

# Local Market Updates

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MLS Area:

## 10N

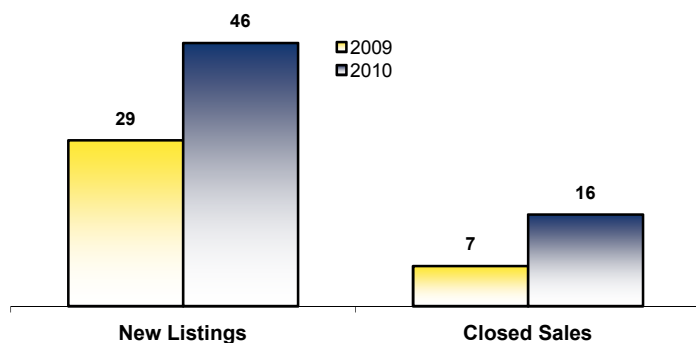
### January

### Year to Date

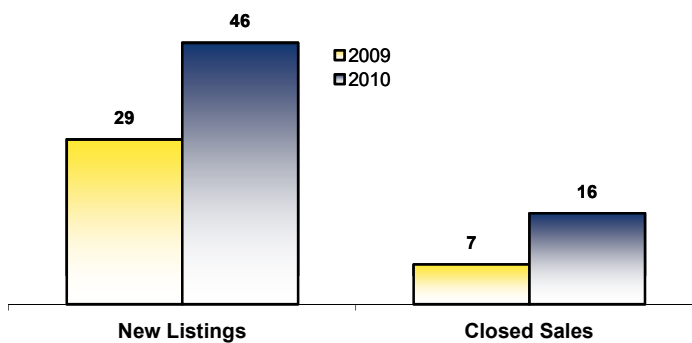
	2009	2010	Change	2009	2010	Change
<b>New Listings</b>	29	46	+ 58.6%	29	46	+ 58.6%
<b>Closed Sales</b>	7	16	+ 128.6%	7	16	+ 128.6%
<b>Median Sales Price</b>	\$185,000	<b>\$163,725</b>	- 11.5%	\$185,000	<b>\$163,725</b>	- 11.5%
<b>Average Sales Price</b>	\$217,771	<b>\$161,047</b>	- 26.0%	\$217,771	<b>\$161,047</b>	- 26.0%
<b>Percent of Original List Price Received at Sale*</b>	90.6%	<b>94.6%</b>	+ 4.3%	90.6%	<b>94.6%</b>	+ 4.3%
<b>Average Days on Market Until Sale</b>	81	<b>58</b>	- 28.7%	81	<b>58</b>	- 28.7%
<b>Single-Family Detached Inventory**</b>	NA	<b>70</b>	NA	--	--	--
<b>Townhouse-Condo Inventory**</b>	NA	<b>41</b>	NA	--	--	--

\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

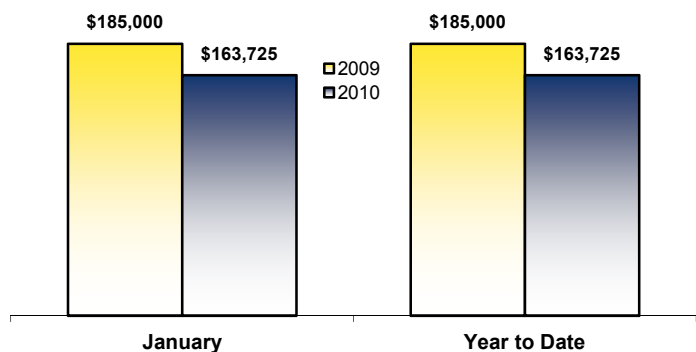
**Activity—Most Recent Month**



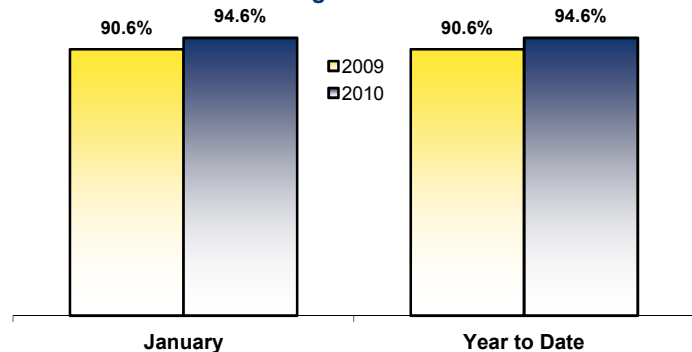
**Activity—Year to Date**



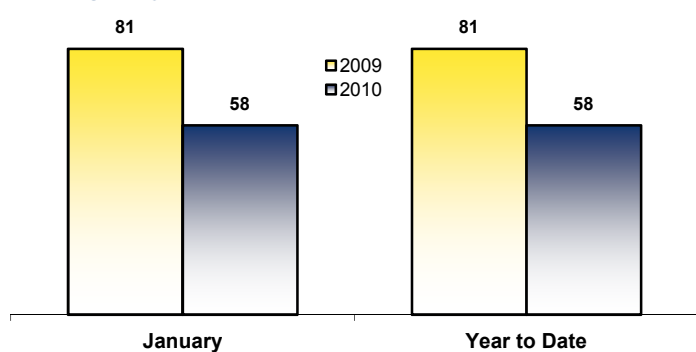
**Median Sales Price**



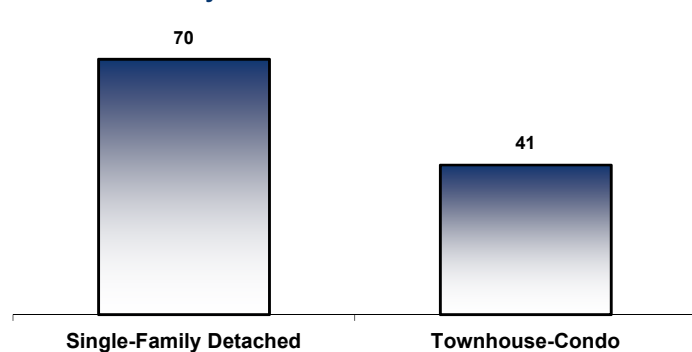
**Ratio of Sales Price to Original List Price**



**Average Days on Market Until Sale**



**Current Inventory**



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# Local Market Updates



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MLS Area:

## 10S

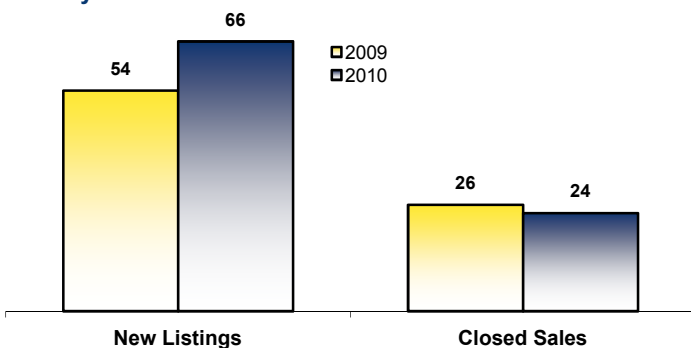
### January

### Year to Date

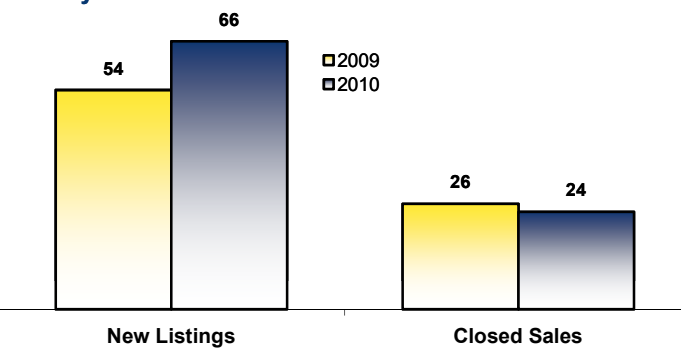
	2009	2010	Change	2009	2010	Change
<b>New Listings</b>	54	66	+ 22.2%	54	66	+ 22.2%
<b>Closed Sales</b>	26	24	- 7.7%	26	24	- 7.7%
<b>Median Sales Price</b>	\$183,250	<b>\$167,750</b>	- 8.5%	\$183,250	<b>\$167,750</b>	- 8.5%
<b>Average Sales Price</b>	\$184,551	<b>\$170,336</b>	- 7.7%	\$184,551	<b>\$170,336</b>	- 7.7%
<b>Percent of Original List Price Received at Sale*</b>	93.8%	<b>95.3%</b>	+ 1.6%	93.8%	<b>95.3%</b>	+ 1.6%
<b>Average Days on Market Until Sale</b>	68	<b>44</b>	- 34.5%	68	<b>44</b>	- 34.5%
<b>Single-Family Detached Inventory**</b>	NA	<b>104</b>	NA	--	--	--
<b>Townhouse-Condo Inventory**</b>	NA	<b>4</b>	NA	--	--	--

\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

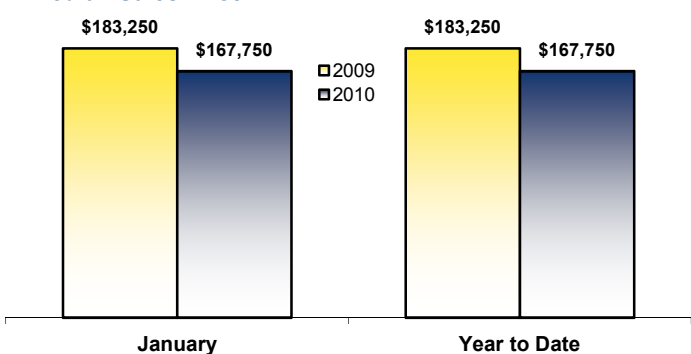
**Activity—Most Recent Month**



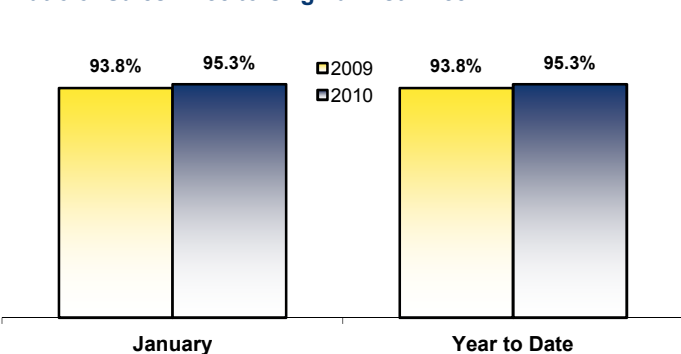
**Activity—Year to Date**



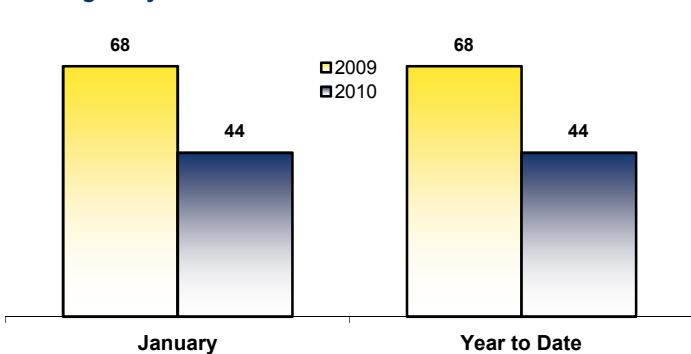
**Median Sales Price**



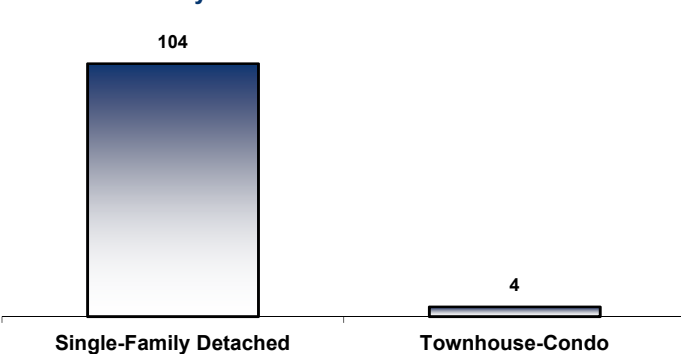
**Ratio of Sales Price to Original List Price**



**Average Days on Market Until Sale**



**Current Inventory**



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# Local Market Updates

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MLS Area:

# 11

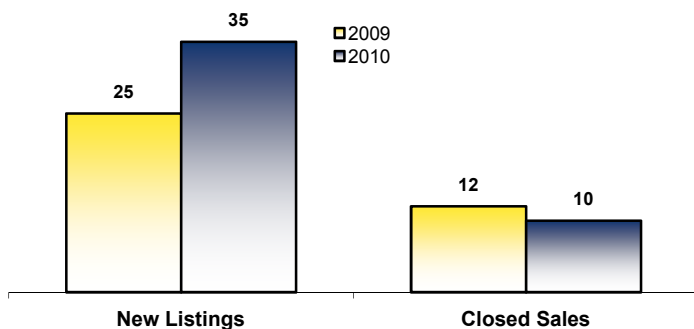
## January

## Year to Date

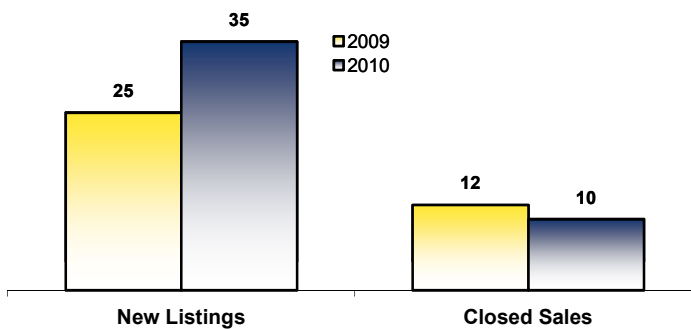
	2009	2010	Change	2009	2010	Change
<b>New Listings</b>	25	35	+ 40.0%	25	35	+ 40.0%
<b>Closed Sales</b>	12	10	- 16.7%	12	10	- 16.7%
<b>Median Sales Price</b>	\$112,800	<b>\$115,853</b>	+ 2.7%	\$112,800	<b>\$115,853</b>	+ 2.7%
<b>Average Sales Price</b>	\$110,916	<b>\$117,223</b>	+ 5.7%	\$110,916	<b>\$117,223</b>	+ 5.7%
<b>Percent of Original List Price Received at Sale*</b>	95.3%	<b>91.2%</b>	- 4.3%	95.3%	<b>91.2%</b>	- 4.3%
<b>Average Days on Market Until Sale</b>	57	<b>39</b>	- 32.5%	57	<b>39</b>	- 32.5%
<b>Single-Family Detached Inventory**</b>	NA	<b>69</b>	NA	--	--	--
<b>Townhouse-Condo Inventory**</b>	NA	<b>1</b>	NA	--	--	--

\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

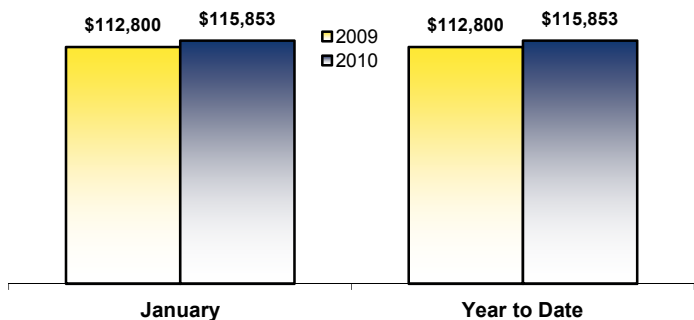
**Activity—Most Recent Month**



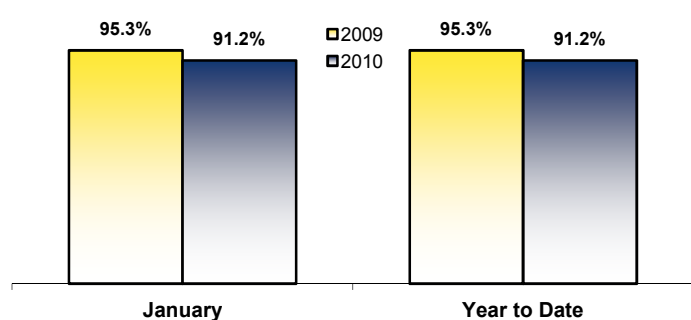
**Activity—Year to Date**



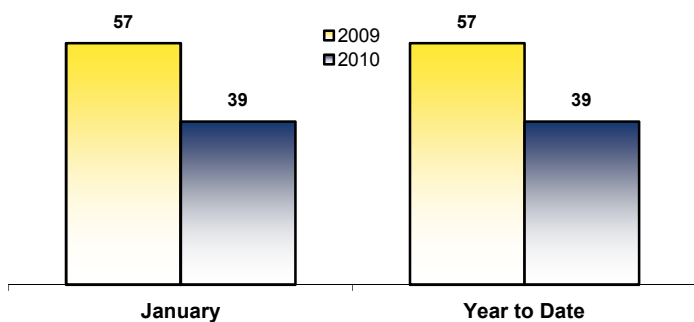
**Median Sales Price**



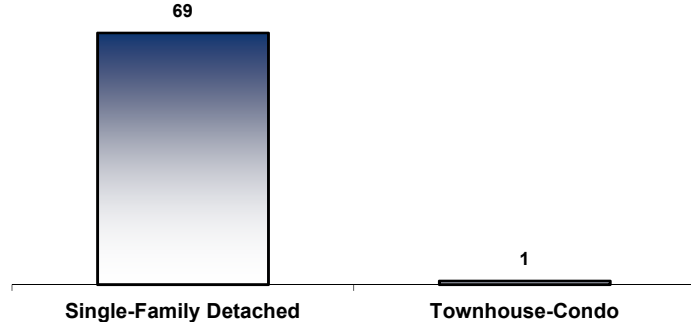
**Ratio of Sales Price to Original List Price**



**Average Days on Market Until Sale**



**Current Inventory**



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MLS Area:

# 1A

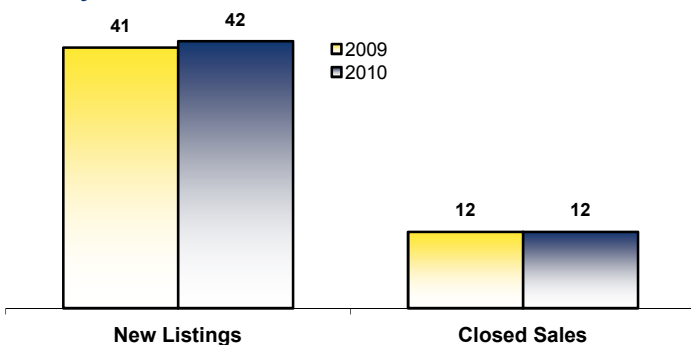
## January

## Year to Date

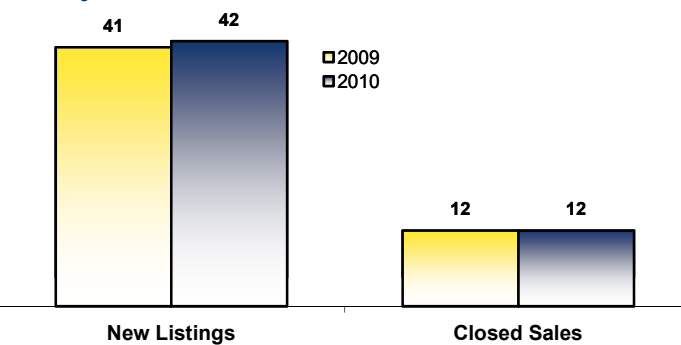
	2009	2010	Change	2009	2010	Change
<b>New Listings</b>	41	42	+ 2.4%	41	42	+ 2.4%
<b>Closed Sales</b>	12	12	- 0.0%	12	12	- 0.0%
<b>Median Sales Price</b>	\$204,000	<b>\$373,000</b>	+ 82.8%	\$204,000	<b>\$373,000</b>	+ 82.8%
<b>Average Sales Price</b>	\$235,392	<b>\$434,973</b>	+ 84.8%	\$235,392	<b>\$434,973</b>	+ 84.8%
<b>Percent of Original List Price Received at Sale*</b>	92.4%	<b>93.8%</b>	+ 1.5%	92.4%	<b>93.8%</b>	+ 1.5%
<b>Average Days on Market Until Sale</b>	55	<b>51</b>	- 7.4%	55	<b>51</b>	- 7.4%
<b>Single-Family Detached Inventory**</b>	NA	<b>80</b>	NA	--	--	--
<b>Townhouse-Condo Inventory**</b>	NA	<b>65</b>	NA	--	--	--

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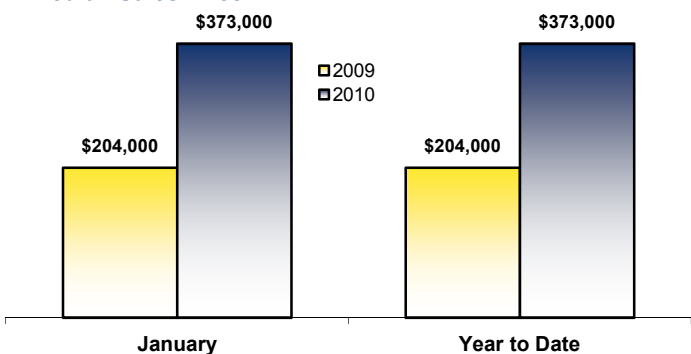
**Activity—Most Recent Month**



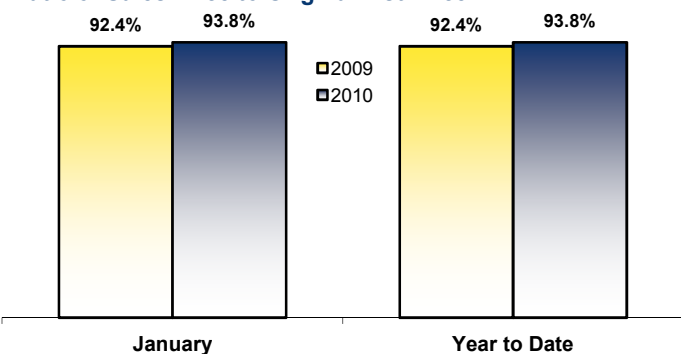
**Activity—Year to Date**



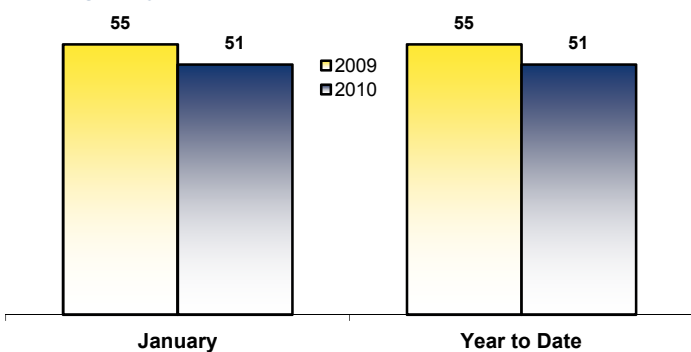
**Median Sales Price**



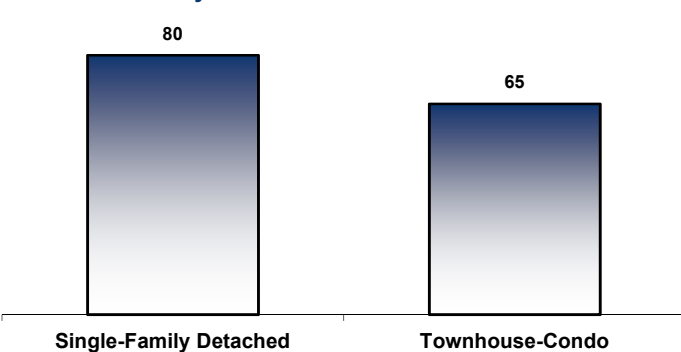
**Ratio of Sales Price to Original List Price**



**Average Days on Market Until Sale**



**Current Inventory**



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AUSTIN BOARD  
 of REALTORS®

MLS Area:

# 1B

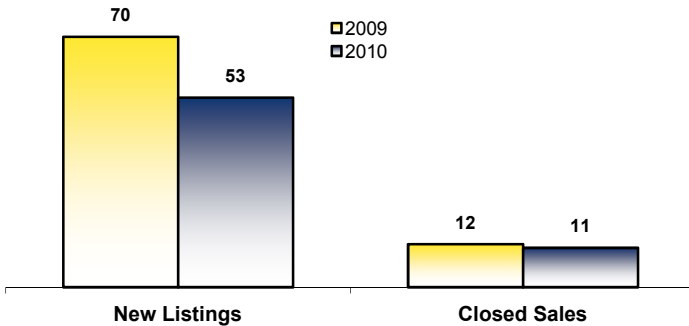
## January

## Year to Date

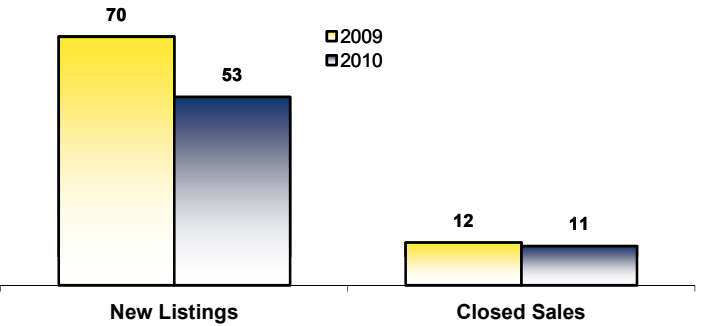
	2009	2010	Change	2009	2010	Change
New Listings	70	53	- 24.3%	70	53	- 24.3%
Closed Sales	12	11	- 8.3%	12	11	- 8.3%
Median Sales Price	\$418,500	<b>\$405,000</b>	- 3.2%	\$418,500	<b>\$405,000</b>	- 3.2%
Average Sales Price	\$460,517	<b>\$374,417</b>	- 18.7%	\$460,517	<b>\$374,417</b>	- 18.7%
Percent of Original List Price Received at Sale*	86.8%	<b>89.8%</b>	+ 3.5%	86.8%	<b>89.8%</b>	+ 3.5%
Average Days on Market Until Sale	114	<b>97</b>	- 15.1%	114	<b>97</b>	- 15.1%
Single-Family Detached Inventory**	NA	<b>216</b>	NA	--	--	--
Townhouse-Condo Inventory**	NA	<b>82</b>	NA	--	--	--

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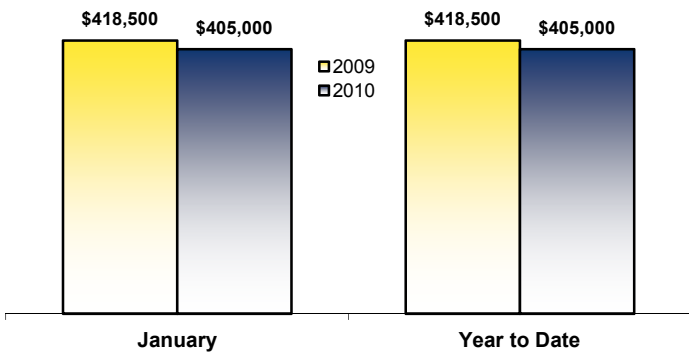
### Activity—Most Recent Month



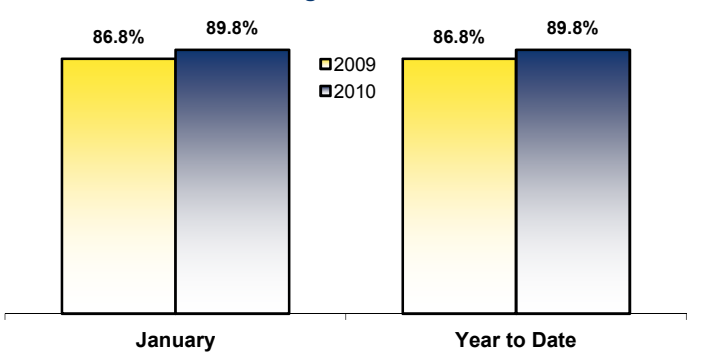
### Activity—Year to Date



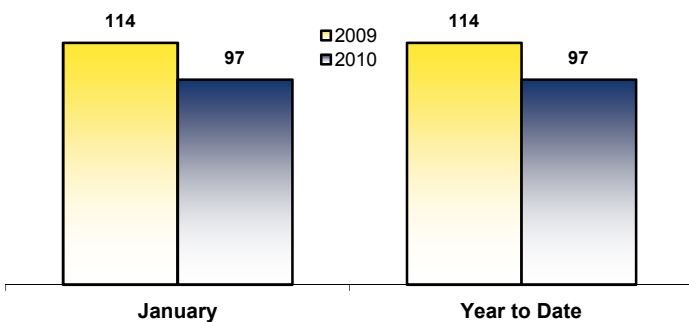
### Median Sales Price



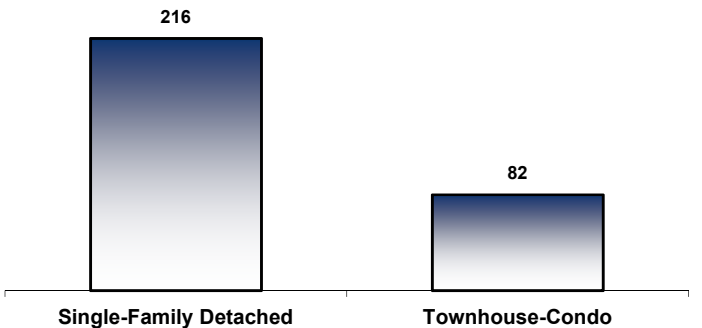
### Ratio of Sales Price to Original List Price



### Average Days on Market Until Sale



### Current Inventory



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MLS Area:

# 1N

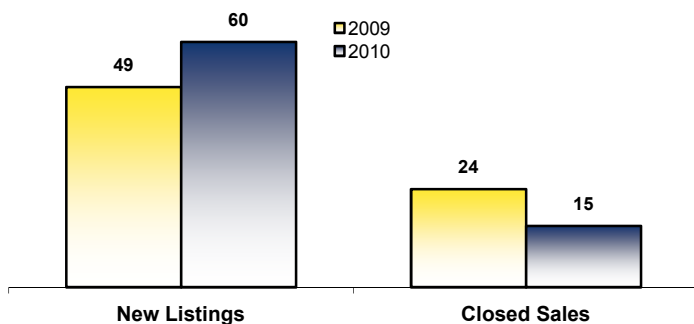
## January

## Year to Date

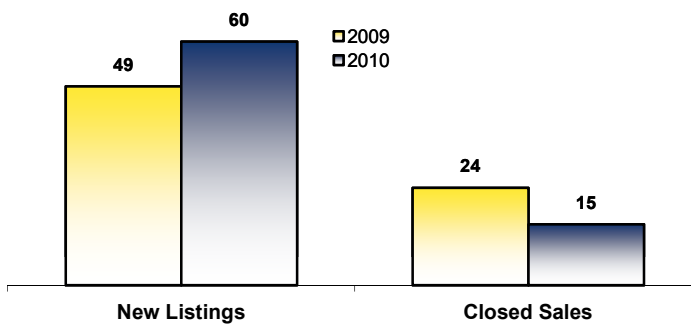
	2009	2010	Change	2009	2010	Change
<b>New Listings</b>	49	60	+ 22.4%	49	60	+ 22.4%
<b>Closed Sales</b>	24	15	- 37.5%	24	15	- 37.5%
<b>Median Sales Price</b>	\$249,950	<b>\$239,000</b>	- 4.4%	\$249,950	<b>\$239,000</b>	- 4.4%
<b>Average Sales Price</b>	\$264,172	<b>\$276,163</b>	+ 4.5%	\$264,172	<b>\$276,163</b>	+ 4.5%
<b>Percent of Original List Price Received at Sale*</b>	92.4%	<b>95.1%</b>	+ 2.9%	92.4%	<b>95.1%</b>	+ 2.9%
<b>Average Days on Market Until Sale</b>	56	77	+ 36.5%	56	77	+ 36.5%
<b>Single-Family Detached Inventory**</b>	NA	122	NA	--	--	--
<b>Townhouse-Condo Inventory**</b>	NA	32	NA	--	--	--

\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

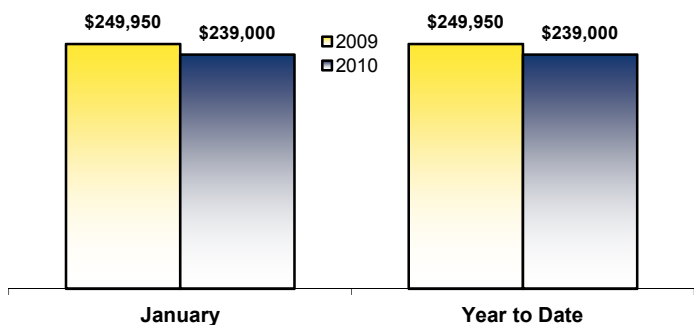
**Activity—Most Recent Month**



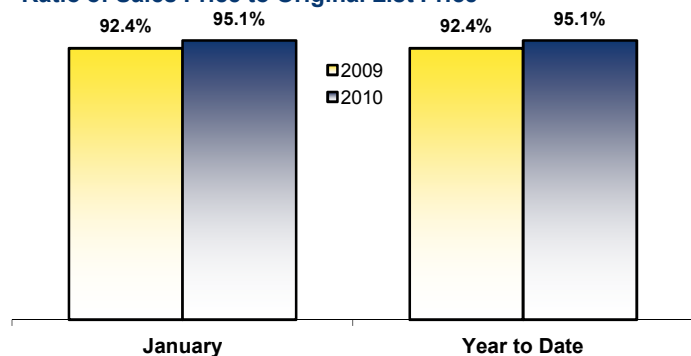
**Activity—Year to Date**



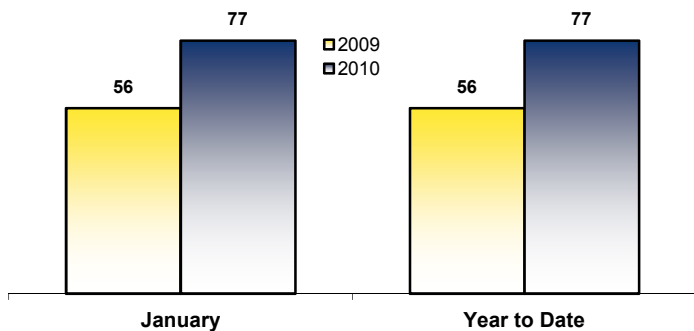
**Median Sales Price**



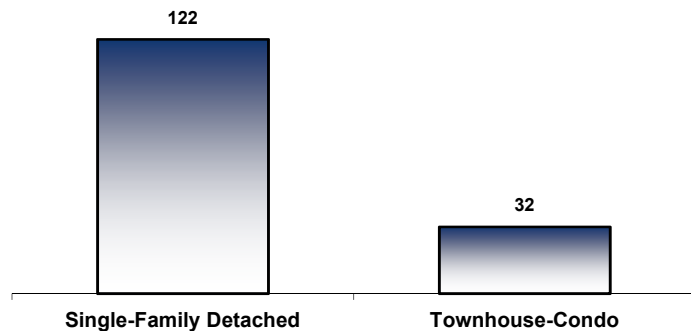
**Ratio of Sales Price to Original List Price**



**Average Days on Market Until Sale**



**Current Inventory**



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MLS Area:

# 2

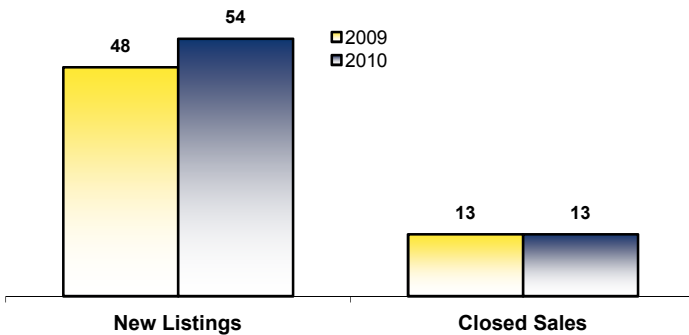
## January

## Year to Date

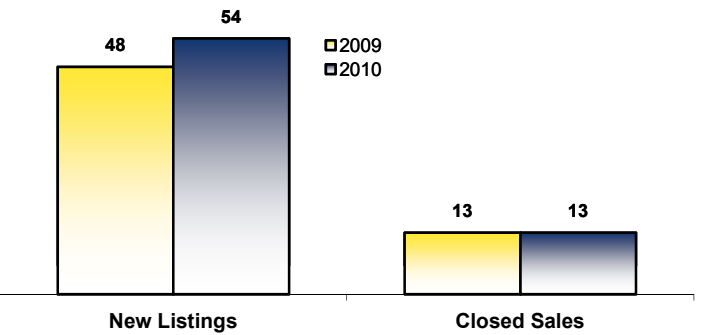
	2009	2010	Change	2009	2010	Change
<b>New Listings</b>	48	54	+ 12.5%	48	54	+ 12.5%
<b>Closed Sales</b>	13	13	- 0.0%	13	13	- 0.0%
<b>Median Sales Price</b>	\$242,000	<b>\$195,000</b>	- 19.4%	\$242,000	<b>\$195,000</b>	- 19.4%
<b>Average Sales Price</b>	\$233,838	<b>\$204,350</b>	- 12.6%	\$233,838	<b>\$204,350</b>	- 12.6%
<b>Percent of Original List Price Received at Sale*</b>	92.5%	<b>91.1%</b>	- 1.5%	92.5%	<b>91.1%</b>	- 1.5%
<b>Average Days on Market Until Sale</b>	75	<b>54</b>	- 28.1%	75	<b>54</b>	- 28.1%
<b>Single-Family Detached Inventory**</b>	NA	<b>116</b>	NA	--	--	--
<b>Townhouse-Condo Inventory**</b>	NA	<b>46</b>	NA	--	--	--

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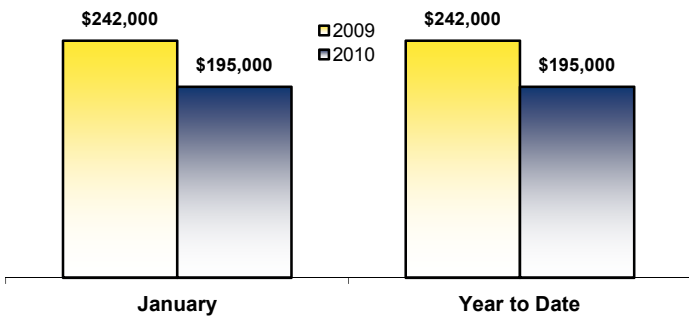
**Activity—Most Recent Month**



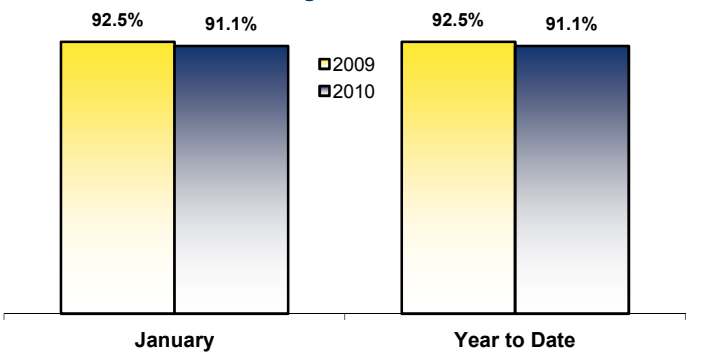
**Activity—Year to Date**



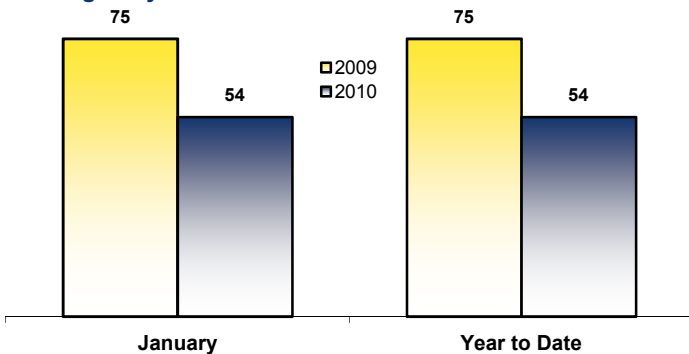
**Median Sales Price**



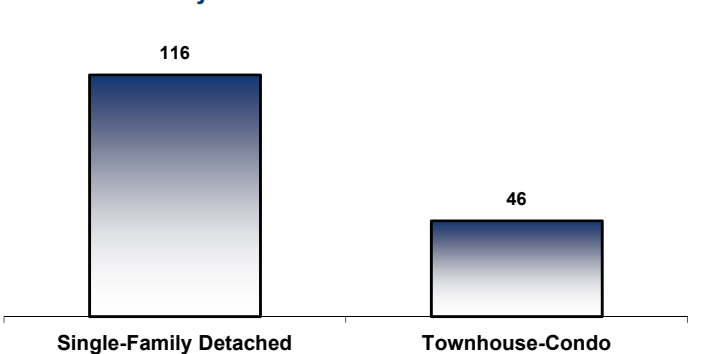
**Ratio of Sales Price to Original List Price**



**Average Days on Market Until Sale**



**Current Inventory**



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MLS Area:

## 2N

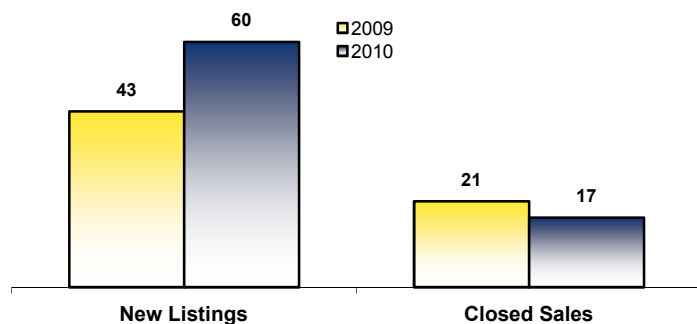
### January

### Year to Date

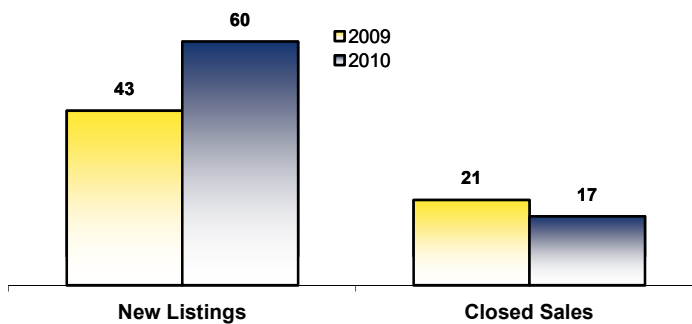
	2009	2010	Change	2009	2010	Change
<b>New Listings</b>	43	60	+ 39.5%	43	60	+ 39.5%
<b>Closed Sales</b>	21	17	- 19.0%	21	17	- 19.0%
<b>Median Sales Price</b>	\$99,500	<b>\$105,000</b>	+ 5.5%	\$99,500	<b>\$105,000</b>	+ 5.5%
<b>Average Sales Price</b>	\$109,455	<b>\$125,497</b>	+ 14.7%	\$109,455	<b>\$125,497</b>	+ 14.7%
<b>Percent of Original List Price Received at Sale*</b>	94.7%	<b>93.8%</b>	- 1.0%	94.7%	<b>93.8%</b>	- 1.0%
<b>Average Days on Market Until Sale</b>	59	<b>68</b>	+ 14.5%	59	<b>68</b>	+ 14.5%
<b>Single-Family Detached Inventory**</b>	NA	77	NA	--	--	--
<b>Townhouse-Condo Inventory**</b>	NA	47	NA	--	--	--

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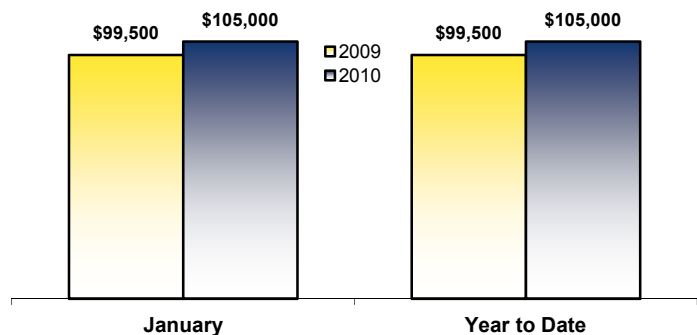
#### Activity—Most Recent Month



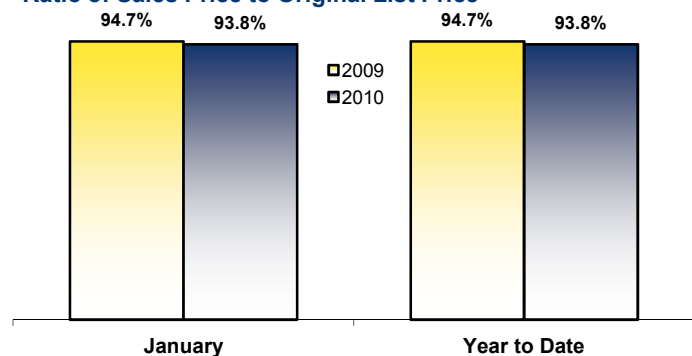
#### Activity—Year to Date



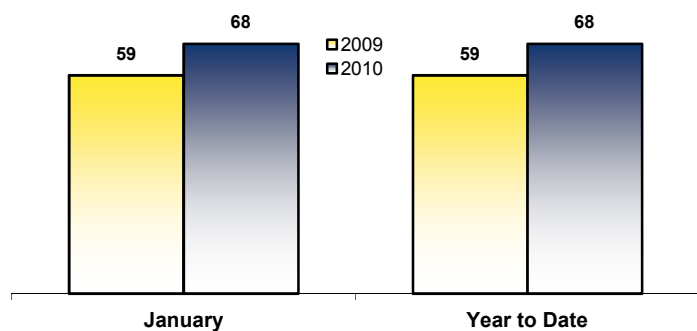
#### Median Sales Price



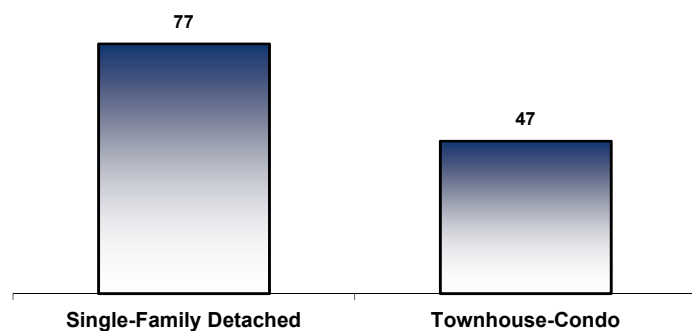
#### Ratio of Sales Price to Original List Price



#### Average Days on Market Until Sale



#### Current Inventory



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# Local Market Updates



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MLS Area:

# 3

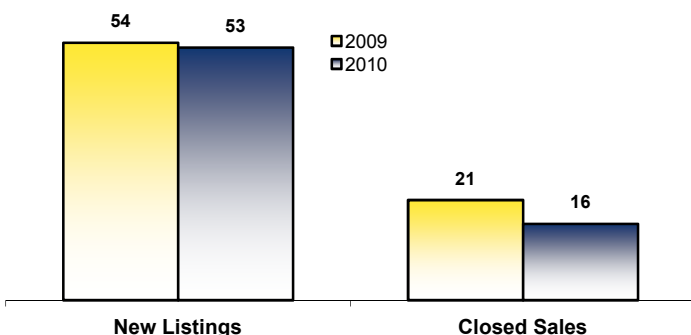
## January

## Year to Date

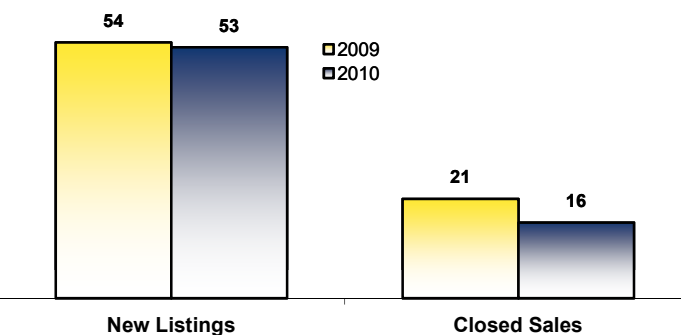
	2009	2010	Change	2009	2010	Change
<b>New Listings</b>	54	53	- 1.9%	54	53	- 1.9%
<b>Closed Sales</b>	21	16	- 23.8%	21	16	- 23.8%
<b>Median Sales Price</b>	\$255,000	<b>\$181,250</b>	- 28.9%	\$255,000	<b>\$181,250</b>	- 28.9%
<b>Average Sales Price</b>	\$250,281	<b>\$230,000</b>	- 8.1%	\$250,281	<b>\$230,000</b>	- 8.1%
<b>Percent of Original List Price Received at Sale*</b>	93.6%	<b>94.5%</b>	+ 0.9%	93.6%	<b>94.5%</b>	+ 0.9%
<b>Average Days on Market Until Sale</b>	64	<b>60</b>	- 6.0%	64	<b>60</b>	- 6.0%
<b>Single-Family Detached Inventory**</b>	NA	<b>121</b>	NA	--	--	--
<b>Townhouse-Condo Inventory**</b>	NA	<b>19</b>	NA	--	--	--

\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

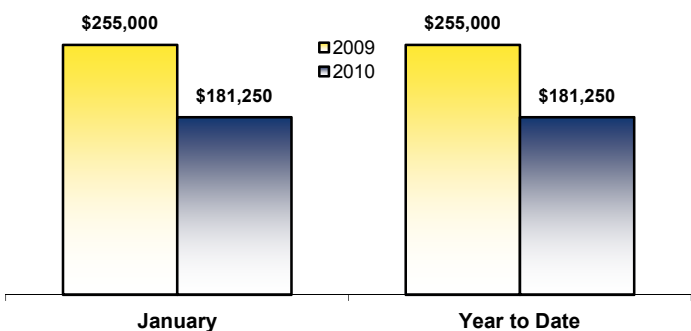
**Activity—Most Recent Month**



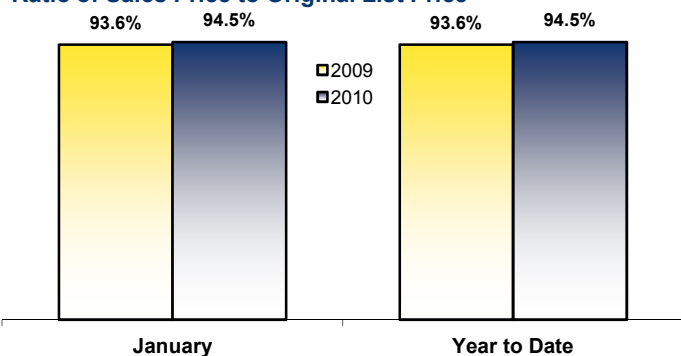
**Activity—Year to Date**



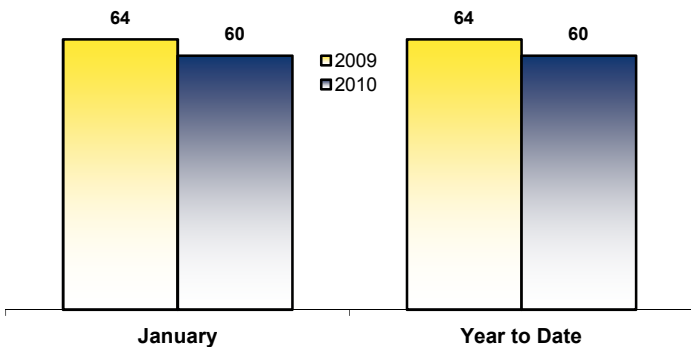
**Median Sales Price**



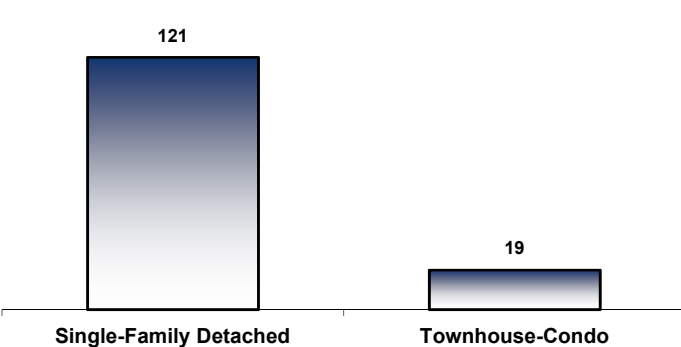
**Ratio of Sales Price to Original List Price**



**Average Days on Market Until Sale**



**Current Inventory**



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# Local Market Updates



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MLS Area:

## 3E

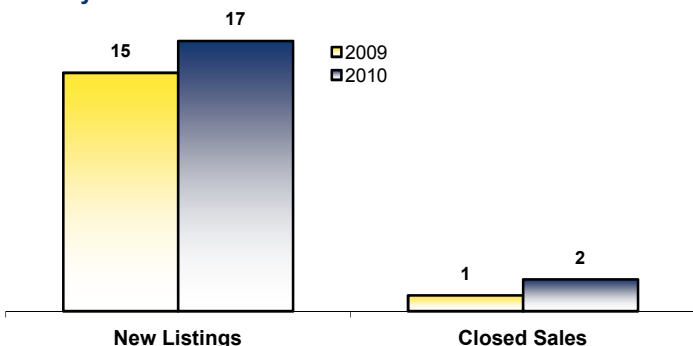
### January

### Year to Date

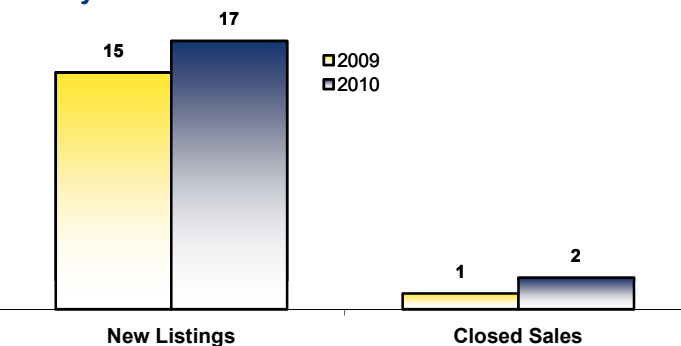
	2009	2010	Change	2009	2010	Change
New Listings	15	17	+ 13.3%	15	17	+ 13.3%
Closed Sales	1	2	+ 100.0%	1	2	+ 100.0%
Median Sales Price	\$93,626	<b>\$117,105</b>	+ 25.1%	\$93,626	<b>\$117,105</b>	+ 25.1%
Average Sales Price	\$93,626	<b>\$117,105</b>	+ 25.1%	\$93,626	<b>\$117,105</b>	+ 25.1%
Percent of Original List Price Received at Sale*	78.1%	<b>96.3%</b>	+ 23.3%	78.1%	<b>96.3%</b>	+ 23.3%
Average Days on Market Until Sale	60	<b>99</b>	+ 64.2%	60	<b>99</b>	+ 64.2%
Single-Family Detached Inventory**	NA	47	NA	--	--	--
Townhouse-Condo Inventory**	NA	0	NA	--	--	--

\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

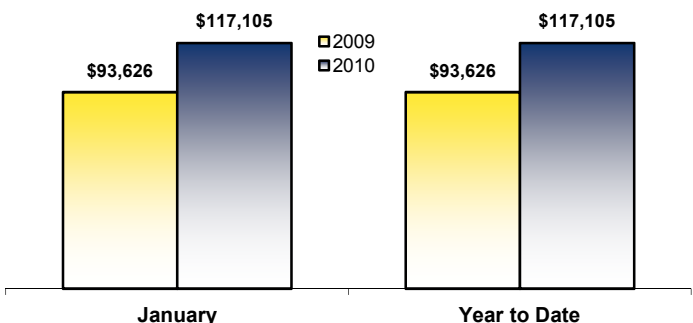
Activity—Most Recent Month



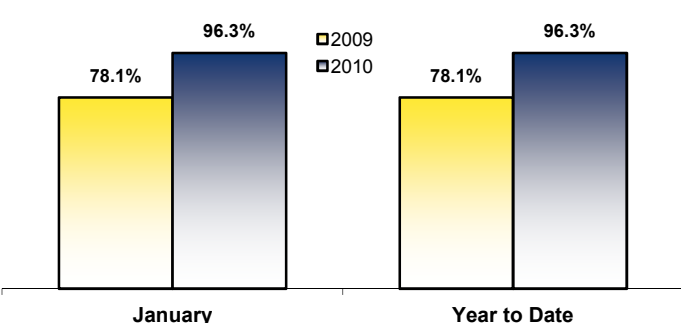
Activity—Year to Date



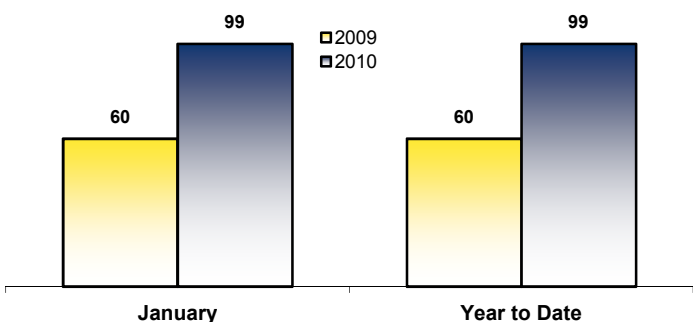
Median Sales Price



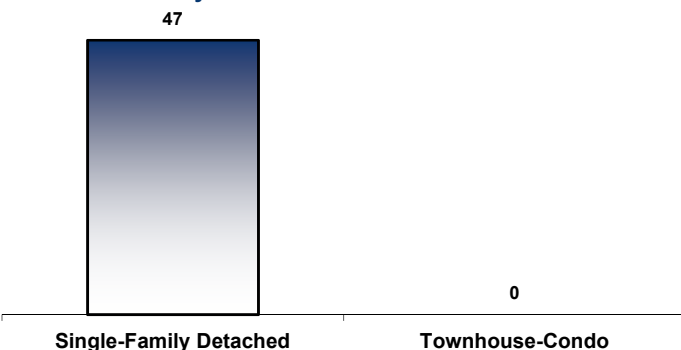
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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# Local Market Updates



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MLS Area:

# 4

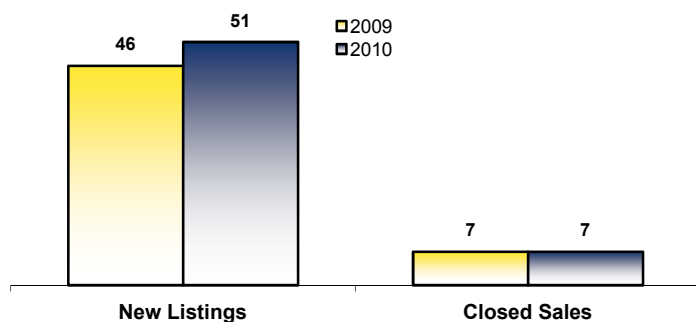
## January

## Year to Date

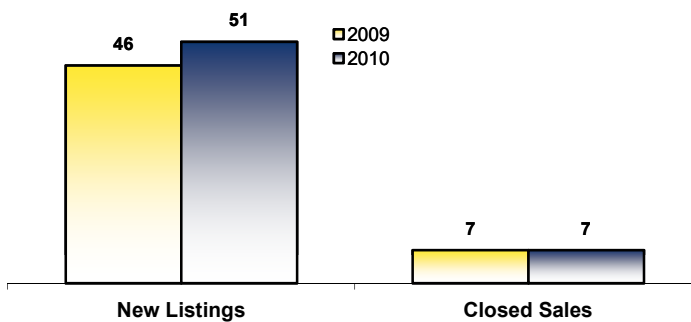
	2009	2010	Change	2009	2010	Change
<b>New Listings</b>	46	51	+ 10.9%	46	51	+ 10.9%
<b>Closed Sales</b>	7	7	- 0.0%	7	7	- 0.0%
<b>Median Sales Price</b>	\$339,000	<b>\$342,500</b>	+ 1.0%	\$339,000	<b>\$342,500</b>	+ 1.0%
<b>Average Sales Price</b>	\$335,131	<b>\$367,357</b>	+ 9.6%	\$335,131	<b>\$367,357</b>	+ 9.6%
<b>Percent of Original List Price Received at Sale*</b>	92.7%	<b>91.4%</b>	- 1.4%	92.7%	<b>91.4%</b>	- 1.4%
<b>Average Days on Market Until Sale</b>	55	<b>101</b>	+ 83.9%	55	<b>101</b>	+ 83.9%
<b>Single-Family Detached Inventory**</b>	NA	<b>133</b>	NA	--	--	--
<b>Townhouse-Condo Inventory**</b>	NA	<b>39</b>	NA	--	--	--

\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

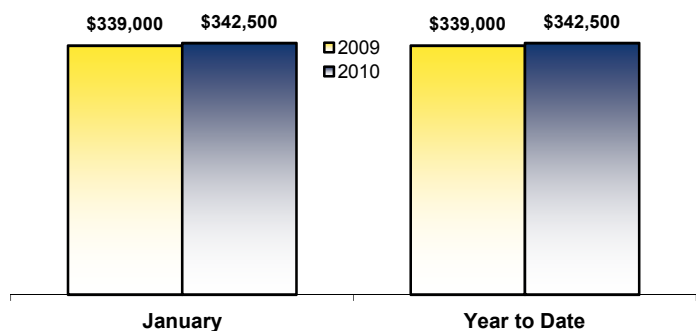
**Activity—Most Recent Month**



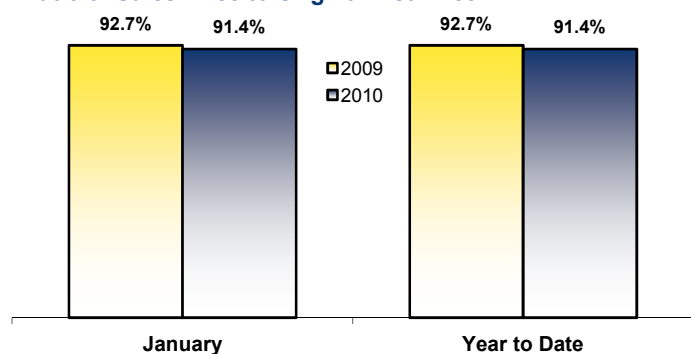
**Activity—Year to Date**



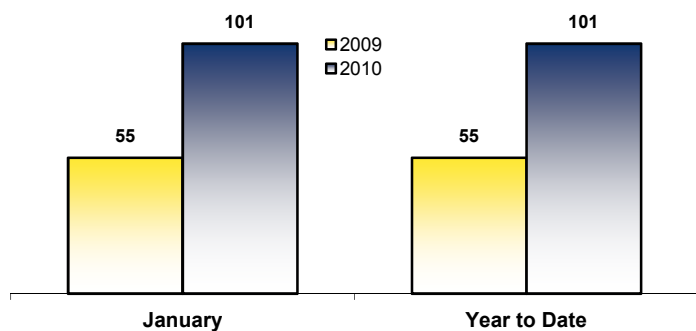
**Median Sales Price**



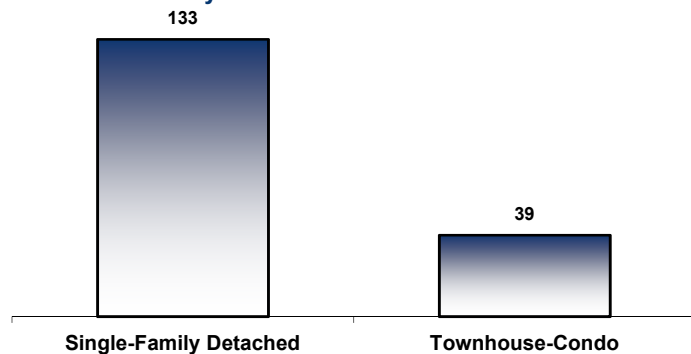
**Ratio of Sales Price to Original List Price**



**Average Days on Market Until Sale**



**Current Inventory**



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# Local Market Updates

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MLS Area:

# 5

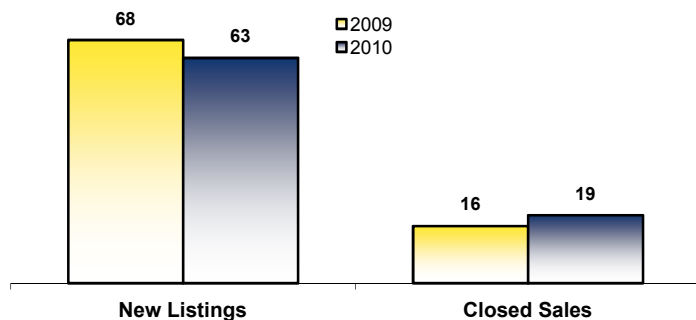
## January

## Year to Date

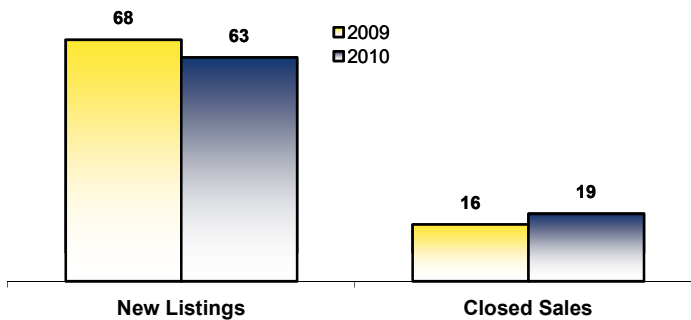
	2009	2010	Change	2009	2010	Change
New Listings	68	63	- 7.4%	68	63	- 7.4%
Closed Sales	16	19	+ 18.8%	16	19	+ 18.8%
Median Sales Price	\$169,225	<b>\$155,000</b>	- 8.4%	\$169,225	<b>\$155,000</b>	- 8.4%
Average Sales Price	\$199,358	<b>\$166,637</b>	- 16.4%	\$199,358	<b>\$166,637</b>	- 16.4%
Percent of Original List Price Received at Sale*	91.6%	<b>93.3%</b>	+ 1.8%	91.6%	<b>93.3%</b>	+ 1.8%
Average Days on Market Until Sale	93	<b>59</b>	- 36.3%	93	<b>59</b>	- 36.3%
Single-Family Detached Inventory**	NA	<b>179</b>	NA	--	--	--
Townhouse-Condo Inventory**	NA	<b>53</b>	NA	--	--	--

\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

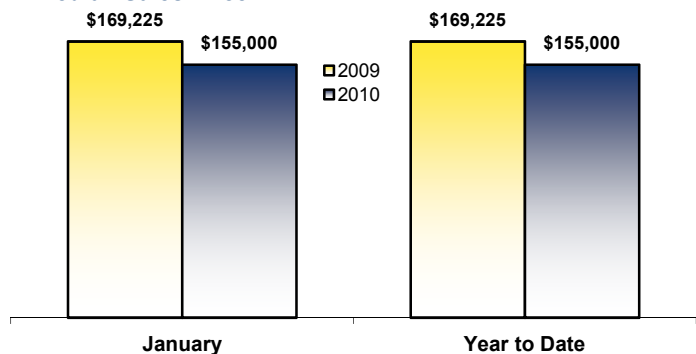
Activity—Most Recent Month



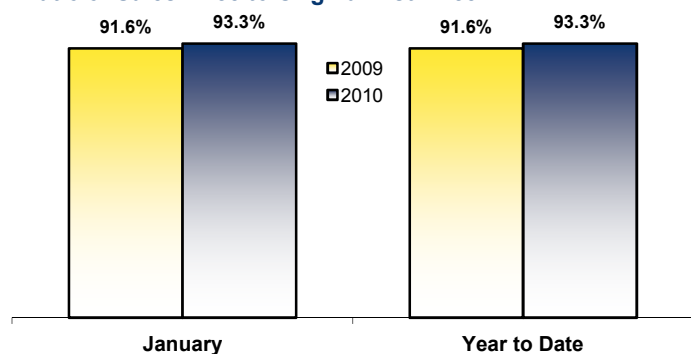
Activity—Year to Date



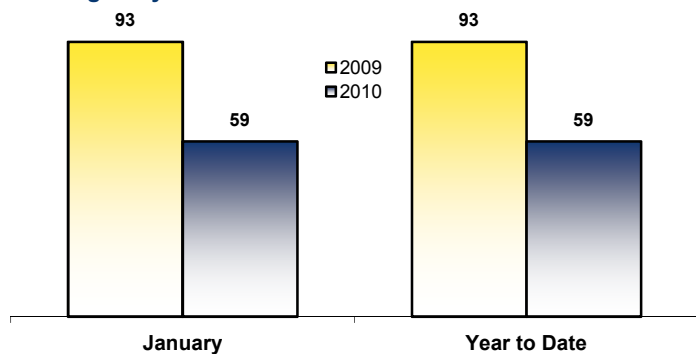
Median Sales Price



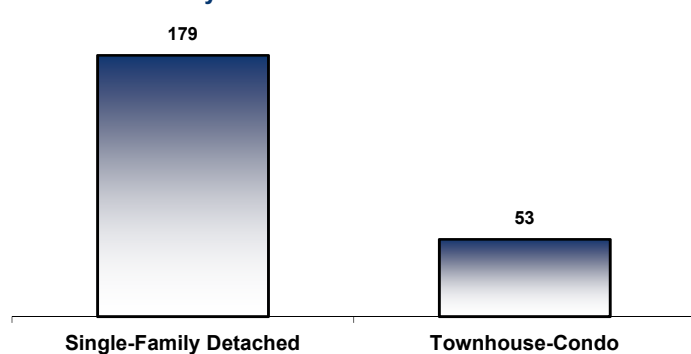
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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# Local Market Updates

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MLS Area:

## 5E

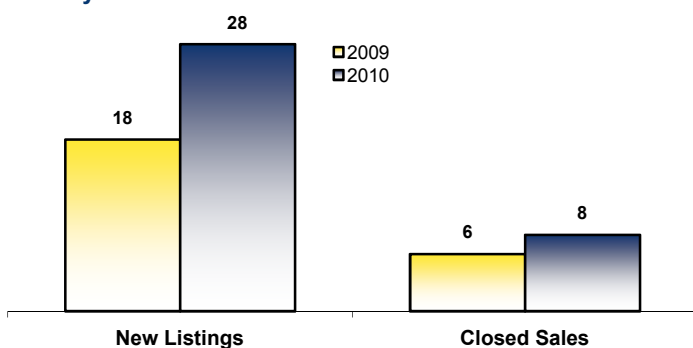
### January

### Year to Date

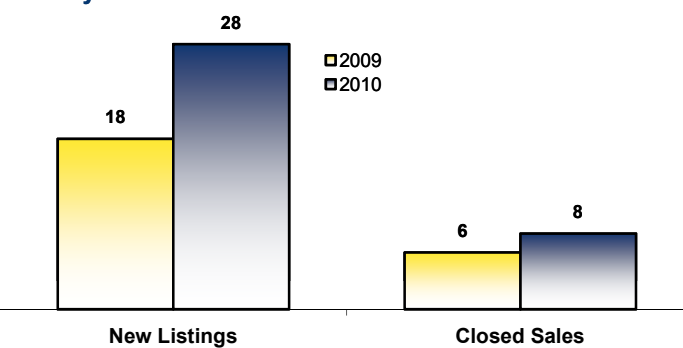
	2009	2010	Change	2009	2010	Change
New Listings	18	28	+ 55.6%	18	28	+ 55.6%
Closed Sales	6	8	+ 33.3%	6	8	+ 33.3%
Median Sales Price	\$101,700	\$112,500	+ 10.6%	\$101,700	\$112,500	+ 10.6%
Average Sales Price	\$104,226	\$110,208	+ 5.7%	\$104,226	\$110,208	+ 5.7%
Percent of Original List Price Received at Sale*	93.5%	97.5%	+ 4.3%	93.5%	97.5%	+ 4.3%
Average Days on Market Until Sale	47	21	- 56.1%	47	21	- 56.1%
Single-Family Detached Inventory**	NA	43	NA	--	--	--
Townhouse-Condo Inventory**	NA	2	NA	--	--	--

\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

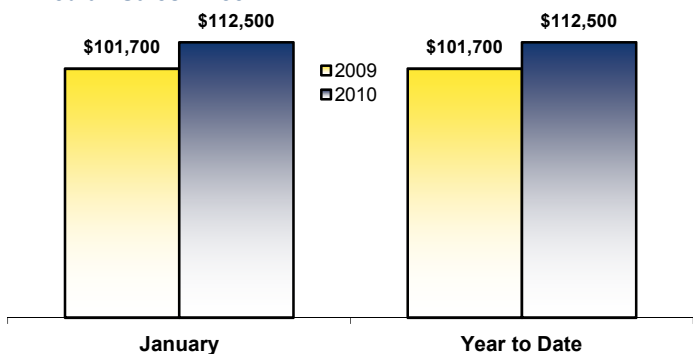
Activity—Most Recent Month



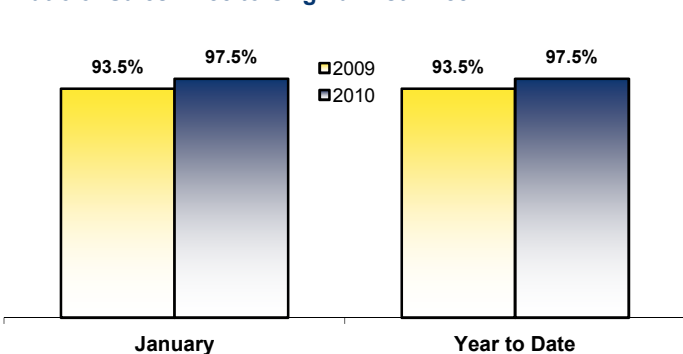
Activity—Year to Date



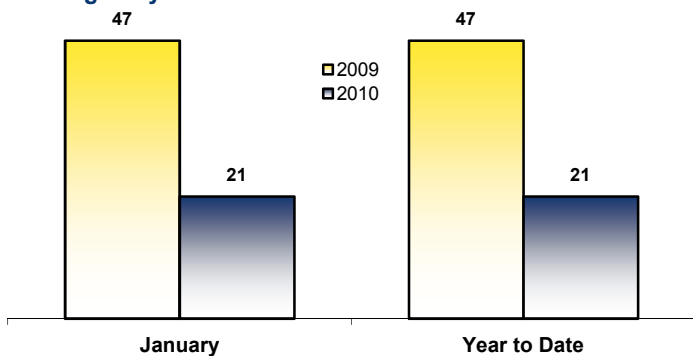
Median Sales Price



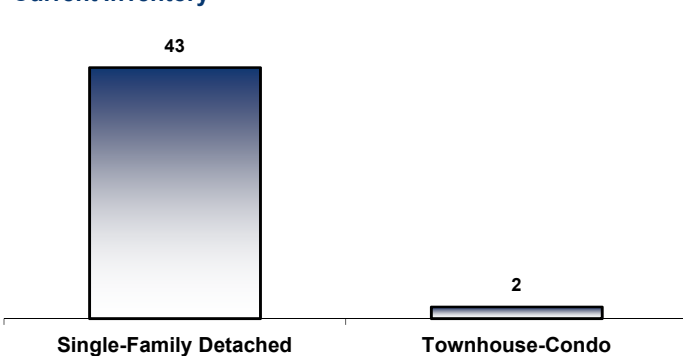
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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# Local Market Updates

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MLS Area:

# 6

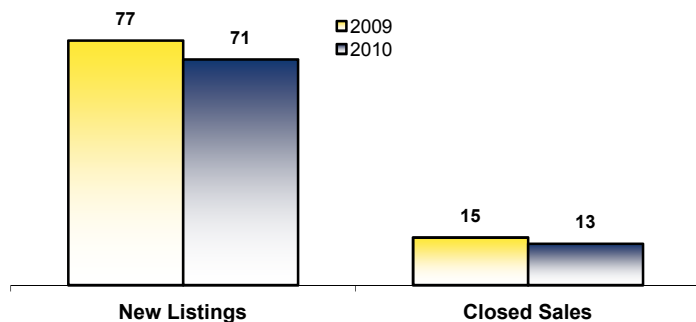
## January

## Year to Date

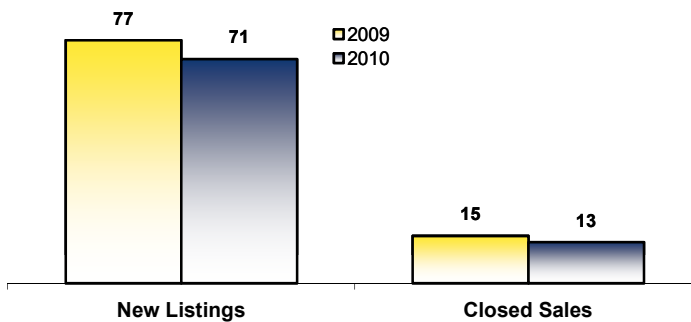
	2009	2010	Change	2009	2010	Change
<b>New Listings</b>	77	71	- 7.8%	77	71	- 7.8%
<b>Closed Sales</b>	15	13	- 13.3%	15	13	- 13.3%
<b>Median Sales Price</b>	\$259,900	<b>\$310,000</b>	+ 19.3%	\$259,900	<b>\$310,000</b>	+ 19.3%
<b>Average Sales Price</b>	\$256,020	<b>\$317,281</b>	+ 23.9%	\$256,020	<b>\$317,281</b>	+ 23.9%
<b>Percent of Original List Price Received at Sale*</b>	87.8%	<b>89.7%</b>	+ 2.2%	87.8%	<b>89.7%</b>	+ 2.2%
<b>Average Days on Market Until Sale</b>	134	<b>85</b>	- 37.0%	134	<b>85</b>	- 37.0%
<b>Single-Family Detached Inventory**</b>	NA	<b>135</b>	NA	--	--	--
<b>Townhouse-Condo Inventory**</b>	NA	<b>120</b>	NA	--	--	--

\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

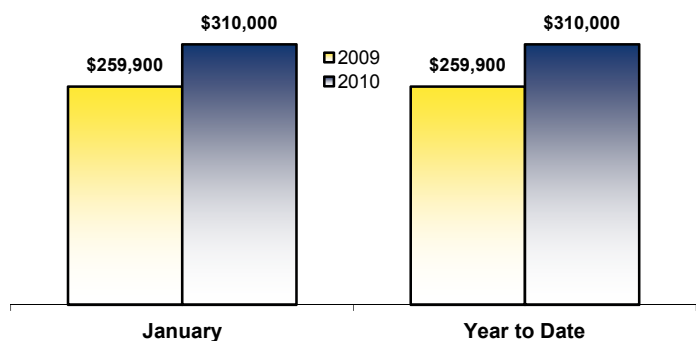
**Activity—Most Recent Month**



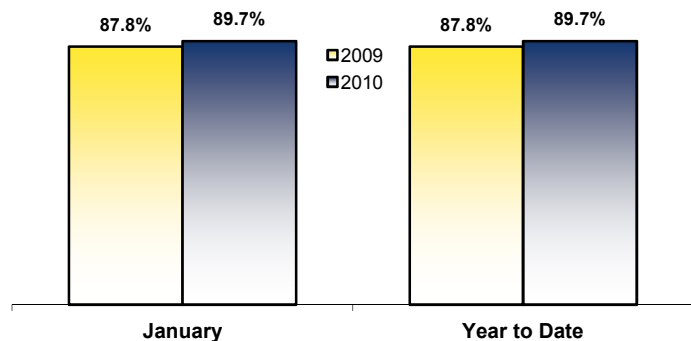
**Activity—Year to Date**



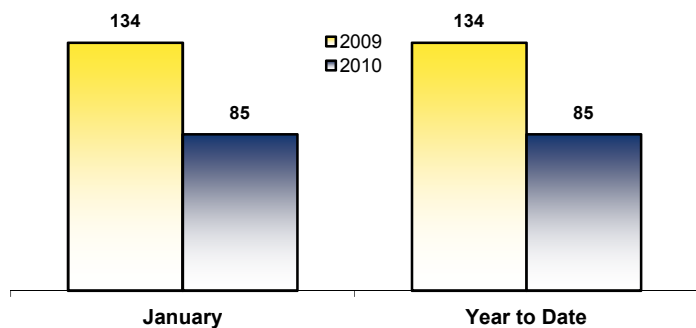
**Median Sales Price**



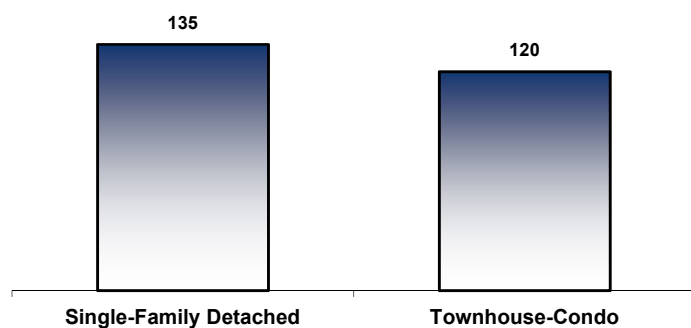
**Ratio of Sales Price to Original List Price**



**Average Days on Market Until Sale**



**Current Inventory**



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# Local Market Updates



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MLS Area:

# 7

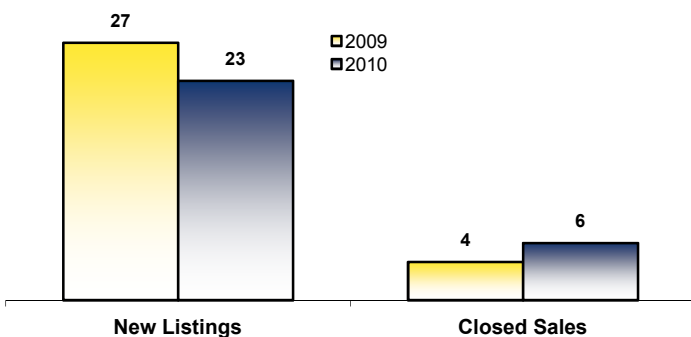
## January

## Year to Date

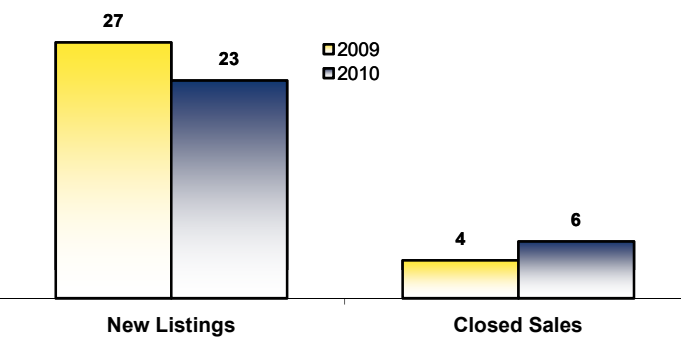
	2009	2010	Change	2009	2010	Change
<b>New Listings</b>	27	23	- 14.8%	27	23	- 14.8%
<b>Closed Sales</b>	4	6	+ 50.0%	4	6	+ 50.0%
<b>Median Sales Price</b>	\$372,500	<b>\$334,250</b>	- 10.3%	\$372,500	<b>\$334,250</b>	- 10.3%
<b>Average Sales Price</b>	\$359,693	<b>\$468,325</b>	+ 30.2%	\$359,693	<b>\$468,325</b>	+ 30.2%
<b>Percent of Original List Price Received at Sale*</b>	90.9%	<b>87.9%</b>	- 3.2%	90.9%	<b>87.9%</b>	- 3.2%
<b>Average Days on Market Until Sale</b>	69	<b>176</b>	+ 156.5%	69	<b>176</b>	+ 156.5%
<b>Single-Family Detached Inventory**</b>	NA	<b>35</b>	NA	--	--	--
<b>Townhouse-Condo Inventory**</b>	NA	<b>43</b>	NA	--	--	--

\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

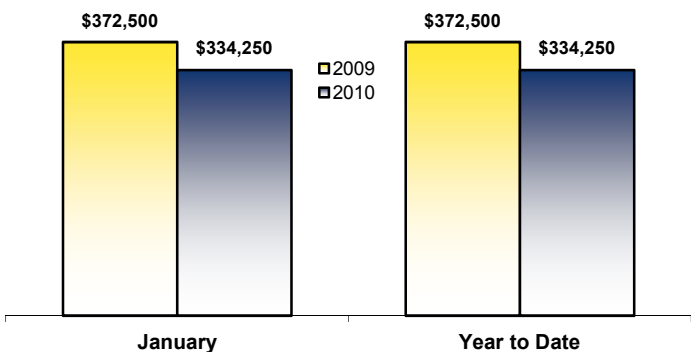
**Activity—Most Recent Month**



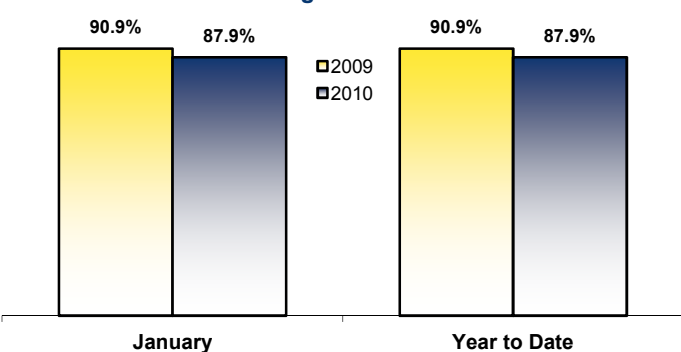
**Activity—Year to Date**



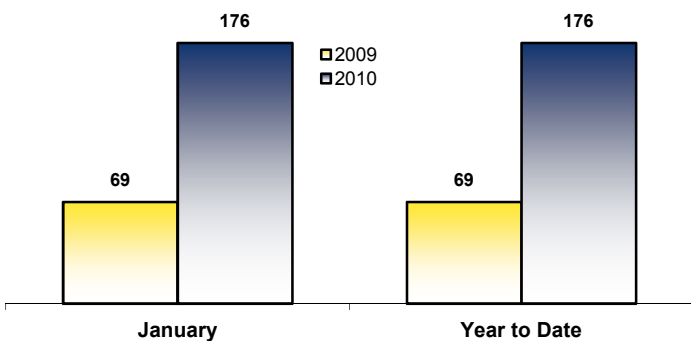
**Median Sales Price**



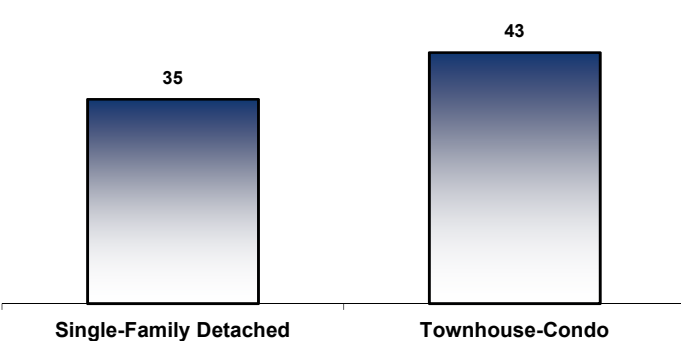
**Ratio of Sales Price to Original List Price**



**Average Days on Market Until Sale**



**Current Inventory**



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# Local Market Updates



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MLS Area:

## 8E

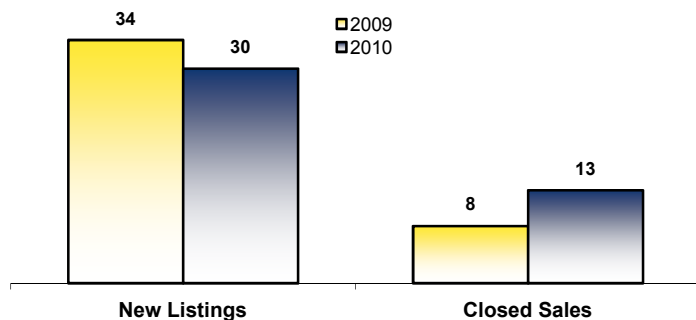
### January

### Year to Date

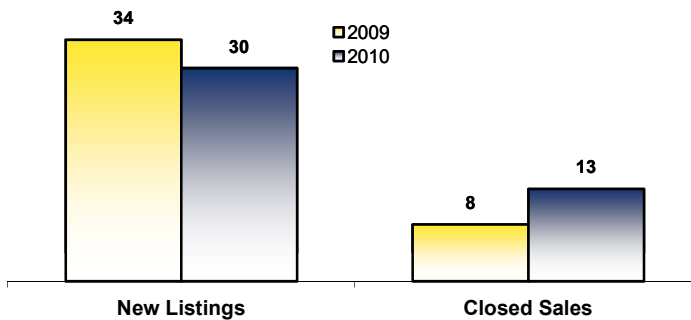
	2009	2010	Change	2009	2010	Change
New Listings	34	30	- 11.8%	34	30	- 11.8%
Closed Sales	8	13	+ 62.5%	8	13	+ 62.5%
Median Sales Price	\$511,750	<b>\$670,000</b>	+ 30.9%	\$511,750	<b>\$670,000</b>	+ 30.9%
Average Sales Price	\$695,125	<b>\$799,762</b>	+ 15.1%	\$695,125	<b>\$799,762</b>	+ 15.1%
Percent of Original List Price Received at Sale*	84.7%	<b>88.5%</b>	+ 4.4%	84.7%	<b>88.5%</b>	+ 4.4%
Average Days on Market Until Sale	122	<b>108</b>	- 11.2%	122	<b>108</b>	- 11.2%
Single-Family Detached Inventory**	NA	<b>152</b>	NA	--	--	--
Townhouse-Condo Inventory**	NA	<b>34</b>	NA	--	--	--

\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

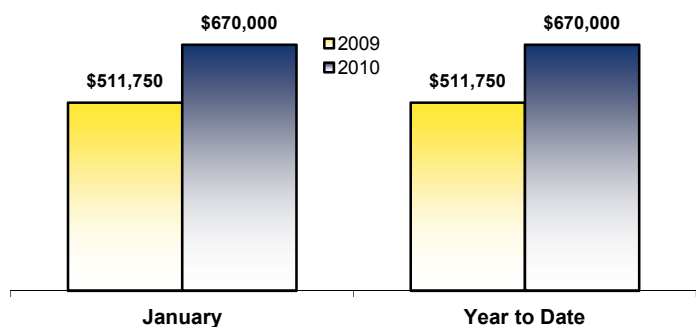
Activity—Most Recent Month



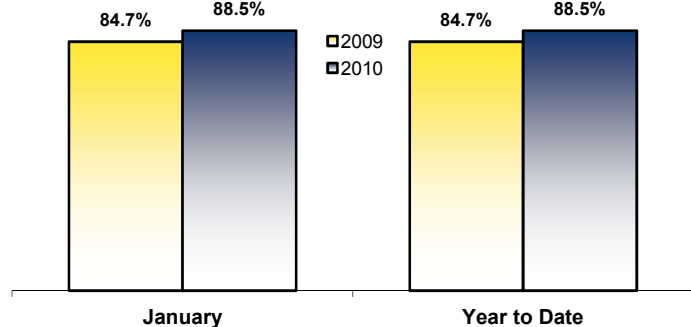
Activity—Year to Date



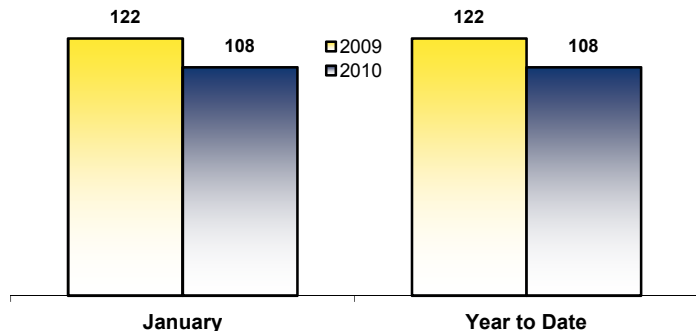
Median Sales Price



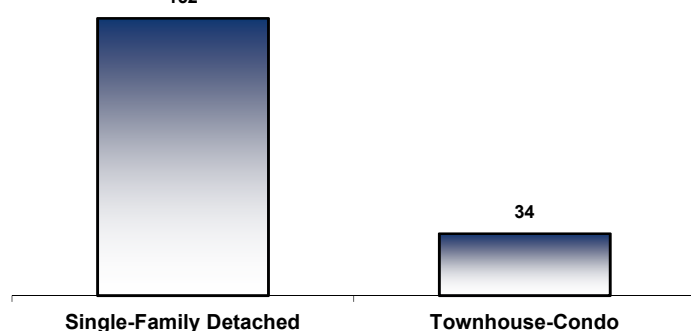
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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# Local Market Updates



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MLS Area:

## 8W

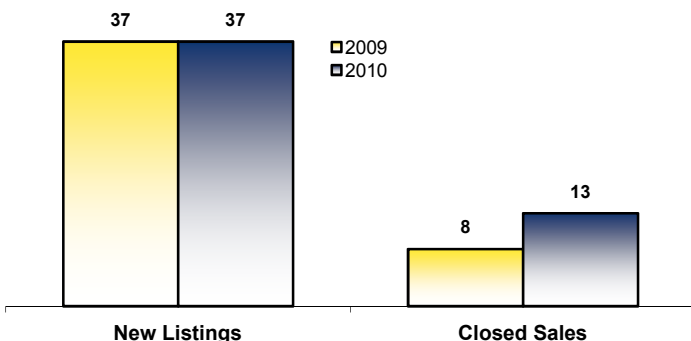
### January

### Year to Date

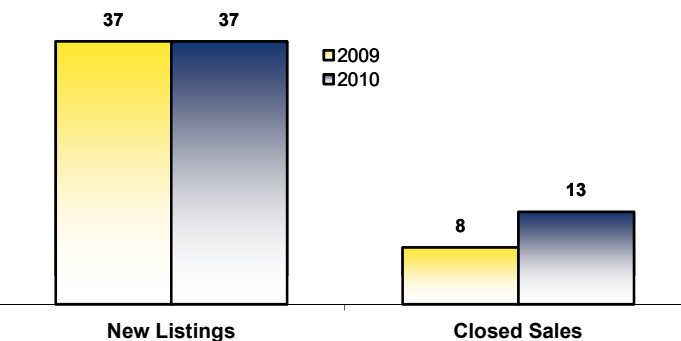
	2009	2010	Change	2009	2010	Change
<b>New Listings</b>	37	37	- 0.0%	37	37	- 0.0%
<b>Closed Sales</b>	8	13	+ 62.5%	8	13	+ 62.5%
<b>Median Sales Price</b>	\$412,500	<b>\$490,000</b>	+ 18.8%	\$412,500	<b>\$490,000</b>	+ 18.8%
<b>Average Sales Price</b>	\$440,869	<b>\$609,456</b>	+ 38.2%	\$440,869	<b>\$609,456</b>	+ 38.2%
<b>Percent of Original List Price Received at Sale*</b>	87.3%	<b>92.3%</b>	+ 5.7%	87.3%	<b>92.3%</b>	+ 5.7%
<b>Average Days on Market Until Sale</b>	89	<b>61</b>	- 31.5%	89	<b>61</b>	- 31.5%
<b>Single-Family Detached Inventory**</b>	NA	<b>167</b>	NA	--	--	--
<b>Townhouse-Condo Inventory**</b>	NA	<b>8</b>	NA	--	--	--

\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

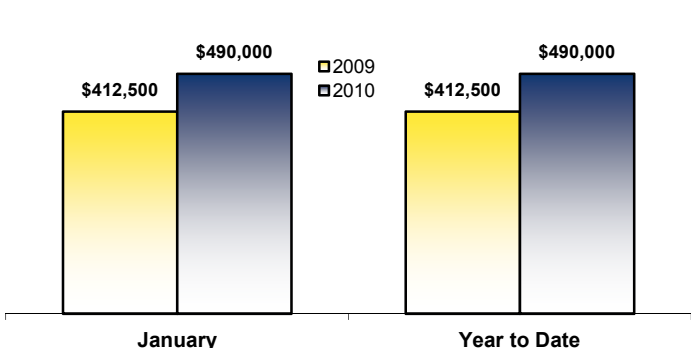
**Activity—Most Recent Month**



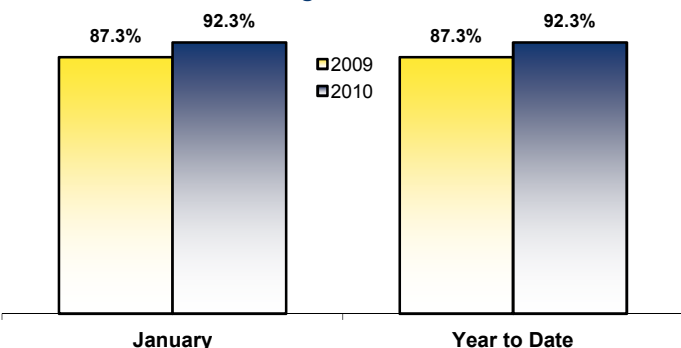
**Activity—Year to Date**



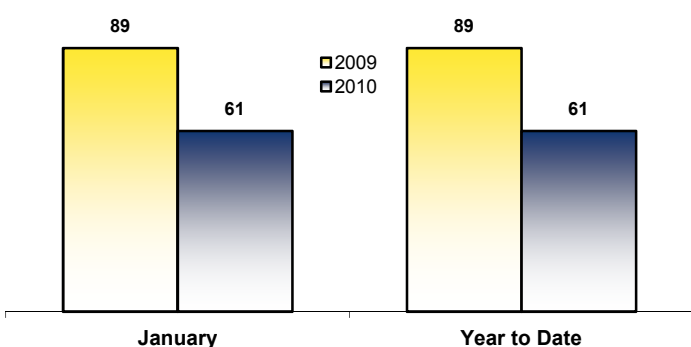
**Median Sales Price**



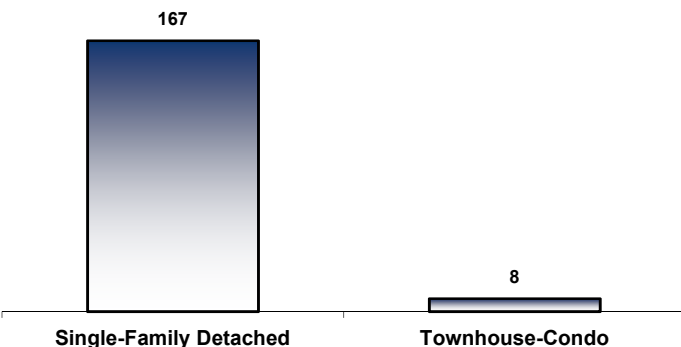
**Ratio of Sales Price to Original List Price**



**Average Days on Market Until Sale**



**Current Inventory**



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# Local Market Updates

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MLS Area:

# 9

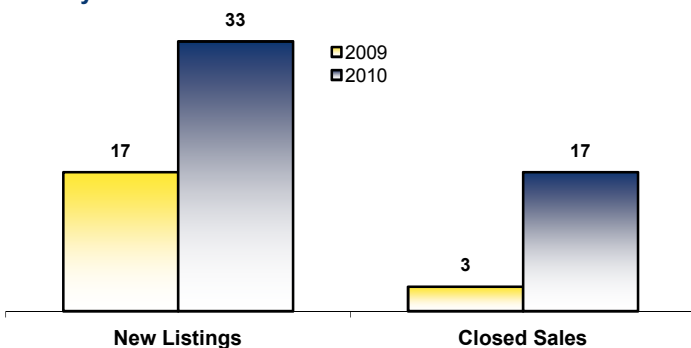
## January

## Year to Date

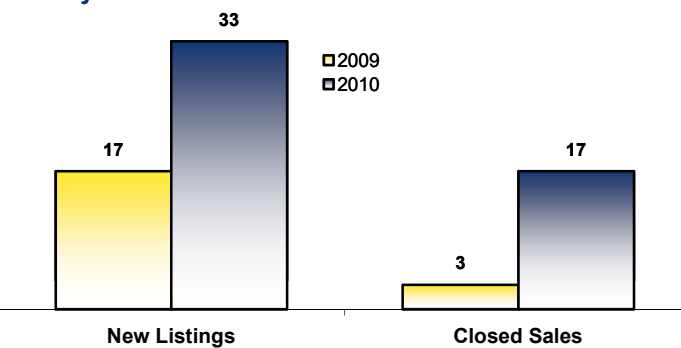
	2009	2010	Change	2009	2010	Change
New Listings	17	33	+ 94.1%	17	33	+ 94.1%
Closed Sales	3	17	+ 466.7%	3	17	+ 466.7%
Median Sales Price	\$221,000	<b>\$80,500</b>	- 63.6%	\$221,000	<b>\$80,500</b>	- 63.6%
Average Sales Price	\$178,509	<b>\$88,547</b>	- 50.4%	\$178,509	<b>\$88,547</b>	- 50.4%
Percent of Original List Price Received at Sale*	87.5%	<b>93.2%</b>	+ 6.5%	87.5%	<b>93.2%</b>	+ 6.5%
Average Days on Market Until Sale	57	<b>70</b>	+ 23.3%	57	<b>70</b>	+ 23.3%
Single-Family Detached Inventory**	NA	<b>35</b>	NA	--	--	--
Townhouse-Condo Inventory**	NA	<b>63</b>	NA	--	--	--

\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

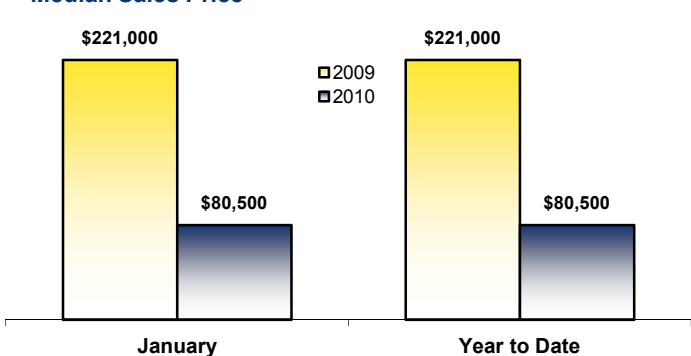
Activity—Most Recent Month



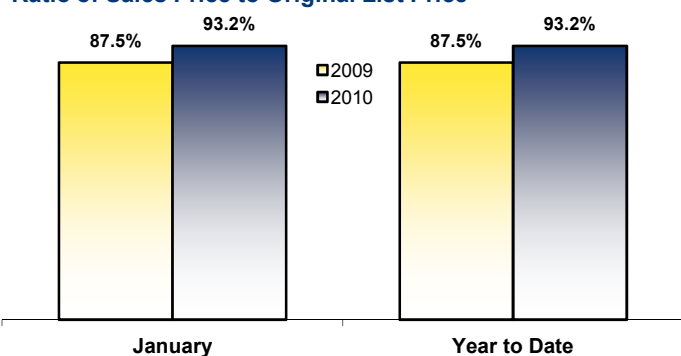
Activity—Year to Date



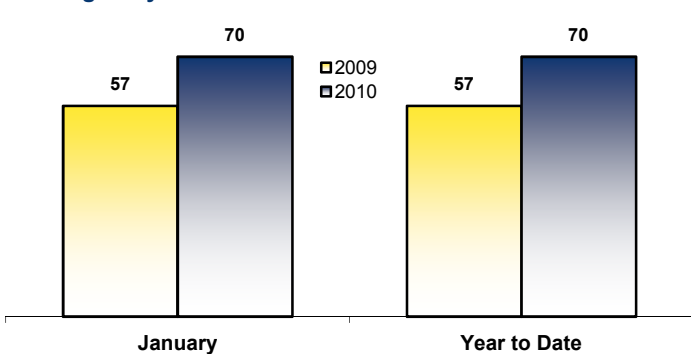
Median Sales Price



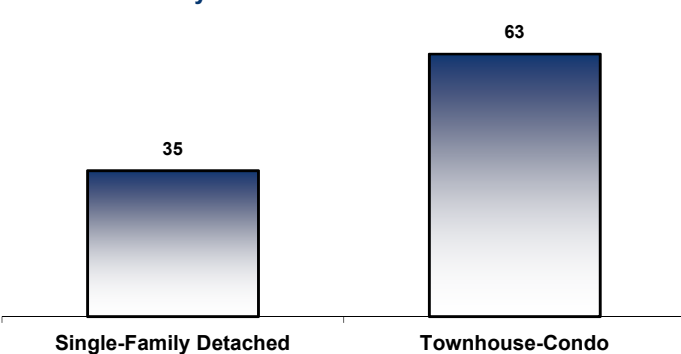
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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# Local Market Updates

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MLS Area:

## BA

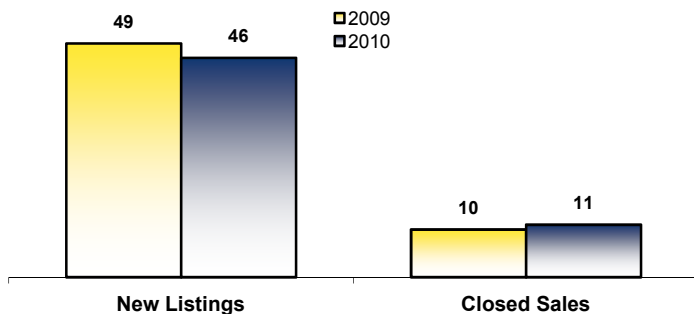
### January

### Year to Date

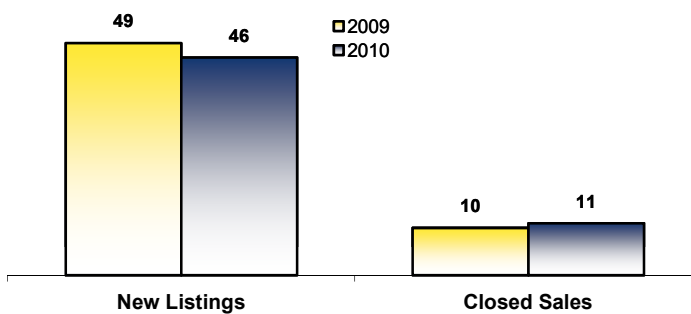
	2009	2010	Change	2009	2010	Change
New Listings	49	46	- 6.1%	49	46	- 6.1%
Closed Sales	10	11	+ 10.0%	10	11	+ 10.0%
Median Sales Price	\$109,842	<b>\$124,750</b>	+ 13.6%	\$109,842	<b>\$124,750</b>	+ 13.6%
Average Sales Price	\$127,254	<b>\$134,832</b>	+ 6.0%	\$127,254	<b>\$134,832</b>	+ 6.0%
Percent of Original List Price Received at Sale*	90.5%	<b>93.6%</b>	+ 3.4%	90.5%	<b>93.6%</b>	+ 3.4%
Average Days on Market Until Sale	73	<b>78</b>	+ 6.4%	73	<b>78</b>	+ 6.4%
Single-Family Detached Inventory**	NA	<b>149</b>	NA	--	--	--
Townhouse-Condo Inventory**	NA	<b>0</b>	NA	--	--	--

\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

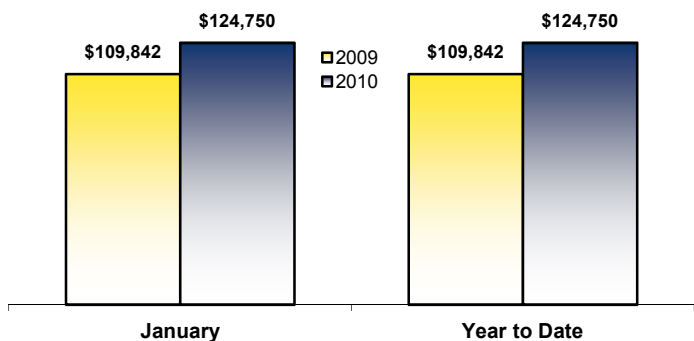
#### Activity—Most Recent Month



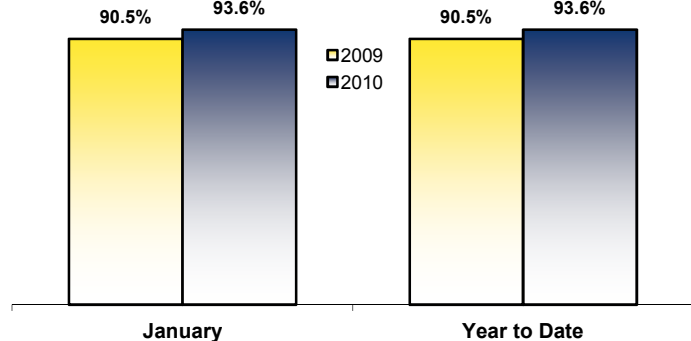
#### Activity—Year to Date



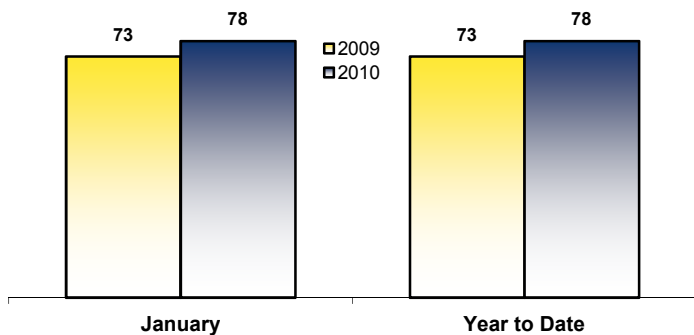
#### Median Sales Price



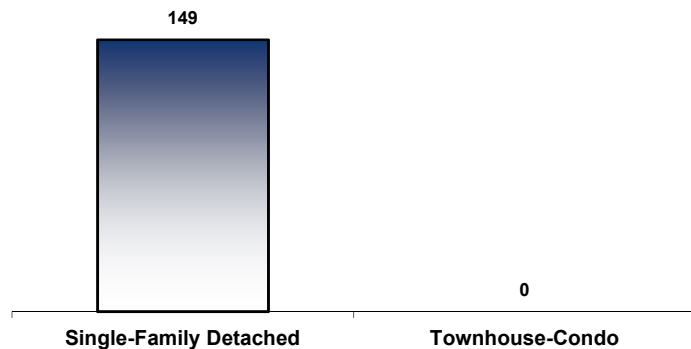
#### Ratio of Sales Price to Original List Price



#### Average Days on Market Until Sale



#### Current Inventory



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# Local Market Updates

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MLS Area:

# BL

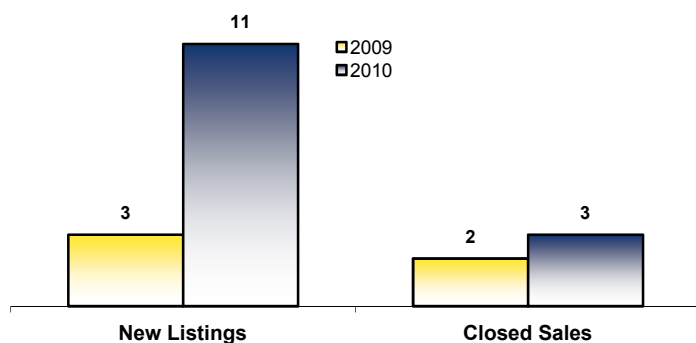
## January

## Year to Date

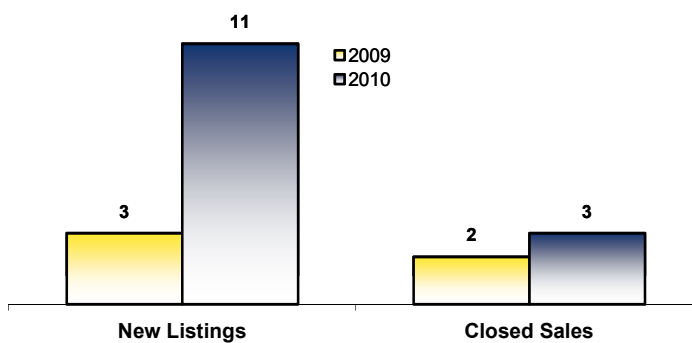
	2009	2010	Change	2009	2010	Change
<b>New Listings</b>	3	11	+ 266.7%	3	11	+ 266.7%
<b>Closed Sales</b>	2	3	+ 50.0%	2	3	+ 50.0%
<b>Median Sales Price</b>	\$151,750	<b>\$100,012</b>	- 34.1%	\$151,750	<b>\$100,012</b>	- 34.1%
<b>Average Sales Price</b>	\$151,750	<b>\$121,504</b>	- 19.9%	\$151,750	<b>\$121,504</b>	- 19.9%
<b>Percent of Original List Price Received at Sale*</b>	95.1%	<b>95.2%</b>	+ 0.1%	95.1%	<b>95.2%</b>	+ 0.1%
<b>Average Days on Market Until Sale</b>	18	<b>91</b>	+ 421.9%	18	<b>91</b>	+ 421.9%
<b>Single-Family Detached Inventory**</b>	NA	<b>50</b>	NA	--	--	--
<b>Townhouse-Condo Inventory**</b>	NA	<b>0</b>	NA	--	--	--

\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

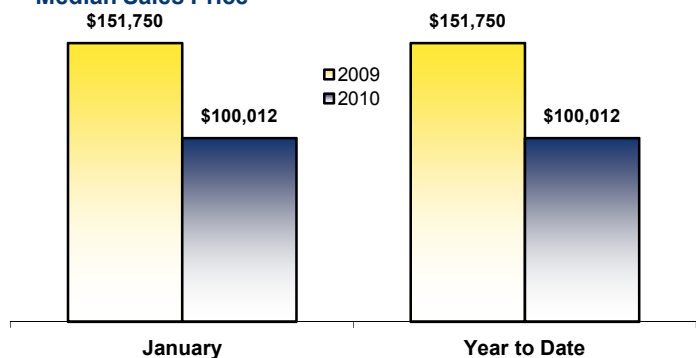
**Activity—Most Recent Month**



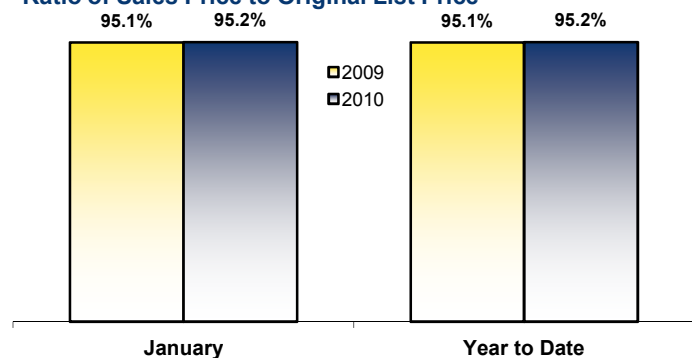
**Activity—Year to Date**



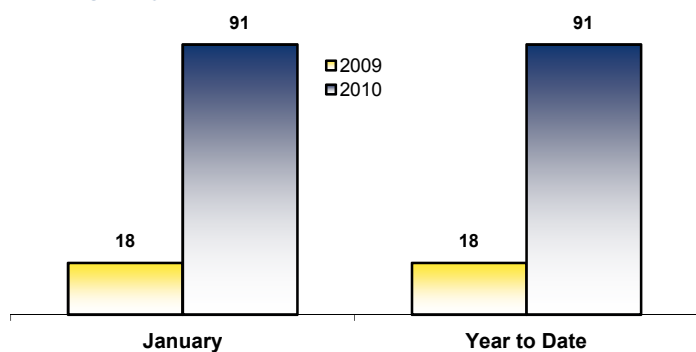
**Median Sales Price**



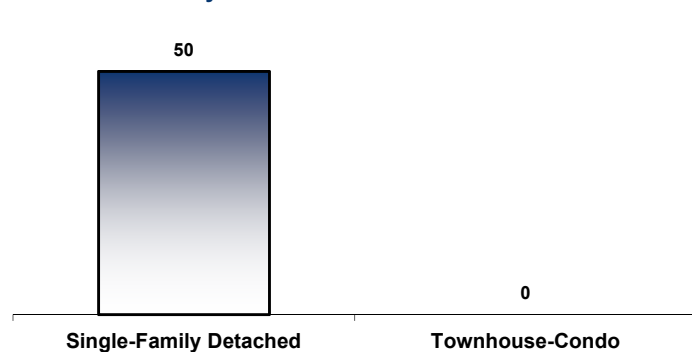
**Ratio of Sales Price to Original List Price**



**Average Days on Market Until Sale**



**Current Inventory**



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# Local Market Updates

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MLS Area:

## BT

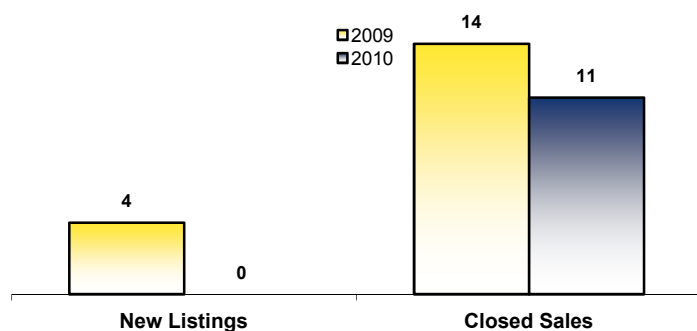
### January

### Year to Date

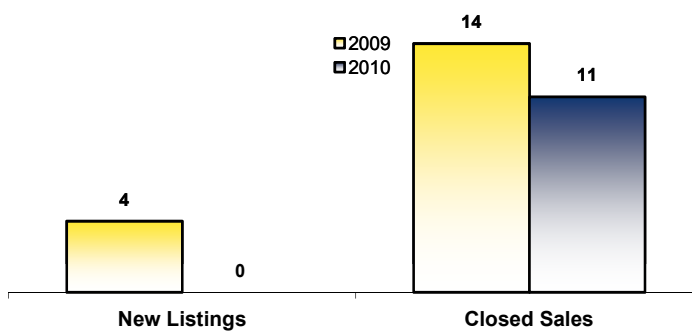
	2009	2010	Change	2009	2010	Change
<b>New Listings</b>	4	0	- 100.0%	4	0	- 100.0%
<b>Closed Sales</b>	14	11	- 21.4%	14	11	- 21.4%
<b>Median Sales Price</b>	\$121,500	<b>\$100,000</b>	- 17.7%	\$121,500	<b>\$100,000</b>	- 17.7%
<b>Average Sales Price</b>	\$163,750	<b>\$135,991</b>	- 17.0%	\$163,750	<b>\$135,991</b>	- 17.0%
<b>Percent of Original List Price Received at Sale*</b>	85.3%	<b>87.1%</b>	+ 2.1%	85.3%	<b>87.1%</b>	+ 2.1%
<b>Average Days on Market Until Sale</b>	99	<b>117</b>	+ 18.3%	99	<b>117</b>	+ 18.3%
<b>Single-Family Detached Inventory**</b>	NA	<b>8</b>	NA	--	--	--
<b>Townhouse-Condo Inventory**</b>	NA	<b>0</b>	NA	--	--	--

\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

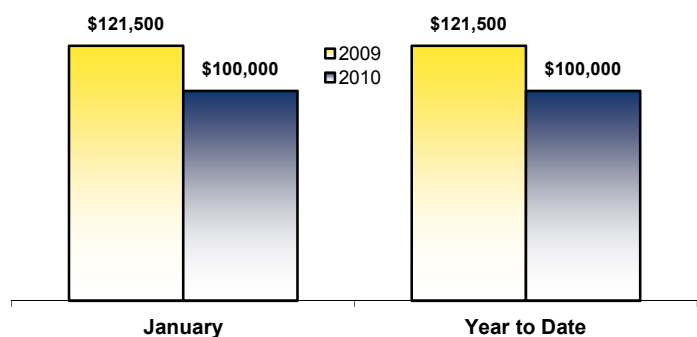
**Activity—Most Recent Month**



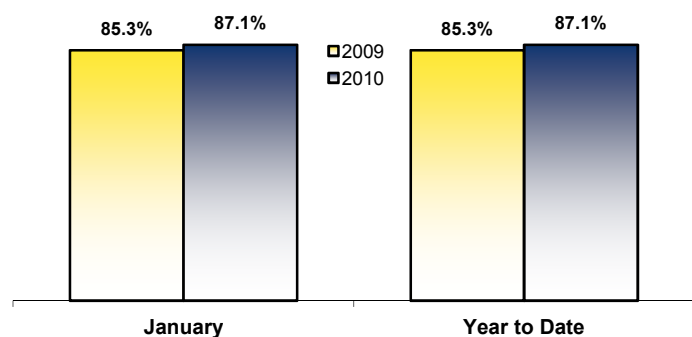
**Activity—Year to Date**



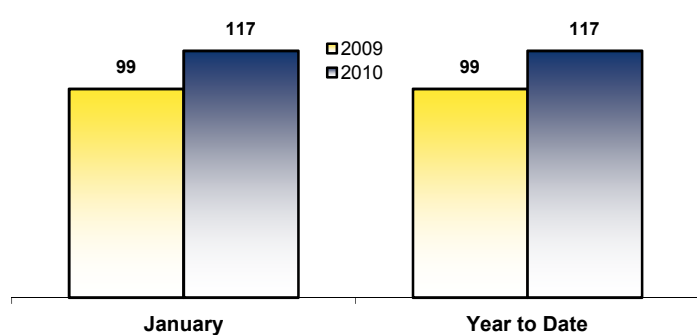
**Median Sales Price**



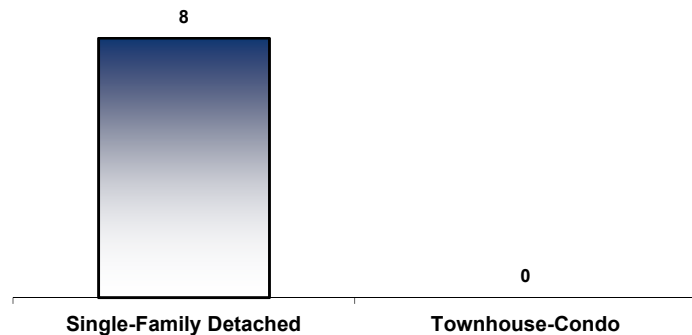
**Ratio of Sales Price to Original List Price**



**Average Days on Market Until Sale**



**Current Inventory**



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# Local Market Updates

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MLS Area:

## BU

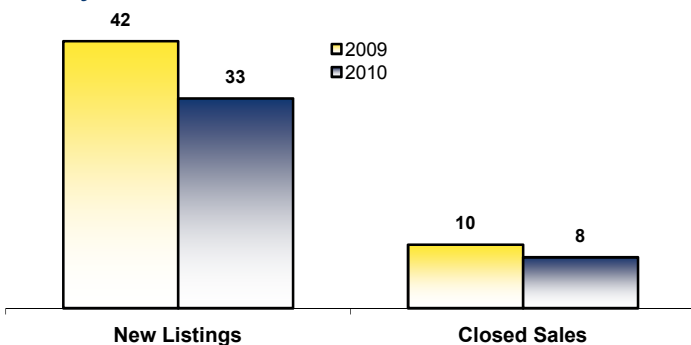
### January

### Year to Date

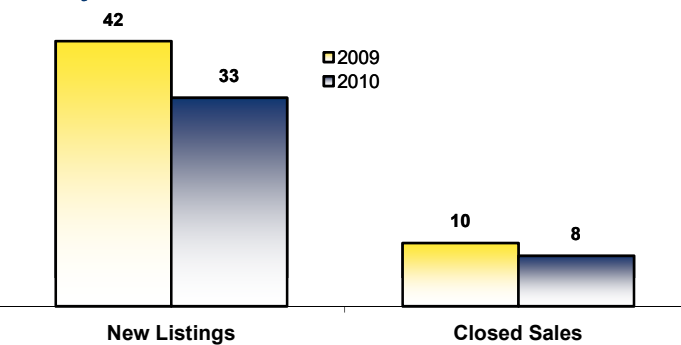
	2009	2010	Change	2009	2010	Change
<b>New Listings</b>	42	33	- 21.4%	42	33	- 21.4%
<b>Closed Sales</b>	10	8	- 20.0%	10	8	- 20.0%
<b>Median Sales Price</b>	\$136,250	<b>\$82,700</b>	- 39.3%	\$136,250	<b>\$82,700</b>	- 39.3%
<b>Average Sales Price</b>	\$202,500	<b>\$118,300</b>	- 41.6%	\$202,500	<b>\$118,300</b>	- 41.6%
<b>Percent of Original List Price Received at Sale*</b>	88.9%	<b>85.6%</b>	- 3.8%	88.9%	<b>85.6%</b>	- 3.8%
<b>Average Days on Market Until Sale</b>	75	<b>108</b>	+ 44.7%	75	<b>108</b>	+ 44.7%
<b>Single-Family Detached Inventory**</b>	NA	<b>206</b>	NA	--	--	--
<b>Townhouse-Condo Inventory**</b>	NA	<b>0</b>	NA	--	--	--

\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

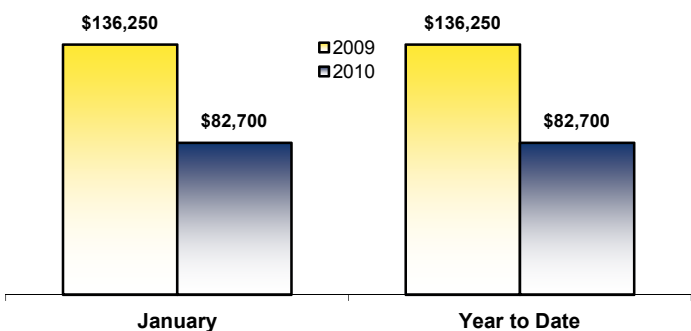
**Activity—Most Recent Month**



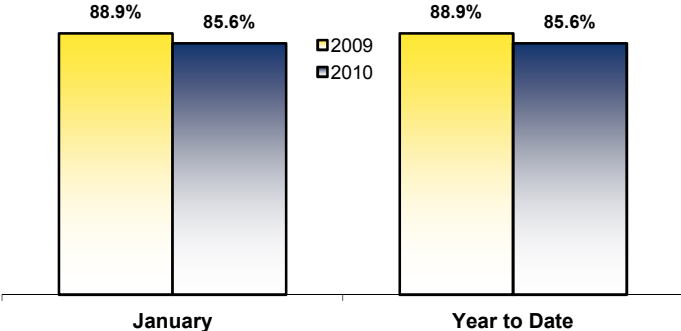
**Activity—Year to Date**



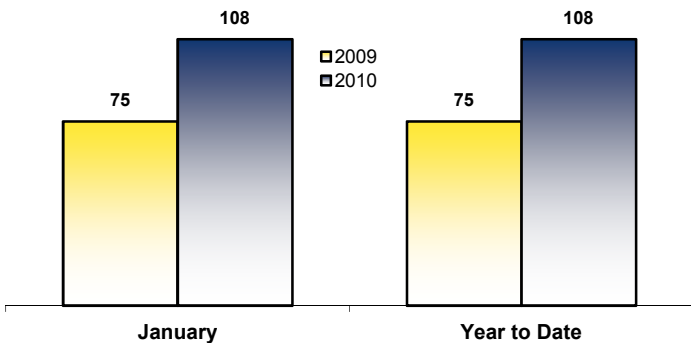
**Median Sales Price**



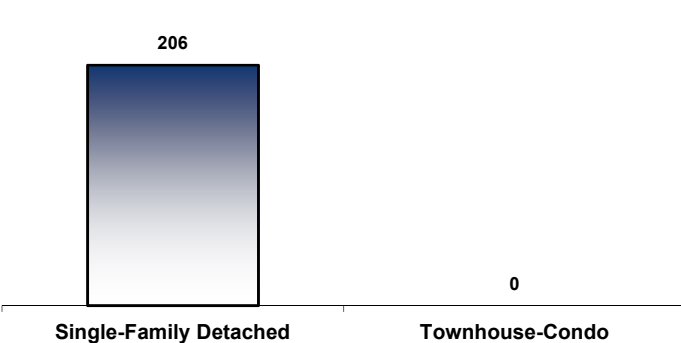
**Ratio of Sales Price to Original List Price**



**Average Days on Market Until Sale**



**Current Inventory**



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# Local Market Updates

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MLS Area:

## BW

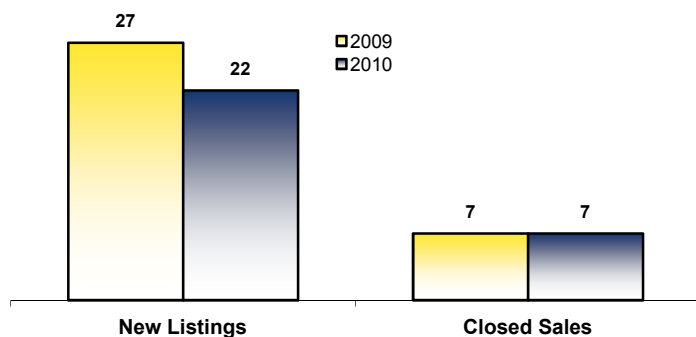
### January

### Year to Date

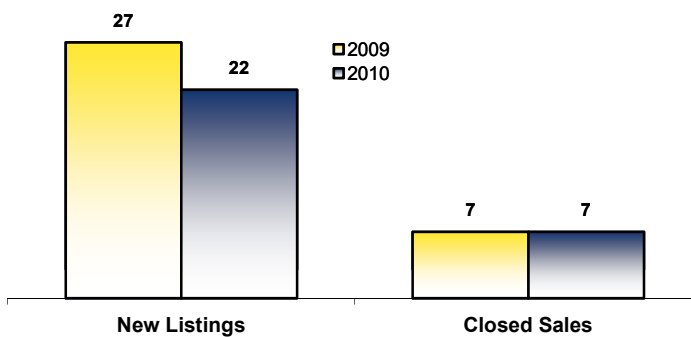
	2009	2010	Change	2009	2010	Change
New Listings	27	22	- 18.5%	27	22	- 18.5%
Closed Sales	7	7	- 0.0%	7	7	- 0.0%
Median Sales Price	\$50,000	<b>\$98,000</b>	+ 96.0%	\$50,000	<b>\$98,000</b>	+ 96.0%
Average Sales Price	\$67,049	<b>\$96,507</b>	+ 43.9%	\$67,049	<b>\$96,507</b>	+ 43.9%
Percent of Original List Price Received at Sale*	86.2%	<b>90.7%</b>	+ 5.1%	86.2%	<b>90.7%</b>	+ 5.1%
Average Days on Market Until Sale	79	<b>61</b>	- 22.7%	79	<b>61</b>	- 22.7%
Single-Family Detached Inventory**	NA	<b>121</b>	NA	--	--	--
Townhouse-Condo Inventory**	NA	<b>0</b>	NA	--	--	--

\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

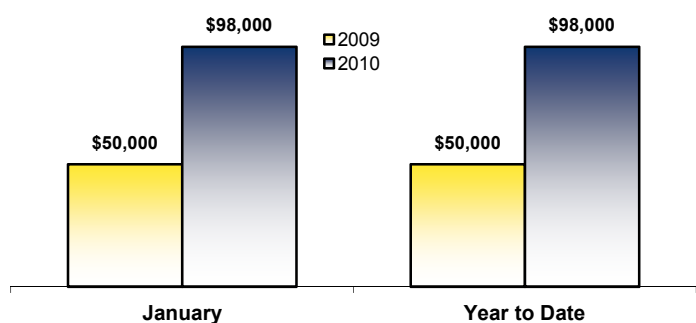
Activity—Most Recent Month



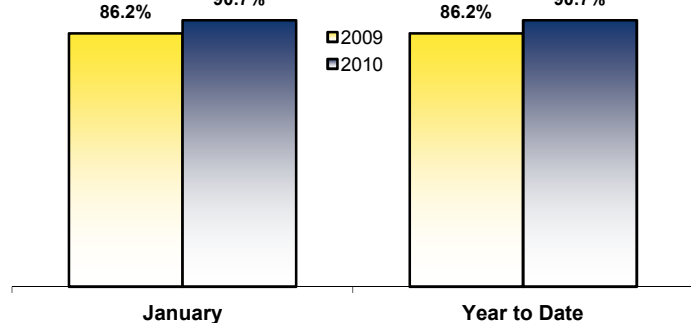
Activity—Year to Date



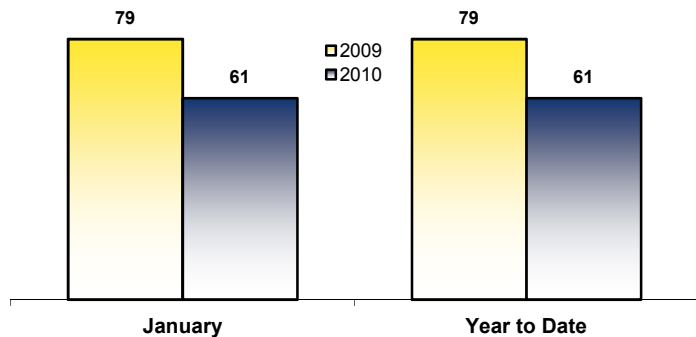
Median Sales Price



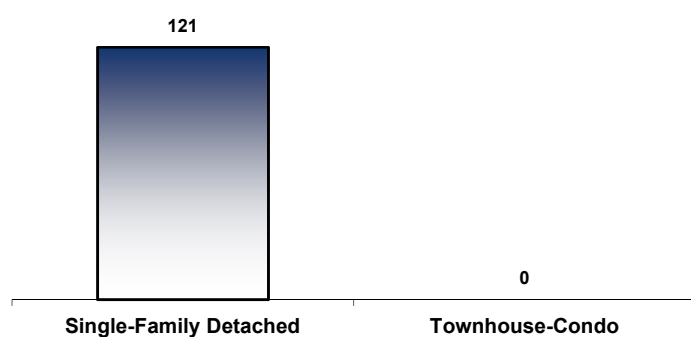
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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# Local Market Updates

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MLS Area:

## CC

### January

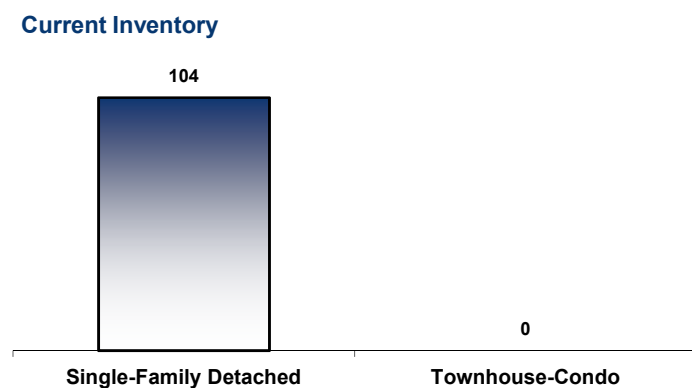
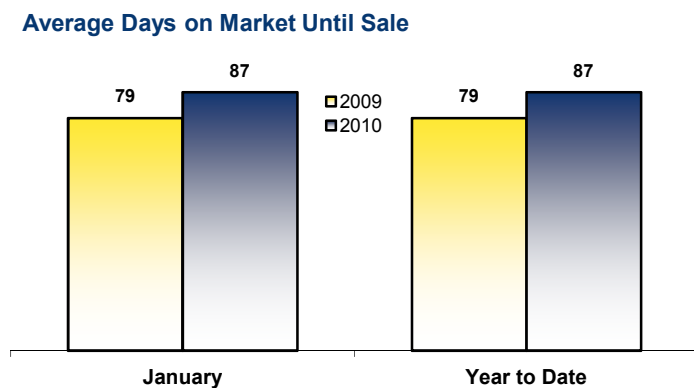
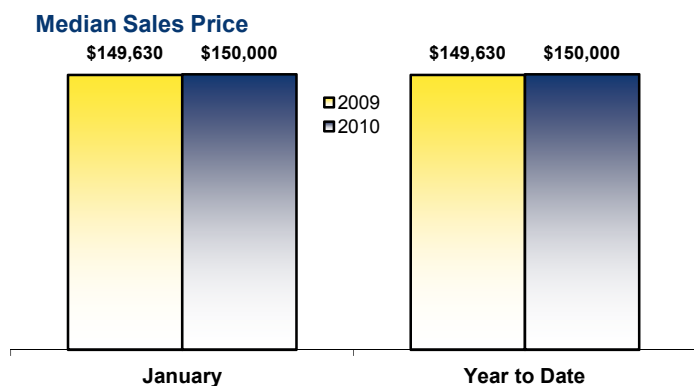
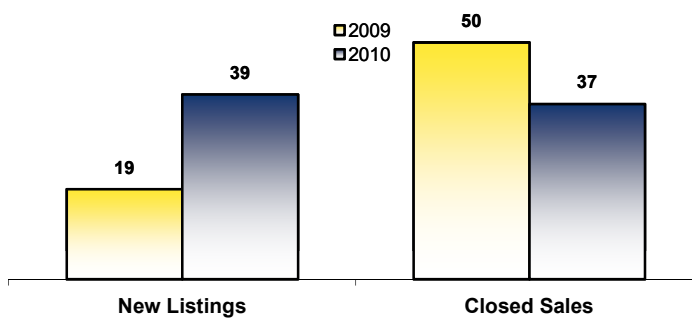
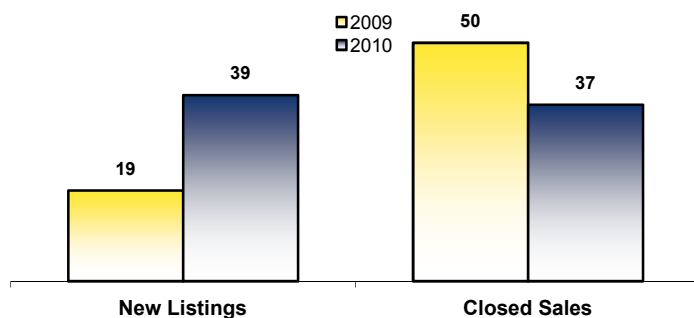
### Year to Date

	2009	2010	Change	2009	2010	Change
<b>New Listings</b>	19	39	+ 105.3%	19	39	+ 105.3%
<b>Closed Sales</b>	50	37	- 26.0%	50	37	- 26.0%
<b>Median Sales Price</b>	\$149,630	<b>\$150,000</b>	+ 0.2%	\$149,630	<b>\$150,000</b>	+ 0.2%
<b>Average Sales Price</b>	\$197,268	<b>\$163,805</b>	- 17.0%	\$197,268	<b>\$163,805</b>	- 17.0%
<b>Percent of Original List Price Received at Sale*</b>	93.0%	<b>93.3%</b>	+ 0.3%	93.0%	<b>93.3%</b>	+ 0.3%
<b>Average Days on Market Until Sale</b>	79	87	+ 11.1%	79	87	+ 11.1%
<b>Single-Family Detached Inventory**</b>	NA	104	NA	--	--	--
<b>Townhouse-Condo Inventory**</b>	NA	0	NA	--	--	--

\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

#### Activity—Most Recent Month

#### Activity—Year to Date



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# Local Market Updates



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AUSTIN BOARD  
 of REALTORS®

MLS Area:

## CLN

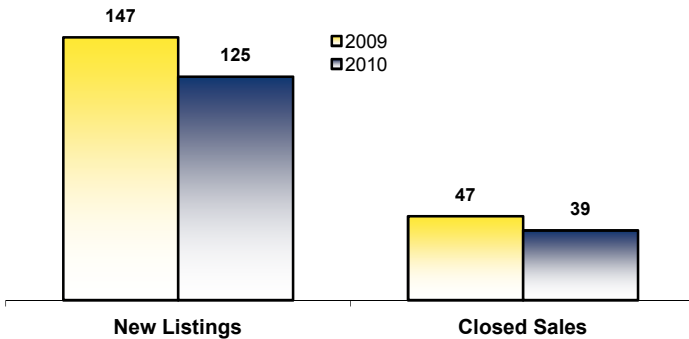
### January

### Year to Date

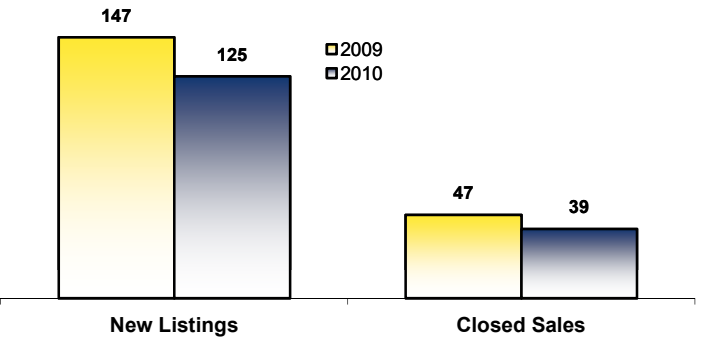
	2009	2010	Change	2009	2010	Change
New Listings	147	125	- 15.0%	147	125	- 15.0%
Closed Sales	47	39	- 17.0%	47	39	- 17.0%
Median Sales Price	\$205,900	\$211,694	+ 2.8%	\$205,900	\$211,694	+ 2.8%
Average Sales Price	\$223,689	\$237,751	+ 6.3%	\$223,689	\$237,751	+ 6.3%
Percent of Original List Price Received at Sale*	89.7%	94.6%	+ 5.4%	89.7%	94.6%	+ 5.4%
Average Days on Market Until Sale	97	70	- 28.1%	97	70	- 28.1%
Single-Family Detached Inventory**	NA	365	NA	--	--	--
Townhouse-Condo Inventory**	NA	5	NA	--	--	--

\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

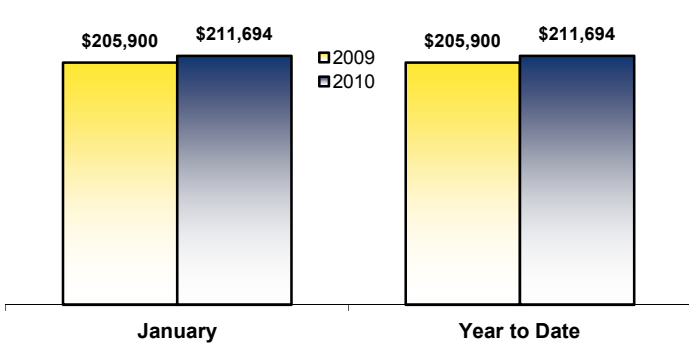
Activity—Most Recent Month



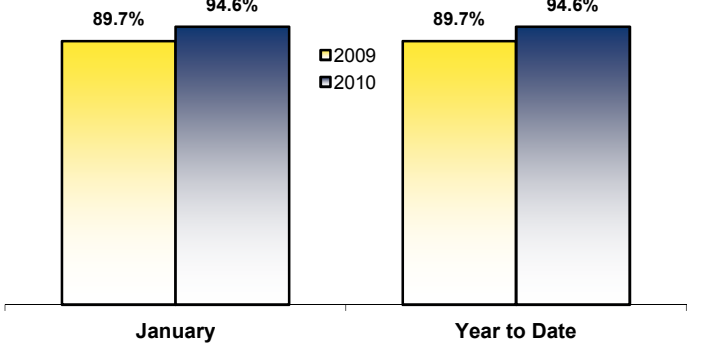
Activity—Year to Date



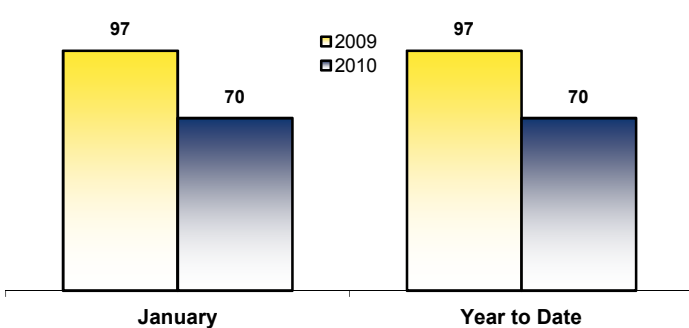
Median Sales Price



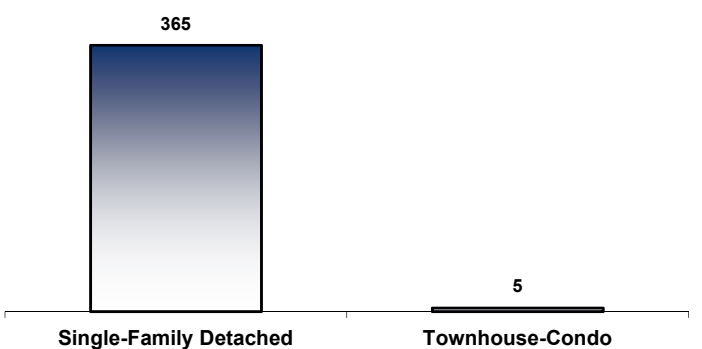
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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# Local Market Updates

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MLS Area:

## CLS

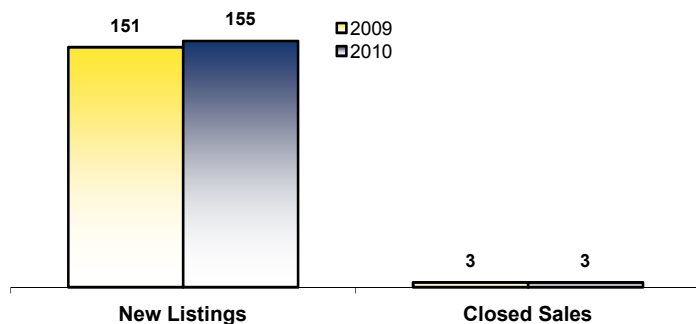
### January

### Year to Date

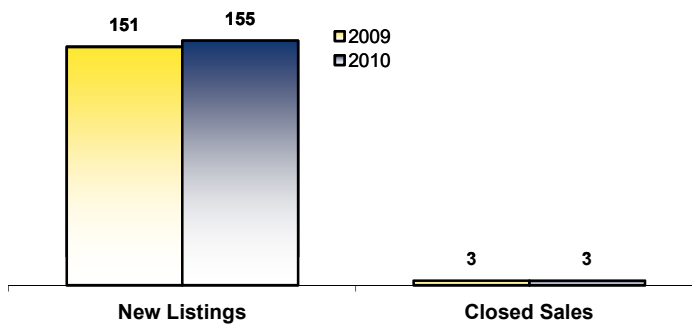
	2009	2010	Change	2009	2010	Change
New Listings	151	155	+ 2.6%	151	155	+ 2.6%
Closed Sales	3	3	- 0.0%	3	3	- 0.0%
Median Sales Price	\$130,000	\$230,000	+ 76.9%	\$130,000	\$230,000	+ 76.9%
Average Sales Price	\$149,700	\$197,300	+ 31.8%	\$149,700	\$197,300	+ 31.8%
Percent of Original List Price Received at Sale*	95.0%	84.9%	- 10.6%	95.0%	84.9%	- 10.6%
Average Days on Market Until Sale	95	155	+ 63.4%	95	155	+ 63.4%
Single-Family Detached Inventory**	NA	371	NA	--	--	--
Townhouse-Condo Inventory**	NA	14	NA	--	--	--

\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

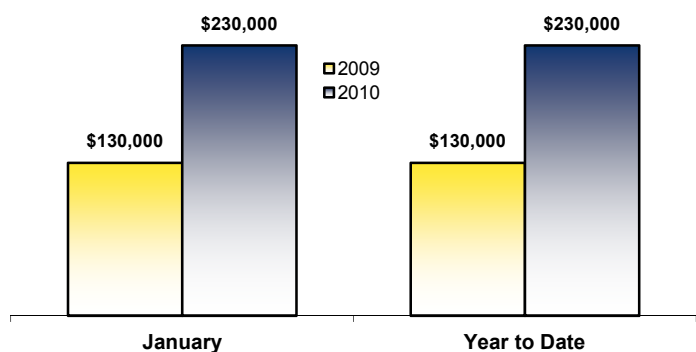
Activity—Most Recent Month



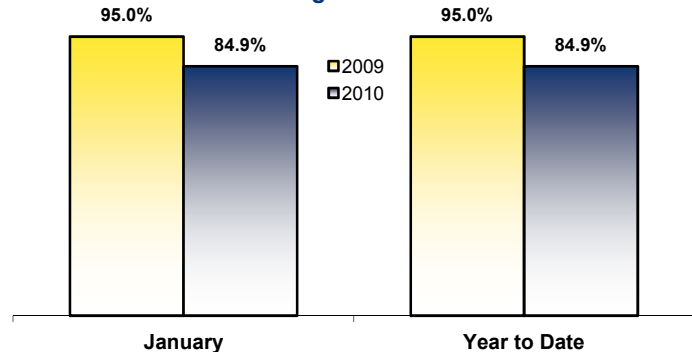
Activity—Year to Date



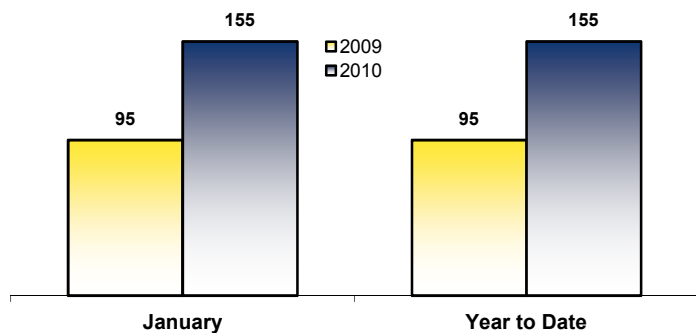
Median Sales Price



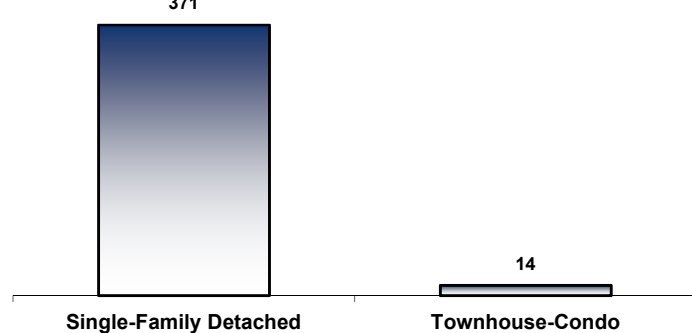
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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# Local Market Updates



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MLS Area:

## CM

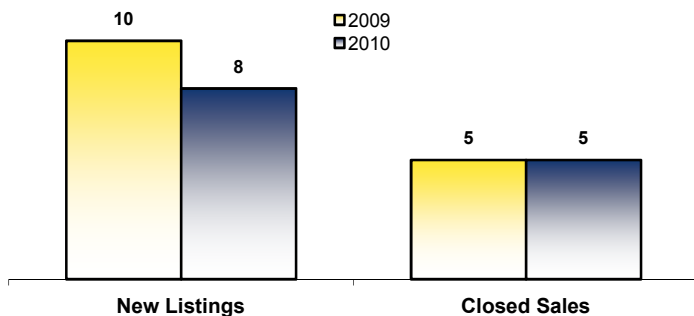
### January

### Year to Date

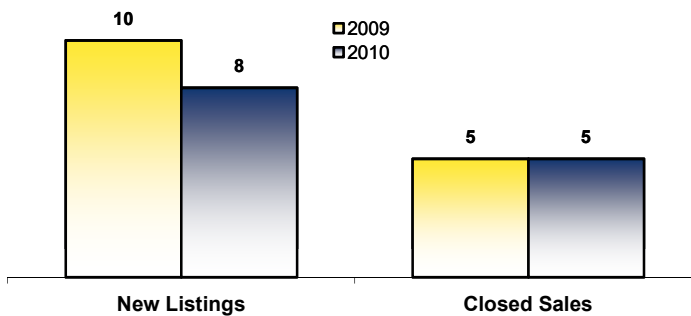
	2009	2010	Change	2009	2010	Change
<b>New Listings</b>	10	8	- 20.0%	10	8	- 20.0%
<b>Closed Sales</b>	5	5	- 0.0%	5	5	- 0.0%
<b>Median Sales Price</b>	\$304,200	<b>\$296,280</b>	- 2.6%	\$304,200	<b>\$296,280</b>	- 2.6%
<b>Average Sales Price</b>	\$352,180	<b>\$291,456</b>	- 17.2%	\$352,180	<b>\$291,456</b>	- 17.2%
<b>Percent of Original List Price Received at Sale*</b>	90.7%	<b>90.7%</b>	+ 0.0%	90.7%	<b>90.7%</b>	+ 0.0%
<b>Average Days on Market Until Sale</b>	77	<b>121</b>	+ 58.1%	77	<b>121</b>	+ 58.1%
<b>Single-Family Detached Inventory**</b>	NA	<b>61</b>	NA	--	<b>--</b>	--
<b>Townhouse-Condo Inventory**</b>	NA	<b>2</b>	NA	--	<b>--</b>	--

\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

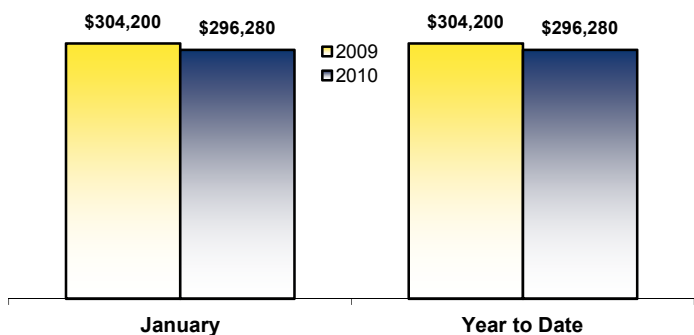
#### Activity—Most Recent Month



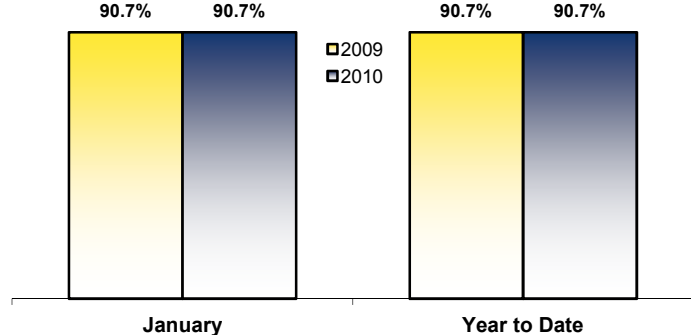
#### Activity—Year to Date



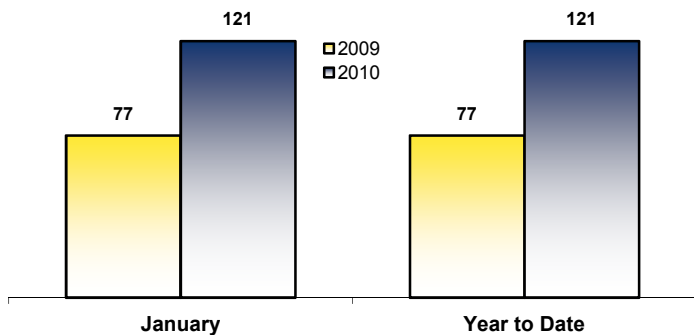
#### Median Sales Price



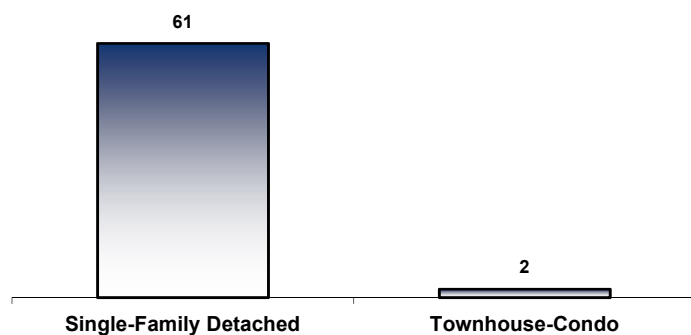
#### Ratio of Sales Price to Original List Price



#### Average Days on Market Until Sale



#### Current Inventory



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# Local Market Updates



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MLS Area:

## DT

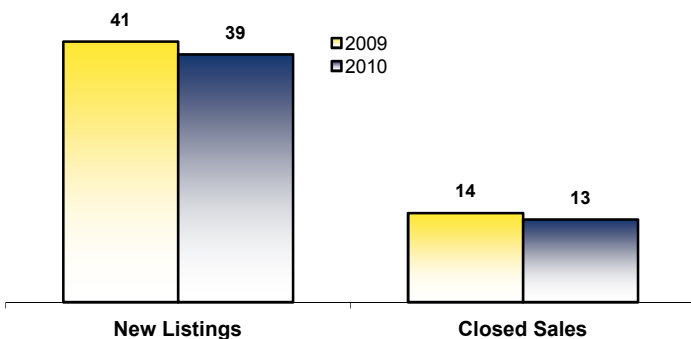
### January

### Year to Date

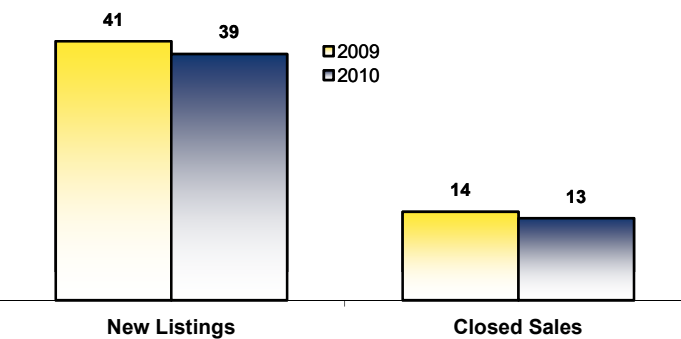
	2009	2010	Change	2009	2010	Change
<b>New Listings</b>	41	39	- 4.9%	41	39	- 4.9%
<b>Closed Sales</b>	14	13	- 7.1%	14	13	- 7.1%
<b>Median Sales Price</b>	\$96,000	<b>\$129,750</b>	+ 35.2%	\$96,000	<b>\$129,750</b>	+ 35.2%
<b>Average Sales Price</b>	\$109,803	<b>\$138,895</b>	+ 26.5%	\$109,803	<b>\$138,895</b>	+ 26.5%
<b>Percent of Original List Price Received at Sale*</b>	91.3%	<b>92.8%</b>	+ 1.6%	91.3%	<b>92.8%</b>	+ 1.6%
<b>Average Days on Market Until Sale</b>	73	<b>50</b>	- 31.9%	73	<b>50</b>	- 31.9%
<b>Single-Family Detached Inventory**</b>	NA	<b>5</b>	NA	--	--	--
<b>Townhouse-Condo Inventory**</b>	NA	<b>165</b>	NA	--	--	--

\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

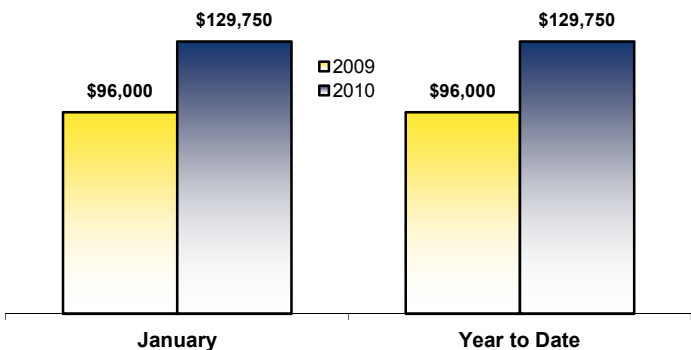
**Activity—Most Recent Month**



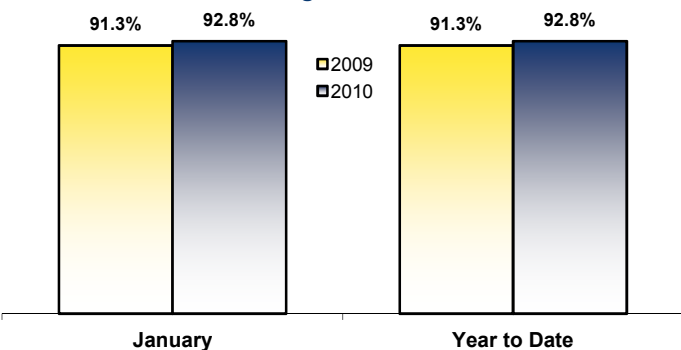
**Activity—Year to Date**



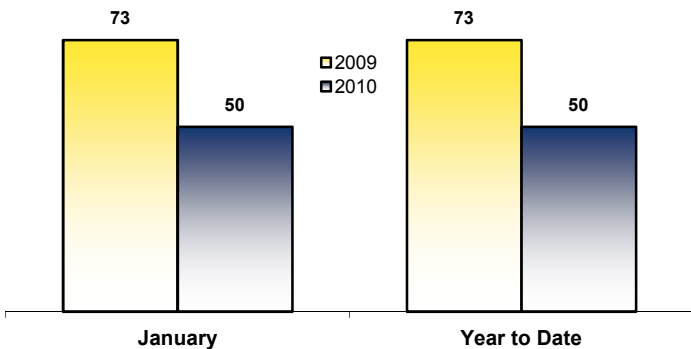
**Median Sales Price**



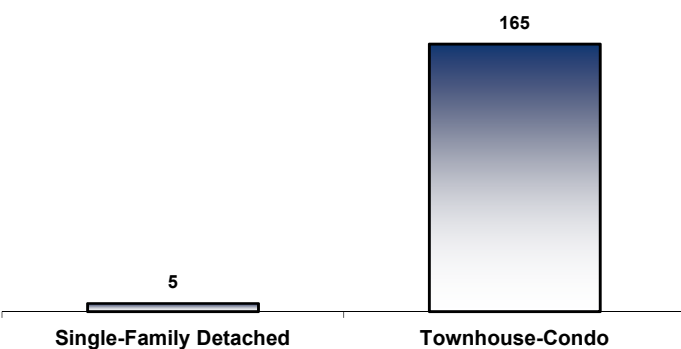
**Ratio of Sales Price to Original List Price**



**Average Days on Market Until Sale**



**Current Inventory**



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# Local Market Updates

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MLS Area:

## EL

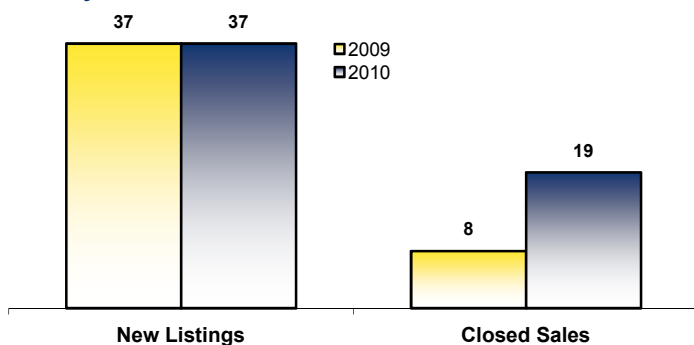
### January

### Year to Date

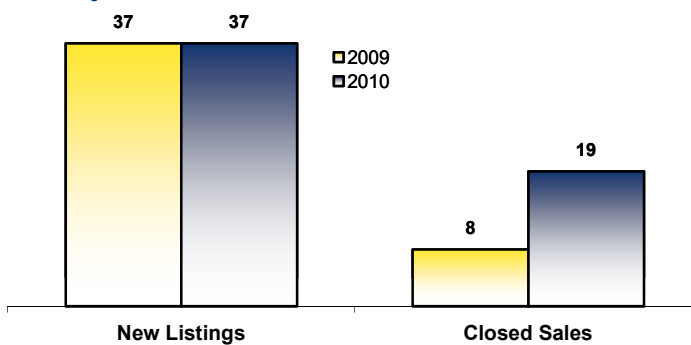
	2009	2010	Change	2009	2010	Change
<b>New Listings</b>	37	37	- 0.0%	37	37	- 0.0%
<b>Closed Sales</b>	8	19	+ 137.5%	8	19	+ 137.5%
<b>Median Sales Price</b>	\$144,000	<b>\$142,000</b>	- 1.4%	\$144,000	<b>\$142,000</b>	- 1.4%
<b>Average Sales Price</b>	\$143,994	<b>\$161,988</b>	+ 12.5%	\$143,994	<b>\$161,988</b>	+ 12.5%
<b>Percent of Original List Price Received at Sale*</b>	92.4%	<b>89.4%</b>	- 3.2%	92.4%	<b>89.4%</b>	- 3.2%
<b>Average Days on Market Until Sale</b>	43	<b>104</b>	+ 138.9%	43	<b>104</b>	+ 138.9%
<b>Single-Family Detached Inventory**</b>	NA	122	NA	--	--	--
<b>Townhouse-Condo Inventory**</b>	NA	1	NA	--	--	--

\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

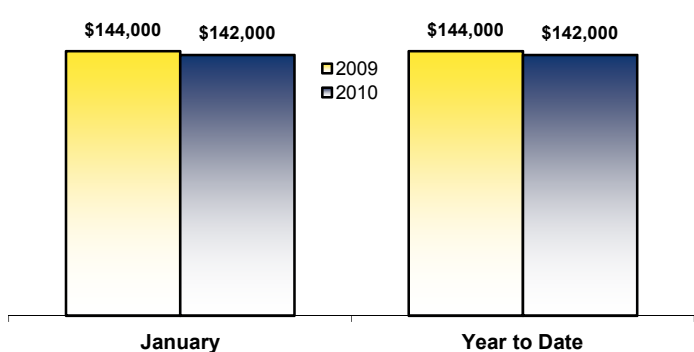
**Activity—Most Recent Month**



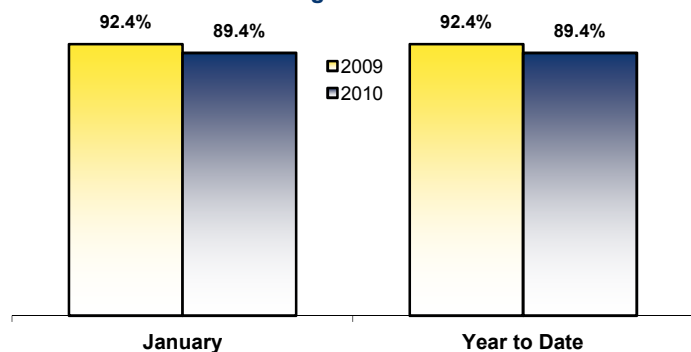
**Activity—Year to Date**



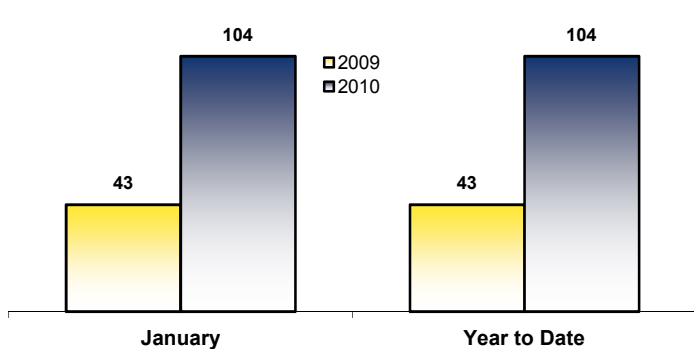
**Median Sales Price**



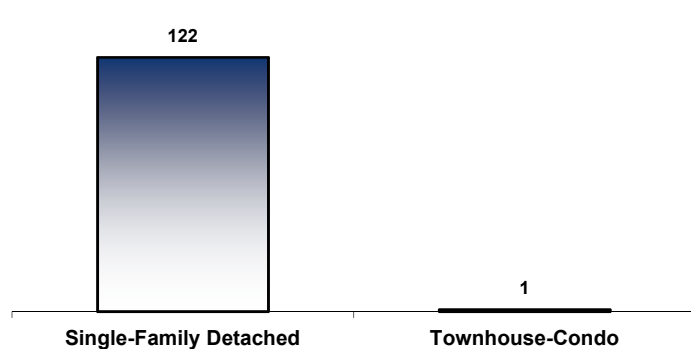
**Ratio of Sales Price to Original List Price**



**Average Days on Market Until Sale**



**Current Inventory**



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# Local Market Updates



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MLS Area:

## FC

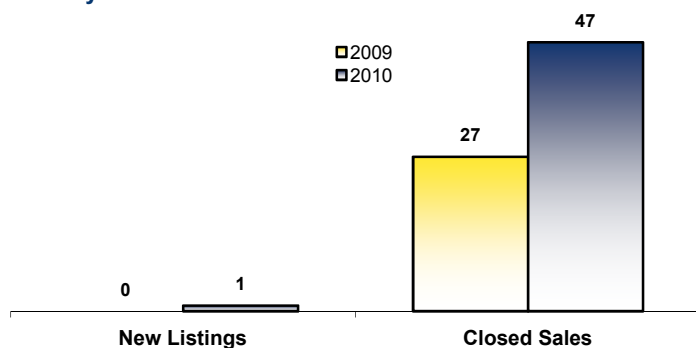
### January

### Year to Date

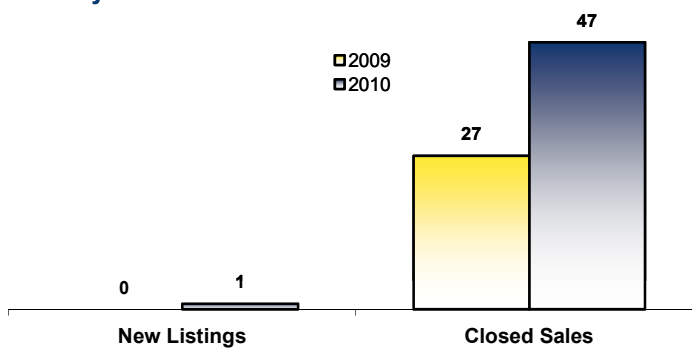
	2009	2010	Change	2009	2010	Change
New Listings	0	1	NA	0	1	NA
Closed Sales	27	47	+ 74.1%	27	47	+ 74.1%
Median Sales Price	\$185,990	<b>\$210,000</b>	+ 12.9%	\$185,990	<b>\$210,000</b>	+ 12.9%
Average Sales Price	\$224,661	<b>\$248,210</b>	+ 10.5%	\$224,661	<b>\$248,210</b>	+ 10.5%
Percent of Original List Price Received at Sale*	90.5%	<b>91.7%</b>	+ 1.3%	90.5%	<b>91.7%</b>	+ 1.3%
Average Days on Market Until Sale	120	<b>96</b>	- 20.1%	120	<b>96</b>	- 20.1%
Single-Family Detached Inventory**	NA	<b>22</b>	NA	--	--	--
Townhouse-Condo Inventory**	NA	<b>0</b>	NA	--	--	--

\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

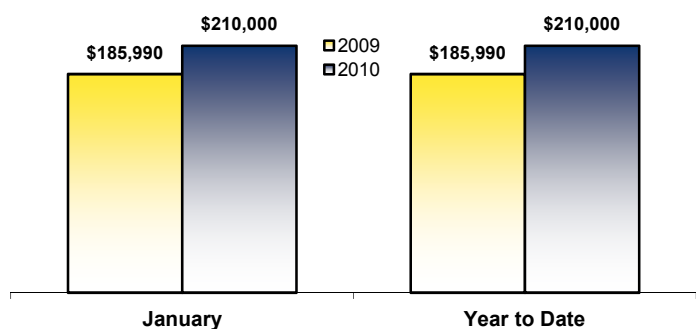
Activity—Most Recent Month



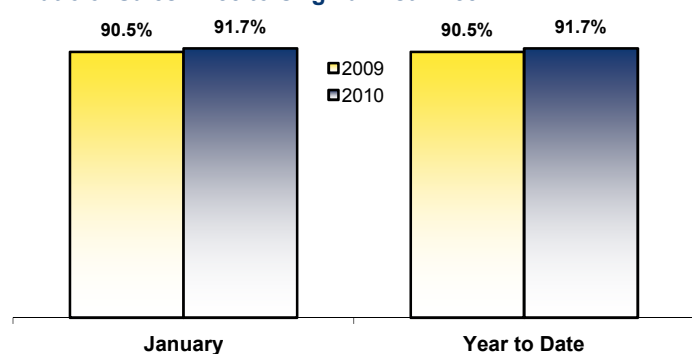
Activity—Year to Date



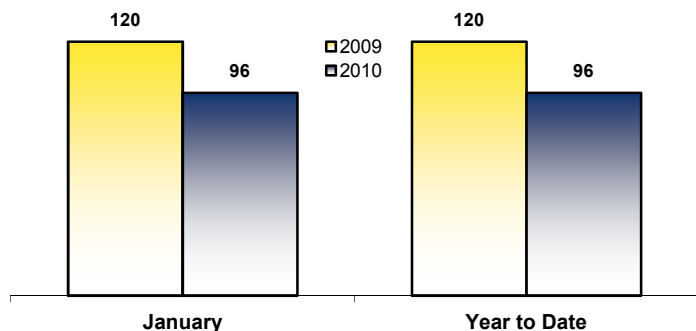
Median Sales Price



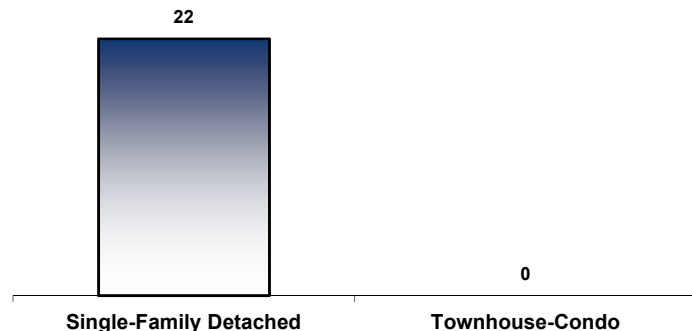
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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# Local Market Updates

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MLS Area:

## GP

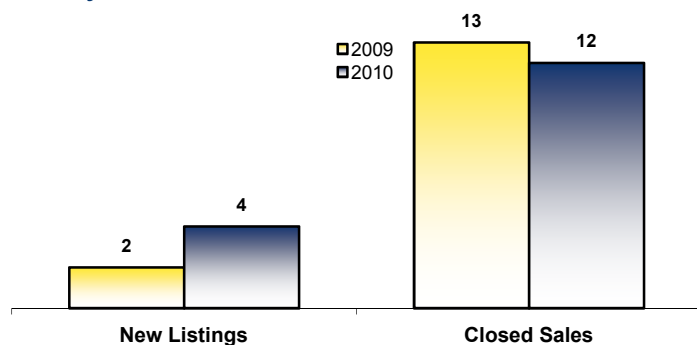
### January

### Year to Date

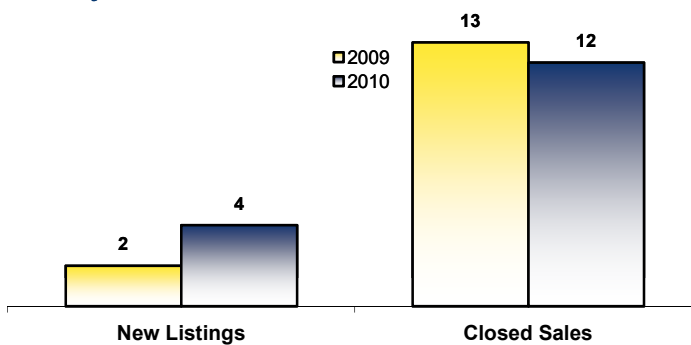
	2009	2010	Change	2009	2010	Change
New Listings	2	4	+ 100.0%	2	4	+ 100.0%
Closed Sales	13	12	- 7.7%	13	12	- 7.7%
Median Sales Price	\$232,500	<b>\$340,575</b>	+ 46.5%	\$232,500	<b>\$340,575</b>	+ 46.5%
Average Sales Price	\$264,662	<b>\$327,613</b>	+ 23.8%	\$264,662	<b>\$327,613</b>	+ 23.8%
Percent of Original List Price Received at Sale*	94.3%	<b>92.9%</b>	- 1.5%	94.3%	<b>92.9%</b>	- 1.5%
Average Days on Market Until Sale	111	<b>140</b>	+ 26.2%	111	<b>140</b>	+ 26.2%
Single-Family Detached Inventory**	NA	4	NA	--	--	--
Townhouse-Condo Inventory**	NA	0	NA	--	--	--

\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

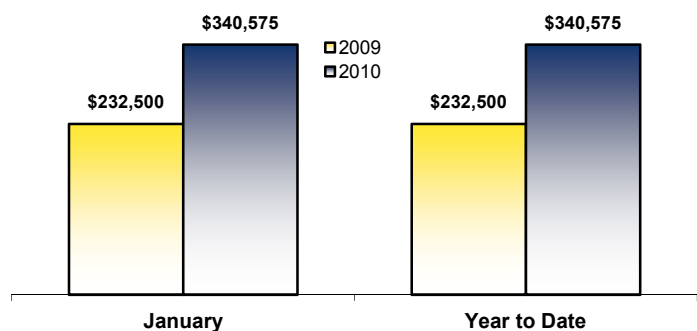
Activity—Most Recent Month



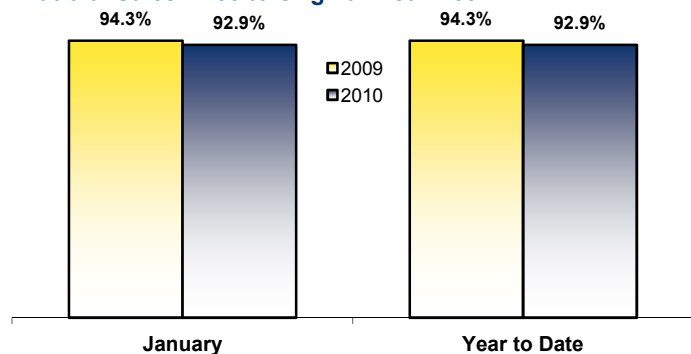
Activity—Year to Date



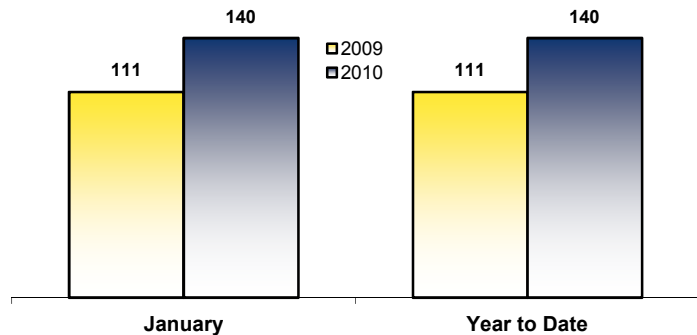
Median Sales Price



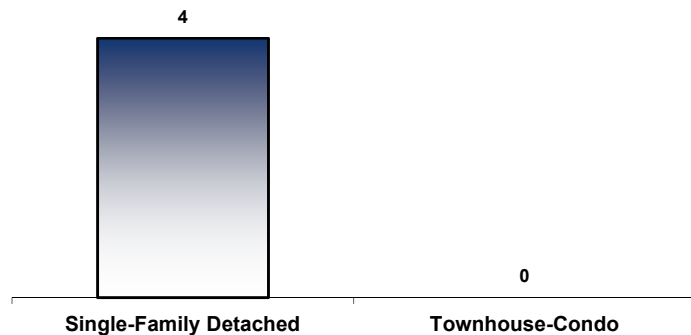
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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# Local Market Updates

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MLS Area:

## GTE

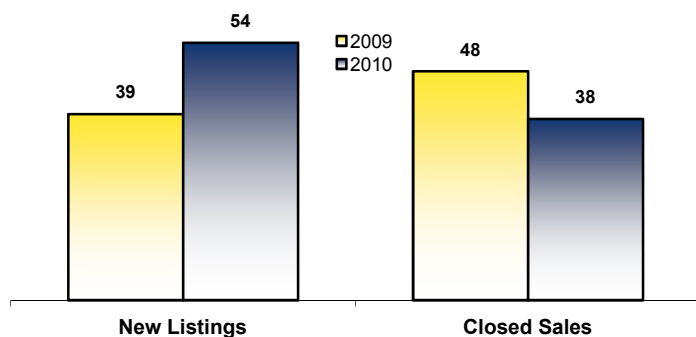
### January

### Year to Date

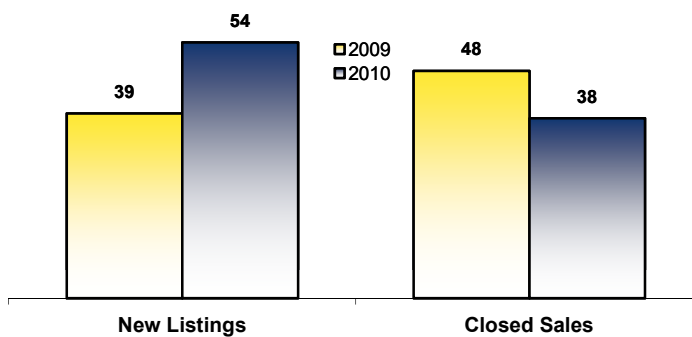
	2009	2010	Change	2009	2010	Change
New Listings	39	54	+ 38.5%	39	54	+ 38.5%
Closed Sales	48	38	- 20.8%	48	38	- 20.8%
Median Sales Price	\$144,550	\$150,625	+ 4.2%	\$144,550	\$150,625	+ 4.2%
Average Sales Price	\$146,486	\$165,315	+ 12.9%	\$146,486	\$165,315	+ 12.9%
Percent of Original List Price Received at Sale*	90.9%	95.4%	+ 4.9%	90.9%	95.4%	+ 4.9%
Average Days on Market Until Sale	65	74	+ 15.2%	65	74	+ 15.2%
Single-Family Detached Inventory**	NA	149	NA	--	--	--
Townhouse-Condo Inventory**	NA	9	NA	--	--	--

\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

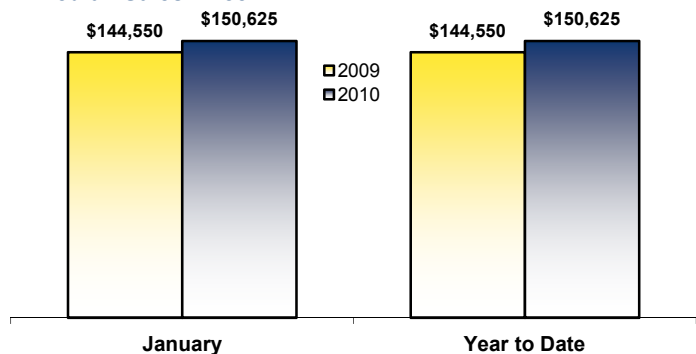
Activity—Most Recent Month



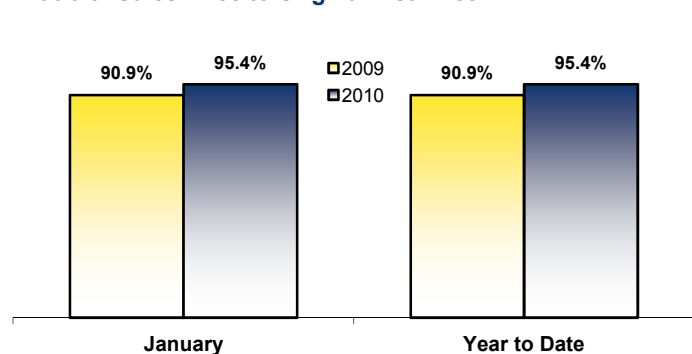
Activity—Year to Date



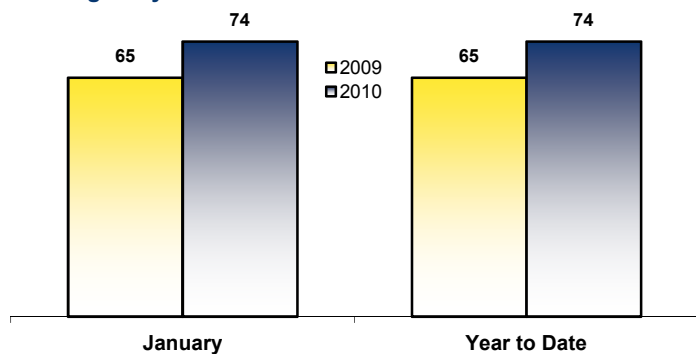
Median Sales Price



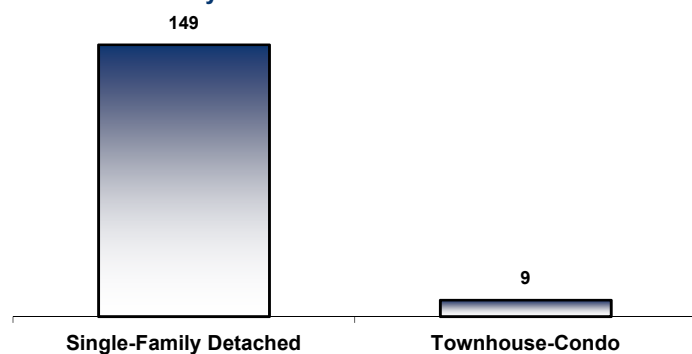
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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MLS Area:

## GTW

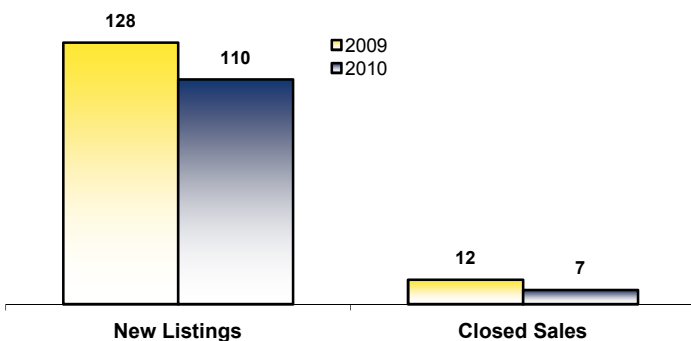
### January

### Year to Date

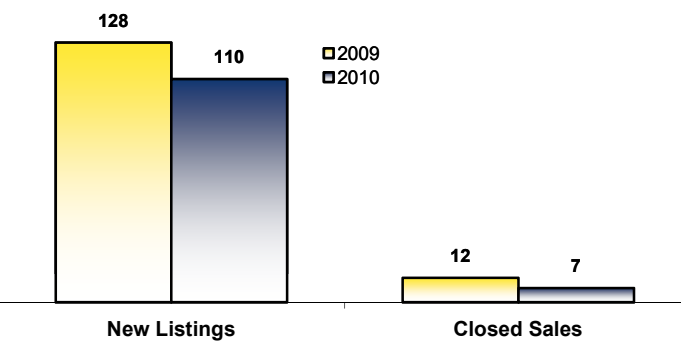
	2009	2010	Change	2009	2010	Change
<b>New Listings</b>	128	110	- 14.1%	128	110	- 14.1%
<b>Closed Sales</b>	12	7	- 41.7%	12	7	- 41.7%
<b>Median Sales Price</b>	\$132,950	<b>\$147,000</b>	+ 10.6%	\$132,950	<b>\$147,000</b>	+ 10.6%
<b>Average Sales Price</b>	\$143,374	<b>\$154,471</b>	+ 7.7%	\$143,374	<b>\$154,471</b>	+ 7.7%
<b>Percent of Original List Price Received at Sale*</b>	93.3%	<b>95.8%</b>	+ 2.7%	93.3%	<b>95.8%</b>	+ 2.7%
<b>Average Days on Market Until Sale</b>	57	<b>145</b>	+ 155.4%	57	<b>145</b>	+ 155.4%
<b>Single-Family Detached Inventory**</b>	NA	<b>440</b>	NA	--	--	--
<b>Townhouse-Condo Inventory**</b>	NA	<b>6</b>	NA	--	--	--

\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

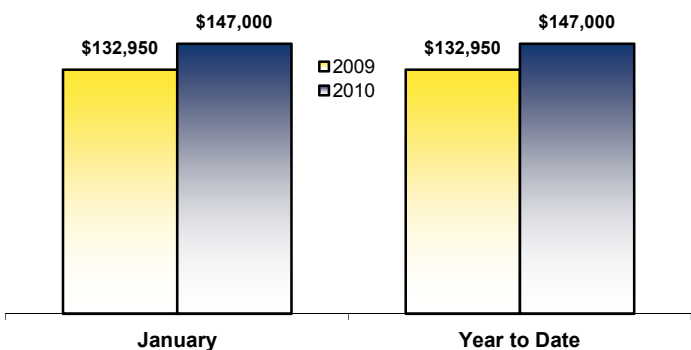
#### Activity—Most Recent Month



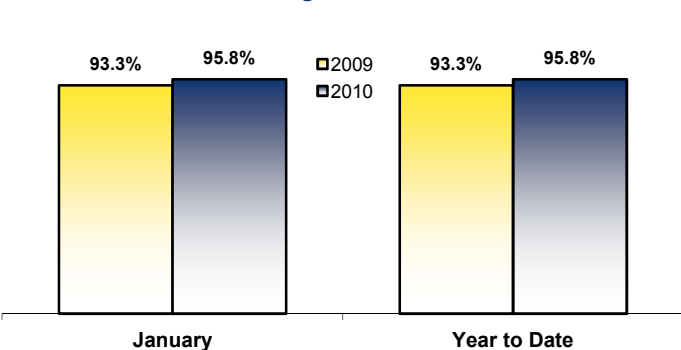
#### Activity—Year to Date



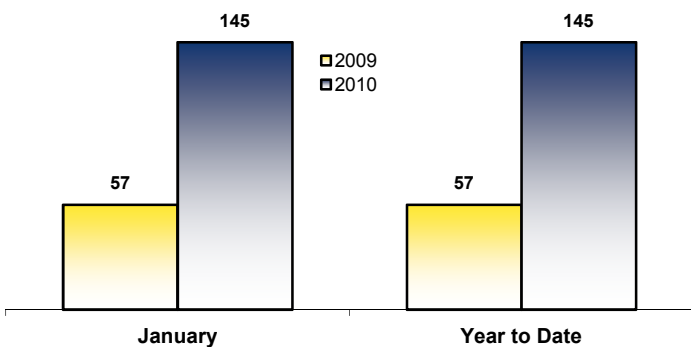
#### Median Sales Price



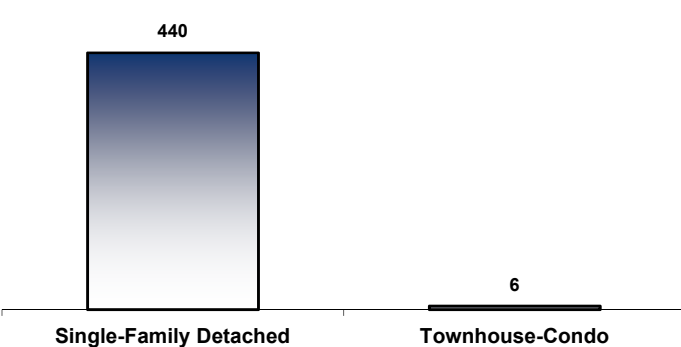
#### Ratio of Sales Price to Original List Price



#### Average Days on Market Until Sale



#### Current Inventory



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# Local Market Updates

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MLS Area:

## GZ

### January

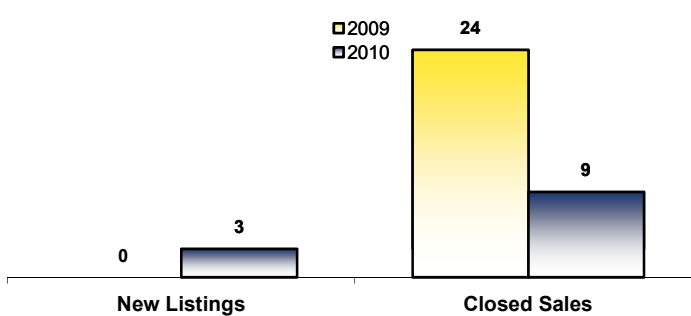
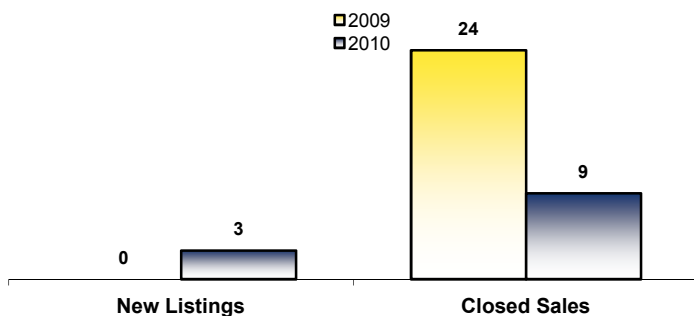
### Year to Date

	2009	2010	Change	2009	2010	Change
<b>New Listings</b>	0	3	NA	0	3	NA
<b>Closed Sales</b>	24	9	- 62.5%	24	9	- 62.5%
<b>Median Sales Price</b>	\$136,923	<b>\$135,500</b>	- 1.0%	\$136,923	<b>\$135,500</b>	- 1.0%
<b>Average Sales Price</b>	\$153,894	<b>\$135,958</b>	- 11.7%	\$153,894	<b>\$135,958</b>	- 11.7%
<b>Percent of Original List Price Received at Sale*</b>	92.6%	<b>97.7%</b>	+ 5.6%	92.6%	<b>97.7%</b>	+ 5.6%
<b>Average Days on Market Until Sale</b>	68	<b>40</b>	- 41.0%	68	<b>40</b>	- 41.0%
<b>Single-Family Detached Inventory**</b>	NA	<b>14</b>	NA	--	--	--
<b>Townhouse-Condo Inventory**</b>	NA	<b>0</b>	NA	--	--	--

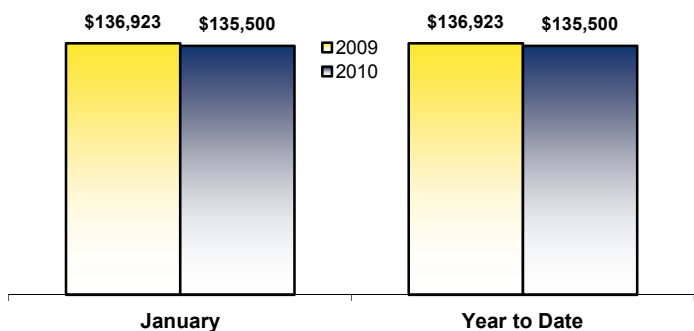
\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

#### Activity—Most Recent Month

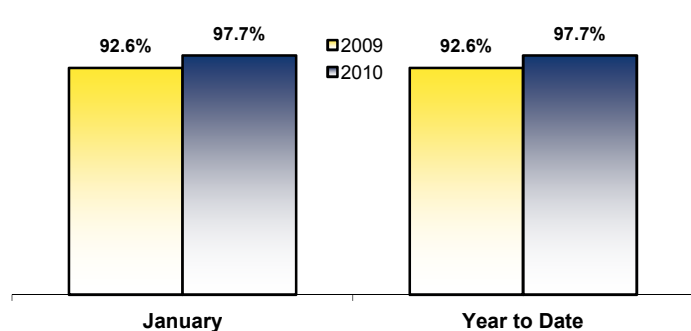
#### Activity—Year to Date



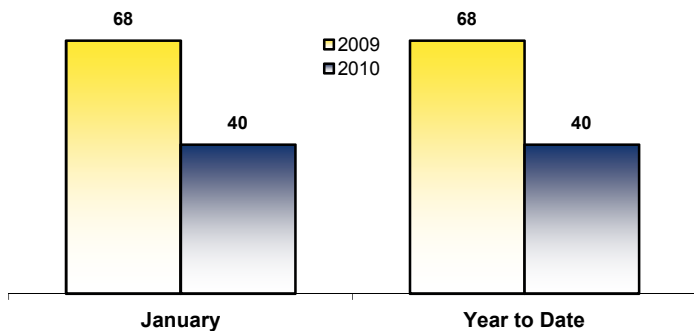
#### Median Sales Price



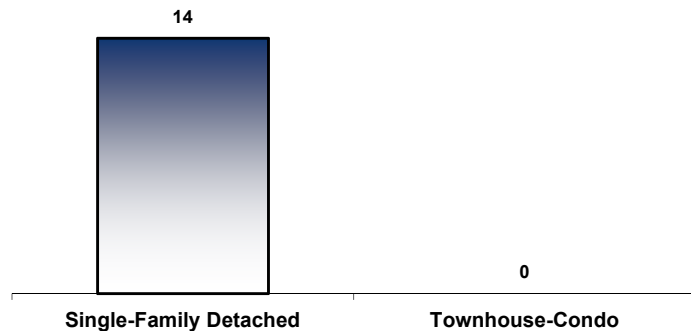
#### Ratio of Sales Price to Original List Price



#### Average Days on Market Until Sale



#### Current Inventory



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# Local Market Updates



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MLS Area:

## HD

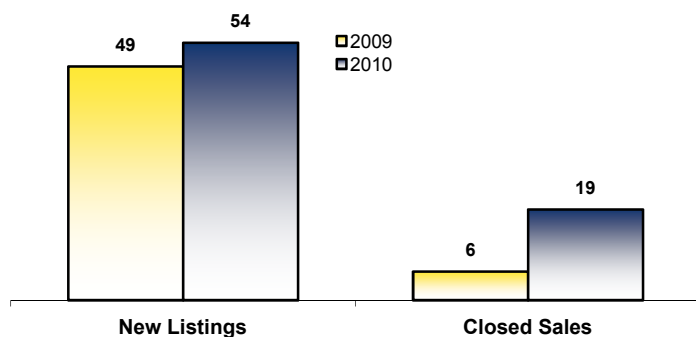
### January

### Year to Date

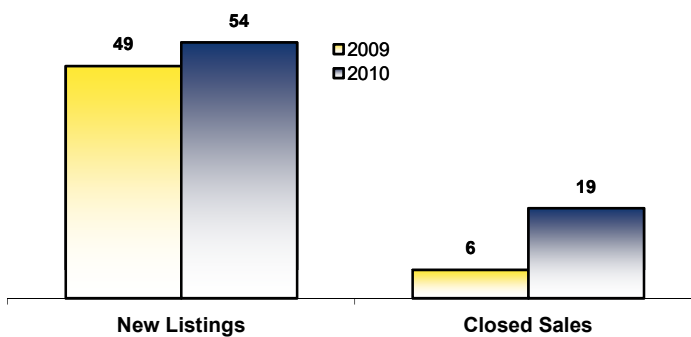
	2009	2010	Change	2009	2010	Change
<b>New Listings</b>	49	54	+ 10.2%	49	54	+ 10.2%
<b>Closed Sales</b>	6	19	+ 216.7%	6	19	+ 216.7%
<b>Median Sales Price</b>	\$235,000	<b>\$225,000</b>	- 4.3%	\$235,000	<b>\$225,000</b>	- 4.3%
<b>Average Sales Price</b>	\$361,417	<b>\$389,883</b>	+ 7.9%	\$361,417	<b>\$389,883</b>	+ 7.9%
<b>Percent of Original List Price Received at Sale*</b>	90.1%	<b>90.0%</b>	- 0.1%	90.1%	<b>90.0%</b>	- 0.1%
<b>Average Days on Market Until Sale</b>	95	<b>130</b>	+ 37.5%	95	<b>130</b>	+ 37.5%
<b>Single-Family Detached Inventory**</b>	NA	<b>229</b>	NA	--	--	--
<b>Townhouse-Condo Inventory**</b>	NA	<b>0</b>	NA	--	--	--

\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

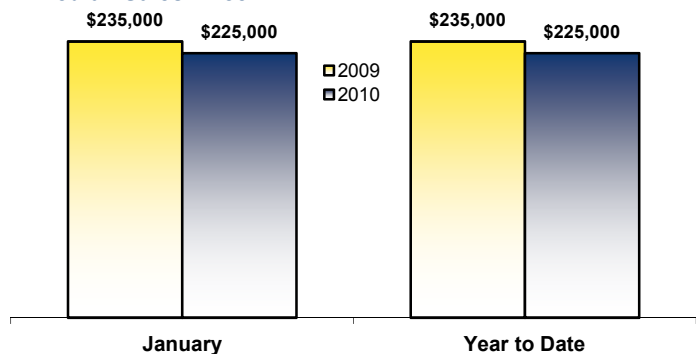
**Activity—Most Recent Month**



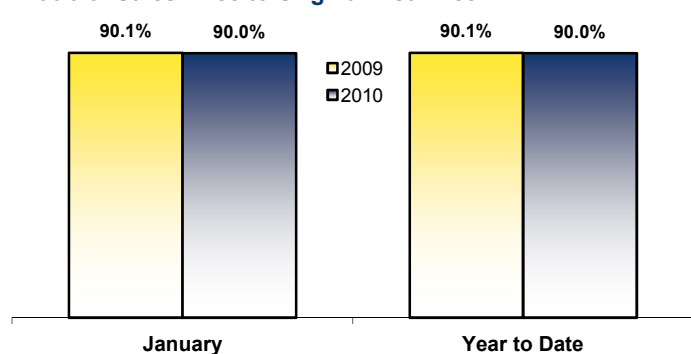
**Activity—Year to Date**



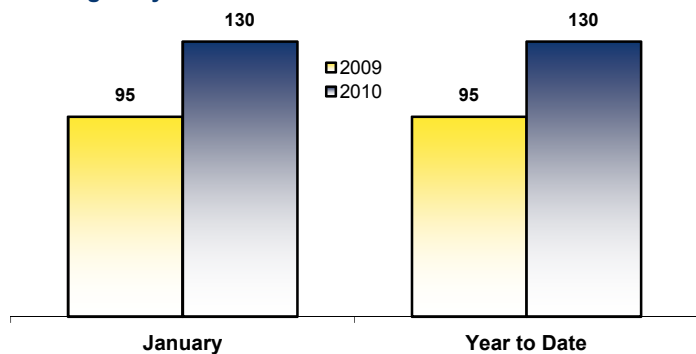
**Median Sales Price**



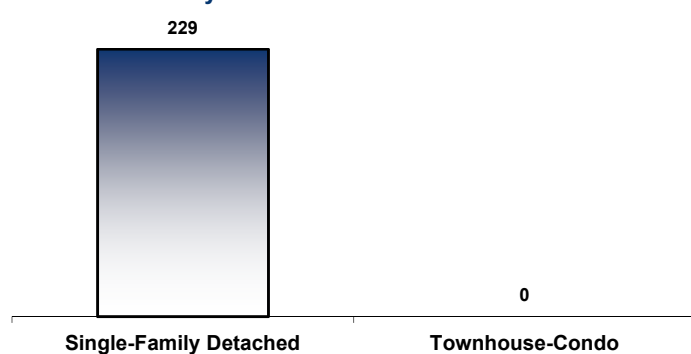
**Ratio of Sales Price to Original List Price**



**Average Days on Market Until Sale**



**Current Inventory**



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# Local Market Updates

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MLS Area:

## HH

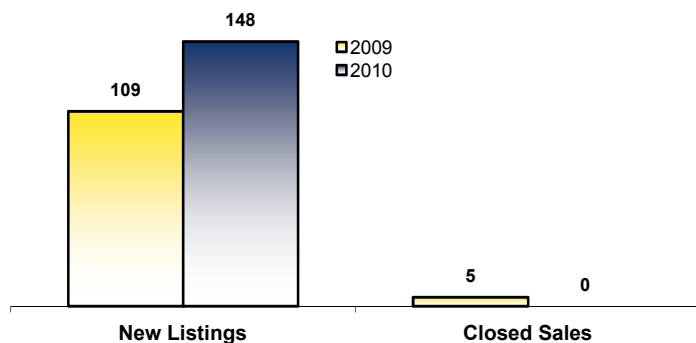
### January

### Year to Date

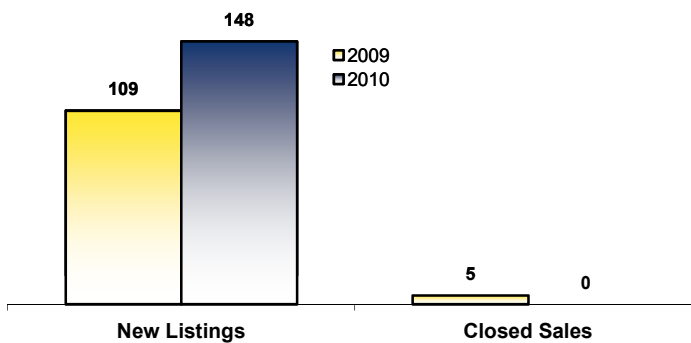
	2009	2010	Change	2009	2010	Change
<b>New Listings</b>	109	148	+ 35.8%	109	148	+ 35.8%
<b>Closed Sales</b>	5	0	- 100.0%	5	0	- 100.0%
<b>Median Sales Price</b>	\$82,000	\$0	- 100.0%	\$82,000	\$0	- 100.0%
<b>Average Sales Price</b>	\$93,160	\$0	- 100.0%	\$93,160	\$0	- 100.0%
<b>Percent of Original List Price Received at Sale*</b>	89.8%	0.0%	- 100.0%	89.8%	0.0%	- 100.0%
<b>Average Days on Market Until Sale</b>	87	0	- 100.0%	87	0	- 100.0%
<b>Single-Family Detached Inventory**</b>	NA	332	NA	--	--	--
<b>Townhouse-Condo Inventory**</b>	NA	7	NA	--	--	--

\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

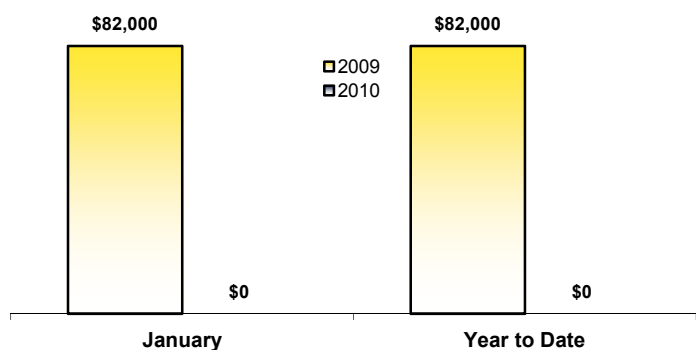
**Activity—Most Recent Month**



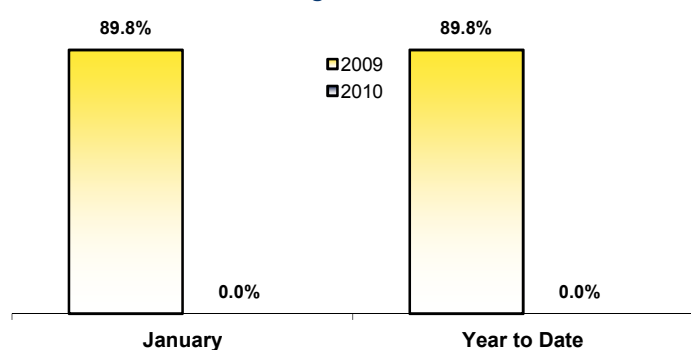
**Activity—Year to Date**



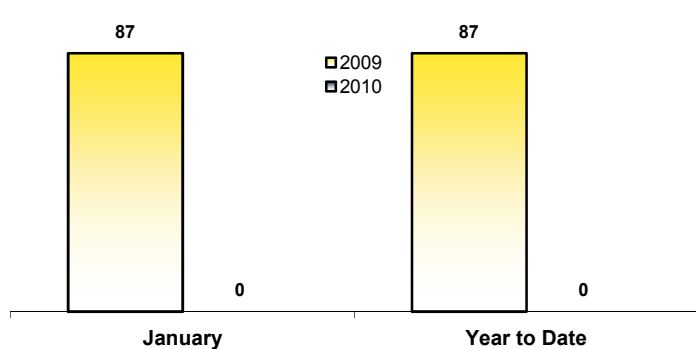
**Median Sales Price**



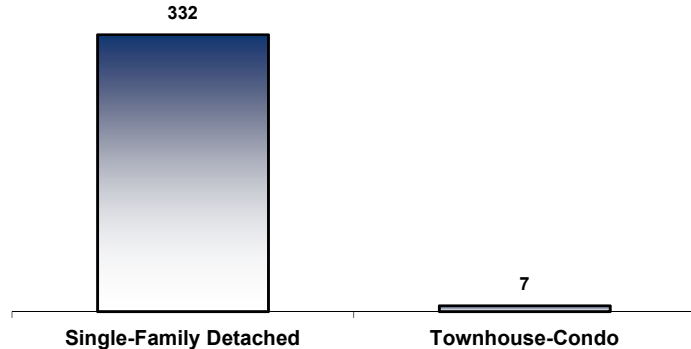
**Ratio of Sales Price to Original List Price**



**Average Days on Market Until Sale**



**Current Inventory**



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# Local Market Updates

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MLS Area:

## HS

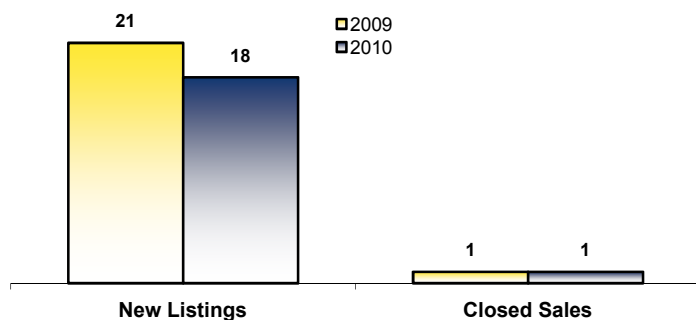
### January

### Year to Date

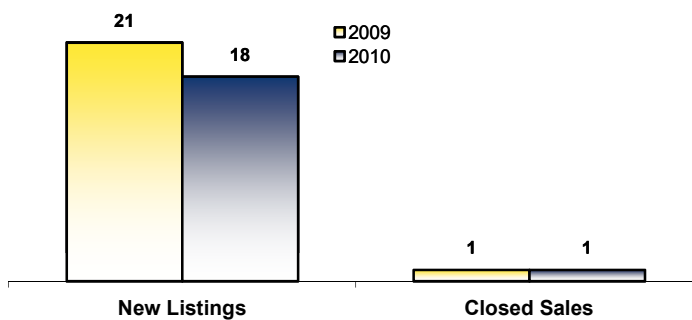
	2009	2010	Change	2009	2010	Change
New Listings	21	18	- 14.3%	21	18	- 14.3%
Closed Sales	1	1	- 0.0%	1	1	- 0.0%
Median Sales Price	\$322,500	<b>\$130,500</b>	- 59.5%	\$322,500	<b>\$130,500</b>	- 59.5%
Average Sales Price	\$322,500	<b>\$130,500</b>	- 59.5%	\$322,500	<b>\$130,500</b>	- 59.5%
Percent of Original List Price Received at Sale*	80.8%	<b>93.3%</b>	+ 15.4%	80.8%	<b>93.3%</b>	+ 15.4%
Average Days on Market Until Sale	295	<b>34</b>	- 88.5%	295	<b>34</b>	- 88.5%
Single-Family Detached Inventory**	NA	<b>70</b>	NA	--	--	--
Townhouse-Condo Inventory**	NA	<b>3</b>	NA	--	--	--

\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

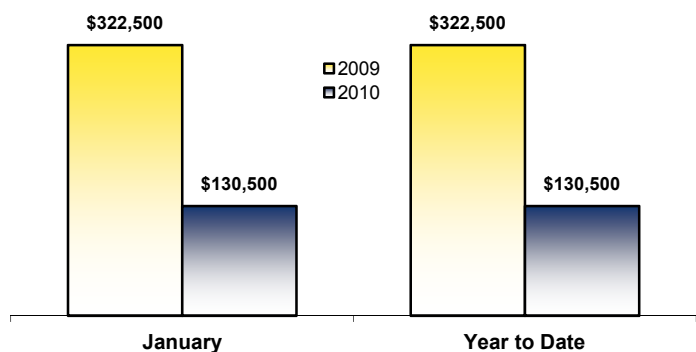
#### Activity—Most Recent Month



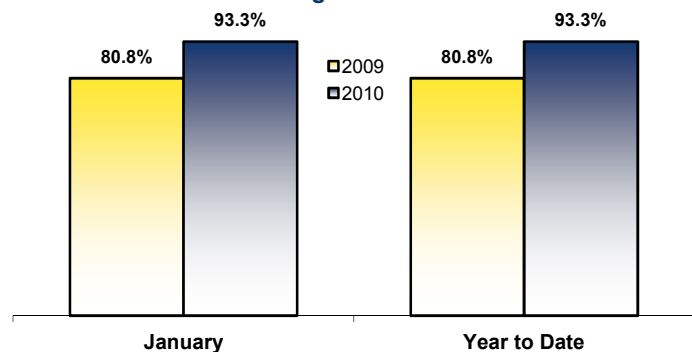
#### Activity—Year to Date



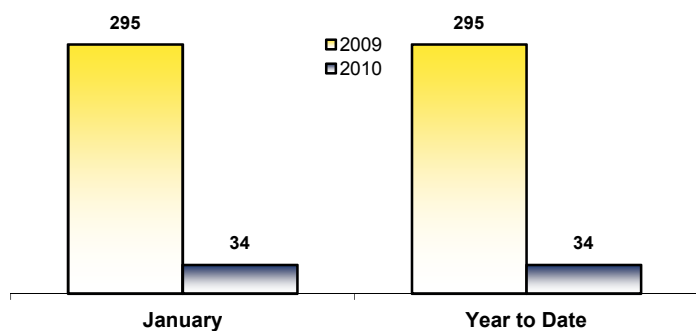
#### Median Sales Price



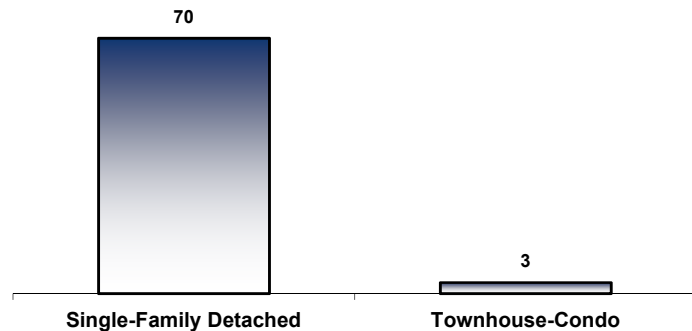
#### Ratio of Sales Price to Original List Price



#### Average Days on Market Until Sale



#### Current Inventory



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# Local Market Updates



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MLS Area:

## HU

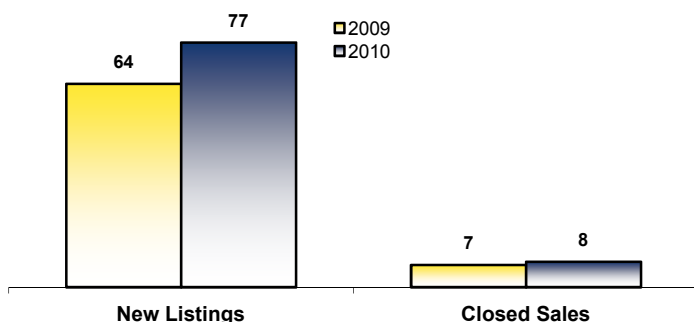
### January

### Year to Date

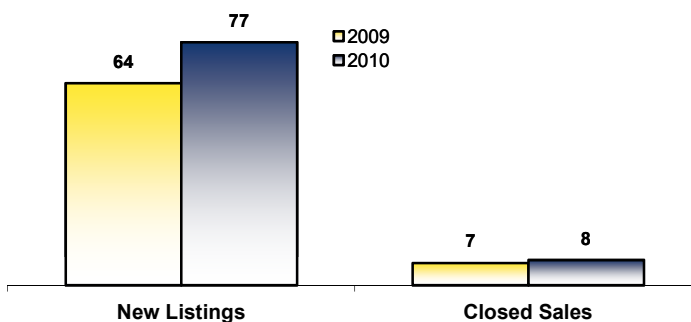
	2009	2010	Change	2009	2010	Change
<b>New Listings</b>	64	77	+ 20.3%	64	77	+ 20.3%
<b>Closed Sales</b>	7	8	+ 14.3%	7	8	+ 14.3%
<b>Median Sales Price</b>	\$140,100	<b>\$218,000</b>	+ 55.6%	\$140,100	<b>\$218,000</b>	+ 55.6%
<b>Average Sales Price</b>	\$174,057	<b>\$273,500</b>	+ 57.1%	\$174,057	<b>\$273,500</b>	+ 57.1%
<b>Percent of Original List Price Received at Sale*</b>	95.8%	<b>91.0%</b>	- 4.9%	95.8%	<b>91.0%</b>	- 4.9%
<b>Average Days on Market Until Sale</b>	129	<b>113</b>	- 12.5%	129	<b>113</b>	- 12.5%
<b>Single-Family Detached Inventory**</b>	NA	<b>184</b>	NA	--	--	--
<b>Townhouse-Condo Inventory**</b>	NA	<b>0</b>	NA	--	--	--

\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

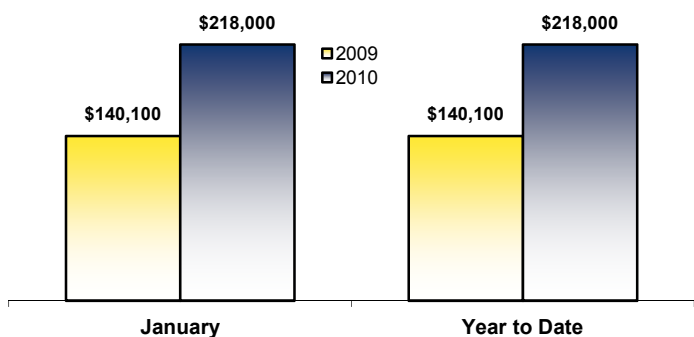
**Activity—Most Recent Month**



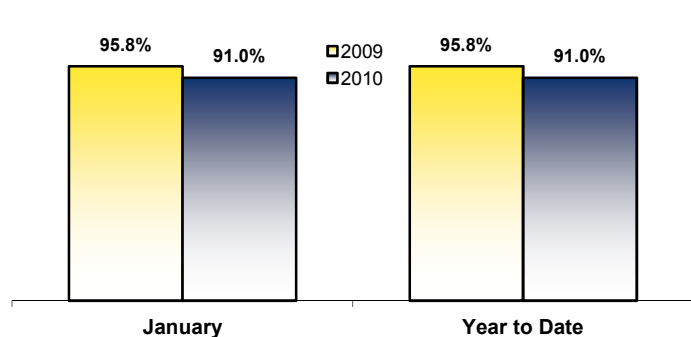
**Activity—Year to Date**



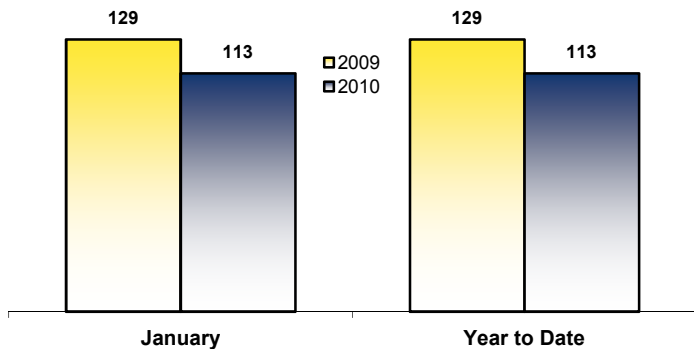
**Median Sales Price**



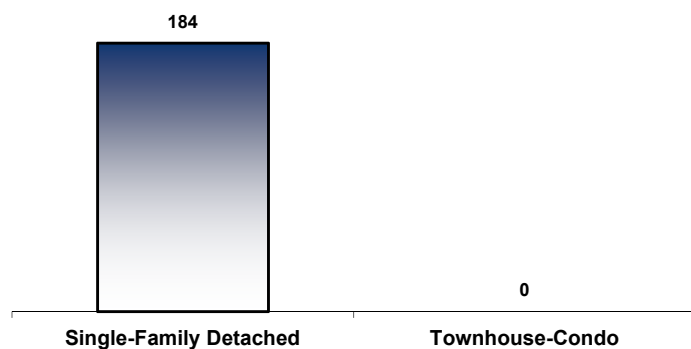
**Ratio of Sales Price to Original List Price**



**Average Days on Market Until Sale**



**Current Inventory**



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# Local Market Updates

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MLS Area:

## HW

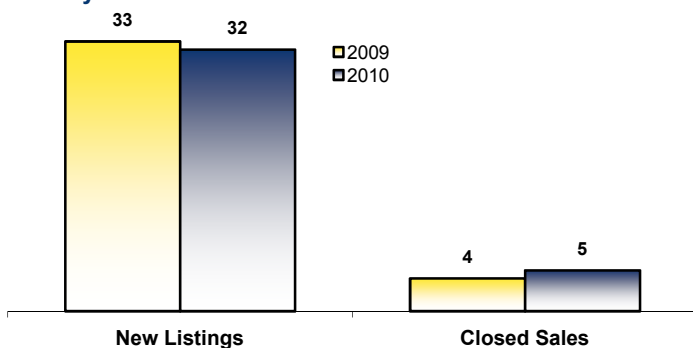
### January

### Year to Date

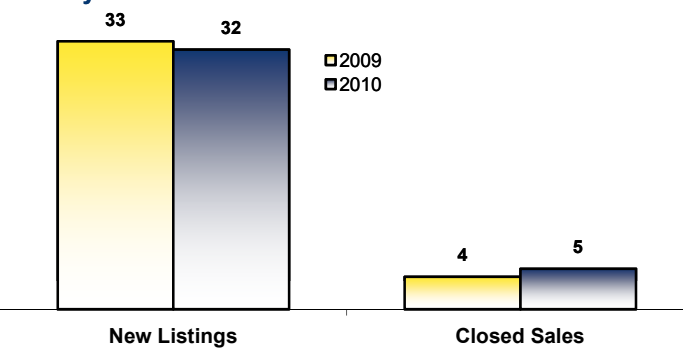
	2009	2010	Change	2009	2010	Change
New Listings	33	32	- 3.0%	33	32	- 3.0%
Closed Sales	4	5	+ 25.0%	4	5	+ 25.0%
Median Sales Price	\$180,900	<b>\$195,000</b>	+ 7.8%	\$180,900	<b>\$195,000</b>	+ 7.8%
Average Sales Price	\$167,950	<b>\$169,400</b>	+ 0.9%	\$167,950	<b>\$169,400</b>	+ 0.9%
Percent of Original List Price Received at Sale*	73.6%	<b>78.4%</b>	+ 6.6%	73.6%	<b>78.4%</b>	+ 6.6%
Average Days on Market Until Sale	137	<b>118</b>	- 13.9%	137	<b>118</b>	- 13.9%
Single-Family Detached Inventory**	NA	<b>154</b>	NA	--	--	--
Townhouse-Condo Inventory**	NA	<b>14</b>	NA	--	--	--

\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

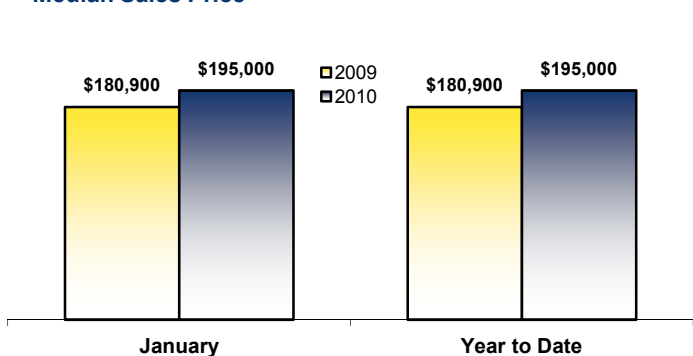
Activity—Most Recent Month



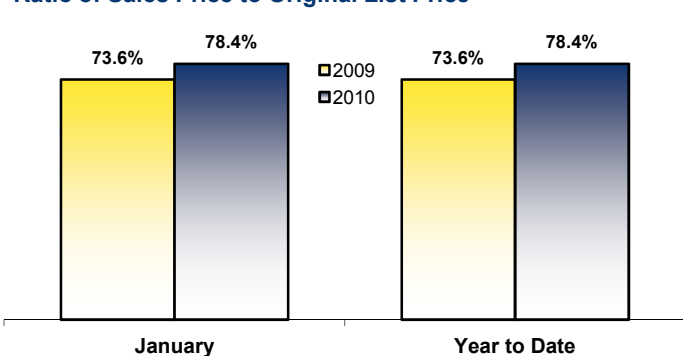
Activity—Year to Date



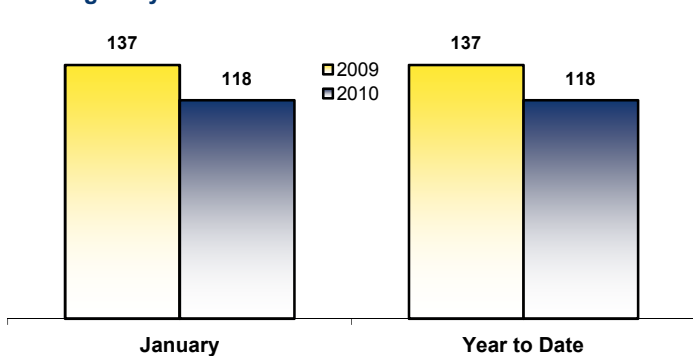
Median Sales Price



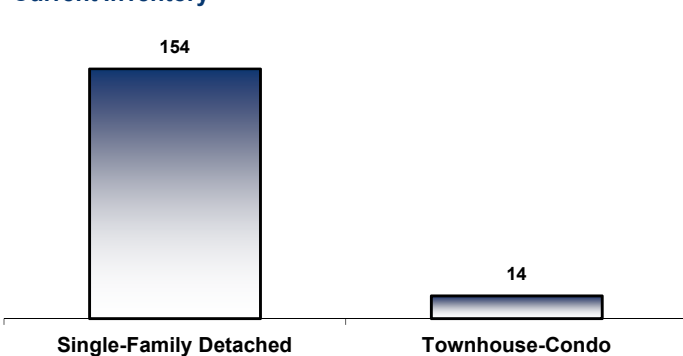
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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# Local Market Updates



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AUSTIN BOARD  
 of REALTORS®

MLS Area:

# JA

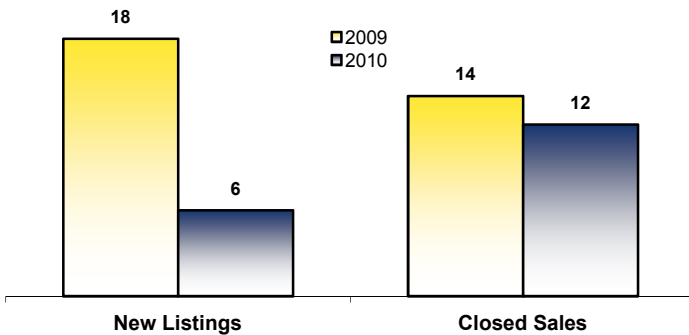
## January

## Year to Date

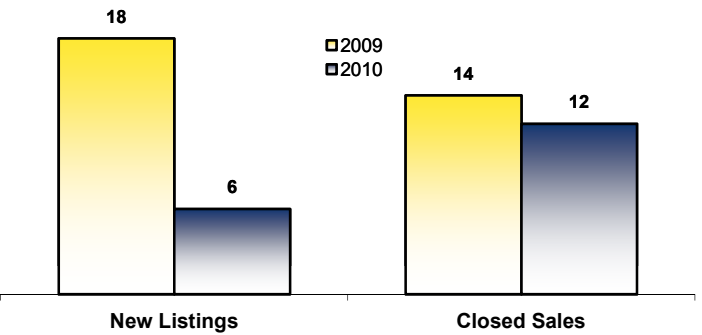
	2009	2010	Change	2009	2010	Change
New Listings	18	6	- 66.7%	18	6	- 66.7%
Closed Sales	14	12	- 14.3%	14	12	- 14.3%
Median Sales Price	\$182,500	<b>\$159,050</b>	- 12.8%	\$182,500	<b>\$159,050</b>	- 12.8%
Average Sales Price	\$217,336	<b>\$159,656</b>	- 26.5%	\$217,336	<b>\$159,656</b>	- 26.5%
Percent of Original List Price Received at Sale*	89.7%	<b>86.3%</b>	- 3.8%	89.7%	<b>86.3%</b>	- 3.8%
Average Days on Market Until Sale	115	<b>165</b>	+ 44.1%	115	<b>165</b>	+ 44.1%
Single-Family Detached Inventory**	NA	<b>25</b>	NA	--	--	--
Townhouse-Condo Inventory**	NA	<b>0</b>	NA	--	--	--

\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

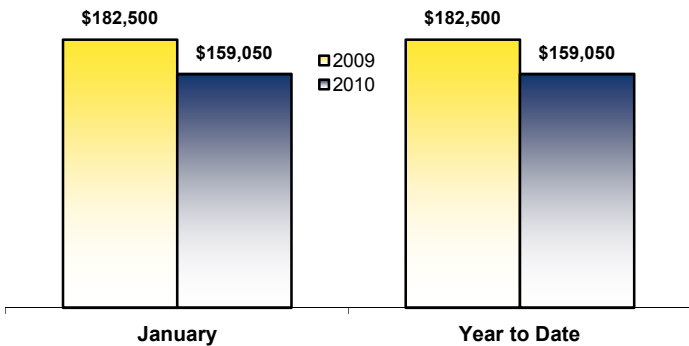
Activity—Most Recent Month



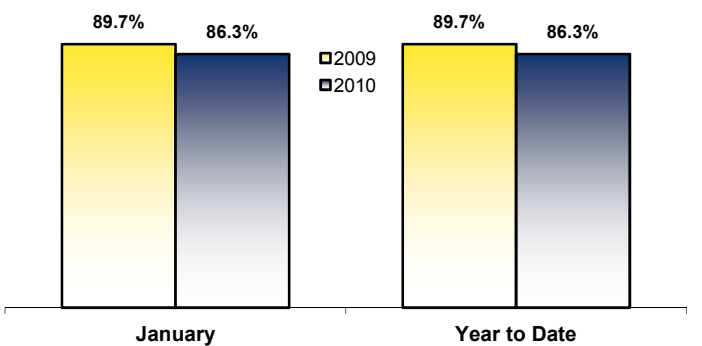
Activity—Year to Date



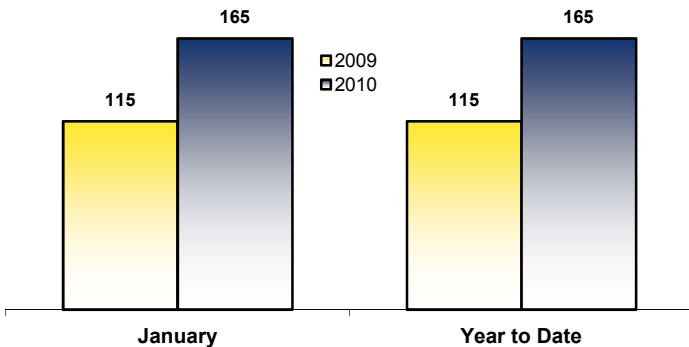
Median Sales Price



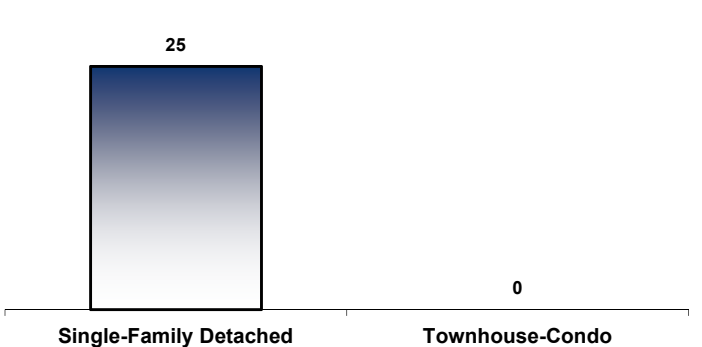
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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# Local Market Updates



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MLS Area:

## KL

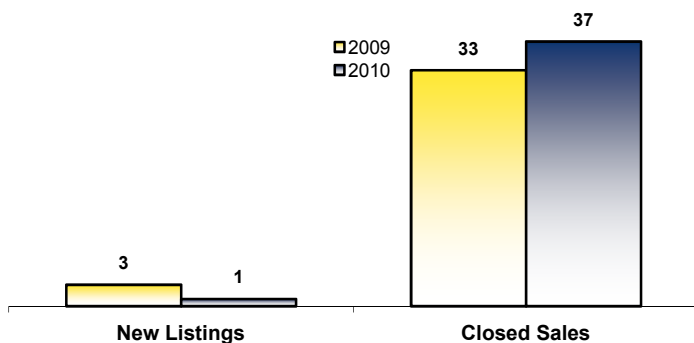
### January

### Year to Date

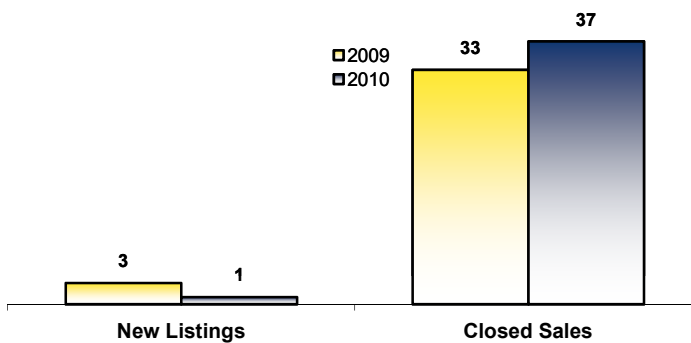
	2009	2010	Change	2009	2010	Change
New Listings	3	1	- 66.7%	3	1	- 66.7%
Closed Sales	33	37	+ 12.1%	33	37	+ 12.1%
Median Sales Price	\$310,000	\$350,000	+ 12.9%	\$310,000	\$350,000	+ 12.9%
Average Sales Price	\$359,183	\$485,022	+ 35.0%	\$359,183	\$485,022	+ 35.0%
Percent of Original List Price Received at Sale*	89.2%	91.4%	+ 2.4%	89.2%	91.4%	+ 2.4%
Average Days on Market Until Sale	104	115	+ 10.4%	104	115	+ 10.4%
Single-Family Detached Inventory**	NA	3	NA	--	--	--
Townhouse-Condo Inventory**	NA	0	NA	--	--	--

\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

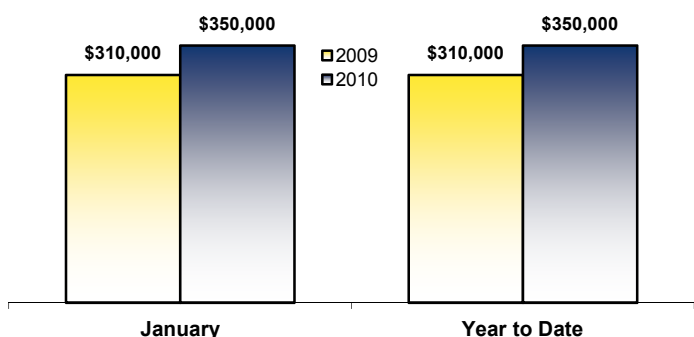
Activity—Most Recent Month



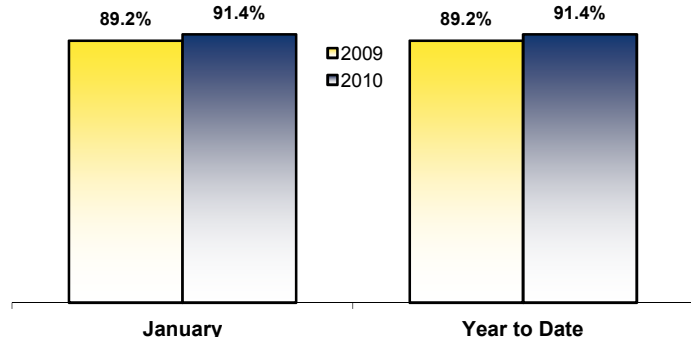
Activity—Year to Date



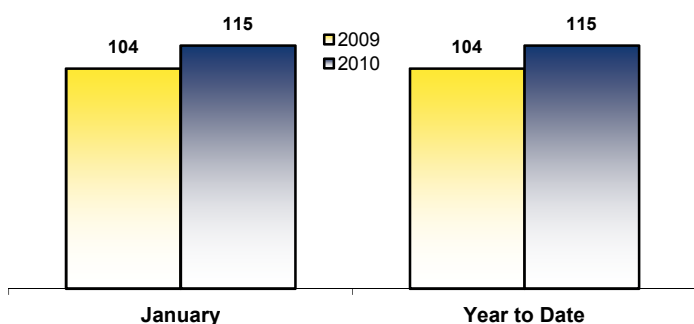
Median Sales Price



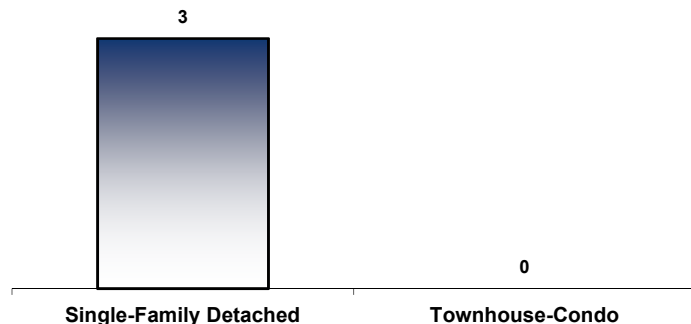
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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# Local Market Updates

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MLS Area:

## LC

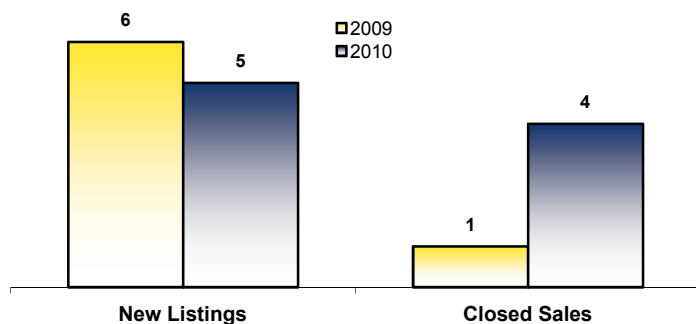
### January

### Year to Date

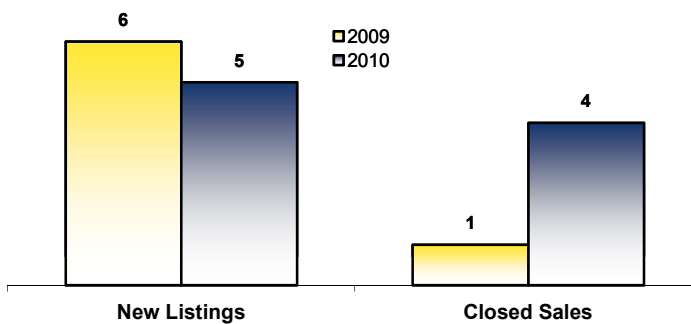
	2009	2010	Change	2009	2010	Change
<b>New Listings</b>	6	5	- 16.7%	6	5	- 16.7%
<b>Closed Sales</b>	1	4	+ 300.0%	1	4	+ 300.0%
<b>Median Sales Price</b>	\$265,000	<b>\$222,000</b>	- 16.2%	\$265,000	<b>\$222,000</b>	- 16.2%
<b>Average Sales Price</b>	\$265,000	<b>\$252,250</b>	- 4.8%	\$265,000	<b>\$252,250</b>	- 4.8%
<b>Percent of Original List Price Received at Sale*</b>	81.6%	<b>93.2%</b>	+ 14.3%	81.6%	<b>93.2%</b>	+ 14.3%
<b>Average Days on Market Until Sale</b>	127	<b>55</b>	- 56.5%	127	<b>55</b>	- 56.5%
<b>Single-Family Detached Inventory**</b>	NA	<b>38</b>	NA	--	--	--
<b>Townhouse-Condo Inventory**</b>	NA	<b>0</b>	NA	--	--	--

\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

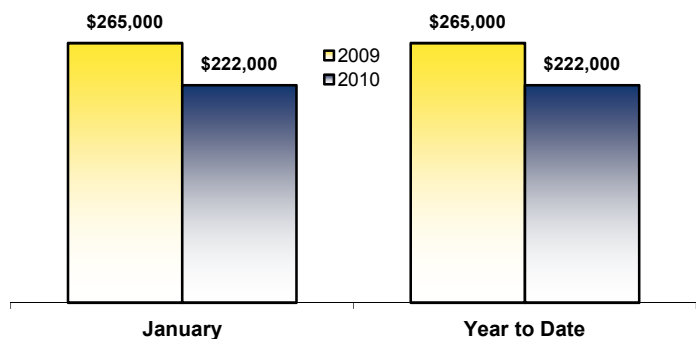
**Activity—Most Recent Month**



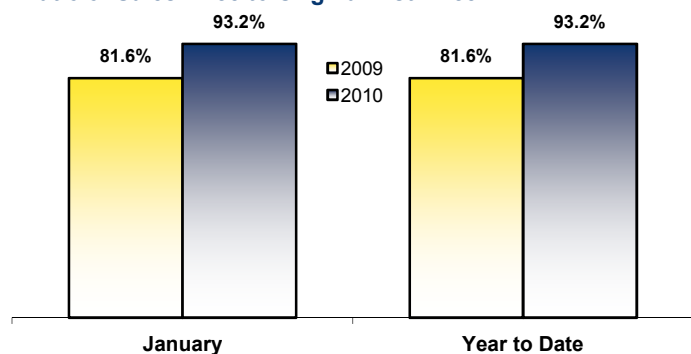
**Activity—Year to Date**



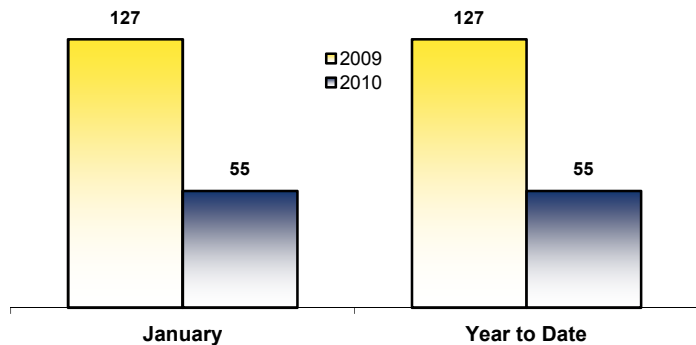
**Median Sales Price**



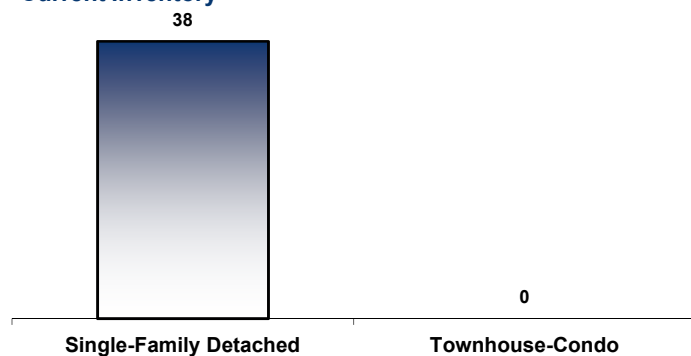
**Ratio of Sales Price to Original List Price**



**Average Days on Market Until Sale**



**Current Inventory**



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# Local Market Updates

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MLS Area:

## LH

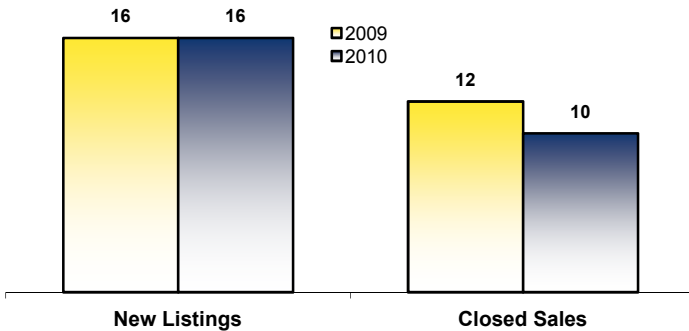
## January

## Year to Date

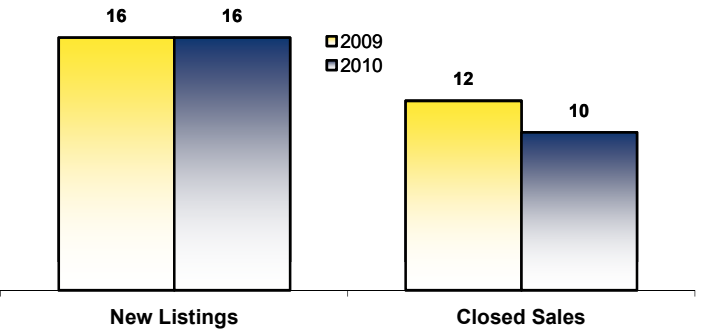
	2009	2010	Change	2009	2010	Change
<b>New Listings</b>	16	16	- 0.0%	16	16	- 0.0%
<b>Closed Sales</b>	12	10	- 16.7%	12	10	- 16.7%
<b>Median Sales Price</b>	\$92,950	<b>\$113,250</b>	+ 21.8%	\$92,950	<b>\$113,250</b>	+ 21.8%
<b>Average Sales Price</b>	\$102,068	<b>\$118,328</b>	+ 15.9%	\$102,068	<b>\$118,328</b>	+ 15.9%
<b>Percent of Original List Price Received at Sale*</b>	94.7%	<b>93.2%</b>	- 1.6%	94.7%	<b>93.2%</b>	- 1.6%
<b>Average Days on Market Until Sale</b>	48	<b>100</b>	+ 108.0%	48	<b>100</b>	+ 108.0%
<b>Single-Family Detached Inventory**</b>	NA	<b>90</b>	NA	--	--	--
<b>Townhouse-Condo Inventory**</b>	NA	<b>0</b>	NA	--	--	--

\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

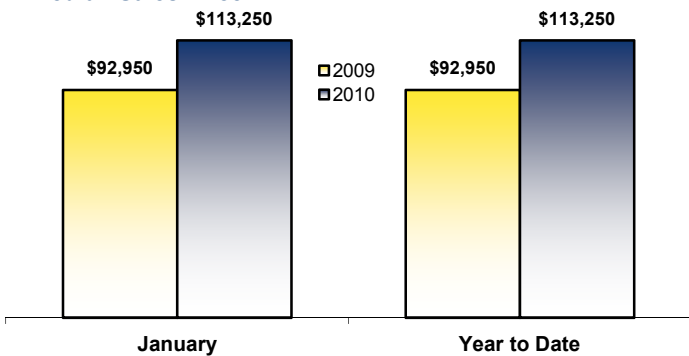
**Activity—Most Recent Month**



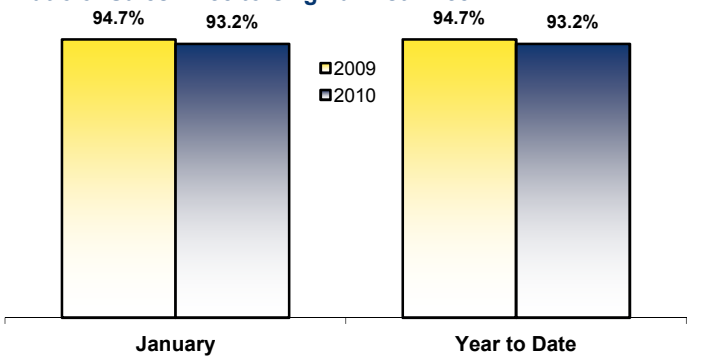
**Activity—Year to Date**



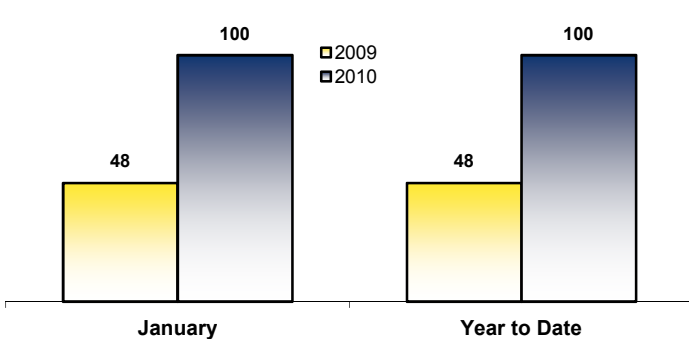
**Median Sales Price**



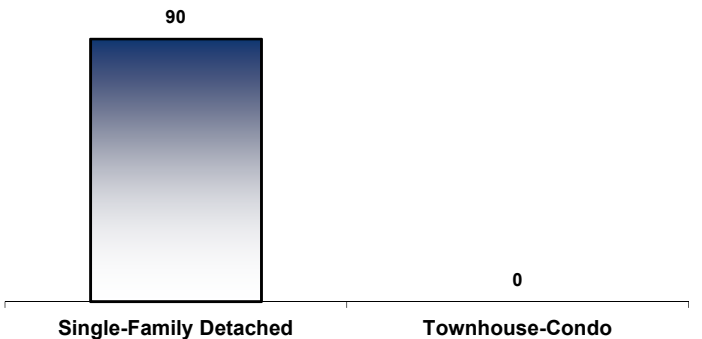
**Ratio of Sales Price to Original List Price**



**Average Days on Market Until Sale**



**Current Inventory**



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# Local Market Updates



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MLS Area:

**LL**

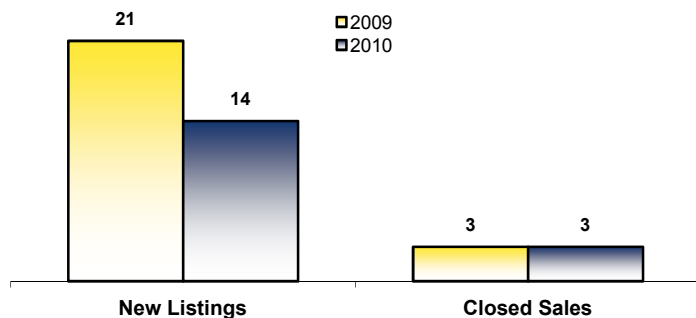
**January**

**Year to Date**

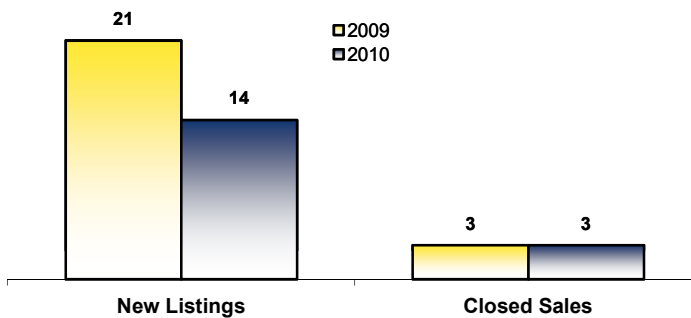
	2009	2010	Change	2009	2010	Change
<b>New Listings</b>	21	14	- 33.3%	21	14	- 33.3%
<b>Closed Sales</b>	3	3	- 0.0%	3	3	- 0.0%
<b>Median Sales Price</b>	\$75,000	<b>\$113,800</b>	+ 51.7%	\$75,000	<b>\$113,800</b>	+ 51.7%
<b>Average Sales Price</b>	\$89,500	<b>\$115,767</b>	+ 29.3%	\$89,500	<b>\$115,767</b>	+ 29.3%
<b>Percent of Original List Price Received at Sale*</b>	93.5%	<b>85.4%</b>	- 8.7%	93.5%	<b>85.4%</b>	- 8.7%
<b>Average Days on Market Until Sale</b>	84	<b>250</b>	+ 197.6%	84	<b>250</b>	+ 197.6%
<b>Single-Family Detached Inventory**</b>	NA	<b>82</b>	NA	--	--	--
<b>Townhouse-Condo Inventory**</b>	NA	<b>8</b>	NA	--	--	--

\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

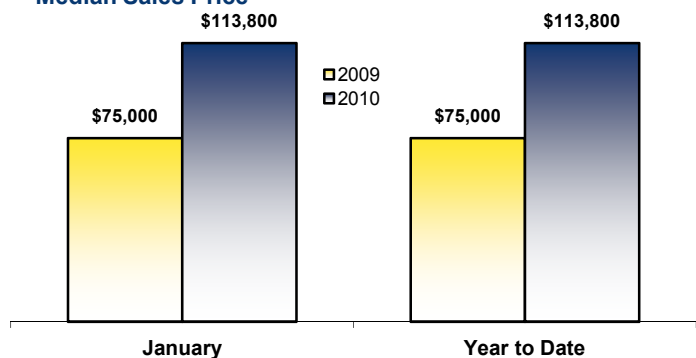
**Activity—Most Recent Month**



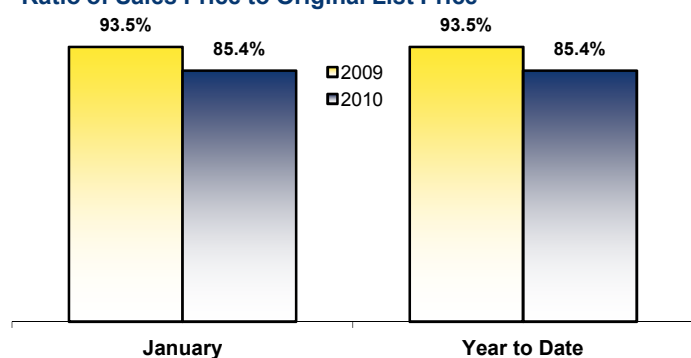
**Activity—Year to Date**



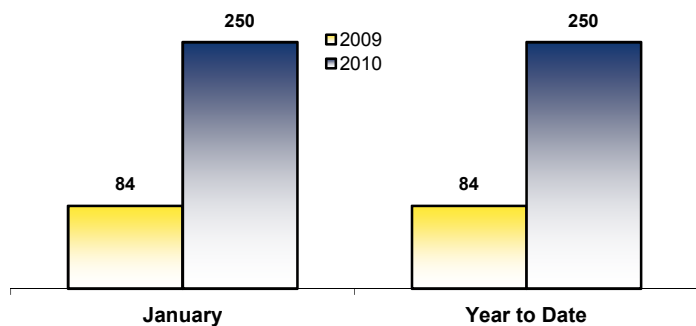
**Median Sales Price**



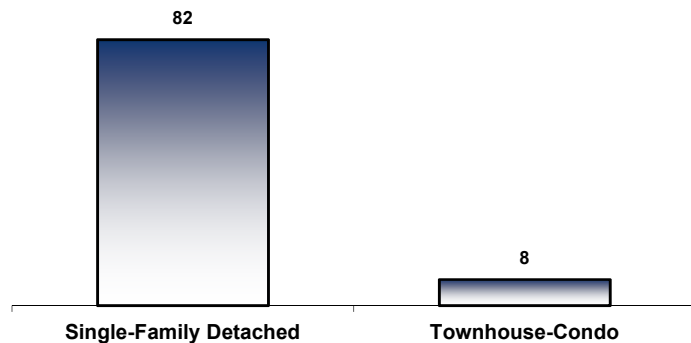
**Ratio of Sales Price to Original List Price**



**Average Days on Market Until Sale**



**Current Inventory**



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# Local Market Updates

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MLS Area:

## LN

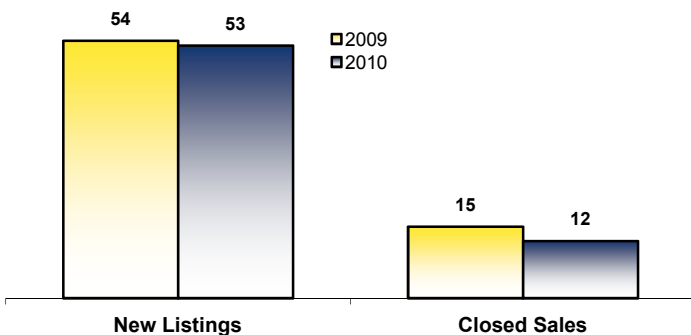
### January

### Year to Date

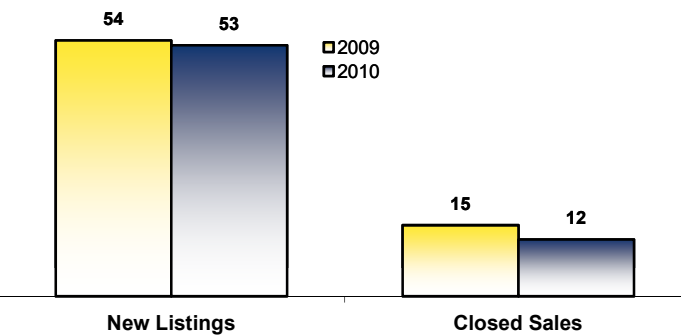
	2009	2010	Change	2009	2010	Change
<b>New Listings</b>	54	53	- 1.9%	54	53	- 1.9%
<b>Closed Sales</b>	15	12	- 20.0%	15	12	- 20.0%
<b>Median Sales Price</b>	\$179,200	<b>\$187,500</b>	+ 4.6%	\$179,200	<b>\$187,500</b>	+ 4.6%
<b>Average Sales Price</b>	\$186,548	<b>\$185,204</b>	- 0.7%	\$186,548	<b>\$185,204</b>	- 0.7%
<b>Percent of Original List Price Received at Sale*</b>	93.0%	<b>94.8%</b>	+ 2.0%	93.0%	<b>94.8%</b>	+ 2.0%
<b>Average Days on Market Until Sale</b>	62	<b>34</b>	- 45.6%	62	<b>34</b>	- 45.6%
<b>Single-Family Detached Inventory**</b>	NA	<b>235</b>	NA	--	--	--
<b>Townhouse-Condo Inventory**</b>	NA	<b>68</b>	NA	--	--	--

\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

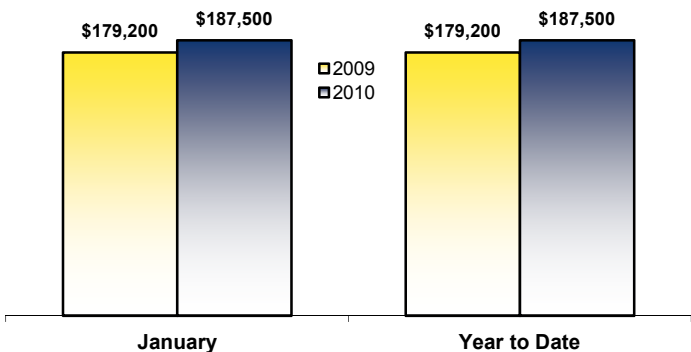
**Activity—Most Recent Month**



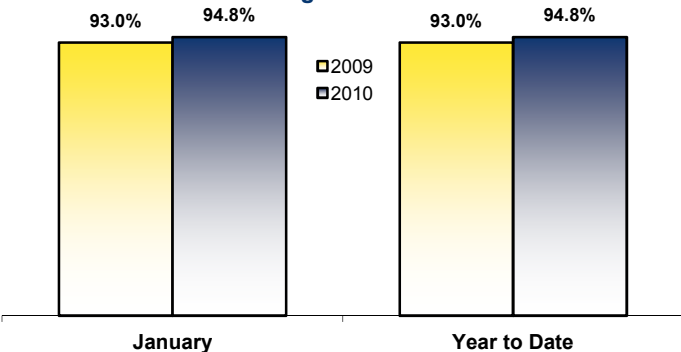
**Activity—Year to Date**



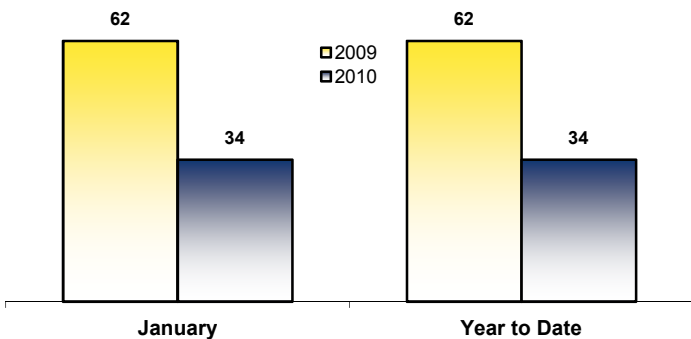
**Median Sales Price**



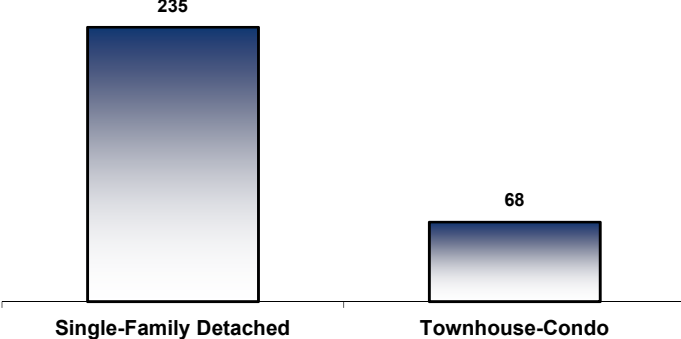
**Ratio of Sales Price to Original List Price**



**Average Days on Market Until Sale**



**Current Inventory**



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# Local Market Updates



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MLS Area:

## LS

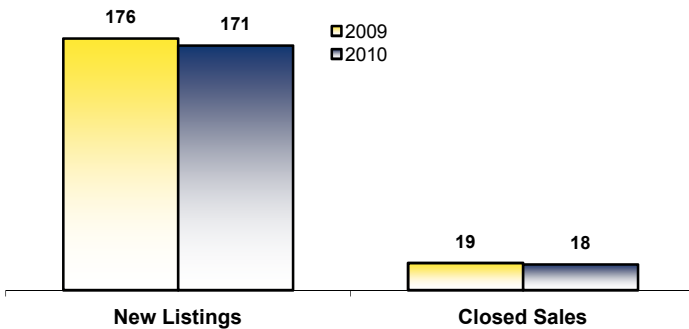
## January

## Year to Date

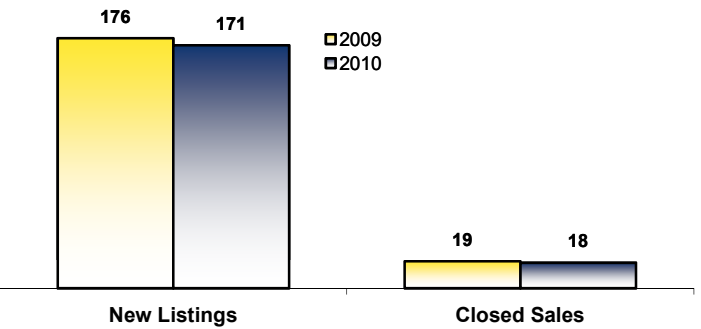
	2009	2010	Change	2009	2010	Change
<b>New Listings</b>	176	171	- 2.8%	176	171	- 2.8%
<b>Closed Sales</b>	19	18	- 5.3%	19	18	- 5.3%
<b>Median Sales Price</b>	\$151,500	<b>\$156,000</b>	+ 3.0%	\$151,500	<b>\$156,000</b>	+ 3.0%
<b>Average Sales Price</b>	\$144,328	<b>\$150,590</b>	+ 4.3%	\$144,328	<b>\$150,590</b>	+ 4.3%
<b>Percent of Original List Price Received at Sale*</b>	92.0%	<b>94.0%</b>	+ 2.1%	92.0%	<b>94.0%</b>	+ 2.1%
<b>Average Days on Market Until Sale</b>	59	<b>97</b>	+ 65.4%	59	<b>97</b>	+ 65.4%
<b>Single-Family Detached Inventory**</b>	NA	<b>726</b>	NA	--	--	--
<b>Townhouse-Condo Inventory**</b>	NA	<b>87</b>	NA	--	--	--

\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

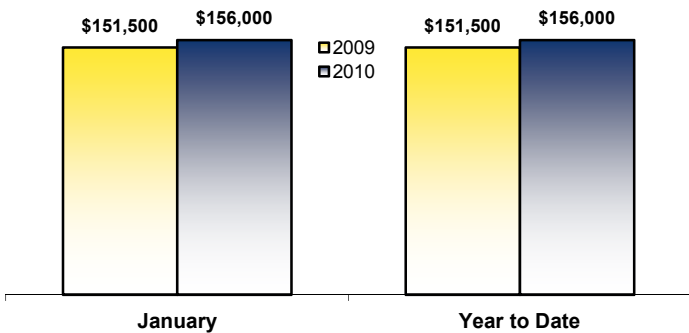
**Activity—Most Recent Month**



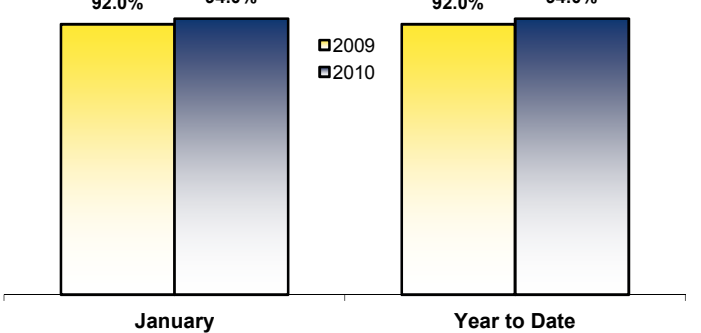
**Activity—Year to Date**



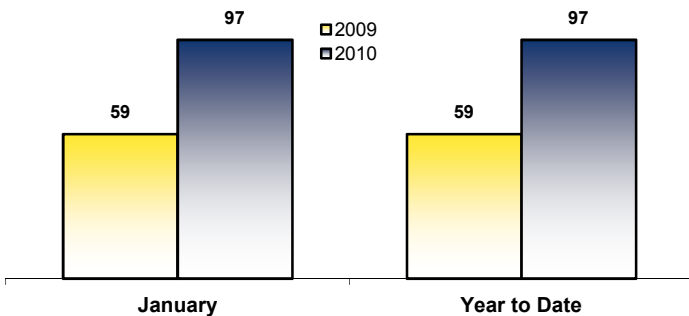
**Median Sales Price**



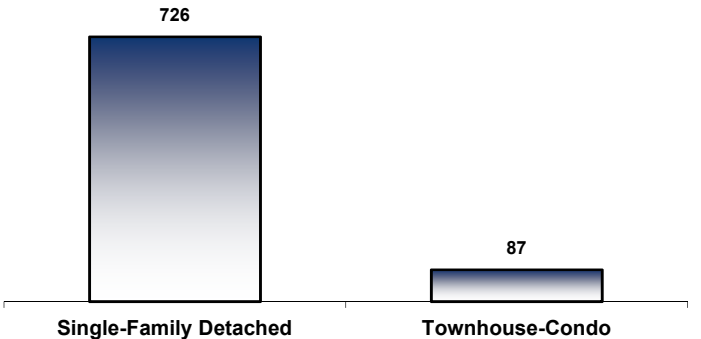
**Ratio of Sales Price to Original List Price**



**Average Days on Market Until Sale**



**Current Inventory**



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# Local Market Updates

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MLS Area:

## LW

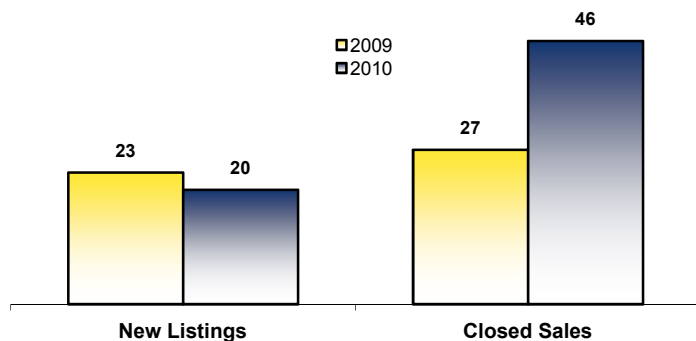
### January

### Year to Date

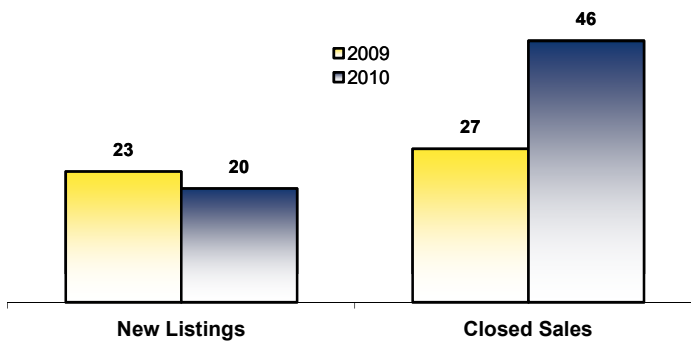
	2009	2010	Change	2009	2010	Change
<b>New Listings</b>	23	20	- 13.0%	23	20	- 13.0%
<b>Closed Sales</b>	27	46	+ 70.4%	27	46	+ 70.4%
<b>Median Sales Price</b>	\$181,310	<b>\$154,000</b>	- 15.1%	\$181,310	<b>\$154,000</b>	- 15.1%
<b>Average Sales Price</b>	\$188,465	<b>\$158,927</b>	- 15.7%	\$188,465	<b>\$158,927</b>	- 15.7%
<b>Percent of Original List Price Received at Sale*</b>	94.1%	<b>98.8%</b>	+ 5.0%	94.1%	<b>98.8%</b>	+ 5.0%
<b>Average Days on Market Until Sale</b>	70	<b>56</b>	- 20.0%	70	<b>56</b>	- 20.0%
<b>Single-Family Detached Inventory**</b>	NA	<b>74</b>	NA	--	<b>--</b>	--
<b>Townhouse-Condo Inventory**</b>	NA	<b>1</b>	NA	--	<b>--</b>	--

\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

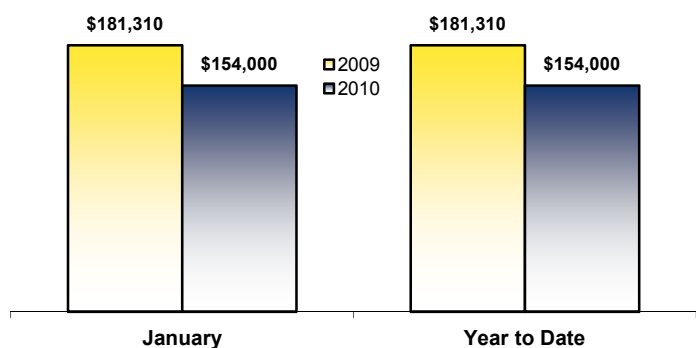
**Activity—Most Recent Month**



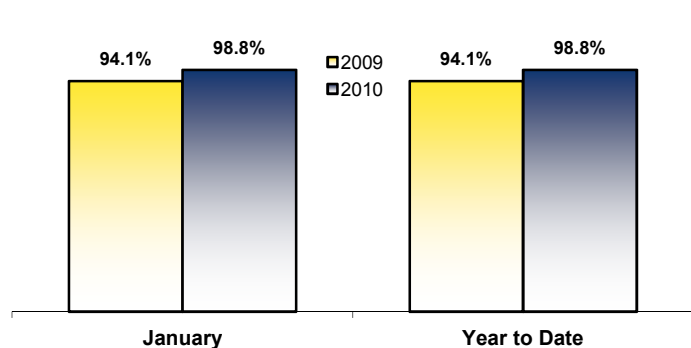
**Activity—Year to Date**



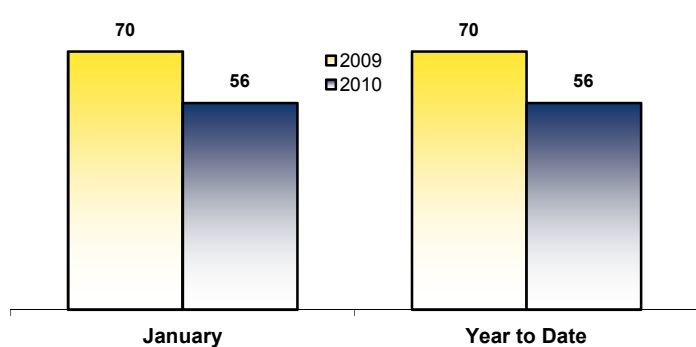
**Median Sales Price**



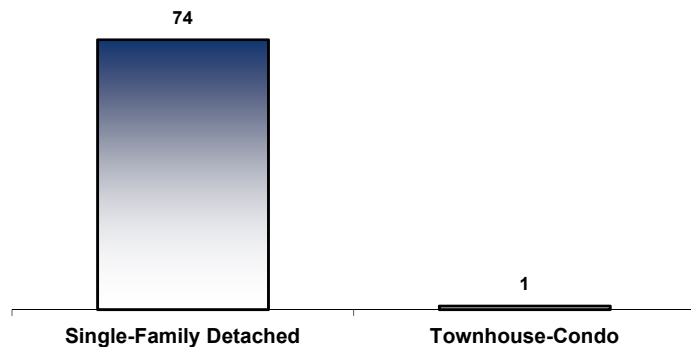
**Ratio of Sales Price to Original List Price**



**Average Days on Market Until Sale**



**Current Inventory**



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# Local Market Updates



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MLS Area:

# MA

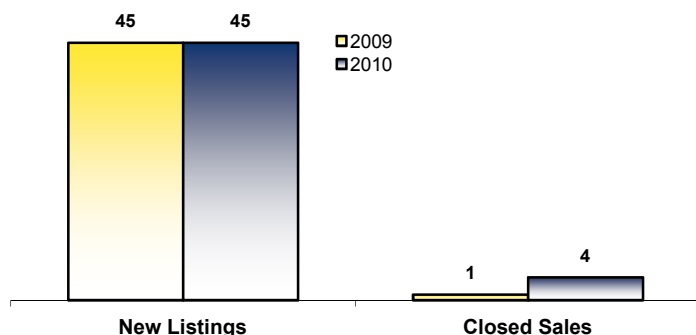
## January

## Year to Date

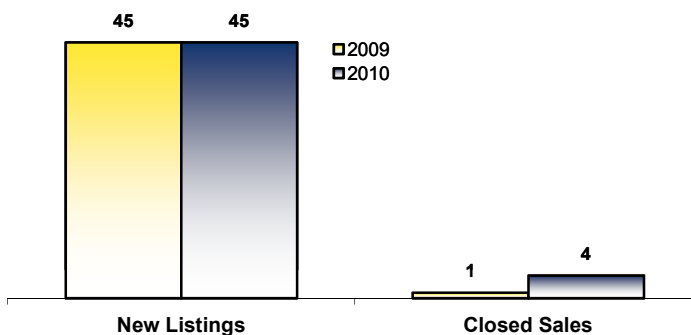
	2009	2010	Change	2009	2010	Change
<b>New Listings</b>	45	45	- 0.0%	45	45	- 0.0%
<b>Closed Sales</b>	1	4	+ 300.0%	1	4	+ 300.0%
<b>Median Sales Price</b>	\$20,000	<b>\$191,000</b>	+ 855.0%	\$20,000	<b>\$191,000</b>	+ 855.0%
<b>Average Sales Price</b>	\$20,000	<b>\$205,500</b>	+ 927.5%	\$20,000	<b>\$205,500</b>	+ 927.5%
<b>Percent of Original List Price Received at Sale*</b>	77.2%	<b>90.3%</b>	+ 16.9%	77.2%	<b>90.3%</b>	+ 16.9%
<b>Average Days on Market Until Sale</b>	3	<b>87</b>	+ 2783.3%	3	<b>87</b>	+ 2783.3%
<b>Single-Family Detached Inventory**</b>	NA	<b>124</b>	NA	--	--	--
<b>Townhouse-Condo Inventory**</b>	NA	<b>0</b>	NA	--	--	--

\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

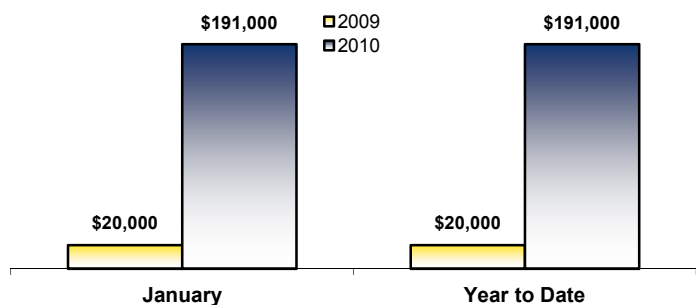
**Activity—Most Recent Month**



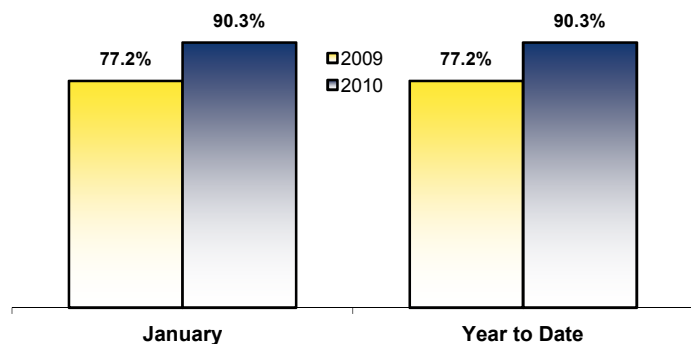
**Activity—Year to Date**



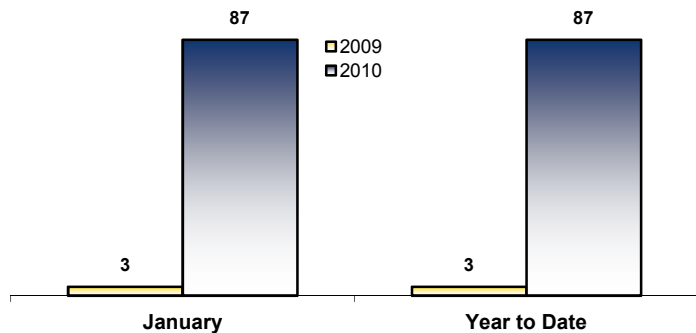
**Median Sales Price**



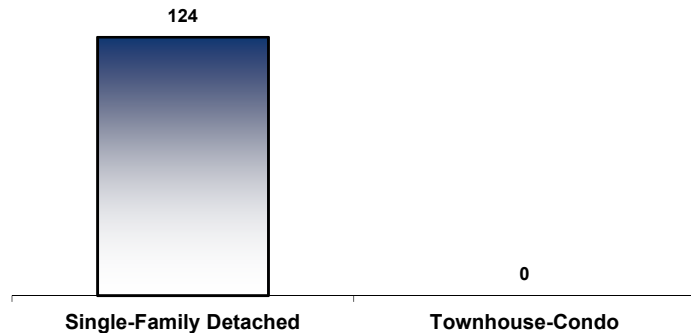
**Ratio of Sales Price to Original List Price**



**Average Days on Market Until Sale**



**Current Inventory**



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MLS Area:

## MC

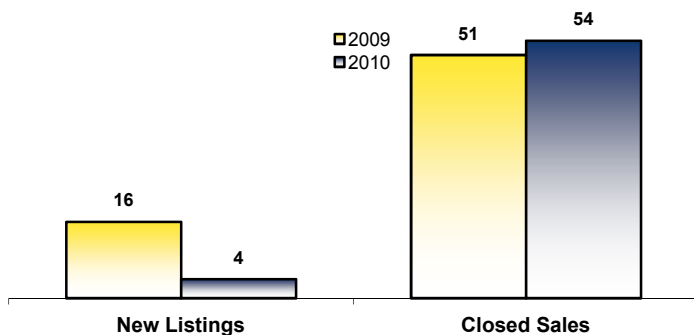
### January

### Year to Date

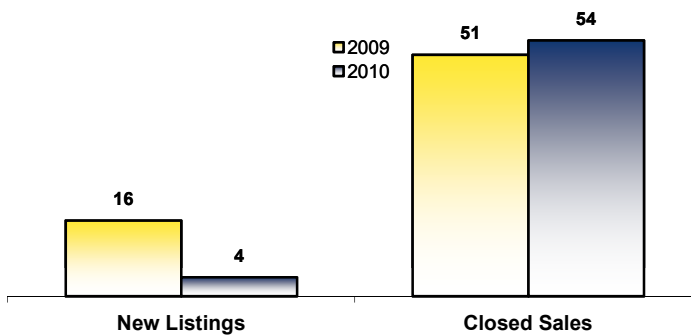
	2009	2010	Change	2009	2010	Change
New Listings	16	4	- 75.0%	16	4	- 75.0%
Closed Sales	51	54	+ 5.9%	51	54	+ 5.9%
Median Sales Price	\$151,500	\$156,000	+ 3.0%	\$151,500	\$156,000	+ 3.0%
Average Sales Price	\$171,087	\$162,415	- 5.1%	\$171,087	\$162,415	- 5.1%
Percent of Original List Price Received at Sale*	92.7%	94.6%	+ 2.0%	92.7%	94.6%	+ 2.0%
Average Days on Market Until Sale	77	69	- 11.2%	77	69	- 11.2%
Single-Family Detached Inventory**	NA	88	NA	--	--	--
Townhouse-Condo Inventory**	NA	0	NA	--	--	--

\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

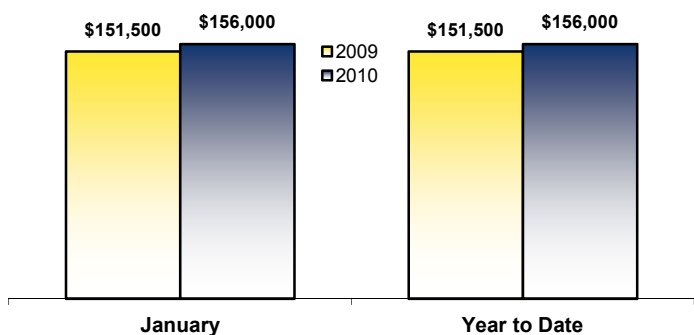
#### Activity—Most Recent Month



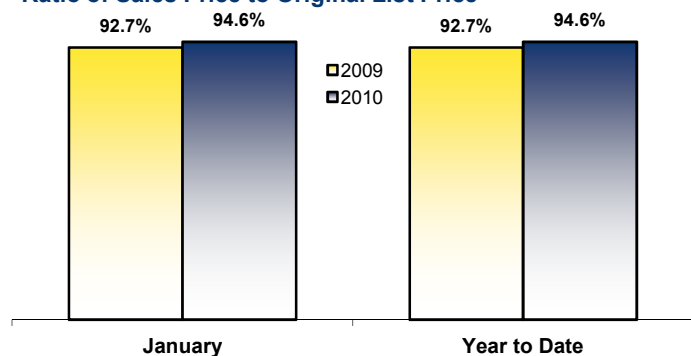
#### Activity—Year to Date



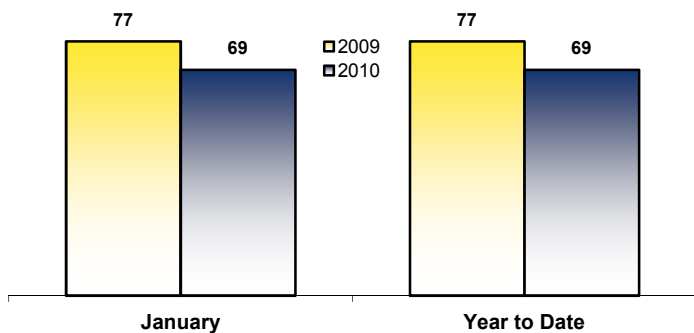
#### Median Sales Price



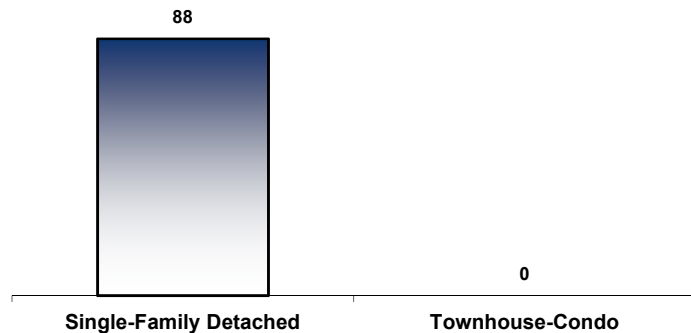
#### Ratio of Sales Price to Original List Price



#### Average Days on Market Until Sale



#### Current Inventory



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# Local Market Updates

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MLS Area:

## MT

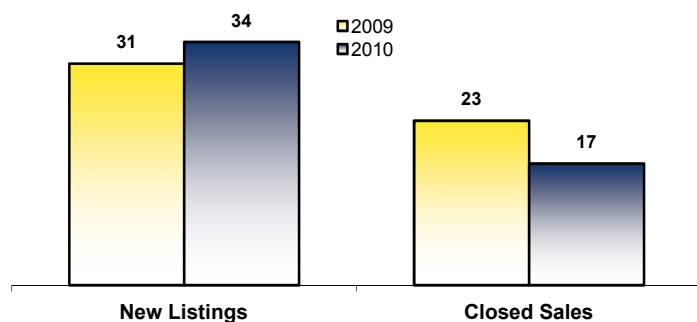
### January

### Year to Date

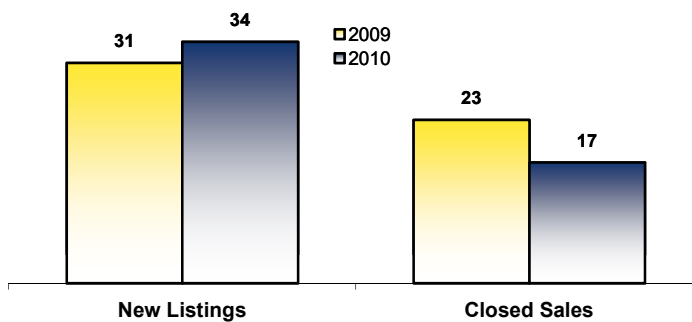
	2009	2010	Change	2009	2010	Change
<b>New Listings</b>	31	34	+ 9.7%	31	34	+ 9.7%
<b>Closed Sales</b>	23	17	- 26.1%	23	17	- 26.1%
<b>Median Sales Price</b>	\$440,000	<b>\$378,000</b>	- 14.1%	\$440,000	<b>\$378,000</b>	- 14.1%
<b>Average Sales Price</b>	\$585,742	<b>\$544,246</b>	- 7.1%	\$585,742	<b>\$544,246</b>	- 7.1%
<b>Percent of Original List Price Received at Sale*</b>	87.9%	<b>92.1%</b>	+ 4.8%	87.9%	<b>92.1%</b>	+ 4.8%
<b>Average Days on Market Until Sale</b>	134	<b>81</b>	- 39.8%	134	<b>81</b>	- 39.8%
<b>Single-Family Detached Inventory**</b>	NA	2	NA	--	--	--
<b>Townhouse-Condo Inventory**</b>	NA	0	NA	--	--	--

\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

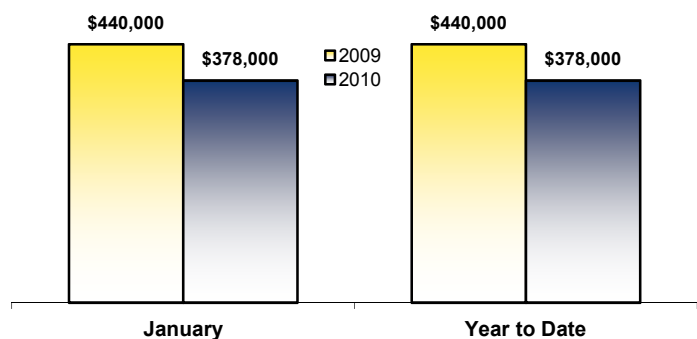
**Activity—Most Recent Month**



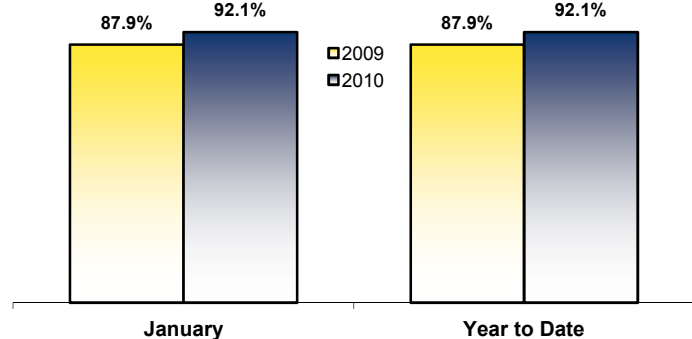
**Activity—Year to Date**



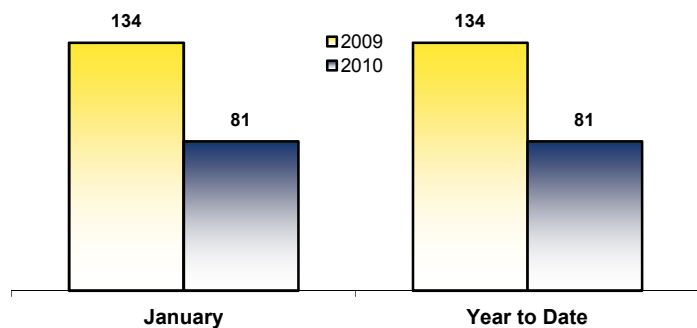
**Median Sales Price**



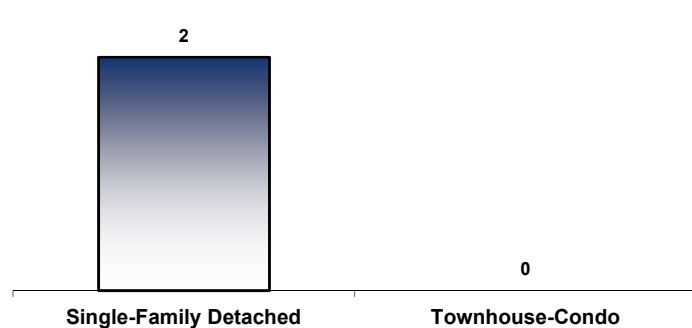
**Ratio of Sales Price to Original List Price**



**Average Days on Market Until Sale**



**Current Inventory**



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# Local Market Updates

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MLS Area:

# N

## January

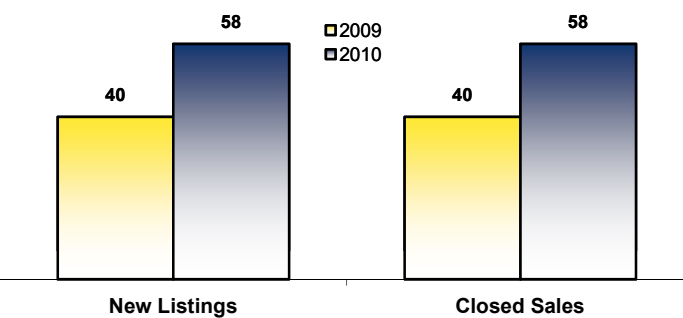
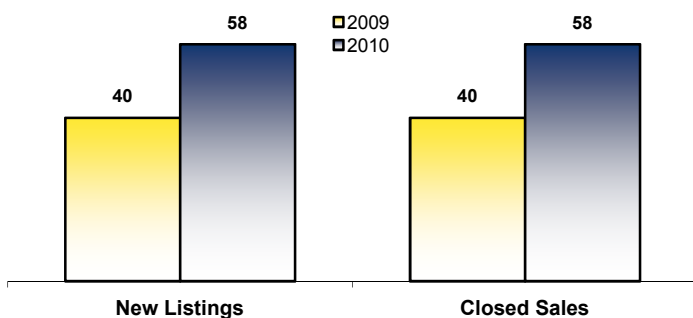
## Year to Date

	2009	2010	Change	2009	2010	Change
New Listings	40	58	+ 45.0%	40	58	+ 45.0%
Closed Sales	40	58	+ 45.0%	40	58	+ 45.0%
Median Sales Price	\$152,500	\$163,250	+ 7.0%	\$152,500	\$163,250	+ 7.0%
Average Sales Price	\$177,444	\$173,884	- 2.0%	\$177,444	\$173,884	- 2.0%
Percent of Original List Price Received at Sale*	91.5%	94.2%	+ 3.0%	91.5%	94.2%	+ 3.0%
Average Days on Market Until Sale	86	66	- 23.1%	86	66	- 23.1%
Single-Family Detached Inventory**	NA	73	NA	--	--	--
Townhouse-Condo Inventory**	NA	10	NA	--	--	--

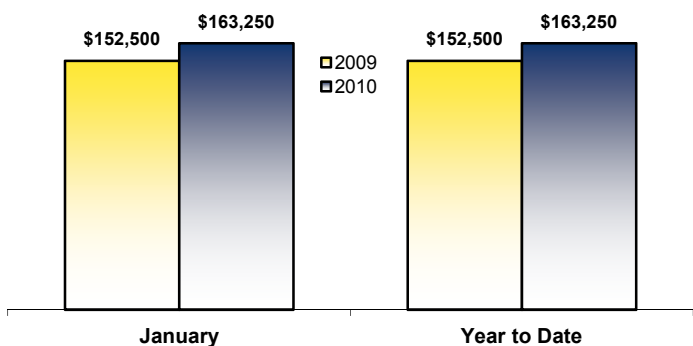
\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

### Activity—Most Recent Month

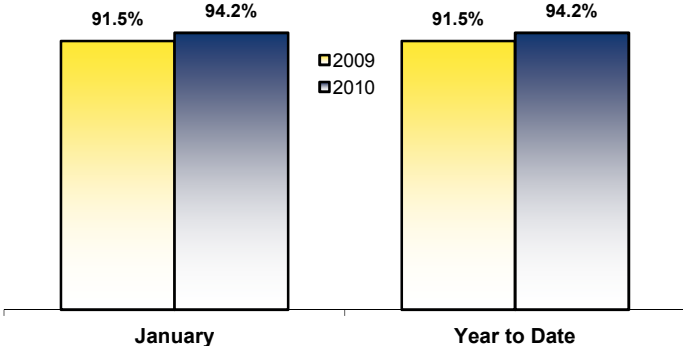
### Activity—Year to Date



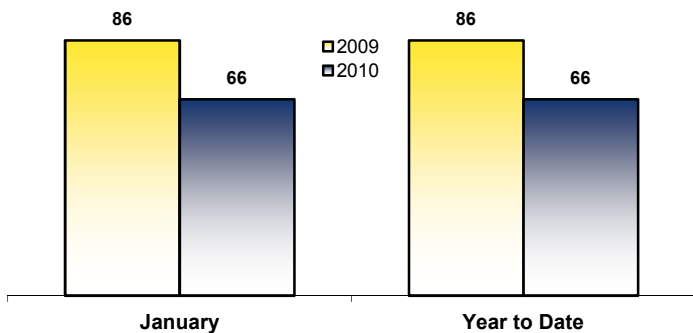
### Median Sales Price



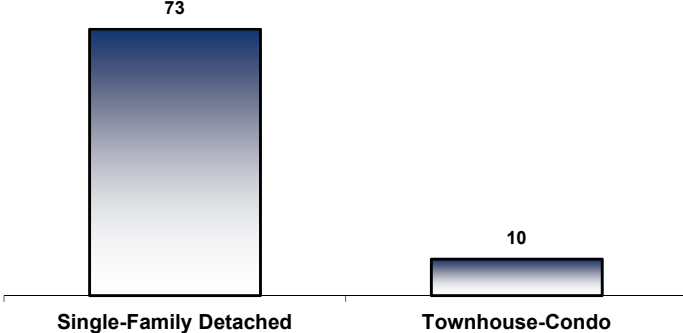
### Ratio of Sales Price to Original List Price



### Average Days on Market Until Sale



### Current Inventory



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# Local Market Updates

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MLS Area:

## NW

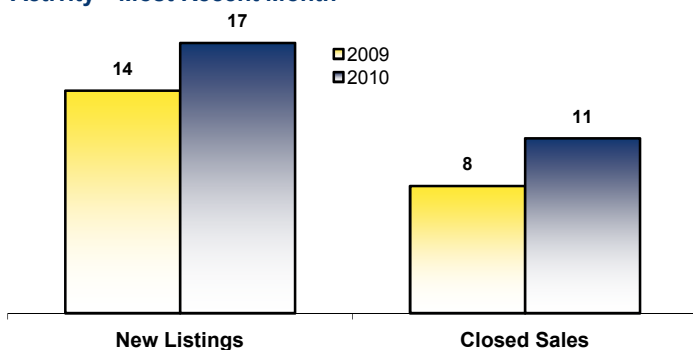
### January

### Year to Date

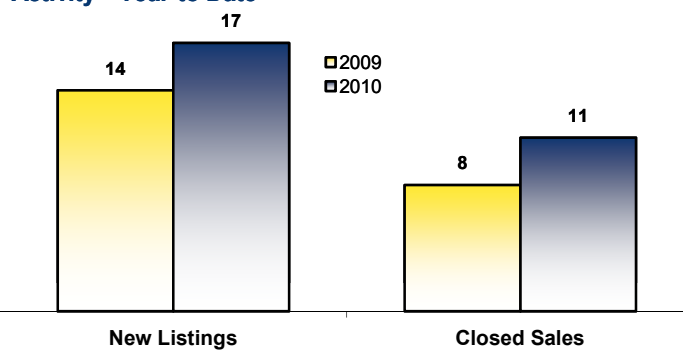
	2009	2010	Change	2009	2010	Change
<b>New Listings</b>	14	17	+ 21.4%	14	17	+ 21.4%
<b>Closed Sales</b>	8	11	+ 37.5%	8	11	+ 37.5%
<b>Median Sales Price</b>	\$168,250	<b>\$115,000</b>	- 31.6%	\$168,250	<b>\$115,000</b>	- 31.6%
<b>Average Sales Price</b>	\$196,337	<b>\$138,744</b>	- 29.3%	\$196,337	<b>\$138,744</b>	- 29.3%
<b>Percent of Original List Price Received at Sale*</b>	94.7%	<b>96.5%</b>	+ 1.9%	94.7%	<b>96.5%</b>	+ 1.9%
<b>Average Days on Market Until Sale</b>	78	<b>33</b>	- 58.2%	78	<b>33</b>	- 58.2%
<b>Single-Family Detached Inventory**</b>	NA	<b>200</b>	NA	--	--	--
<b>Townhouse-Condo Inventory**</b>	NA	<b>26</b>	NA	--	--	--

\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

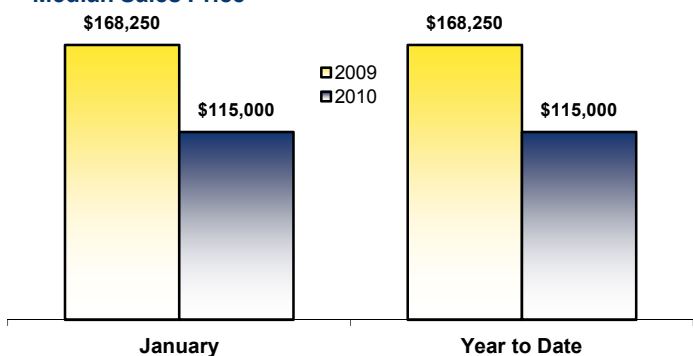
**Activity—Most Recent Month**



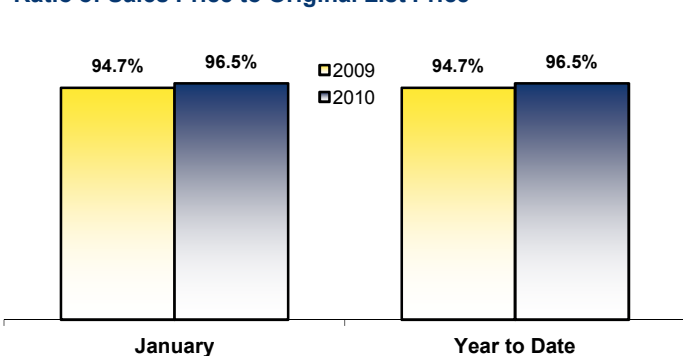
**Activity—Year to Date**



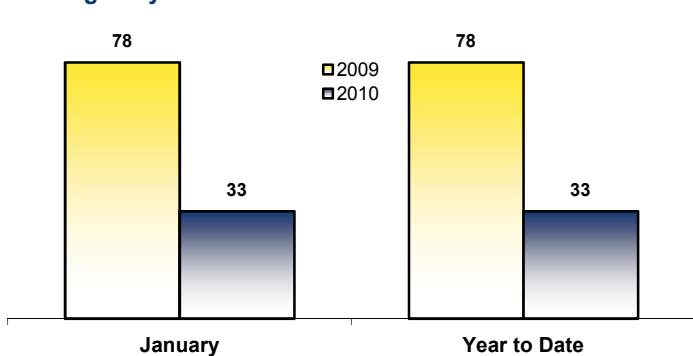
**Median Sales Price**



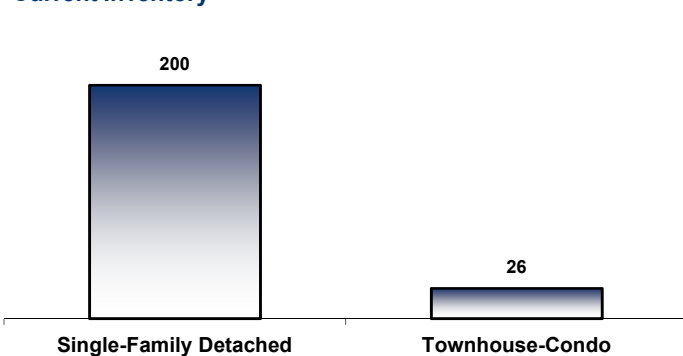
**Ratio of Sales Price to Original List Price**



**Average Days on Market Until Sale**



**Current Inventory**



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# Local Market Updates



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MLS Area:

## OT

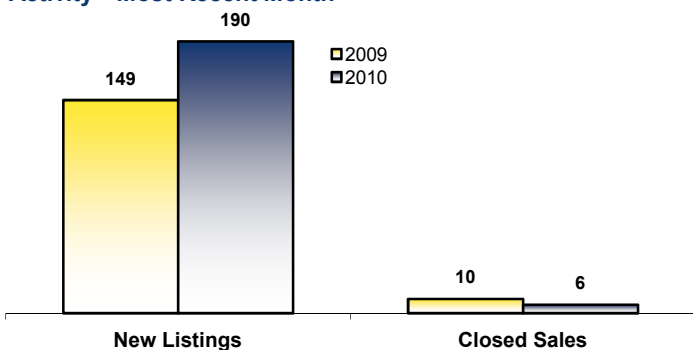
### January

### Year to Date

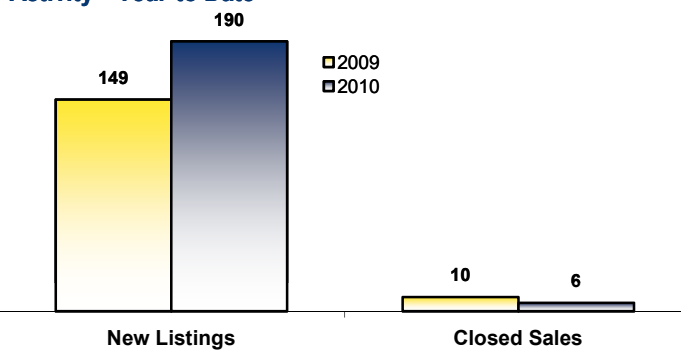
	2009	2010	Change	2009	2010	Change
<b>New Listings</b>	149	190	+ 27.5%	149	190	+ 27.5%
<b>Closed Sales</b>	10	6	- 40.0%	10	6	- 40.0%
<b>Median Sales Price</b>	\$106,599	\$112,250	+ 5.3%	\$106,599	\$112,250	+ 5.3%
<b>Average Sales Price</b>	\$98,110	\$108,167	+ 10.3%	\$98,110	\$108,167	+ 10.3%
<b>Percent of Original List Price Received at Sale*</b>	91.2%	95.1%	+ 4.4%	91.2%	95.1%	+ 4.4%
<b>Average Days on Market Until Sale</b>	38	89	+ 132.6%	38	89	+ 132.6%
<b>Single-Family Detached Inventory**</b>	NA	143	NA	--	--	--
<b>Townhouse-Condo Inventory**</b>	NA	7	NA	--	--	--

\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

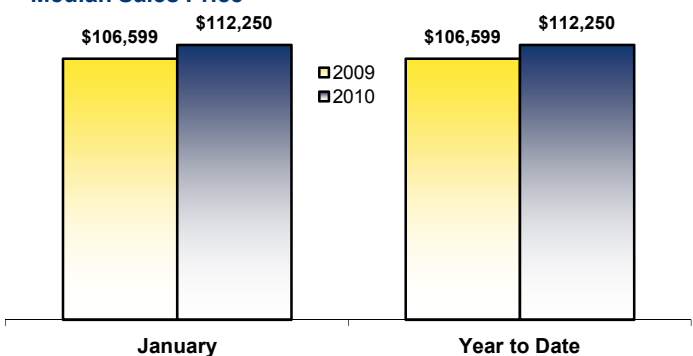
**Activity—Most Recent Month**



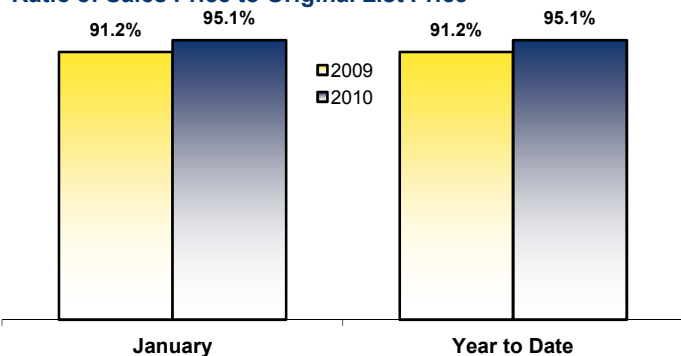
**Activity—Year to Date**



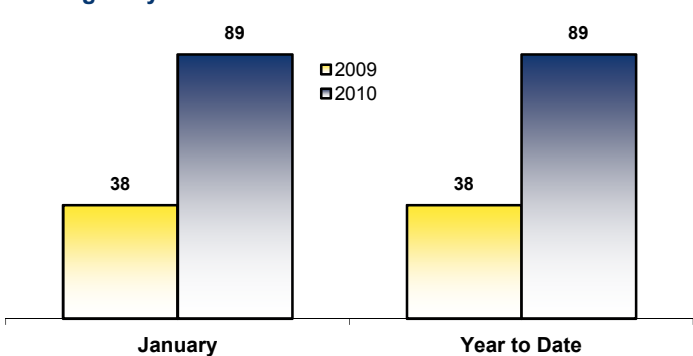
**Median Sales Price**



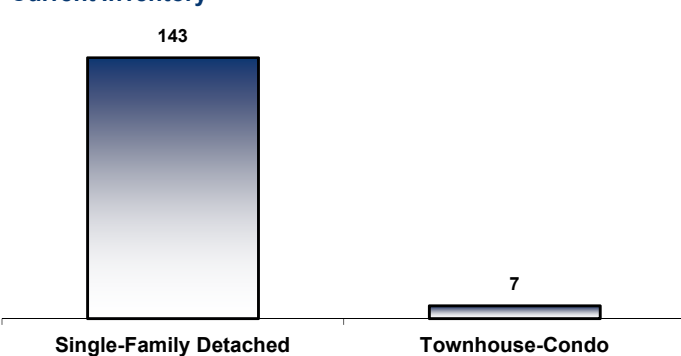
**Ratio of Sales Price to Original List Price**



**Average Days on Market Until Sale**



**Current Inventory**



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# Local Market Updates



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MLS Area:

## PF

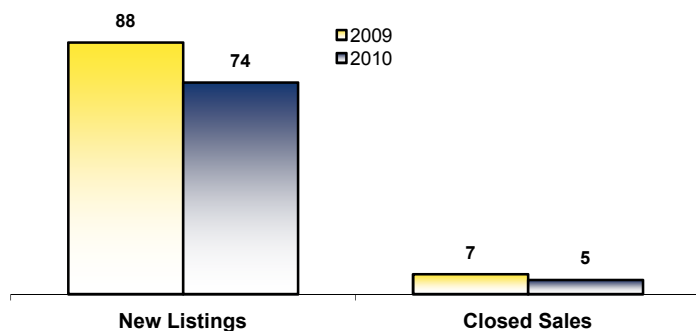
### January

### Year to Date

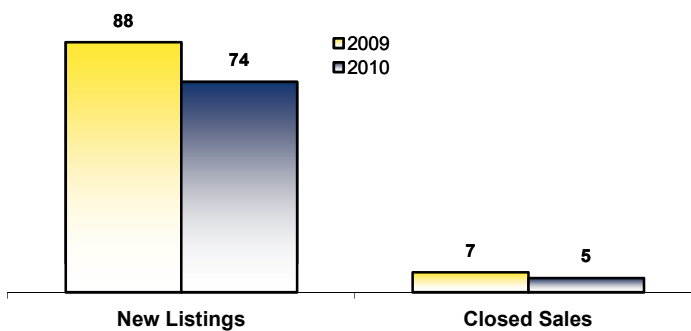
	2009	2010	Change	2009	2010	Change
<b>New Listings</b>	88	74	- 15.9%	88	74	- 15.9%
<b>Closed Sales</b>	7	5	- 28.6%	7	5	- 28.6%
<b>Median Sales Price</b>	\$70,000	<b>\$100,000</b>	+ 42.9%	\$70,000	<b>\$100,000</b>	+ 42.9%
<b>Average Sales Price</b>	\$68,236	<b>\$93,540</b>	+ 37.1%	\$68,236	<b>\$93,540</b>	+ 37.1%
<b>Percent of Original List Price Received at Sale*</b>	87.5%	<b>83.8%</b>	- 4.2%	87.5%	<b>83.8%</b>	- 4.2%
<b>Average Days on Market Until Sale</b>	87	<b>44</b>	- 49.2%	87	<b>44</b>	- 49.2%
<b>Single-Family Detached Inventory**</b>	NA	<b>418</b>	NA	--	--	--
<b>Townhouse-Condo Inventory**</b>	NA	<b>13</b>	NA	--	--	--

\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

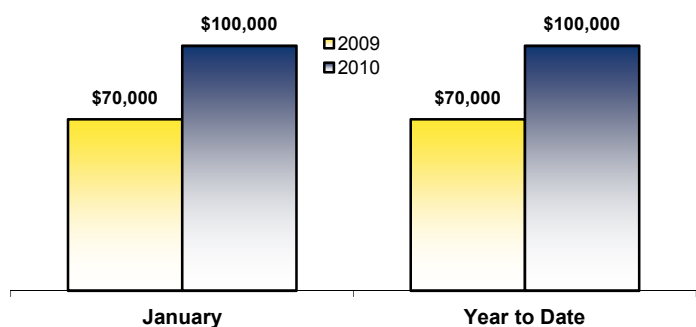
**Activity—Most Recent Month**



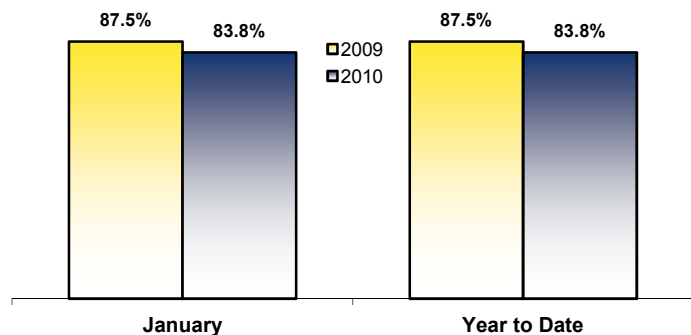
**Activity—Year to Date**



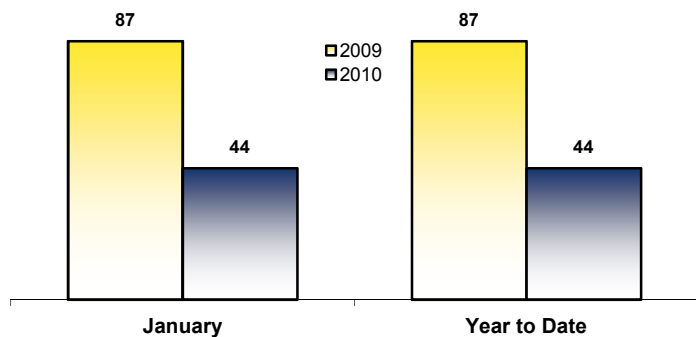
**Median Sales Price**



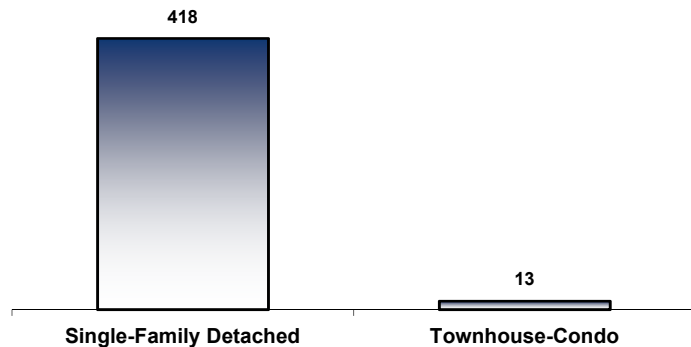
**Ratio of Sales Price to Original List Price**



**Average Days on Market Until Sale**



**Current Inventory**



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# Local Market Updates



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MLS Area:

## RN

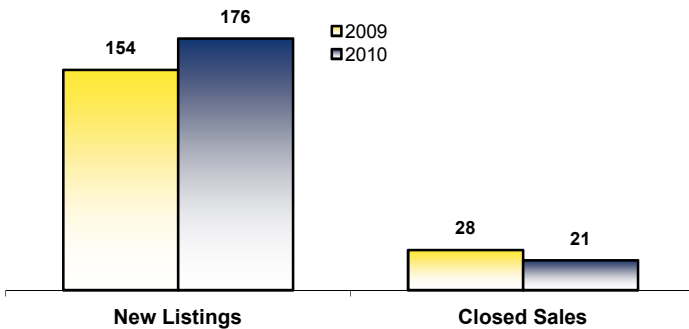
### January

### Year to Date

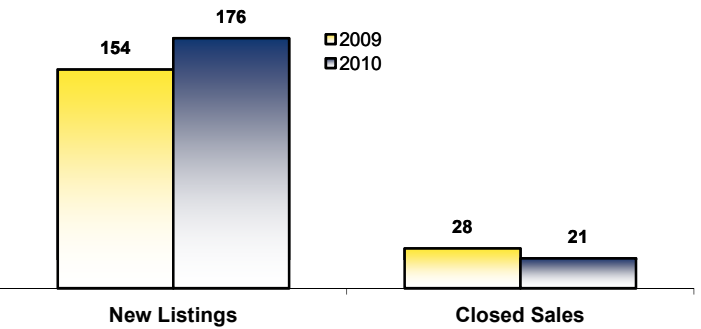
	2009	2010	Change	2009	2010	Change
<b>New Listings</b>	154	176	+ 14.3%	154	176	+ 14.3%
<b>Closed Sales</b>	28	21	- 25.0%	28	21	- 25.0%
<b>Median Sales Price</b>	\$175,850	<b>\$208,500</b>	+ 18.6%	\$175,850	<b>\$208,500</b>	+ 18.6%
<b>Average Sales Price</b>	\$216,794	<b>\$213,057</b>	- 1.7%	\$216,794	<b>\$213,057</b>	- 1.7%
<b>Percent of Original List Price Received at Sale*</b>	92.4%	<b>97.0%</b>	+ 5.0%	92.4%	<b>97.0%</b>	+ 5.0%
<b>Average Days on Market Until Sale</b>	75	<b>34</b>	- 54.9%	75	<b>34</b>	- 54.9%
<b>Single-Family Detached Inventory**</b>	NA	<b>274</b>	NA	--	--	--
<b>Townhouse-Condo Inventory**</b>	NA	<b>34</b>	NA	--	--	--

\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

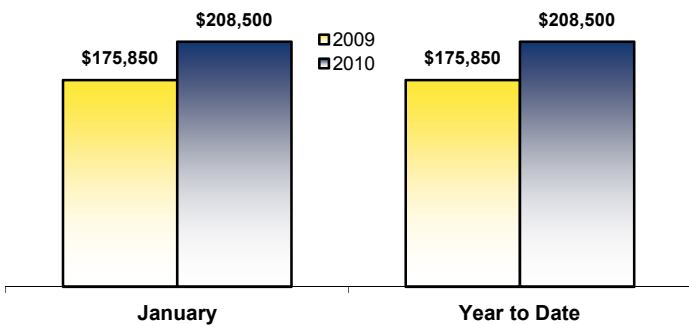
Activity—Most Recent Month



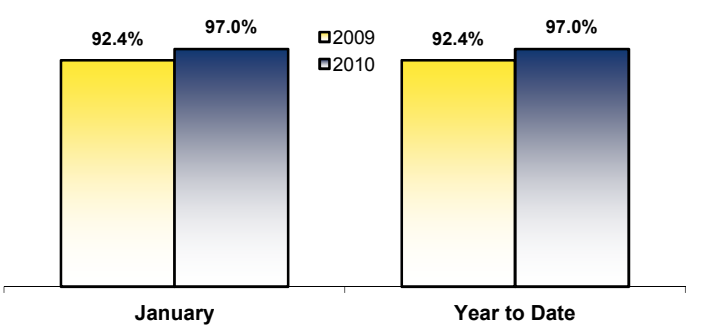
Activity—Year to Date



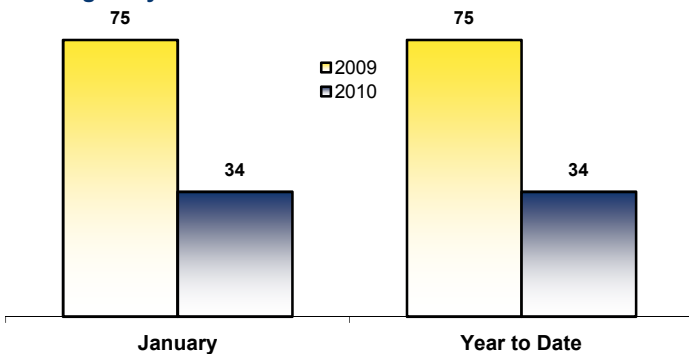
Median Sales Price



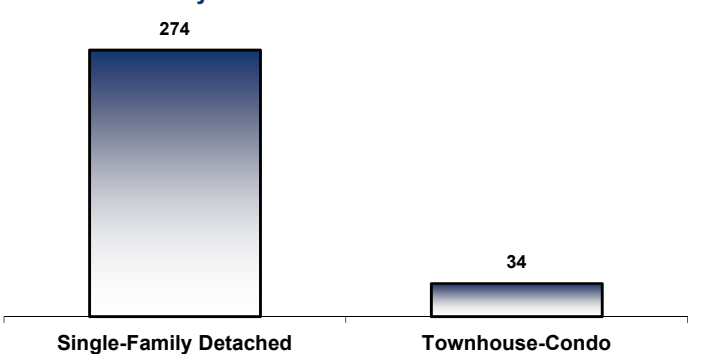
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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# Local Market Updates

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MLS Area:

## RRE

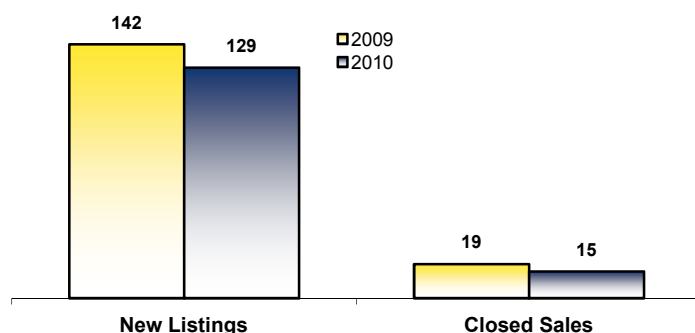
### January

### Year to Date

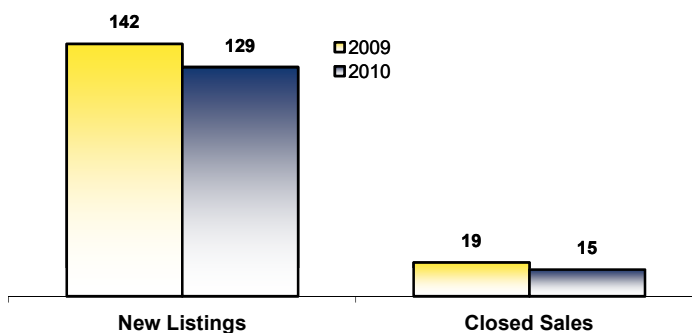
	2009	2010	Change	2009	2010	Change
New Listings	142	129	- 9.2%	142	129	- 9.2%
Closed Sales	19	15	- 21.1%	19	15	- 21.1%
Median Sales Price	\$230,500	\$289,000	+ 25.4%	\$230,500	\$289,000	+ 25.4%
Average Sales Price	\$247,373	\$284,326	+ 14.9%	\$247,373	\$284,326	+ 14.9%
Percent of Original List Price Received at Sale*	91.3%	92.7%	+ 1.5%	91.3%	92.7%	+ 1.5%
Average Days on Market Until Sale	71	89	+ 25.7%	71	89	+ 25.7%
Single-Family Detached Inventory**	NA	458	NA	--	--	--
Townhouse-Condo Inventory**	NA	9	NA	--	--	--

\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

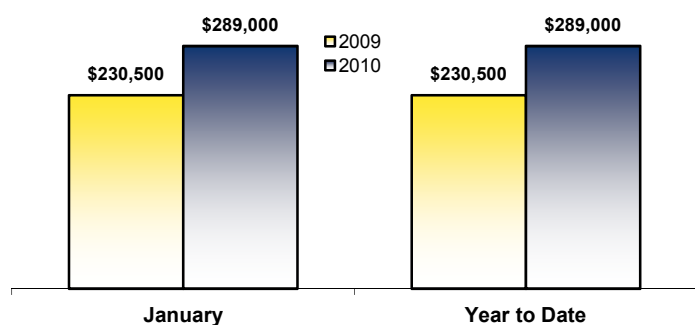
Activity—Most Recent Month



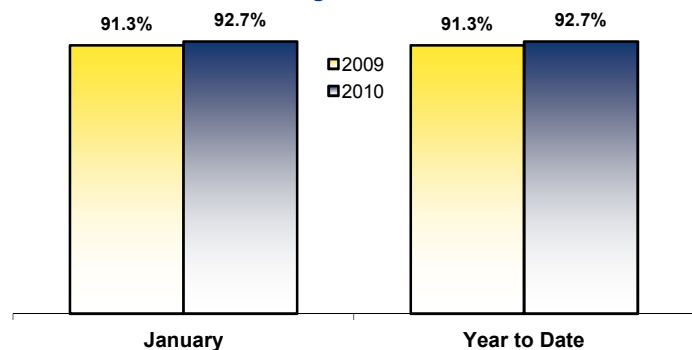
Activity—Year to Date



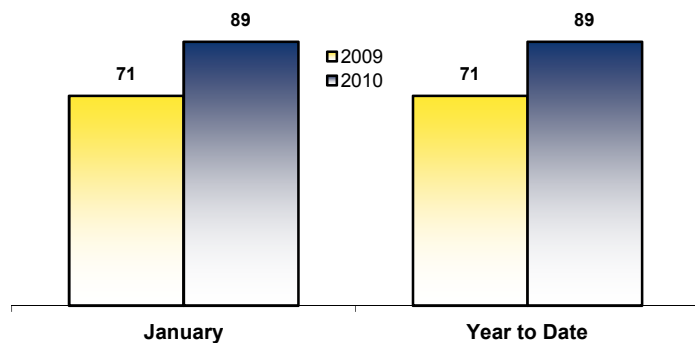
Median Sales Price



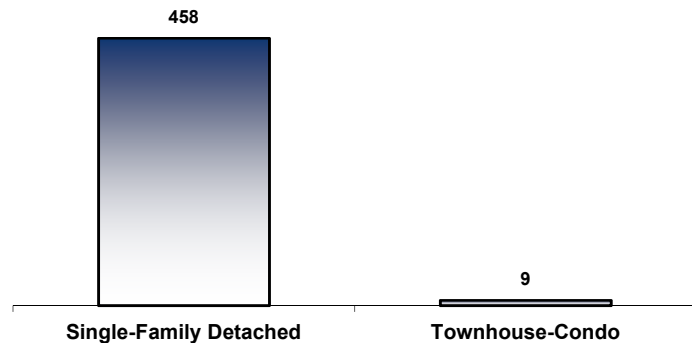
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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# Local Market Updates

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MLS Area:

## RRW

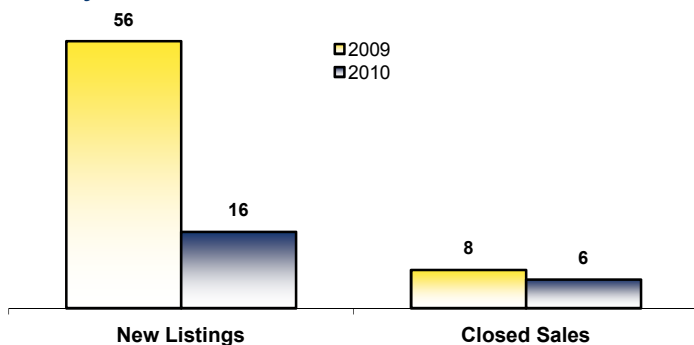
### January

### Year to Date

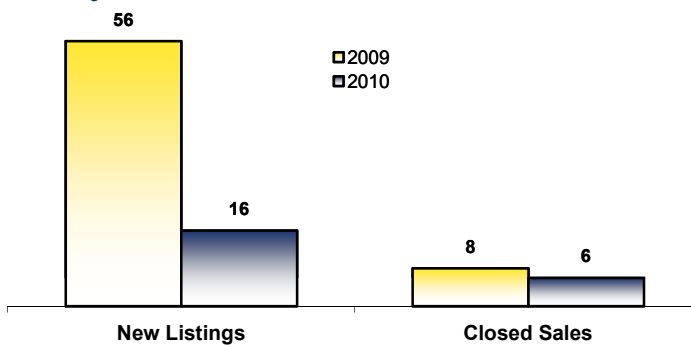
	2009	2010	Change	2009	2010	Change
New Listings	56	16	- 71.4%	56	16	- 71.4%
Closed Sales	8	6	- 25.0%	8	6	- 25.0%
Median Sales Price	\$100,250	<b>\$47,500</b>	- 52.6%	\$100,250	<b>\$47,500</b>	- 52.6%
Average Sales Price	\$94,000	<b>\$62,603</b>	- 33.4%	\$94,000	<b>\$62,603</b>	- 33.4%
Percent of Original List Price Received at Sale*	87.6%	<b>90.9%</b>	+ 3.8%	87.6%	<b>90.9%</b>	+ 3.8%
Average Days on Market Until Sale	51	<b>61</b>	+ 20.8%	51	<b>61</b>	+ 20.8%
Single-Family Detached Inventory**	NA	<b>341</b>	NA	--	--	--
Townhouse-Condo Inventory**	NA	<b>19</b>	NA	--	--	--

\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

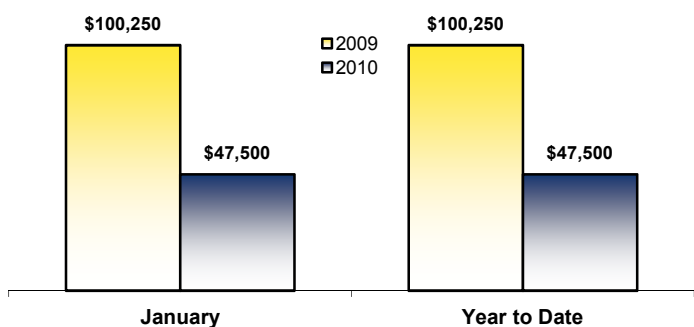
Activity—Most Recent Month



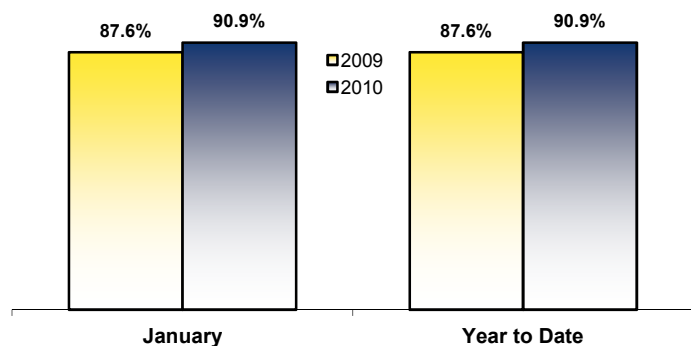
Activity—Year to Date



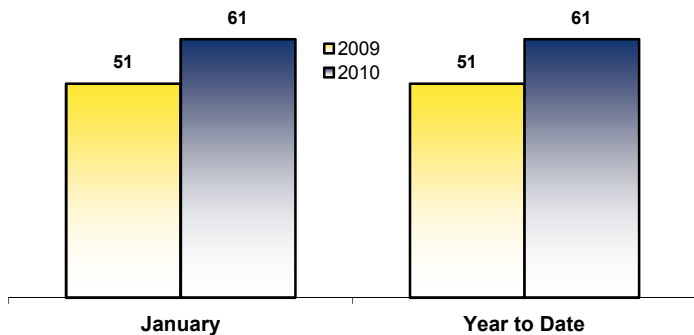
Median Sales Price



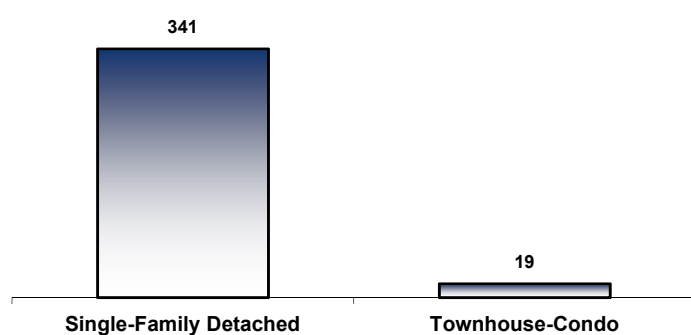
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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# Local Market Updates



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MLS Area:

## SC

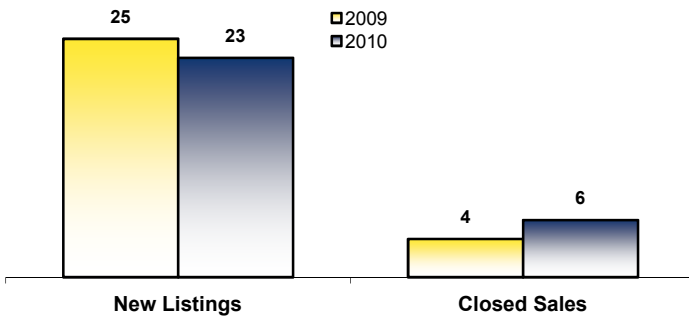
### January

### Year to Date

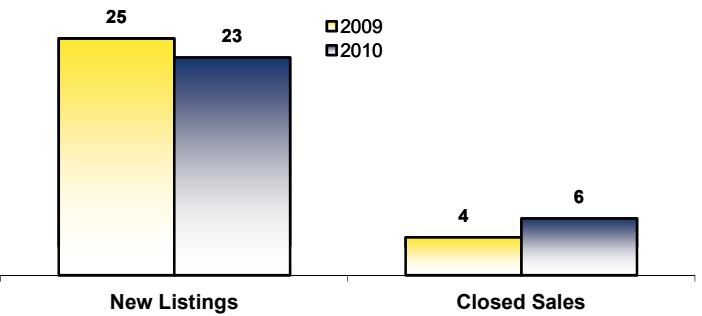
	2009	2010	Change	2009	2010	Change
<b>New Listings</b>	25	23	- 8.0%	25	23	- 8.0%
<b>Closed Sales</b>	4	6	+ 50.0%	4	6	+ 50.0%
<b>Median Sales Price</b>	\$243,000	<b>\$175,750</b>	- 27.7%	\$243,000	<b>\$175,750</b>	- 27.7%
<b>Average Sales Price</b>	\$231,500	<b>\$223,858</b>	- 3.3%	\$231,500	<b>\$223,858</b>	- 3.3%
<b>Percent of Original List Price Received at Sale*</b>	91.8%	<b>94.6%</b>	+ 3.0%	91.8%	<b>94.6%</b>	+ 3.0%
<b>Average Days on Market Until Sale</b>	98	<b>136</b>	+ 37.9%	98	<b>136</b>	+ 37.9%
<b>Single-Family Detached Inventory**</b>	NA	<b>79</b>	NA	--	--	--
<b>Townhouse-Condo Inventory**</b>	NA	<b>9</b>	NA	--	--	--

\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

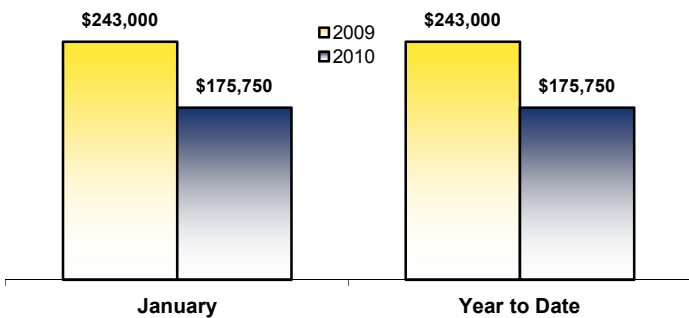
#### Activity—Most Recent Month



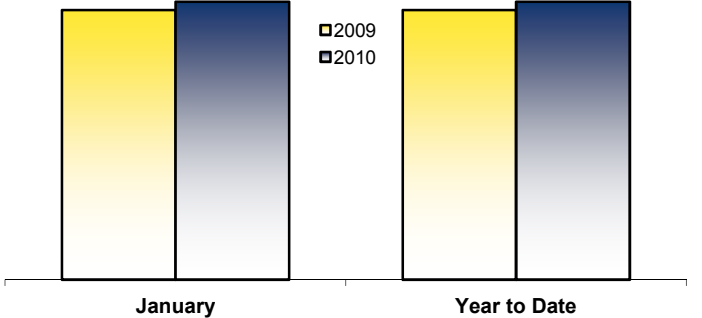
#### Activity—Year to Date



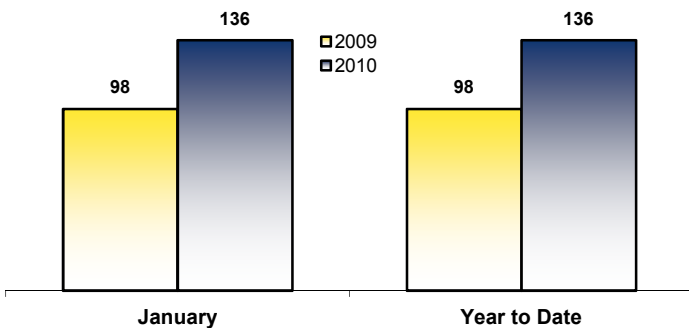
#### Median Sales Price



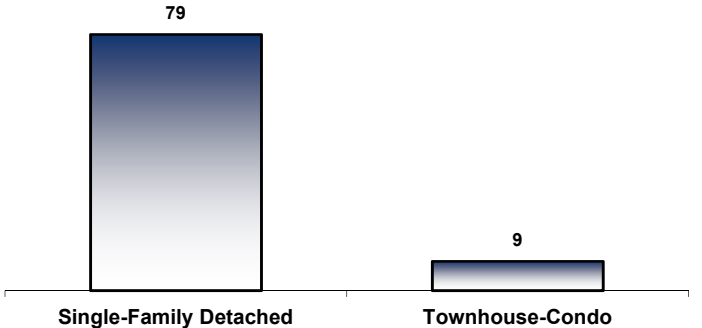
#### Ratio of Sales Price to Original List Price



#### Average Days on Market Until Sale



#### Current Inventory



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# Local Market Updates



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MLS Area:

## SE

### January

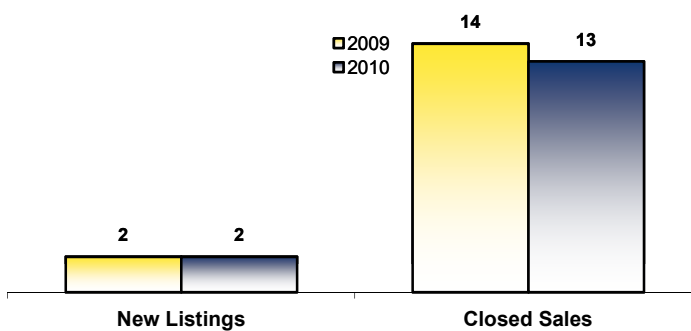
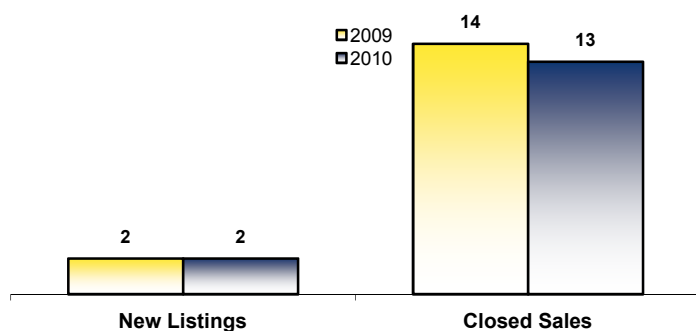
### Year to Date

	2009	2010	Change	2009	2010	Change
<b>New Listings</b>	2	2	- 0.0%	2	2	- 0.0%
<b>Closed Sales</b>	14	13	- 7.1%	14	13	- 7.1%
<b>Median Sales Price</b>	\$294,000	<b>\$315,000</b>	+ 7.1%	\$294,000	<b>\$315,000</b>	+ 7.1%
<b>Average Sales Price</b>	\$737,364	<b>\$423,971</b>	- 42.5%	\$737,364	<b>\$423,971</b>	- 42.5%
<b>Percent of Original List Price Received at Sale*</b>	91.4%	<b>93.4%</b>	+ 2.1%	91.4%	<b>93.4%</b>	+ 2.1%
<b>Average Days on Market Until Sale</b>	121	<b>94</b>	- 22.2%	121	<b>94</b>	- 22.2%
<b>Single-Family Detached Inventory**</b>	NA	<b>51</b>	NA	--	--	--
<b>Townhouse-Condo Inventory**</b>	NA	<b>0</b>	NA	--	--	--

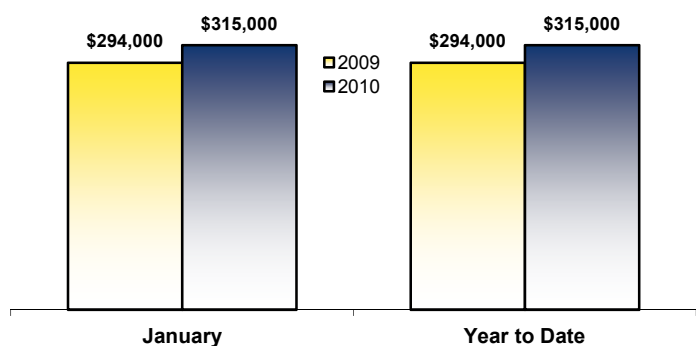
\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

#### Activity—Most Recent Month

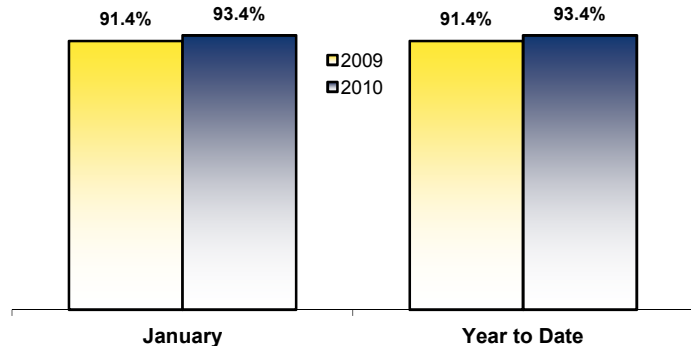
#### Activity—Year to Date



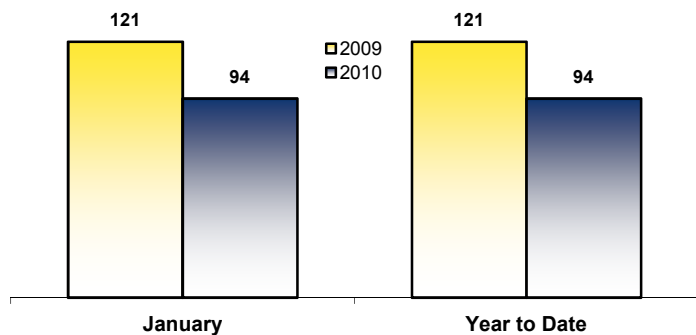
#### Median Sales Price



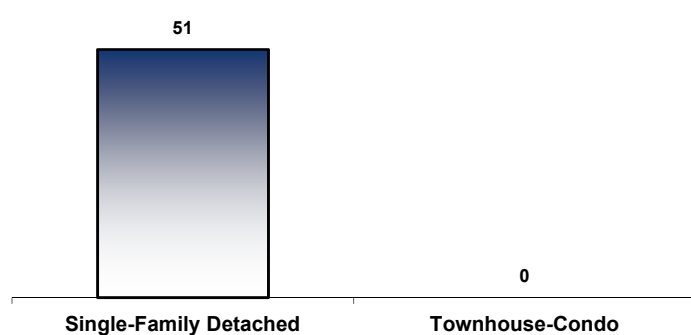
#### Ratio of Sales Price to Original List Price



#### Average Days on Market Until Sale



#### Current Inventory



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# Local Market Updates

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MLS Area:

## SH

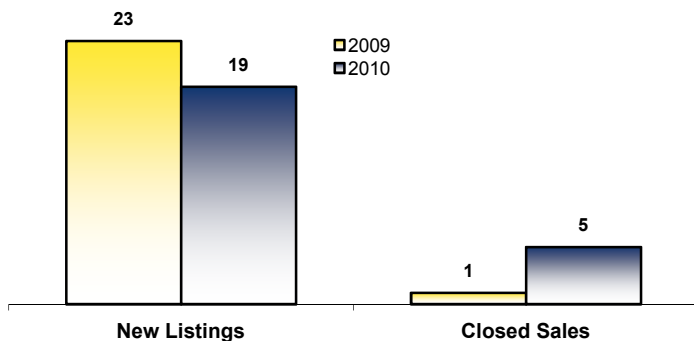
### January

### Year to Date

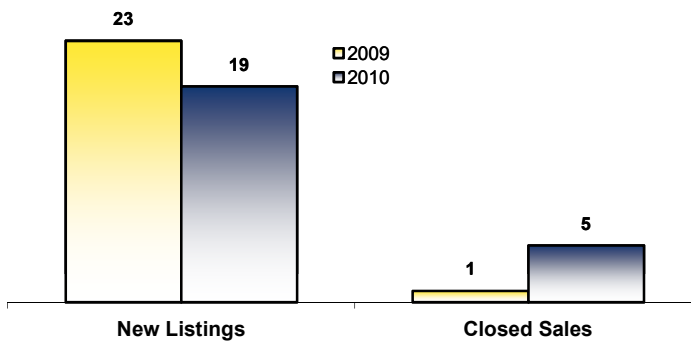
	2009	2010	Change	2009	2010	Change
<b>New Listings</b>	23	19	- 17.4%	23	19	- 17.4%
<b>Closed Sales</b>	1	5	+ 400.0%	1	5	+ 400.0%
<b>Median Sales Price</b>	\$225,000	<b>\$57,000</b>	- 74.7%	\$225,000	<b>\$57,000</b>	- 74.7%
<b>Average Sales Price</b>	\$225,000	<b>\$163,100</b>	- 27.5%	\$225,000	<b>\$163,100</b>	- 27.5%
<b>Percent of Original List Price Received at Sale*</b>	98.9%	<b>96.8%</b>	- 2.2%	98.9%	<b>96.8%</b>	- 2.2%
<b>Average Days on Market Until Sale</b>	102	<b>29</b>	- 71.6%	102	<b>29</b>	- 71.6%
<b>Single-Family Detached Inventory**</b>	NA	4	NA	--	--	--
<b>Townhouse-Condo Inventory**</b>	NA	2	NA	--	--	--

\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

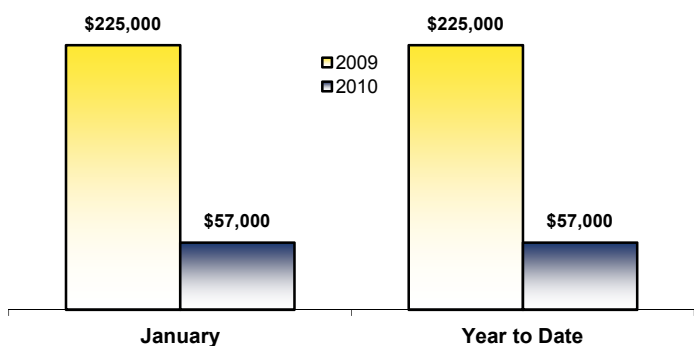
**Activity—Most Recent Month**



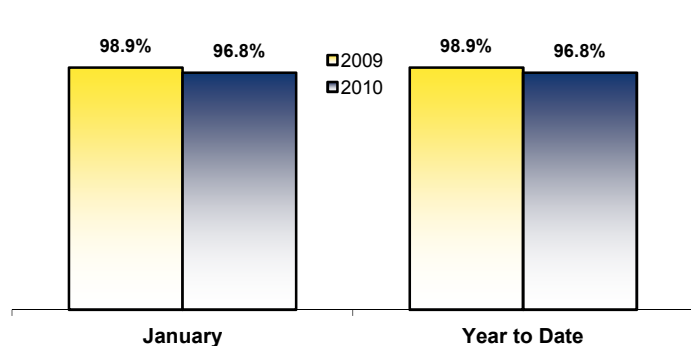
**Activity—Year to Date**



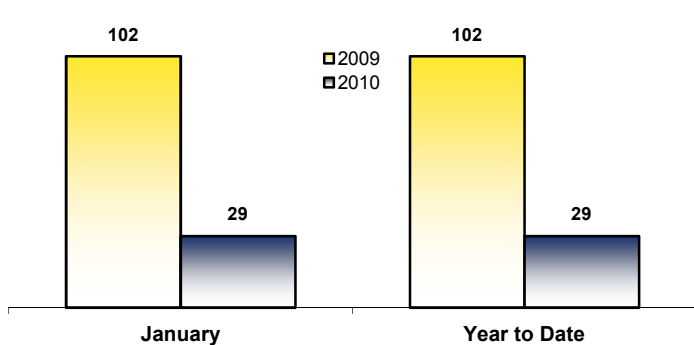
**Median Sales Price**



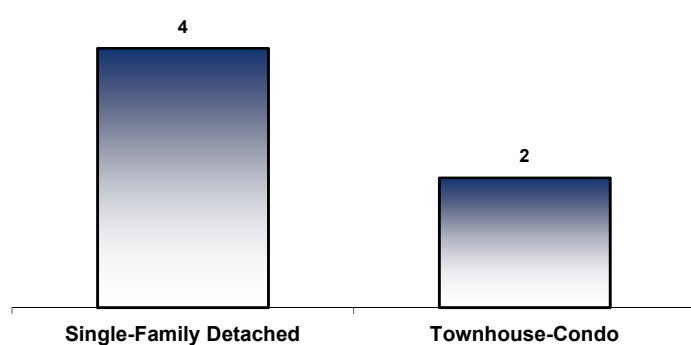
**Ratio of Sales Price to Original List Price**



**Average Days on Market Until Sale**



**Current Inventory**



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# Local Market Updates



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MLS Area:

## SV

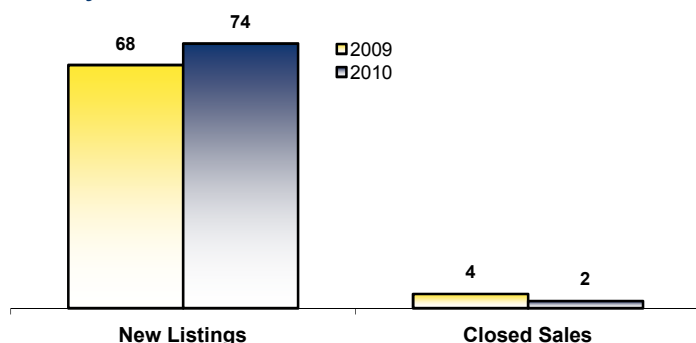
### January

### Year to Date

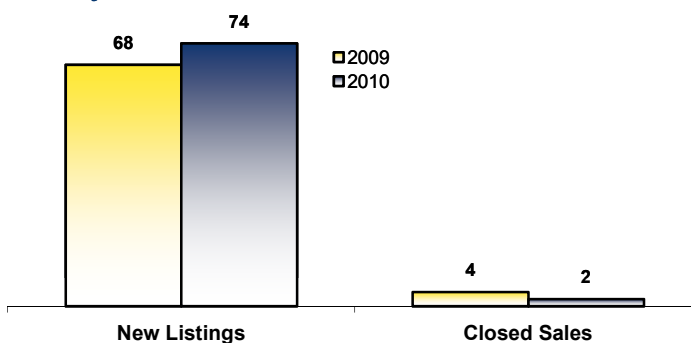
	2009	2010	Change	2009	2010	Change
New Listings	68	74	+ 8.8%	68	74	+ 8.8%
Closed Sales	4	2	- 50.0%	4	2	- 50.0%
Median Sales Price	\$101,400	\$45,150	- 55.5%	\$101,400	\$45,150	- 55.5%
Average Sales Price	\$109,700	\$45,150	- 58.8%	\$109,700	\$45,150	- 58.8%
Percent of Original List Price Received at Sale*	95.9%	90.7%	- 5.5%	95.9%	90.7%	- 5.5%
Average Days on Market Until Sale	58	128	+ 119.8%	58	128	+ 119.8%
Single-Family Detached Inventory**	NA	198	NA	--	--	--
Townhouse-Condo Inventory**	NA	0	NA	--	--	--

\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

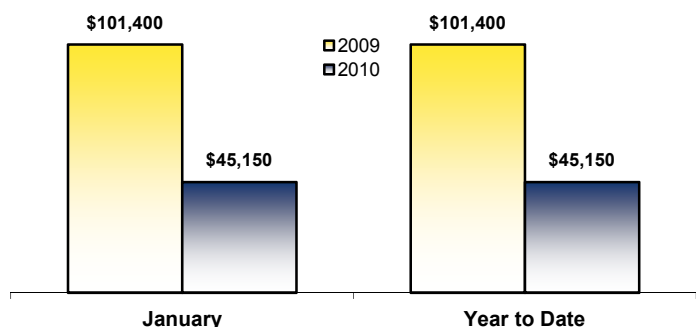
Activity—Most Recent Month



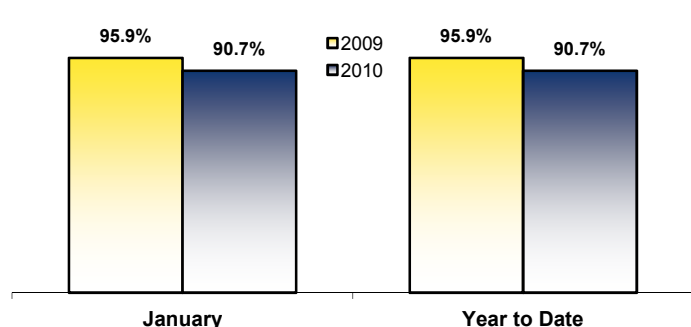
Activity—Year to Date



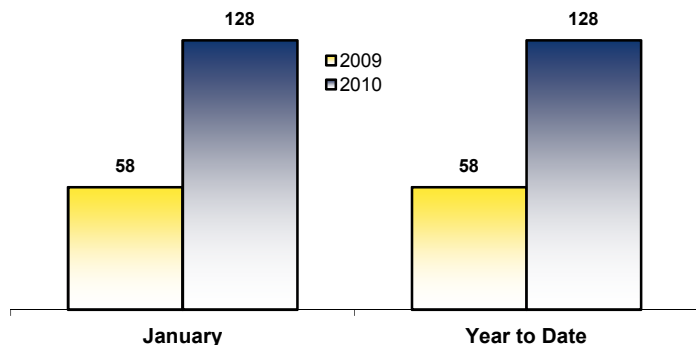
Median Sales Price



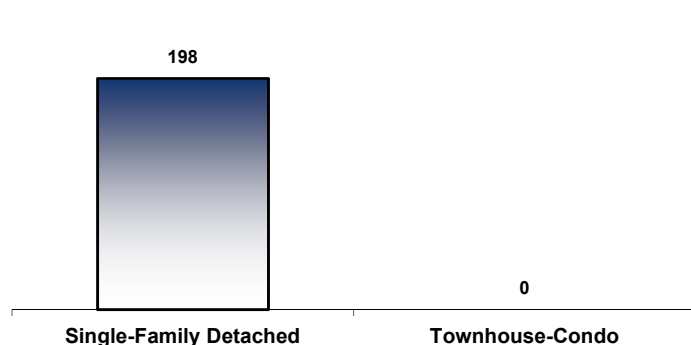
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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# Local Market Updates

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MLS Area:

## SWE

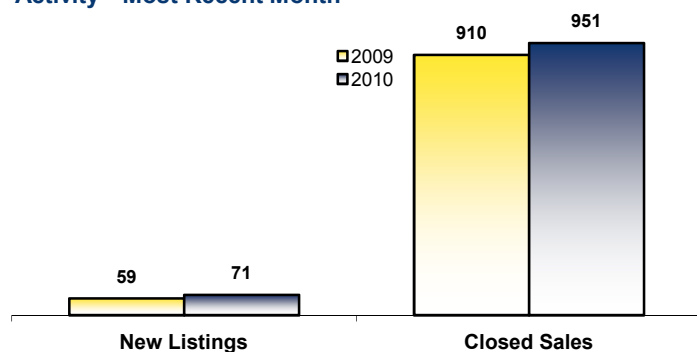
### January

### Year to Date

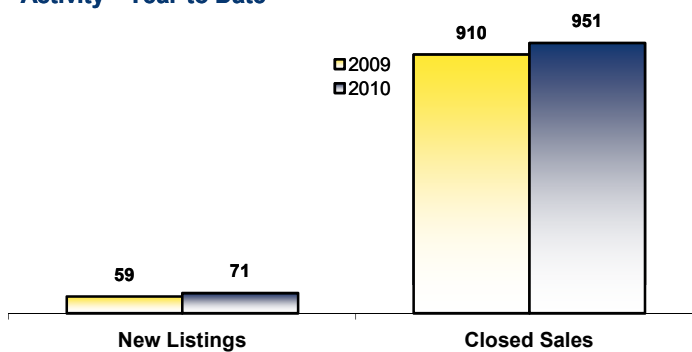
	2009	2010	Change	2009	2010	Change
New Listings	59	71	+ 20.3%	59	71	+ 20.3%
Closed Sales	910	951	+ 4.5%	910	951	+ 4.5%
Median Sales Price	\$174,000	\$175,000	+ 0.6%	\$174,000	\$175,000	+ 0.6%
Average Sales Price	\$224,729	\$233,015	+ 3.7%	\$224,729	\$233,015	+ 3.7%
Percent of Original List Price Received at Sale*	91.2%	93.2%	+ 2.2%	91.2%	93.2%	+ 2.2%
Average Days on Market Until Sale	82	79	- 3.3%	82	79	- 3.3%
Single-Family Detached Inventory**	NA	165	NA	--	--	--
Townhouse-Condo Inventory**	NA	2	NA	--	--	--

\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

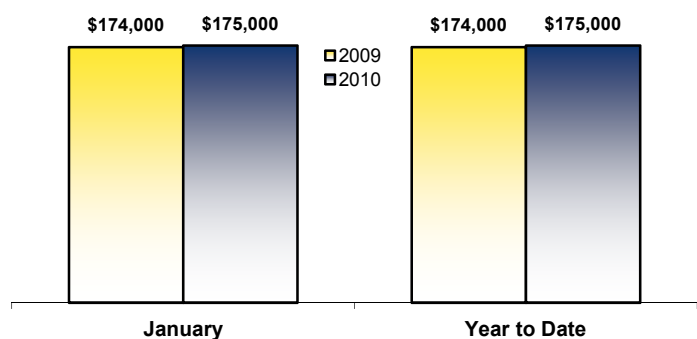
#### Activity—Most Recent Month



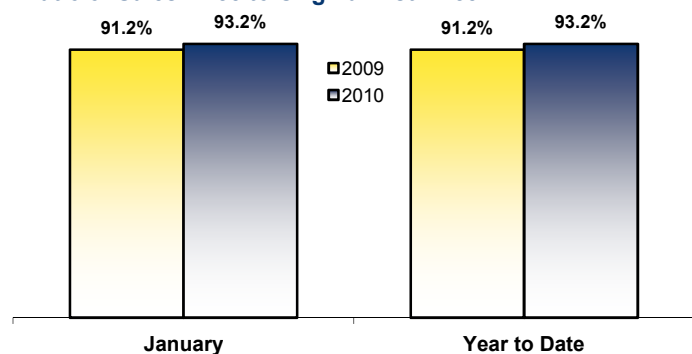
#### Activity—Year to Date



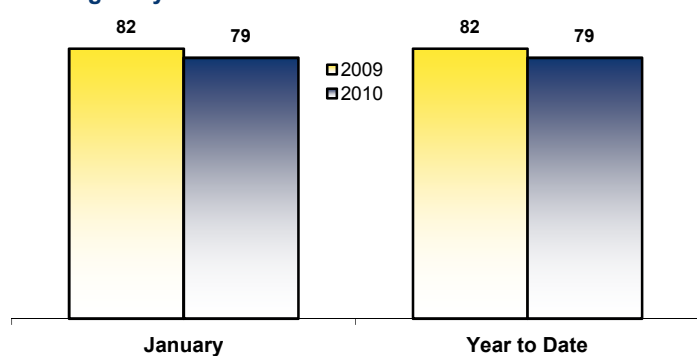
#### Median Sales Price



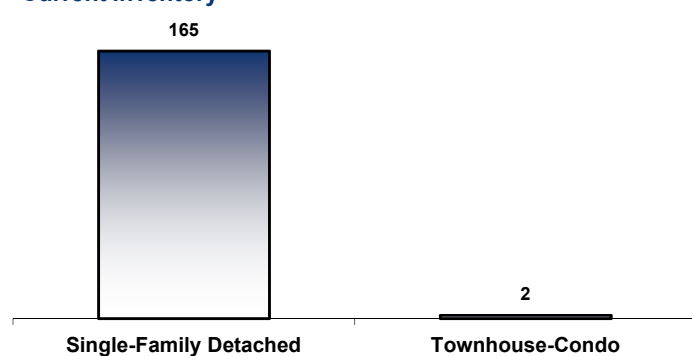
#### Ratio of Sales Price to Original List Price



#### Average Days on Market Until Sale



#### Current Inventory



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# Local Market Updates

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MLS Area:

## SWW

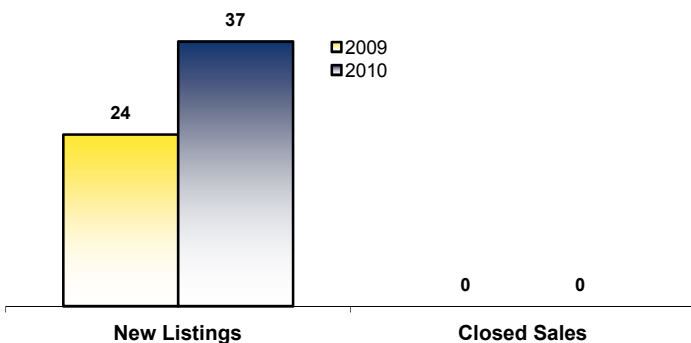
### January

### Year to Date

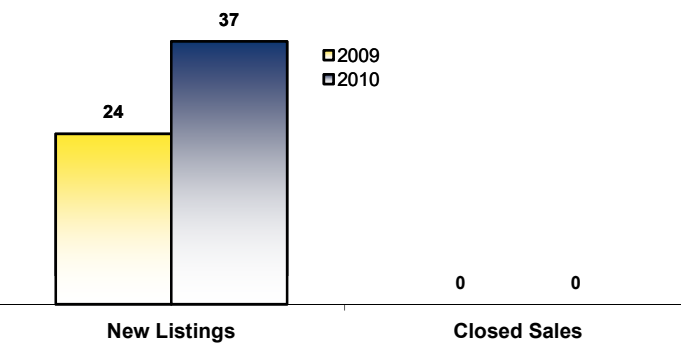
	2009	2010	Change	2009	2010	Change
New Listings	24	37	+ 54.2%	24	37	+ 54.2%
Closed Sales	0	0	NA	0	0	NA
Median Sales Price	\$0	\$0	NA	\$0	\$0	NA
Average Sales Price	\$0	\$0	NA	\$0	\$0	NA
Percent of Original List Price Received at Sale*	0.0%	0.0%	NA	0.0%	0.0%	NA
Average Days on Market Until Sale	0	0	NA	0	0	NA
Single-Family Detached Inventory**	NA	129	NA	--	--	--
Townhouse-Condo Inventory**	NA	13	NA	--	--	--

\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

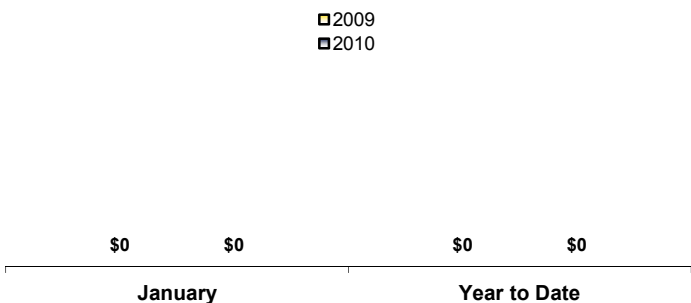
Activity—Most Recent Month



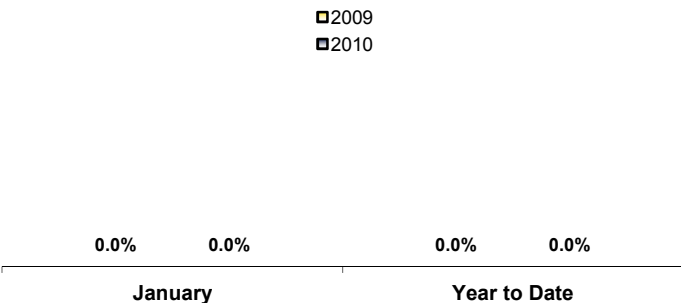
Activity—Year to Date



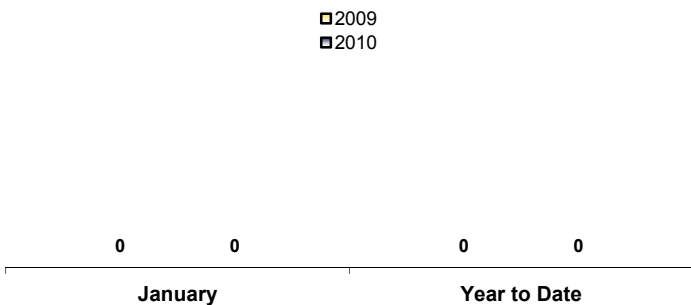
Median Sales Price



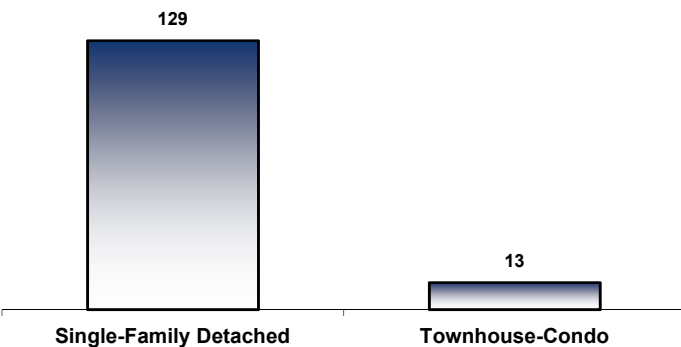
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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# Local Market Updates

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MLS Area:

## TC

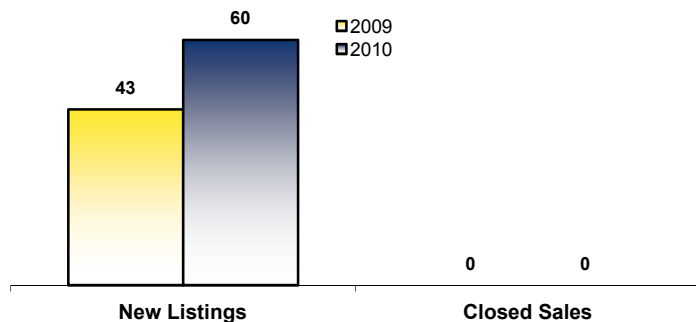
### January

### Year to Date

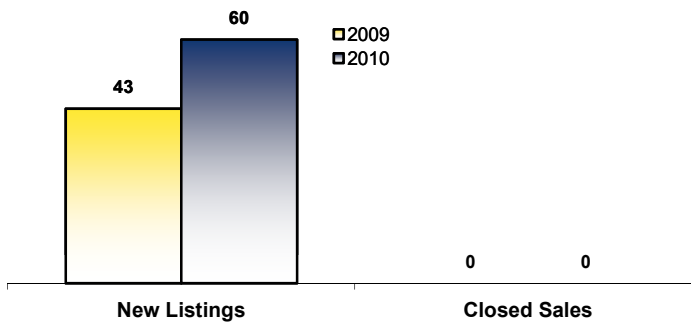
	2009	2010	Change	2009	2010	Change
<b>New Listings</b>	43	60	+ 39.5%	43	60	+ 39.5%
<b>Closed Sales</b>	0	0	NA	0	0	NA
<b>Median Sales Price</b>	\$0	\$0	NA	\$0	\$0	NA
<b>Average Sales Price</b>	\$0	\$0	NA	\$0	\$0	NA
<b>Percent of Original List Price Received at Sale*</b>	0.0%	0.0%	NA	0.0%	0.0%	NA
<b>Average Days on Market Until Sale</b>	0	0	NA	0	0	NA
<b>Single-Family Detached Inventory**</b>	NA	111	NA	--	--	--
<b>Townhouse-Condo Inventory**</b>	NA	0	NA	--	--	--

\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

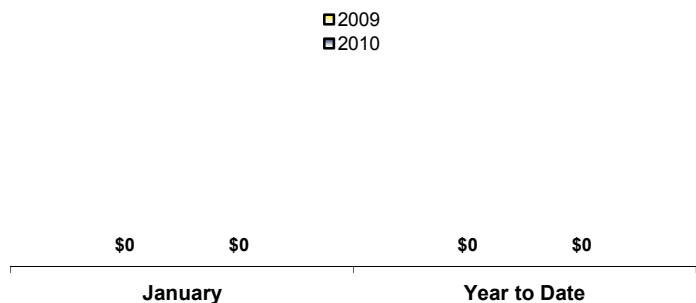
**Activity—Most Recent Month**



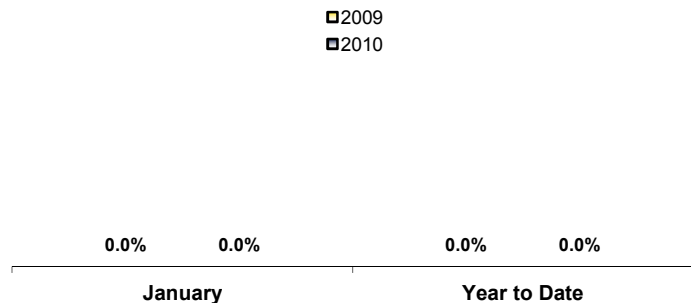
**Activity—Year to Date**



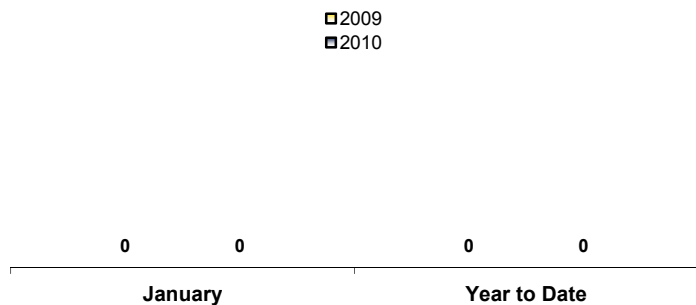
**Median Sales Price**



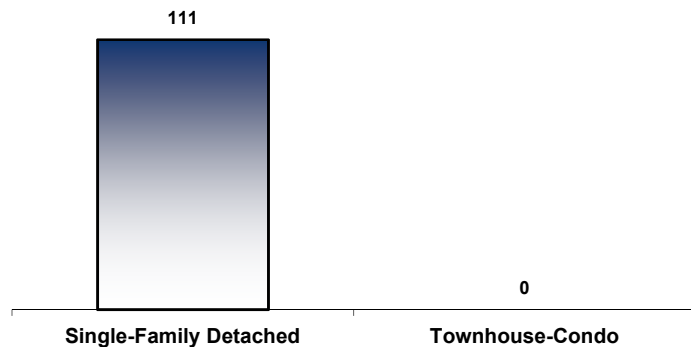
**Ratio of Sales Price to Original List Price**



**Average Days on Market Until Sale**



**Current Inventory**



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MLS Area:

## TC

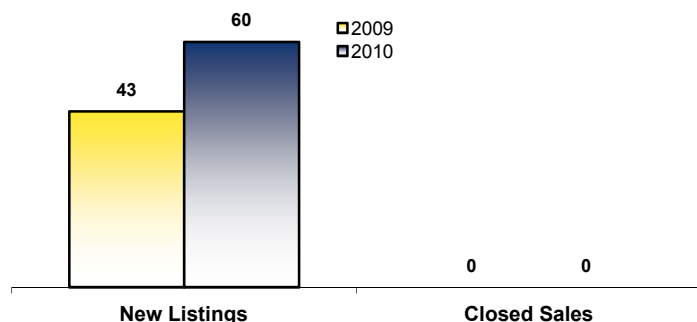
### January

### Year to Date

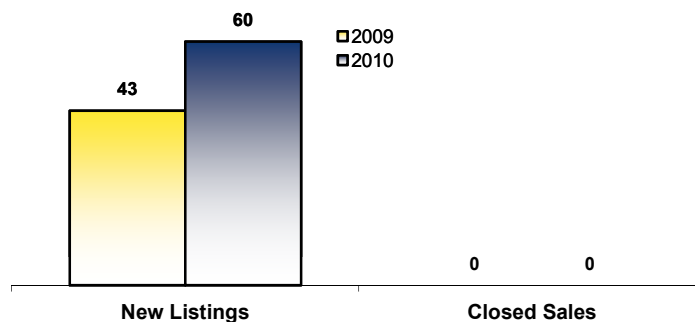
	2009	2010	Change	2009	2010	Change
<b>New Listings</b>	43	60	+ 39.5%	43	60	+ 39.5%
<b>Closed Sales</b>	0	0	NA	0	0	NA
<b>Median Sales Price</b>	\$0	\$0	NA	\$0	\$0	NA
<b>Average Sales Price</b>	\$0	\$0	NA	\$0	\$0	NA
<b>Percent of Original List Price Received at Sale*</b>	0.0%	0.0%	NA	0.0%	0.0%	NA
<b>Average Days on Market Until Sale</b>	0	0	NA	0	0	NA
<b>Single-Family Detached Inventory**</b>	NA	111	NA	--	--	--
<b>Townhouse-Condo Inventory**</b>	NA	0	NA	--	--	--

\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

**Activity—Most Recent Month**



**Activity—Year to Date**



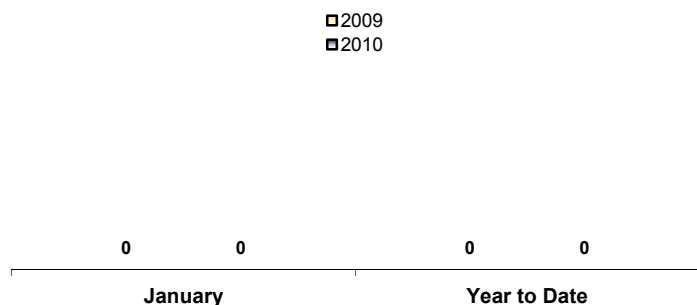
**Median Sales Price**



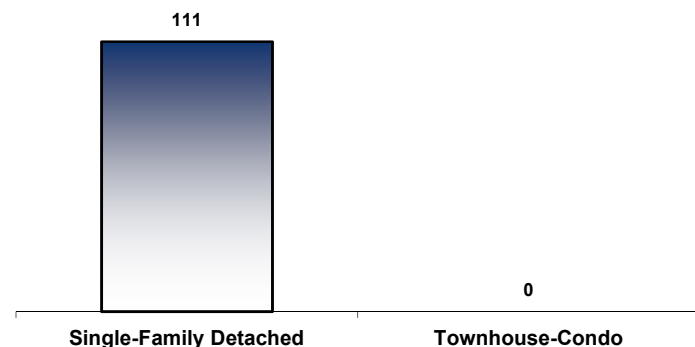
**Ratio of Sales Price to Original List Price**



**Average Days on Market Until Sale**



**Current Inventory**



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# Local Market Updates

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MLS Area:

## UT

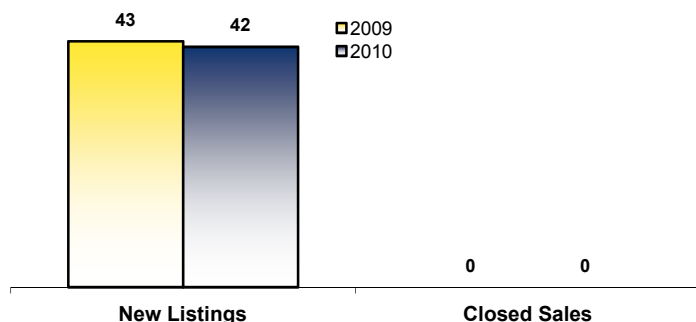
### January

### Year to Date

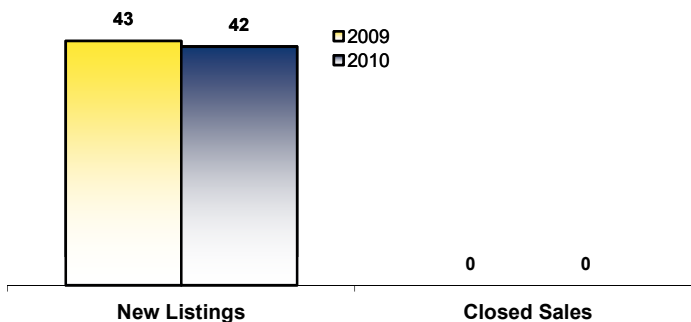
	2009	2010	Change	2009	2010	Change
<b>New Listings</b>	43	42	- 2.3%	43	42	- 2.3%
<b>Closed Sales</b>	0	0	NA	0	0	NA
<b>Median Sales Price</b>	\$0	\$0	NA	\$0	\$0	NA
<b>Average Sales Price</b>	\$0	\$0	NA	\$0	\$0	NA
<b>Percent of Original List Price Received at Sale*</b>	0.0%	0.0%	NA	0.0%	0.0%	NA
<b>Average Days on Market Until Sale</b>	0	0	NA	0	0	NA
<b>Single-Family Detached Inventory**</b>	NA	22	NA	--	--	--
<b>Townhouse-Condo Inventory**</b>	NA	94	NA	--	--	--

\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

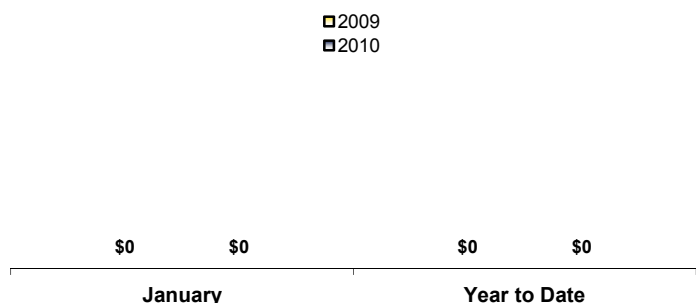
**Activity—Most Recent Month**



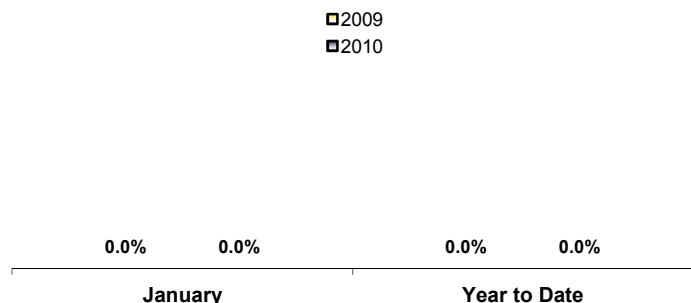
**Activity—Year to Date**



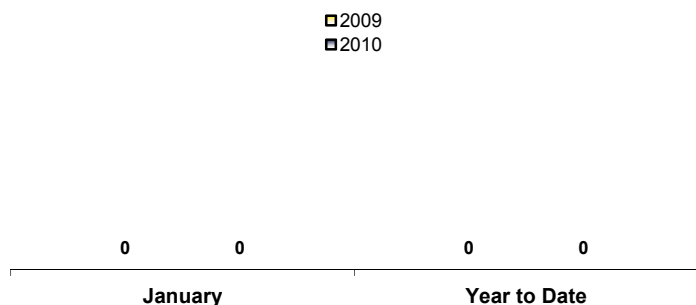
**Median Sales Price**



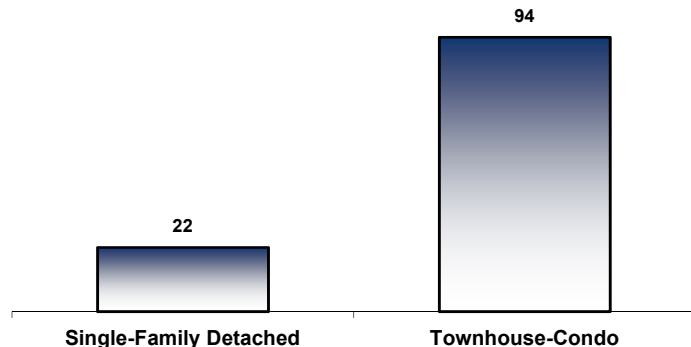
**Ratio of Sales Price to Original List Price**



**Average Days on Market Until Sale**



**Current Inventory**



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MLS Area:

## W

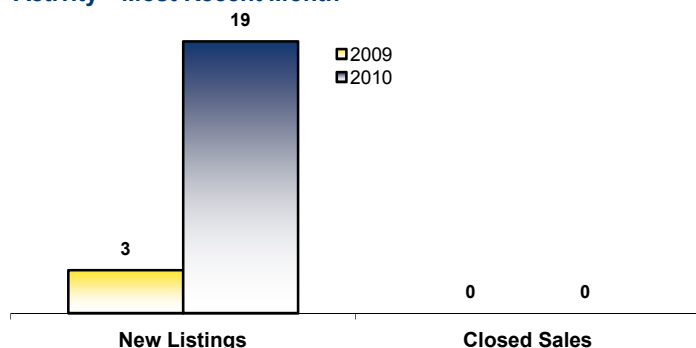
### January

### Year to Date

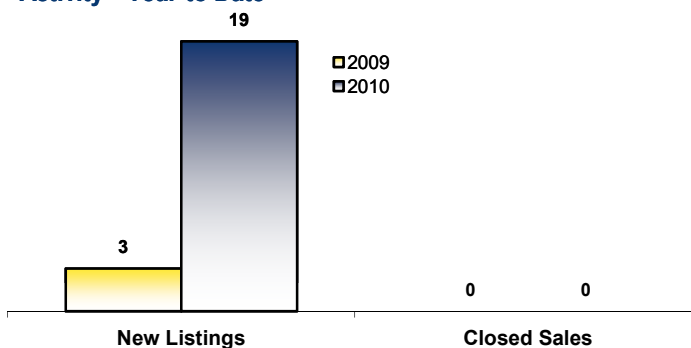
	2009	2010	Change	2009	2010	Change
<b>New Listings</b>	3	19	+ 533.3%	3	19	+ 533.3%
<b>Closed Sales</b>	0	0	NA	0	0	NA
<b>Median Sales Price</b>	\$0	\$0	NA	\$0	\$0	NA
<b>Average Sales Price</b>	\$0	\$0	NA	\$0	\$0	NA
<b>Percent of Original List Price Received at Sale*</b>	0.0%	0.0%	NA	0.0%	0.0%	NA
<b>Average Days on Market Until Sale</b>	0	0	NA	0	0	NA
<b>Single-Family Detached Inventory**</b>	NA	151	NA	--	--	--
<b>Townhouse-Condo Inventory**</b>	NA	19	NA	--	--	--

\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

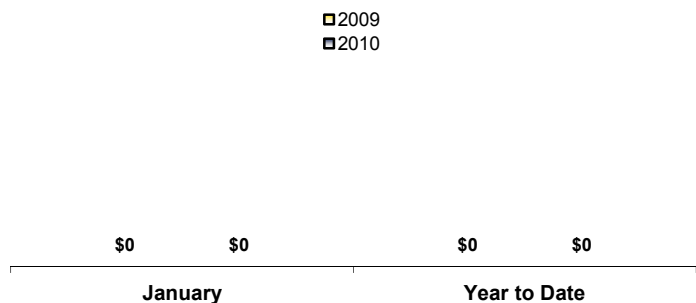
**Activity—Most Recent Month**



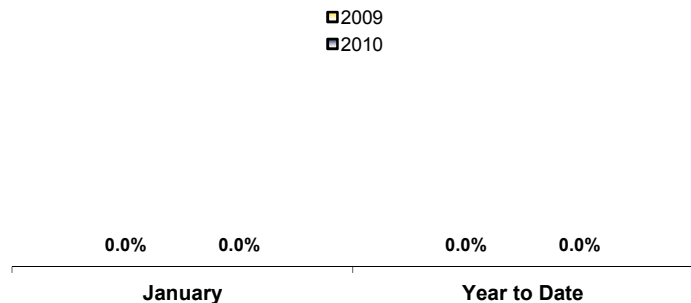
**Activity—Year to Date**



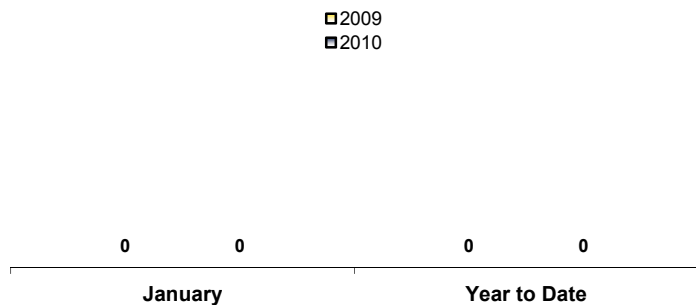
**Median Sales Price**



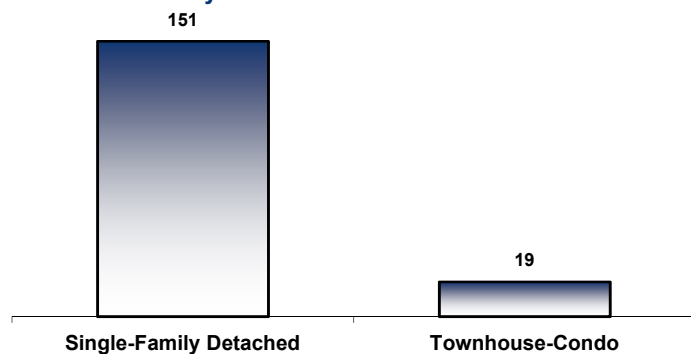
**Ratio of Sales Price to Original List Price**



**Average Days on Market Until Sale**



**Current Inventory**



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MLS Area:

# WE

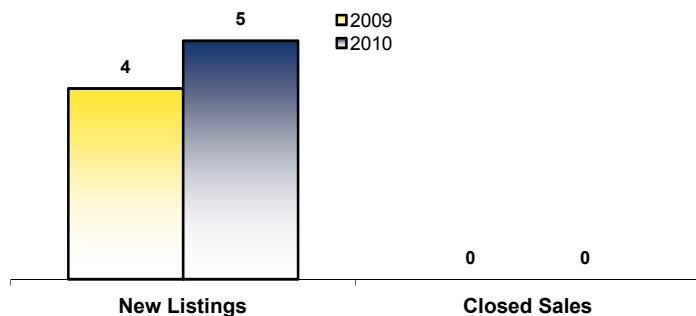
## January

## Year to Date

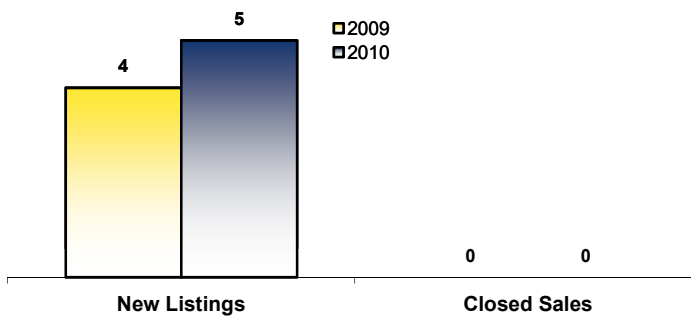
	2009	2010	Change	2009	2010	Change
New Listings	4	5	+ 25.0%	4	5	+ 25.0%
Closed Sales	0	0	NA	0	0	NA
Median Sales Price	\$0	\$0	NA	\$0	\$0	NA
Average Sales Price	\$0	\$0	NA	\$0	\$0	NA
Percent of Original List Price Received at Sale*	0.0%	0.0%	NA	0.0%	0.0%	NA
Average Days on Market Until Sale	0	0	NA	0	0	NA
Single-Family Detached Inventory**	NA	34	NA	--	--	--
Townhouse-Condo Inventory**	NA	0	NA	--	--	--

\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

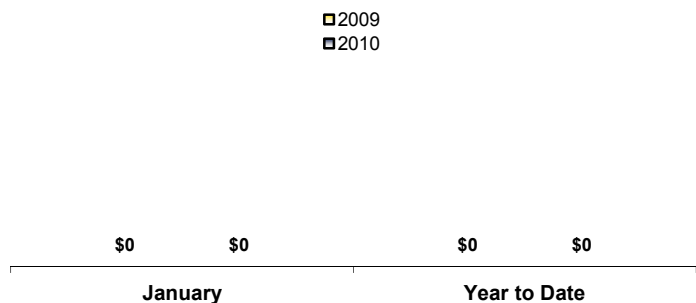
Activity—Most Recent Month



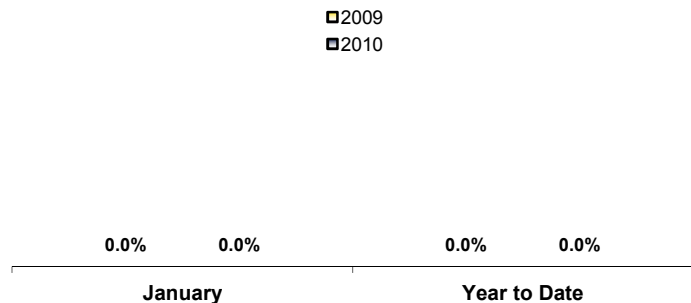
Activity—Year to Date



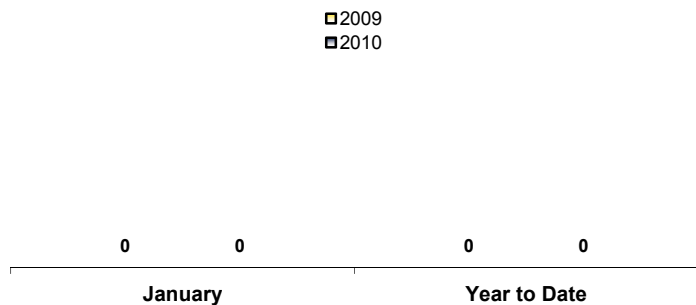
Median Sales Price



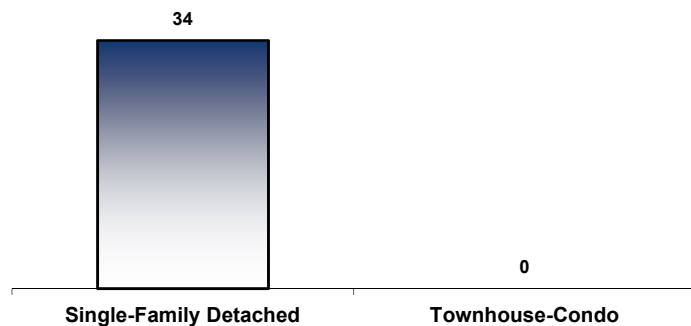
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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MLS Area:

## WW

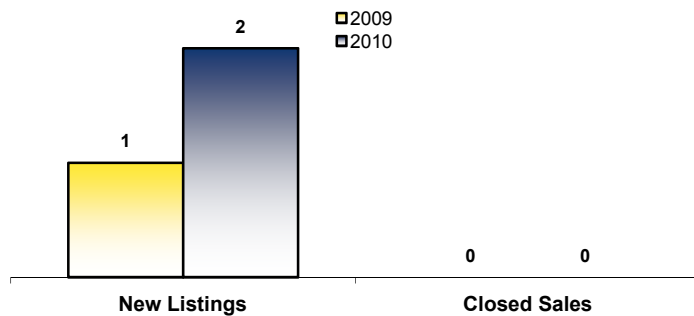
### January

### Year to Date

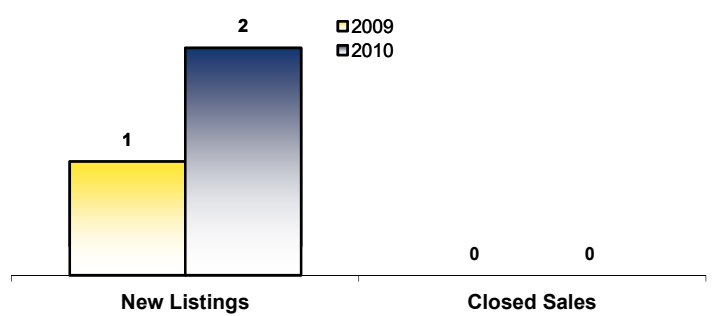
	2009	2010	Change	2009	2010	Change
<b>New Listings</b>	1	2	+ 100.0%	1	2	+ 100.0%
<b>Closed Sales</b>	0	0	NA	0	0	NA
<b>Median Sales Price</b>	\$0	\$0	NA	\$0	\$0	NA
<b>Average Sales Price</b>	\$0	\$0	NA	\$0	\$0	NA
<b>Percent of Original List Price Received at Sale*</b>	0.0%	0.0%	NA	0.0%	0.0%	NA
<b>Average Days on Market Until Sale</b>	0	0	NA	0	0	NA
<b>Single-Family Detached Inventory**</b>	NA	30	NA	--	--	--
<b>Townhouse-Condo Inventory**</b>	NA	0	NA	--	--	--

\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

**Activity—Most Recent Month**



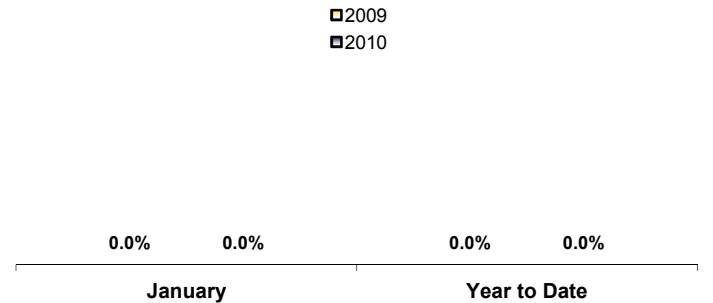
**Activity—Year to Date**



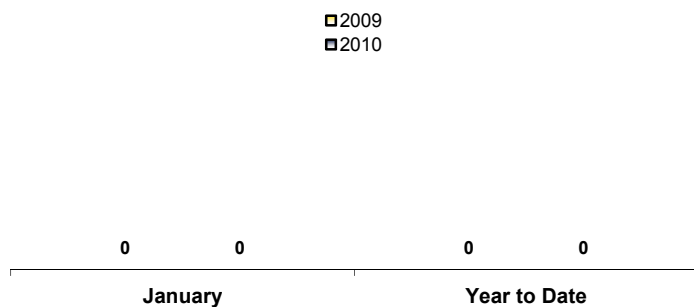
**Median Sales Price**



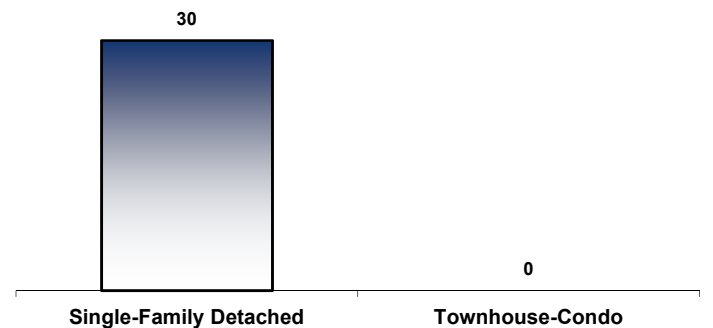
**Ratio of Sales Price to Original List Price**



**Average Days on Market Until Sale**



**Current Inventory**



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