

Monthly Comparison

As of December 31, 2009

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	YTD
Single Family (Res + Condo)													
Active	19,748	20,059	20,628	20,705	20,734	20,853	20,890	20,225	19,834	18,945	18,061	16,456	
Avg List Price	\$462,033	\$466,562	\$472,066	\$477,255	\$479,817	\$482,482	\$479,500	\$477,477	\$476,407	\$467,924	\$454,292	\$442,280	
Under Contract	3,831	4,183	4,826	5,183	5,343	5,664	5,286	5,248	5,228	4,910	3,444	3,028	56,174
Sold	2,469	2,484	3,206	3,390	3,628	4,186	4,440	3,905	3,846	3,958	3,599	2,959	42,070
Avg DOM	101	107	106	104	105	100	100	95	96	93	81	89	98
Avg Price	\$213,330	\$218,010	\$232,395	\$233,482	\$243,022	\$258,434	\$252,727	\$251,008	\$251,112	\$238,807	\$238,852	\$255,877	\$242,413
% of List	96%	96%	96%	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%
% of Orig	90%	90%	91%	91%	91%	92%	92%	92%	92%	93%	92%	91%	91%
Expired	2,279	992	1,054	979	1,053	897	1,246	1,077	1,052	1,109	989	1,149	13,876
*Residential													
Active	15,047	15,228	15,584	15,639	15,669	15,790	15,830	15,302	15,046	14,376	13,575	12,263	
Avg List Price	\$510,797	\$516,359	\$525,549	\$532,509	\$538,182	\$540,432	\$538,974	\$537,499	\$532,757	\$521,686	\$508,784	\$496,675	
Under Contract	3,134	3,352	3,907	4,153	4,301	4,468	4,198	4,106	4,029	3,800	2,727	2,371	44,546
Sold	1,943	2,008	2,590	2,706	2,857	3,328	3,484	3,066	3,001	3,052	2,751	2,328	33,114
Avg DOM	99	107	106	102	104	101	98	94	96	92	79	88	97
Median Price	\$181,500	\$192,000	\$203,950	\$210,000	\$220,000	\$237,500	\$229,900	\$227,000	\$225,000	\$222,000	\$218,000	\$221,000	\$219,000
Avg Price	\$230,878	\$236,920	\$251,583	\$254,442	\$262,066	\$283,312	\$276,654	\$273,972	\$274,433	\$261,771	\$265,498	\$281,756	\$264,803
% of List	96%	96%	96%	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%
% of Orig	90%	90%	91%	91%	91%	91%	91%	92%	92%	92%	92%	91%	91%
Expired	1,720	766	820	709	805	679	931	804	817	843	753	851	10,498
*Condo													
Active	4,701	4,831	5,044	5,066	5,065	5,063	5,060	4,923	4,788	4,569	4,486	4,193	
Avg List Price	\$305,948	\$309,593	\$306,823	\$306,685	\$299,258	\$301,754	\$293,440	\$290,912	\$299,330	298,766	289,393	283,193	
Under Contract	697	831	919	1,030	1,042	1,196	1,088	1,142	1,199	1,110	717	657	11,628
Sold	526	476	616	684	771	858	956	839	845	906	848	631	8,956
Avg DOM	107	109	106	110	110	97	109	98	97	98	88	93	101
Median Price	\$113,000	\$117,725	\$128,500	\$130,000	\$137,000	\$139,837	\$145,500	\$144,500	\$145,000	\$135,000	\$135,900	\$131,000	\$135,000
Avg Price	\$148,509	\$138,239	\$151,716	\$150,560	\$172,454	\$161,939	\$165,530	\$167,090	\$168,288	\$161,451	\$152,409	\$160,399	\$159,628
% of List	96%	96%	96%	97%	97%	97%	97%	97%	97%	97%	97%	96%	97%
% of Orig	90%	90%	90%	90%	92%	93%	93%	92%	93%	94%	93%	91%	92%
Expired	559	226	234	270	248	218	315	273	235	266	236	298	3,378
Income													
Active	717	732	713	724	704	712	704	701	711	737	704	675	
Avg List Price	\$549,775	\$560,774	\$565,327	\$590,995	\$592,812	\$572,916	\$563,426	\$578,832	\$584,923	546,496	532,135	519,799	
Under Contract	53	61	59	68	70	47	72	65	65	73	57	48	738
Sold	34	26	34	32	32	42	41	33	30	40	40	45	429
Avg DOM	104	144	163	169	161	119	151	172	120	142	128	180	146
Median Price	\$165,100	\$232,500	\$175,625	\$148,700	\$165,000	\$198,500	\$217,500	\$155,000	\$175,500	\$189,750	\$175,500	\$220,000	\$180,000
Avg Price	\$232,540	\$317,047	\$252,042	\$268,663	\$197,851	\$252,861	\$365,950	\$207,631	\$185,768	\$265,999	\$280,046	\$307,264	\$264,254
% of List	93%	87%	95%	92%	91%	93%	92%	92%	91%	93%	90%	94%	92%
% of Orig	79%	78%	88%	83%	81%	86%	89%	79%	81%	84%	86%	84%	84%
Expired	129	54	82	64	62	54	72	75	53	75	58	65	843
Land													
Active	3,199	3,337	3,441	3,511	3,408	3,479	3,482	3,468	3,634	3,511	3,348	3,158	
Avg List Price	\$367,014	\$365,680	\$375,370	\$371,201	\$385,867	\$388,985	\$371,538	\$361,167	\$344,892	351,671	360,275	370,216	
Under Contract	34	31	42	41	44	54	50	62	56	47	192	45	698
Sold	25	26	33	32	36	32	45	55	49	48	39	43	463
Avg DOM	239	302	223	327	318	365	300	277	277	237	223	261	277
Median Price	\$275,000	\$95,000	\$85,000	\$92,500	\$80,950	\$76,000	\$48,500	\$61,000	\$79,000	\$80,500	\$84,500	\$70,000	\$80,250
Avg Price	\$491,460	\$136,013	\$120,505	\$114,416	\$250,096	\$117,222	\$156,843	\$211,978	\$111,748	\$157,305	\$116,832	\$169,237	\$172,337
% of List	92%	83%	87%	93%	91%	89%	91%	86%	85%	85%	87%	88%	88%
% of Orig	90%	73%	73%	75%	67%	74%	79%	83%	76%	76%	75%	75%	77%
Expired	428	166	158	342	220	207	242	220	164	265	179	220	2,811
TOTAL													
Active	23,664	24,128	24,782	24,940	24,846	25,044	25,076	24,394	24,179	23,193	22,113	20,289	
Under Contract	3,918	4,275	4,927	5,292	5,457	5,765	5,408	5,375	5,349	5,030	3,693	3,121	57,610
Sold	2,528	2,536	3,273	3,454	3,696	4,260	4,526	3,993	3,925	4,046	3,678	3,047	42,962
Expired	2,836	1,212	1,294	1,385	1,335	1,158	1,560	1,372	1,269	1,449	1,226	1,434	17,530