



**METROLIST**<sup>®</sup>

# Monthly Indicators

**October 2009**

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

Based on Single Family (Residential and Condo) listings.

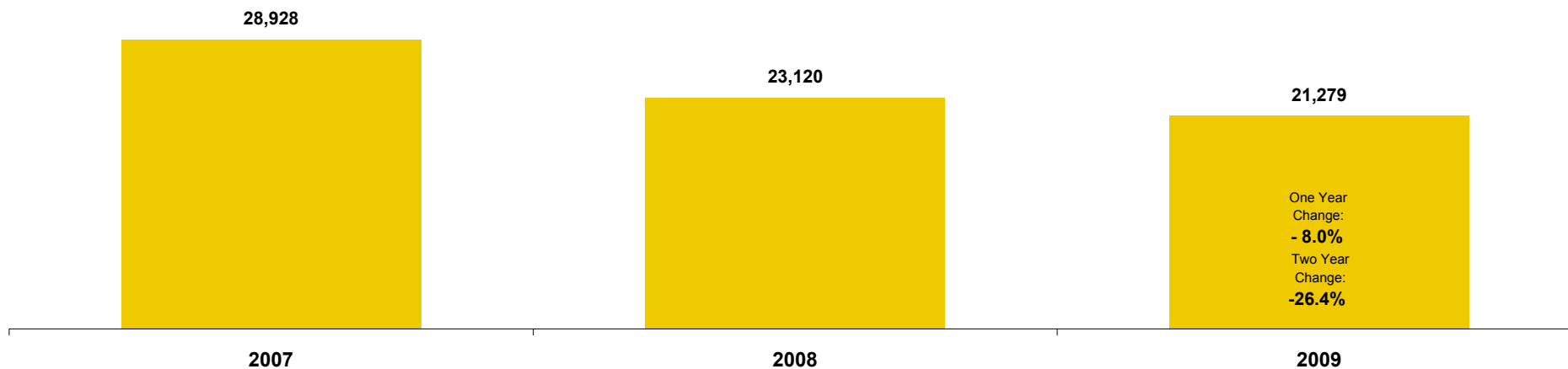
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# Active Listings

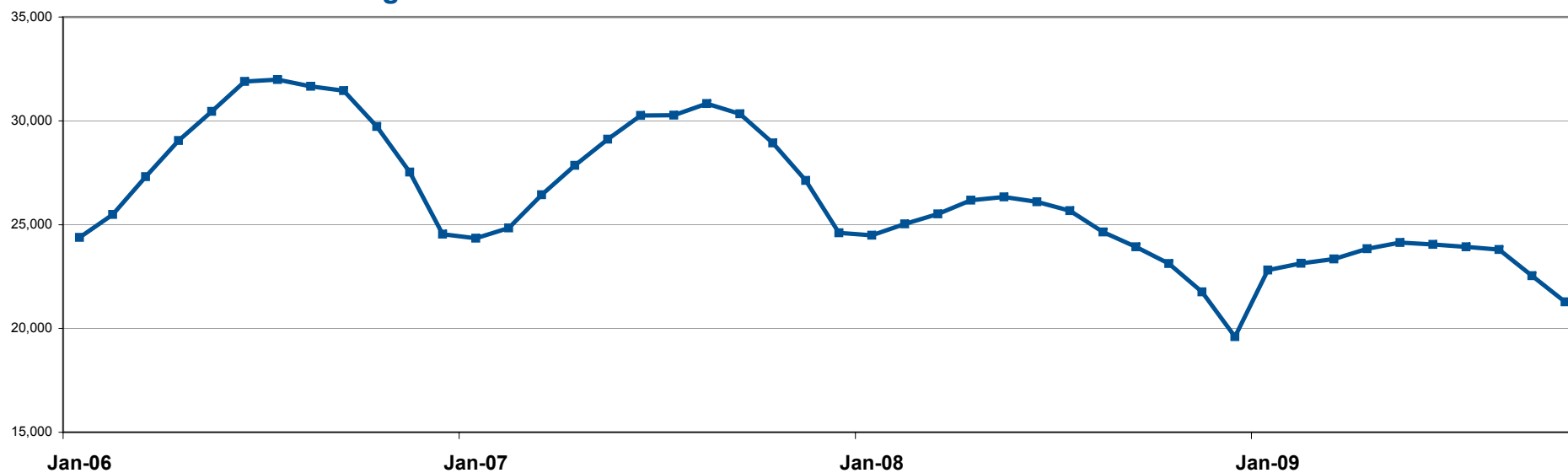
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## October



## Historical Active Listings

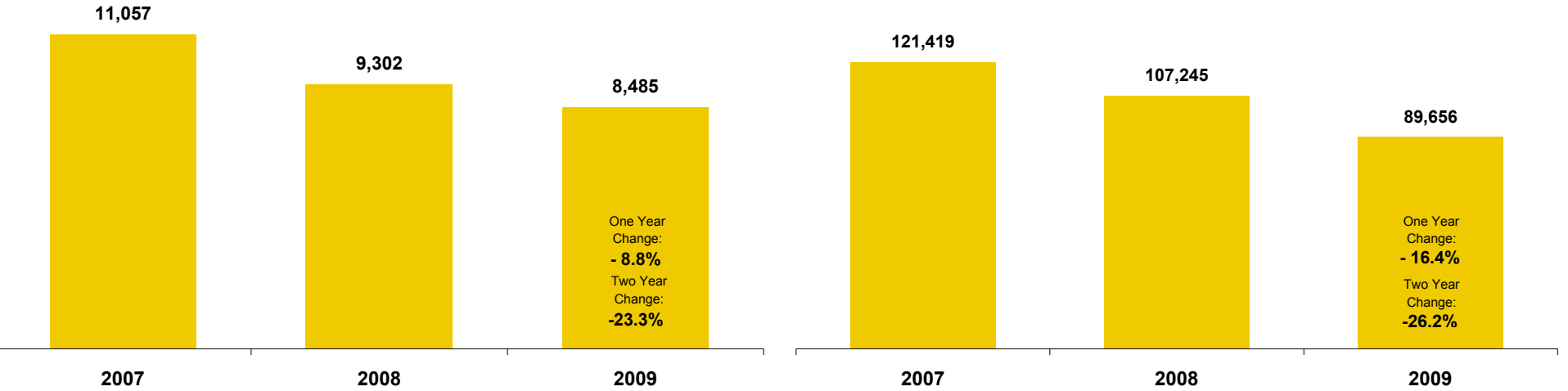


# New Listings

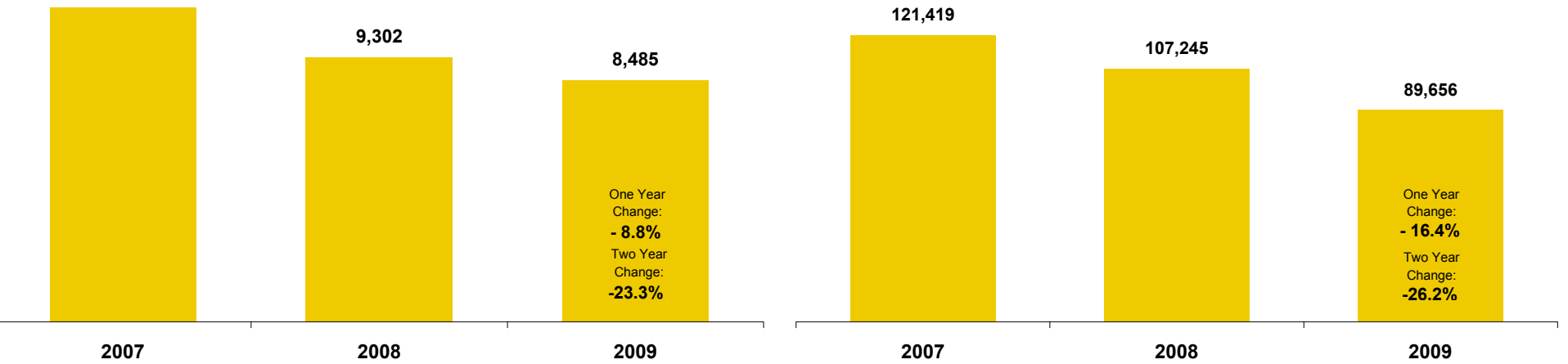
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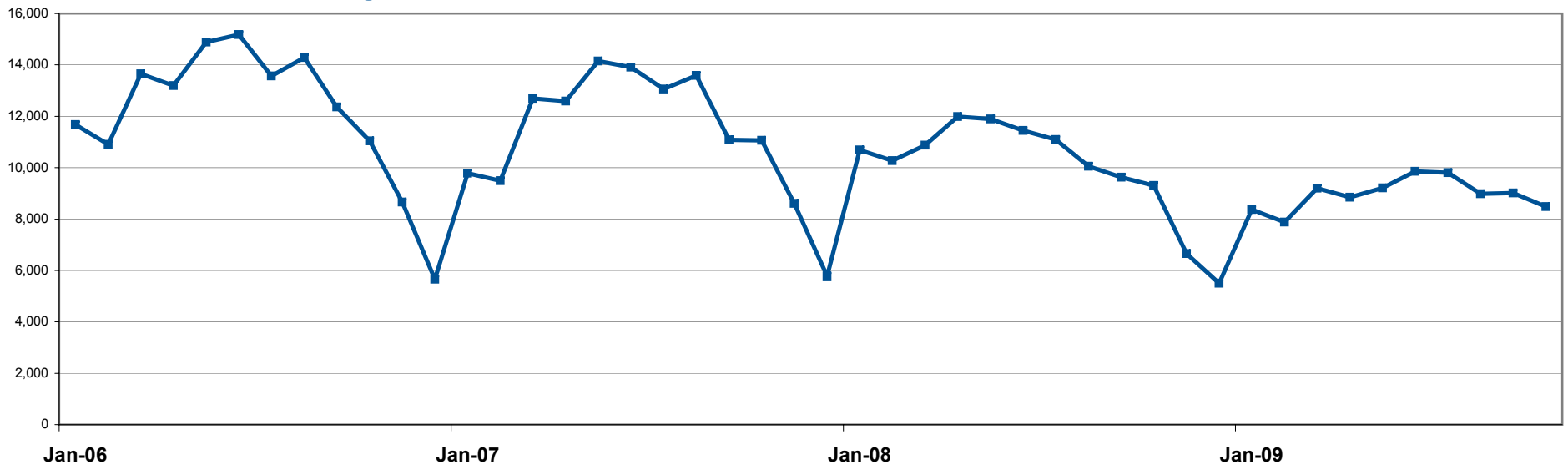
## October



## Year to Date (YTD)



## Historical New Listings



# Under Contract Listings

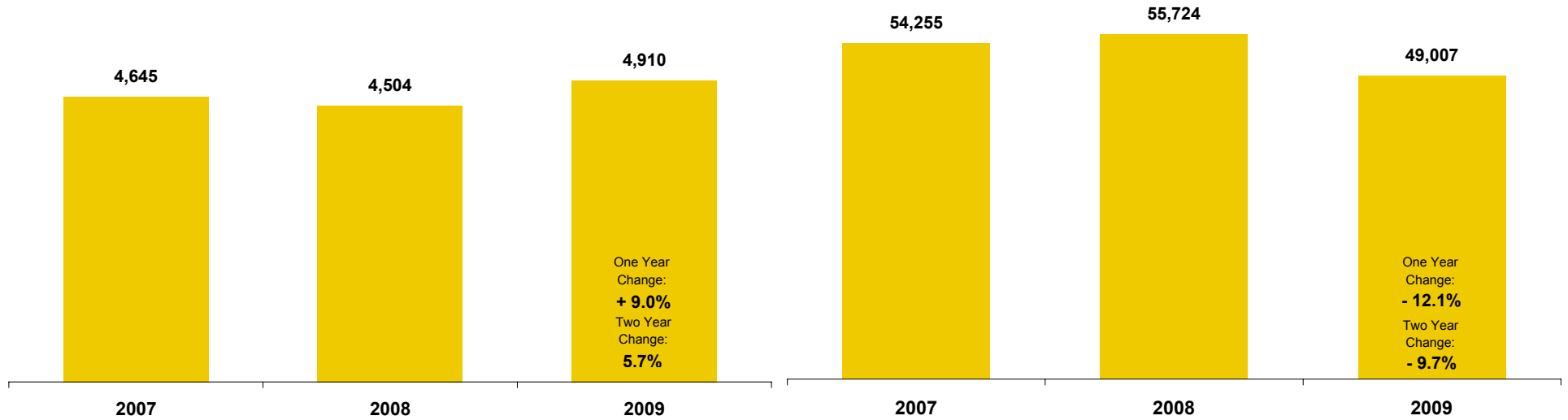
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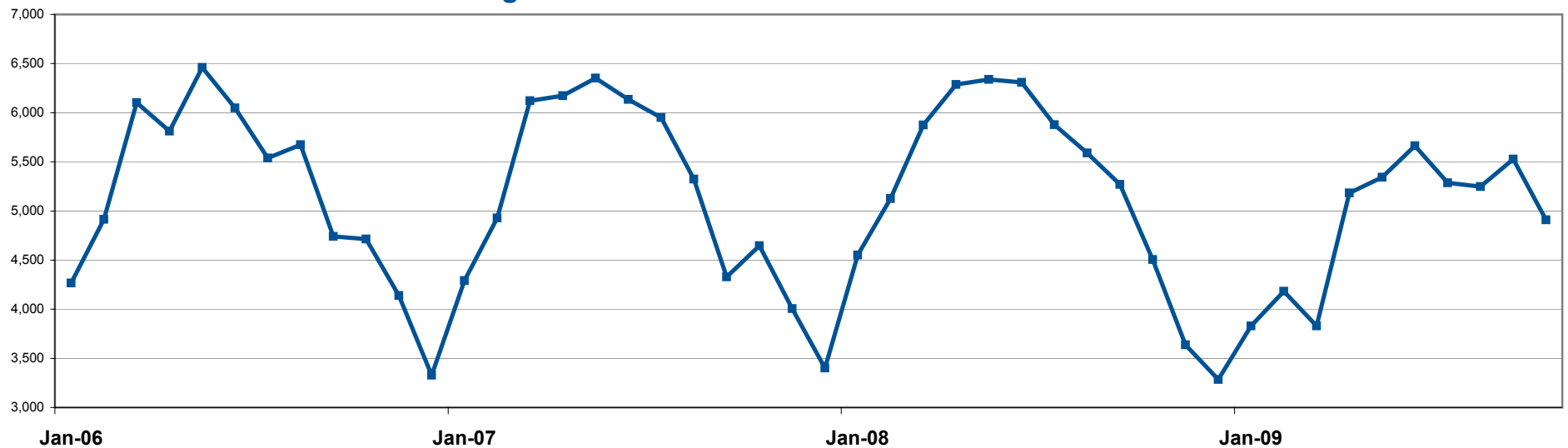
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## October

## Year to Date (YTD)



## Historical Under Contract Listings



# Sold Listings

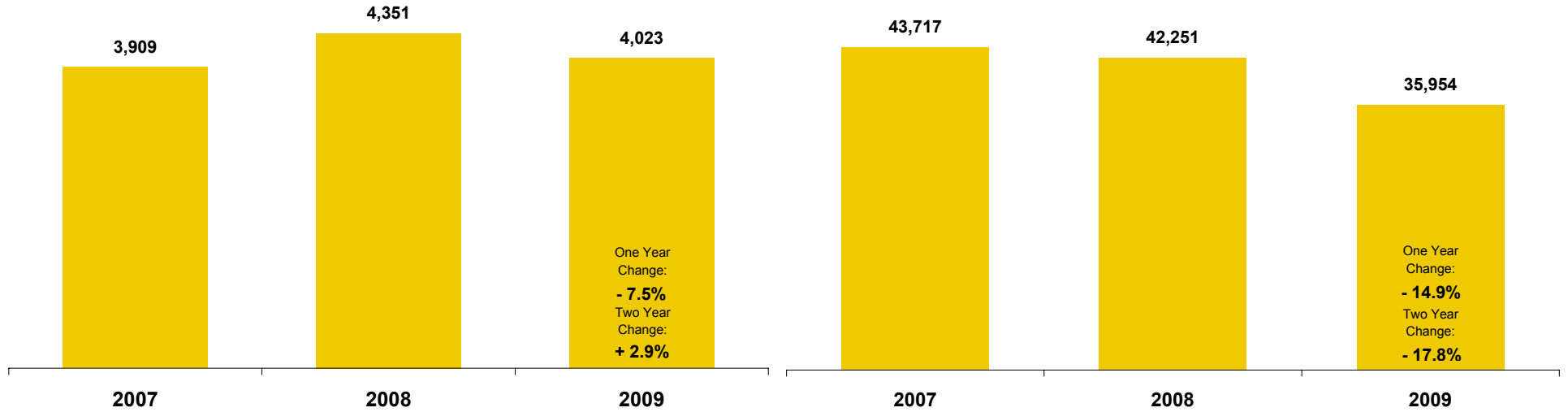
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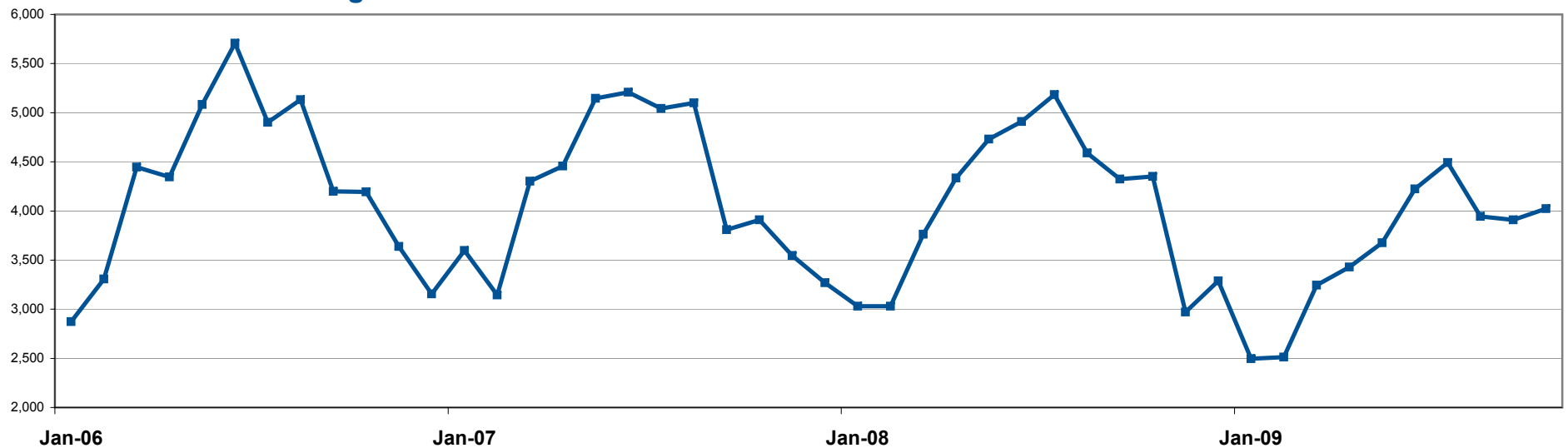
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## October

## Year to Date (YTD)



## Historical Sold Listings



# Total Days on Market

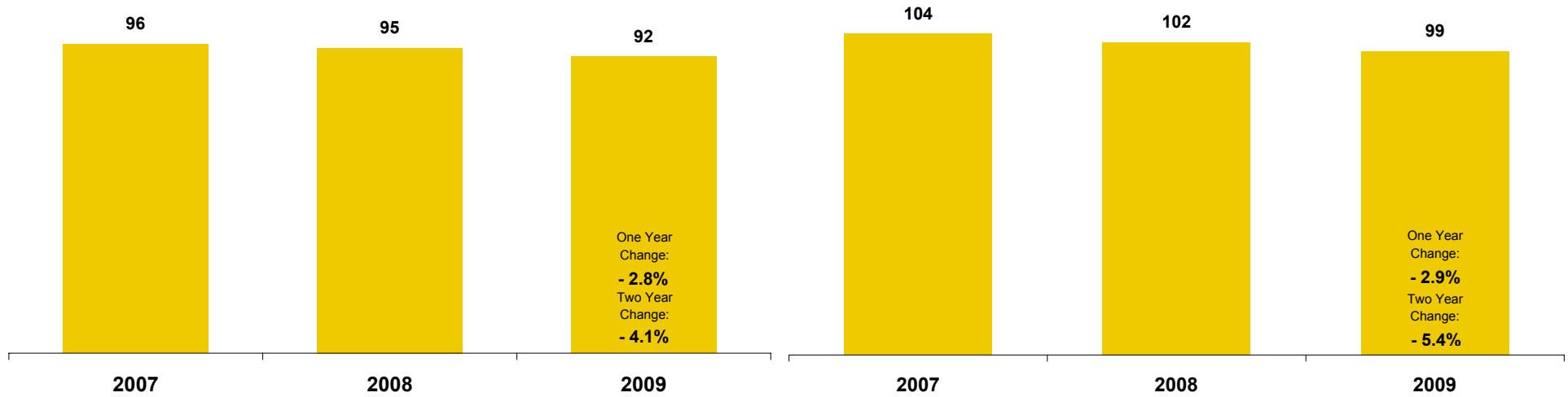
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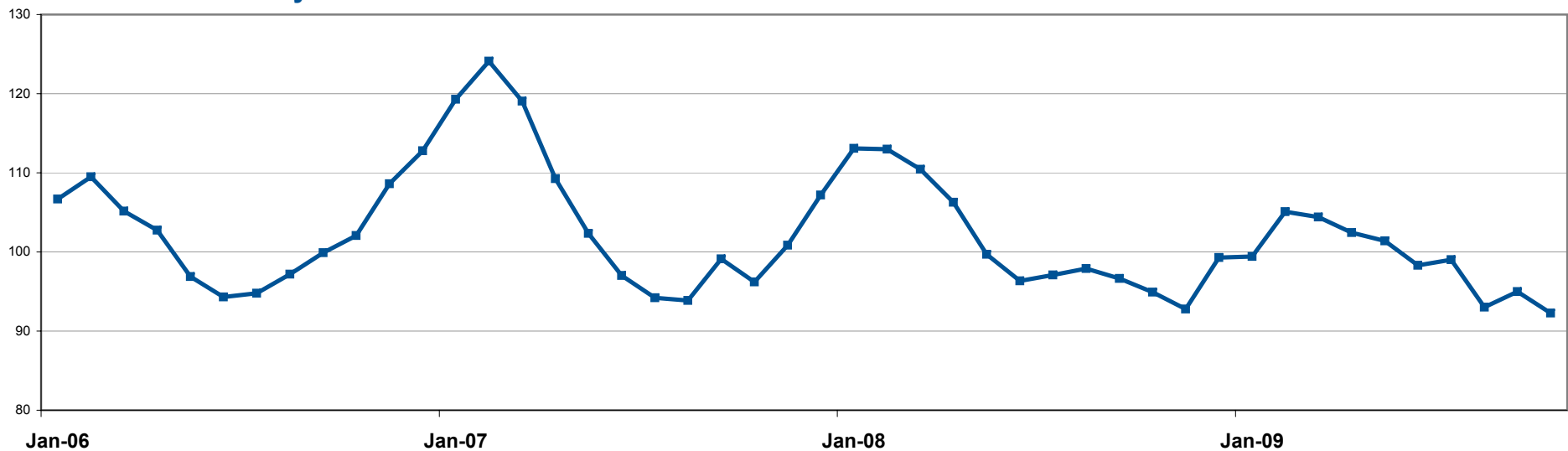
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## October

## Year to Date (YTD)



## Historical Total Days on Market



# Median Sold Price

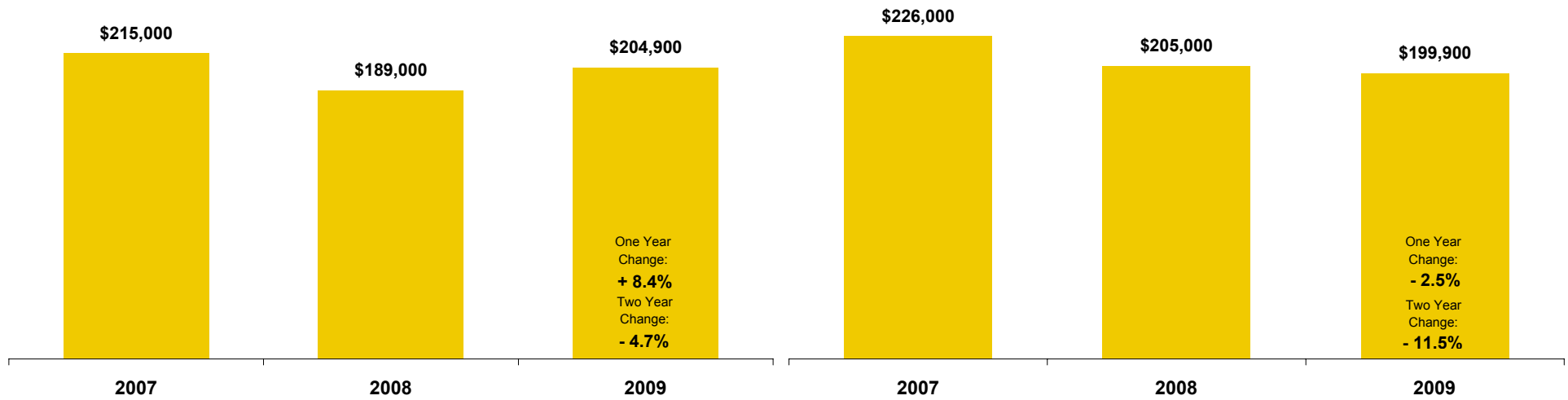
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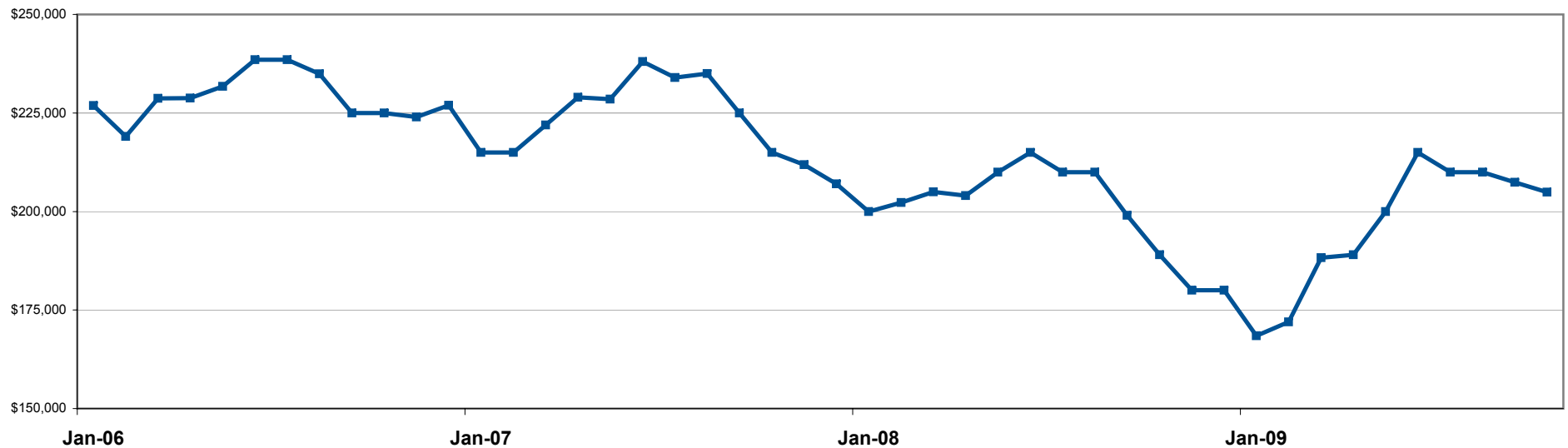
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October

**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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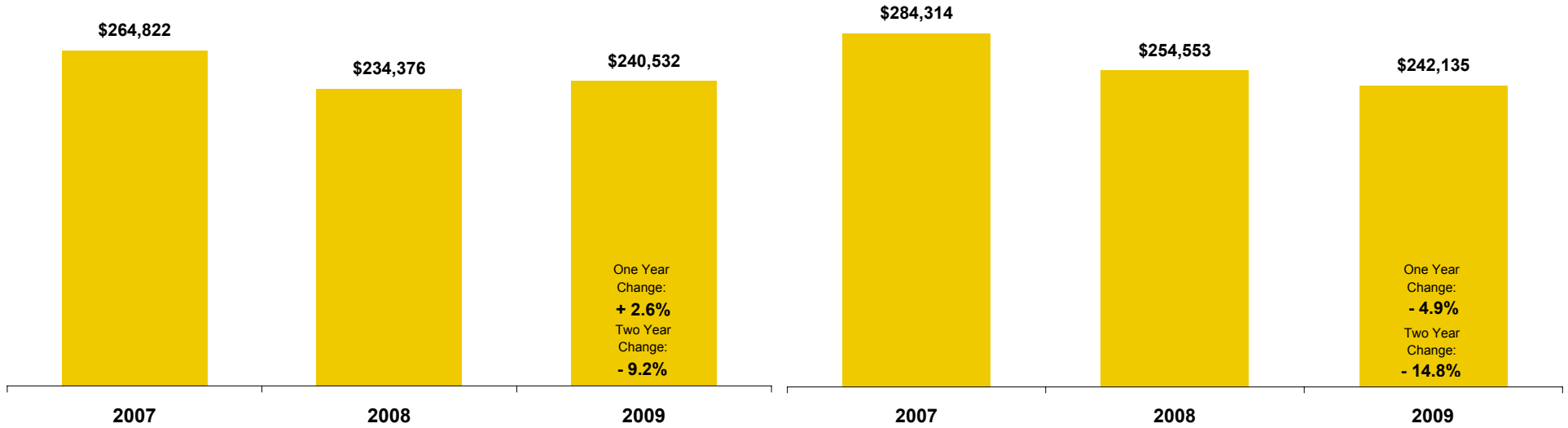


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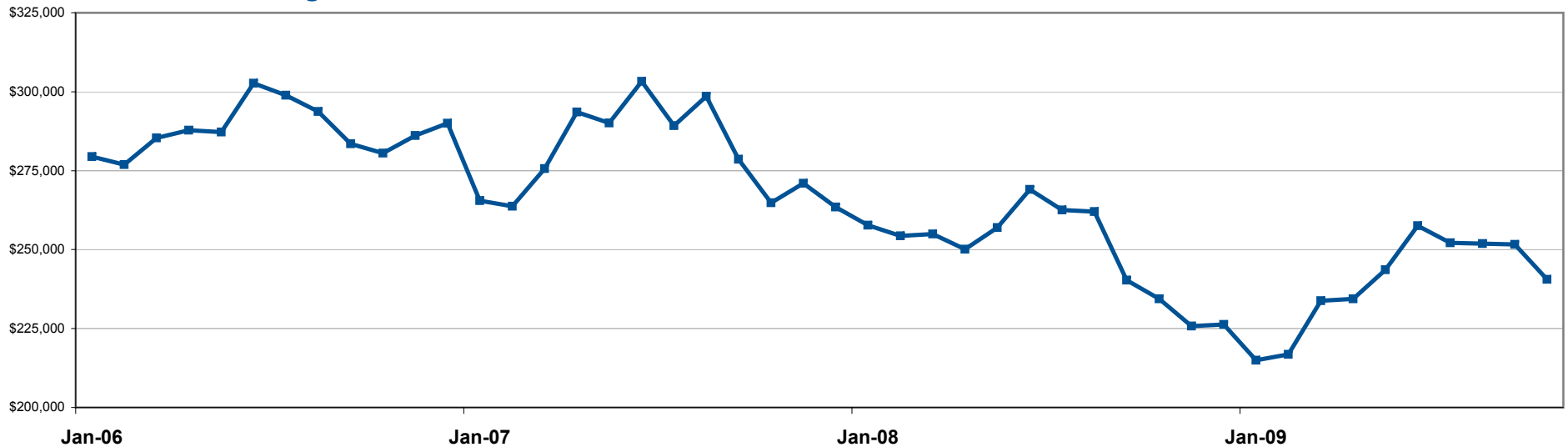
## October

## Year to Date (YTD)

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



## Historical Average Sold Price



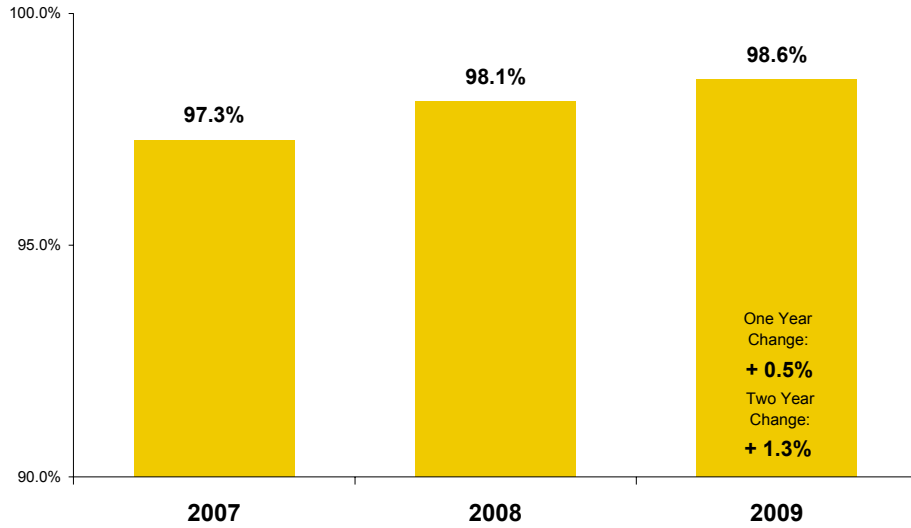
# Percent of Sold Price to List Price

A Monthly Indicator from **Metrolist**®



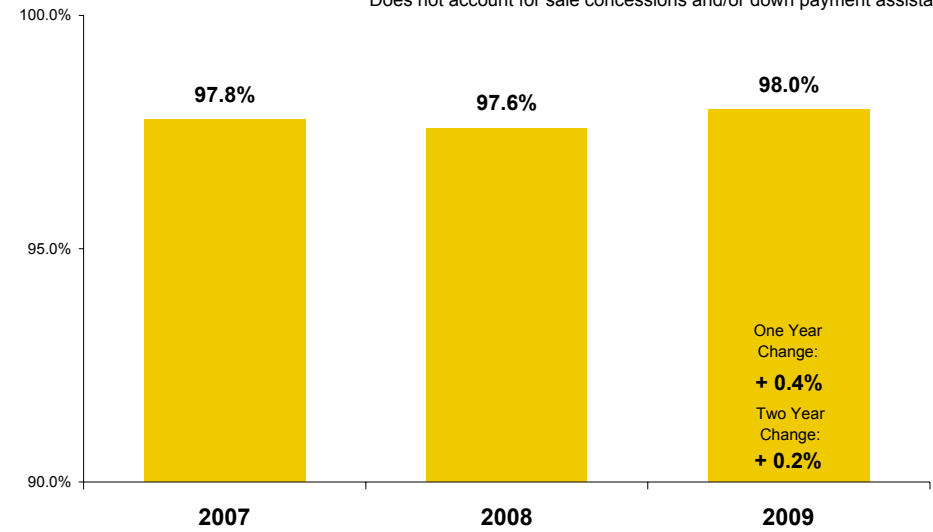
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## October

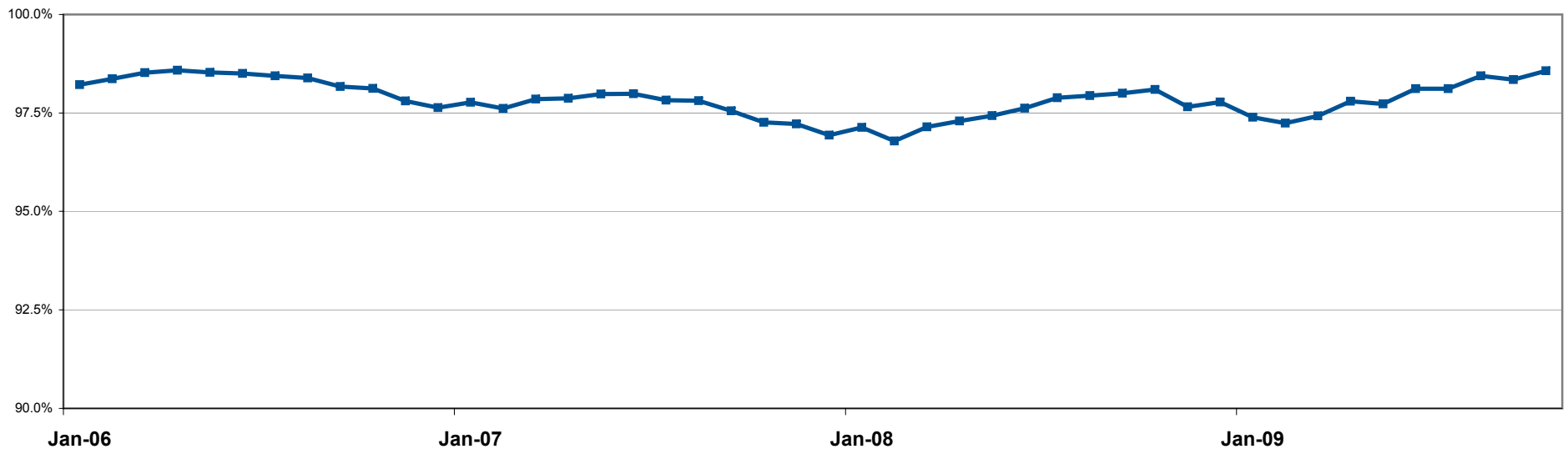


## Year to Date (YTD)

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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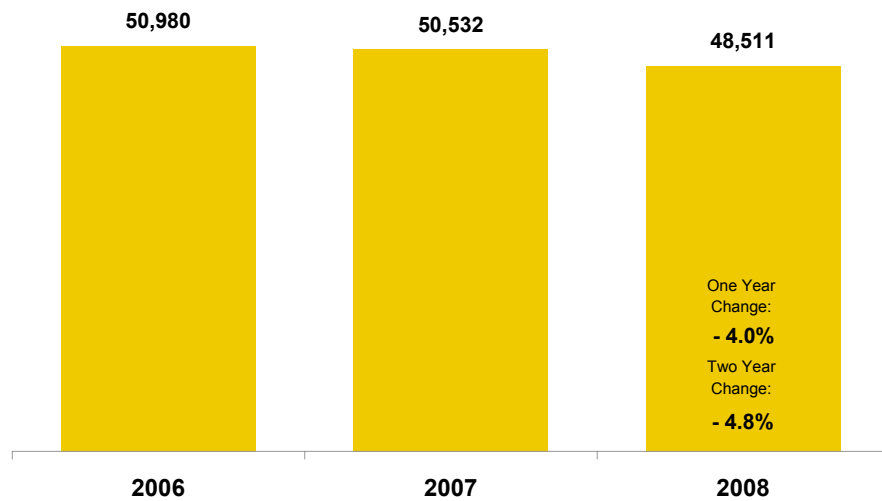
October 2009		2009	2008	Percent Change	3-Year Average	2009 YTD	2008 YTD	Percent Change	3-Year YTD Average
<b>Active Listings</b>	Aug	23,802	24,648	- 3.4%					
	Sep	22,535	23,923	- 5.8%	--	--	--	--	--
	<b>Oct</b>	<b>21,279</b>	<b>23,120</b>	<b>- 8.0%</b>					
<b>New Listings</b>	Aug	8,981	10,051	- 10.6%	10,874	72,153	88,311	- 18.3%	86,580
	Sep	9,018	9,632	- 6.4%	9,912	81,171	97,943	- 17.1%	96,492
	<b>Oct</b>	<b>8,485</b>	<b>9,302</b>	<b>- 8.8%</b>	<b>9,615</b>	<b>89,656</b>	<b>107,245</b>	<b>- 16.4%</b>	<b>106,107</b>
<b>Under Contract Listings</b>	Aug	5,248	5,590	- 6.1%	5,388	38,569	45,951	- 16.1%	43,267
	Sep	5,528	5,269	+ 4.9%	5,042	44,097	51,220	- 13.9%	48,309
	<b>Oct</b>	<b>5,529</b>	<b>4,504</b>	<b>+ 22.8%</b>	<b>4,893</b>	<b>49,626</b>	<b>55,724</b>	<b>- 10.9%</b>	<b>53,202</b>
<b>Sold Listings</b>	Aug	3,945	4,590	- 14.1%	4,545	28,021	33,575	- 16.5%	32,532
	Sep	3,910	4,325	- 9.6%	4,014	31,931	37,900	- 15.7%	36,546
	<b>Oct</b>	<b>4,023</b>	<b>4,351</b>	<b>- 7.5%</b>	<b>4,094</b>	<b>35,954</b>	<b>42,251</b>	<b>- 14.9%</b>	<b>40,641</b>
<b>Total Days on Market</b>	Aug	93	98	- 5.0%	95	100	103	- 2.9%	103
	Sep	95	97	- 1.7%	97	99	102	- 2.8%	102
	<b>Oct</b>	<b>92</b>	<b>95</b>	<b>- 2.8%</b>	<b>94</b>	<b>99</b>	<b>102</b>	<b>- 2.9%</b>	<b>101</b>
<b>Median Sold Price</b>	Aug	\$210,000	\$210,000	+ 0.0%	\$218,333	\$197,500	\$208,000	- 5.0%	\$211,167
	Sep	\$207,375	\$199,000	+ 4.2%	\$210,458	\$199,000	\$207,000	- 3.9%	\$211,167
	<b>Oct</b>	<b>\$204,900</b>	<b>\$189,000</b>	<b>+ 8.4%</b>	<b>\$202,967</b>	<b>\$199,900</b>	<b>\$205,000</b>	<b>- 2.5%</b>	<b>\$210,300</b>
<b>Average Sold Price</b>	Aug	\$251,925	\$262,023	- 3.9%	\$270,834	\$241,040	\$258,999	- 6.9%	\$262,359
	Sep	\$251,632	\$240,340	+ 4.7%	\$256,851	\$242,337	\$256,869	- 5.7%	\$261,812
	<b>Oct</b>	<b>\$240,532</b>	<b>\$234,376</b>	<b>+ 2.6%</b>	<b>\$246,577</b>	<b>\$242,135</b>	<b>\$254,553</b>	<b>- 4.9%</b>	<b>\$260,334</b>
<b>Percent of Sold Price to List Price</b>	Aug	98.4%	97.9%	+ 0.5%	98.1%	98.1%	97.5%	+ 0.6%	97.8%
	Sep	98.3%	98.0%	+ 0.4%	98.0%	98.0%	97.5%	+ 0.5%	97.9%
	<b>Oct</b>	<b>98.6%</b>	<b>98.1%</b>	<b>+ 0.5%</b>	<b>98.0%</b>	<b>98.0%</b>	<b>97.6%</b>	<b>+ 0.4%</b>	<b>98.0%</b>

# Annual Review Prior Years

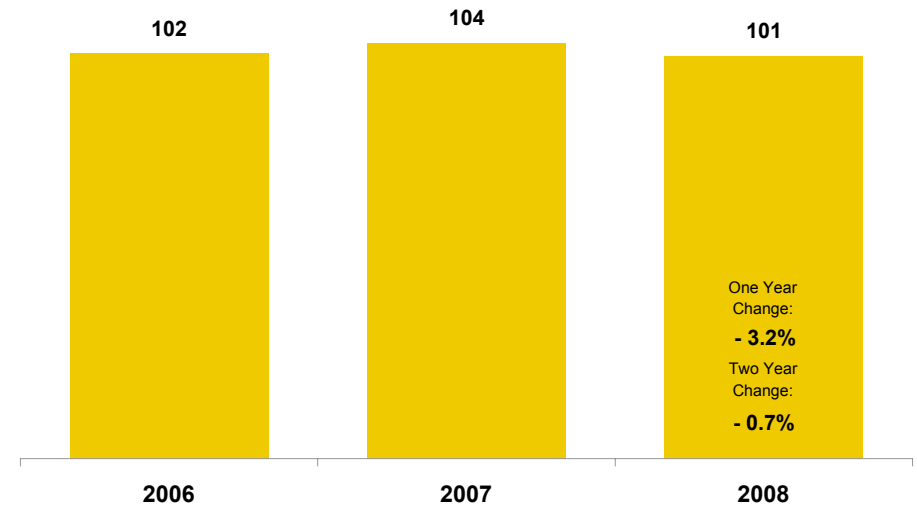
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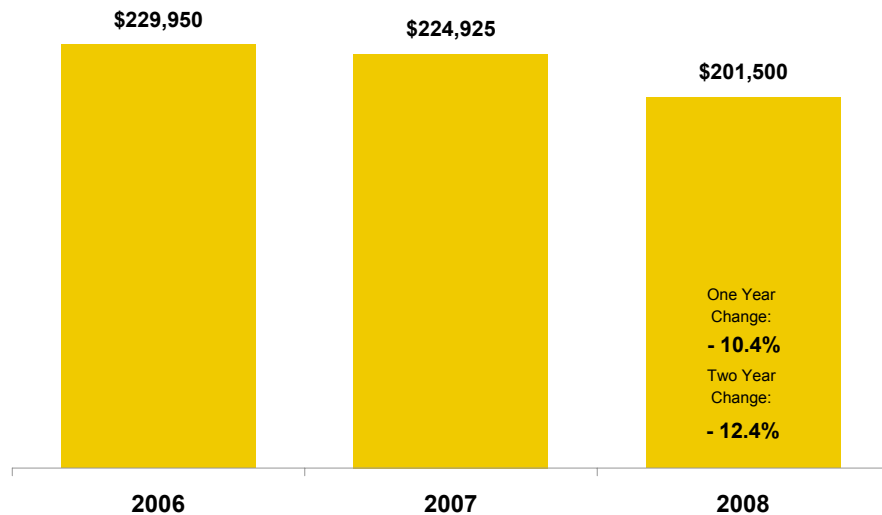
## Sold Listings



## Total Days on Market



## Median Sold Price



## Percent of Sold Price to List Price

