

Monthly Comparison

As of December 31, 2008

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	YTD
Single Family (Res + Condo)													
Active	24,489	25,037	25,516	26,171	26,333	26,104	25,673	24,648	23,923	23,120	21,761	19,600	
Avg List Price	\$391,288	\$398,840	\$410,380	\$422,620	\$435,107	\$444,399	\$452,557	\$460,415	\$465,574	\$464,634	\$466,186	\$464,124	
Under Contract	4,550	5,126	5,874	6,287	6,338	6,308	5,878	5,590	5,269	4,504	3,637	3,286	62,647
Sold	2,987	3,001	3,709	4,265	4,664	4,845	5,123	4,542	4,265	4,282	2,920	3,234	47,837
Avg DOM	114	114	111	106	100	97	98	98	96	95	94	99	102
Avg Price	\$256,569	\$255,363	\$254,011	\$247,583	\$255,944	\$267,005	\$262,224	\$261,107	\$239,428	\$232,284	\$226,895	\$225,257	\$249,897
% of List	96%	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%	96%	97%
% of Orig	91%	67%	72%	91%	92%	93%	92%	90%	91%	89%	90%	90%	87%
Expired	2,932	1,609	1,409	1,438	1,436	1,381	1,726	1,552	1,455	1,853	1,371	1,816	19,978
*Residential													
Active	18,716	19,067	19,509	20,054	20,287	20,105	19,788	19,050	18,496	17,842	16,775	14,995	
Avg List Price	\$427,067	\$437,033	\$450,183	\$464,917	\$480,337	\$490,076	\$497,935	\$503,573	\$510,402	\$510,747	\$512,505	\$511,601	
Under Contract	3,658	4,144	4,750	5,068	5,116	5,091	4,764	4,443	4,243	3,649	2,923	2,668	50,517
Sold	2,351	2,342	2,951	3,353	3,717	3,847	4,154	3,581	3,366	3,386	2,355	2,585	37,988
Avg DOM	113	111	109	103	99	94	97	97	95	93	93	98	100
Median Price	\$216,950	\$221,486	\$224,900	\$222,550	\$226,500	\$230,000	\$229,200	\$225,000	\$216,150	\$206,000	\$195,000	\$196,000	\$219,900
Avg Price	\$281,203	\$278,871	\$274,693	\$267,259	\$276,374	\$286,887	\$283,860	\$284,531	\$260,118	\$250,172	\$242,557	\$240,945	\$270,261
% of List	96%	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%	96%	97%
% of Orig	90%	64%	84%	91%	92%	92%	92%	89%	91%	92%	90%	90%	88%
Expired	2,137	1,248	1,093	1,112	1,124	1,086	1,337	1,204	1,123	1,456	1,056	1,398	15,374
*Condo													
Active	5,773	5,970	6,007	6,117	6,046	5,999	5,885	5,598	5,427	5,278	4,986	4,605	
Avg List Price	\$275,292	\$276,859	\$281,113	\$283,953	\$283,342	\$291,319	\$299,974	\$313,550	\$312,795	308,752	310,348	309,526	
Under Contract	892	982	1,124	1,219	1,222	1,217	1,114	1,147	1,026	855	714	618	12,130
Sold	636	659	758	912	947	998	969	961	899	896	565	649	9,849
Avg DOM	116	123	118	119	104	108	100	104	102	102	97	104	108
Median Price	\$134,000	\$133,750	\$132,000	\$134,500	\$148,000	\$148,345	\$149,000	\$140,000	\$139,900	\$130,300	\$130,000	\$125,000	\$138,000
Avg Price	\$165,510	\$171,817	\$173,493	\$175,245	\$175,758	\$190,367	\$169,474	\$173,823	\$161,960	\$164,686	\$161,615	\$162,770	\$171,350
% of List	97%	97%	97%	97%	97%	97%	97%	97%	97%	98%	97%	96%	97%
% of Orig	93%	90%	39%	92%	94%	93%	94%	93%	93%	74%	93%	91%	82%
Expired	795	361	316	326	312	295	389	348	332	397	315	418	4,604
Income													
Active	853	823	822	822	817	855	838	871	898	878	829	725	
Avg List Price	\$505,761	\$511,152	\$506,031	\$519,335	\$535,245	\$522,383	\$528,530	\$517,694	\$527,515	547,668	538,570	557,636	
Under Contract	84	84	83	85	68	74	77	71	61	74	50	54	865
Sold	38	47	42	44	53	43	52	39	52	39	41	38	528
Avg DOM	93	175	108	225	130	147	97	117	138	151	150	116	138
Median Price	\$240,750	\$205,000	\$257,000	\$292,250	\$170,000	\$225,000	\$233,500	\$229,000	\$174,950	\$251,000	\$199,900	\$212,500	\$215,950
Avg Price	\$290,990	\$305,176	\$344,630	\$393,148	\$329,591	\$325,750	\$390,910	\$368,453	\$273,879	\$471,864	\$333,033	\$440,355	\$352,990
% of List	90%	92%	92%	93%	95%	94%	95%	96%	95%	96%	93%	94%	94%
% of Orig	85%	86%	88%	89%	89%	89%	91%	89%	88%	91%	88%	87%	89%
Expired	151	87	77	73	101	67	90	101	54	85	64	110	1,060
Land													
Active	2,947	2,968	2,903	3,007	3,118	3,214	3,295	3,365	3,411	3,285	3,348	3,233	
Avg List Price	\$357,273	\$361,773	\$384,439	\$380,076	\$389,252	\$392,922	\$398,415	\$405,236	\$407,476	412,115	405,235	397,854	
Under Contract	64	63	87	76	83	71	57	62	53	36	30	25	707
Sold	45	41	53	64	52	57	59	37	50	45	24	34	561
Avg DOM	274	297	260	344	233	221	142	140	321	186	226	346	250
Median Price	\$150,000	\$168,000	\$125,000	\$148,000	\$96,250	\$100,000	\$93,000	\$150,000	\$74,000	\$135,000	\$120,250	\$119,500	\$122,000
Avg Price	\$305,346	\$209,083	\$190,132	\$239,014	\$131,258	\$212,260	\$169,086	\$185,200	\$121,544	\$276,173	\$195,675	\$371,575	\$212,610
% of List	87%	90%	94%	96%	86%	89%	92%	89%	90%	92%	93%	158%	95%
% of Orig	80%	83%	88%	84%	91%	86%	87%	81%	79%	80%	87%	140%	88%
Expired	330	144	206	155	164	202	253	186	179	320	168	252	2,559
TOTAL													
Active	28,289	28,828	29,241	30,000	30,268	30,173	29,806	28,884	28,232	27,283	25,938	23,558	
Under Contract	4,698	5,273	6,044	6,448	6,489	6,453	6,012	5,723	5,383	4,614	3,717	3,365	64,219
Sold	3,070	3,089	3,804	4,373	4,769	4,945	5,234	4,618	4,367	4,366	2,985	3,306	48,926
Expired	3,413	1,840	1,692	1,666	1,701	1,650	2,069	1,839	1,688	2,258	1,603	2,178	23,597