



METROLIST[®]

Monthly Indicators

February 2010

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[Click on a name to view report page.](#)

Based on Single Family (Residential and Condo) listings.

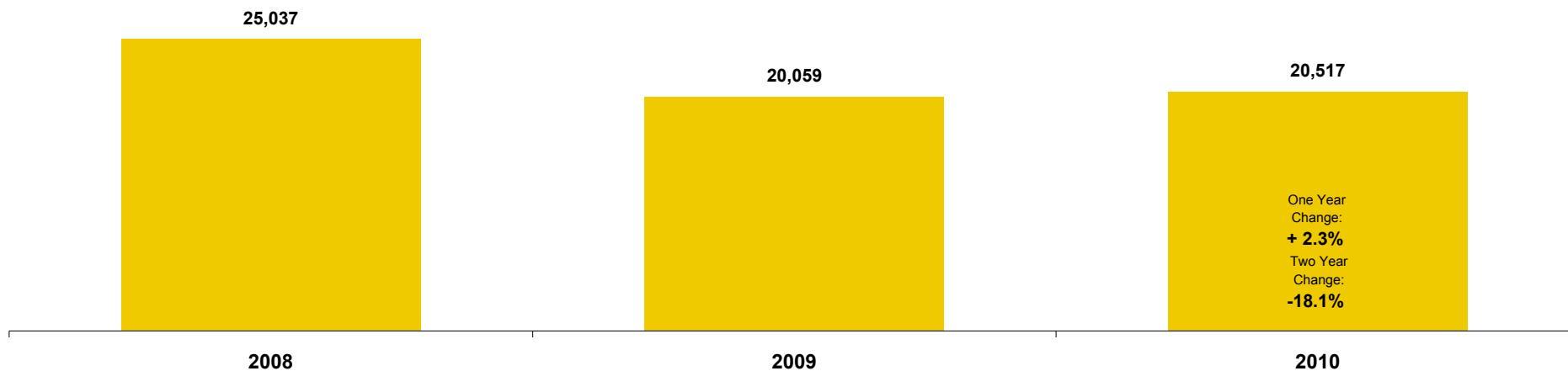
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Active Listings

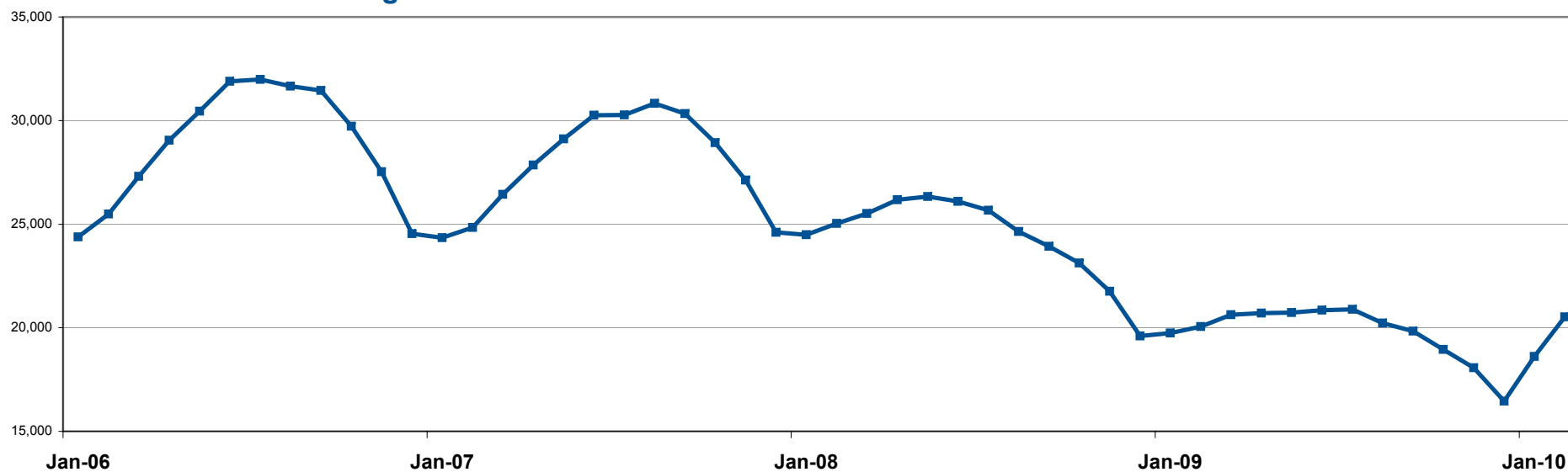
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February



Historical Active Listings

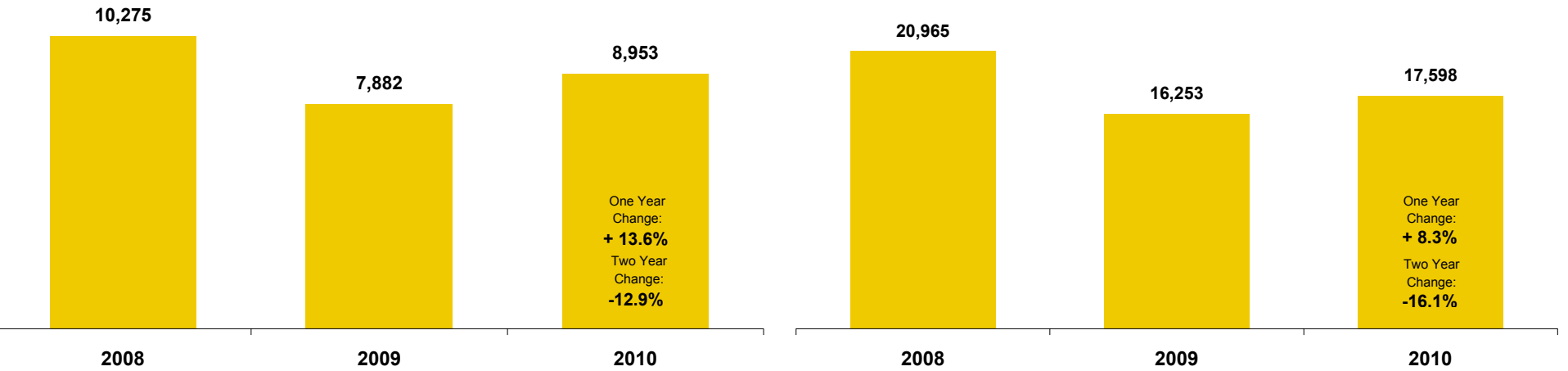


New Listings

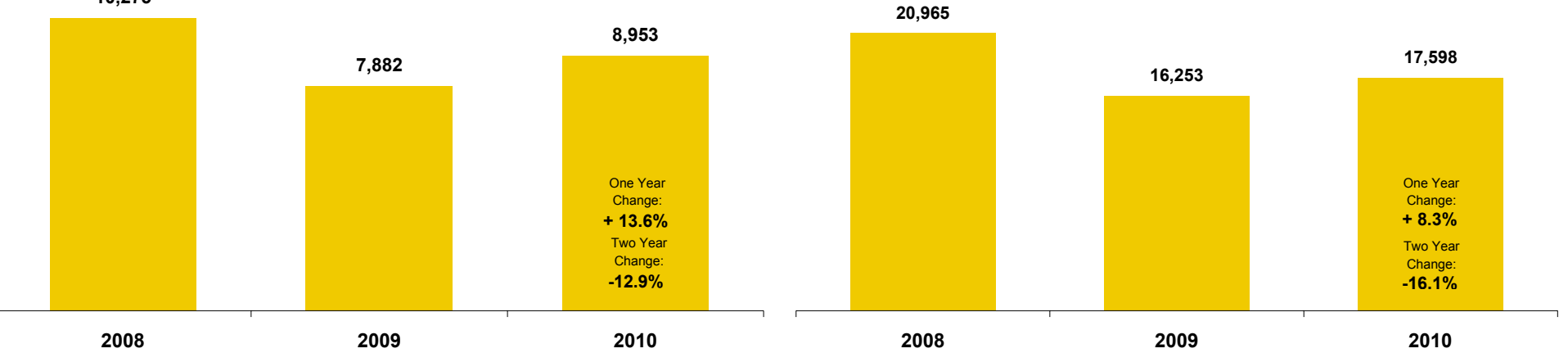
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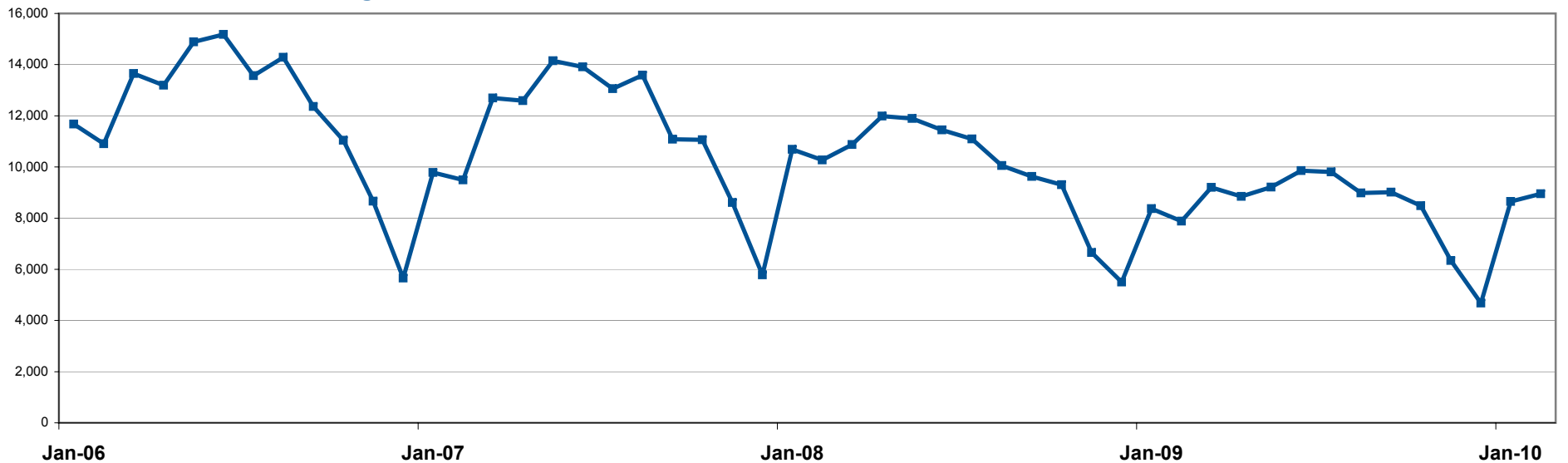
February



Year to Date (YTD)



Historical New Listings



Under Contract Listings

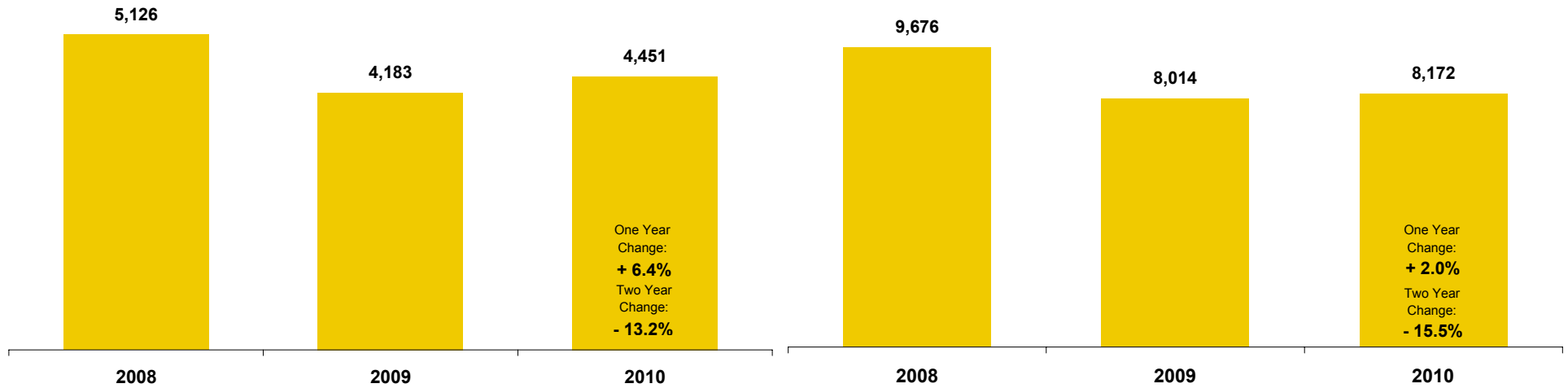
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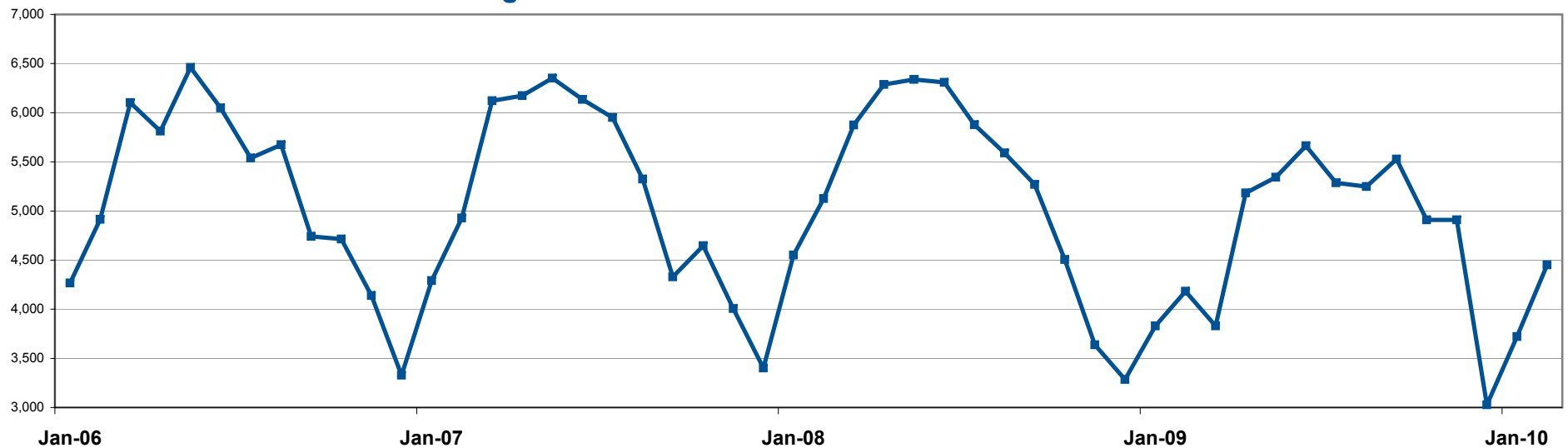
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Year to Date (YTD)



Historical Under Contract Listings



Sold Listings

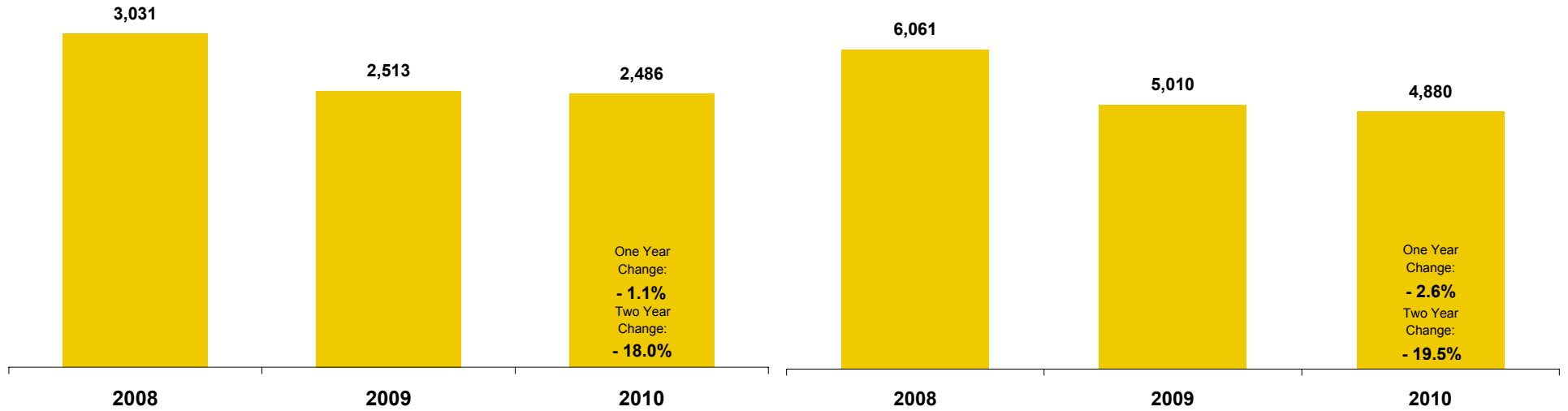
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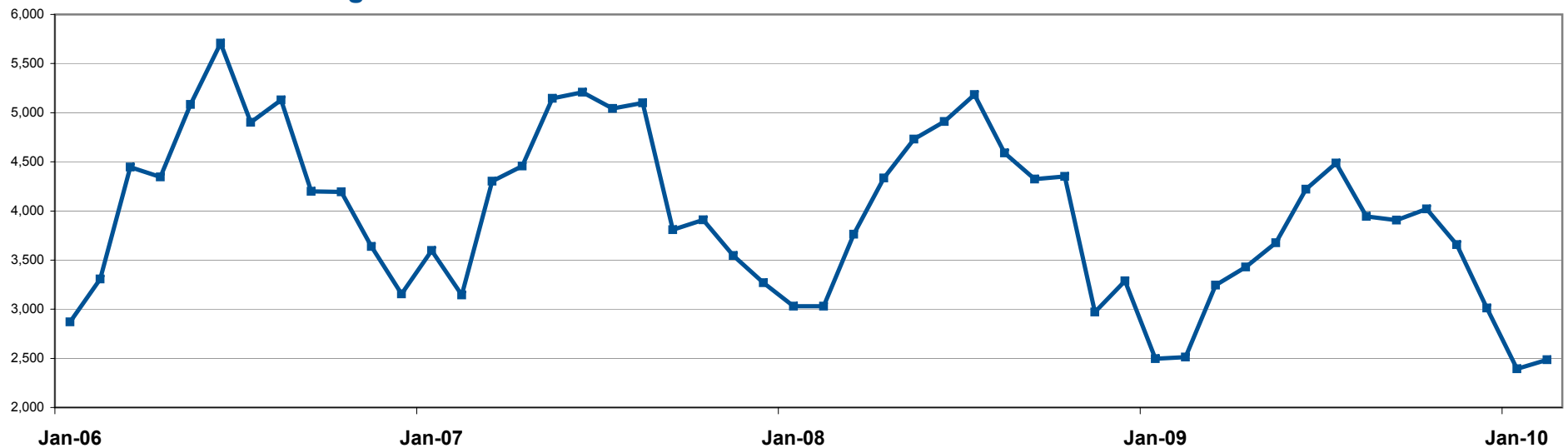
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Year to Date (YTD)



Historical Sold Listings

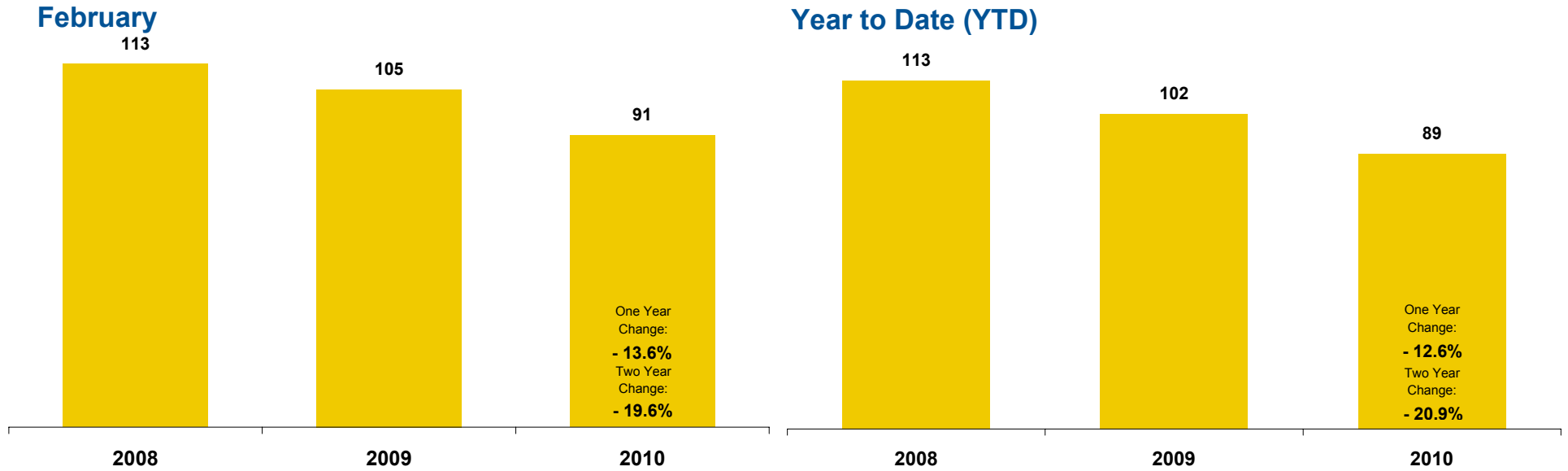


Total Days on Market

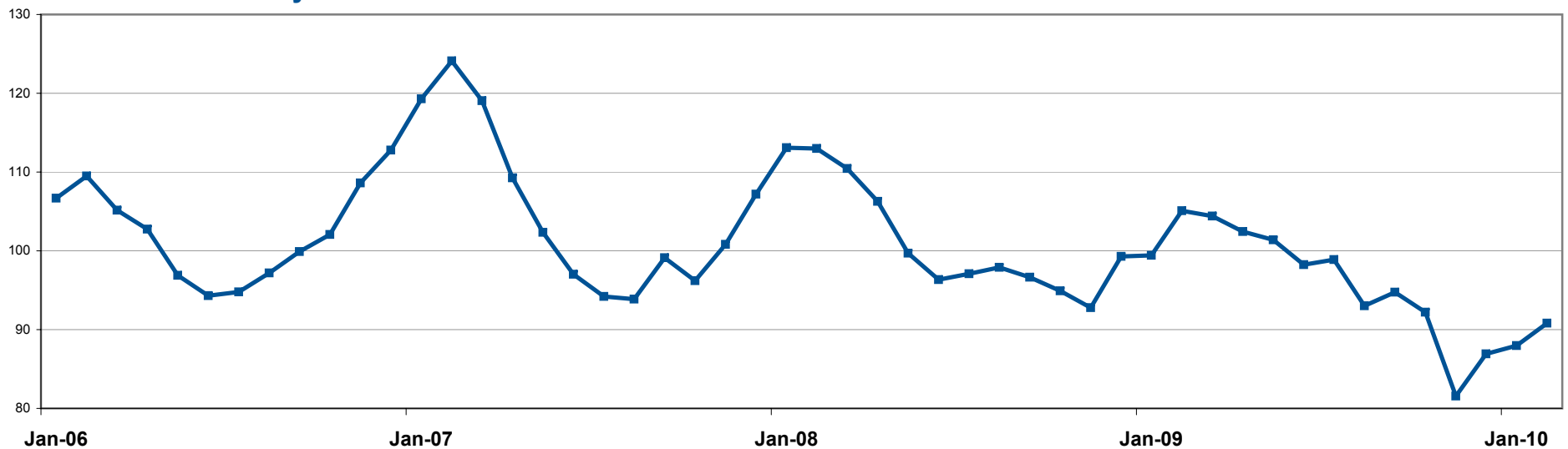
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Historical Total Days on Market



Median Sold Price

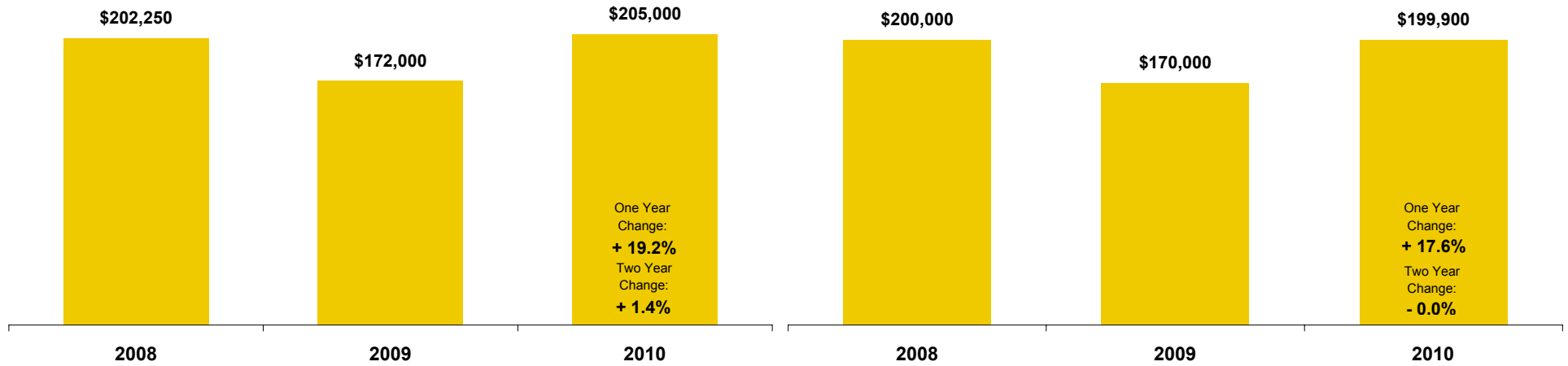
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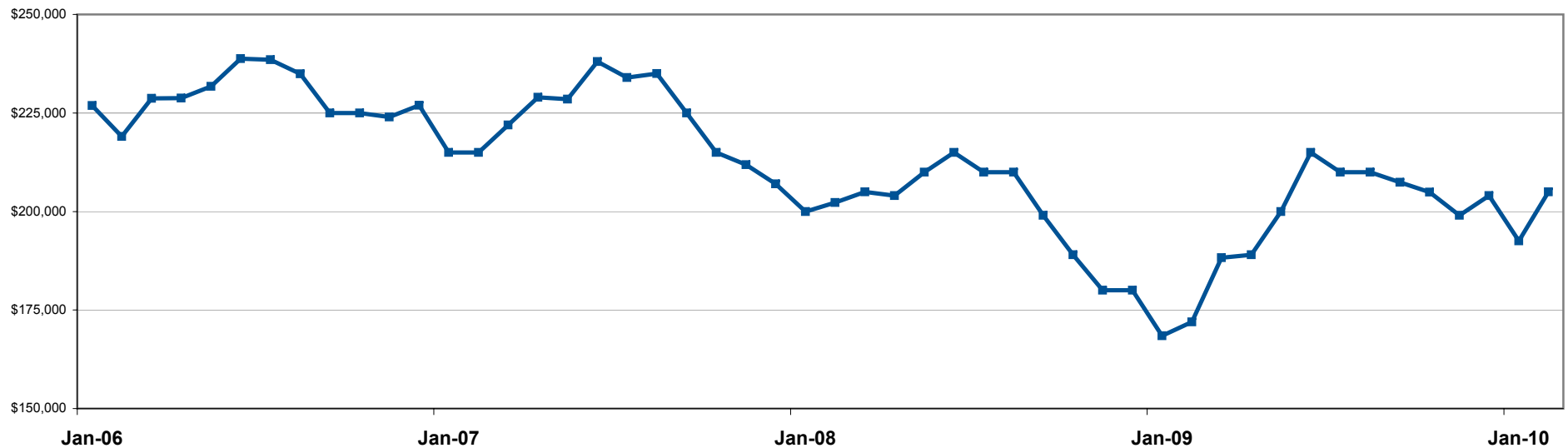
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Year to Date (YTD) Does not account for sale concessions and/or down payment assistance.



Historical Median Sold Price



Average Sold Price

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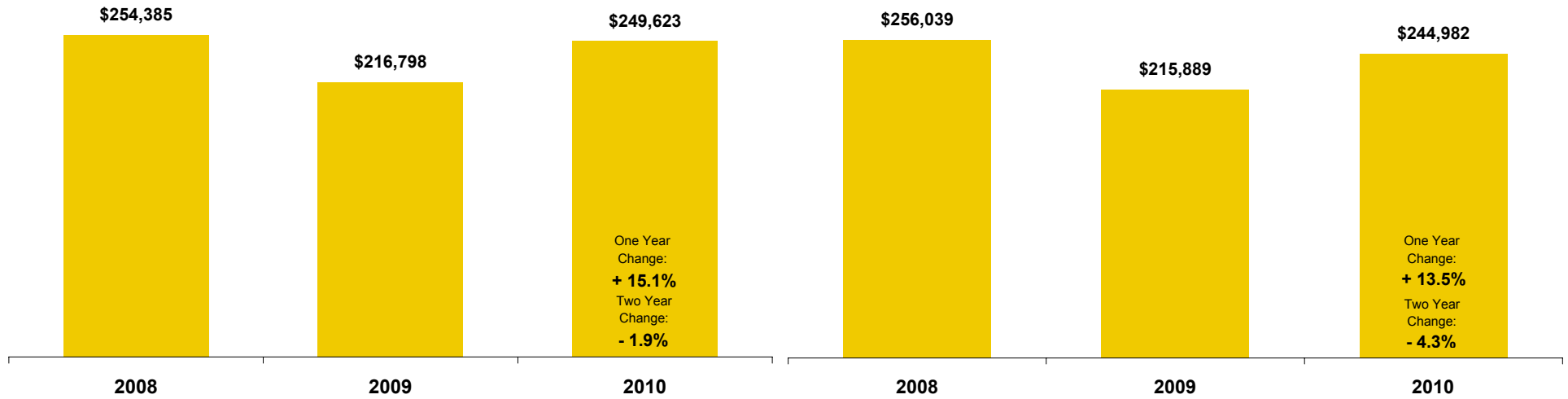


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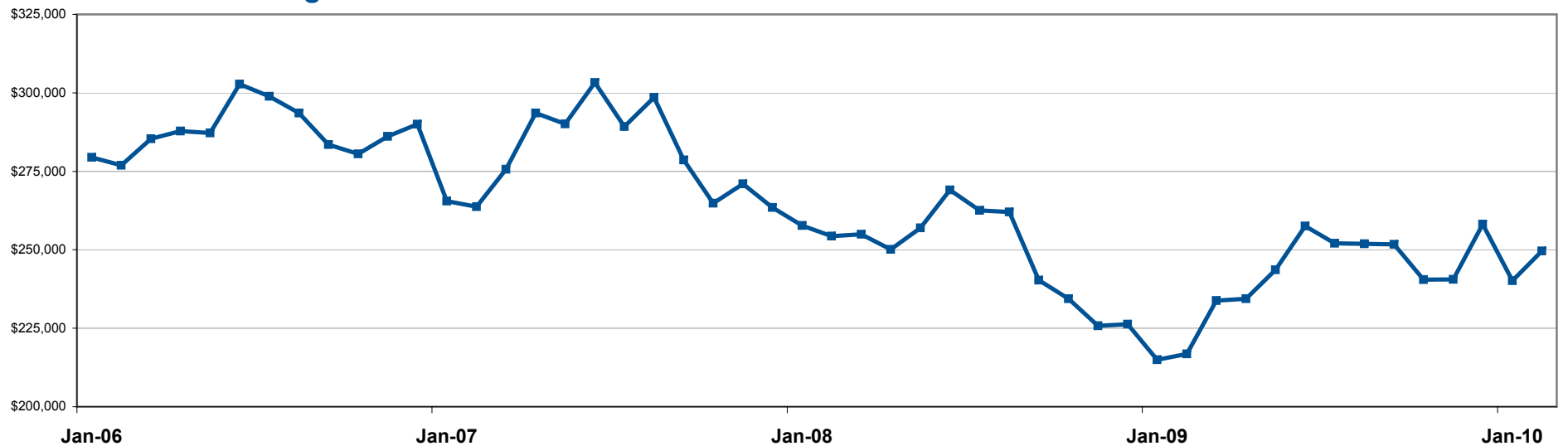
February

Year to Date (YTD)

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



Historical Average Sold Price



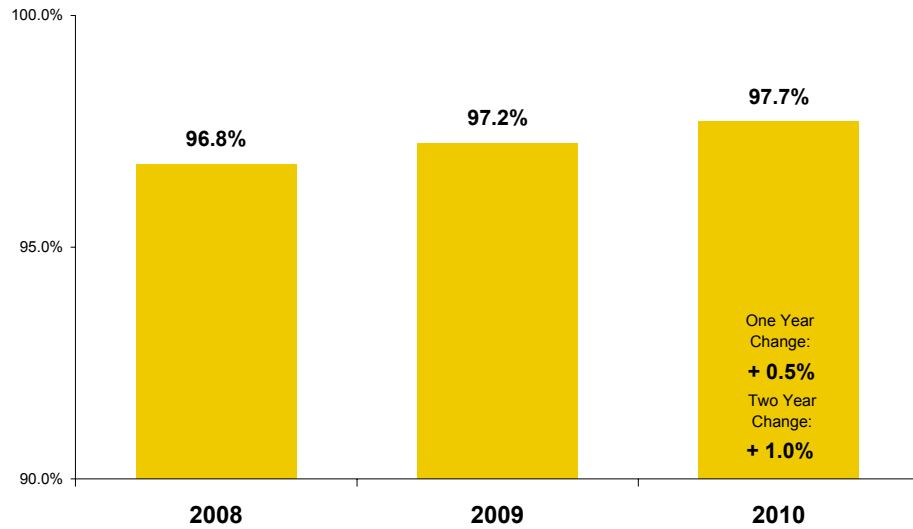
Percent of Sold Price to List Price

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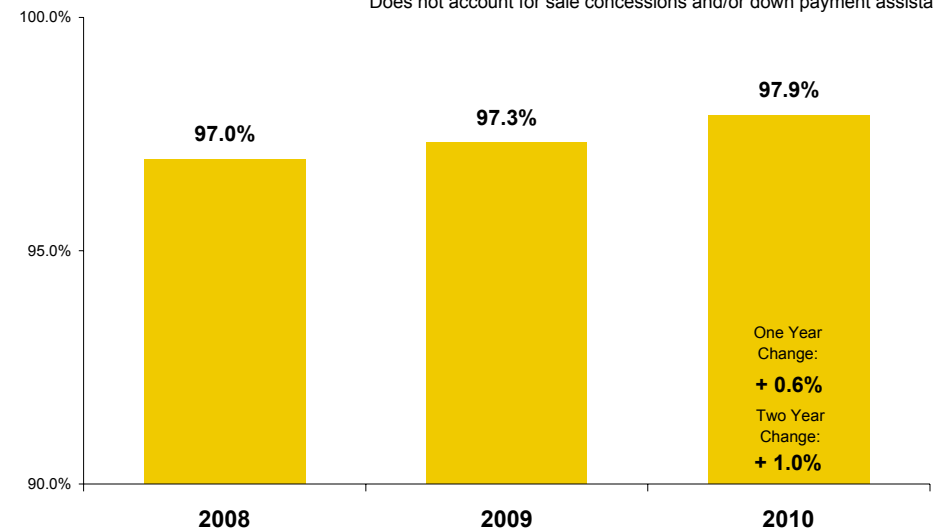
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February

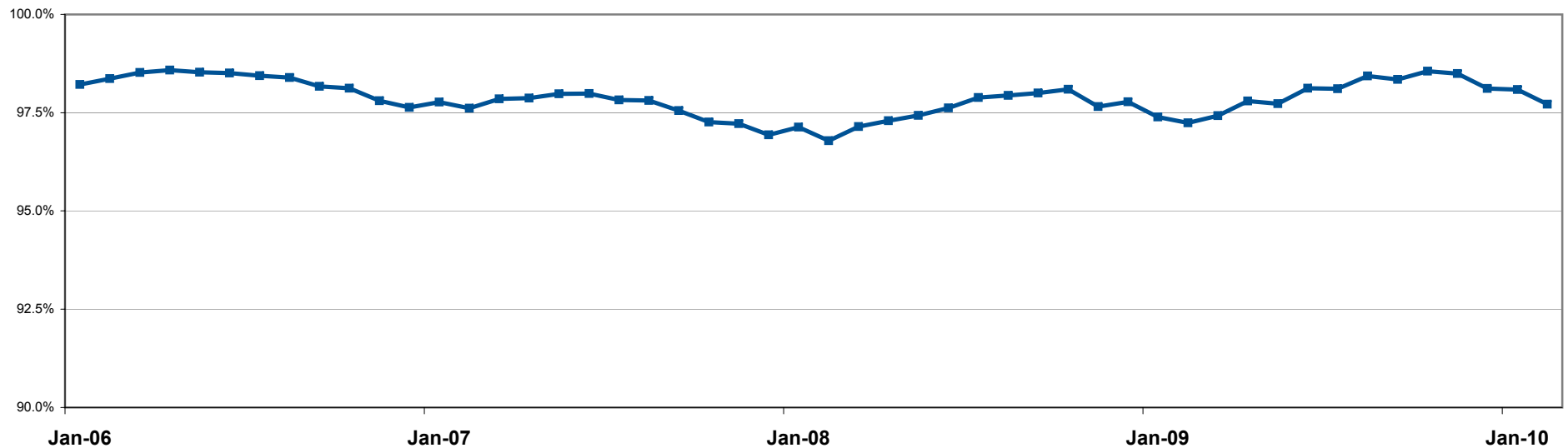


Year to Date (YTD)

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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February 2010

		This Year	Last Year	Percent Change	3-Year Average	This Year YTD	Last Year YTD	Percent Change	3-Year YTD Average
Active Listings	Dec	16,456	19,600	- 16.0%					
	Jan	18,616	19,748	- 5.7%	--	--	--	--	--
	Feb	20,517	20,059	+ 2.3%					
Pending Sales*	Dec	--	--	NA					
	Jan	321	--	NA	--	--	--	--	--
	Feb	482	--	NA					
New Listings	Dec	4,683	5,500	- 14.9%	5,321	100,685	119,395	- 15.7%	118,628
	Jan	8,645	8,371	+ 3.3%	9,235	8,645	8,371	+ 3.3%	9,235
	Feb	8,953	7,882	+ 13.6%	9,037	17,598	16,253	+ 8.3%	18,272
Under Contract Listings	Dec	3,028	3,286	- 7.9%	3,238	56,945	62,647	- 9.1%	60,418
	Jan	3,721	3,831	- 2.9%	4,034	3,721	3,831	- 2.9%	4,034
	Feb	4,451	4,183	+ 6.4%	4,587	8,172	8,014	+ 2.0%	8,621
Sold Listings	Dec	3,012	3,288	- 8.4%	3,190	42,612	48,510	- 12.2%	47,218
	Jan	2,394	2,497	- 4.1%	2,640	2,394	2,497	- 4.1%	2,640
	Feb	2,486	2,513	- 1.1%	2,677	4,880	5,010	- 2.6%	5,317
Total Days on Market	Dec	87	99	- 12.5%	98	96	101	- 4.5%	100
	Jan	88	99	- 11.5%	100	88	99	- 11.5%	100
	Feb	91	105	- 13.6%	103	89	102	- 12.6%	102
Median Sold Price	Dec	\$204,000	\$180,000	+ 13.3%	\$197,000	\$199,950	\$201,500	- 0.8%	\$208,792
	Jan	\$192,500	\$168,444	+ 14.3%	\$186,981	\$192,500	\$168,444	+ 14.3%	\$186,981
	Feb	\$205,000	\$172,000	+ 19.2%	\$193,083	\$199,900	\$170,000	+ 17.6%	\$189,967
Average Sold Price	Dec	\$258,151	\$226,319	+ 14.1%	\$249,318	\$243,125	\$250,877	- 3.1%	\$258,677
	Jan	\$240,163	\$214,974	+ 11.7%	\$237,610	\$240,163	\$214,974	+ 11.7%	\$237,610
	Feb	\$249,623	\$216,798	+ 15.1%	\$240,269	\$244,982	\$215,889	+ 13.5%	\$238,970
Percent of Sold Price to List Price	Dec	98.1%	97.8%	+ 0.3%	97.6%	97.6%	97.6%	+ 0.0%	98.0%
	Jan	98.1%	97.4%	+ 0.7%	97.5%	97.5%	97.4%	+ 0.2%	98.1%
	Feb	97.7%	97.2%	+ 0.5%	97.2%	97.2%	97.3%	- 0.1%	97.9%

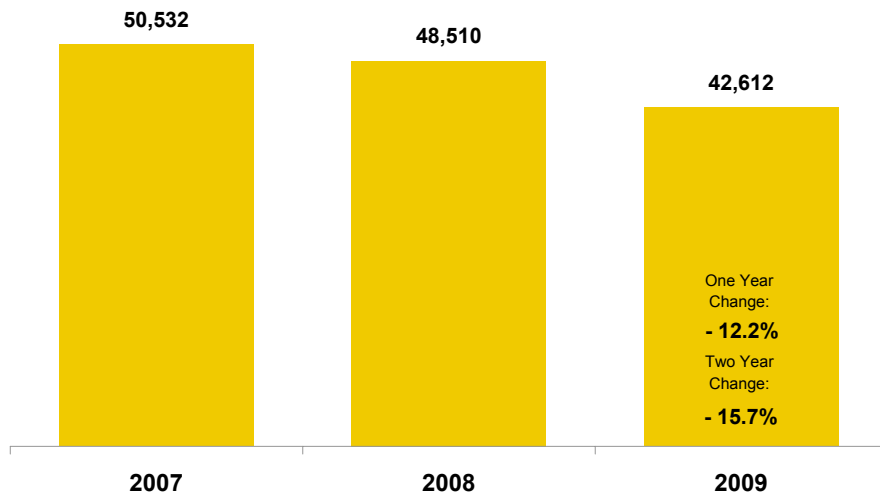
**"Pending Sales" is a count of how many homes are in "Pending" status at the end of each month. This information was not available prior to January 2010.

Annual Review Prior Years

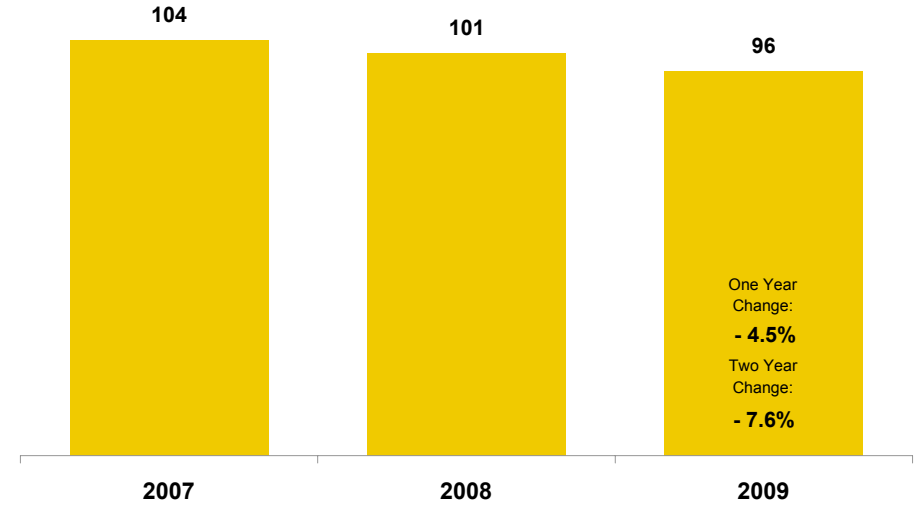
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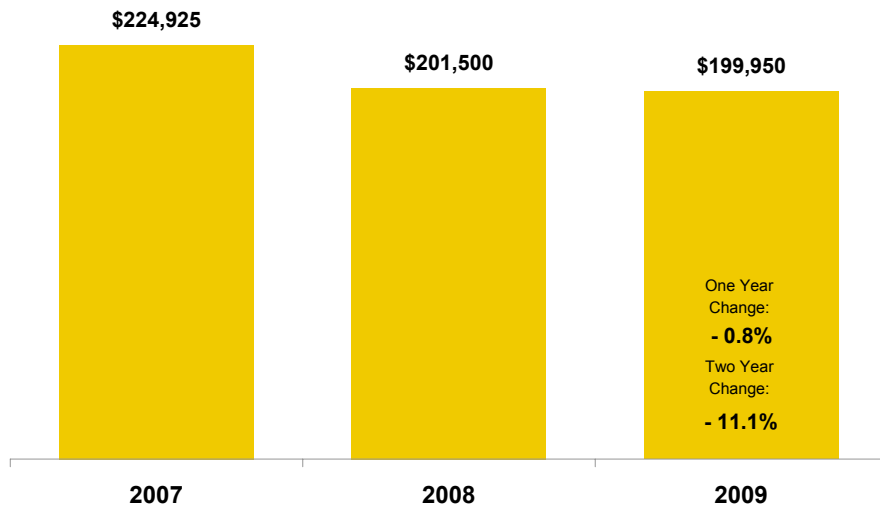
Sold Listings



Total Days on Market



Median Sold Price



Percent of Sold Price to List Price

