

# Market Conditions (Cumulative) Summary Report

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## Search Criteria:

<b>Inventory Analysis</b>	<b>Prior 7 - 12 Months (12/08/2008-06/05/2009)</b>	<b>Prior 4 - 6 Months (06/06/2009-09/03/2009)</b>	<b>Current - 3 Months (09/04/2009-12/03/2009)</b>
Total # of Comparable Sales (Settled)	27	16	25
Absorption Rate (Total Sales/Months)	4.50	5.33	8.33
Total # of Comparable Active Listings •	44	30	8
Months of Housing Supply (Listings/Absorption Rate)	9.78	5.63	0.96
<b>Median Sale Price &amp; List Price, DOM</b>	<b>Prior 7 - 12 Months</b>	<b>Prior 4 - 6 Months</b>	<b>Current - 3 Months</b>
Median Comparable Sale Price	116,000	109,000	135,000
Median Comparable Sales Days on Market	42	21	10
Median Comparable List Price (All)	123,200	124,500	143,500
Median Comparable Listings Days on Market (All)	39	11	11
Median Sale Price / Median List Price %	80.71%	98.49%	100.33%

• The total number of all Comparable Active Listings is based on listings that were On Market for all or part of one of the specified time periods above.

### Notes:

- | 0 record(s) were disqualified.
- | All listings are sorted according to the user defined sort, and may not display in the order used to determine the median values.
- | Time ranges are based on a 360-day year commonly called the 'banking year'.
- | Listings are 'disqualified' from the median value calculations when their Selling, Expiration, or Inactive Date is more than 360 days from the current date, or when they have a listing or sold price of zero dollars.
- | If your MLS uses SP%OP (Sales Price % Original Price), then the Sales Price/List Price calculations will be calculated using the original list price.

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