

Monthly Indicators



METROLIST®

August 2011

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

Quick Facts

- 47.3% **+ 29.3%** **- 1.1%**

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. Active and Pending listing figures republished on 8/22/2011.



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Key Metrics	Historical Sparklines	8-2010	8-2011	+ / -	Last Year YTD	This Year YTD	+ / -
Pending Sales*	Historical Data Not Yet Available	487	1,542	+ 216.6%	--	--	--
Active Listings		24,941	18,073	- 27.5%	--	--	--
Under Contract Listings		3,155	4,686	+ 48.5%	28,617	30,875	+ 7.9%
New Listings		10,391	5,478	- 47.3%	82,360	47,552	- 42.3%
Sold Listings		3,157	4,082	+ 29.3%	27,795	27,370	- 1.5%
Total Days on Market		92	98	+ 6.8%	84	107	+ 27.8%
Median Sold Price**		\$217,500	\$215,000	- 1.1%	\$211,791	\$210,000	- 0.8%
Average Sold Price**		\$267,656	\$262,573	- 1.9%	\$257,058	\$257,525	+ 0.2%
Percent of Sold Price to List Price**		97.3%	97.2%	- 0.0%	97.8%	97.0%	- 0.8%

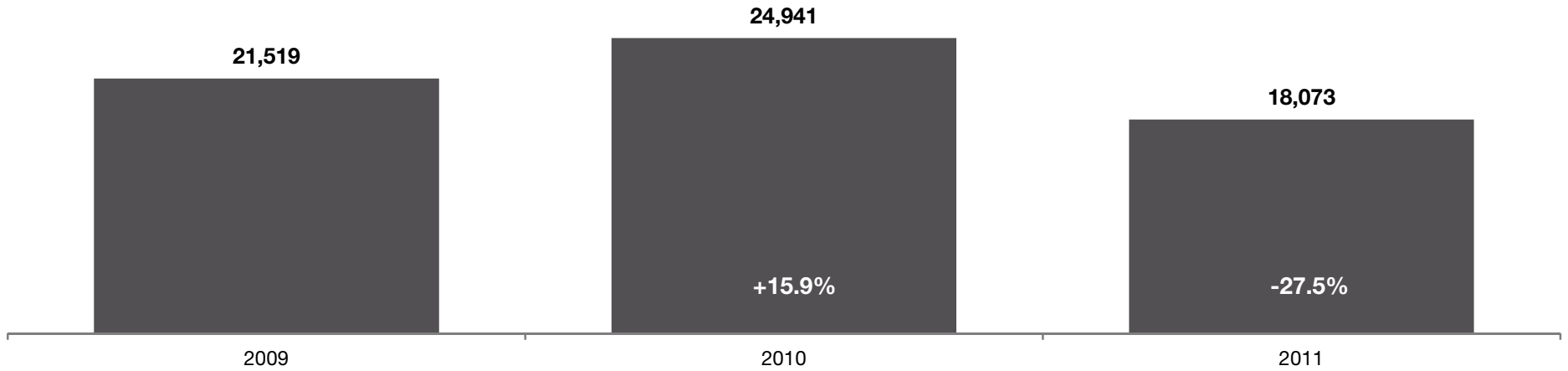
* Pending Sales is a count of the number of homes that were in "pending" status at the end of the month. This information was not available prior to February 2010. ** Does not account for seller concessions and/or down payment assistance.

Active Listings

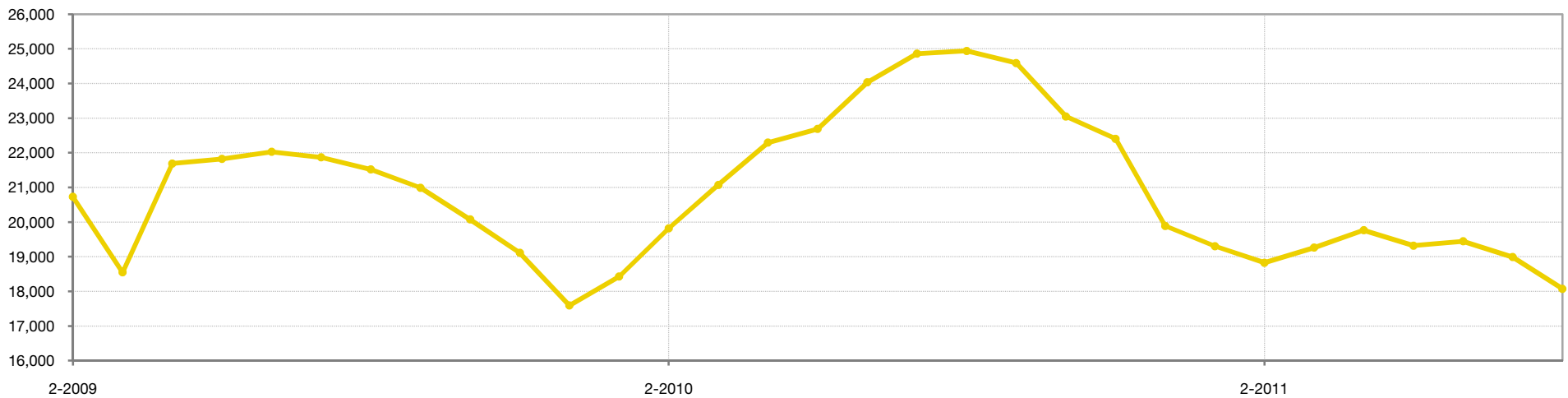
The number of homes that were in "active" status at the end of the month. Active and Pending listing figures republished on 8/22/2011.



August



Historical Active Listing Activity

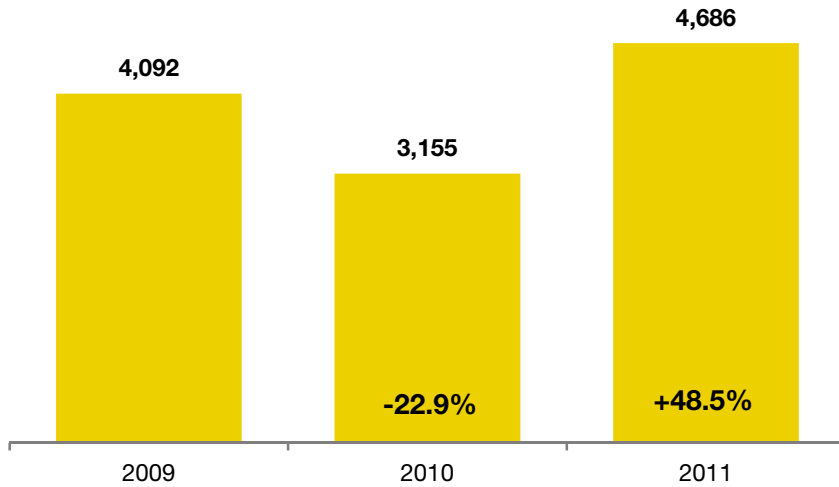


Under Contract Listings

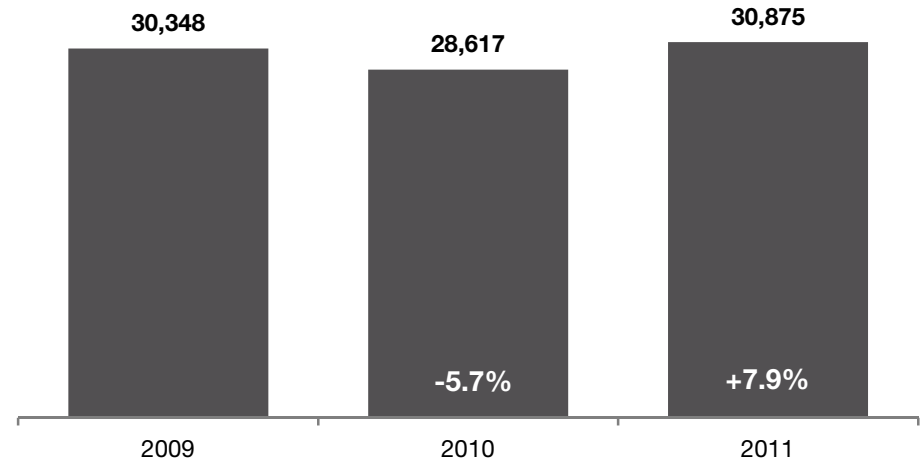
A count of the properties that have offers accepted on them in a given month. Active and Pending listing figures republished on 8/22/2011.



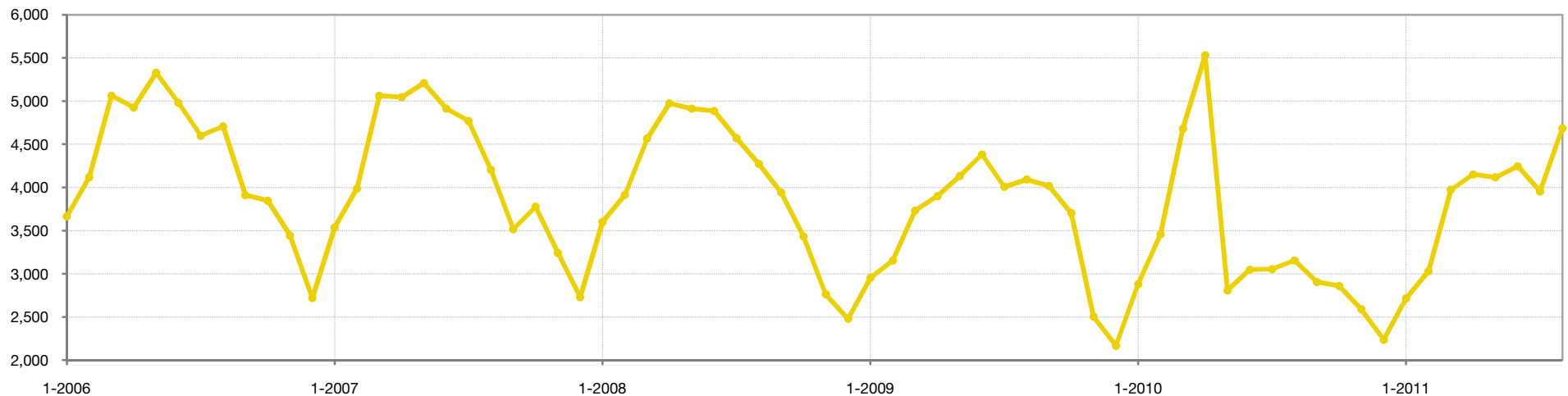
August



Year To Date (YTD)



Historical Under Contract Listing Activity

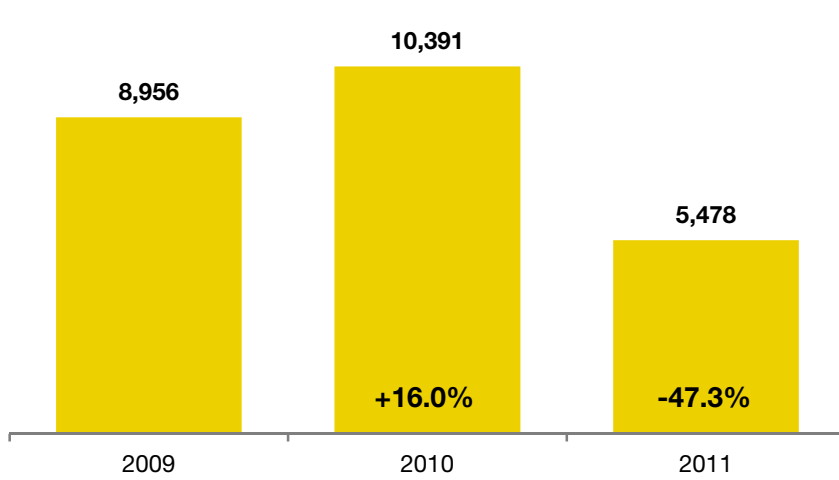


New Listings

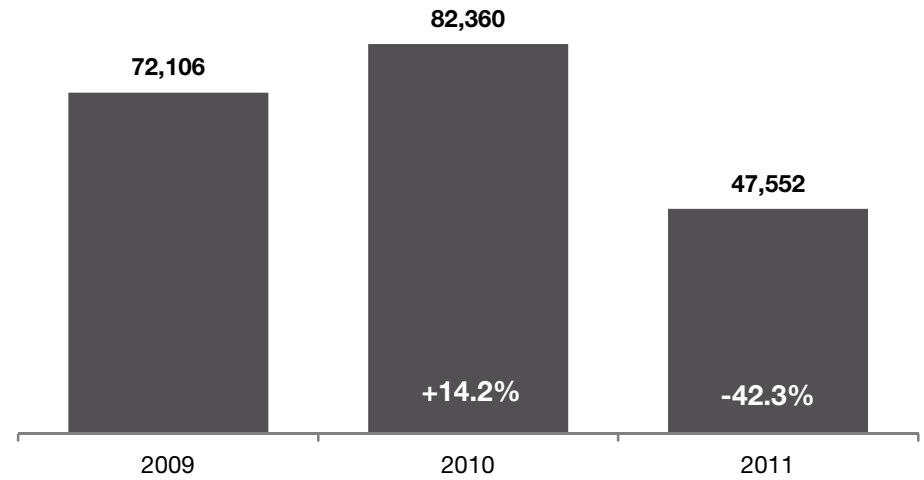
A count of the properties that have been newly listed on the market in a given month. Active and Pending listing figures republished on 8/22/2011.



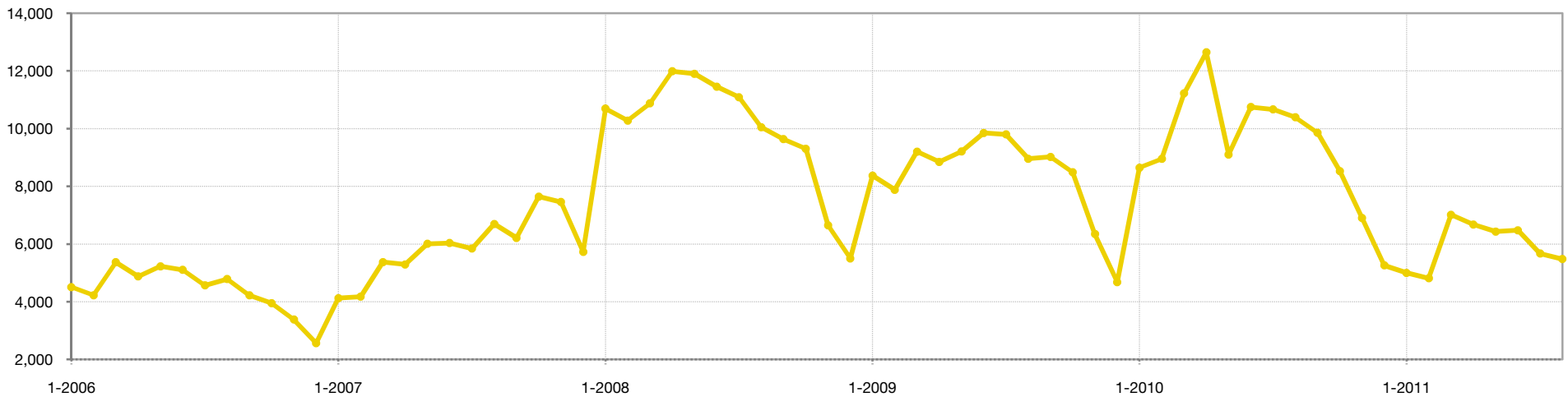
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Year To Date (YTD)



Historical New Listing Activity

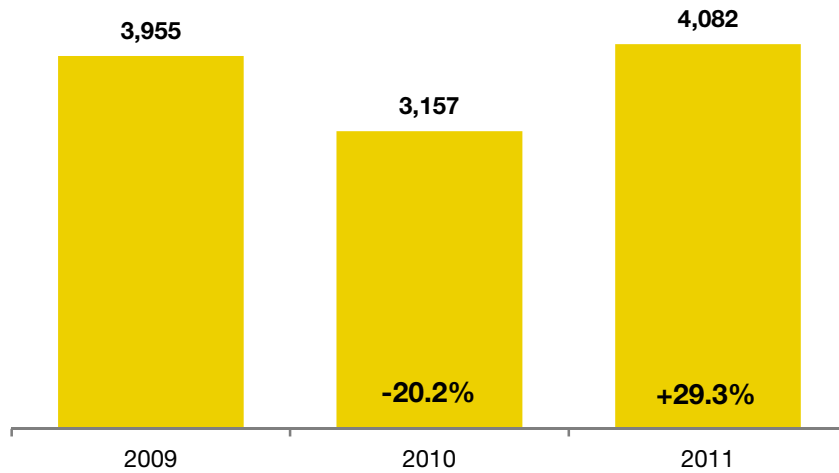


Sold Listings

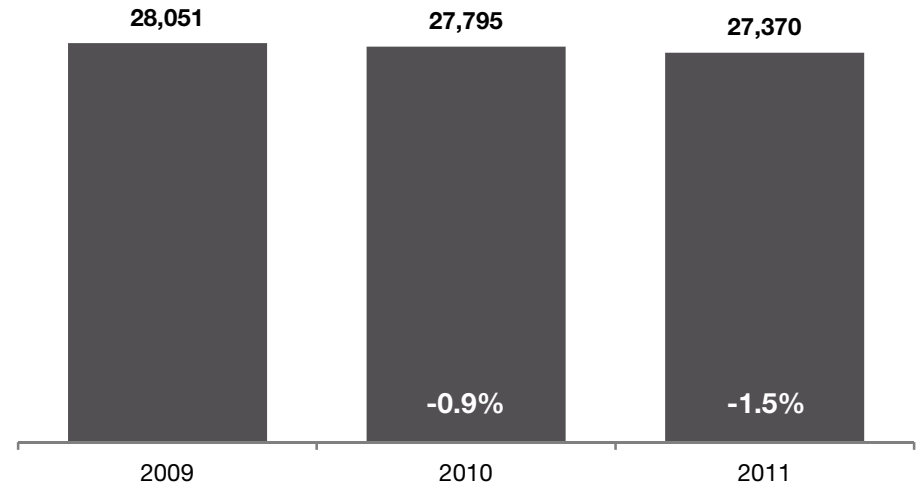
A count of the properties that have sold in a given month. Active and Pending listing figures republished on 8/22/2011.



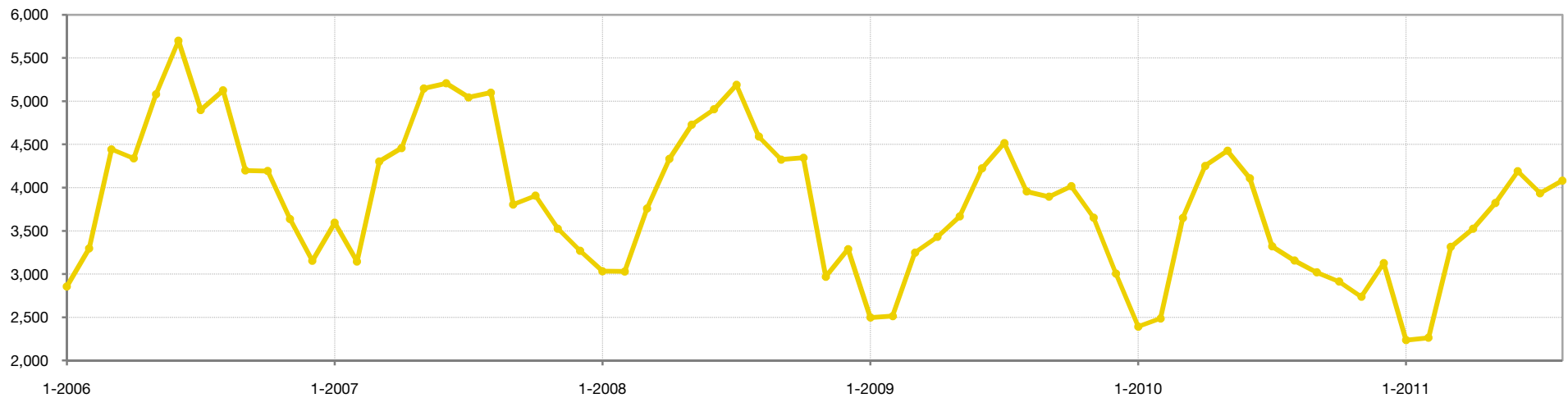
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Year To Date (YTD)



Historical Sold Listing Activity

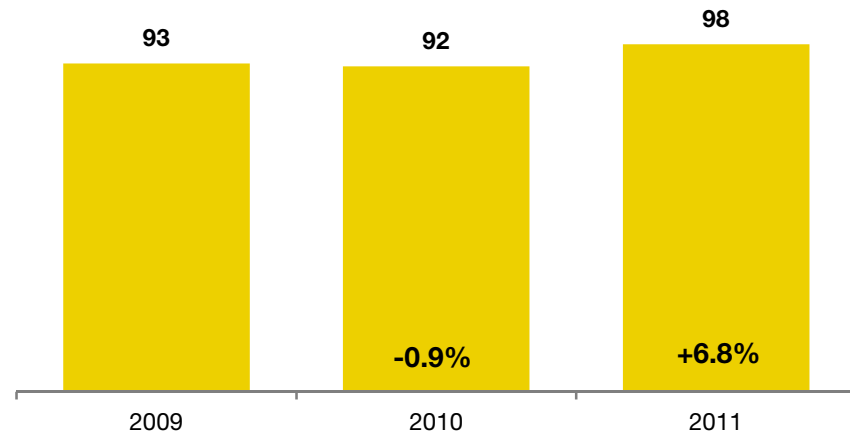


Total Days on Market

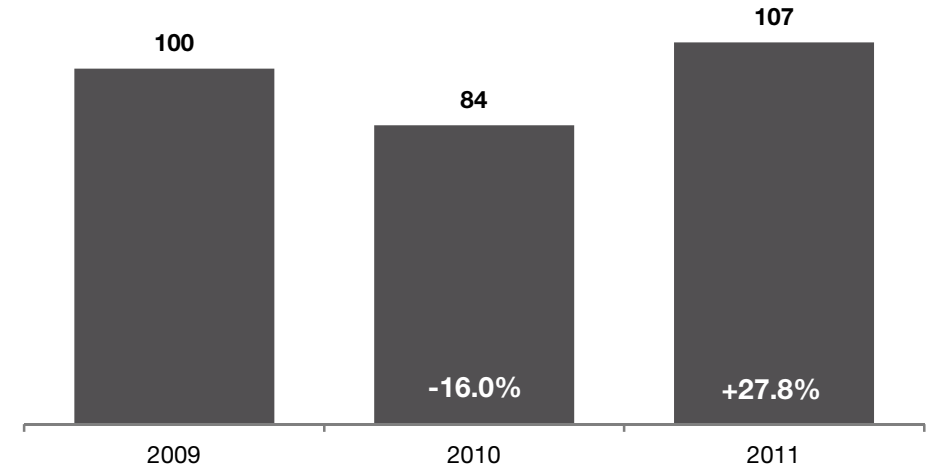
The average number of days between when a property is first listed and when an offer is accepted. Sold listings only. Active and Pending listing figures republished on 8/22/2011.



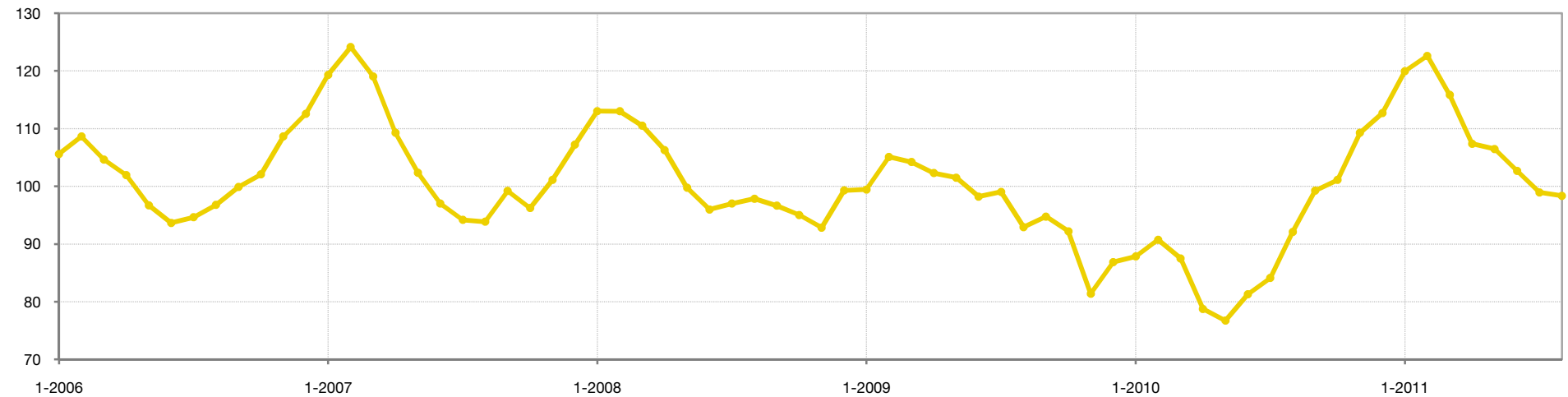
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Year To Date (YTD)



Historical Total Days on Market

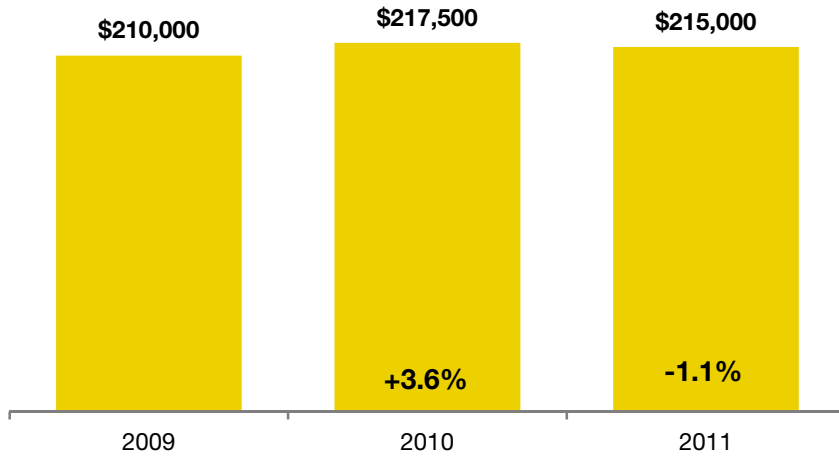


Median Sold Price

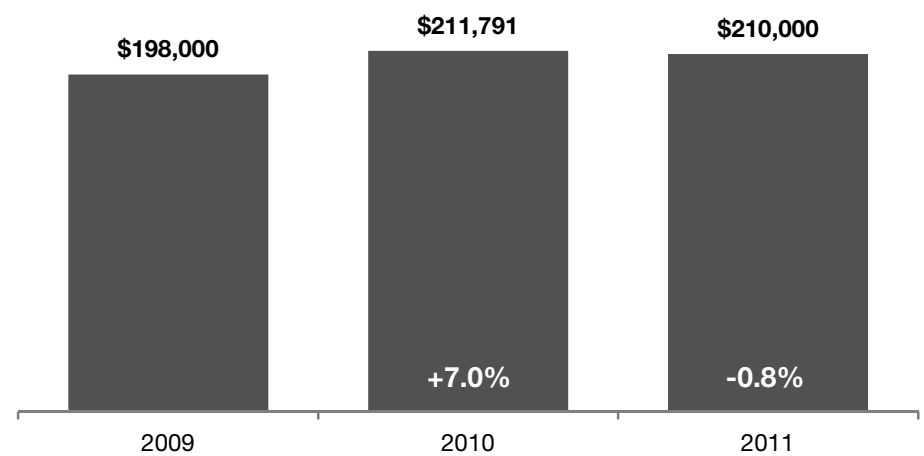
The median sold price for all sold listings in a given month. Does not account for seller concessions and/or down payment assistance.
Active and Pending listing figures republished on 8/22/2011.



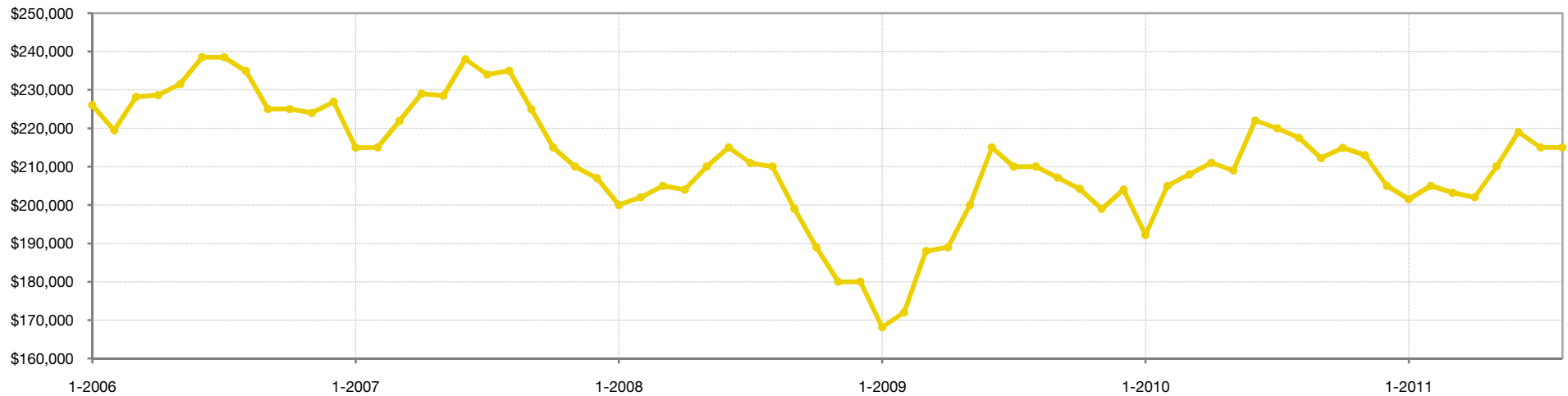
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Year To Date (YTD)



Historical Median Sold Price

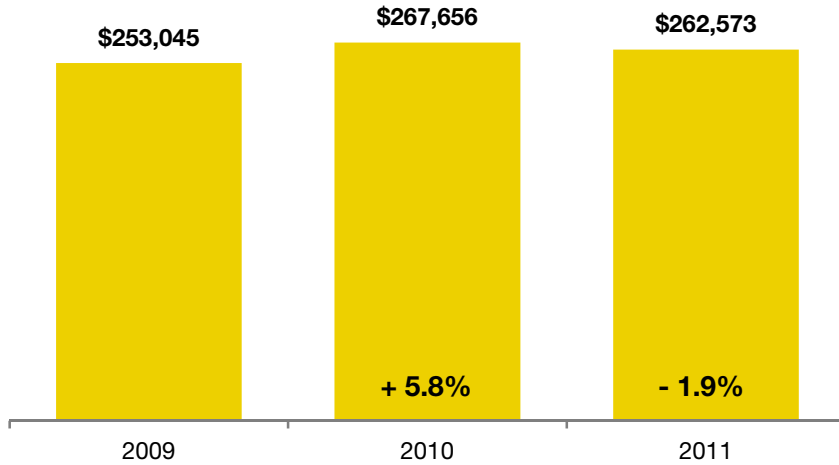


Average Sold Price

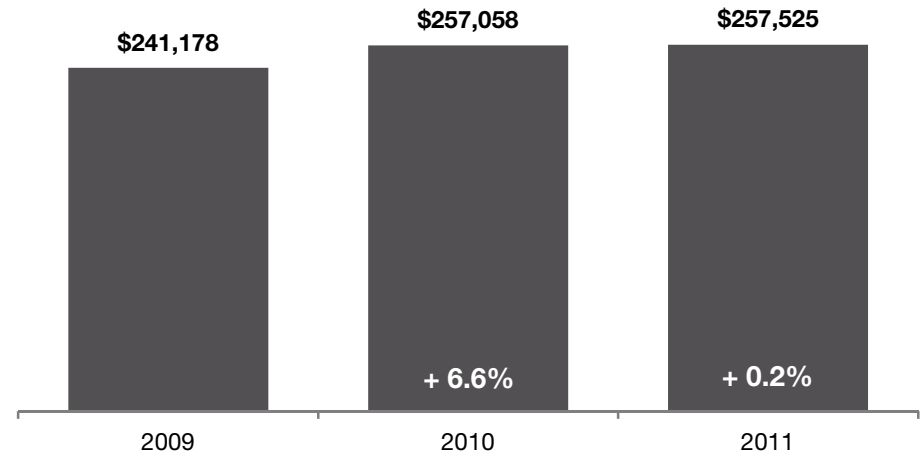
The average sold price for all sold listings in a given month. Does not account for seller concessions and/or down payment assistance.
Active and Pending listing figures republished on 8/22/2011.



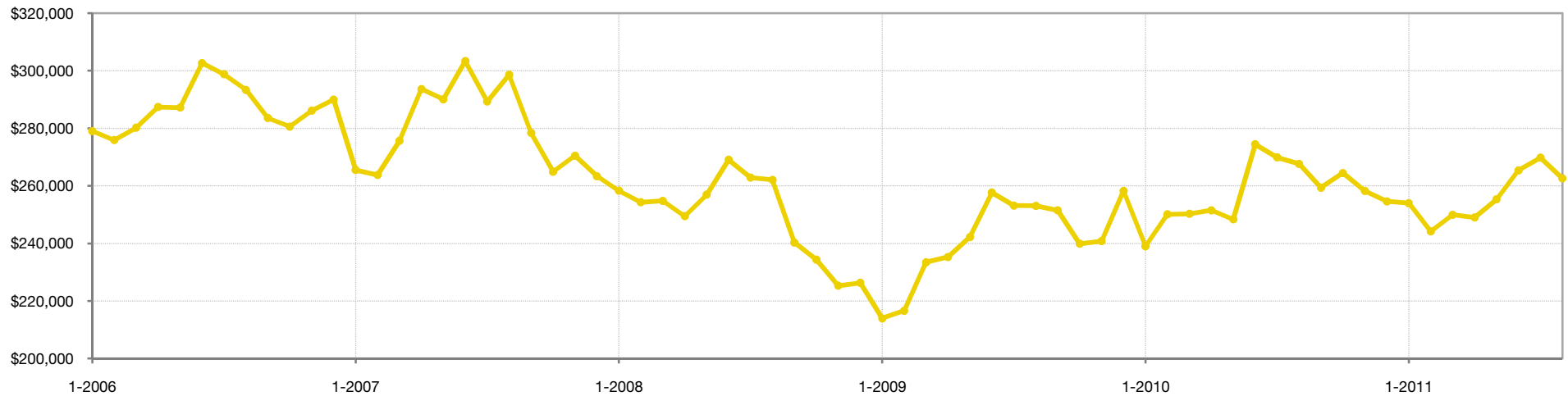
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Year To Date (YTD)



Historical Average Sold Price



Percent of Sold Price to List Price

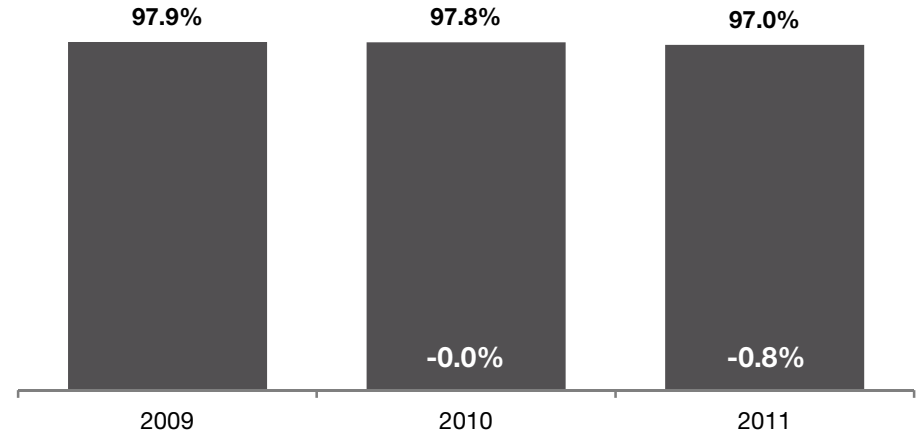
Calculated by comparing final sold price to list price for sold listings. Does not account for seller concessions and/or down payment assistance.
Active and Pending listing figures republished on 8/22/2011.



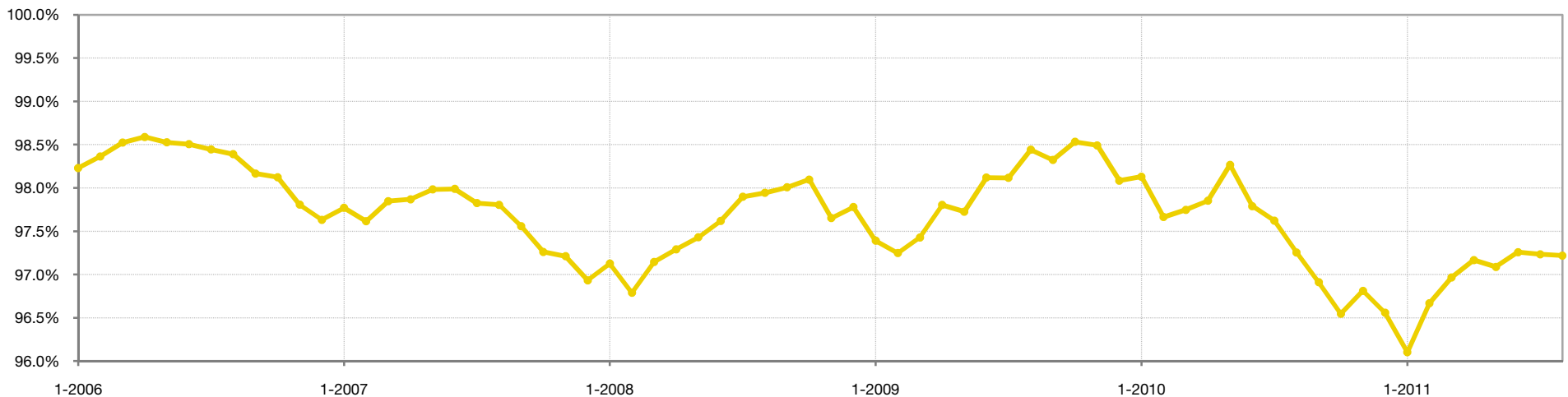
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Year To Date (YTD)



Historical Percent of Sold Price to List Price

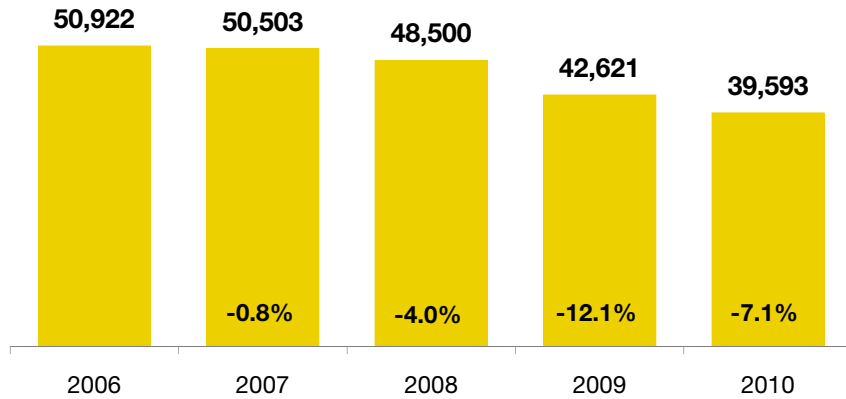


Annual Review

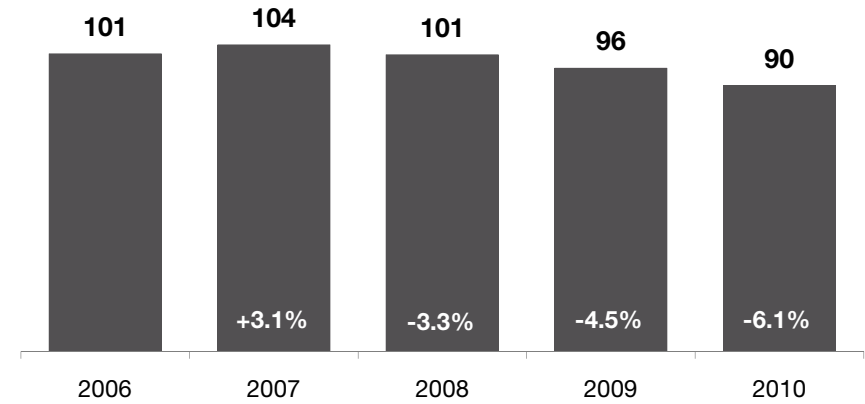
Historical look at key market metrics for the overall region.



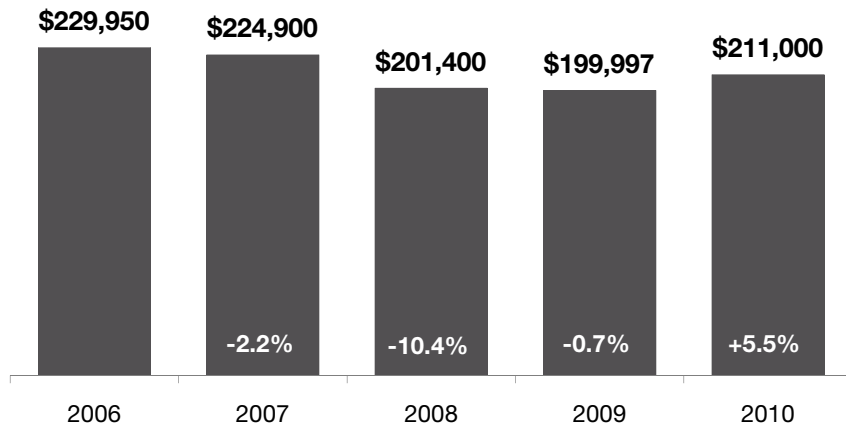
Sold Listings



Total Days on Market



Median Sold Price*



Percent of Sold Price to List Price*

