

Monthly Indicators



METROLIST®

December 2012

A RESEARCH TOOL PROVIDED BY METROLIST®
SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO

Quick Facts

- 0.6%

+ 7.4%

+ 10.8%

Change in
New Listings

Change in
Sold Listings

Change in
Median Sold Price

| | |
|-------------------------------------|----|
| Market Overview | 2 |
| Active Listings | 3 |
| Pending Listings | 4 |
| Under Contract Listings | 5 |
| New Listings | 6 |
| Sold Listings | 7 |
| Total Days on Market | 8 |
| Median Sold Price | 9 |
| Average Sold Price | 10 |
| Percent of Sold Price to List Price | 11 |
| Annual Review | 12 |

Click on desired metric to jump to that page.



Market Overview

Key market metrics for the current month and year-to-date. Single-Family Listings Only – Residential and Condo.



| Key Metrics | Historical Sparklines | 12-2011 | 12-2012 | + / - | Last Year YTD | This Year YTD | + / - |
|---------------------------------------|-----------------------|-----------|-----------|---------|---------------|---------------|---------|
| Active Listings | | 12,277 | 8,875 | - 27.7% | -- | -- | -- |
| Pending Listings* | | 1,612 | 1,459 | - 9.5% | 18,507 | 22,692 | + 22.6% |
| Under Contract Listings | | 2,813 | 3,126 | + 11.1% | 48,686 | 56,761 | + 16.6% |
| New Listings | | 2,836 | 2,820 | - 0.6% | 63,272 | 63,299 | + 0.0% |
| Sold Listings | | 3,266 | 3,508 | + 7.4% | 40,499 | 47,566 | + 17.4% |
| Total Days on Market | | 105 | 72 | - 31.4% | 105 | 75 | - 28.5% |
| Median Sold Price** | | \$212,000 | \$234,900 | + 10.8% | \$210,000 | \$231,500 | + 10.2% |
| Average Sold Price** | | \$253,955 | \$289,759 | + 14.1% | \$255,562 | \$279,520 | + 9.4% |
| Percent of Sold Price to List Price** | | 97.3% | 98.3% | + 1.0% | 97.1% | 98.3% | + 1.3% |

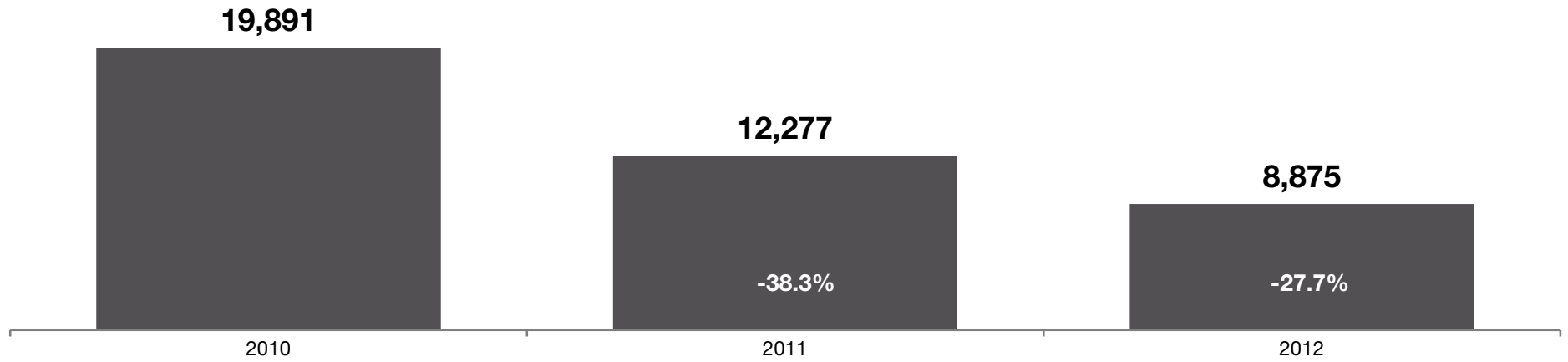
* Pending Listings is a count of the number of homes that were in "pending" status at the end of the month. This information was not available prior to January 2010. ** Does not account for seller concessions and/or down payment assistance.

Active Listings

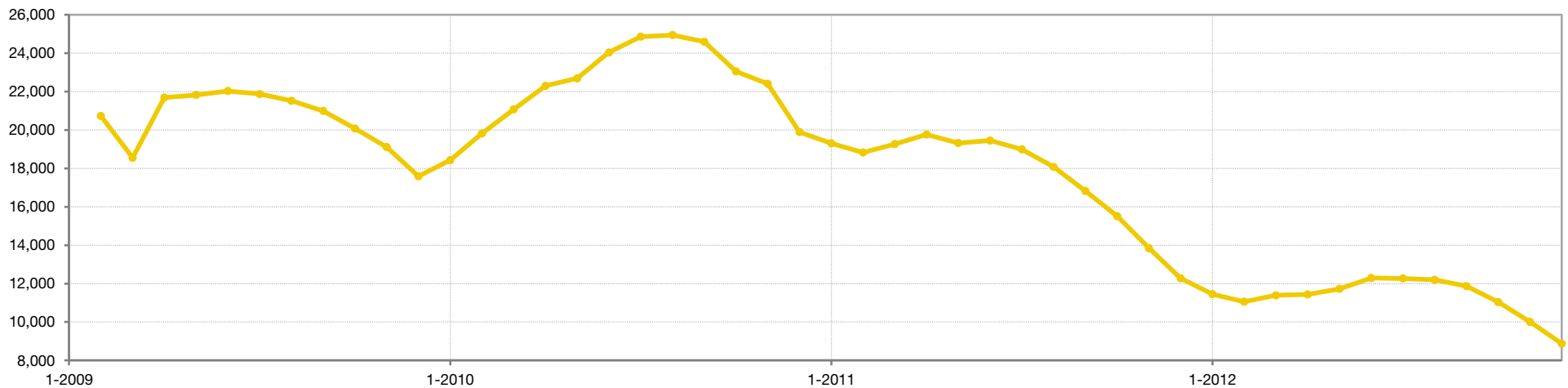
The number of homes that were in "active" status at the end of the month.



December



Historical Active Listing Activity

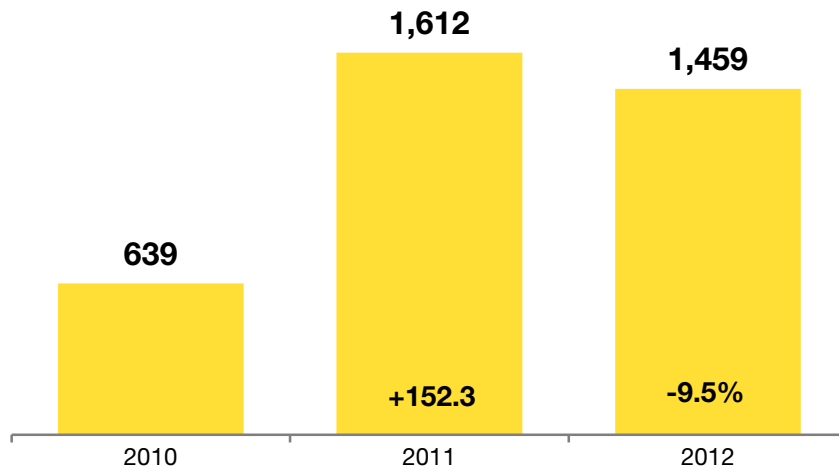


Pending Listings

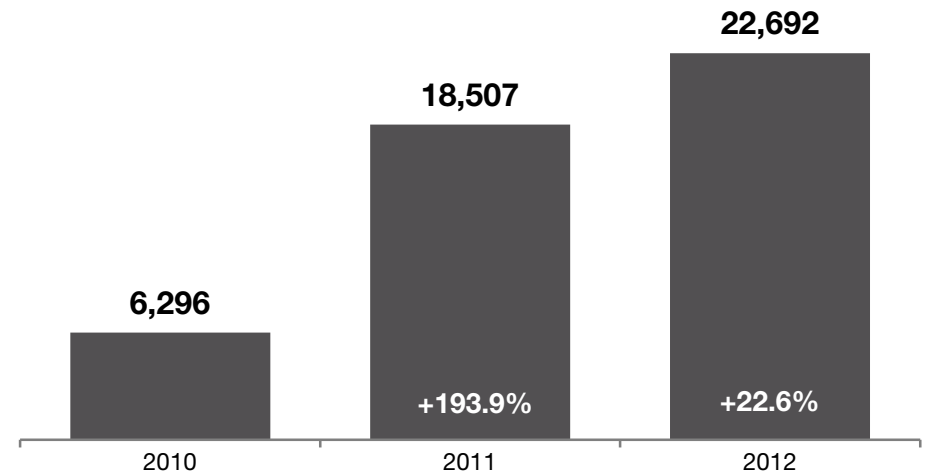
A count of the number of homes that were in "pending" status at the end of the month. This information was not available prior to January 2010.



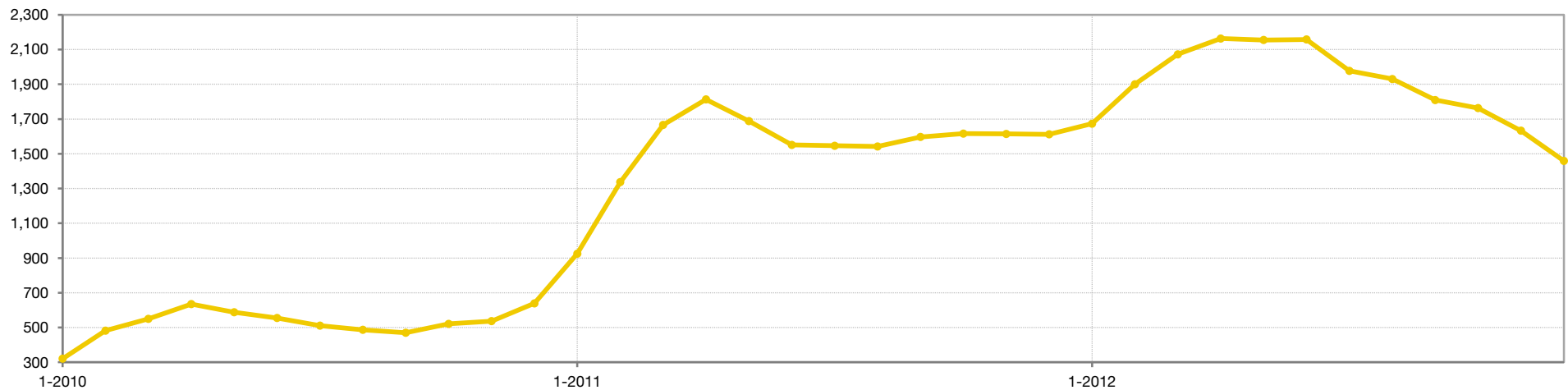
December



Year To Date (YTD)



Historical Pending Listings Activity

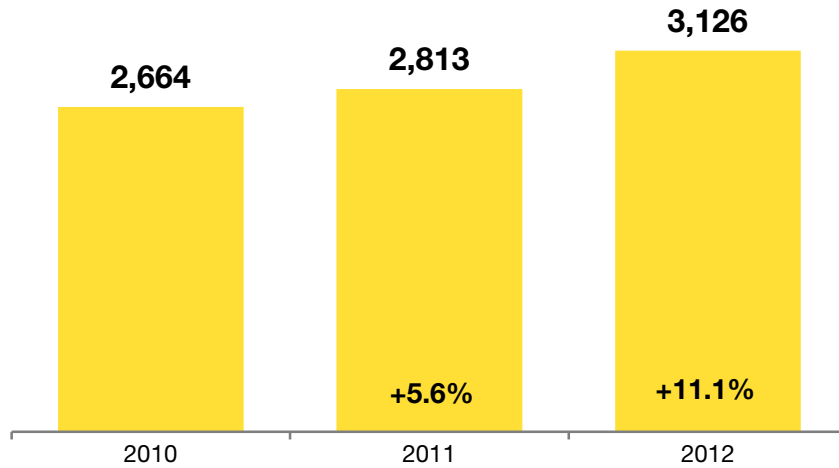


Under Contract Listings

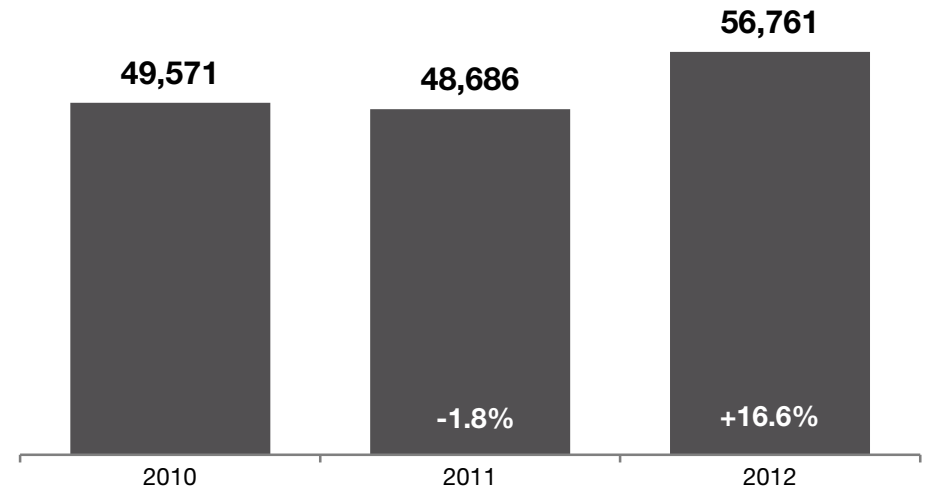
A count of the properties on which offers have been accepted in a given month.



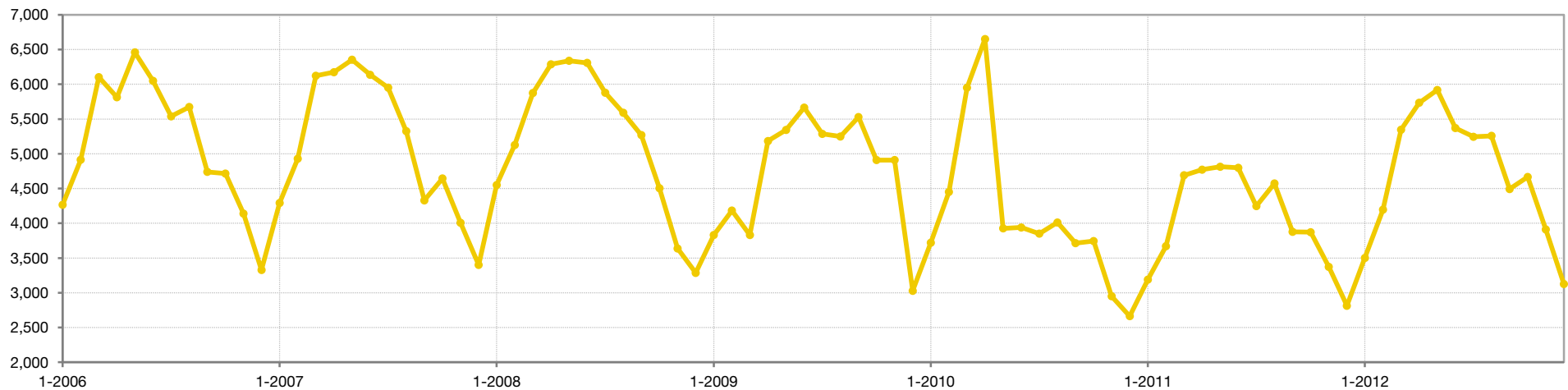
December



Year To Date (YTD)



Historical Under Contract Listing Activity



Note: The method used to calculate the "Under Contract" metric was updated in August 2012 so comparisons to previously reported figures may differ.

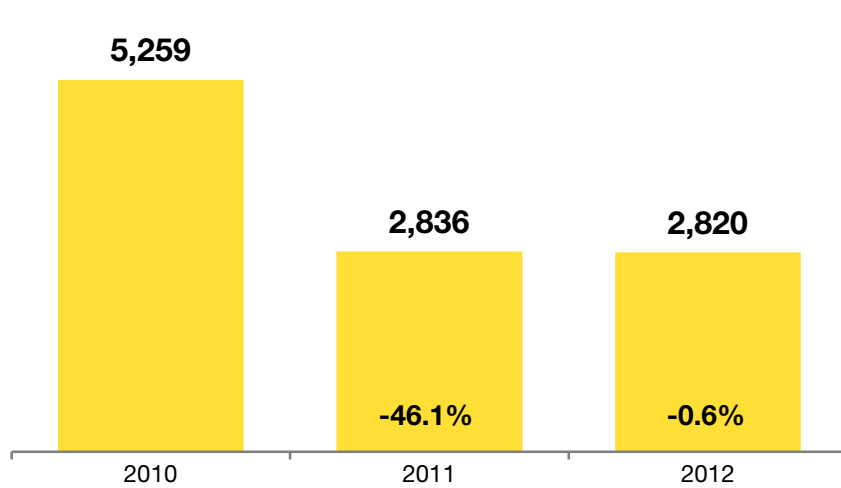
All data from Metrolist®. Powered by 10K Research and Marketing. Due to differences in statistical methodologies, figures may vary from other market reports provided by Metrolist®. | [Click for Cover](#) | 5

New Listings

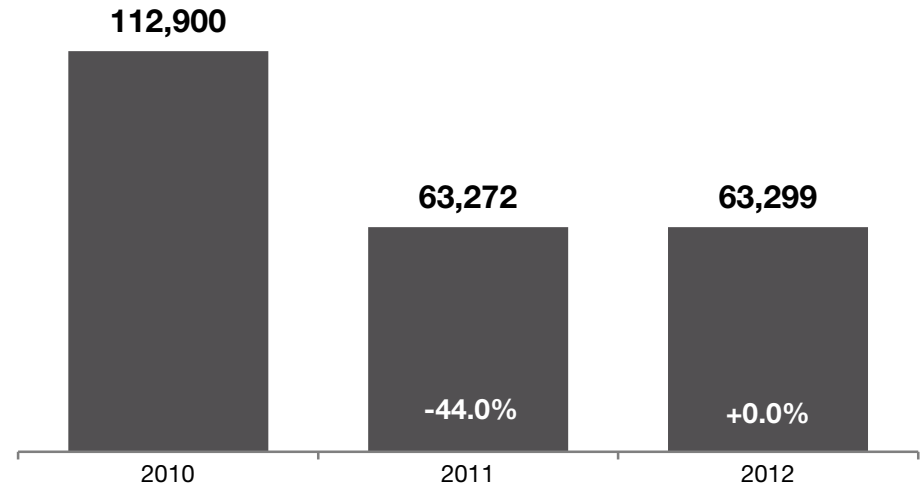
A count of the properties that have been newly listed on the market in a given month.



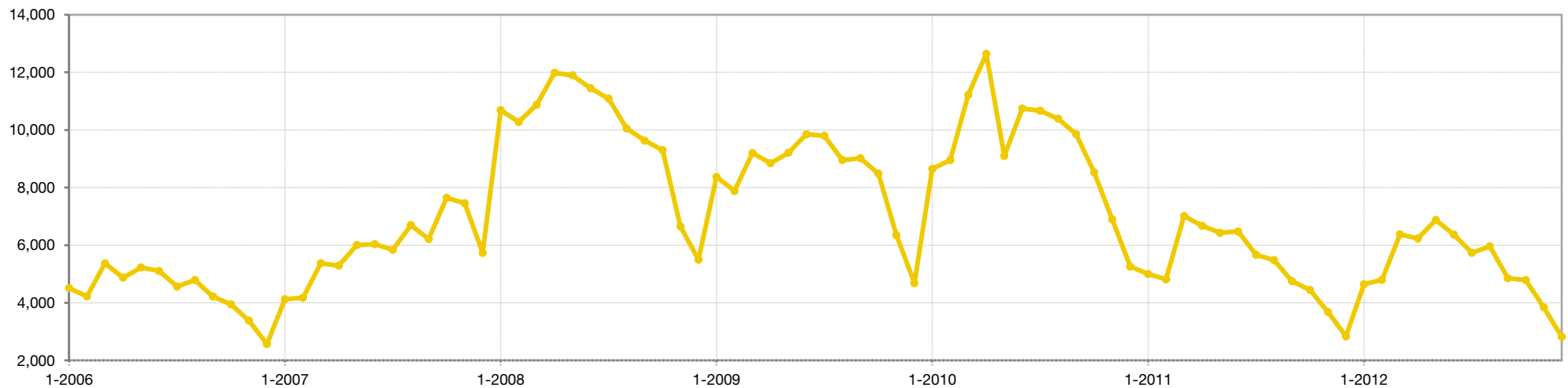
December



Year To Date (YTD)



Historical New Listing Activity

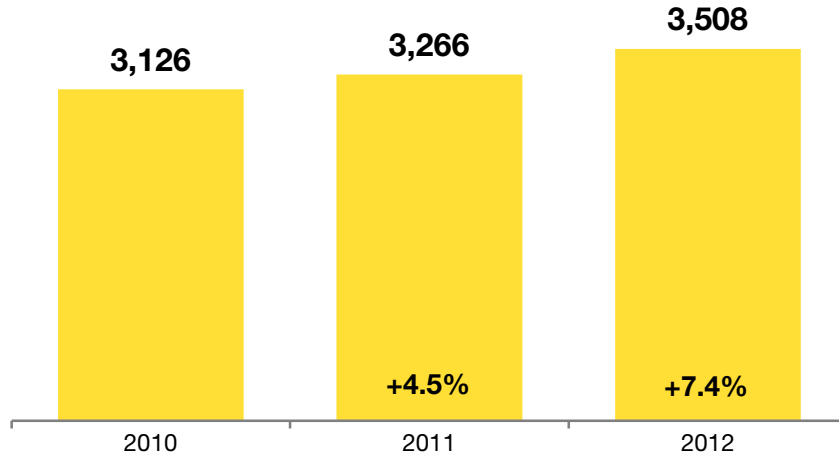


Sold Listings

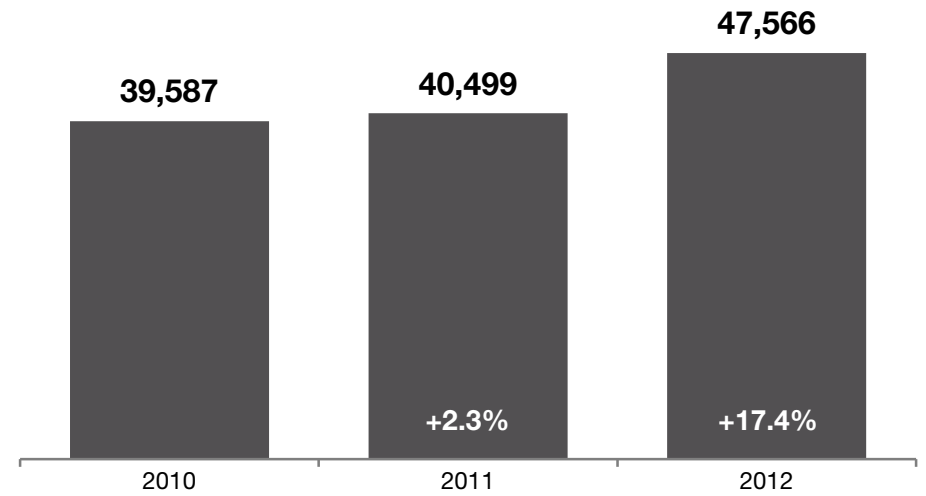
A count of the properties that have sold in a given month.



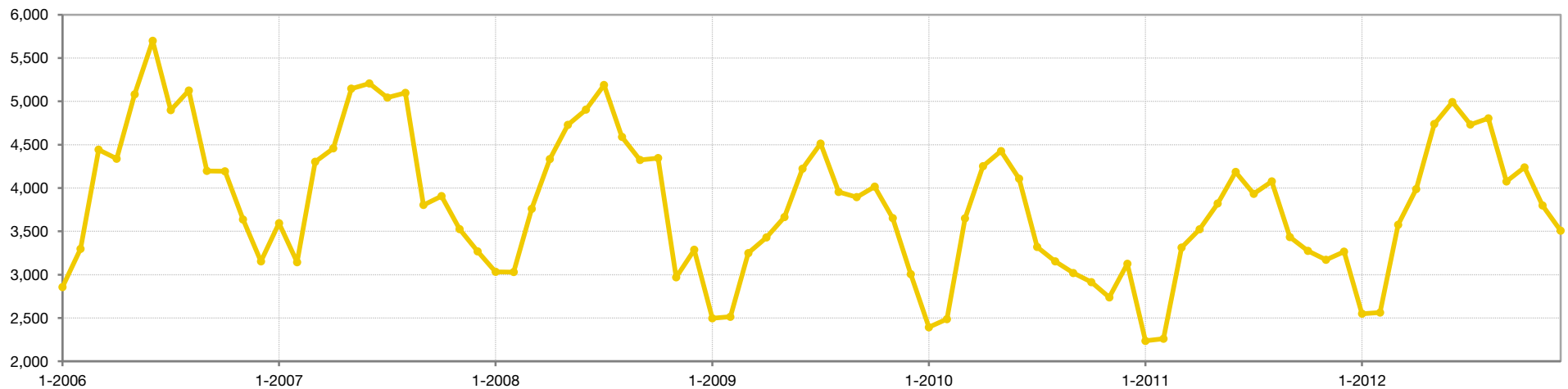
December



Year To Date (YTD)



Historical Sold Listing Activity

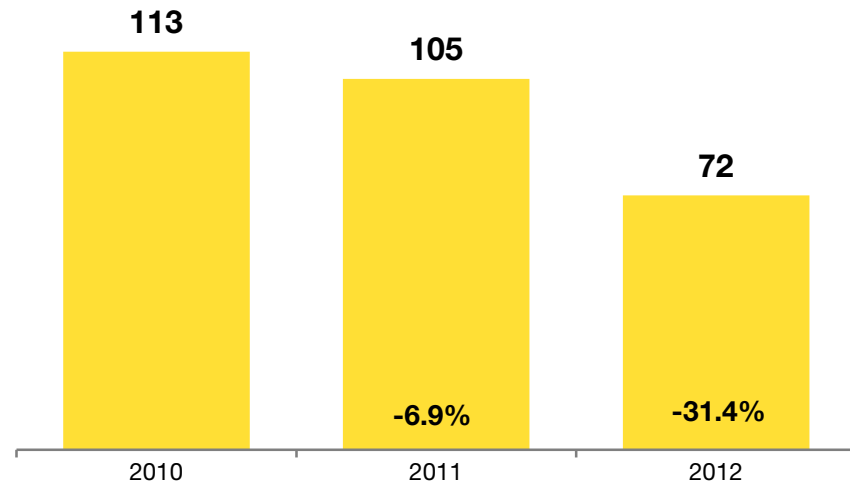


Total Days on Market

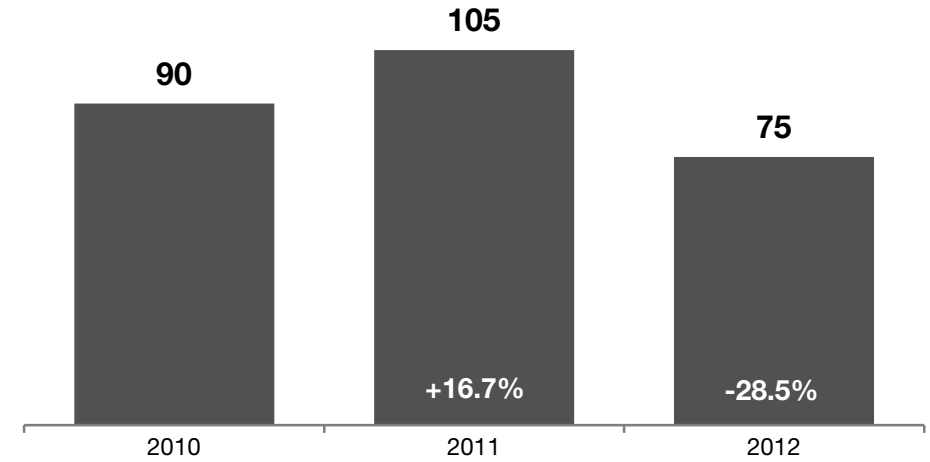
The average number of days between when a property is first listed and when an offer is accepted. Sold listings only.



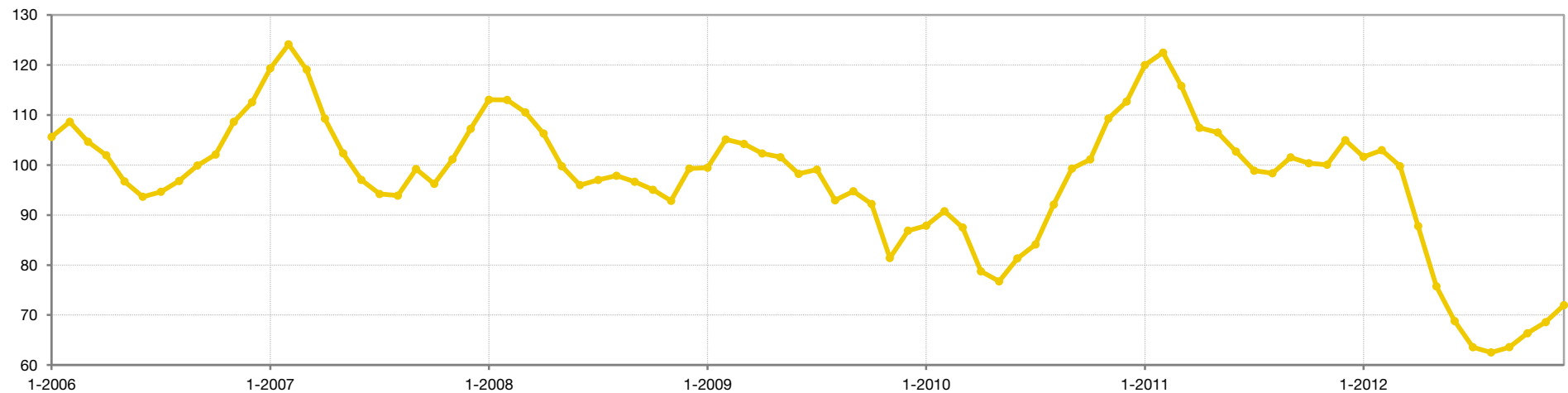
December



Year To Date (YTD)



Historical Total Days on Market

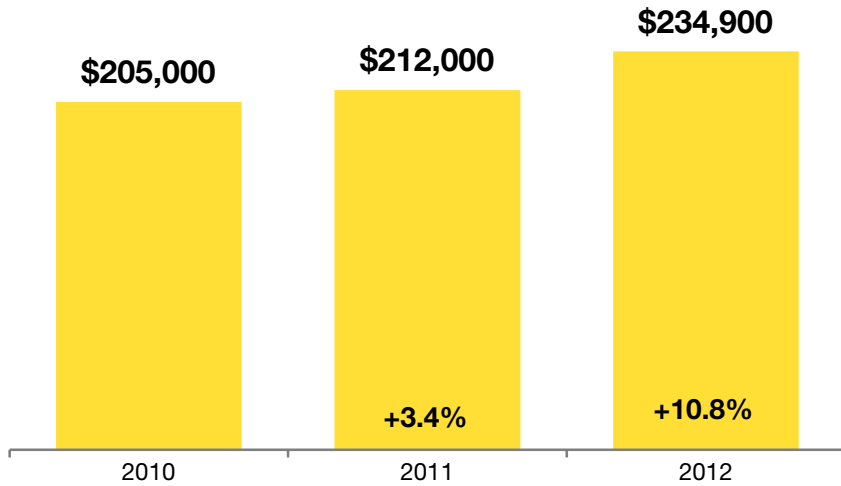


Median Sold Price

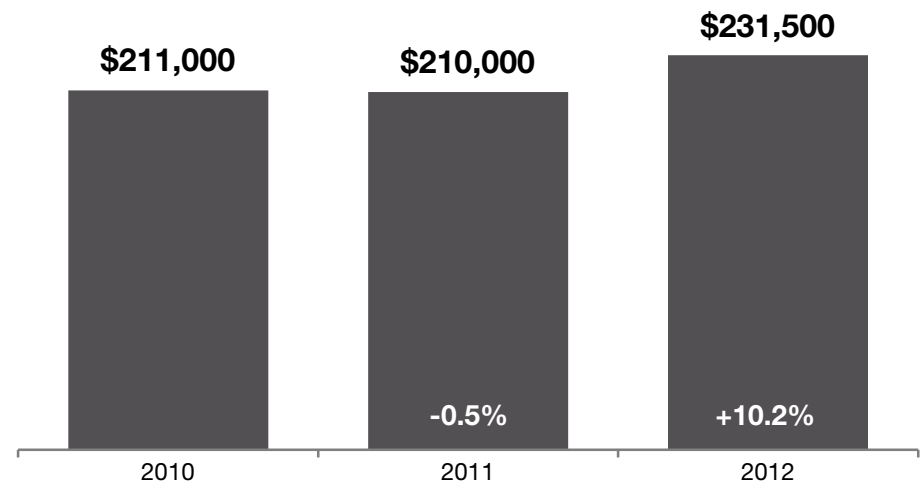
The median sold price for all sold listings in a given month. Does not account for seller concessions and/or down payment assistance.



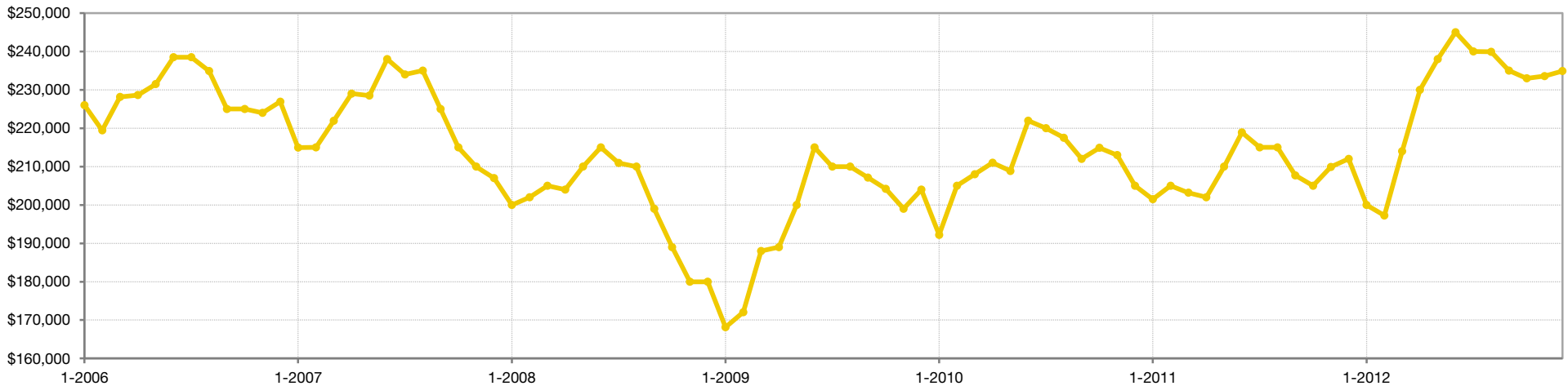
December



Year To Date (YTD)



Historical Median Sold Price

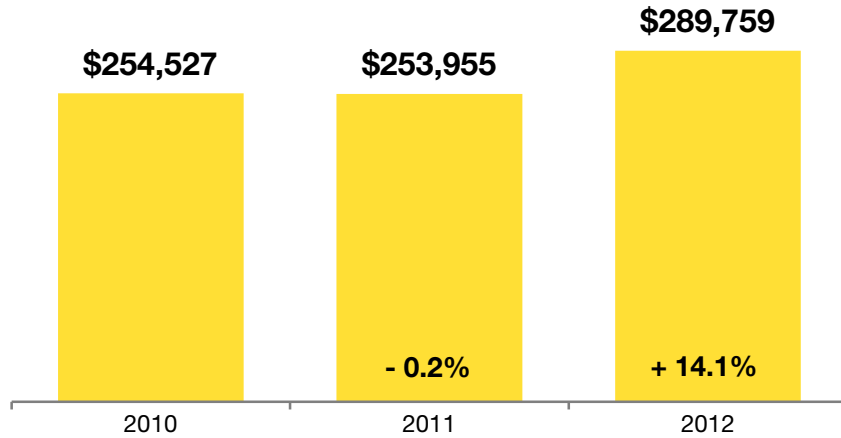


Average Sold Price

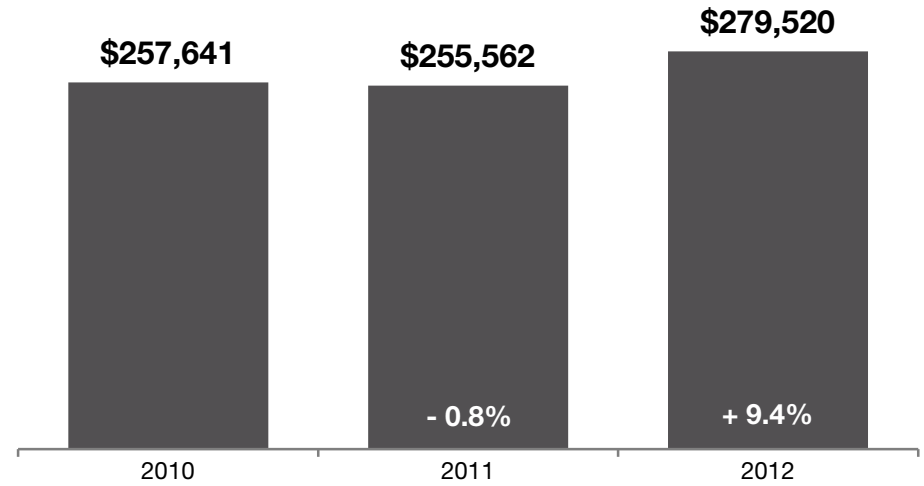
The average sold price for all sold listings in a given month. Does not account for seller concessions and/or down payment assistance.



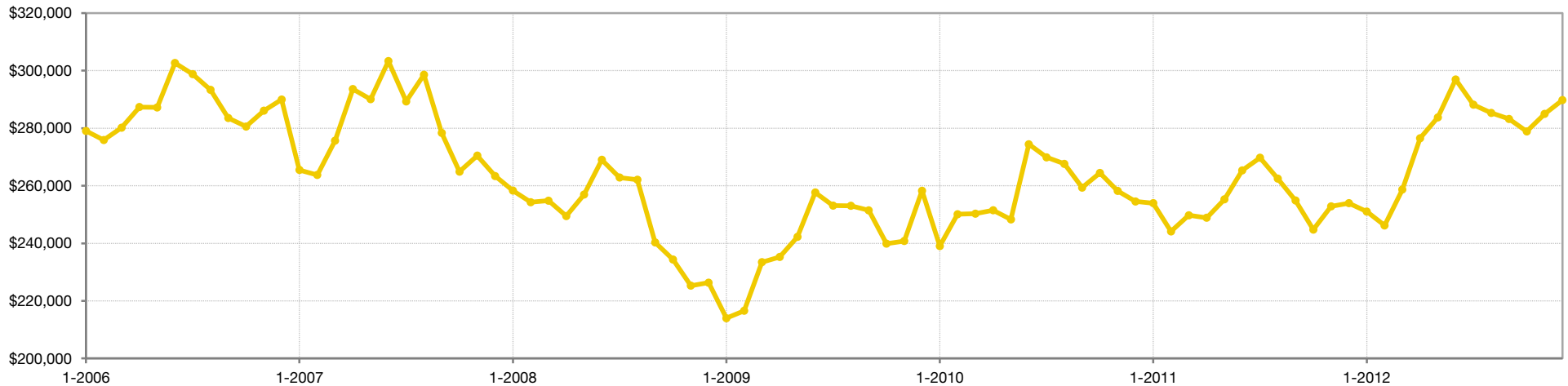
December



Year To Date (YTD)



Historical Average Sold Price

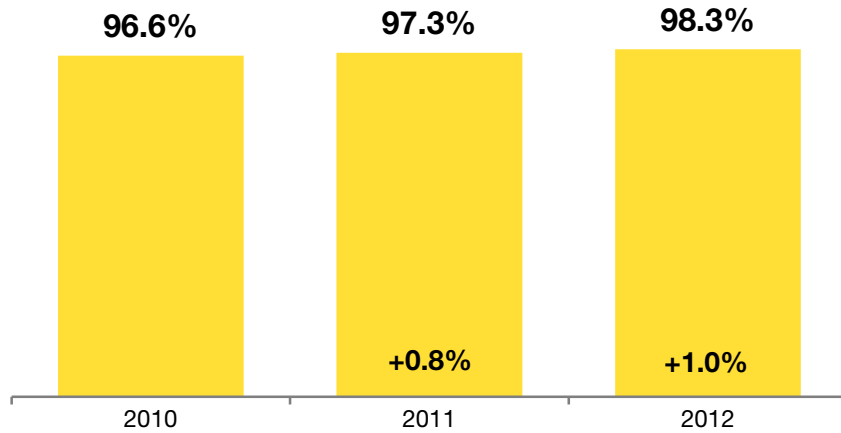


Percent of Sold Price to List Price

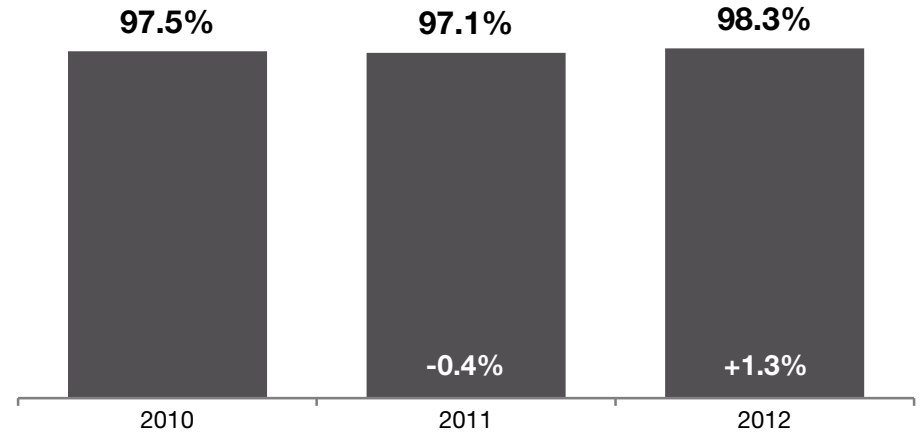
Calculated by comparing final sold price to list price for sold listings. Does not account for seller concessions and/or down payment assistance.



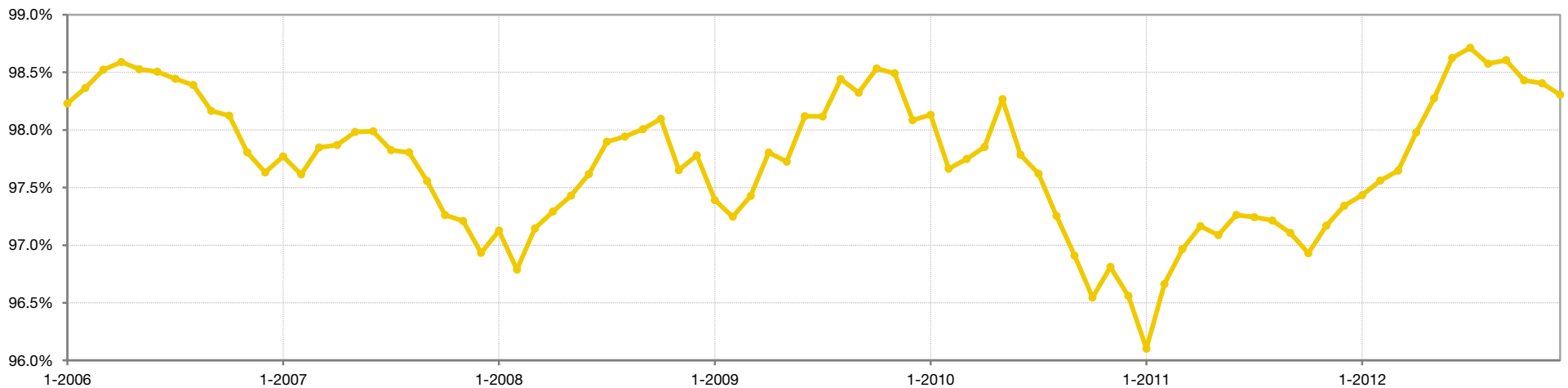
December



Year To Date (YTD)



Historical Percent of Sold Price to List Price

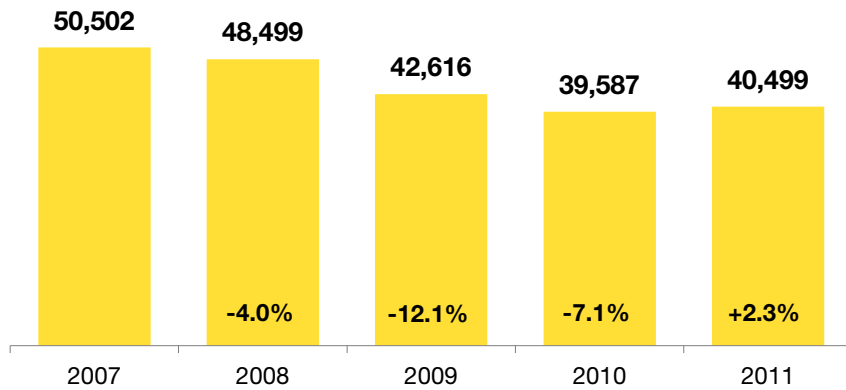


Annual Review

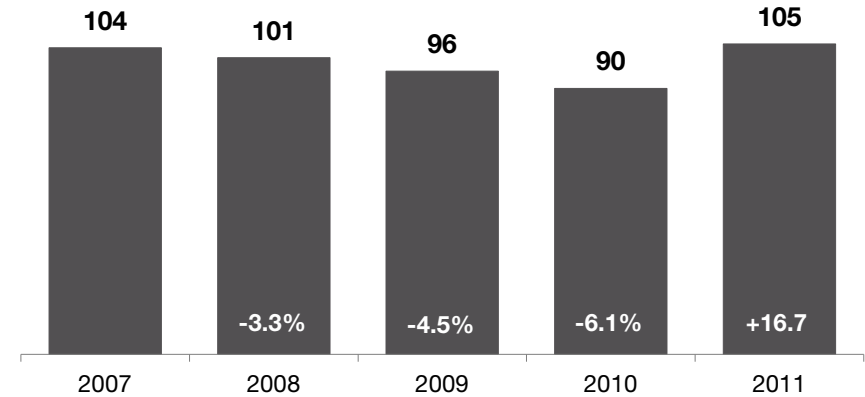
Historical look at key market metrics for the overall region.



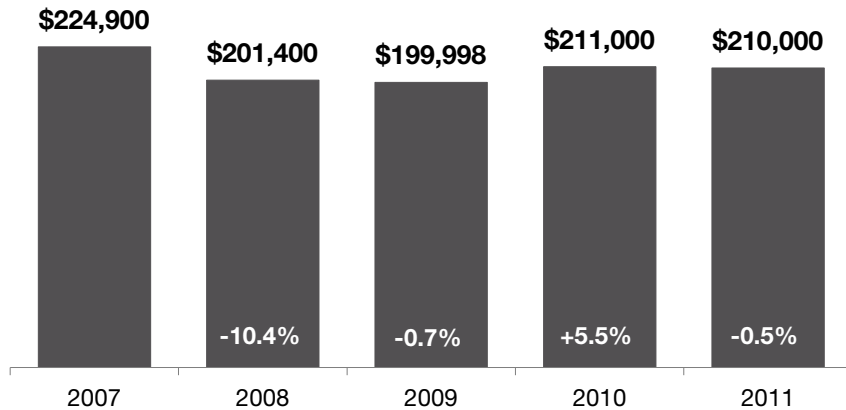
Sold Listings



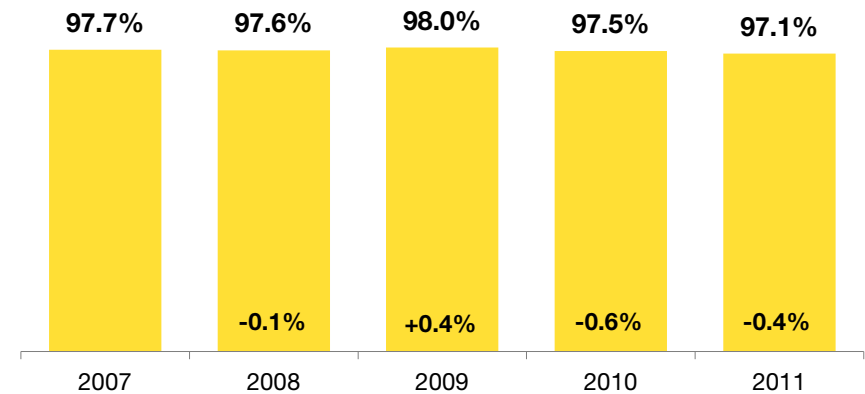
Total Days on Market



Median Sold Price*



Percent of Sold Price to List Price*



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