



**METROLIST®**

# Monthly Indicators

**October 2010**

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Based on Single Family (Residential and Condo) listings.

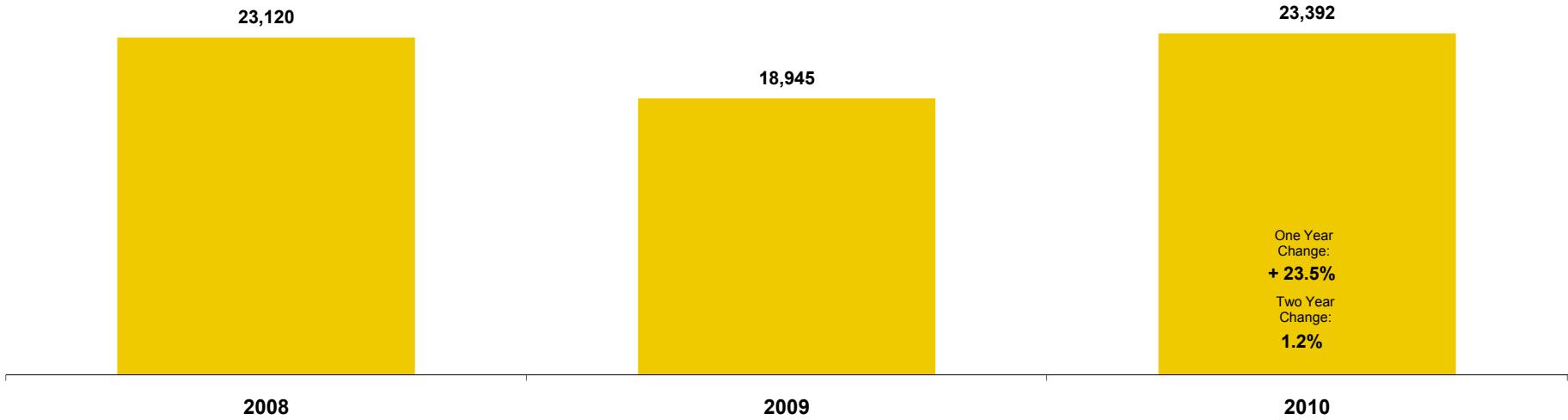
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# Active Listings

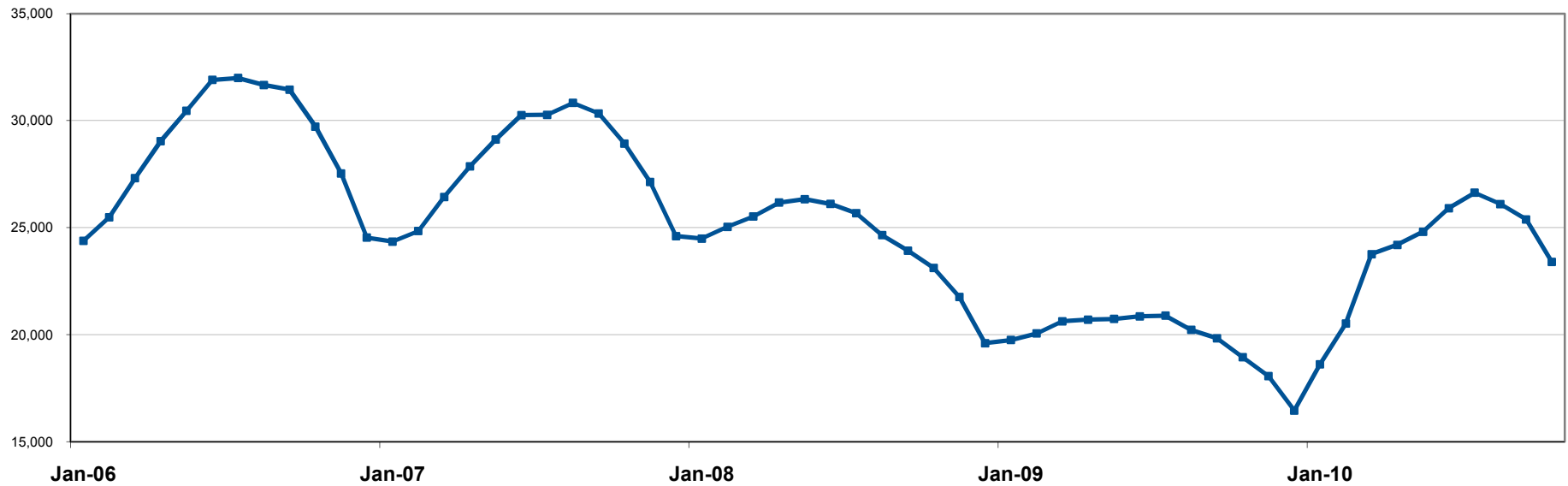
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## October



## Historical Active Listings



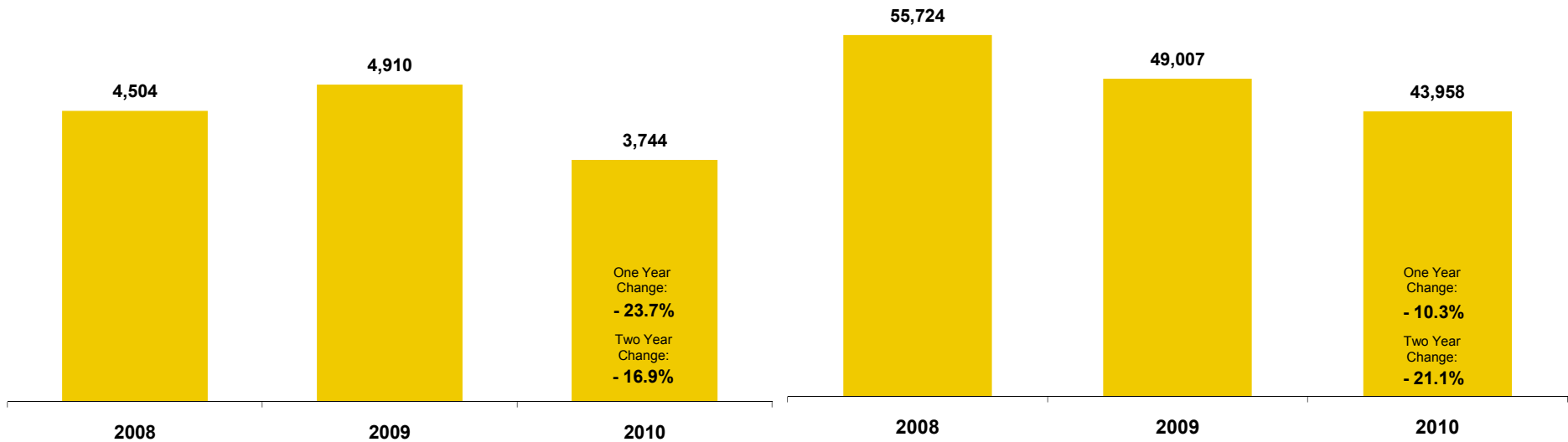
# Under Contract Listings

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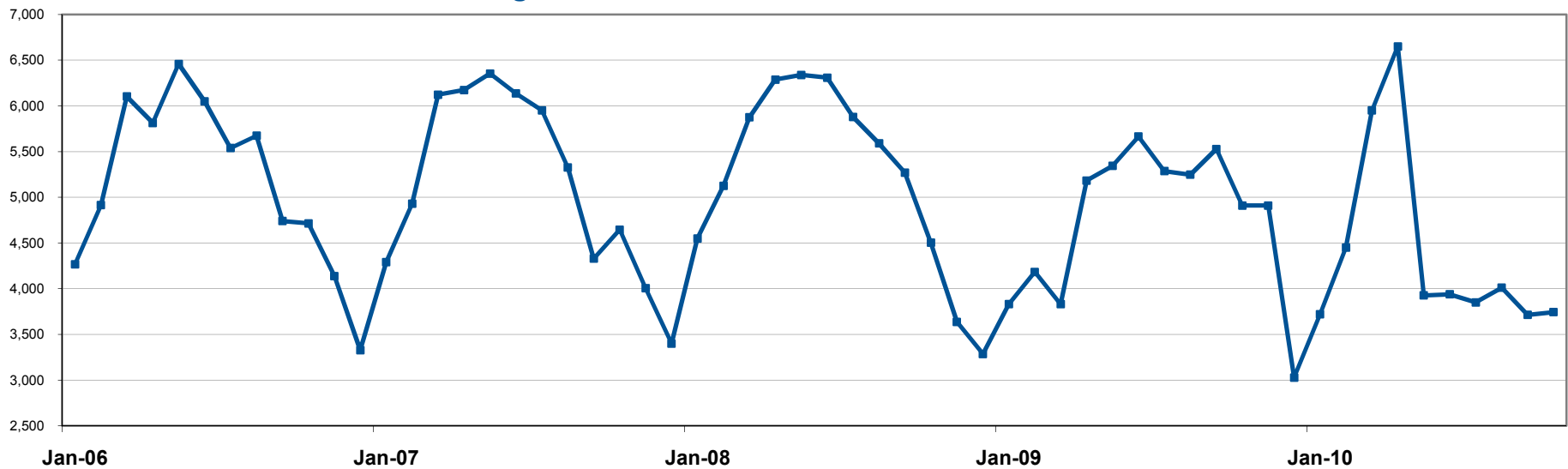


## October

## Year to Date (YTD)



## Historical Under Contract Listings



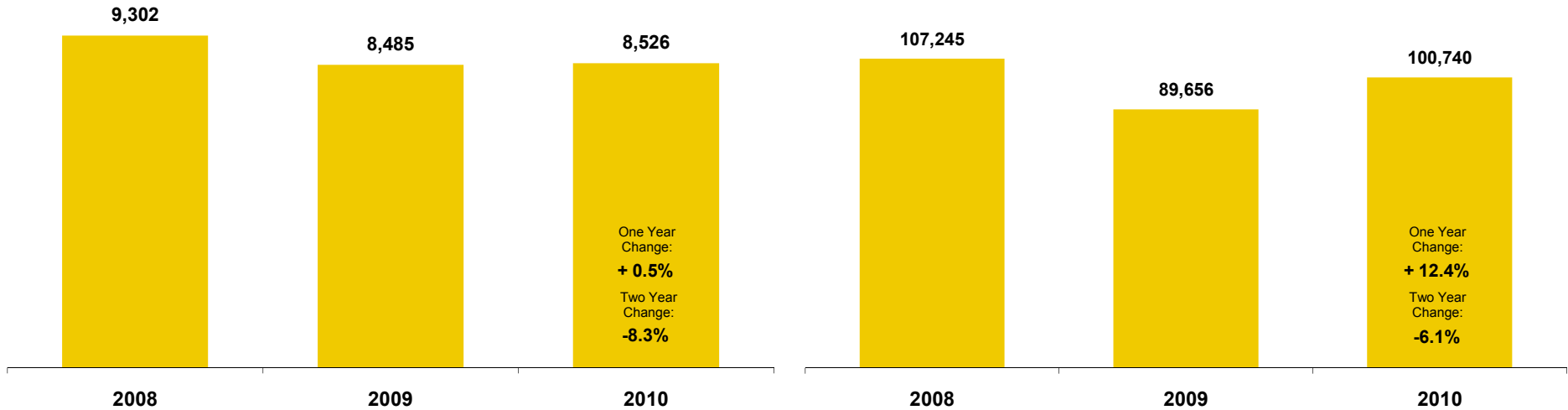
# New Listings

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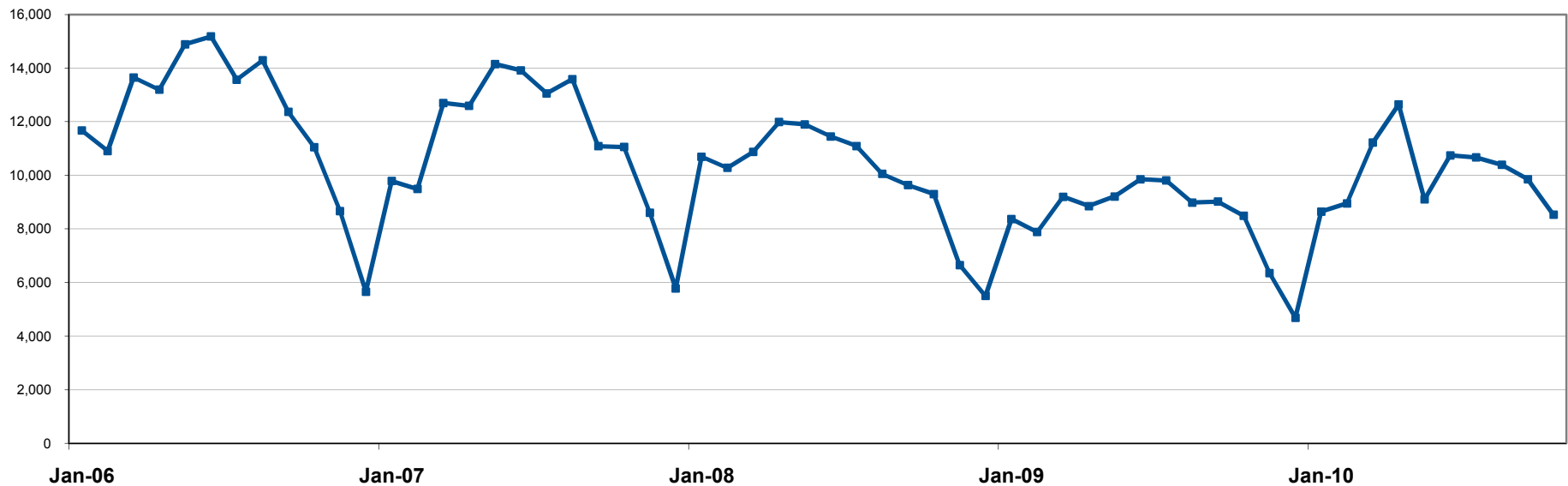


## October

## Year to Date (YTD)



## Historical New Listings



# Sold Listings

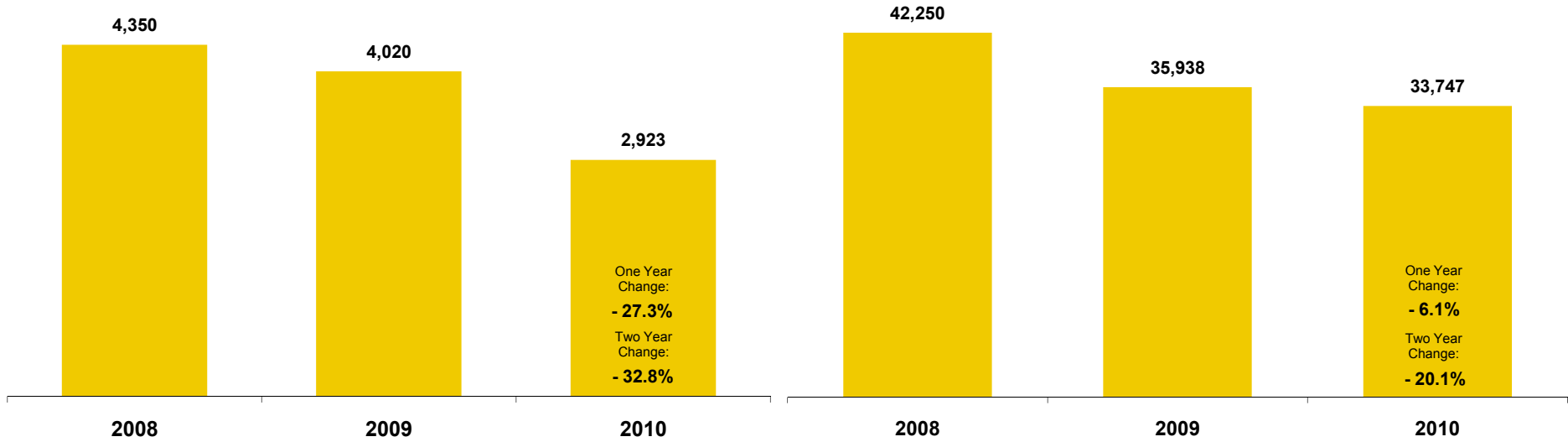
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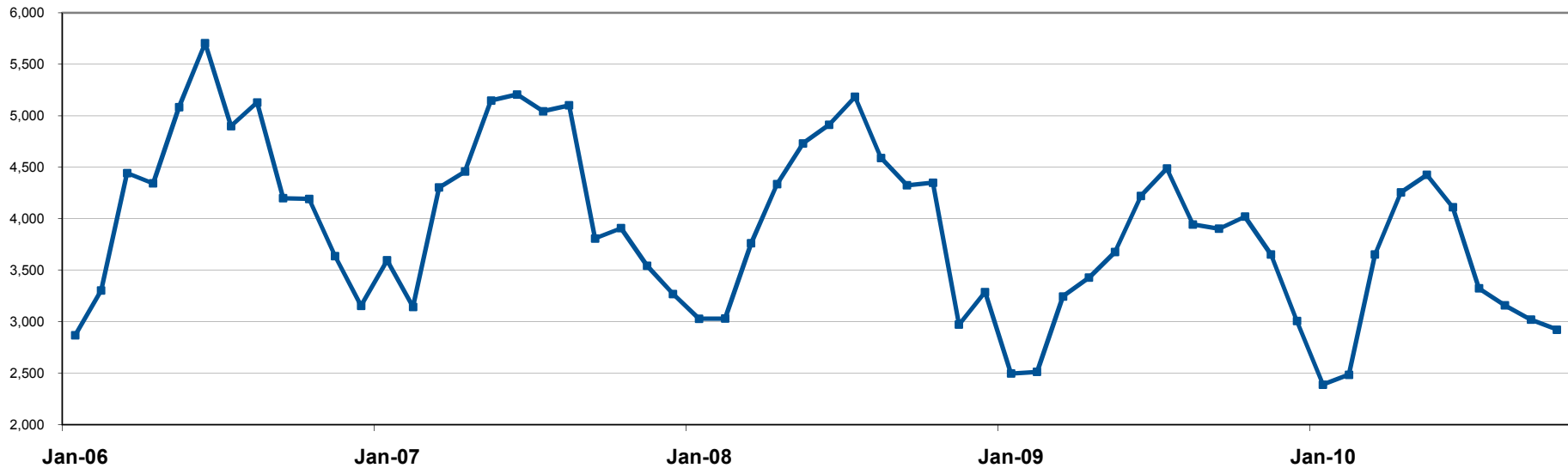
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## October

## Year to Date (YTD)



## Historical Sold Listings



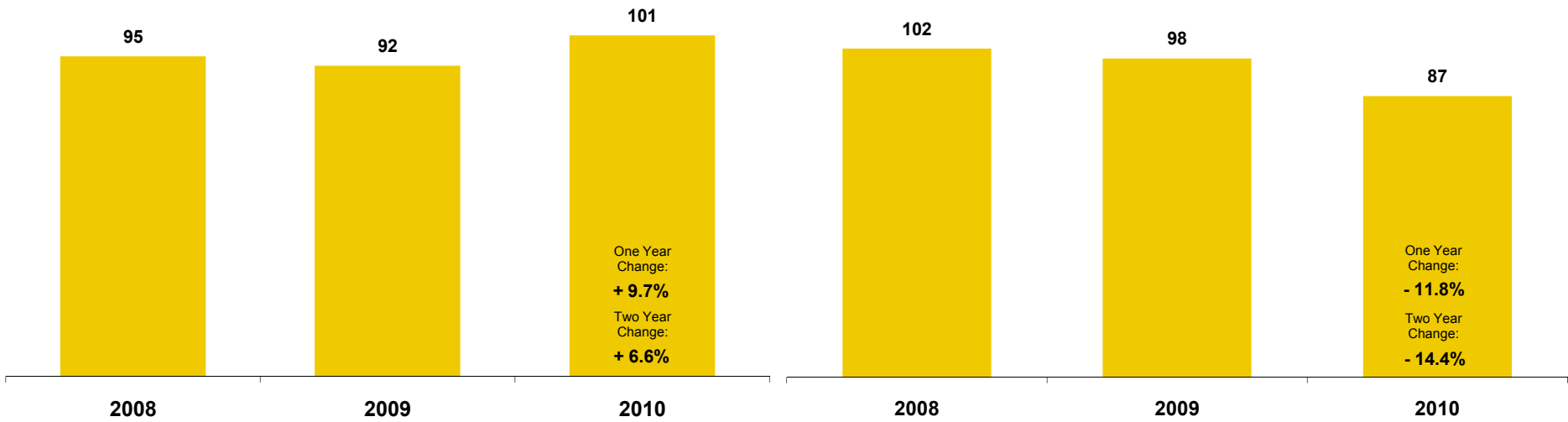
# Total Days on Market

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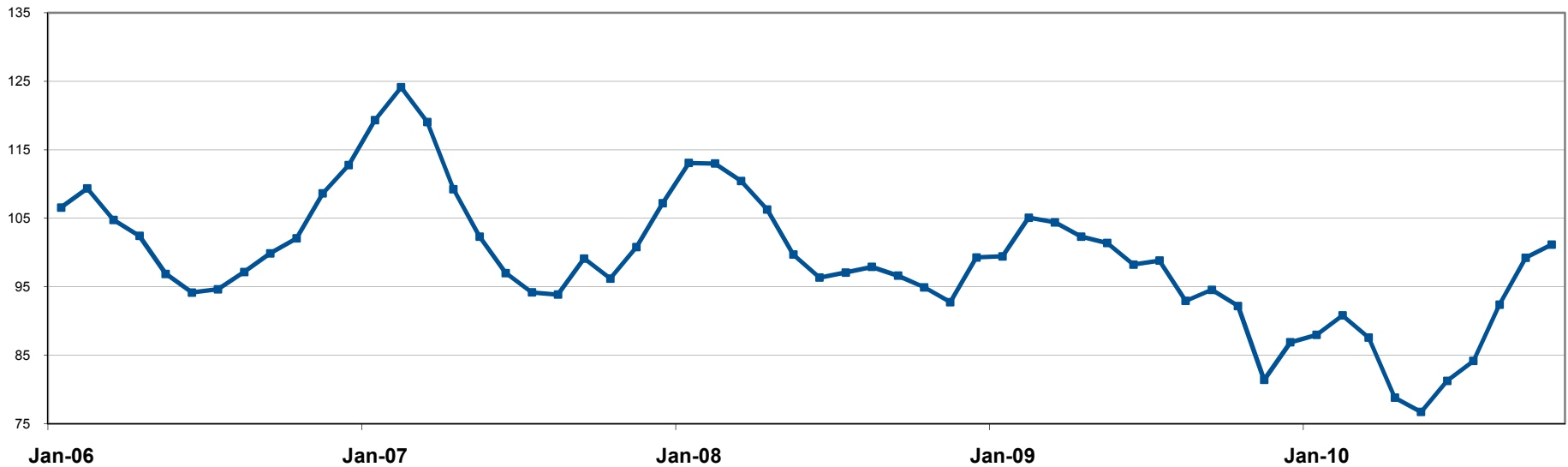


## October

## Year to Date (YTD)



## Historical Total Days on Market



# Median Sold Price

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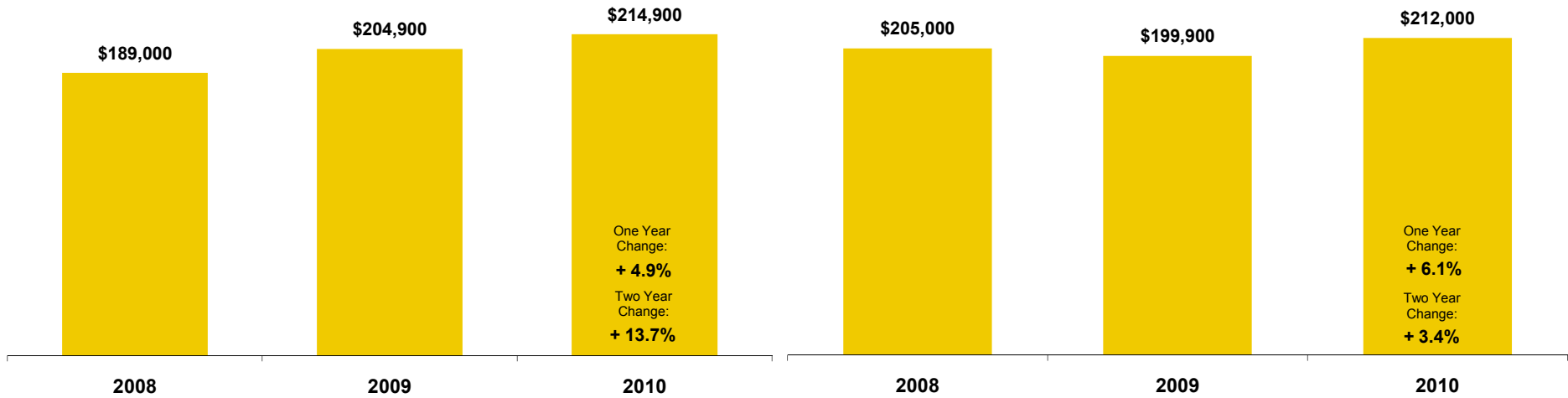


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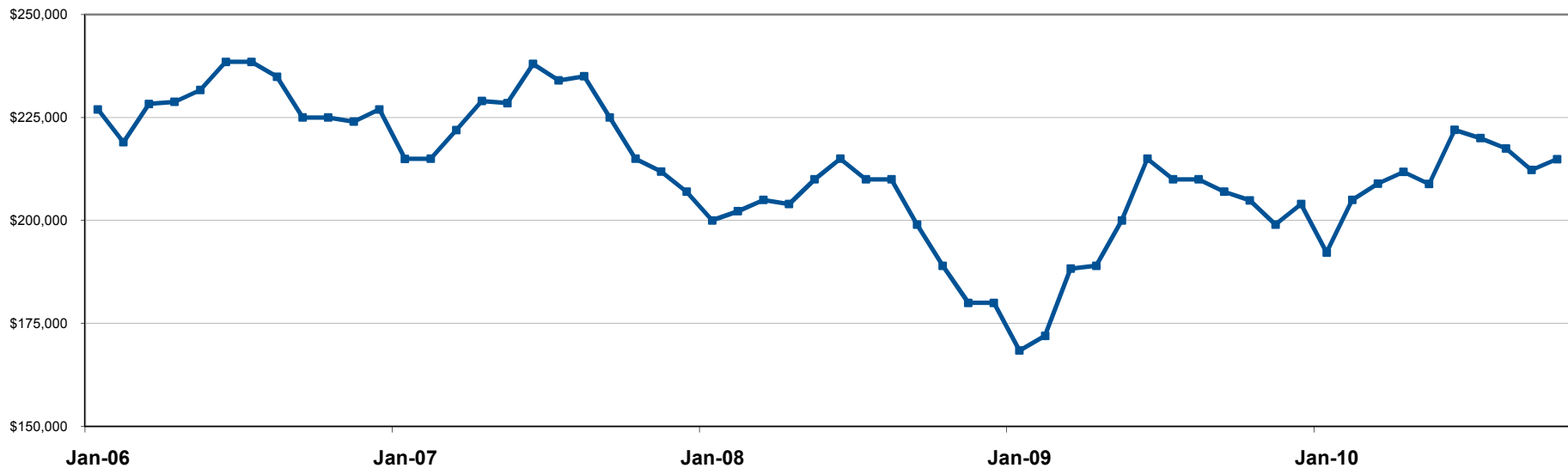
October

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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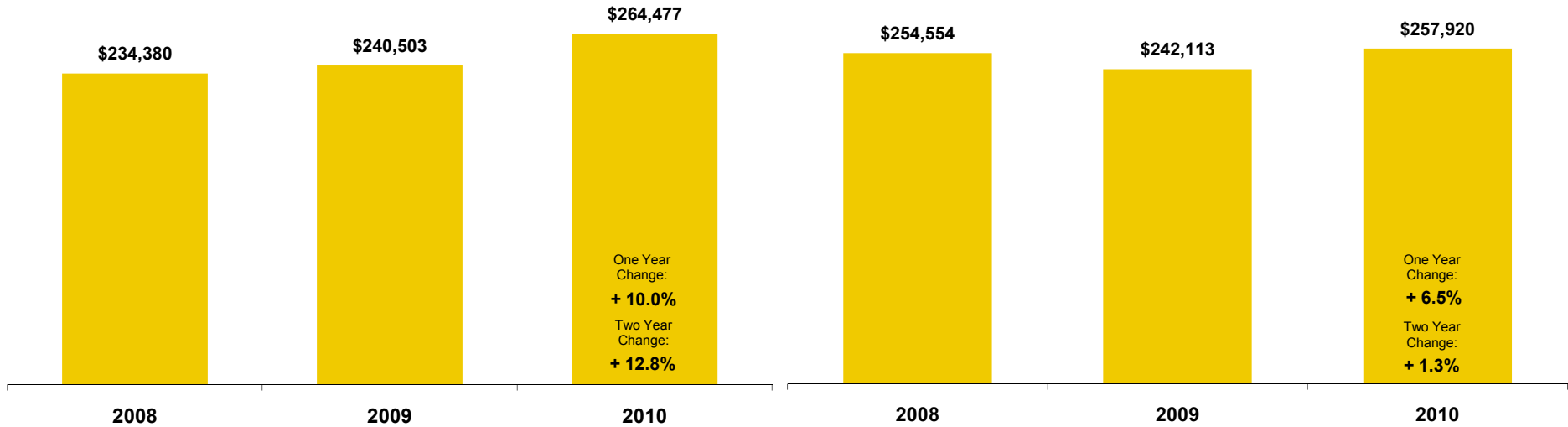


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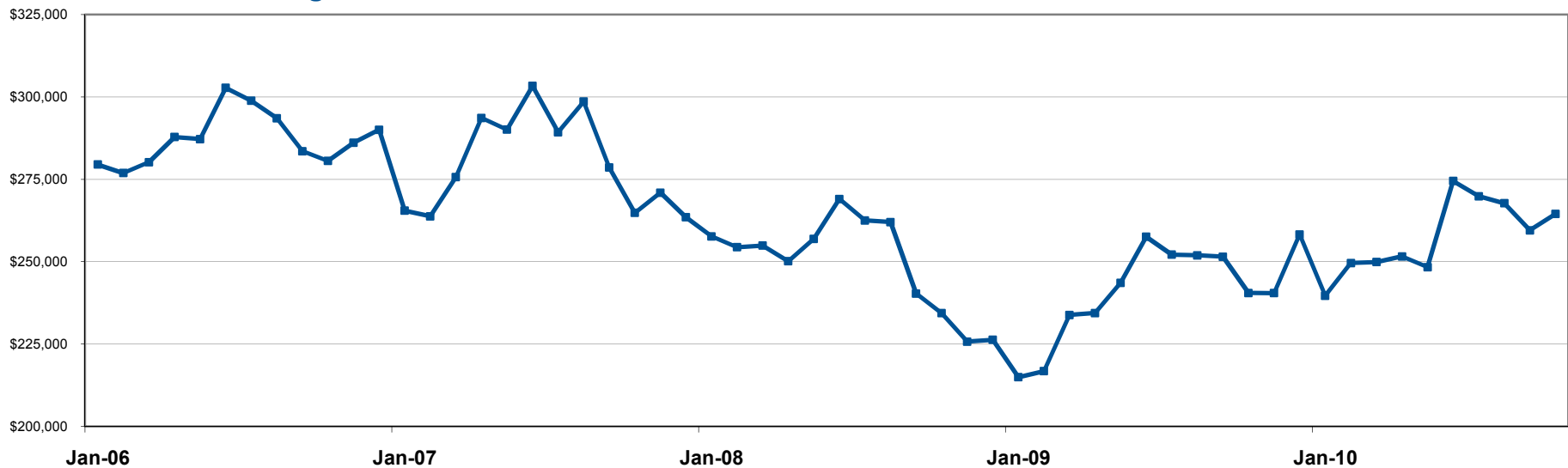
**October**

**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**®

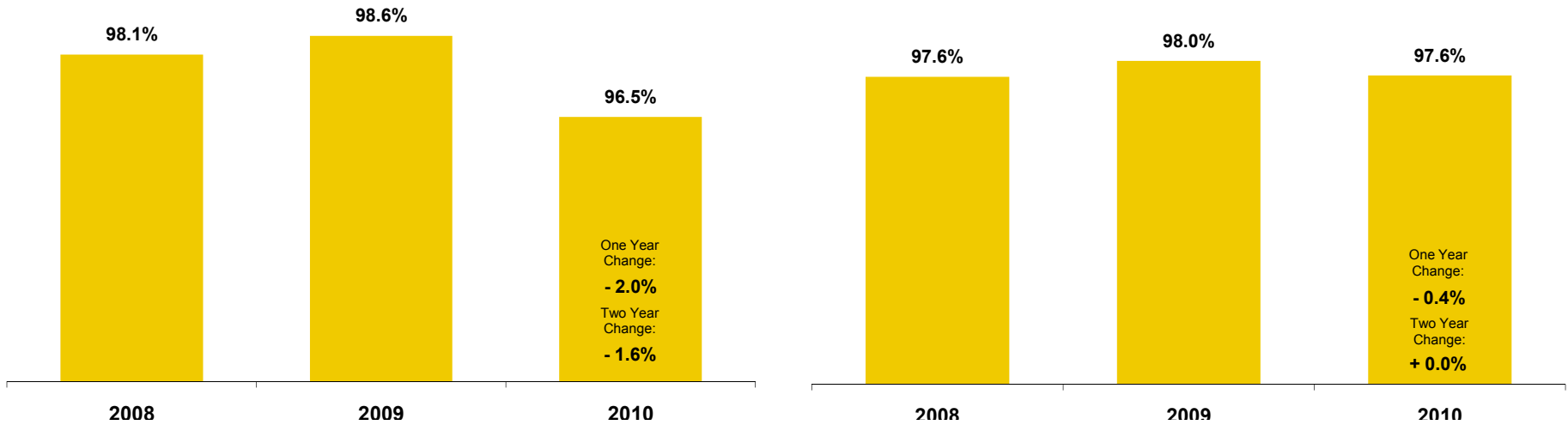


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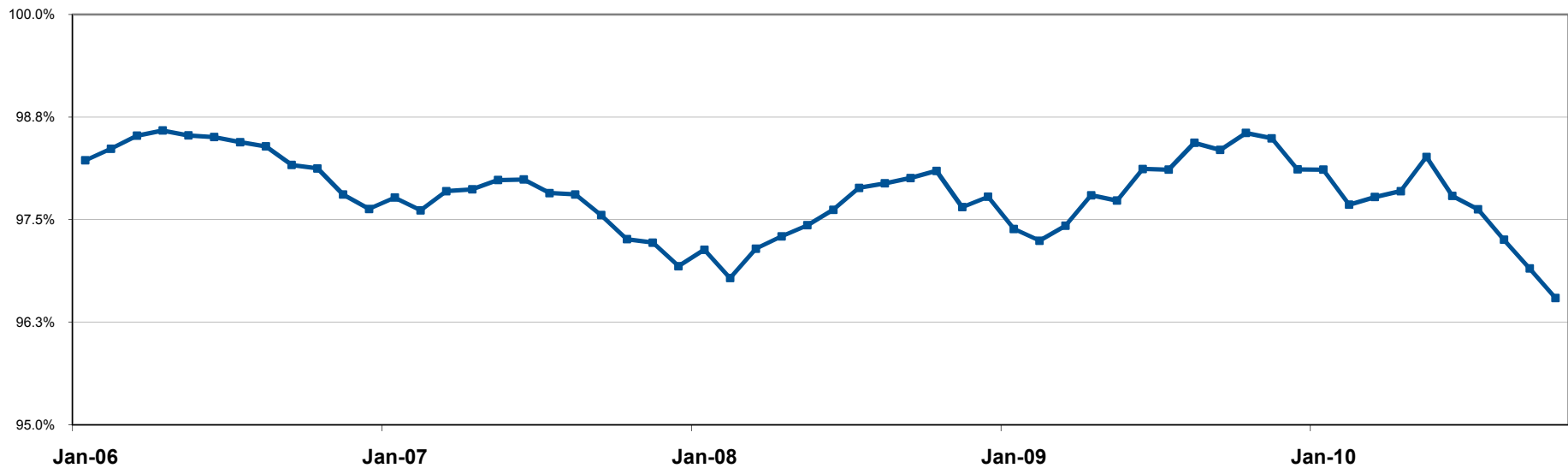
## October

## 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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## October 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>	Aug	26,102	20,225	+ 29.1%					
	Sep	25,385	19,834	+ 28.0%	--	--	--	--	--
	<b>Oct</b>	<b>23,392</b>	<b>18,945</b>	<b>+ 23.5%</b>					
<b>Pending Sales*</b>	Aug	487	--	NA					
	Sep	470	--	NA	--	--	--	--	--
	<b>Oct</b>	<b>521</b>	<b>--</b>	<b>NA</b>					
<b>New Listings</b>	Aug	10,391	8,980	+ 15.7%	9,807	82,360	72,152	+ 14.1%	80,941
	Sep	9,854	9,019	+ 9.3%	9,502	92,214	81,171	+ 13.6%	90,443
	<b>Oct</b>	<b>8,526</b>	<b>8,485</b>	<b>+ 0.5%</b>	<b>8,771</b>	<b>100,740</b>	<b>89,656</b>	<b>+ 12.4%</b>	<b>99,214</b>
<b>Under Contract Listings</b>	Aug	4,011	5,248	- 23.6%	4,950	36,500	38,569	- 5.4%	40,340
	Sep	3,714	5,528	- 32.8%	4,837	40,214	44,097	- 8.8%	45,177
	<b>Oct</b>	<b>3,744</b>	<b>4,910</b>	<b>- 23.7%</b>	<b>4,386</b>	<b>43,958</b>	<b>49,007</b>	<b>- 10.3%</b>	<b>49,563</b>
<b>Sold Listings</b>	Aug	3,159	3,944	- 19.9%	3,898	27,804	28,015	- 0.8%	29,798
	Sep	3,020	3,903	- 22.6%	3,749	30,824	31,918	- 3.4%	33,547
	<b>Oct</b>	<b>2,923</b>	<b>4,020</b>	<b>- 27.3%</b>	<b>3,764</b>	<b>33,747</b>	<b>35,938</b>	<b>- 6.1%</b>	<b>37,312</b>
<b>Total Days on Market</b>	Aug	92	93	- 0.6%	94	84	100	- 15.9%	96
	Sep	99	95	+ 4.9%	97	86	99	- 13.8%	96
	<b>Oct</b>	<b>101</b>	<b>92</b>	<b>+ 9.7%</b>	<b>96</b>	<b>87</b>	<b>98</b>	<b>- 11.8%</b>	<b>96</b>
<b>Median Sold Price</b>	Aug	\$217,500	\$210,000	+ 3.6%	\$212,500	\$211,952	\$197,500	+ 7.3%	\$205,817
	Sep	\$212,250	\$207,000	+ 2.5%	\$206,083	\$212,000	\$199,000	+ 6.5%	\$206,000
	<b>Oct</b>	<b>\$214,900</b>	<b>\$204,900</b>	<b>+ 4.9%</b>	<b>\$202,933</b>	<b>\$212,000</b>	<b>\$199,900</b>	<b>+ 6.1%</b>	<b>\$205,633</b>
<b>Average Sold Price</b>	Aug	\$267,723	\$251,948	+ 6.3%	\$260,565	\$257,056	\$251,948	+ 2.0%	\$252,363
	Sep	\$259,525	\$251,526	+ 3.2%	\$250,464	\$257,298	\$251,526	+ 2.3%	\$252,161
	<b>Oct</b>	<b>\$264,477</b>	<b>\$240,503</b>	<b>+ 10.0%</b>	<b>\$246,453</b>	<b>\$257,920</b>	<b>\$240,503</b>	<b>+ 7.2%</b>	<b>\$251,529</b>
<b>Percent of Sold Price to List Price</b>	Aug	97.3%	98.4%	- 1.2%	97.9%	97.9%	97.8%	+ 0.0%	97.8%
	Sep	96.9%	98.3%	- 1.5%	97.8%	97.8%	97.9%	- 0.2%	97.7%
	<b>Oct</b>	<b>96.5%</b>	<b>98.6%</b>	<b>- 2.0%</b>	<b>97.7%</b>	<b>97.7%</b>	<b>98.0%</b>	<b>- 0.3%</b>	<b>97.6%</b>

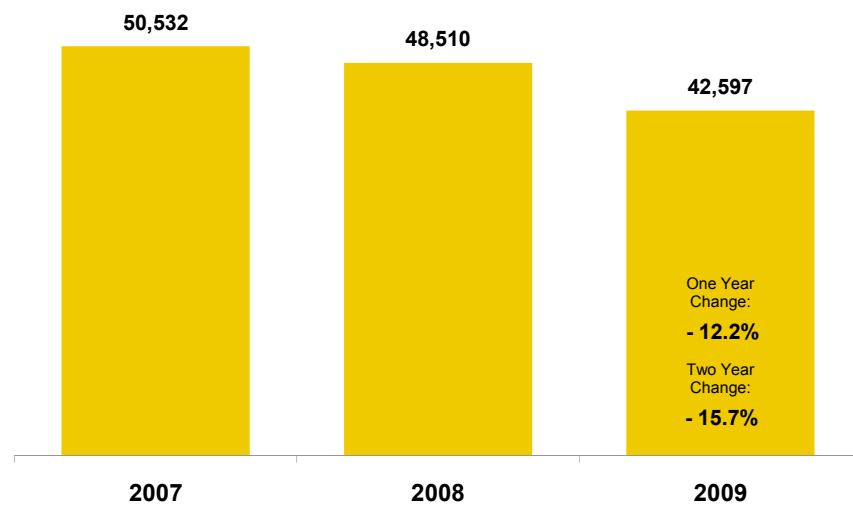
\*"Pending Sales" is a count of how many homes are in "Pending" status at the end of each month. This information was not available prior to January 2010.

# Annual Review Prior Years

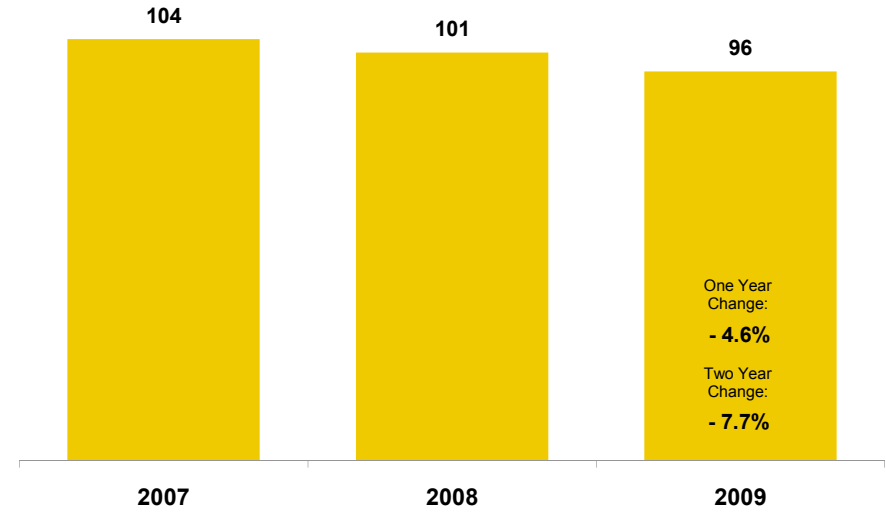
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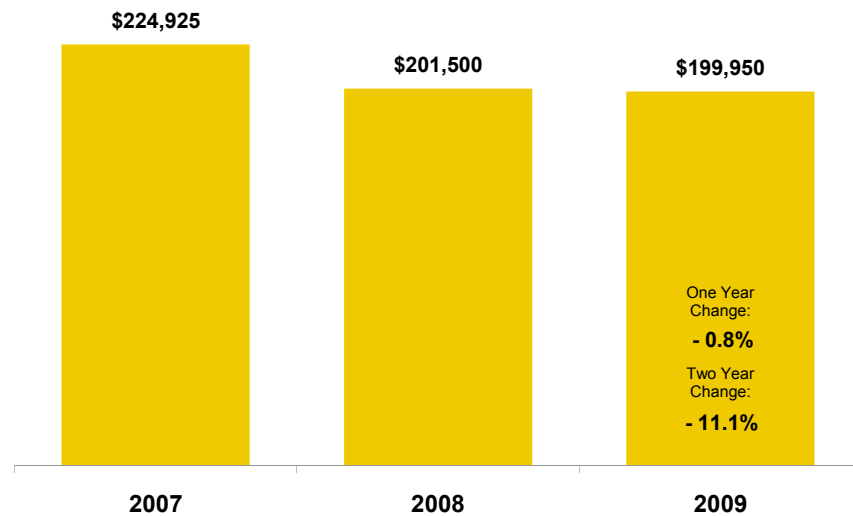
## Sold Listings



## Total Days on Market



## Median Sold Price



## Percent of Sold Price to List Price

