



METROLIST®

Monthly Indicators

July 2010

Active Listings	2
Under Contract Listings	3
New Listings	4
Sold Listings	5
Total Days on Market	6
Median Sold Price	7
Average Sold Price	8
Percent of Sold Price to List Price	9
Market Overview	10
Annual Review	11

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

Based on Single Family (Residential and Condo) listings.

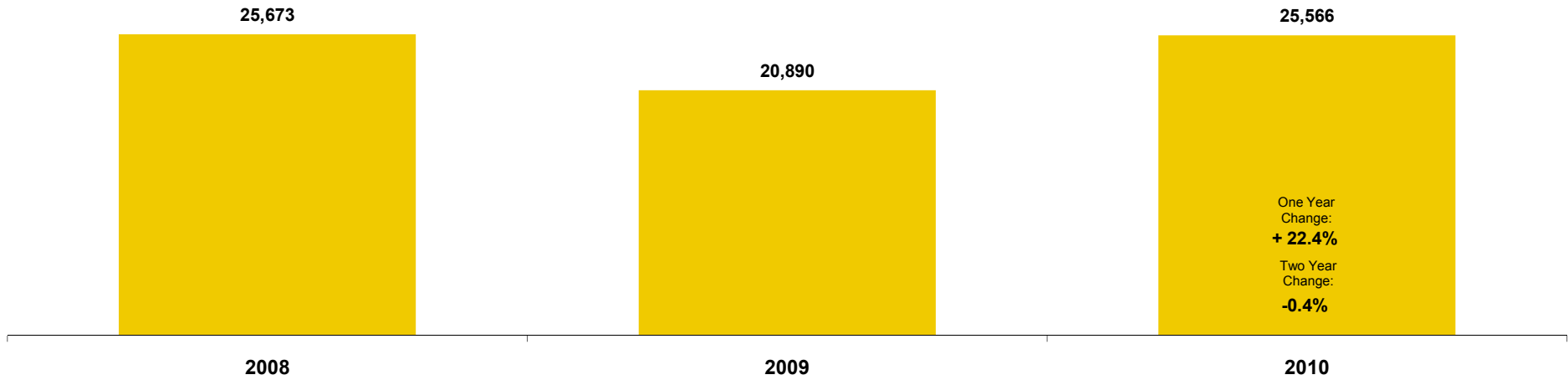
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Active Listings

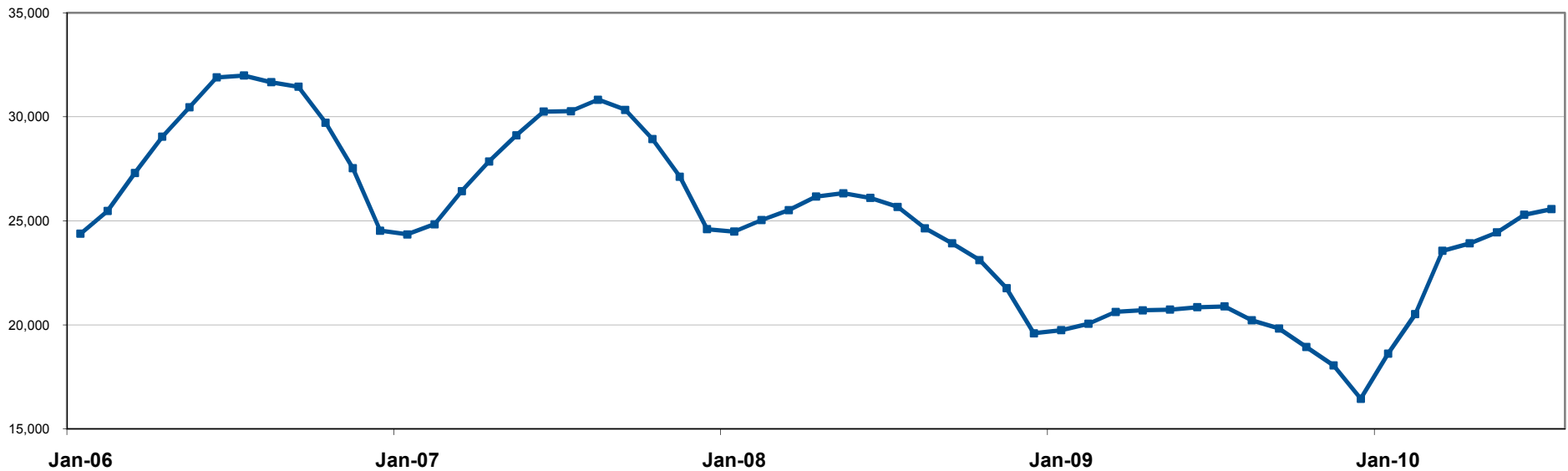
A Monthly Indicator from **Metrolist**®



July



Historical Active Listings



Under Contract Listings

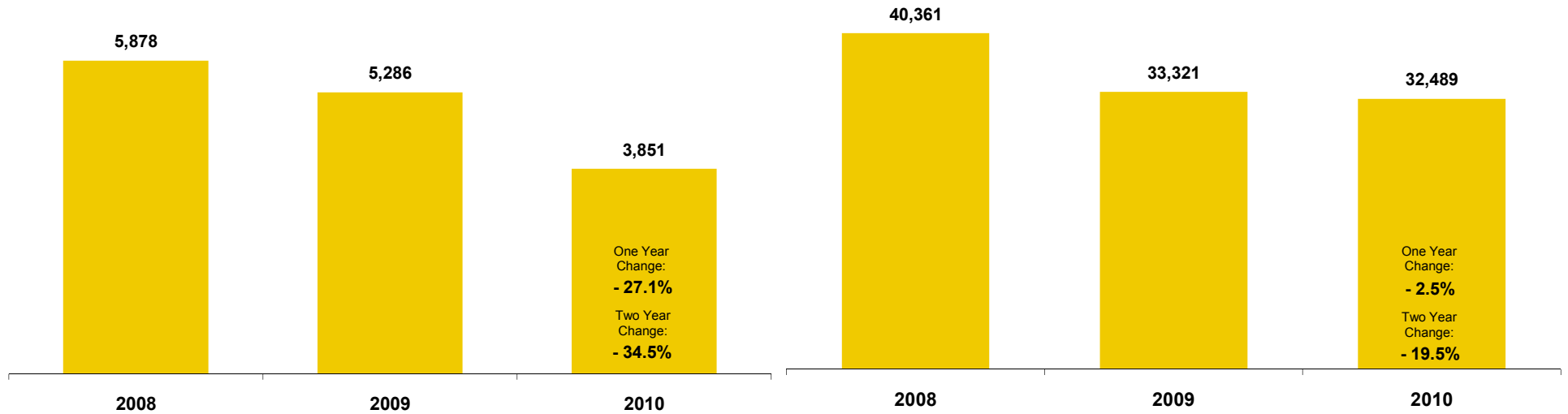
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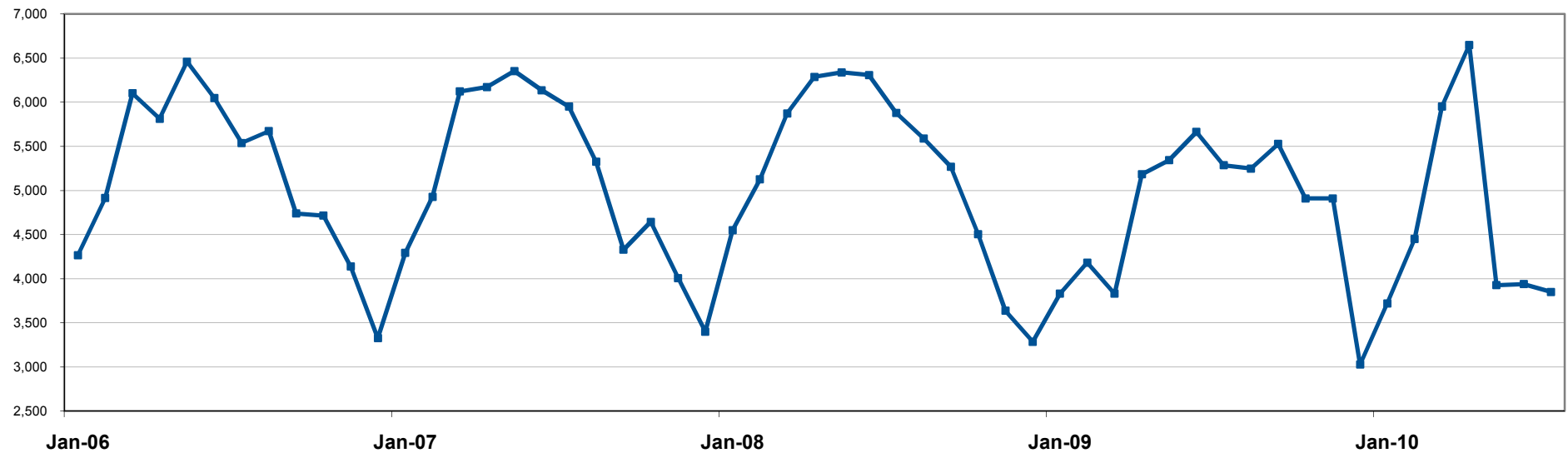
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July

Year to Date (YTD)



Historical Under Contract Listings

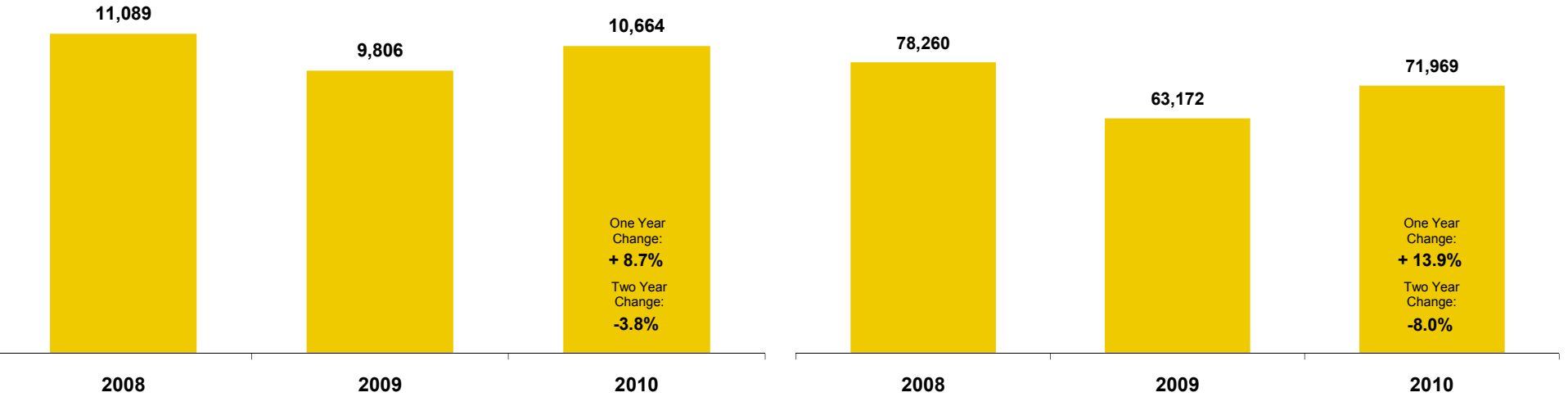


New Listings

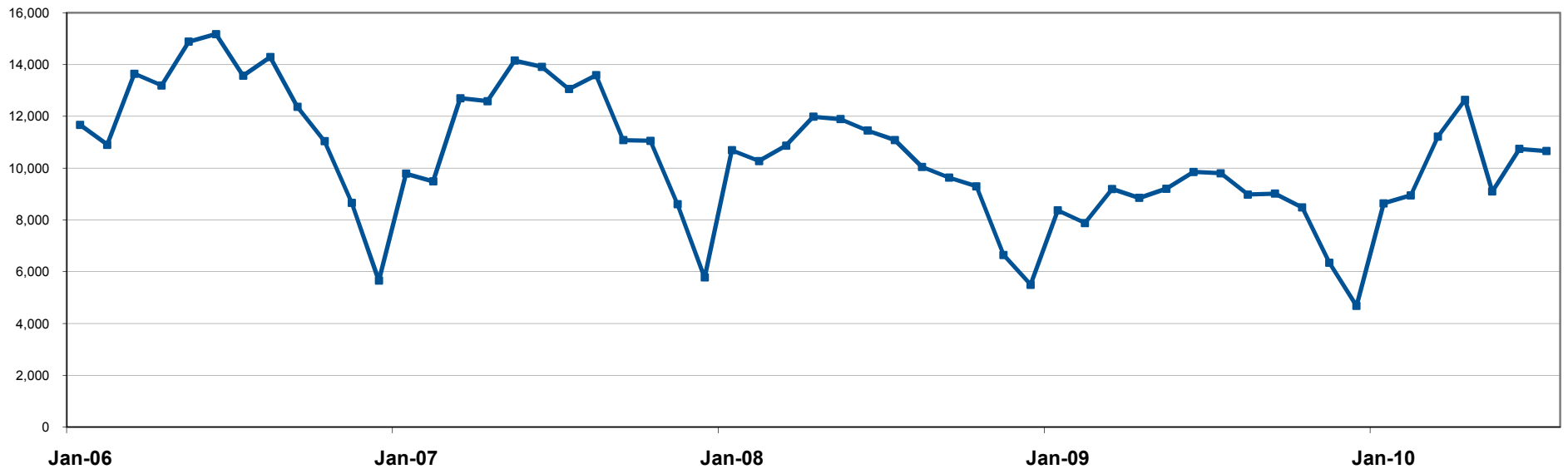
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July



Historical New Listings



Sold Listings

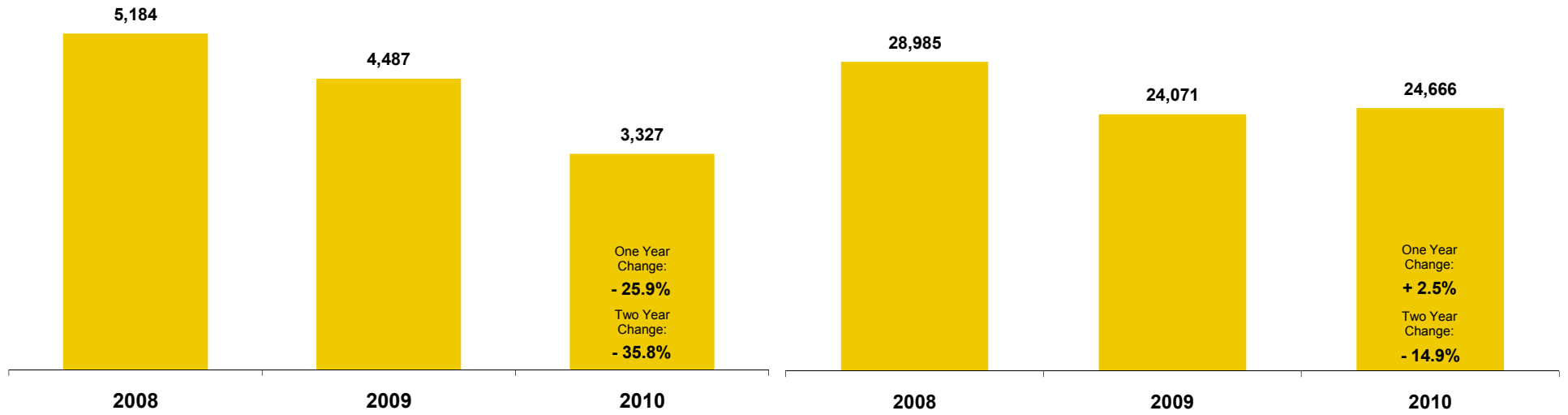
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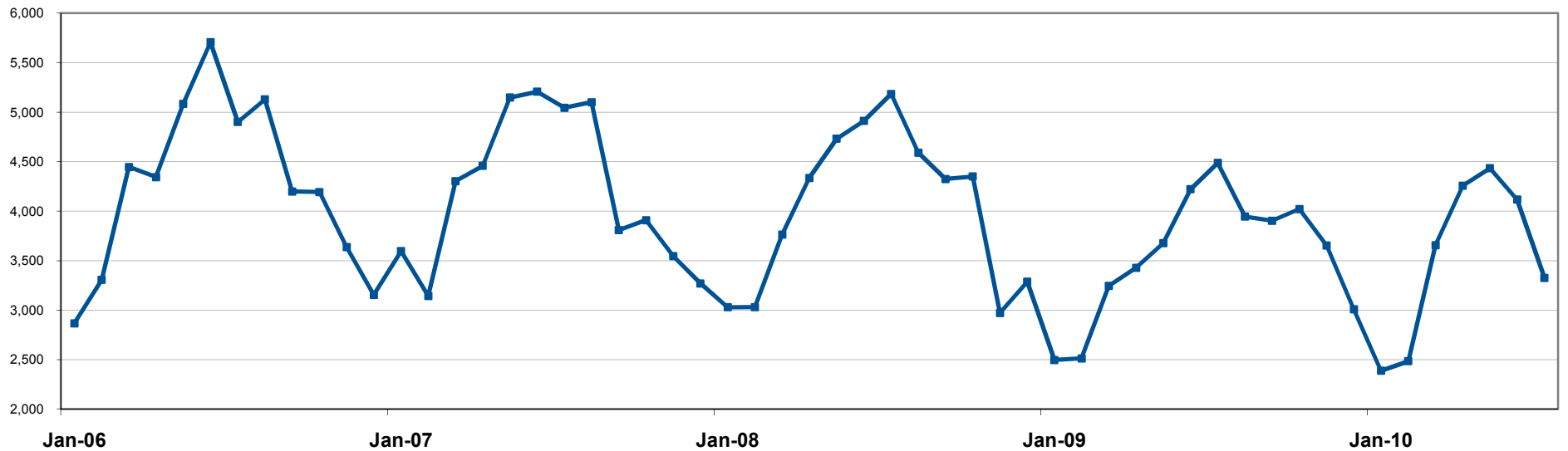
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Year to Date (YTD)



Historical Sold Listings



Total Days on Market

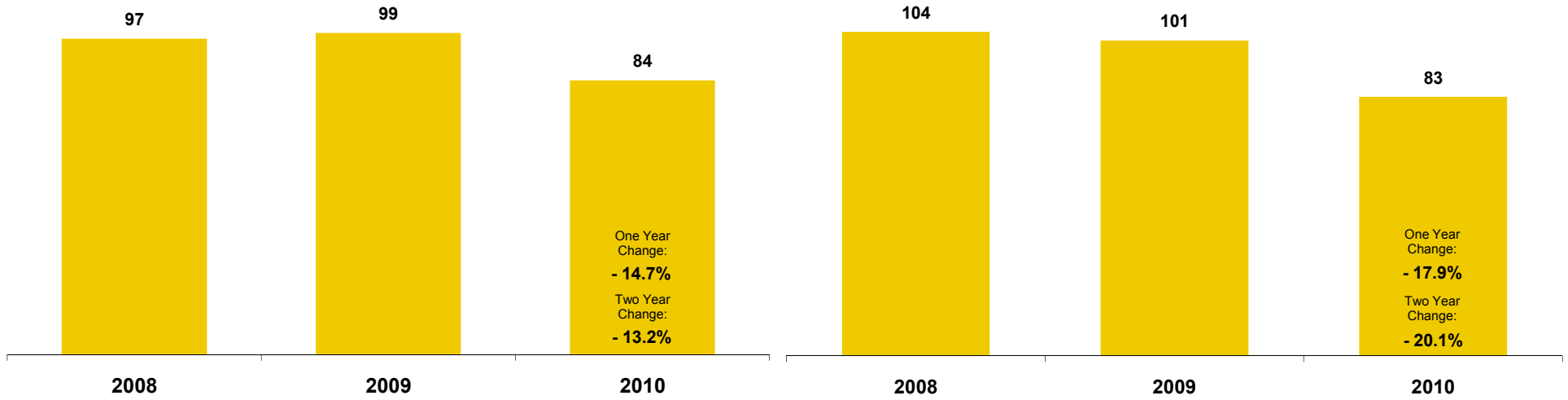
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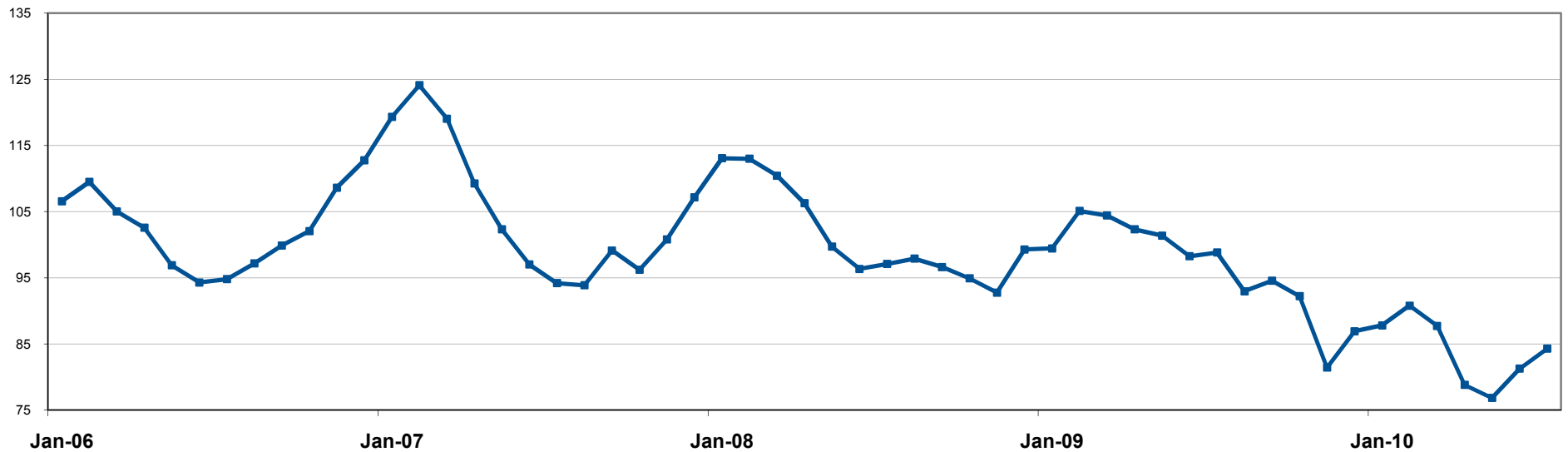
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July

Year to Date (YTD)



Historical Total Days on Market



Median Sold Price

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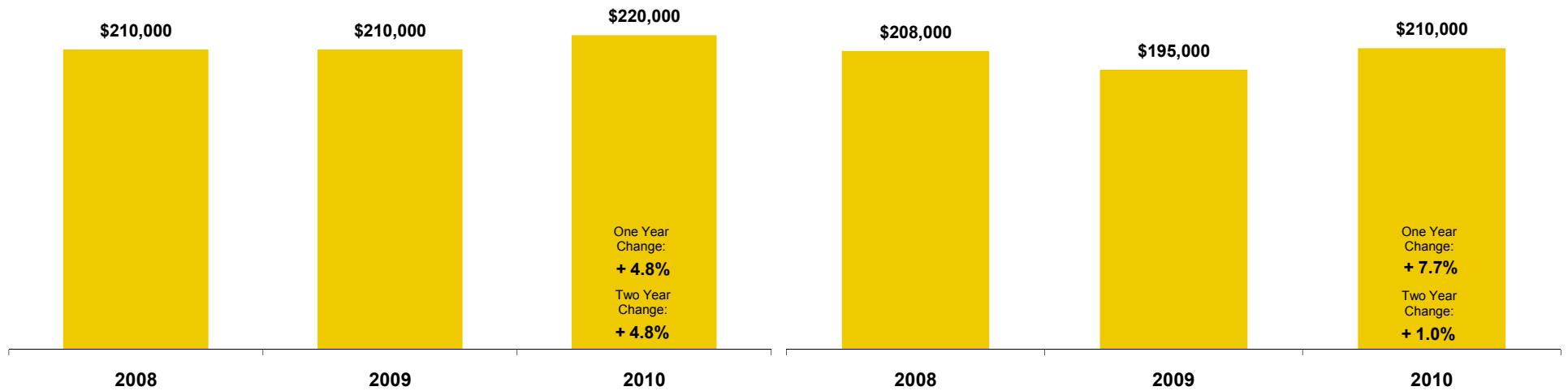


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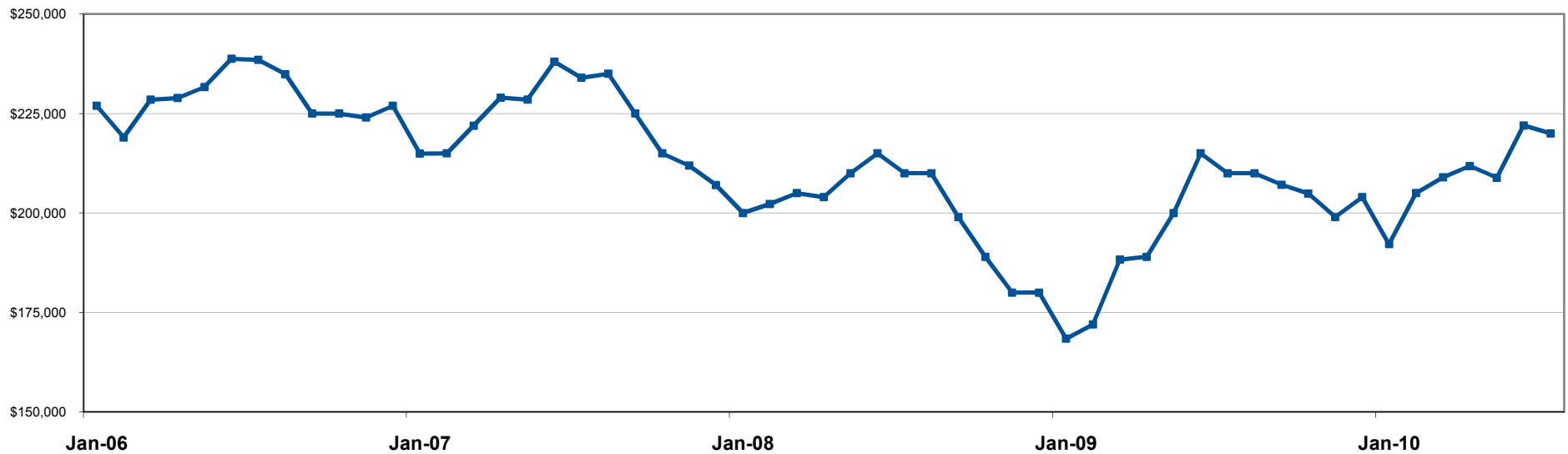
Does not account for sale concessions and/or down payment assistance.

July

Year to Date (YTD)



Historical Median Sold Price



Average Sold Price

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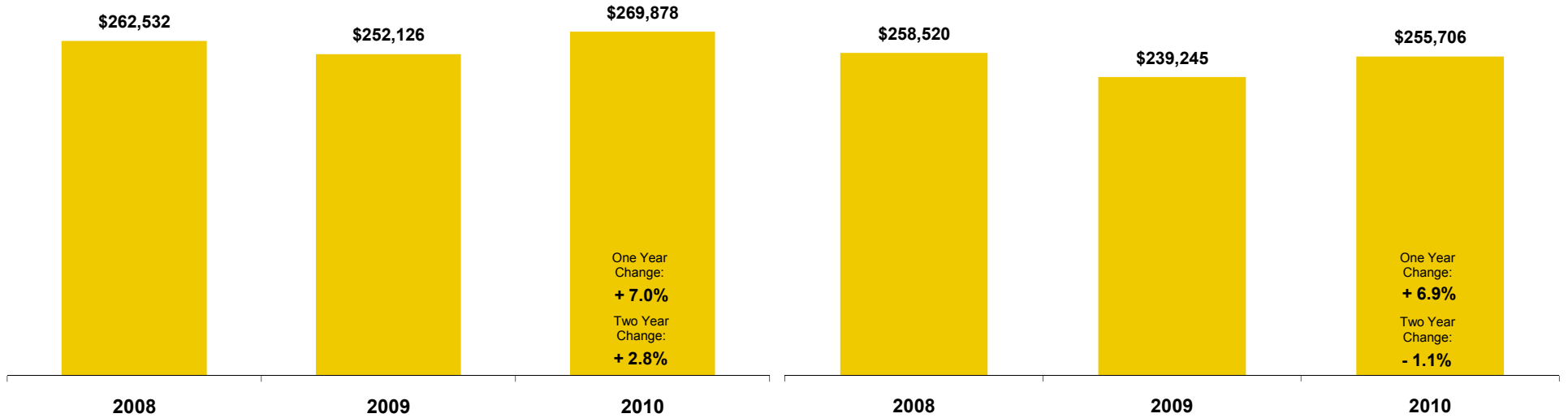


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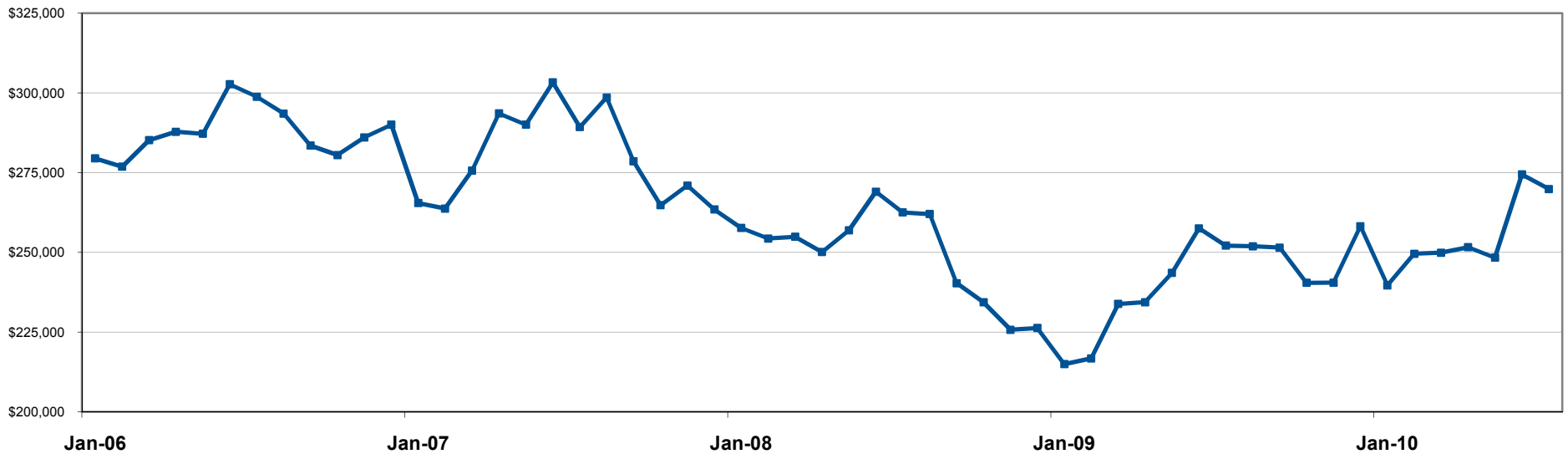
July

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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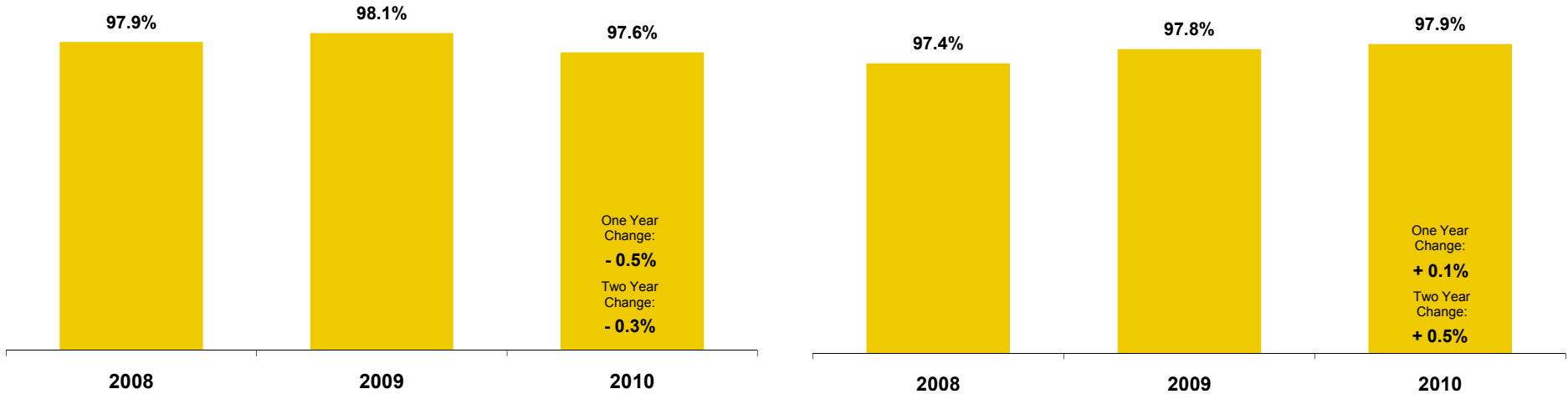


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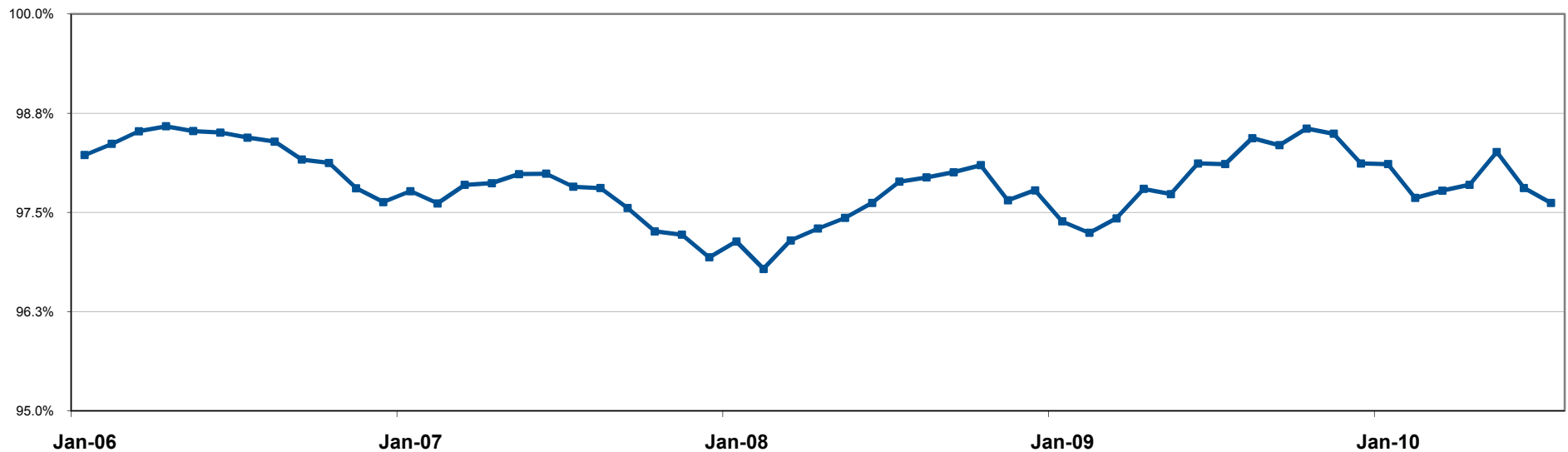
Calculated by comparing final sold price to list price for sold listings. Does not account for sale concessions and/or down payment assistance.

July

Year to Date (YTD)



Historical Percent of Sold Price to List Price



Market Overview

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July 2010

		This Year	Last Year	Percent Change	3-Year Average	This Year YTD	Last Year YTD	Percent Change	3-Year YTD Average
Active Listings	May	24,448	20,734	+ 17.9%					
	Jun	25,298	20,853	+ 21.3%	--	--	--	--	--
	Jul	25,566	20,890	+ 22.4%					
Pending Sales*	May	588	--	NA					
	Jun	555	--	NA	--	--	--	--	--
	Jul	506	--	NA					
New Listings	May	9,100	9,208	- 1.2%	10,068	50,561	43,513	+ 16.2%	49,931
	Jun	10,744	9,853	+ 9.0%	10,683	61,305	53,366	+ 14.9%	60,614
	Jul	10,664	9,806	+ 8.7%	10,520	71,969	63,172	+ 13.9%	71,134
Under Contract Listings	May	3,927	5,343	- 26.5%	5,203	24,699	22,371	+ 10.4%	25,082
	Jun	3,939	5,664	- 30.5%	5,304	28,638	28,035	+ 2.2%	30,385
	Jul	3,851	5,286	- 27.1%	5,005	32,489	33,321	- 2.5%	35,390
Sold Listings	May	4,434	3,677	+ 20.6%	4,281	17,222	15,362	+ 12.1%	17,158
	Jun	4,117	4,222	- 2.5%	4,417	21,339	19,584	+ 9.0%	21,575
	Jul	3,327	4,487	- 25.9%	4,333	24,666	24,071	+ 2.5%	25,907
Total Days on Market	May	77	101	- 24.2%	93	83	103	- 18.9%	98
	Jun	81	98	- 17.3%	92	83	102	- 18.5%	97
	Jul	84	99	- 14.7%	93	83	101	- 17.9%	96
Median Sold Price	May	\$208,850	\$200,000	+ 4.4%	\$206,283	\$206,975	\$185,000	+ 11.9%	\$198,992
	Jun	\$222,000	\$215,000	+ 3.3%	\$217,333	\$210,000	\$191,330	+ 9.8%	\$202,777
	Jul	\$220,000	\$210,000	+ 4.8%	\$213,333	\$210,000	\$195,000	+ 7.7%	\$204,333
Average Sold Price	May	\$248,391	\$243,591	+ 2.0%	\$249,646	\$248,481	\$243,591	+ 2.0%	\$244,538
	Jun	\$274,477	\$257,555	+ 6.6%	\$267,023	\$253,496	\$257,555	- 1.6%	\$249,145
	Jul	\$269,878	\$252,126	+ 7.0%	\$261,512	\$255,706	\$252,126	+ 1.4%	\$251,157
Percent of Sold Price to List Price	May	98.3%	97.7%	+ 0.5%	97.8%	97.8%	97.5%	+ 0.3%	98.0%
	Jun	97.8%	98.1%	- 0.3%	97.8%	97.8%	97.7%	+ 0.2%	97.9%
	Jul	97.6%	98.1%	- 0.5%	97.9%	97.9%	97.8%	+ 0.1%	97.9%

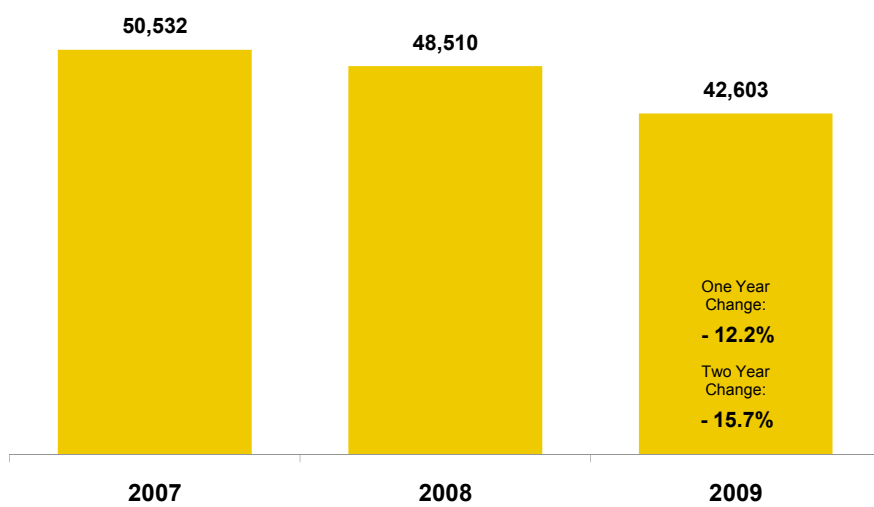
**"Pending Sales" is a count of how many homes are in "Pending" status at the end of each month. This information was not available prior to January 2010.

Annual Review Prior Years

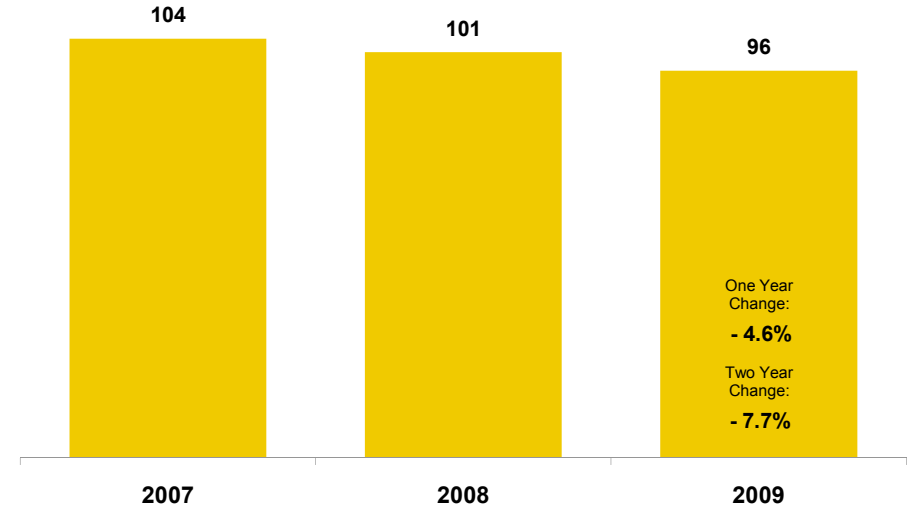
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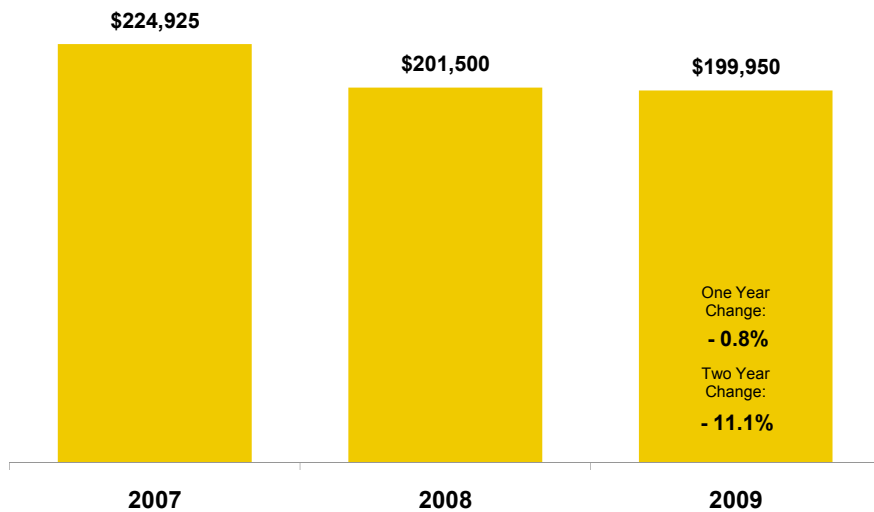
Sold Listings



Total Days on Market



Median Sold Price



Percent of Sold Price to List Price

