

Monthly Comparison

As of December 31, 2010

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	YTD
Single Family (Res + Condo)													
Active	17,465	18,869	20,030	20,943	21,433	22,689	23,450	23,146	22,880	21,360	19,881	18,257	
Avg List Price	\$426,851	\$417,789	\$419,000	\$419,717	\$418,077	\$409,238	\$400,210	\$394,700	\$390,051	\$388,094	\$377,937	\$393,816	
Pending	320	480	544	622	583	551	483	469	452	491	511	610	
Under Contract	3,690	4,414	5,907	6,616	3,883	3,885	3,808	3,966	3,645	3,706	3,101	2,692	49,313
Sold	2,353	2,436	3,602	4,188	4,365	4,046	3,079	2,958	2,842	2,666	2,666	3,024	38,818
Avg DOM	89	95	87	80	76	82	86	95	102	104	111	115	92
Avg Price	\$238,155	\$247,471	\$248,905	\$250,605	\$248,126	\$273,511	\$269,704	\$268,767	\$260,929	\$261,750	\$258,597	\$253,168	\$257,000
% of List	96%	96%	97%	97%	98%	97%	96%	96%	96%	96%	96%	96%	96%
% of Orig	91%	90%	92%	92%	93%	93%	87%	91%	90%	90%	90%	57%	87%
Expired	1,660	729	821	786	966	897	1,272	1,072	1,246	1,479	1,209	1,296	13,433
*Residential													
Active	13,030	14,058	14,989	15,843	16,333	17,337	17,983	17,837	17,625	16,473	15,232	13,941	
Avg List Price	\$479,579	\$469,741	\$470,356	\$469,041	\$467,589	\$457,378	\$445,885	\$437,949	\$432,687	\$430,359	\$421,236	\$409,416	
Pending	275	389	440	501	492	447	383	381	360	385	427	509	
Under Contract	2,883	3,459	4,644	5,167	3,139	3,162	3,050	3,189	2,936	2,957	2,482	2,132	39,200
Sold	1,841	1,913	2,801	3,308	3,416	3,227	2,632	2,474	2,321	2,280	2,142	2,422	30,777
Avg DOM	90	92	86	79	75	81	84	94	100	102	108	111	90
Median Price	\$210,000	\$220,750	\$229,000	\$230,000	\$230,000	\$244,000	\$240,000	\$239,900	\$230,000	\$230,250	\$233,990	\$225,000	\$235,000
Avg Price	\$260,530	\$269,688	\$274,950	\$274,253	\$273,285	\$299,375	\$297,218	\$295,516	\$290,025	\$287,048	\$281,466	\$274,625	\$282,080
% of List	96%	96%	97%	97%	98%	97%	96%	96%	96%	96%	96%	96%	97%
% of Orig	91%	90%	92%	92%	93%	93%	92%	91%	90%	90%	90%	54%	87%
Expired	1,211	517	602	585	675	655	942	757	923	1,136	934	1,004	9,941
*Condo													
Active	4,435	4,811	5,041	5,100	5,100	5,352	5,467	5,309	5,255	4,887	4,649	4,316	
Avg List Price	\$271,936	\$265,983	\$266,299	\$266,493	\$259,514	\$253,296	\$249,969	\$249,395	\$247,053	245,627	236,071	343,425	
Pending	45	91	104	121	91	104	100	88	92	106	84	101	
Under Contract	807	955	1,263	1,449	744	723	758	777	709	749	619	560	10,113
Sold	512	523	801	880	949	819	627	605	637	562	524	602	8,041
Avg DOM	85	108	89	84	79	87	93	100	107	110	125	132	98
Median Price	\$130,500	\$132,500	\$131,579	\$139,700	\$135,000	\$143,350	\$129,000	\$130,000	\$129,000	\$123,500	\$125,000	\$139,900	\$136,000
Avg Price	\$157,701	\$166,206	\$157,830	\$161,708	\$157,566	\$171,600	\$154,209	\$159,382	\$154,913	\$159,119	\$165,113	\$166,841	\$161,005
% of List	96%	96%	96%	96%	97%	97%	97%	96%	96%	95%	96%	95%	96%
% of Orig	91%	91%	91%	92%	93%	92%	63%	89%	89%	88%	89%	88%	88%
Expired	449	212	219	201	291	242	330	315	323	343	275	292	3,492
Income													
Active	611	634	666	683	727	708	734	746	759	714	685	650	
Avg List Price	\$486,308	\$502,980	\$534,368	\$854,373	\$513,467	\$537,827	\$516,449	\$509,079	\$471,180	486,838	482,626	469,278	
Pending	9	4	5	5	5	9	4	2	6	9	13	14	
Under Contract	57	64	63	65	61	54	48	58	40	62	63	57	692
Sold	33	36	45	39	31	46	45	27	35	24	44	54	459
Avg DOM	128	130	121	93	107	94	119	166	103	166	108	113	117
Median Price	\$164,000	\$197,500	\$240,000	\$201,000	\$244,000	\$184,000	\$220,000	\$150,000	\$235,000	\$206,185	\$220,000	\$215,000	\$215,000
Avg Price	\$245,782	\$266,546	\$280,891	\$280,094	\$393,234	\$293,989	\$379,350	\$356,235	\$330,963	\$387,090	\$270,145	\$263,273	\$306,427
% of List	92%	93%	95%	92%	92%	91%	95%	93%	89%	96%	93%	93%	93%
% of Orig	85%	84%	83%	91%	84%	85%	90%	86%	83%	92%	88%	89%	87%
Expired	100	33	40	37	41	29	55	44	54	68	59	38	598
Land													
Active	3,060	3,157	3,248	3,490	3,543	3,682	3,759	3,784	3,794	3,670	3,530	3,312	
Avg List Price	\$358,250	\$351,190	\$336,000	\$316,315	\$311,854	\$314,232	\$306,360	\$301,757	\$295,649	297,397	301,140	289,332	
Pending	1	3	4	7	7	8	8	9	7	8	5	5	
Under Contract	38	45	44	65	52	43	47	62	42	63	41	53	595
Sold	29	32	43	29	38	55	52	50	46	44	48	57	523
Avg DOM	248	207	319	284	359	342	401	232	354	282	321	363	316
Median Price	\$120,000	\$61,250	\$119,250	\$131,850	\$77,500	\$90,000	\$55,000	\$80,000	\$82,750	\$84,000	\$94,250	\$115,000	\$90,000
Avg Price	\$192,077	\$118,176	\$152,574	\$197,842	\$209,455	\$175,820	\$85,817	\$104,296	\$143,808	\$118,515	\$141,029	\$154,778	\$146,039
% of List	86%	80%	85%	89%	83%	89%	88%	85%	82%	87%	89%	86%	86%
% of Orig	84%	75%	52%	72%	61%	71%	74%	75%	67%	79%	78%	70%	70%
Expired	398	114	165	163	156	198	230	149	181	217	266	273	2,510
TOTAL													
Active	21,136	22,660	23,944	25,116	25,703	27,079	27,943	27,676	27,433	25,744	24,096	22,219	
Pending	330	487	553	634	595	568	495	480	465	508	529	629	
Under Contract	3,785	4,523	6,014	6,746	3,996	3,982	3,903	4,086	3,727	3,831	3,205	2,802	50,600
Sold	2,415	2,504	3,690	4,256	4,434	4,147	3,356	3,156	3,039	2,910	2,758	3,135	39,800
Expired	2,158	876	1,026	986	1,163	1,124	1,557	1,265	1,481	1,764	1,534	1,607	16,541