

Monthly Indicators



METROLIST®

May 2011

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

Quick Facts

- 6.9%

- 13.5%

+ 0.5%

Change in
New Listings

Change in
Sold Listings

Change in
Median Sold Price

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Market Overview

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



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Key Metrics	Historical Sparklines	5-2010	5-2011	+ / -	Last Year YTD	This Year YTD	+ / -
Pending Sales*	Historical Data Not Yet Available	635	1,813	+ 185.5%	--	--	--
Active Listings		24,124	18,348	- 23.9%	--	--	--
Under Contract Listings		2,810	4,837	+ 72.1%	19,368	19,376	+ 0.0%
New Listings		9,029	8,409	- 6.9%	50,307	33,725	- 33.0%
Sold Listings		4,427	3,828	- 13.5%	17,212	15,168	- 11.9%
Total Days on Market		77	106	+ 38.7%	83	113	+ 36.1%
Median Sold Price**		\$209,000	\$210,000	+ 0.5%	\$206,975	\$205,000	- 1.0%
Average Sold Price**		\$248,350	\$255,460	+ 2.9%	\$248,608	\$250,841	+ 0.9%
Percent of Sold Price to List Price**		98.3%	97.1%	- 1.2%	98.0%	96.9%	- 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.

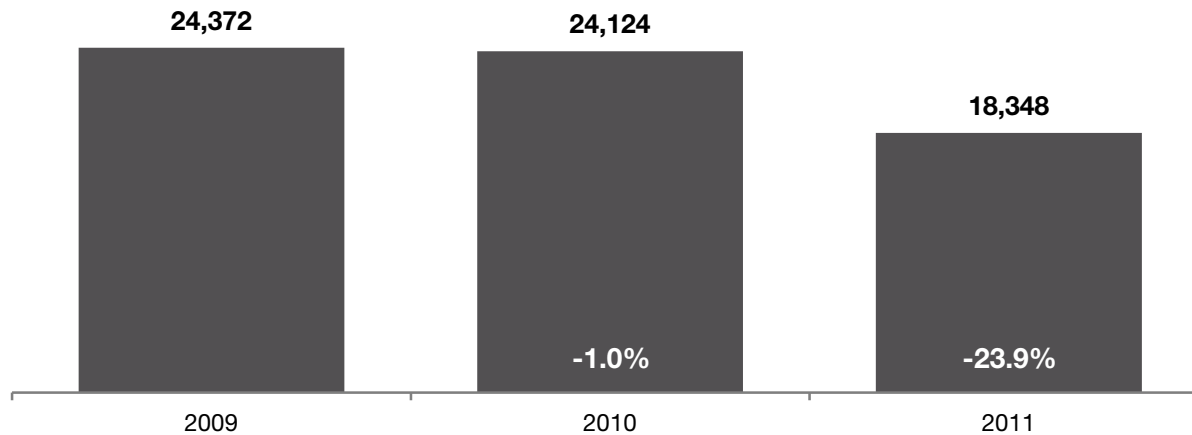
Active Listings

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



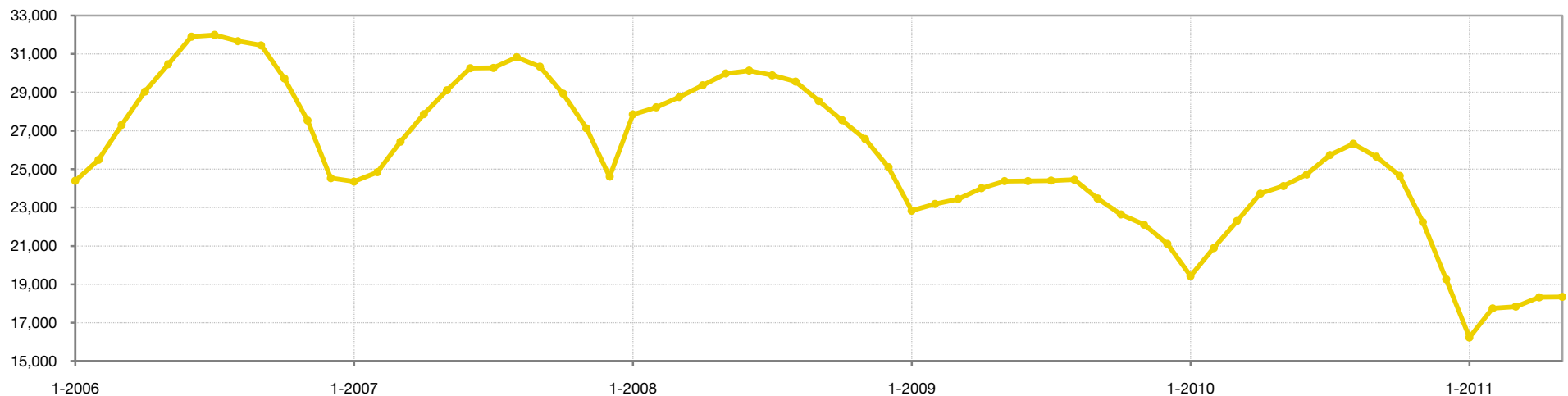
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May



Month	Prior Year	Current Year	+ / -
June	24,379	24,724	+1.4%
July	24,398	25,734	+5.5%
August	24,450	26,317	+7.6%
September	23,468	25,643	+9.3%
October	22,645	24,653	+8.9%
November	22,110	22,242	+0.6%
December	21,113	19,271	-8.7%
January	19,434	16,235	-16.5%
February	20,892	17,751	-15.0%
March	22,293	17,842	-20.0%
April	23,724	18,325	-22.8%
May	24,124	18,348	-23.9%
12-Month Avg	22,753	21,424	-6.1%

Historical Active Listing Activity



Under Contract Listings

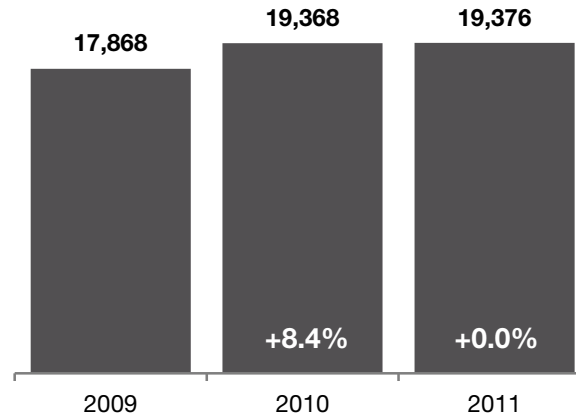
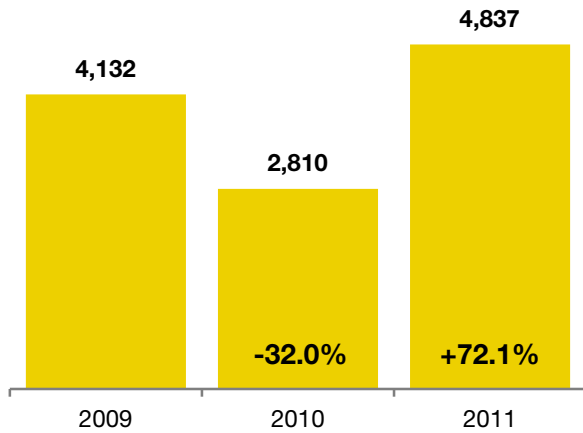
A count of the properties that have offers accepted on them in a given month.



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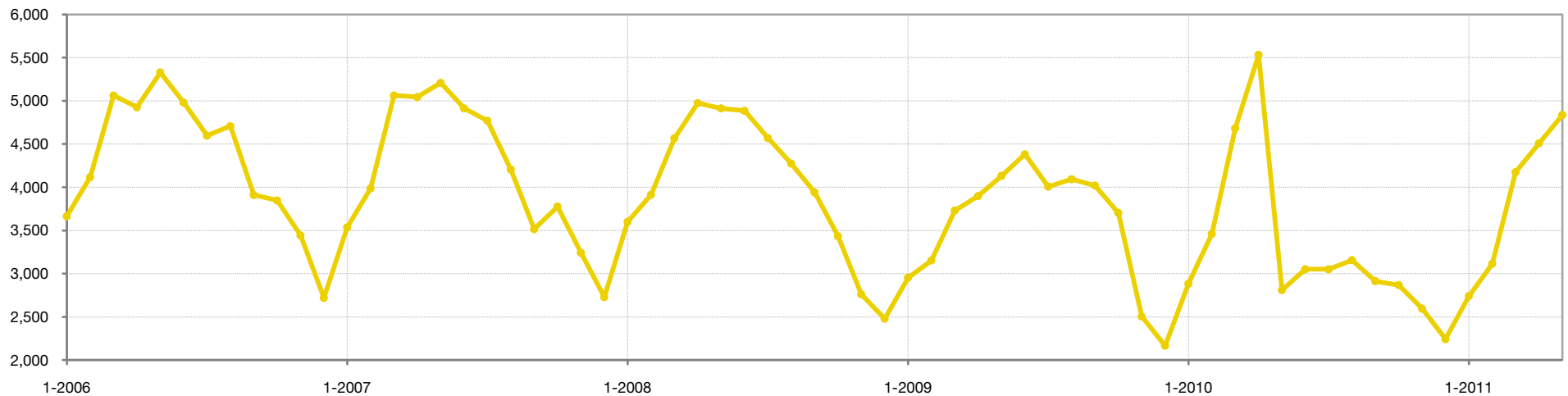
May

Year To Date (YTD)



Month	Prior Year	Current Year	+ / -
June	4,382	3,052	-30.4%
July	4,007	3,052	-23.8%
August	4,093	3,156	-22.9%
September	4,019	2,914	-27.5%
October	3,704	2,868	-22.6%
November	2,505	2,596	+3.6%
December	2,166	2,244	+3.6%
January	2,885	2,740	-5.0%
February	3,460	3,114	-10.0%
March	4,681	4,176	-10.8%
April	5,532	4,509	-18.5%
May	2,810	4,837	+72.1%
12-Month Avg	3,687	3,272	-11.3%

Historical Under Contract Listing Activity



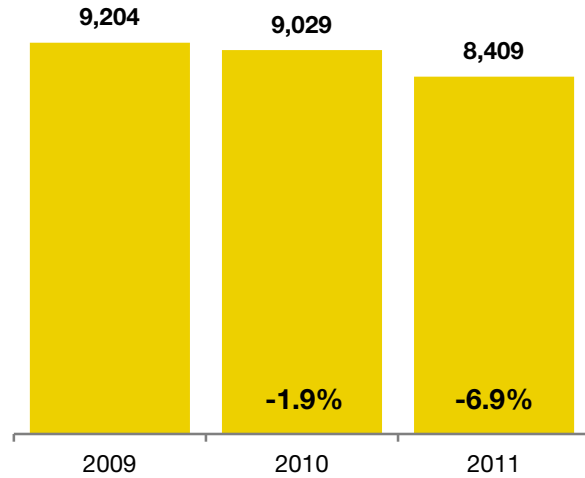
New Listings

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

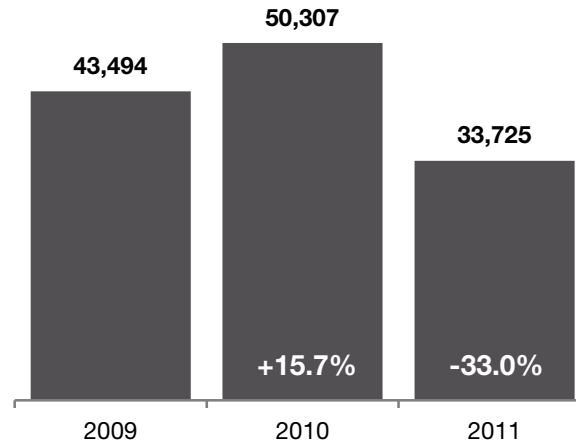


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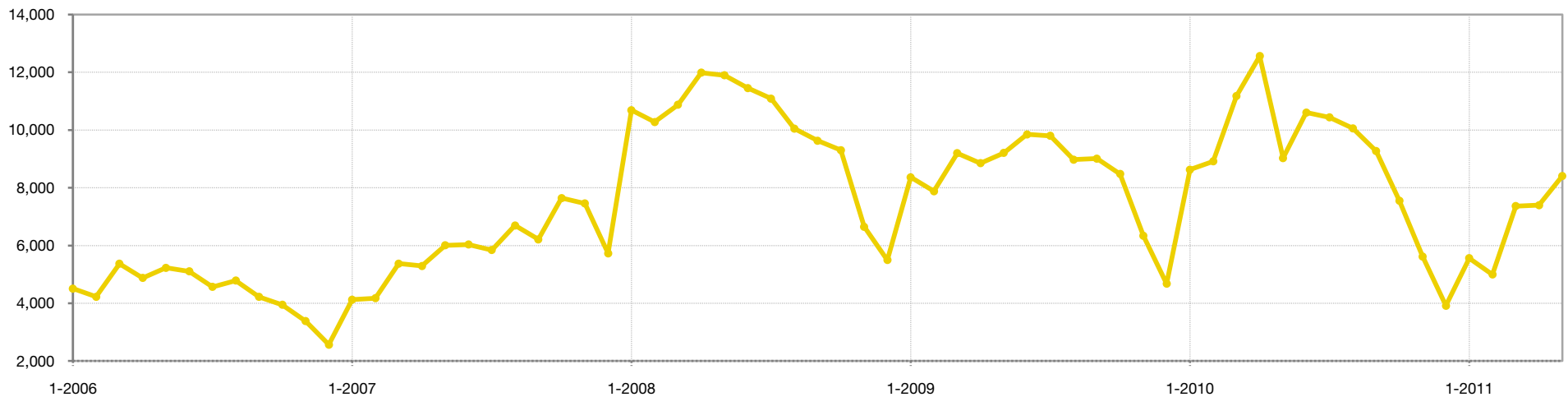


Year To Date (YTD)



Month	Prior Year	Current Year	+ / -
June	9,848	10,605	+7.7%
July	9,799	10,434	+6.5%
August	8,974	10,057	+12.1%
September	9,011	9,268	+2.9%
October	8,475	7,550	-10.9%
November	6,335	5,615	-11.4%
December	4,675	3,917	-16.2%
January	8,626	5,561	-35.5%
February	8,916	4,995	-44.0%
March	11,178	7,363	-34.1%
April	12,558	7,397	-41.1%
May	9,029	8,409	-6.9%
12-Month Avg	8,952	7,598	-15.1%

Historical New Listing Activity



Sold Listings

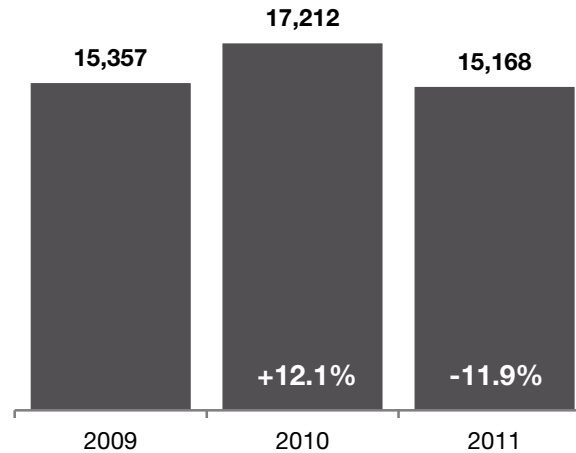
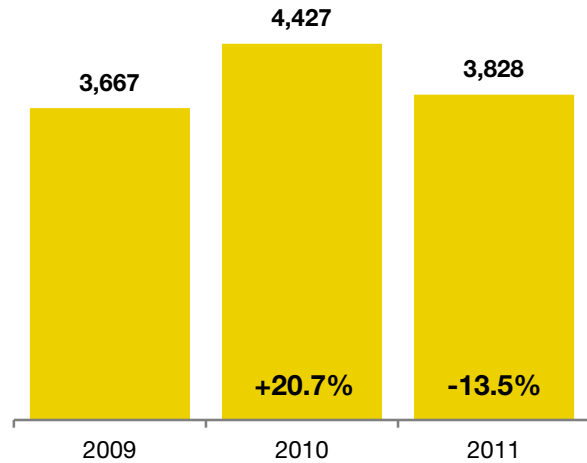
A count of the properties that have sold in a given month.



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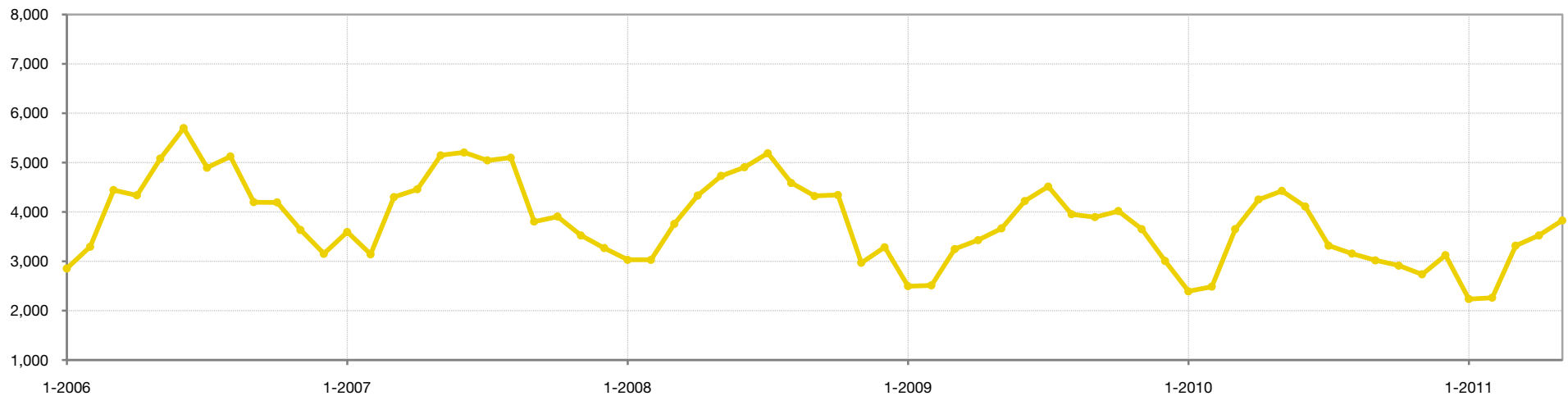
May

Year To Date (YTD)



Month	Prior Year	Current Year	+ / -
June	4,223	4,109	-2.7%
July	4,516	3,320	-26.5%
August	3,955	3,157	-20.2%
September	3,896	3,021	-22.5%
October	4,017	2,914	-27.5%
November	3,653	2,738	-25.0%
December	3,007	3,126	+4.0%
January	2,395	2,236	-6.6%
February	2,487	2,263	-9.0%
March	3,651	3,315	-9.2%
April	4,252	3,526	-17.1%
May	4,427	3,828	-13.5%
12-Month Avg	3,707	3,129	-14.7%

Historical Sold Listing Activity



Total Days on Market

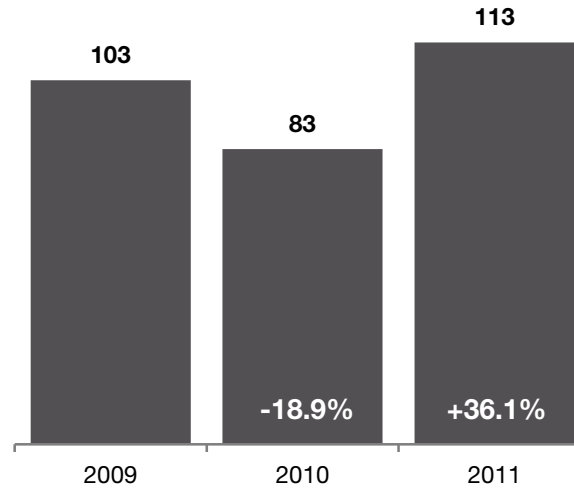
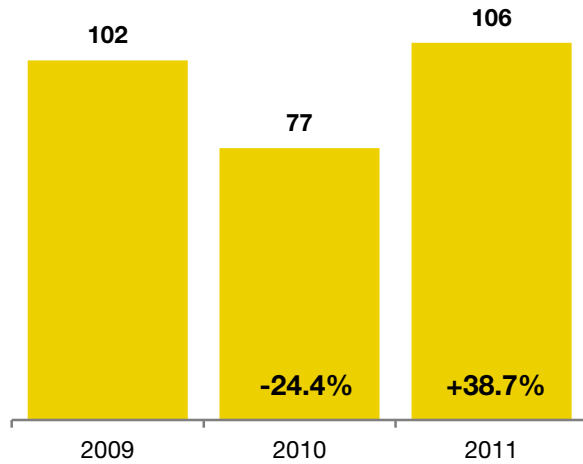
The average number of days between when a property is first listed and when an offer is accepted. Sold listings only.



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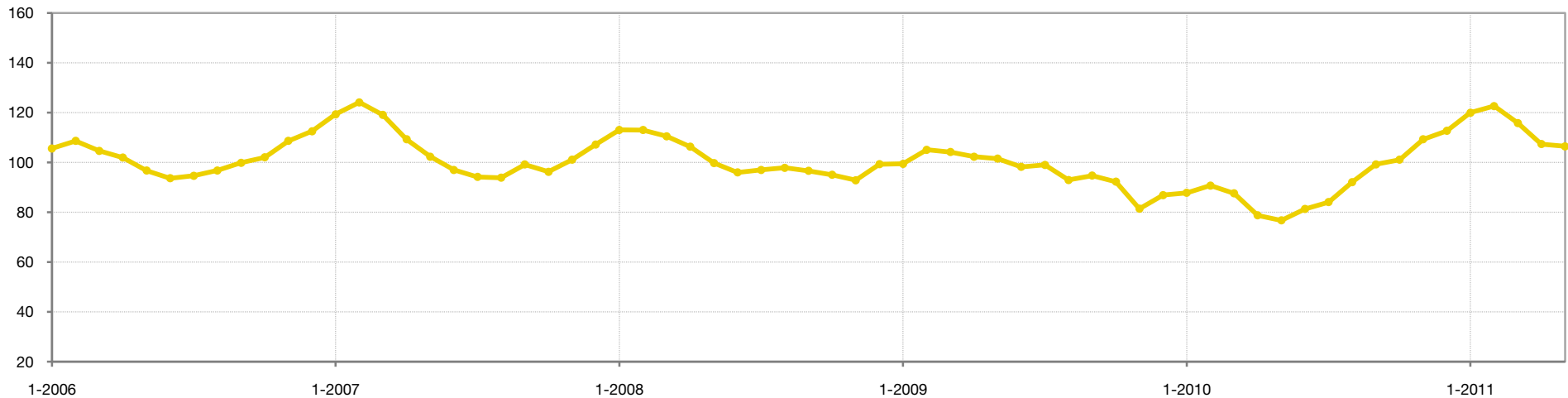
May

Year To Date (YTD)



Month	Prior Year	Current Year	+ / -
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	+34.2%
December	87	113	+29.6%
January	88	120	+36.7%
February	91	123	+35.1%
March	88	116	+32.2%
April	79	107	+36.3%
May	77	106	+38.7%
12-Month Avg	89	103	+15.7%

Historical Total Days on Market



Median Sold Price

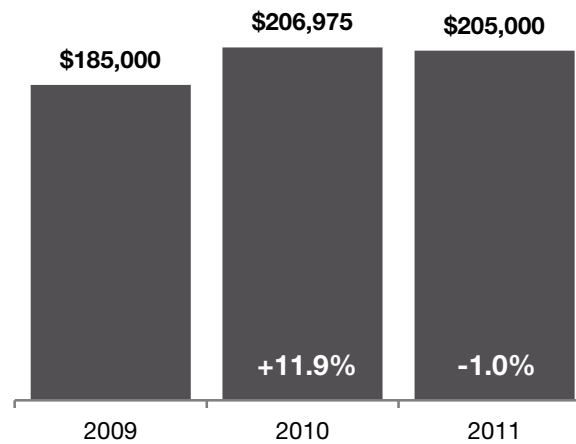
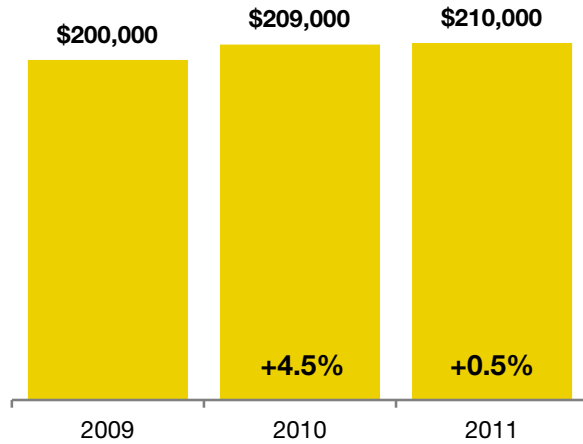
The median sold price for all sold listings in a given month. Does not account for seller concessions and/or down payment assistance.



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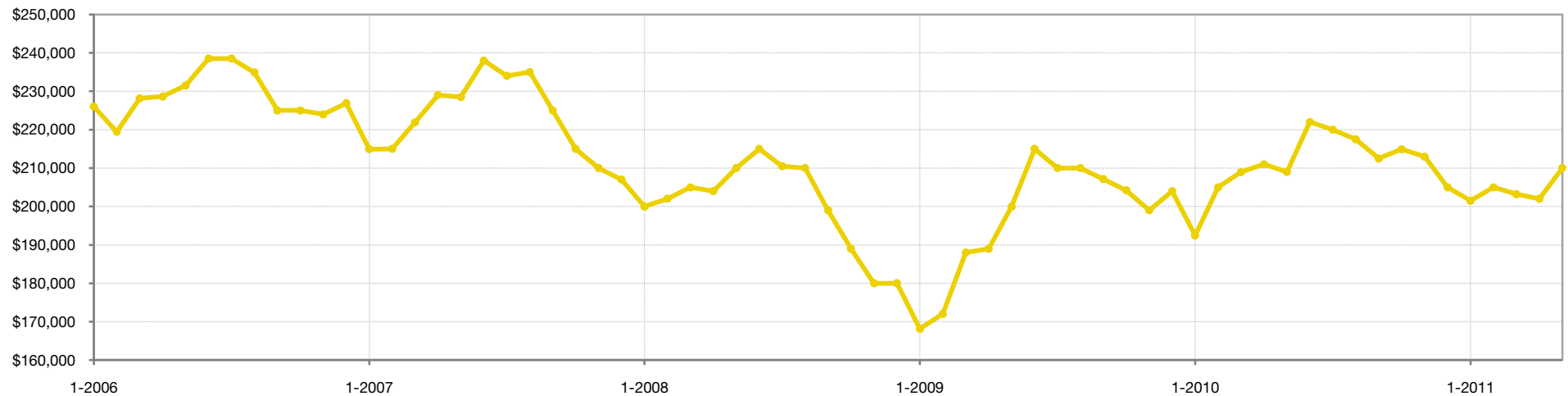
May

Year To Date (YTD)



Month	Prior Year	Current Year	+ / -
June	\$215,000	\$222,000	+3.3%
July	\$210,000	\$220,000	+4.8%
August	\$210,000	\$217,500	+3.6%
September	\$207,125	\$212,500	+2.6%
October	\$204,200	\$214,900	+5.2%
November	\$199,000	\$213,000	+7.0%
December	\$204,000	\$205,000	+0.5%
January	\$192,450	\$201,500	+4.7%
February	\$205,000	\$205,000	0.0%
March	\$208,950	\$203,200	-2.8%
April	\$211,000	\$202,000	-4.3%
May	\$209,000	\$210,000	+0.5%
12-Month Avg	\$207,000	\$210,750	+1.8%

Historical Median Sold Price



Average Sold Price

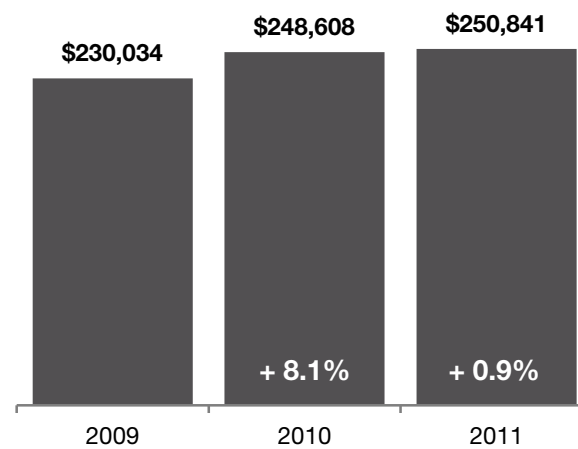
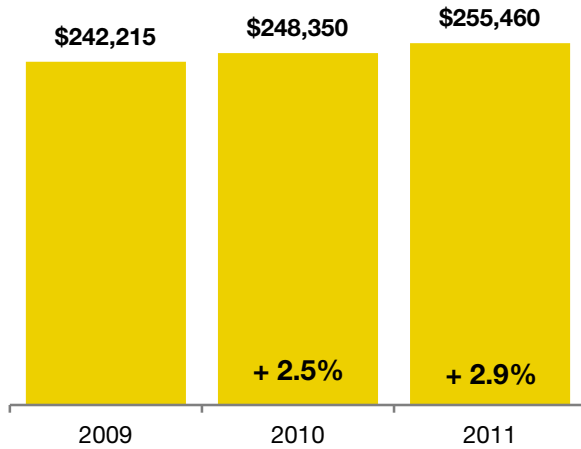
The average sold price for all sold listings in a given month. Does not account for seller concessions and/or down payment assistance.



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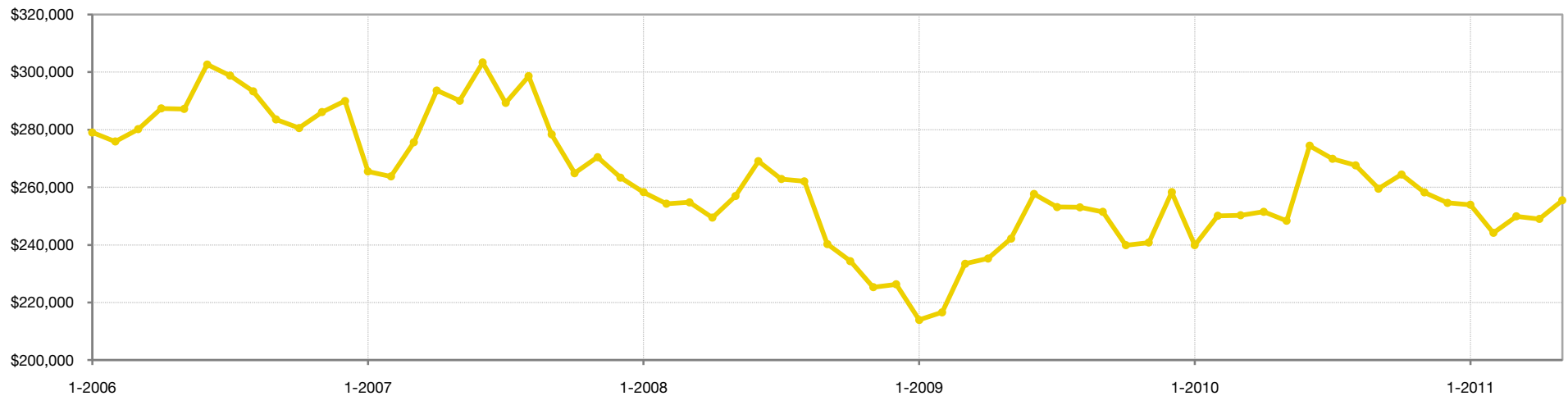
May

Year To Date (YTD)



Month	Prior Year	Current Year	+ / -
June	\$257,669	\$274,447	+6.5%
July	\$253,148	\$269,855	+6.6%
August	\$253,045	\$267,656	+5.8%
September	\$251,443	\$259,519	+3.2%
October	\$239,902	\$264,448	+10.2%
November	\$240,815	\$258,212	+7.2%
December	\$258,284	\$254,591	-1.4%
January	\$239,888	\$253,943	+5.9%
February	\$250,101	\$244,179	-2.4%
March	\$250,260	\$249,933	-0.1%
April	\$251,487	\$248,992	-1.0%
May	\$248,350	\$255,460	+2.9%
12-Month Avg	\$249,798	\$259,126	+3.7%

Historical Average Sold Price



Percent of Sold Price to List Price

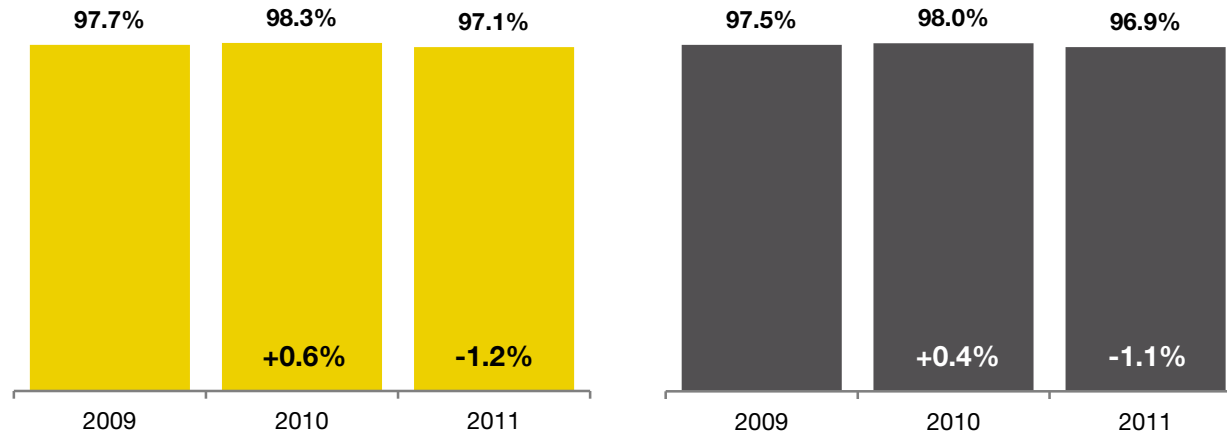
Calculated by comparing final sold price to list price for sold listings. Does not account for seller concessions and/or down payment assistance.



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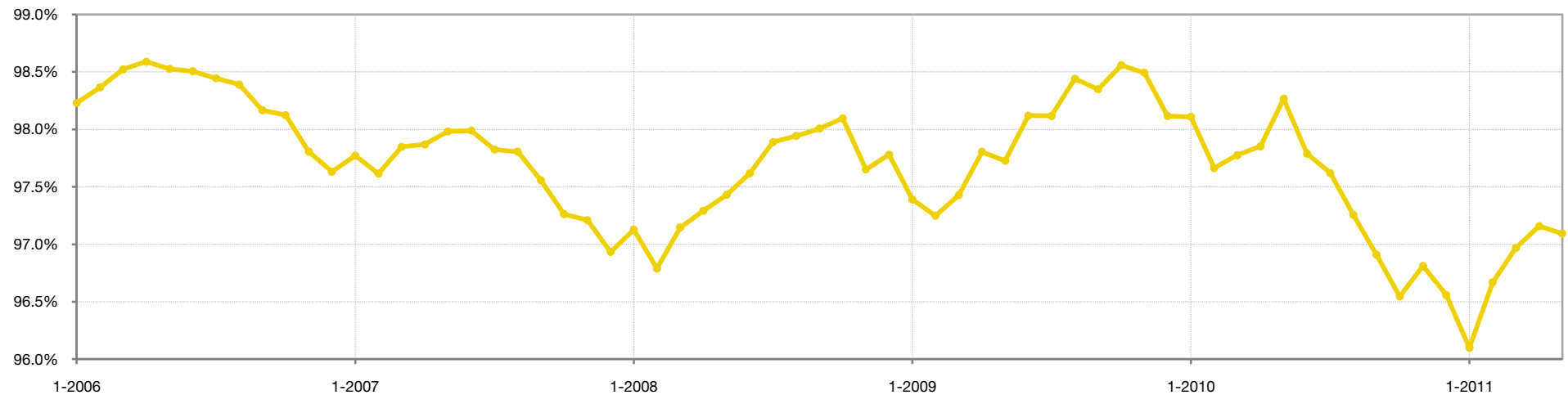
May

Year To Date (YTD)



Month	Prior Year	Current Year	+ / -
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%	97.2%	-0.7%
May	98.3%	97.1%	-1.2%
12-Month Avg	98.2%	97.0%	-1.2%

Historical Percent of Sold Price to List Price

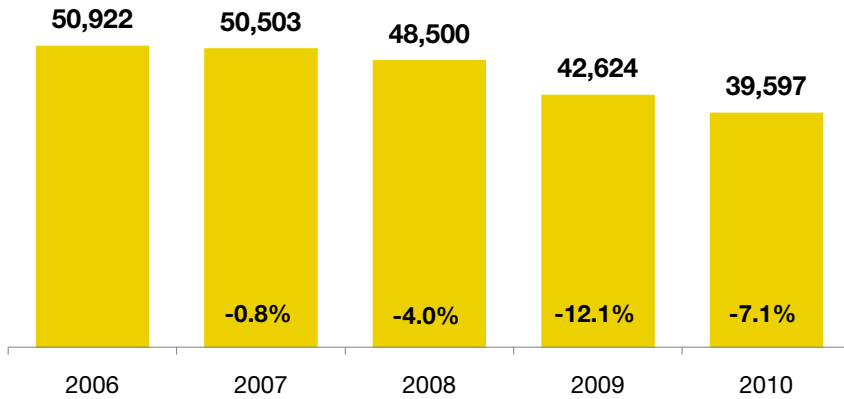


Annual Review

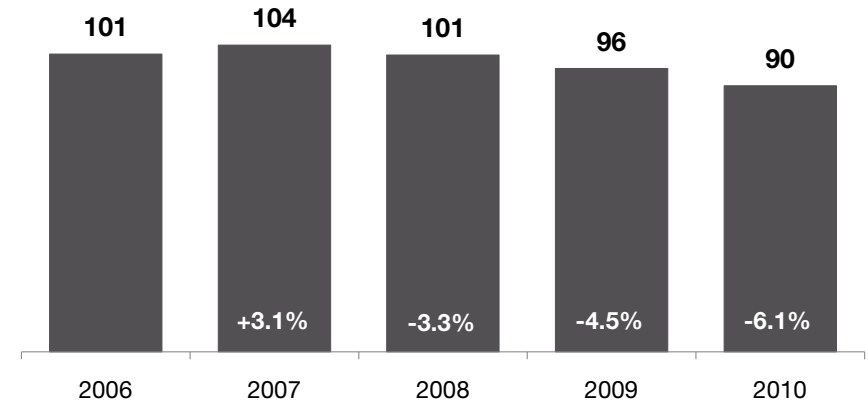
Historical look at key market metrics for the overall region.



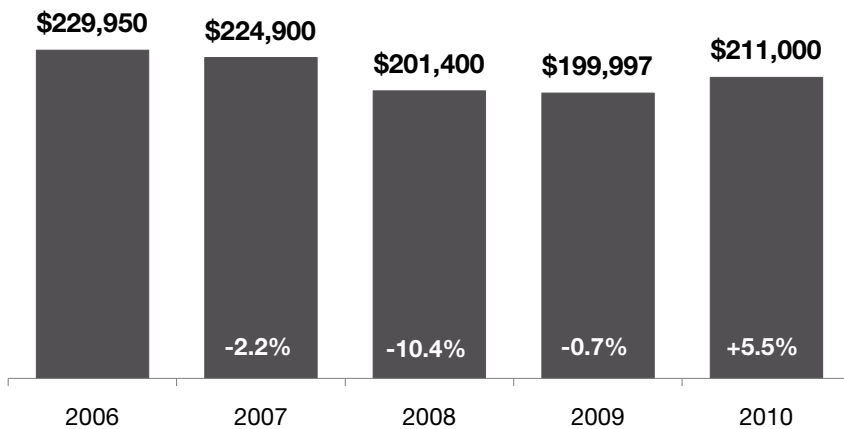
Sold Listings



Total Days on Market



Median Sold Price*



Percent of Sold Price to List Price*

