



**METROLIST**<sup>®</sup>

# Monthly Indicators

**December 2009**

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Based on Single Family (Residential and Condo) listings.

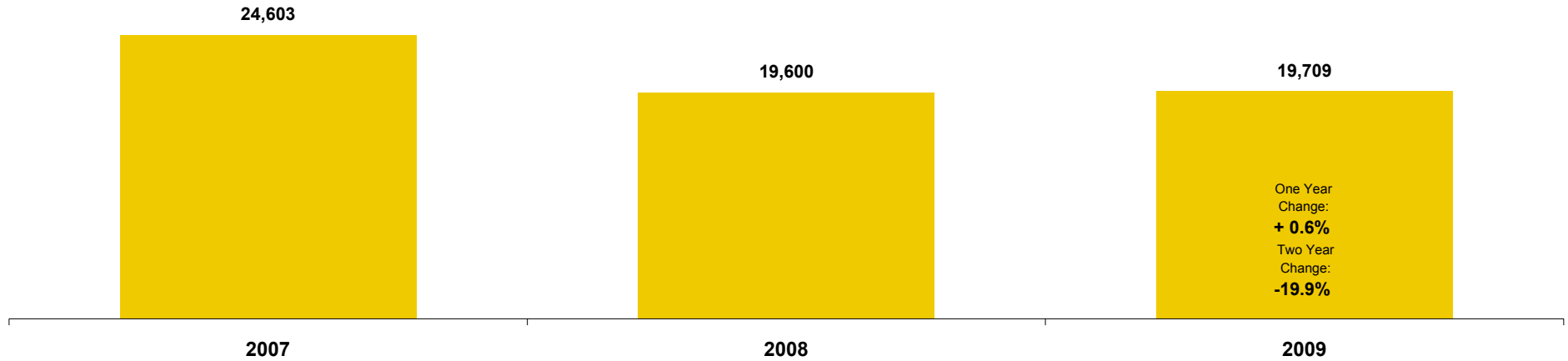
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# Active Listings

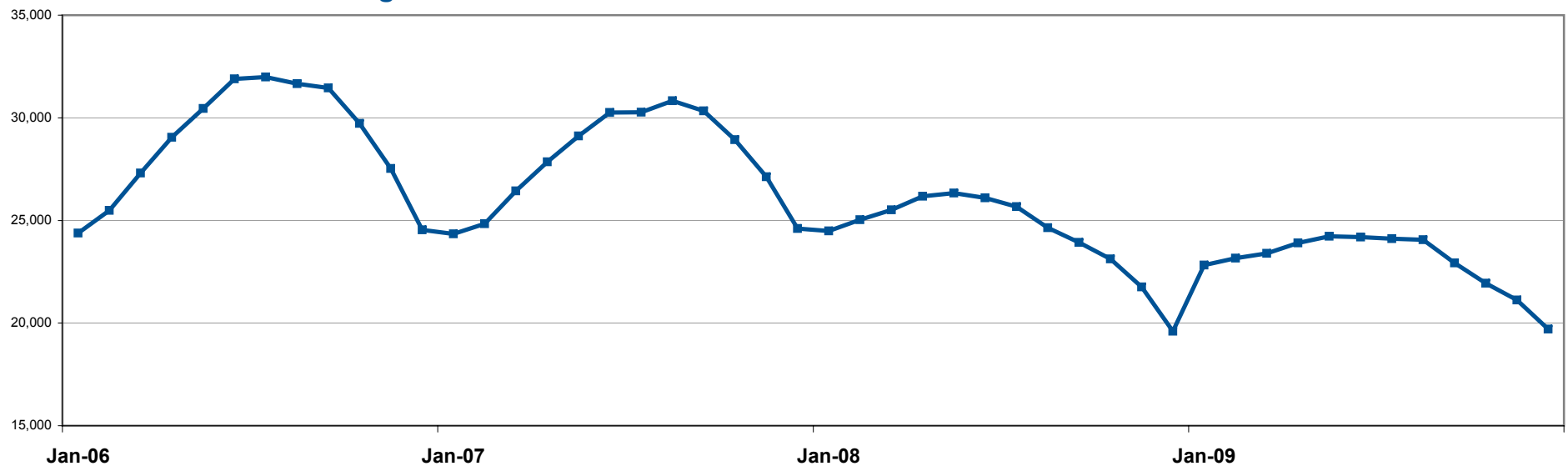
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## December



## Historical Active Listings

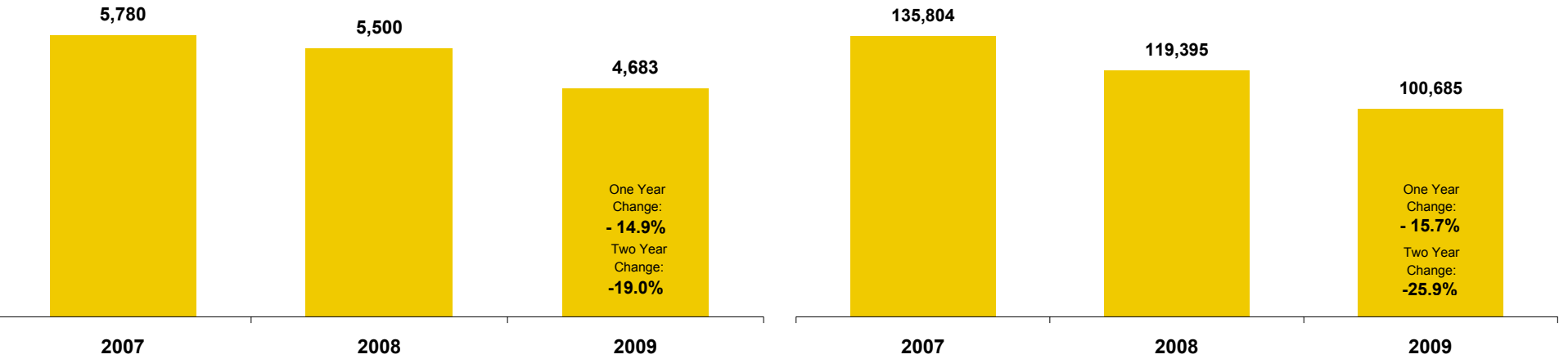


# New Listings

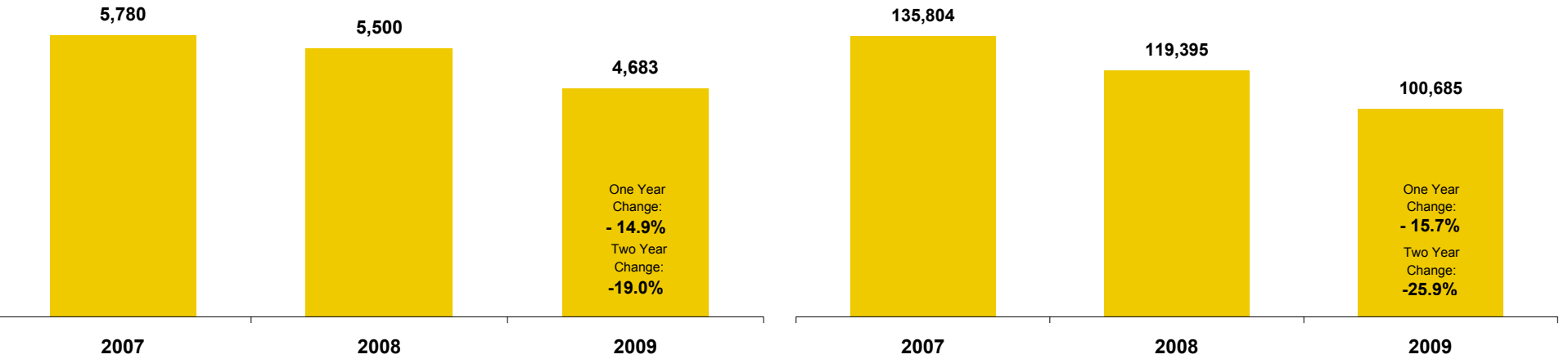
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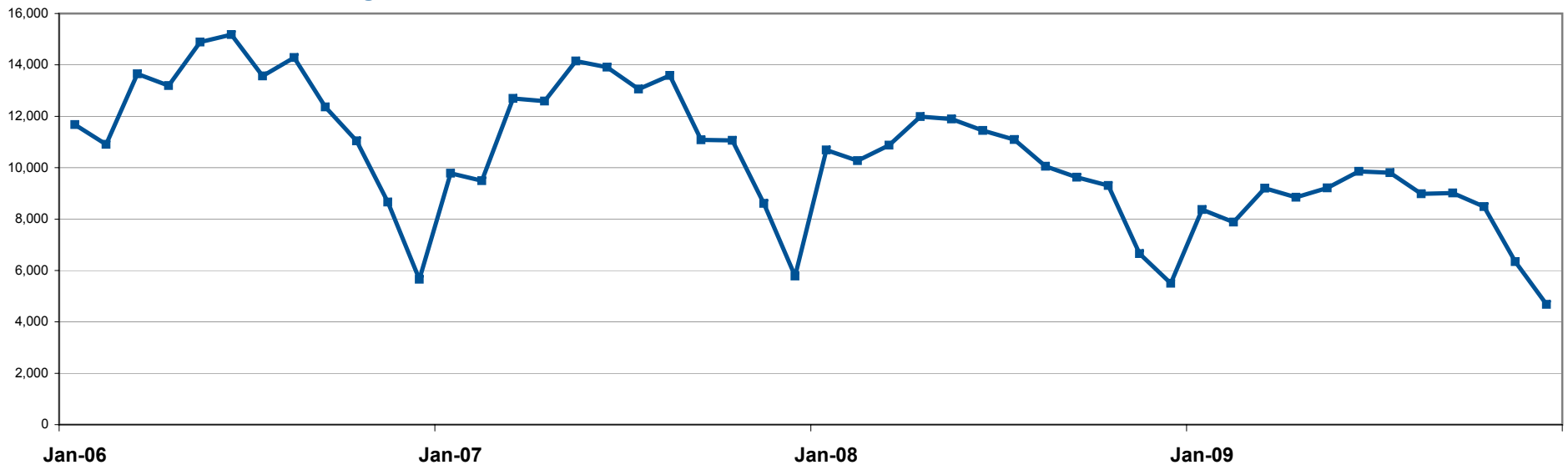
## December



## Year to Date (YTD)



## Historical New Listings



# Under Contract Listings

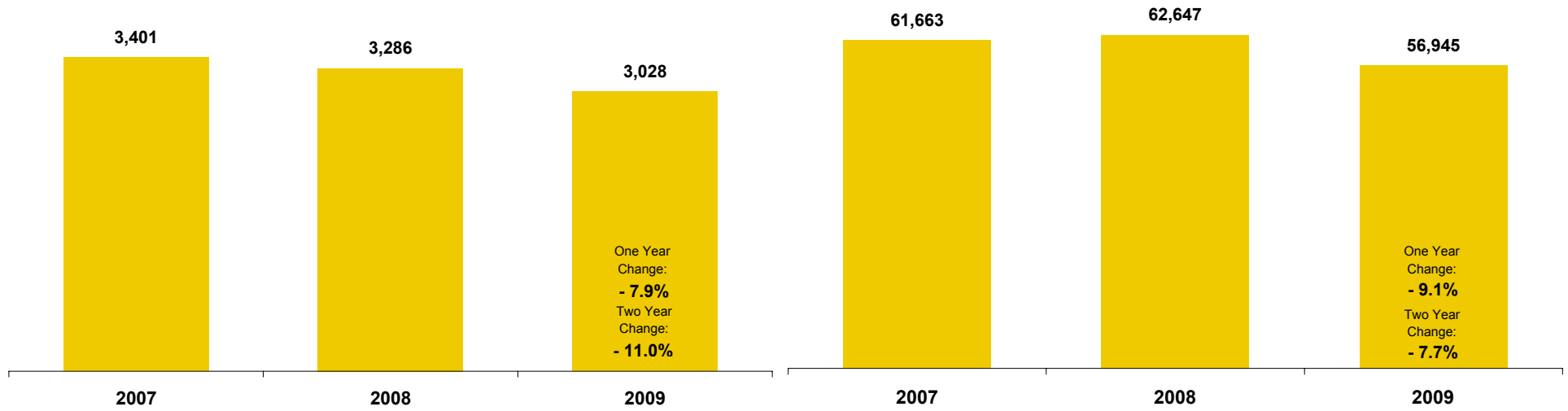
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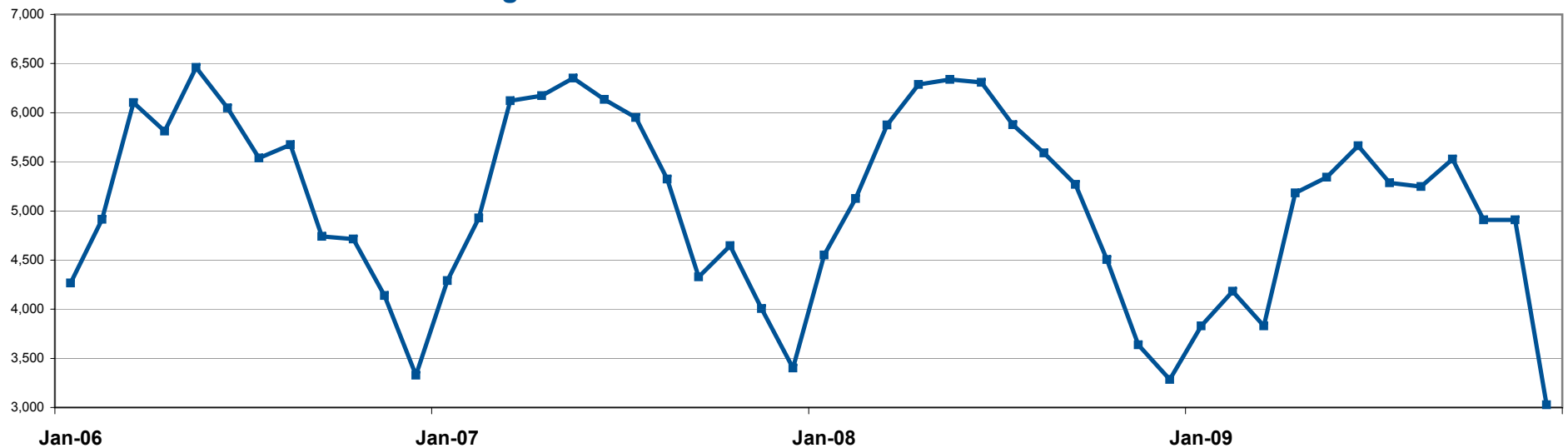
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## December

## Year to Date (YTD)



## Historical Under Contract Listings



# Sold Listings

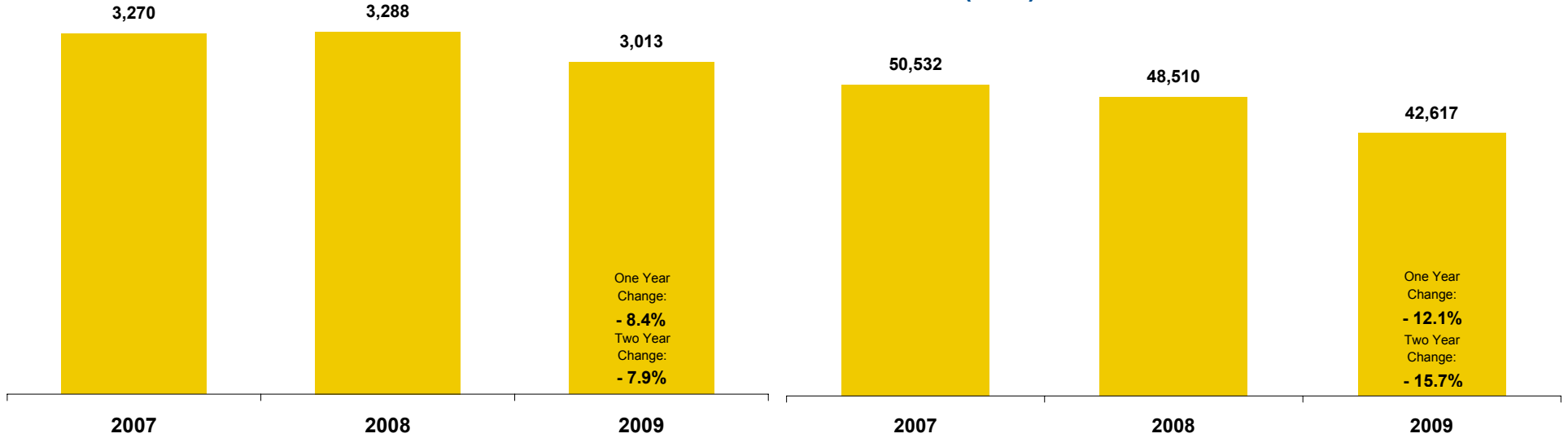
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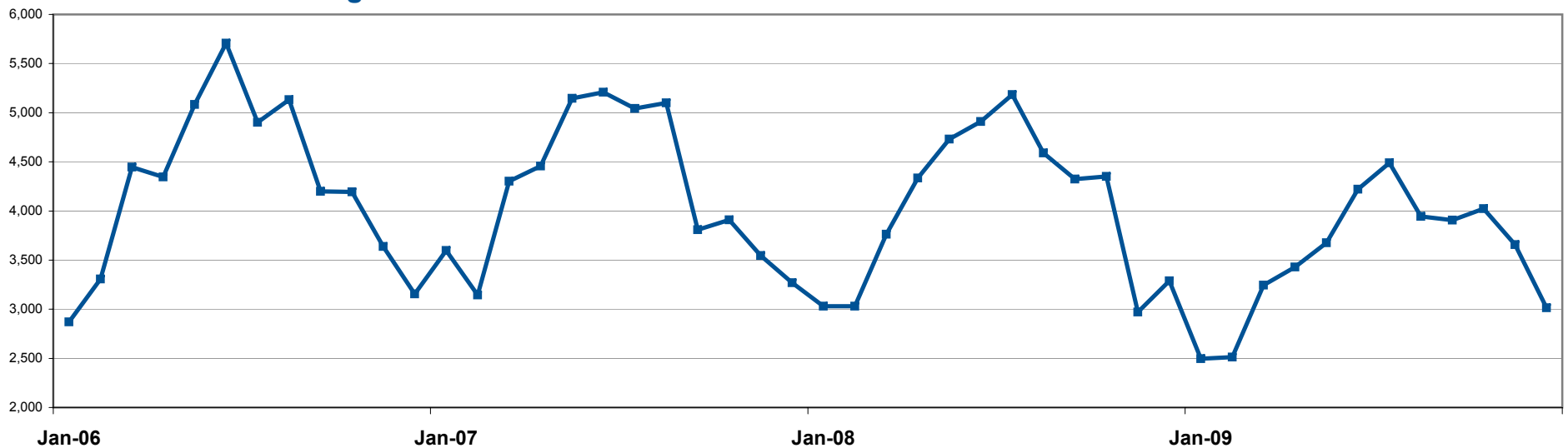
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## December

## Year to Date (YTD)



## Historical Sold Listings



# Total Days on Market

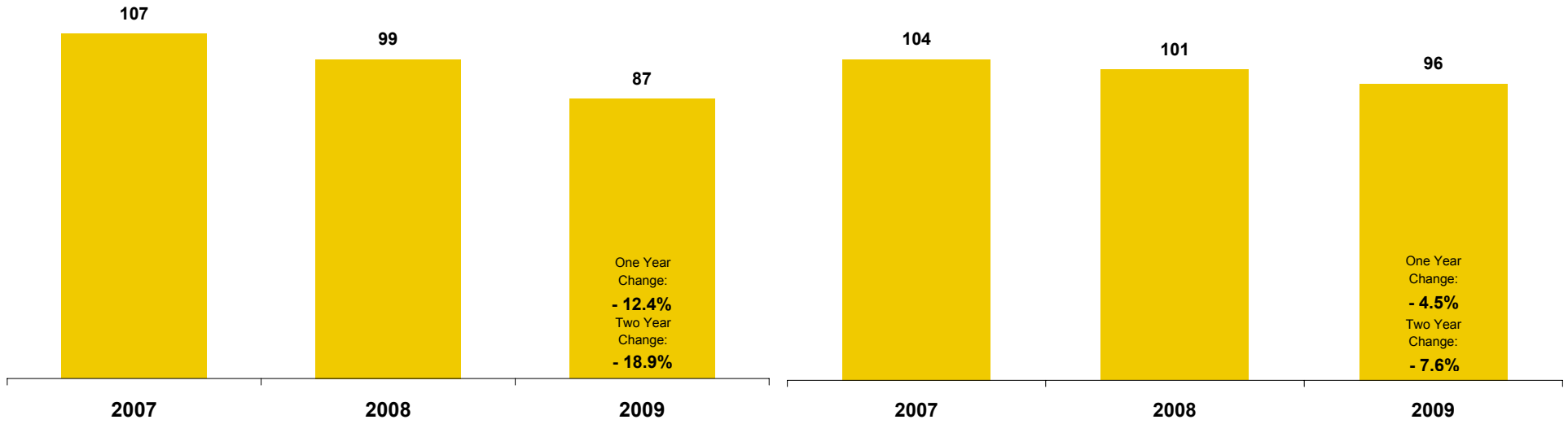
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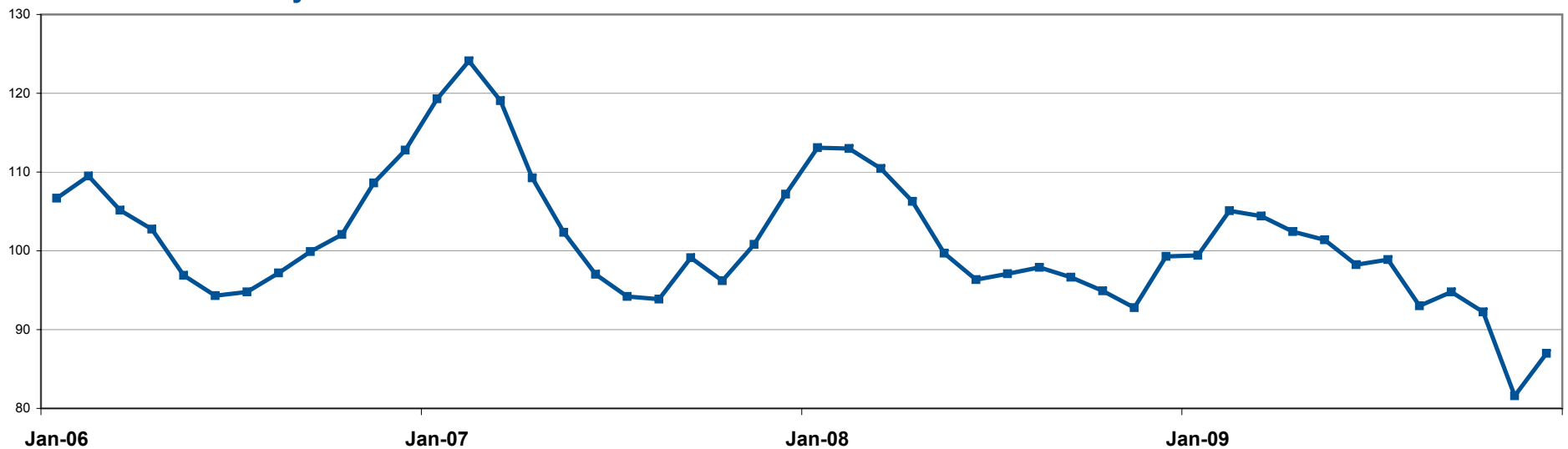
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## December

## Year to Date (YTD)



## Historical Total Days on Market



# Median Sold Price

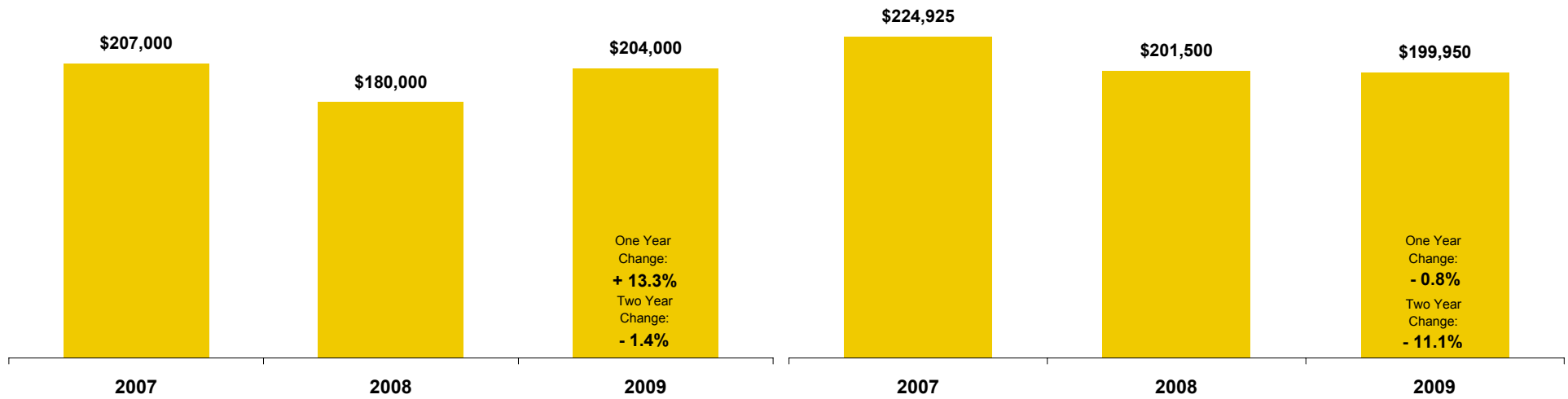
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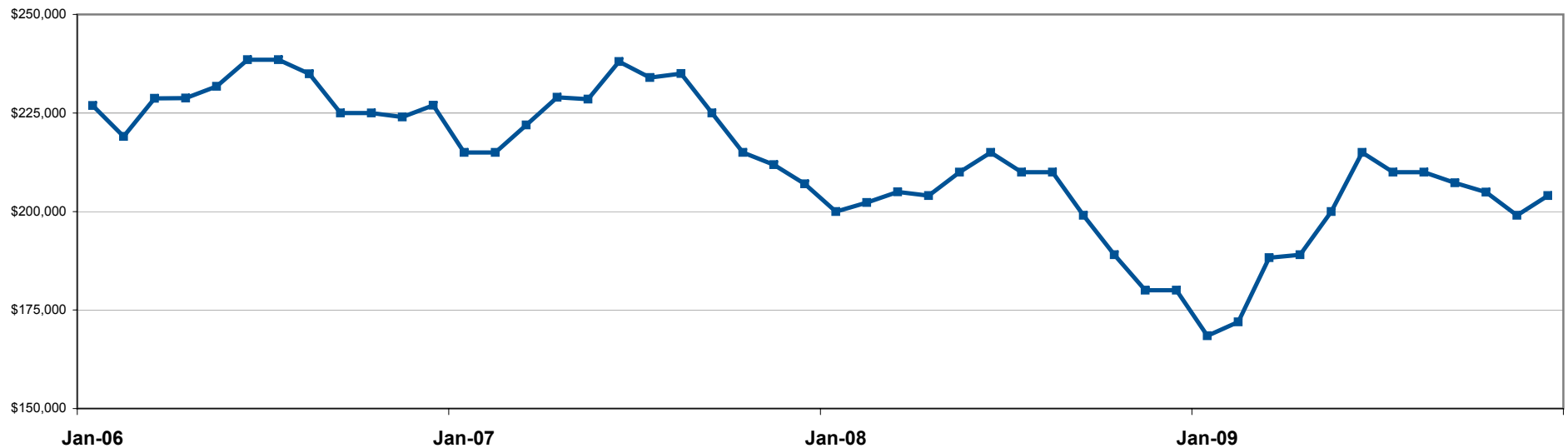
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**December**

**Year to Date (YTD)** Does not account for sale concessions and/or down payment assistance.



## Historical Median Sold Price



# Average Sold Price

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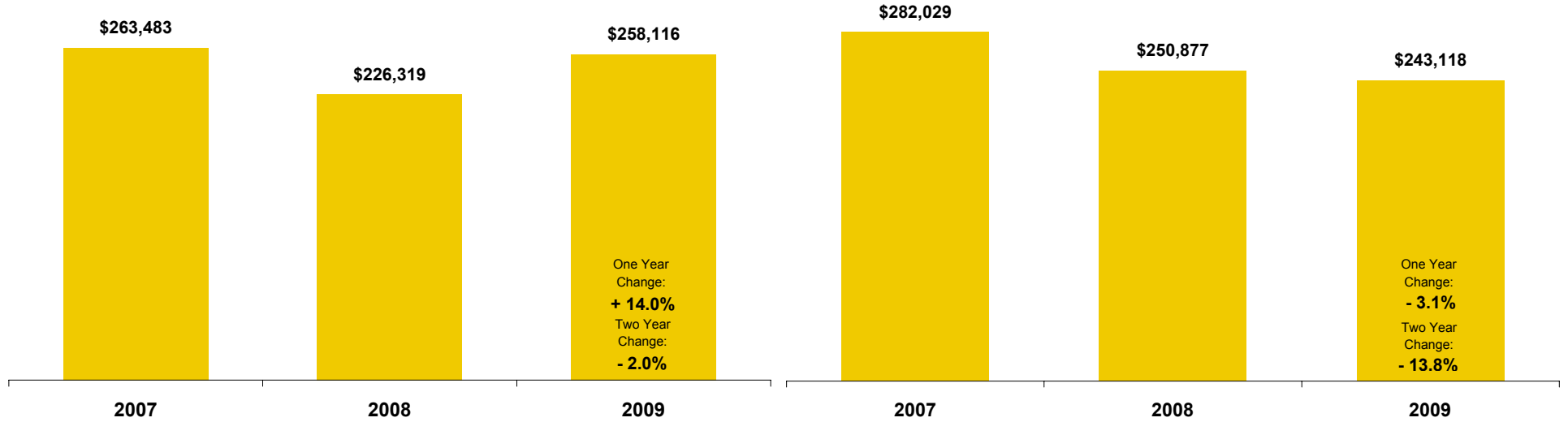


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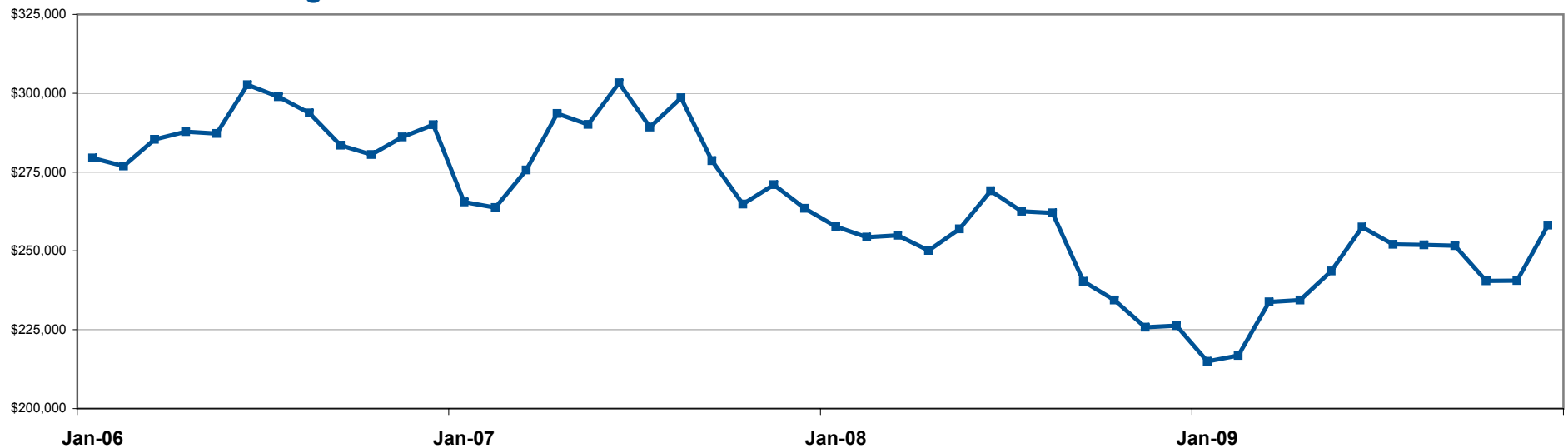
## December

## Year to Date (YTD)

Does not account for sale concessions and/or down payment assistance.



## Historical Average Sold Price





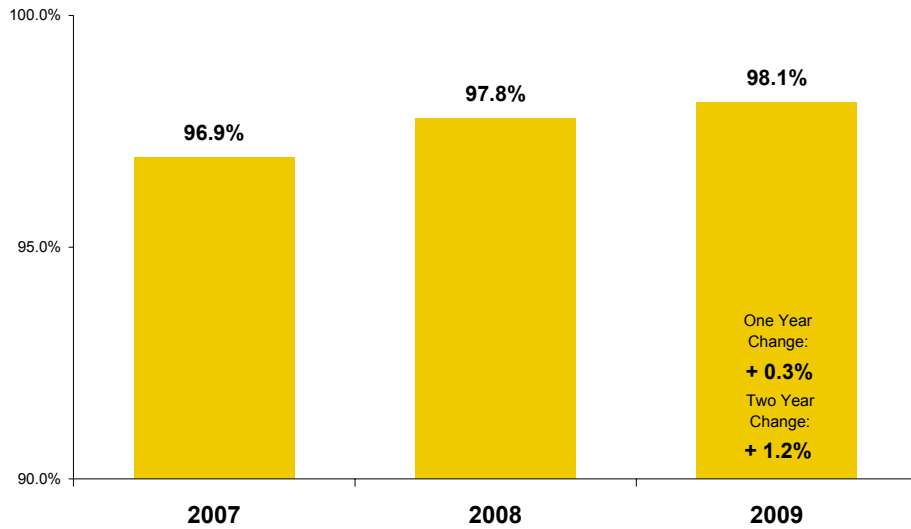
# Percent of Sold Price to List Price

A Monthly Indicator from **Metrolist**®



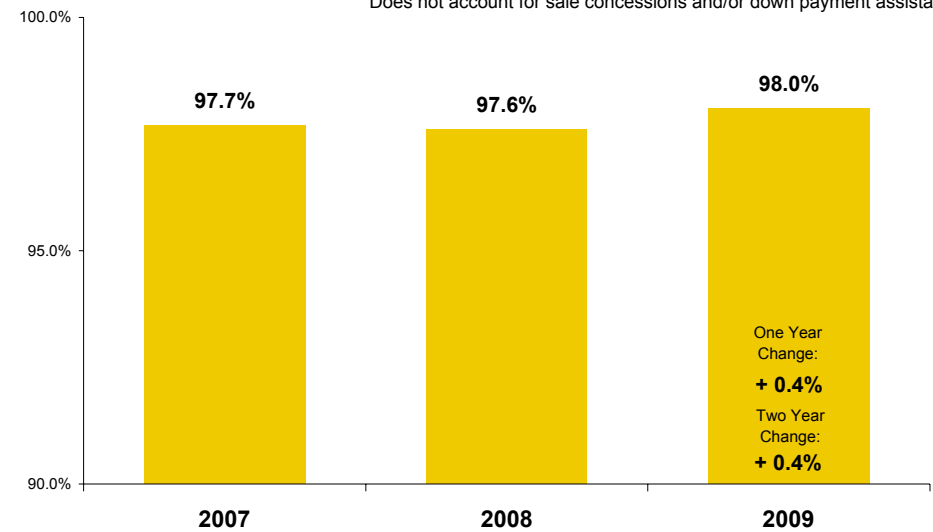
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## December

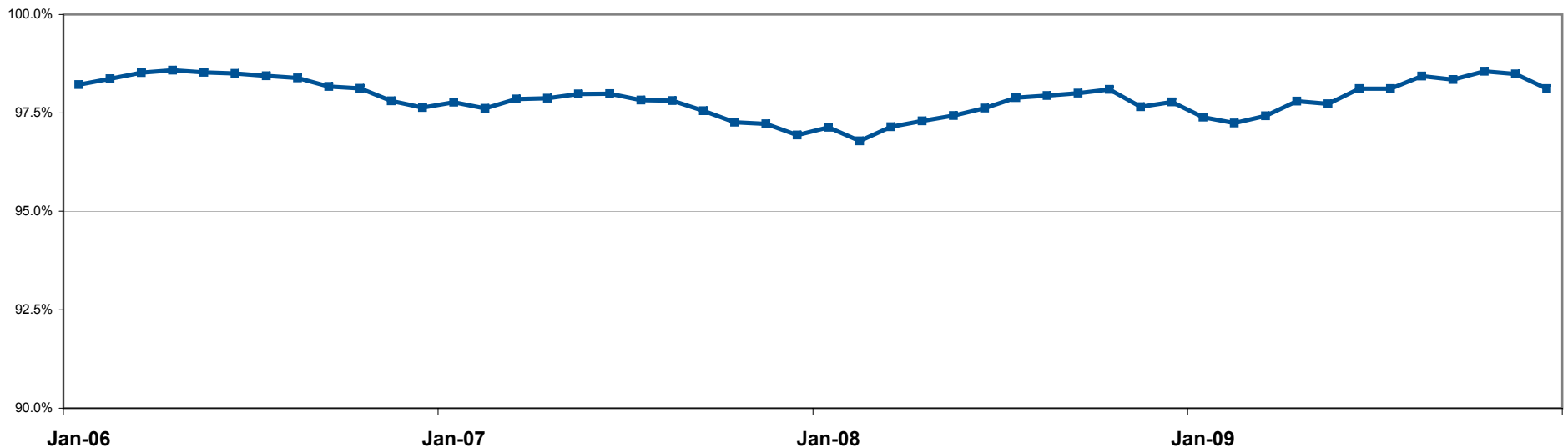


## Year to Date (YTD)

Calculated by comparing final sold price to list price for sold listings.  
Does not account for sale concessions and/or down payment assistance.



## Historical Percent of Sold Price to List Price



# Market Overview

A Monthly Indicator from **Metrolist**®



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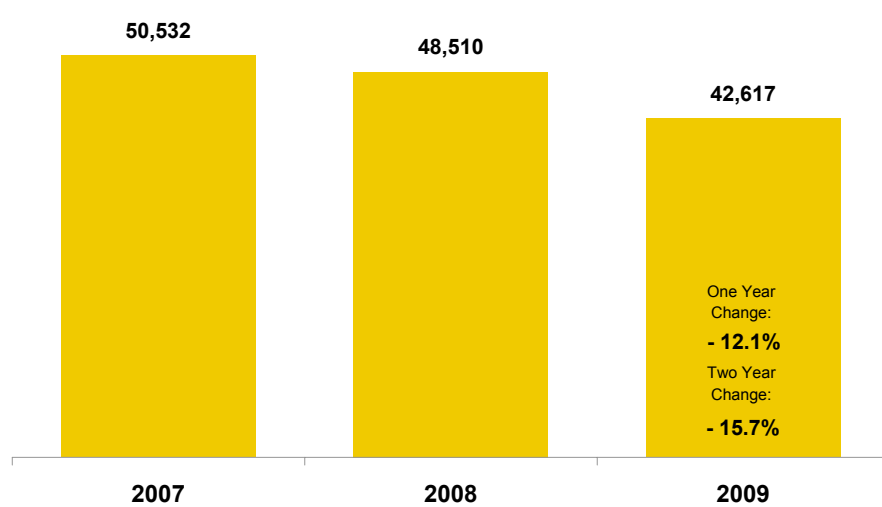
December 2009		2009	2008	Percent Change	3-Year Average	2009 YTD	2008 YTD	Percent Change	3-Year YTD Average
<b>Active Listings</b>	Oct	21,934	23,120	- 5.1%					
	Nov	21,121	21,761	- 2.9%	--	--	--	--	--
	<b>Dec</b>	<b>19,709</b>	<b>19,600</b>	<b>+ 0.6%</b>					
<b>New Listings</b>	Oct	8,485	9,302	- 8.8%	9,615	89,656	107,245	- 16.4%	106,107
	Nov	6,346	6,650	- 4.6%	7,200	96,002	113,895	- 15.7%	113,307
	<b>Dec</b>	<b>4,683</b>	<b>5,500</b>	<b>- 14.9%</b>	<b>5,321</b>	<b>100,685</b>	<b>119,395</b>	<b>- 15.7%</b>	<b>118,628</b>
<b>Under Contract Listings</b>	Oct	4,910	4,504	+ 9.0%	4,686	49,007	55,724	- 12.1%	52,995
	Nov	4,910	3,637	+ 35.0%	4,185	53,917	59,361	- 9.2%	57,180
	<b>Dec</b>	<b>3,028</b>	<b>3,286</b>	<b>- 7.9%</b>	<b>3,238</b>	<b>56,945</b>	<b>62,647</b>	<b>- 9.1%</b>	<b>60,418</b>
<b>Sold Listings</b>	Oct	4,022	4,350	- 7.5%	4,094	35,947	42,250	- 14.9%	40,638
	Nov	3,657	2,972	+ 23.0%	3,391	39,604	45,222	- 12.4%	44,029
	<b>Dec</b>	<b>3,013</b>	<b>3,288</b>	<b>- 8.4%</b>	<b>3,190</b>	<b>42,617</b>	<b>48,510</b>	<b>- 12.1%</b>	<b>47,220</b>
<b>Total Days on Market</b>	Oct	92	95	- 2.8%	94	99	102	- 2.9%	101
	Nov	82	93	- 12.1%	92	97	101	- 3.9%	101
	<b>Dec</b>	<b>87</b>	<b>99</b>	<b>- 12.4%</b>	<b>98</b>	<b>96</b>	<b>101</b>	<b>- 4.5%</b>	<b>100</b>
<b>Median Sold Price</b>	Oct	\$204,900	\$189,000	+ 8.4%	\$202,967	\$199,900	\$205,000	- 2.5%	\$210,300
	Nov	\$199,000	\$180,000	+ 10.6%	\$196,966	\$199,900	\$204,000	- 2.0%	\$209,633
	<b>Dec</b>	<b>\$204,000</b>	<b>\$180,000</b>	<b>+ 13.3%</b>	<b>\$197,000</b>	<b>\$199,950</b>	<b>\$201,500</b>	<b>- 0.8%</b>	<b>\$208,792</b>
<b>Average Sold Price</b>	Oct	\$240,457	\$234,380	+ 2.6%	\$246,553	\$242,118	\$254,554	- 4.9%	\$260,329
	Nov	\$240,586	\$225,770	+ 6.6%	\$245,770	\$241,977	\$252,662	- 4.2%	\$259,317
	<b>Dec</b>	<b>\$258,116</b>	<b>\$226,319</b>	<b>+ 14.0%</b>	<b>\$249,306</b>	<b>\$243,118</b>	<b>\$250,877</b>	<b>- 3.1%</b>	<b>\$258,674</b>
<b>Percent of Sold Price to List Price</b>	Oct	98.6%	98.1%	+ 0.5%	98.0%	98.0%	97.6%	+ 0.4%	98.0%
	Nov	98.5%	97.7%	+ 0.9%	97.8%	97.8%	97.6%	+ 0.2%	98.0%
	<b>Dec</b>	<b>98.1%</b>	<b>97.8%</b>	<b>+ 0.3%</b>	<b>97.6%</b>	<b>97.6%</b>	<b>97.6%</b>	<b>+ 0.0%</b>	<b>98.0%</b>

# Annual Review Prior Years

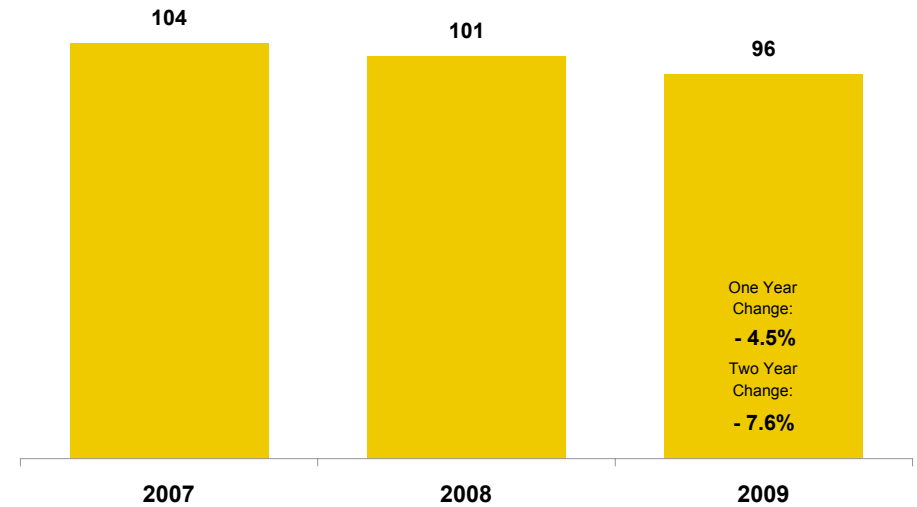
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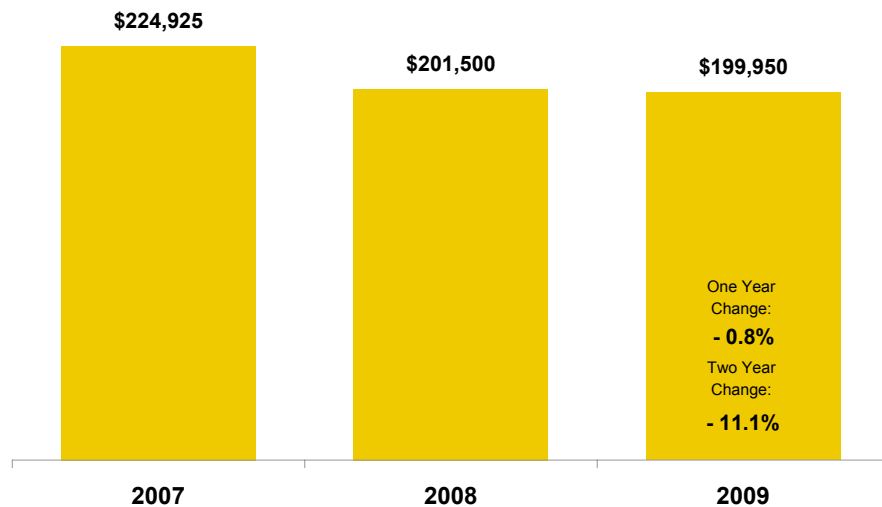
## Sold Listings



## Total Days on Market



## Median Sold Price



## Percent of Sold Price to List Price

