



Homes Sold Report – Residential Real Estate Trend Indicator

Provided by: **Terry Summers, ABR/ GRI**

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Area: **All Areas**

Selling Price Range		Closed Single-Family Units Number of Bedrooms Period: 01/01/07 Through 12/31/07					Closed Single-Family Units Number of Bedrooms Period: 01/01/08 Through 12/31/08				
From	Through	-2	3	4+	Total	Average Days On Market	-2	3	4+	Total	Average Days On Market
0	\$19,999.00	17	0	0	17	128	8	4	0	12	189
\$20,000.00	\$39,999.00	37	16	3	56	99	14	17	1	32	81
\$40,000.00	\$59,999.00	45	26	4	75	114	29	33	3	65	81
\$60,000.00	\$79,999.00	57	46	9	112	126	51	52	9	112	101
\$80,000.00	\$99,999.00	28	78	15	121	109	24	52	19	95	125
\$100,000.00	\$119,999.00	33	49	13	95	104	23	43	8	74	128
\$120,000.00	\$139,999.00	33	73	11	117	124	22	54	12	88	110
\$140,000.00	\$159,999.00	23	68	26	117	111	23	51	21	95	104
\$160,000.00	\$179,999.00	18	71	25	114	132	16	48	16	80	108
\$180,000.00	\$199,999.00	13	56	24	93	118	7	31	15	53	123
\$200,000.00	\$219,999.00	5	45	15	65	116	5	25	14	44	150
\$220,000.00	\$239,999.00	6	52	20	78	128	4	40	12	56	128
\$240,000.00	\$259,999.00	3	39	23	65	129	4	21	12	37	116
\$260,000.00	\$299,999.00	4	74	24	102	116	0	51	23	74	122
\$300,000.00	\$349,999.00	1	52	49	102	116	1	40	21	62	154
\$350,000.00	\$399,999.00	1	33	40	74	108	0	19	22	41	141
\$400,000.00	\$499,999.00	2	27	48	77	134	0	10	39	49	130
\$500,000.00	\$999,999.00	1	17	82	100	147	0	6	54	60	138
\$1,000,000.00	\$999,999,999.00	0	1	23	24	133	0	1	21	22	178
Total		327	823	454	1604	120	231	598	322	1151	120

Price by Bedrooms								
	Period: 01/01/2007 Through 12/31/2007				Period: 01/01/2008 Through 12/31/2008			
	-2	3	4+	Total	-2	3	4+	Total
Sell Price Volume	\$33,227,405.00	\$164,180,119.00	\$189,858,669.00	\$387,266,193.00	\$23,732,702.00	\$106,520,576.00	\$131,984,491.00	\$262,237,769.00
List Price Volume	\$35,725,824.00	\$171,484,850.00	\$197,853,291.00	\$405,063,965.00	\$25,564,656.00	\$112,491,624.00	\$139,077,581.00	\$277,133,861.00
Average Sell Price	\$101,612.00	\$199,489.00	\$418,190.00	\$241,437.00	\$102,738.00	\$178,128.00	\$409,889.00	\$227,834.00
Average List Price	\$109,253.00	\$208,365.00	\$435,800.00	\$252,533.00	\$110,669.00	\$188,113.00	\$431,917.00	\$240,776.00
List/Sell/Ratio	93%	95%	95%	96%	92%	94%	94%	95%
Median List Price	\$87,900.00	\$184,700.00	\$339,000.00	\$184,900.00	\$95,900.00	\$163,600.00	\$313,450.00	\$169,900.00
Median Sell Price	\$81,500.00	\$175,000.00	\$320,000.00	\$175,000.00	\$88,500.00	\$156,500.00	\$291,250.00	\$160,000.00

The above information includes data for **all** residential homes sold, **lakefront as well as off-water homes**. In general, a **waterfront** home will have a higher value than an **off-water** home. These statistics include totals for **all** residential homes sold **including waterfront and off-water homes**. I would be glad to give you specific information on your property and location. For a more detailed market analysis of your home, please contact me.

Data Source: Based on information from the Lake of the Ozarks Board of REALTORS® MLS for the period 01/01/2007 through 12/31/2007, and 01/01/2008 through 12/31/2008. Information contained on this page is believed to be accurate, but it should be verified through further investigation.