

Monthly Indicators



April 2011

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

Quick Facts

- 26.9% **- 16.9%** **- 3.8%**

Change in
New Listings

Change in
Sold Listings

Change in
Median Sold Price

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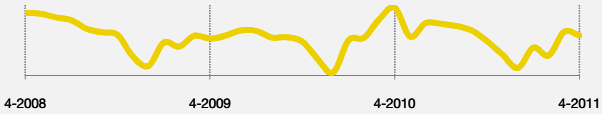
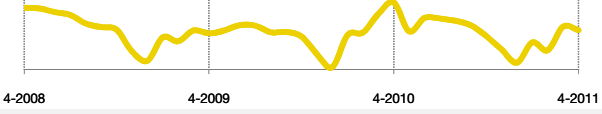
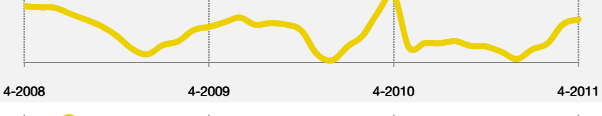
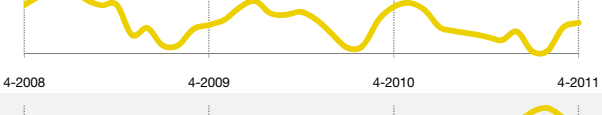
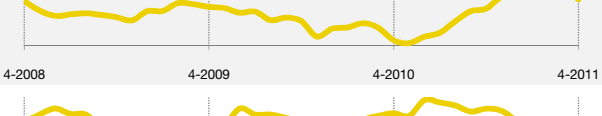
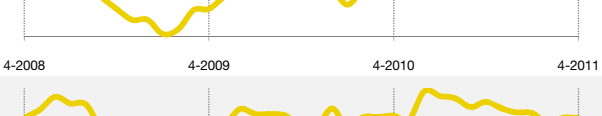
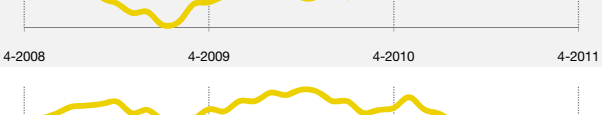
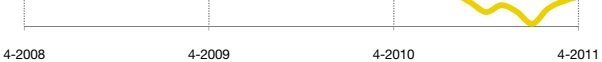
Click on desired metric to jump to that page.



Market Overview

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



Key Metrics	Historical Sparklines	4-2010	4-2011	+ / -	This Year YTD	Last Year YTD	+ / -
Pending Sales*	Historical Data Not Yet Available	550	1,666	--	--	--	--
Active Listings		23,899	30,286	+ 26.7%	--	--	--
Under Contract Listings		5,535	4,285	- 22.6%	16,563	14,102	- 14.9%
New Listings		12,644	9,247	- 26.9%	41,459	33,442	- 19.3%
Sold Listings		4,250	3,532	- 16.9%	12,782	11,348	- 11.2%
Total Days on Market		79	108	+ 36.7%	85	115	+ 35.4%
Median Sold Price**		\$211,000	\$203,000	- 3.8%	\$205,500	\$203,150	- 1.1%
Average Sold Price**		\$251,483	\$249,246	- 0.9%	\$248,706	\$249,270	+ 0.2%
Percent of Sold Price to List Price**		97.9%	97.1%	- 0.7%	97.8%	96.8%	- 1.1%

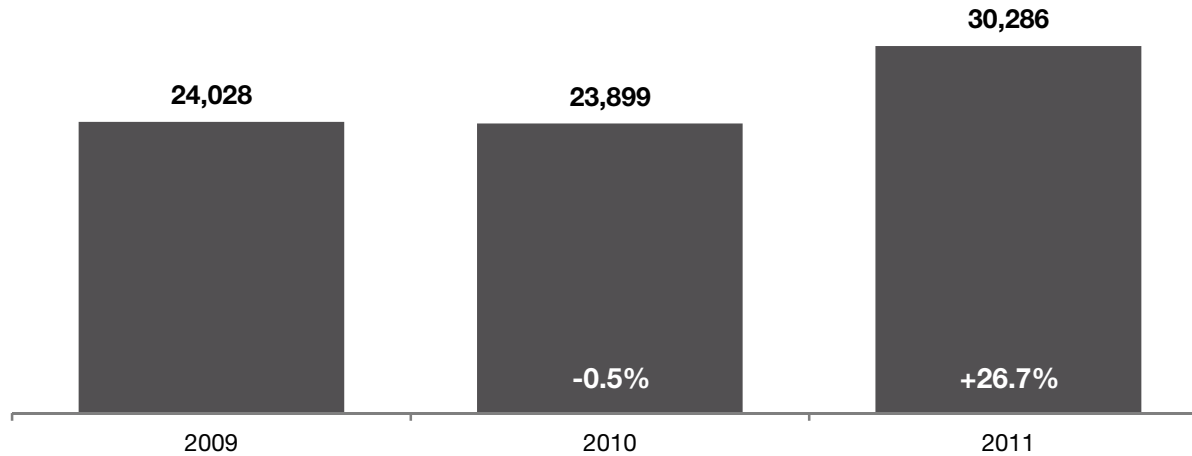
* Pending Sales is a count of the number of homes that were in "pending" status at the end of the month. This information was not available prior to February 2010. ** Does not account for seller concessions and/or down payment assistance.

Active Listings

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

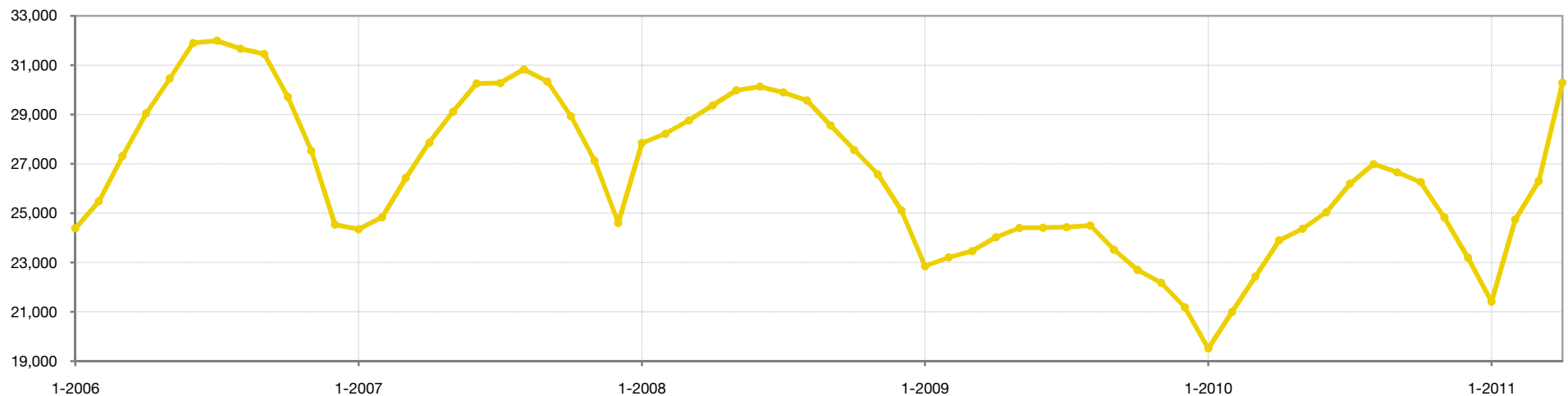


April



Month	Prior Year	Current Year	+ / -
May	24,402	24,373	-0.1%
June	24,412	25,041	+2.6%
July	24,436	26,195	+7.2%
August	24,497	26,989	+10.2%
September	23,519	26,658	+13.3%
October	22,701	26,260	+15.7%
November	22,179	24,831	+12.0%
December	21,194	23,194	+9.4%
January	19,520	21,408	+9.7%
February	20,995	24,740	+17.8%
March	22,429	26,308	+17.3%
April	23,899	30,286	+26.7%
12-Month Avg	22,849	25,524	+11.8%

Historical Active Listing Activity



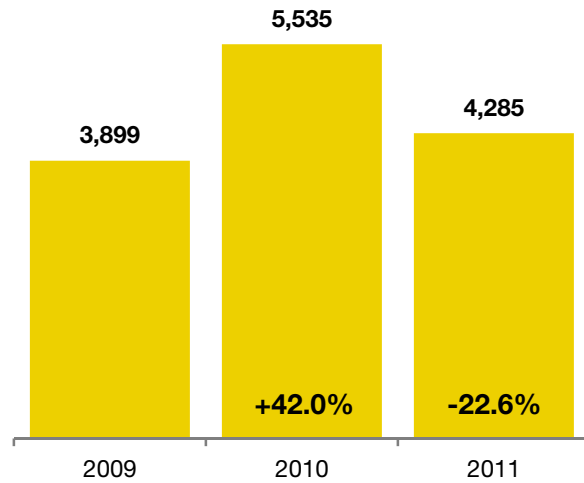
Under Contract Listings

A count of the properties that have offers accepted on them in a given month.

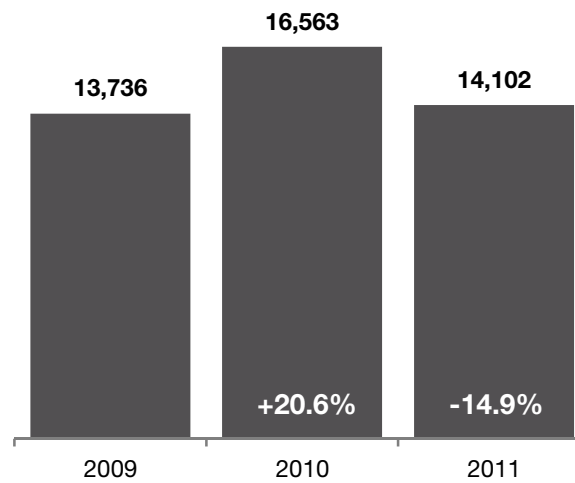


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April

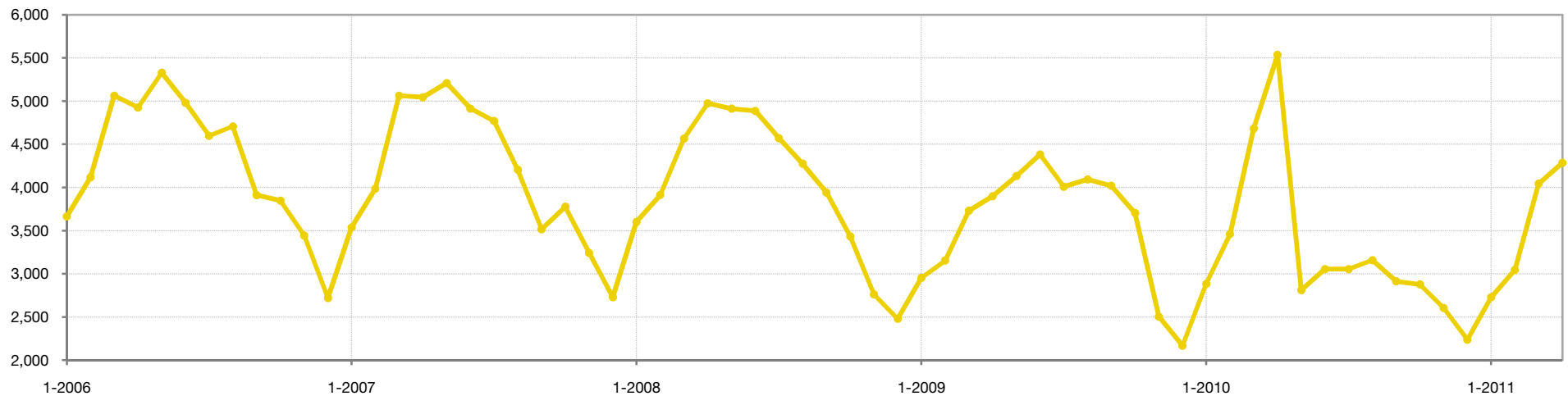


Year To Date (YTD)



Month	Prior Year	Current Year	+ / -
May	4,132	2,811	-32.0%
June	4,382	3,054	-30.3%
July	4,008	3,054	-23.8%
August	4,093	3,158	-22.8%
September	4,019	2,914	-27.5%
October	3,704	2,877	-22.3%
November	2,505	2,604	+4.0%
December	2,167	2,238	+3.3%
January	2,885	2,728	-5.4%
February	3,460	3,046	-12.0%
March	4,683	4,043	-13.7%
April	5,535	4,285	-22.6%
12-Month Avg	3,798	3,068	-19.2%

Historical Under Contract Listing Activity



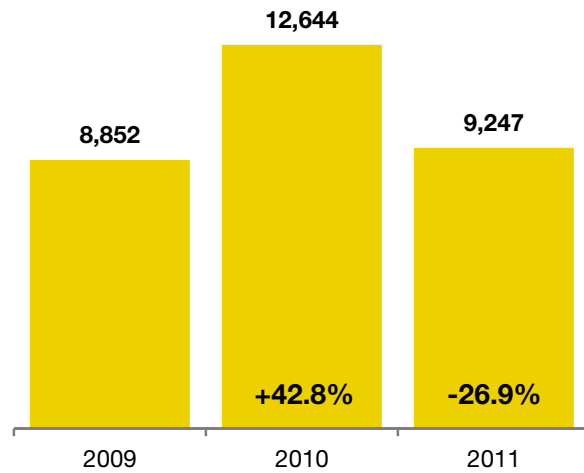
New Listings

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

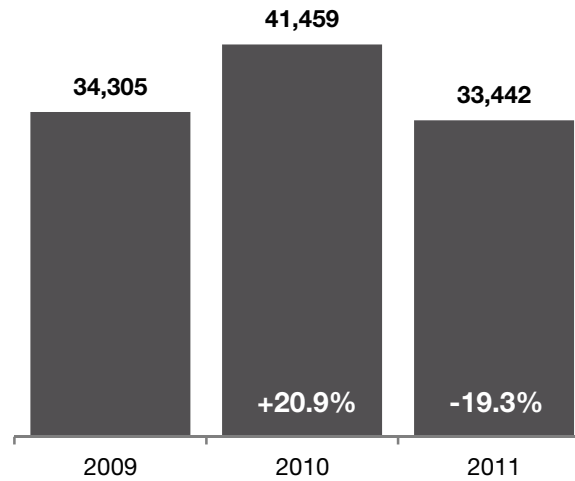


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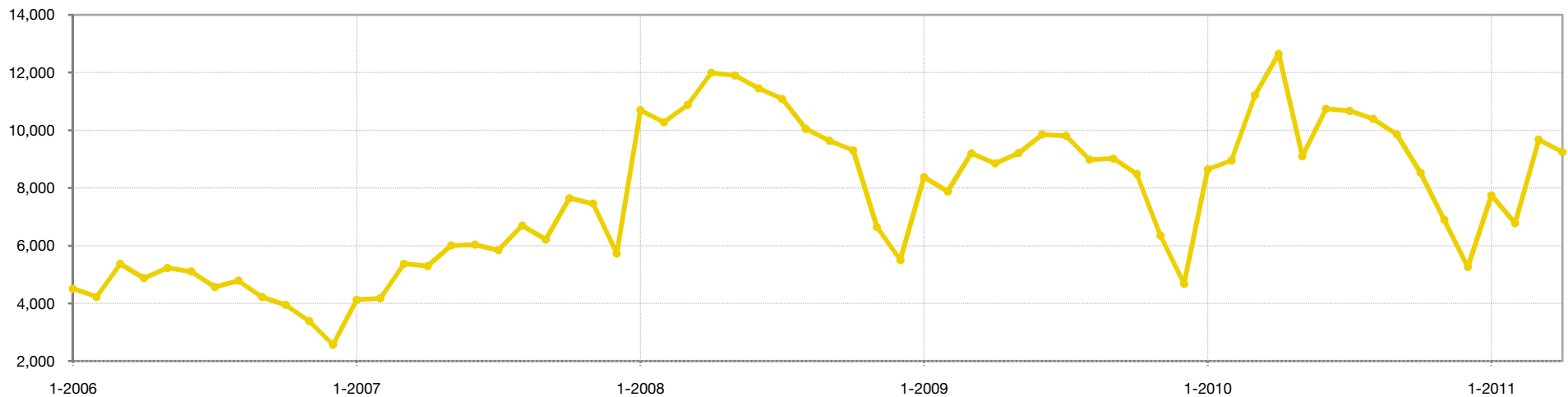


Year To Date (YTD)



Month	Prior Year	Current Year	+ / -
May	9,208	9,102	-1.2%
June	9,853	10,740	+9.0%
July	9,806	10,667	+8.8%
August	8,980	10,390	+15.7%
September	9,018	9,854	+9.3%
October	8,485	8,527	+0.5%
November	6,347	6,902	+8.7%
December	4,683	5,259	+12.3%
January	8,645	7,741	-10.5%
February	8,953	6,782	-24.2%
March	11,217	9,672	-13.8%
April	12,644	9,247	-26.9%
12-Month Avg	8,987	8,740	-2.7%

Historical New Listing Activity



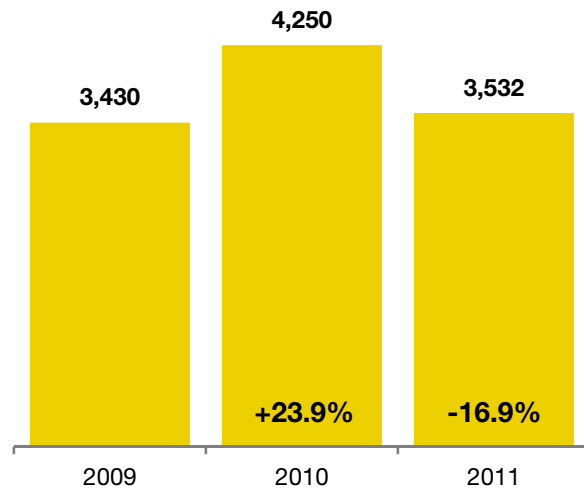
Sold Listings

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

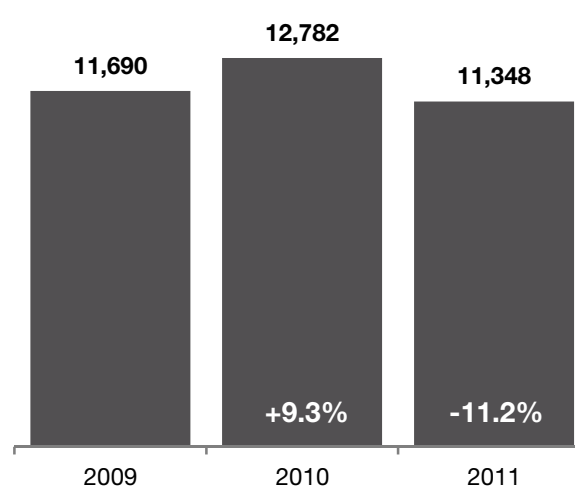


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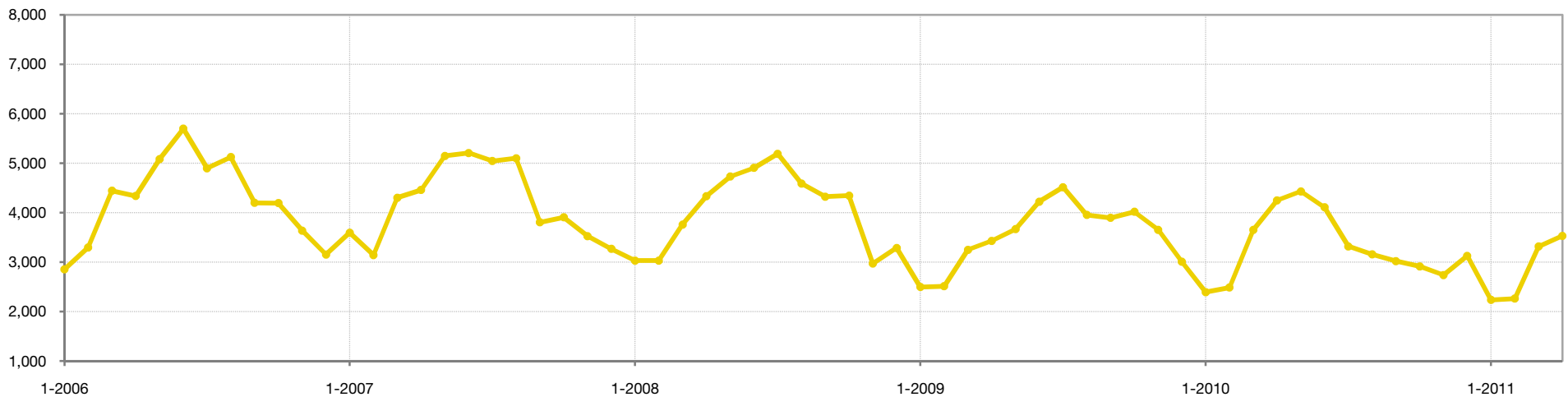


Year To Date (YTD)



Month	Prior Year	Current Year	+ / -
May	3,667	4,430	+20.8%
June	4,223	4,109	-2.7%
July	4,516	3,320	-26.5%
August	3,955	3,157	-20.2%
September	3,895	3,021	-22.4%
October	4,018	2,914	-27.5%
November	3,653	2,739	-25.0%
December	3,007	3,127	+4.0%
January	2,395	2,236	-6.6%
February	2,487	2,263	-9.0%
March	3,650	3,317	-9.1%
April	4,250	3,532	-16.9%
12-Month Avg	3,643	3,180	-11.8%

Historical Sold Listing Activity

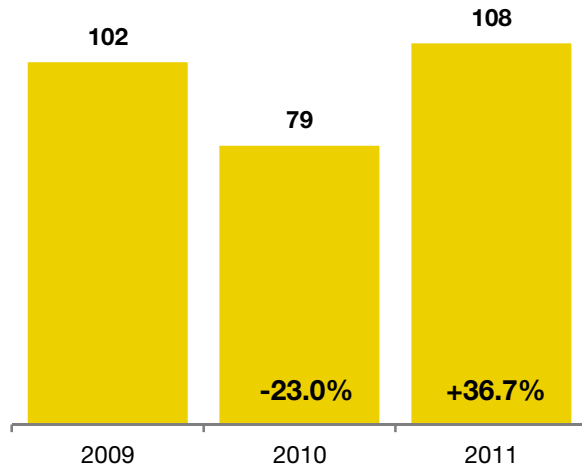


Total Days on Market

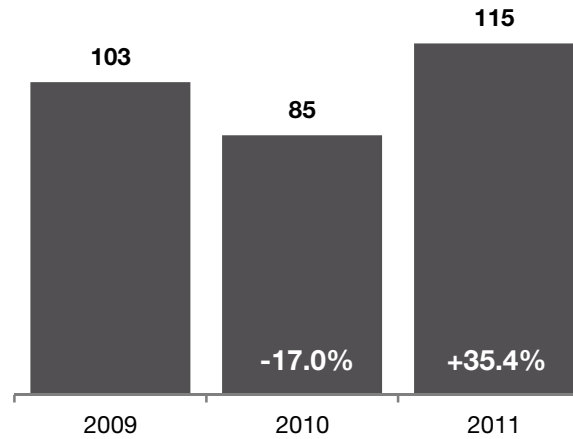
The average number of days between when a property is first listed and when an offer is accepted. Sold listings only.



April

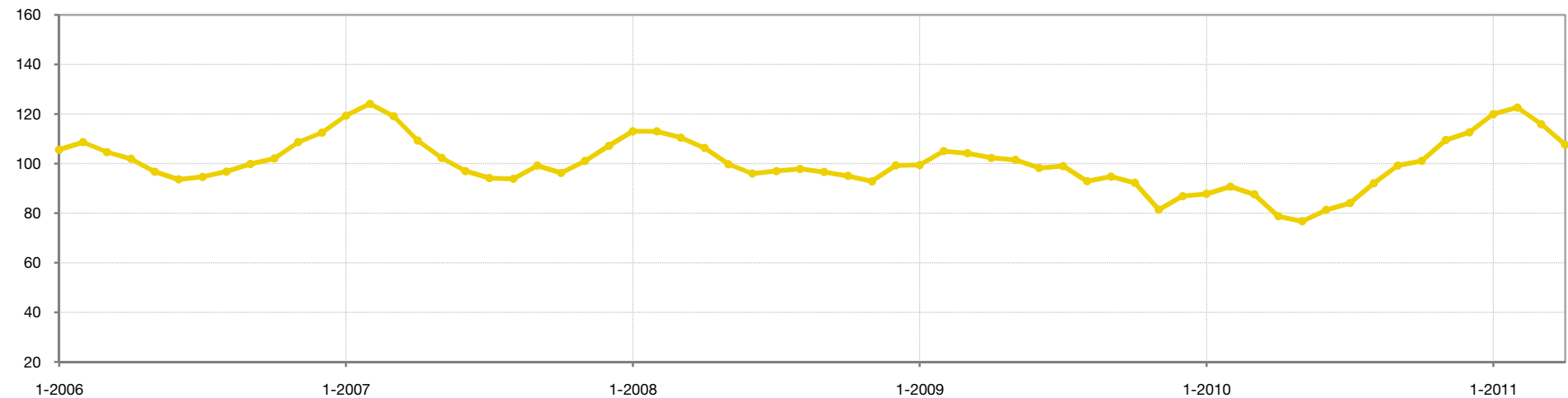


Year To Date (YTD)



Month	Prior Year	Current Year	+ / -
May	102	77	-24.4%
June	98	81	-17.2%
July	99	84	-15.1%
August	93	92	-0.9%
September	95	99	+4.7%
October	92	101	+9.6%
November	81	109	+34.5%
December	87	113	+29.6%
January	88	120	+36.7%
February	91	123	+35.1%
March	88	116	+32.3%
April	79	108	+36.7%
12-Month Avg	91	100	+9.1%

Historical Total Days on Market



Median Sold Price

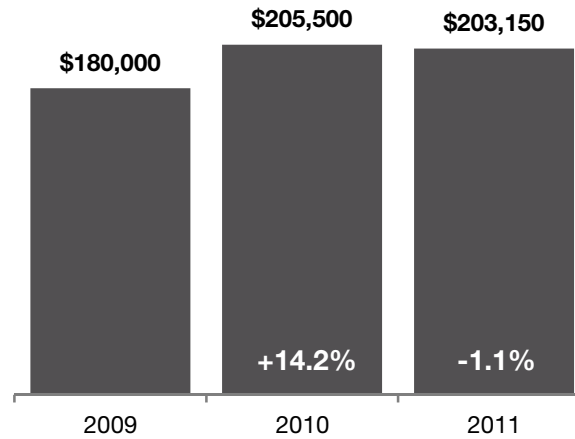
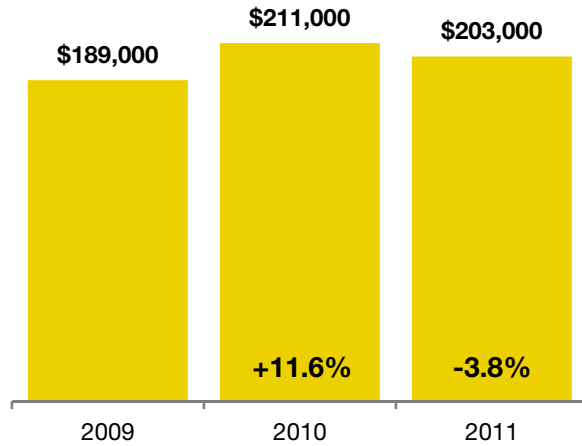
The median sold price for all sold listings in a given month. Does not account for seller concessions and/or down payment assistance.



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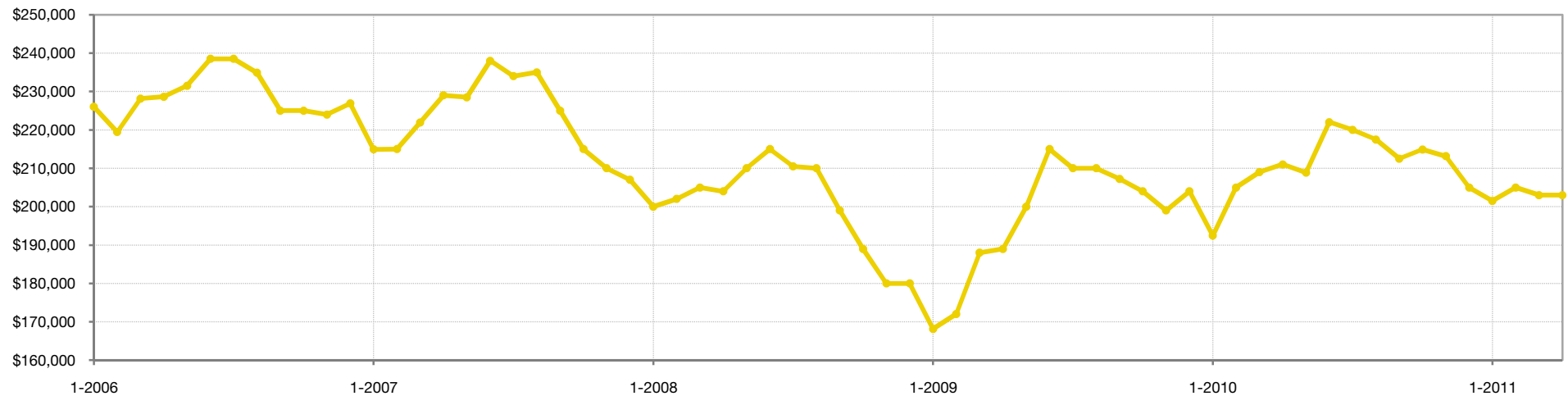
April

Year To Date (YTD)



Month	Prior Year	Current Year	+ / -
May	\$200,000	\$208,850	+4.4%
June	\$215,000	\$222,000	+3.3%
July	\$210,000	\$220,000	+4.8%
August	\$210,000	\$217,500	+3.6%
September	\$207,250	\$212,500	+2.5%
October	\$204,000	\$214,900	+5.3%
November	\$199,000	\$213,150	+7.1%
December	\$204,000	\$205,000	+0.5%
January	\$192,450	\$201,500	+4.7%
February	\$205,000	\$205,000	0.0%
March	\$208,975	\$203,000	-2.9%
April	\$211,000	\$203,000	-3.8%
12-Month Avg	\$206,000	\$210,000	+1.9%

Historical Median Sold Price



Average Sold Price

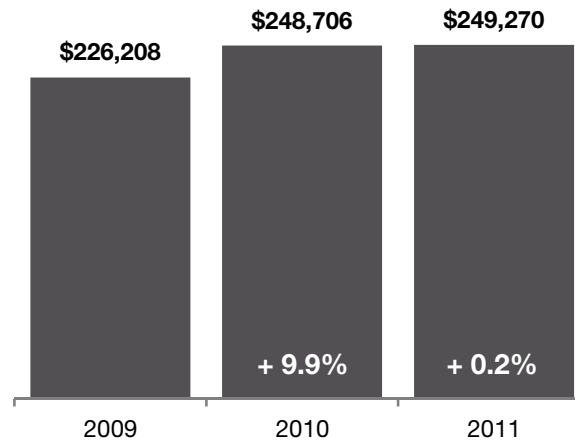
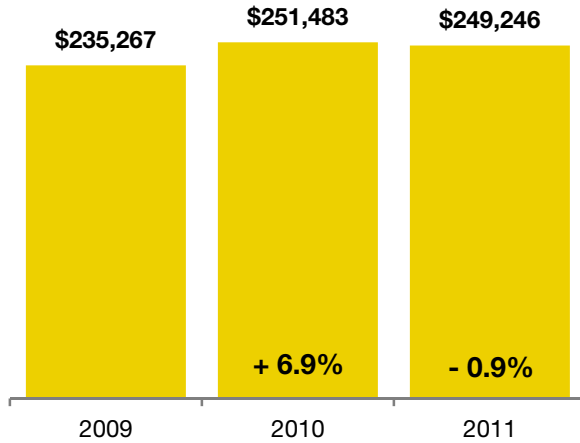
The average sold price for all sold listings in a given month. Does not account for seller concessions and/or down payment assistance.



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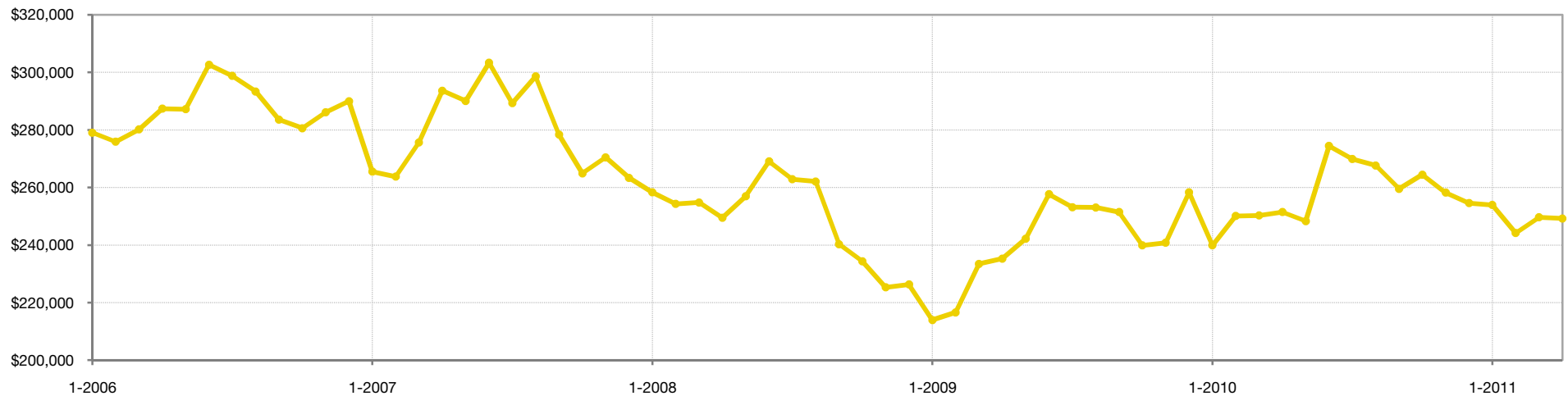
April

Year To Date (YTD)



Month	Prior Year	Current Year	+ / -
May	\$242,215	\$248,328	+2.5%
June	\$257,669	\$274,447	+6.5%
July	\$253,148	\$269,855	+6.6%
August	\$253,045	\$267,656	+5.8%
September	\$251,478	\$259,519	+3.2%
October	\$239,871	\$264,448	+10.2%
November	\$240,815	\$258,210	+7.2%
December	\$258,284	\$254,578	-1.4%
January	\$239,888	\$253,943	+5.9%
February	\$250,101	\$244,179	-2.4%
March	\$250,293	\$249,633	-0.3%
April	\$251,483	\$249,246	-0.9%
12-Month Avg	\$249,313	\$258,236	+3.6%

Historical Average Sold Price



Percent of Sold Price to List Price

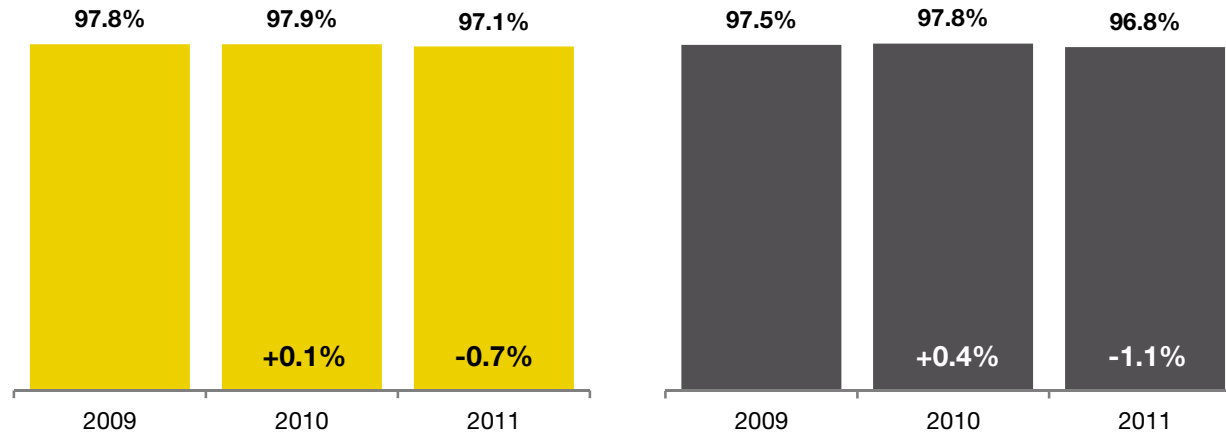
Calculated by comparing final sold price to list price for sold listings. Does not account for seller concessions and/or down payment assistance.



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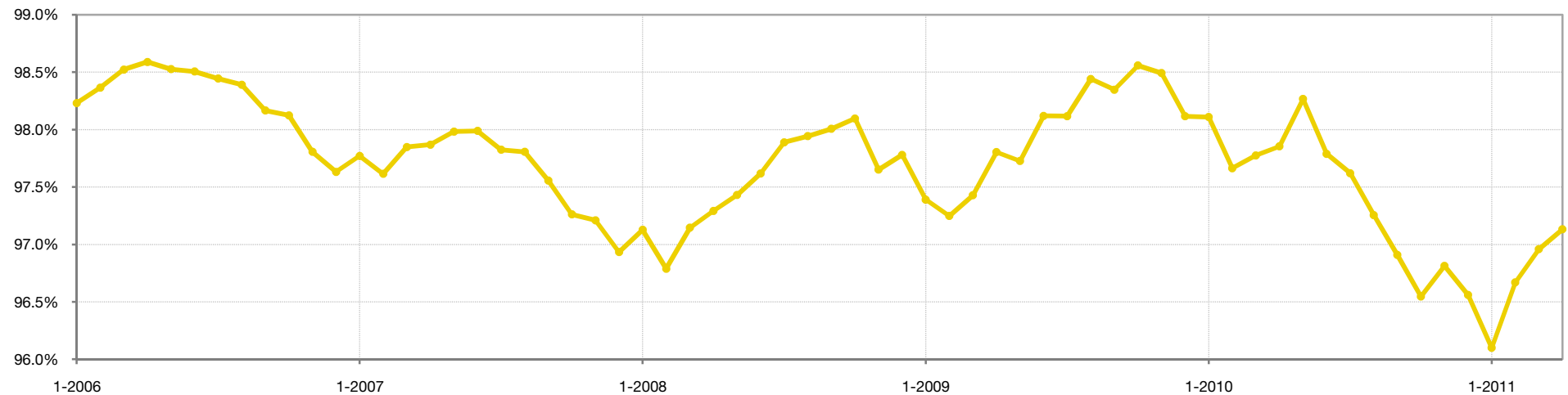
April

Year To Date (YTD)



Month	Prior Year	Current Year	+ / -
May	97.7%	98.3%	+0.6%
June	98.1%	97.8%	-0.3%
July	98.1%	97.6%	-0.5%
August	98.4%	97.3%	-1.2%
September	98.3%	96.9%	-1.5%
October	98.6%	96.5%	-2.0%
November	98.5%	96.8%	-1.7%
December	98.1%	96.6%	-1.6%
January	98.1%	96.1%	-2.0%
February	97.7%	96.7%	-1.0%
March	97.8%	97.0%	-0.8%
April	97.9%	97.1%	-0.7%
12-Month Avg	98.1%	97.2%	-1.0%

Historical Percent of Sold Price to List Price

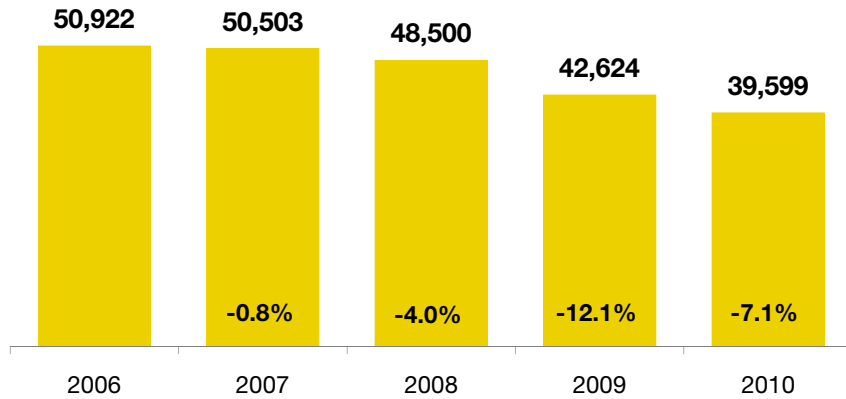


Annual Review

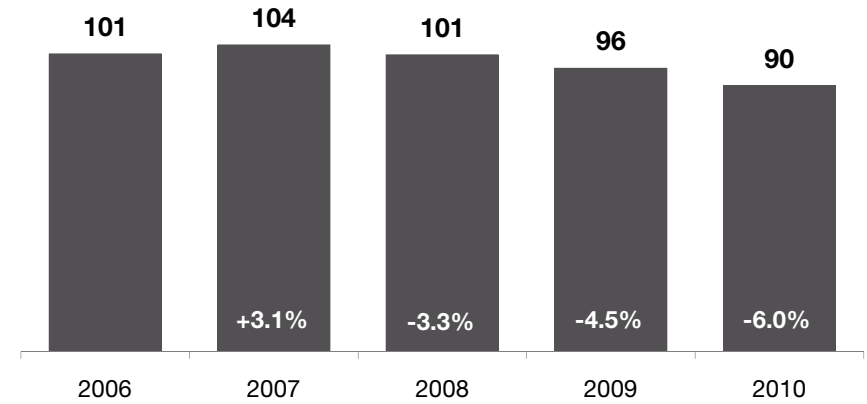
Historical look at key market metrics for the overall region.



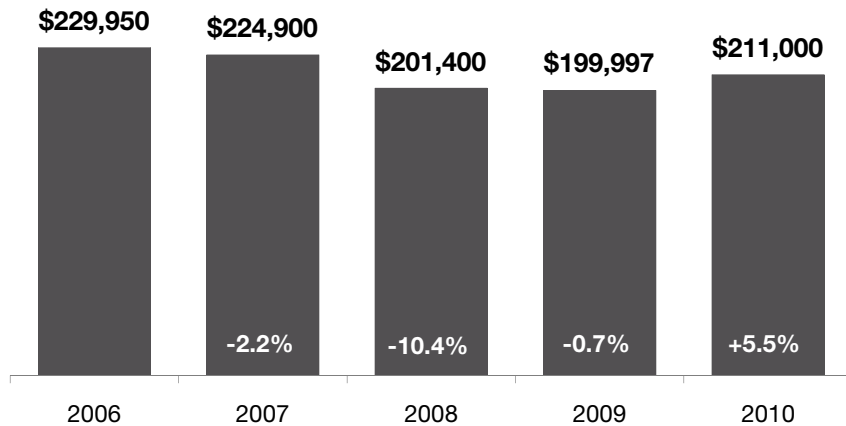
Sold Listings



Total Days on Market



Median Sold Price*



Percent of Sold Price to List Price*

