



**METROLIST®**

# Monthly Indicators

**December 2010**

<b>Active Listings</b>	<b>2</b>
<b>Under Contract Listings</b>	<b>3</b>
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<b>Sold Listings</b>	<b>5</b>
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[Click on a name to view report page.](#)

Based on Single Family (Residential and Condo) listings.

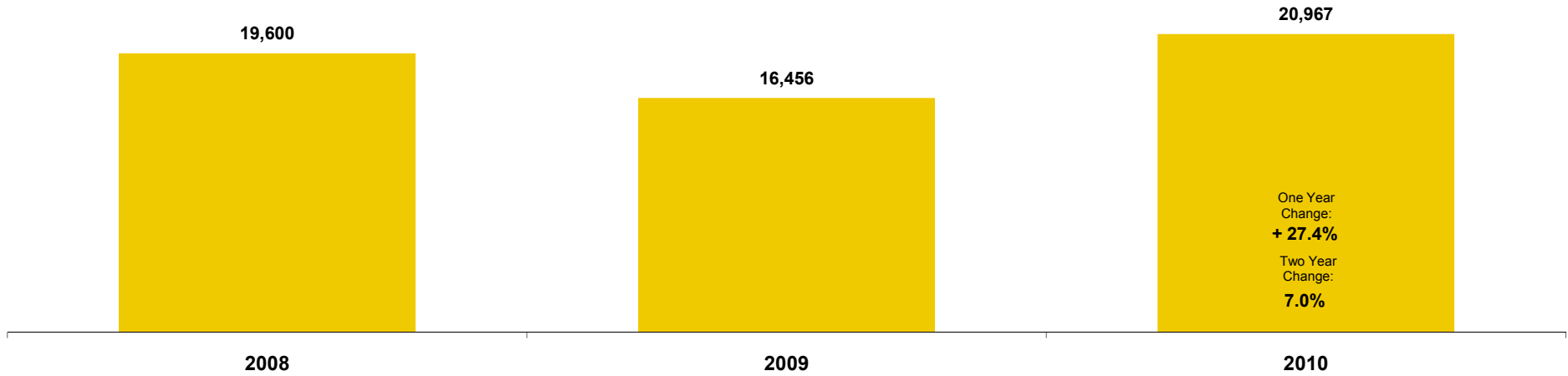
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# Active Listings

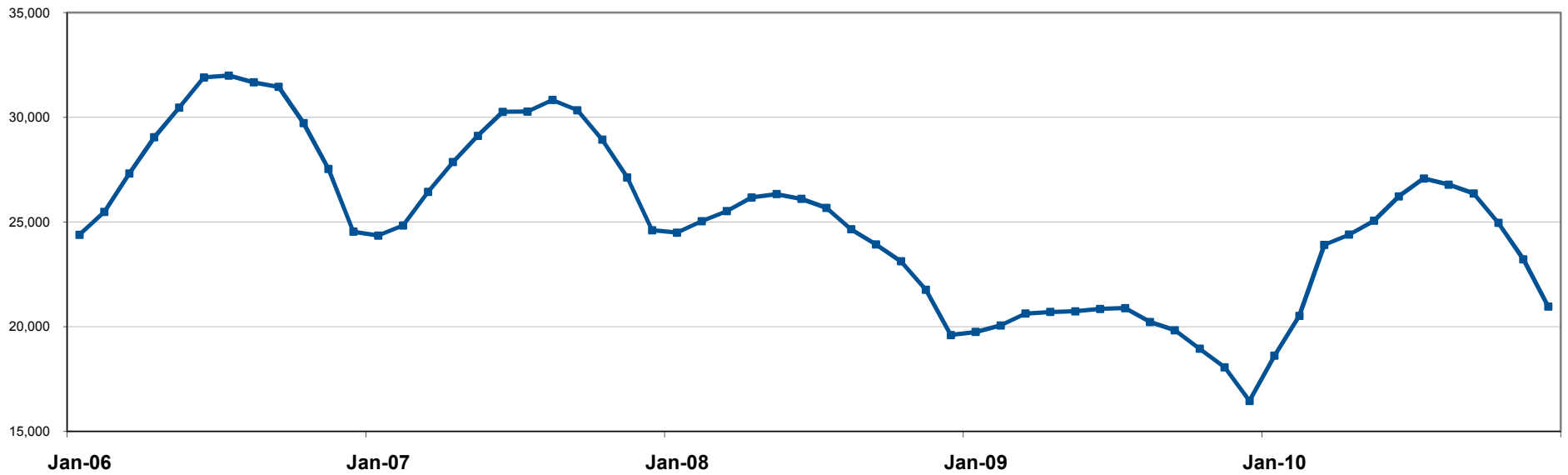
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## December



## Historical Active Listings



# Under Contract Listings

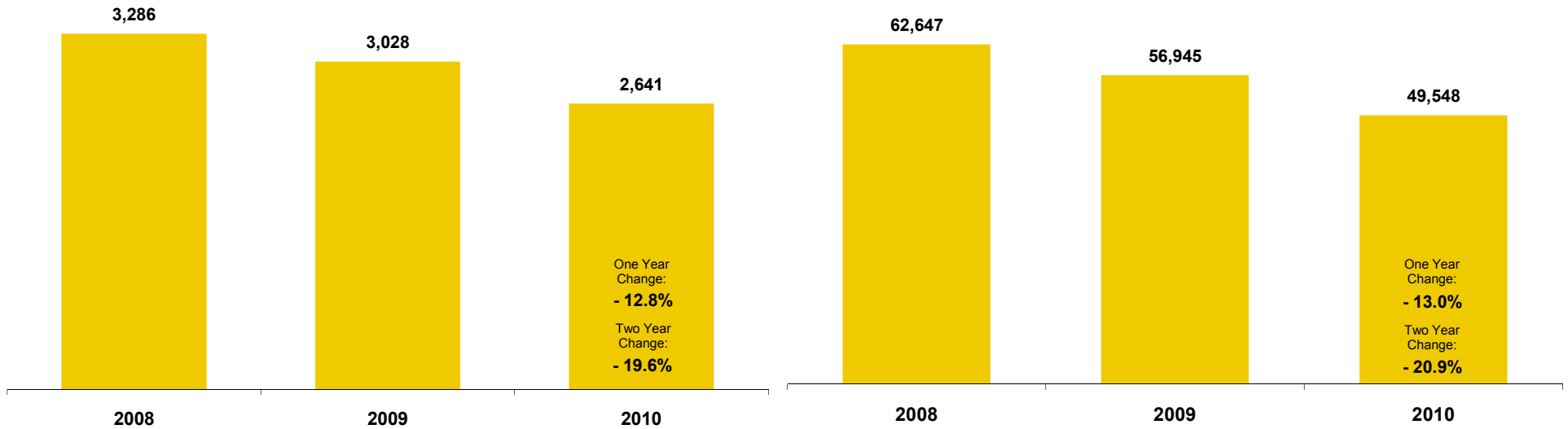
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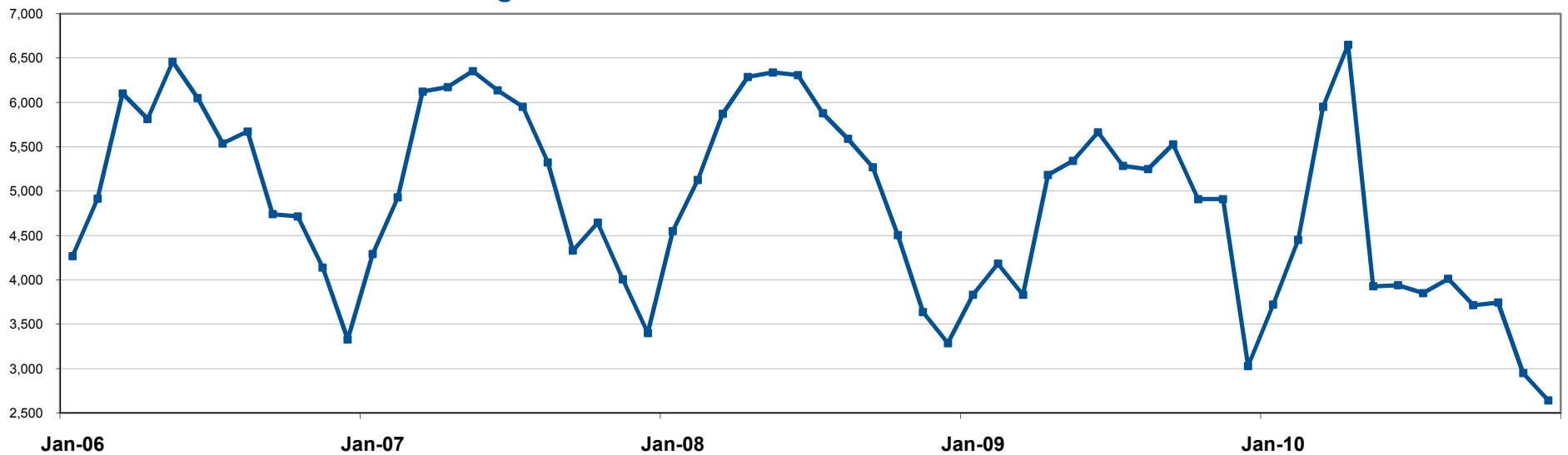
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## December

## Year to Date (YTD)



## Historical Under Contract Listings

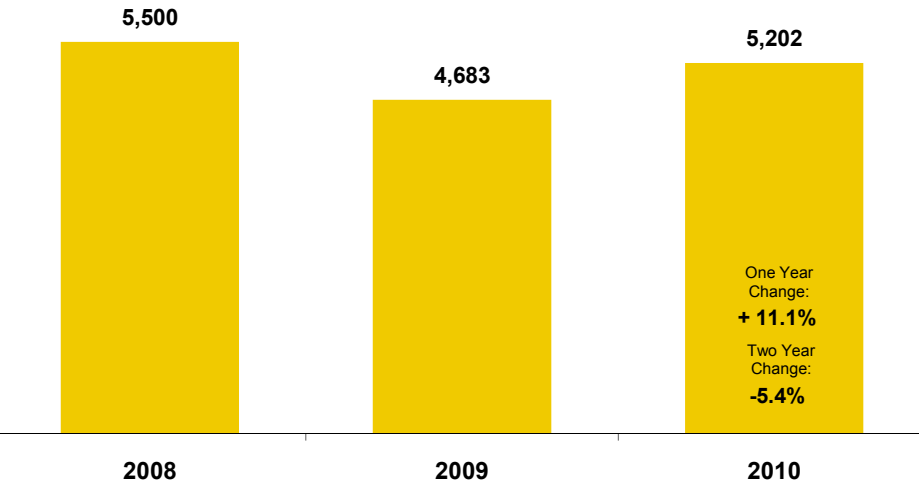


# New Listings

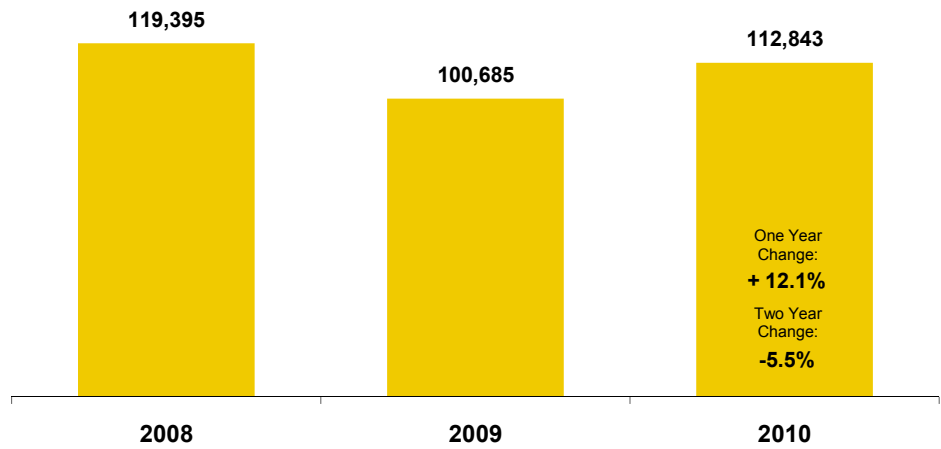
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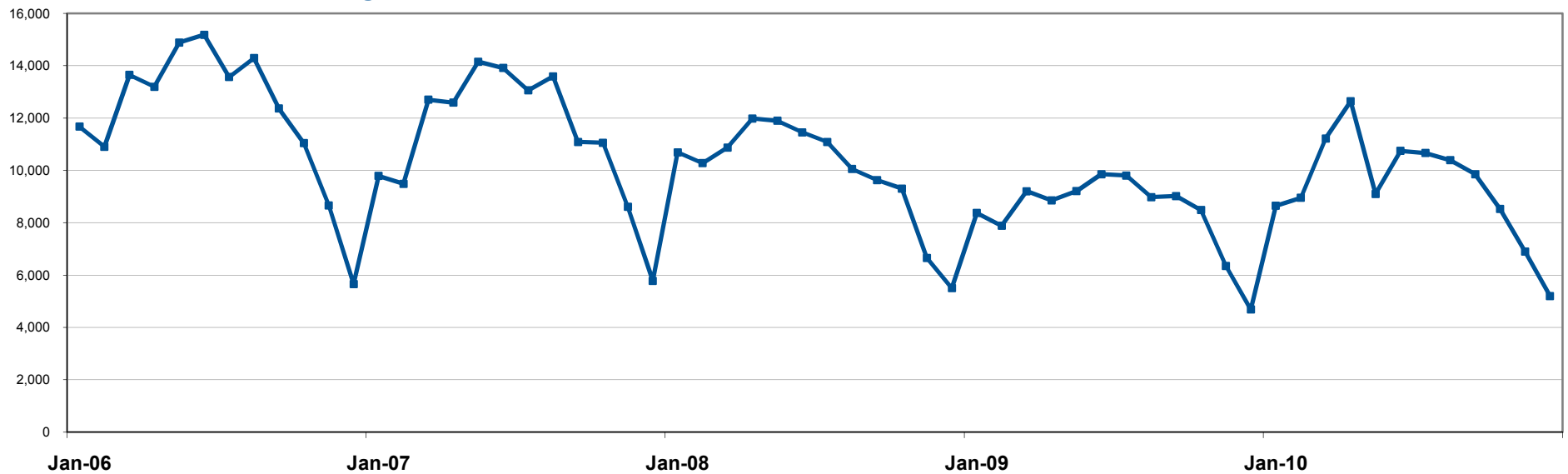
## December



## Year to Date (YTD)



## Historical New Listings



# Sold Listings

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## December

3,288



2008

3,007



2009

3,033



2010

One Year Change:  
**+ 0.9%**  
Two Year Change:  
**- 7.8%**

## Year to Date (YTD)

48,510



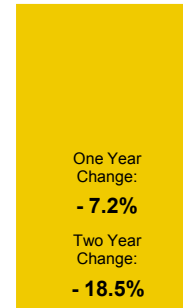
2008

42,597



2009

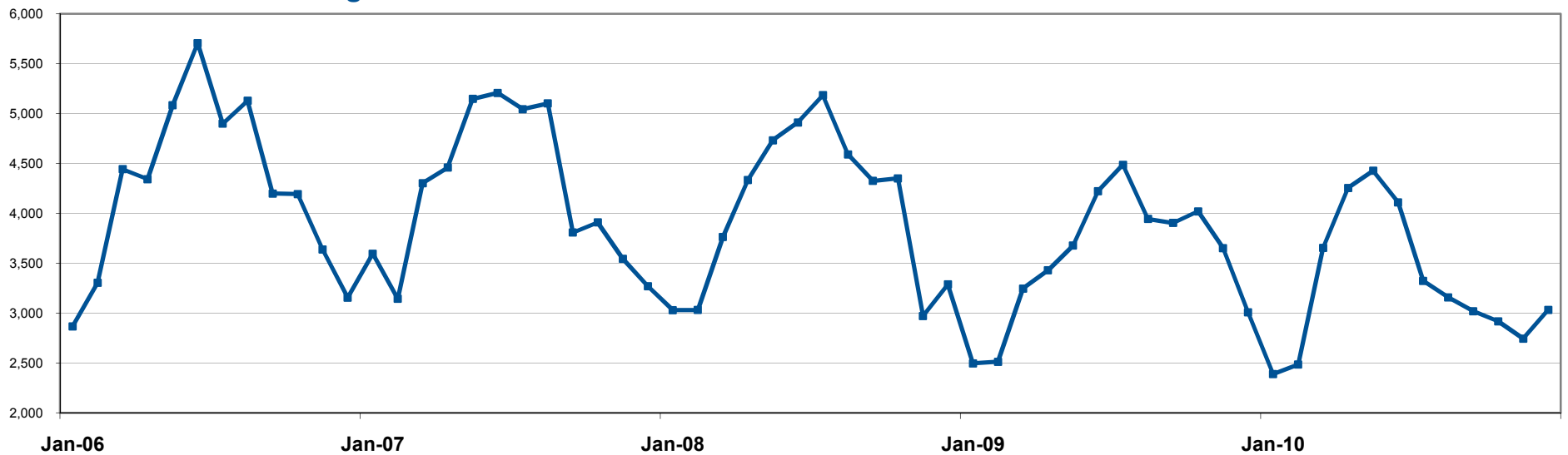
39,516



2010

One Year Change:  
**- 7.2%**  
Two Year Change:  
**- 18.5%**

## Historical Sold Listings



# Total Days on Market

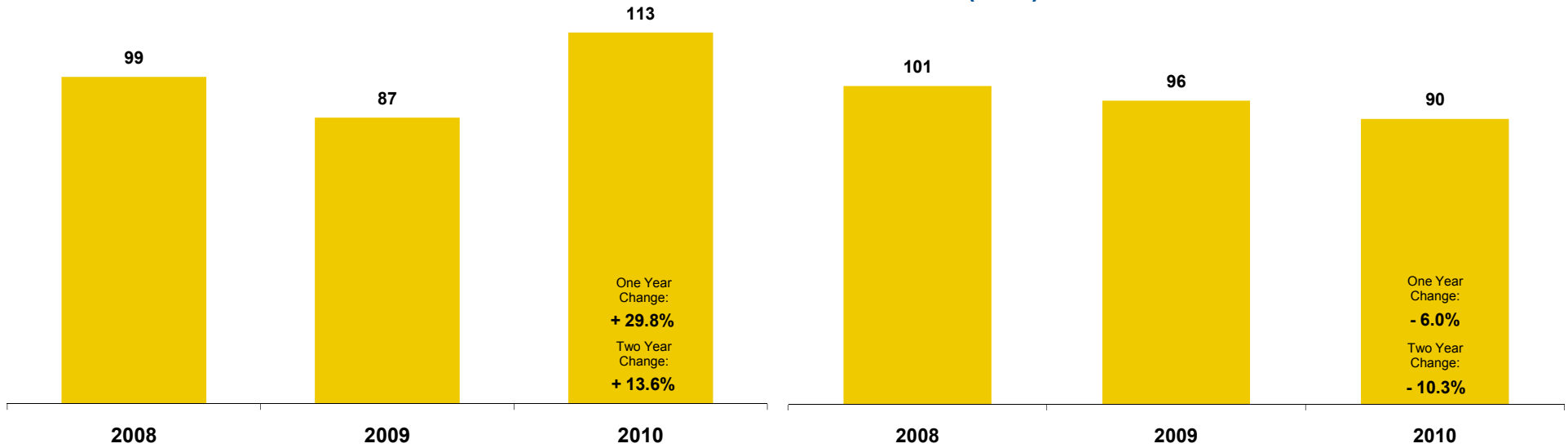
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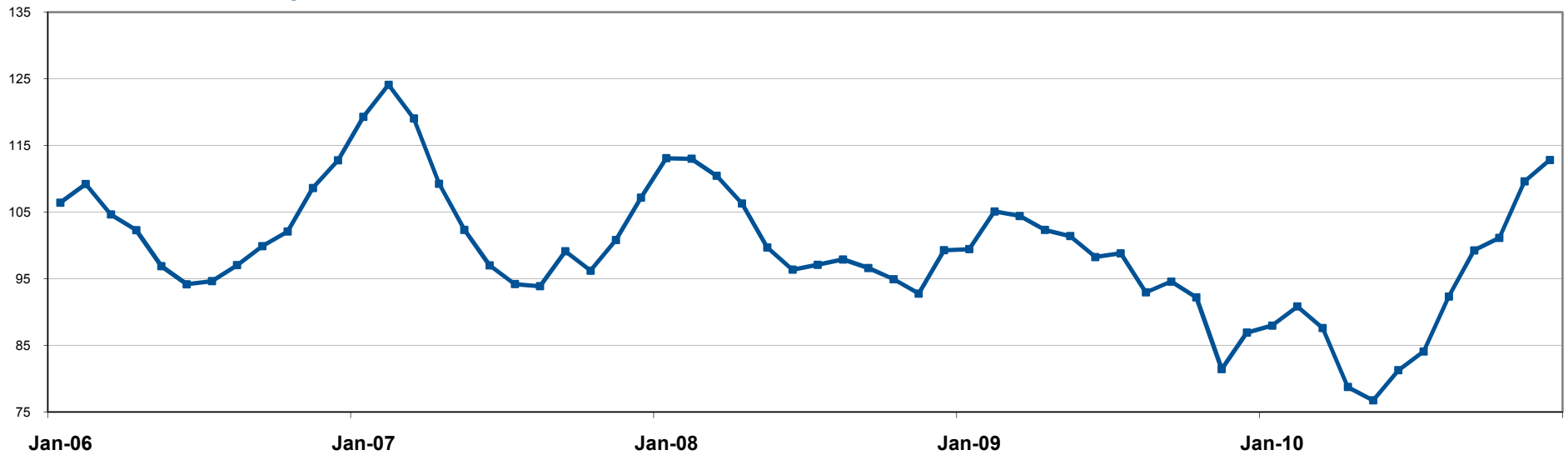
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## December

## Year to Date (YTD)



## Historical Total Days on Market



# Median Sold Price

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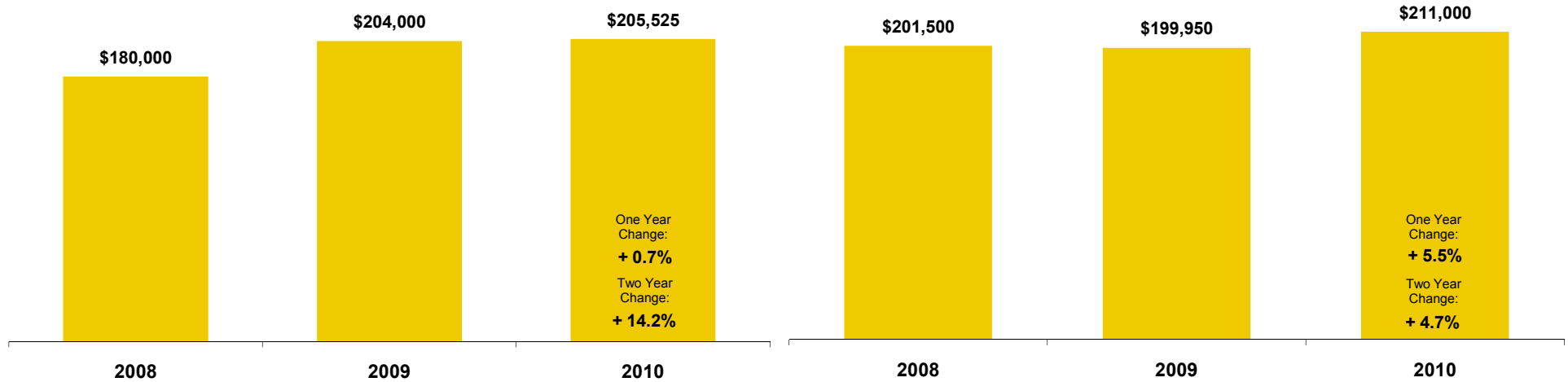


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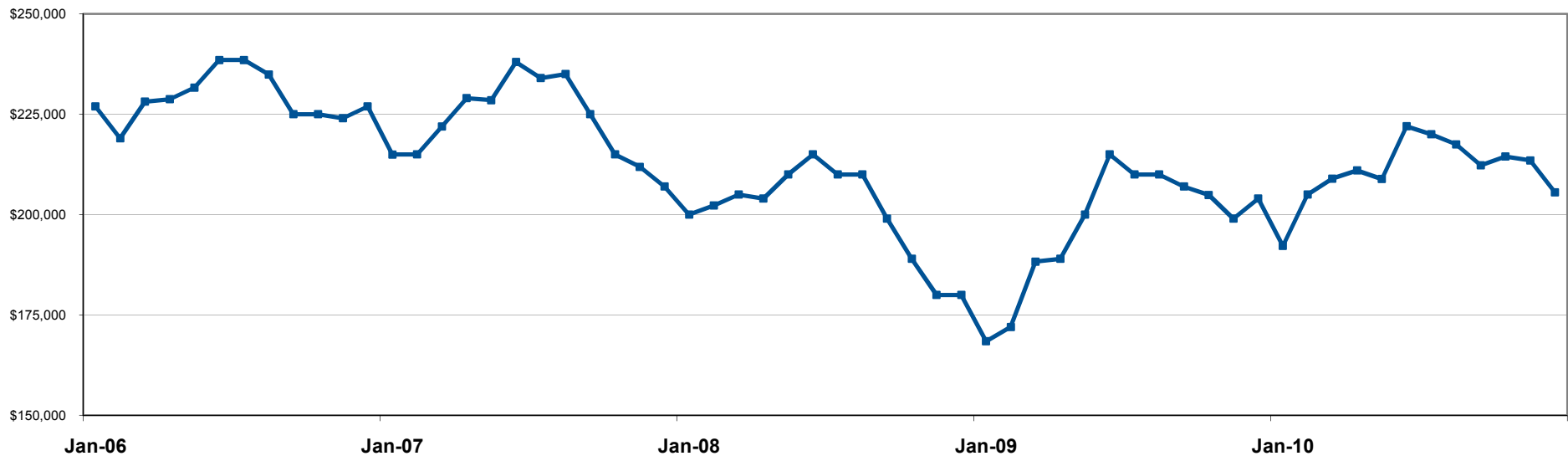
Does not account for sale concessions and/or down payment assistance.

December

Year to Date (YTD)



## Historical Median Sold Price



# Average Sold Price

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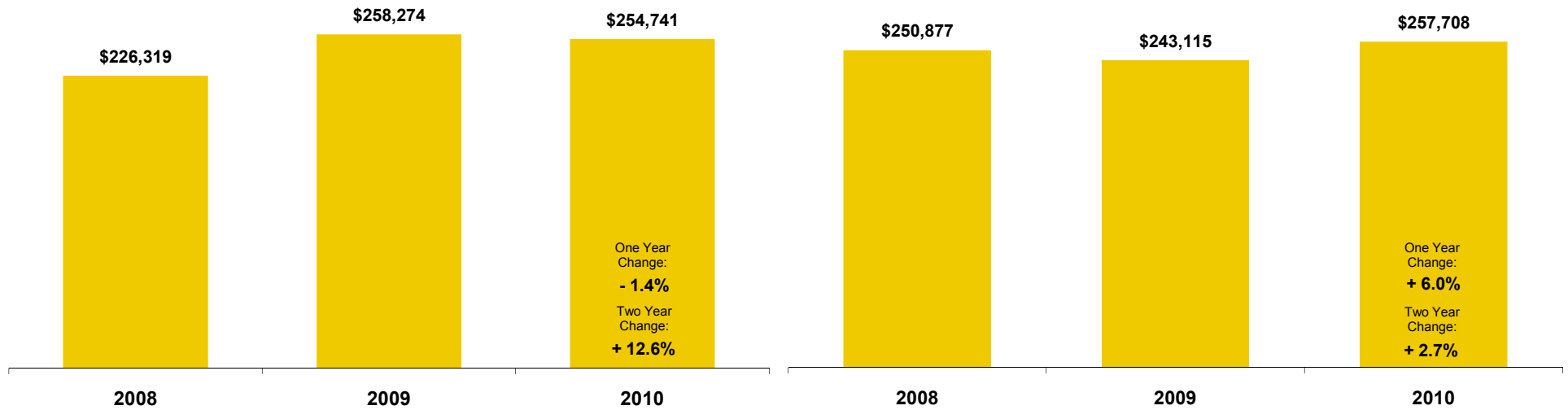


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**December**

**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

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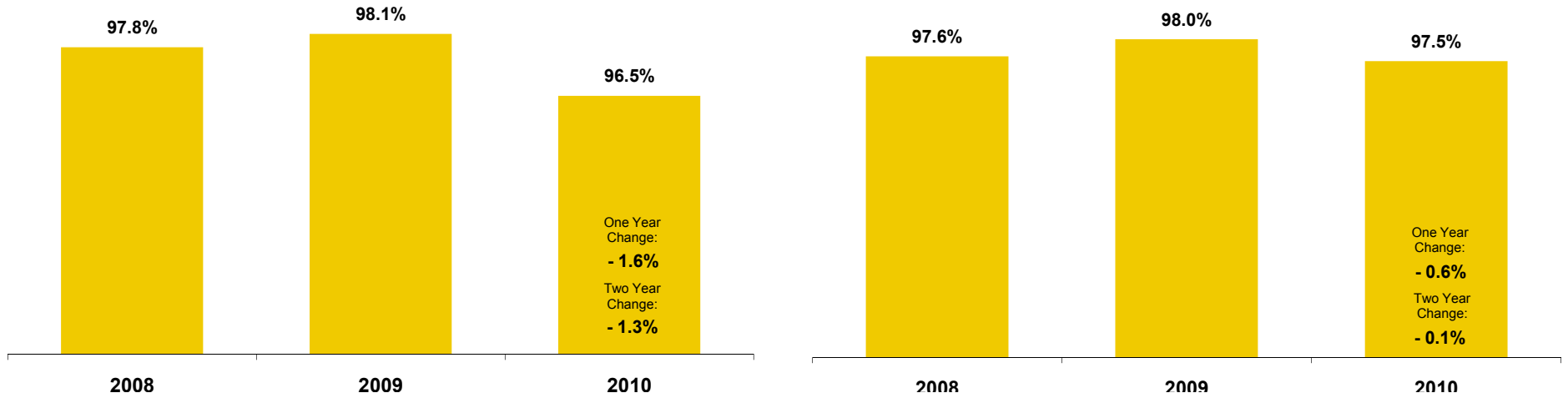


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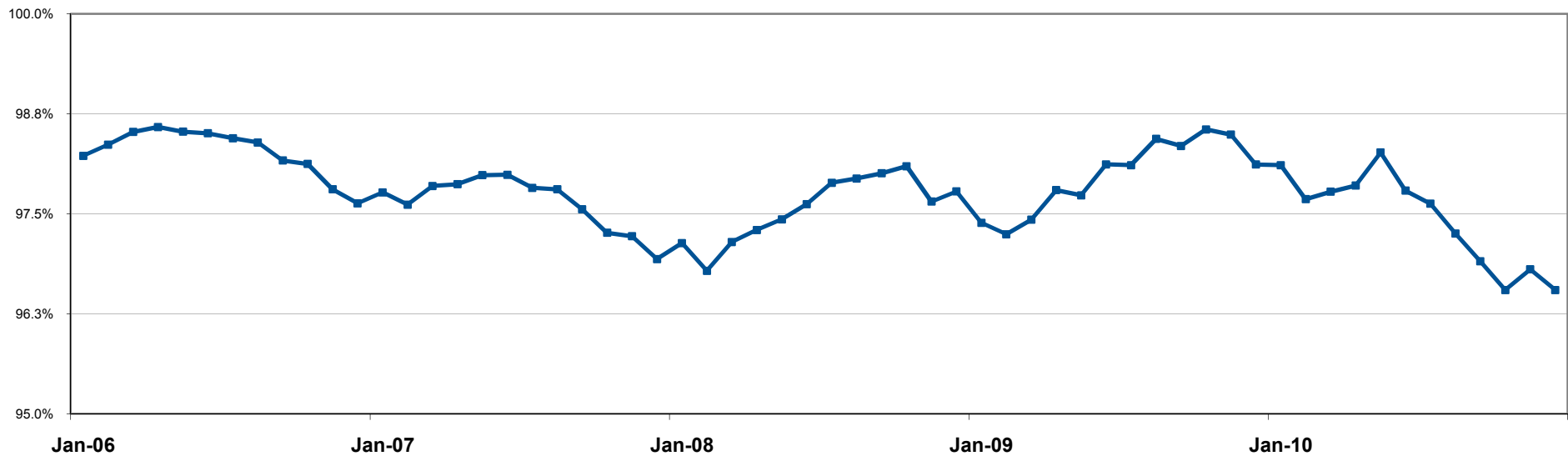
## December

## 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

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## December 2010

		This Year	Last Year	Percent Change	3-Year Average	This Year YTD	Last Year YTD	Percent Change	3-Year YTD Average
<b>Active Listings</b>	Oct	24,957	18,945	+ 31.7%					
	Nov	23,219	18,061	+ 28.6%	--	--	--	--	--
	<b>Dec</b>	<b>20,967</b>	<b>16,456</b>	<b>+ 27.4%</b>					
<b>Pending Sales*</b>	Oct	521	--	NA					
	Nov	537	--	NA	--	--	--	--	--
	<b>Dec</b>	<b>581</b>	<b>--</b>	<b>NA</b>					
<b>New Listings</b>	Oct	8,526	8,485	+ 0.5%	8,771	100,740	89,656	+ 12.4%	99,214
	Nov	6,901	6,346	+ 8.7%	6,632	107,641	96,002	+ 12.1%	105,846
	<b>Dec</b>	<b>5,202</b>	<b>4,683</b>	<b>+ 11.1%</b>	<b>5,128</b>	<b>112,843</b>	<b>100,685</b>	<b>+ 12.1%</b>	<b>110,974</b>
<b>Under Contract Listings</b>	Oct	3,744	4,910	- 23.7%	4,386	43,958	49,007	- 10.3%	49,563
	Nov	2,949	4,910	- 39.9%	3,832	46,907	53,917	- 13.0%	53,395
	<b>Dec</b>	<b>2,641</b>	<b>3,028</b>	<b>- 12.8%</b>	<b>2,985</b>	<b>49,548</b>	<b>56,945</b>	<b>- 13.0%</b>	<b>56,380</b>
<b>Sold Listings</b>	Oct	2,918	4,020	- 27.4%	3,763	33,738	35,938	- 6.1%	37,309
	Nov	2,745	3,652	- 24.8%	3,123	36,483	39,590	- 7.8%	40,432
	<b>Dec</b>	<b>3,033</b>	<b>3,007</b>	<b>+ 0.9%</b>	<b>3,109</b>	<b>39,516</b>	<b>42,597</b>	<b>- 7.2%</b>	<b>43,541</b>
<b>Total Days on Market</b>	Oct	101	92	+ 9.7%	96	87	98	- 11.8%	96
	Nov	110	81	+ 34.6%	95	89	97	- 8.6%	95
	<b>Dec</b>	<b>113</b>	<b>87</b>	<b>+ 29.8%</b>	<b>100</b>	<b>90</b>	<b>96</b>	<b>- 6.0%</b>	<b>96</b>
<b>Median Sold Price</b>	Oct	\$214,450	\$204,900	+ 4.7%	\$202,783	\$212,000	\$199,900	+ 6.1%	\$205,633
	Nov	\$213,500	\$199,000	+ 7.3%	\$197,500	\$212,000	\$199,900	+ 6.1%	\$205,300
	<b>Dec</b>	<b>\$205,525</b>	<b>\$204,000</b>	<b>+ 0.7%</b>	<b>\$196,508</b>	<b>\$211,000</b>	<b>\$199,950</b>	<b>+ 5.5%</b>	<b>\$204,150</b>
<b>Average Sold Price</b>	Oct	\$264,492	\$240,503	+ 10.0%	\$246,458	\$257,903	\$240,503	+ 7.2%	\$251,524
	Nov	\$258,585	\$240,487	+ 7.5%	\$241,614	\$257,955	\$240,487	+ 7.3%	\$250,860
	<b>Dec</b>	<b>\$254,741</b>	<b>\$258,274</b>	<b>- 1.4%</b>	<b>\$246,445</b>	<b>\$257,708</b>	<b>\$258,274</b>	<b>- 0.2%</b>	<b>\$250,566</b>
<b>Percent of Sold Price to List Price</b>	Oct	96.5%	98.6%	- 2.0%	97.7%	97.7%	98.0%	- 0.3%	97.6%
	Nov	96.8%	98.5%	- 1.7%	97.6%	97.6%	98.0%	- 0.4%	97.6%
	<b>Dec</b>	<b>96.5%</b>	<b>98.1%</b>	<b>- 1.6%</b>	<b>97.5%</b>	<b>97.5%</b>	<b>98.0%</b>	<b>- 0.6%</b>	<b>97.5%</b>

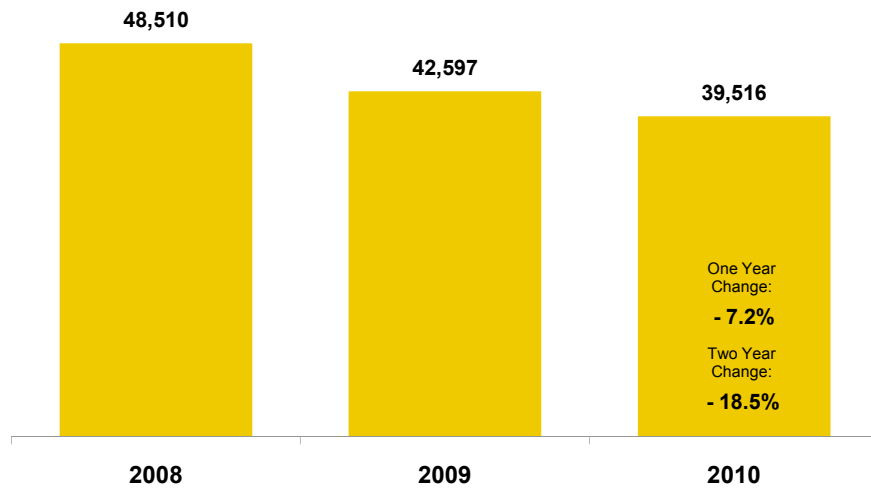
\*\*"Pending Sales" is a count of how many homes are in "Pending" status at the end of each month. This information was not available prior to January 2010.

# Annual Review Prior Years

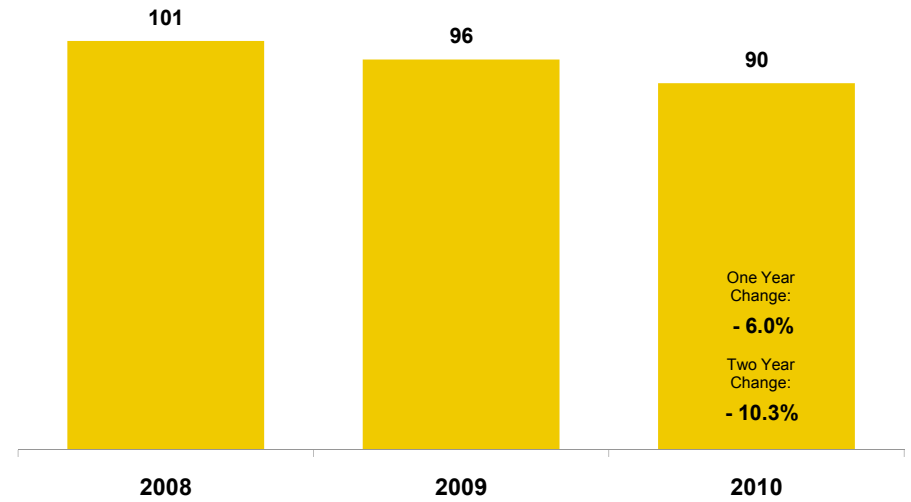
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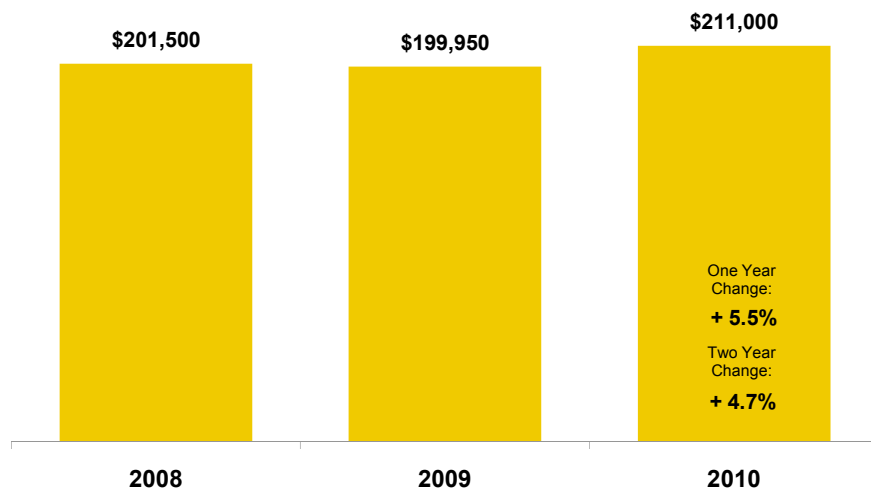
## Sold Listings



## Total Days on Market



## Median Sold Price



## Percent of Sold Price to List Price

