500K to \$599,999	0	0	0	0	5	0	0	70	1	3
\$600K to \$799,999	0	0	0	0	3	0	0	54	0	0
\$800K to \$999,999	0	0	0	0	2	0	0	15	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	23	0	0
\$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	9	7	52	59	77	14	16	924	248	97
Avg Sold Price	\$131,911	\$123,200	\$212,334	\$191,188	\$348,991	\$273,286	\$144,794			
Prev Year - Avg Sold Price	\$142,950	\$153,209	\$233,207	\$206,295	\$355,784	\$209,675	\$172,287			
Avg Sold % Change	-7.72%	-19.59%	-8.95%	-7.32%	-1.91%	30.34%	-15.96%			
Prev Year - # of Solds	7	11	64	65	110	16	20			

Active Detail