



METROLIST[®]

Monthly Indicators

August 2009

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

Based on Single Family (Residential and Condo) listings.

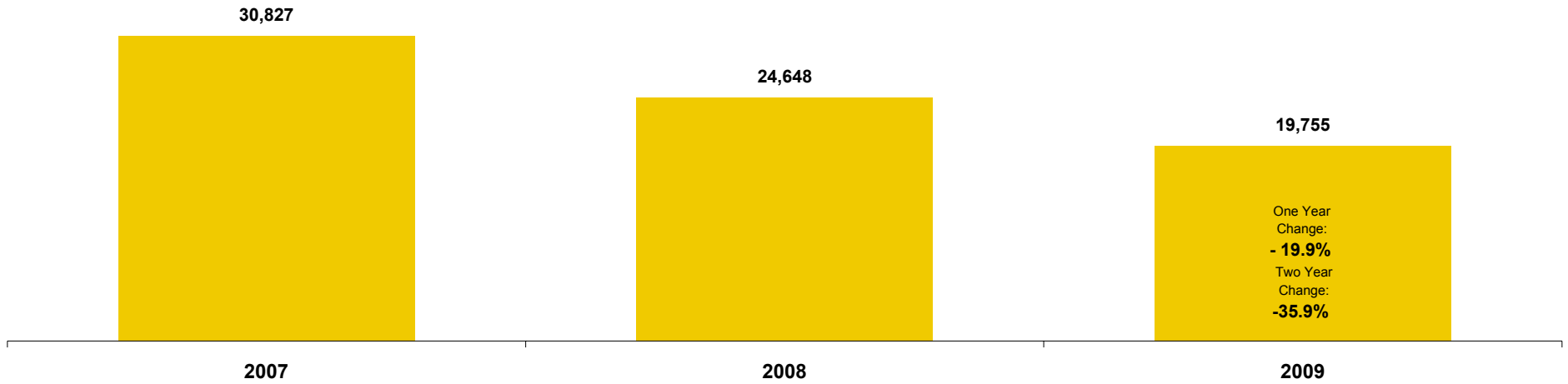
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Active Listings

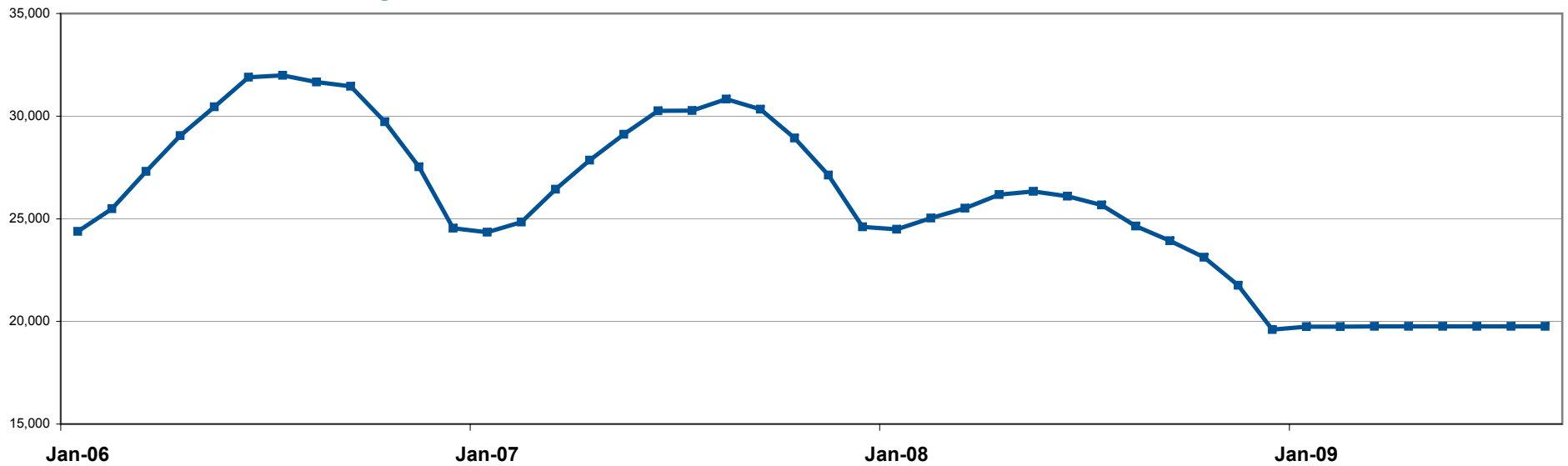
A Monthly Indicator from **Metrolist**®



August



Historical Active Listings



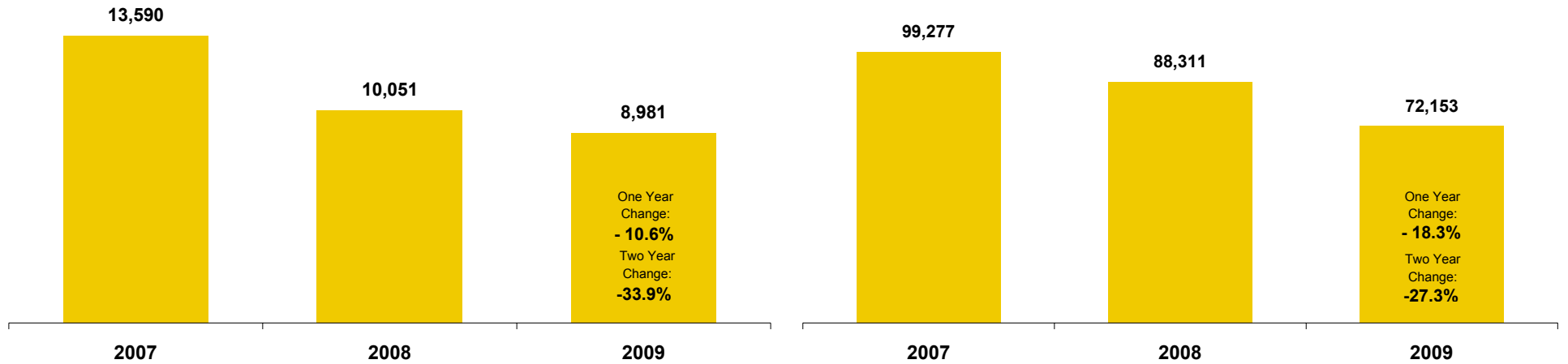
New Listings

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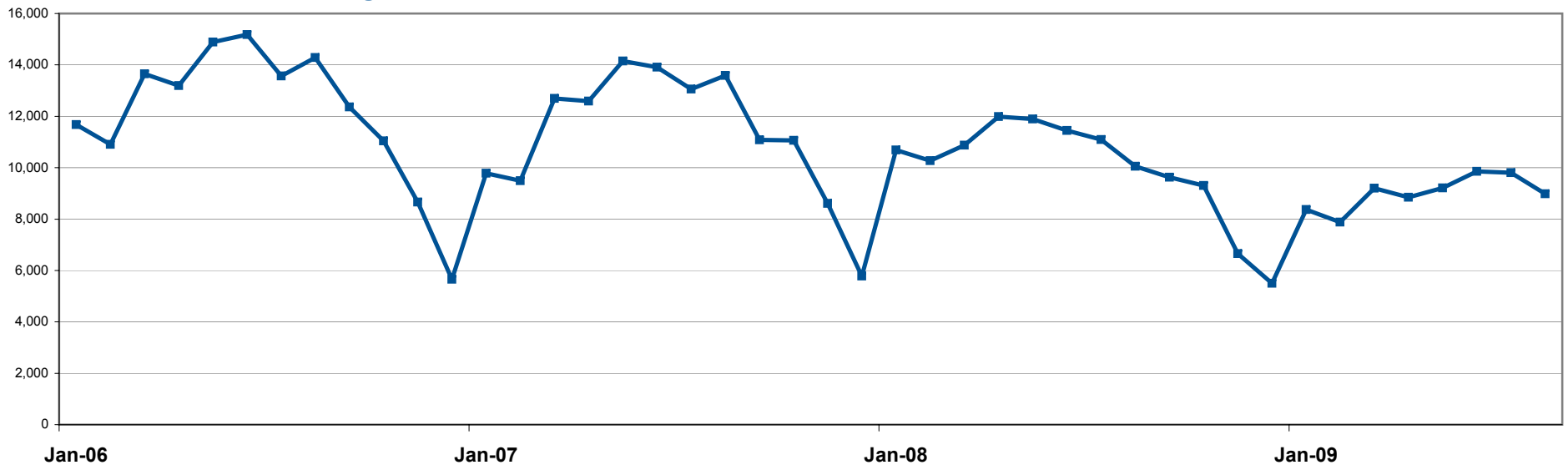


August

Year to Date (YTD)



Historical New Listings



Under Contract Listings

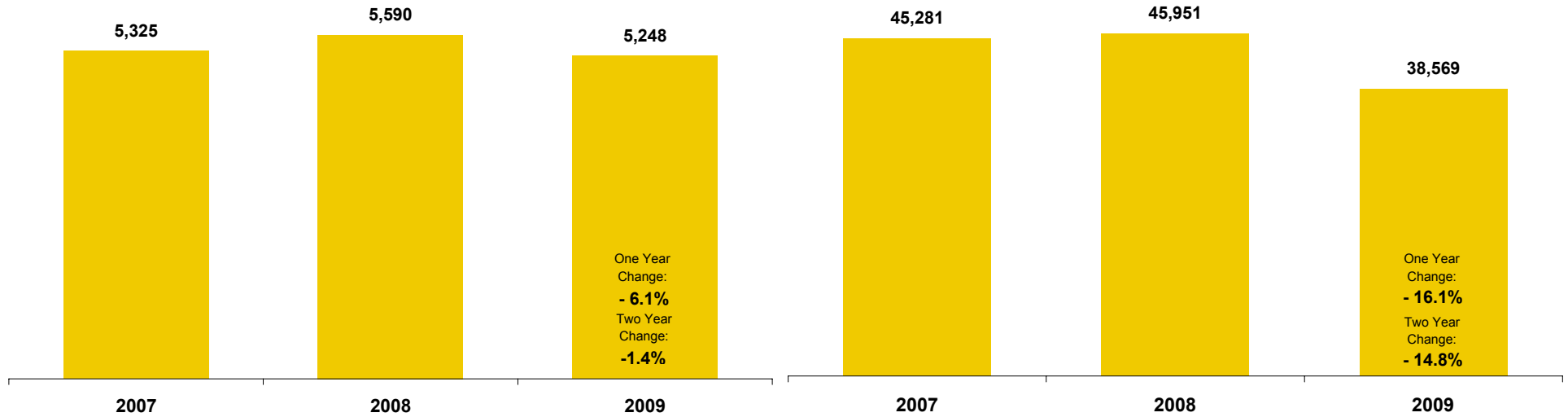
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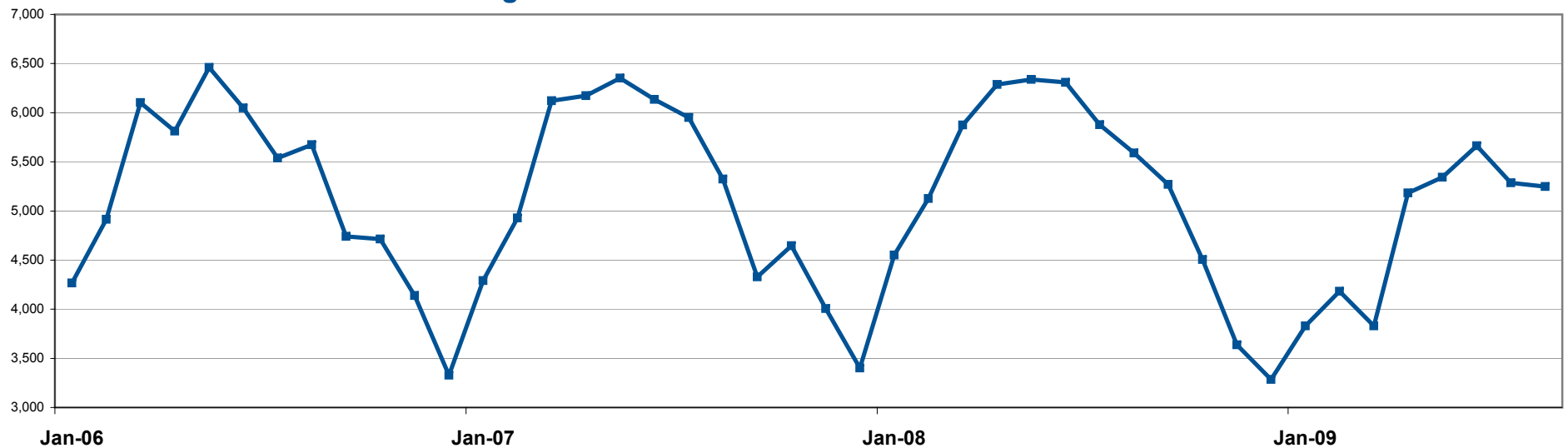
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August

Year to Date (YTD)



Historical Under Contract Listings



Sold Listings

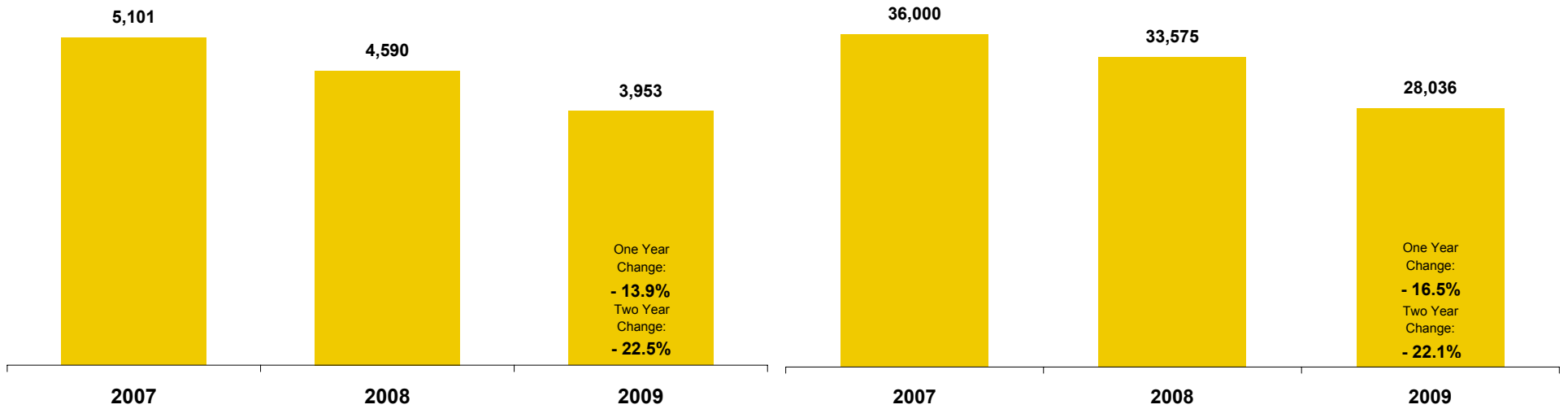
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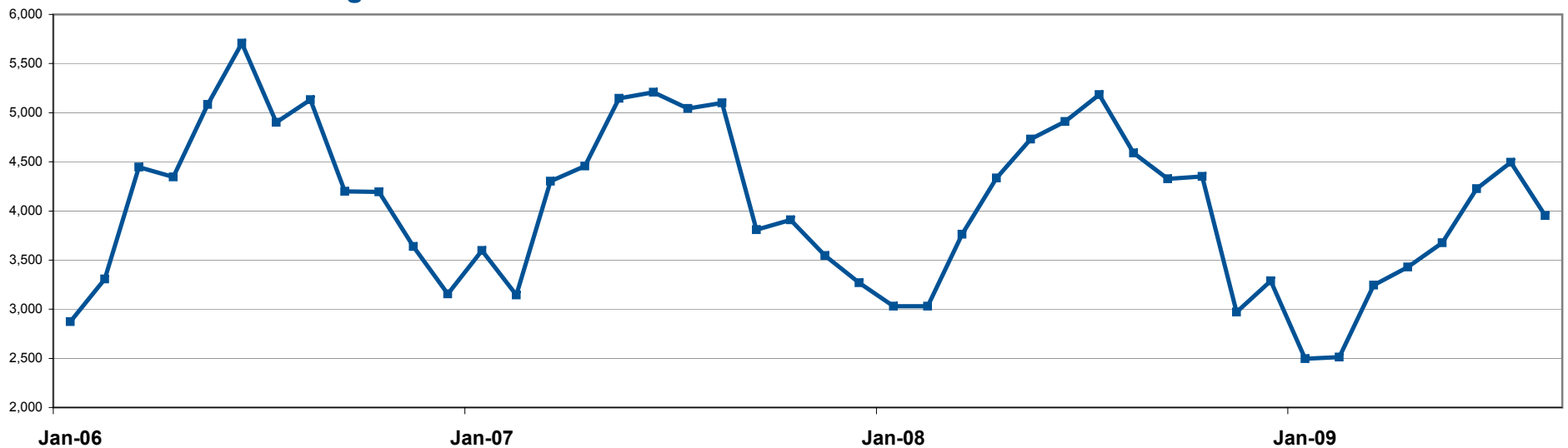
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August

Year to Date (YTD)



Historical Sold Listings



Total Days on Market

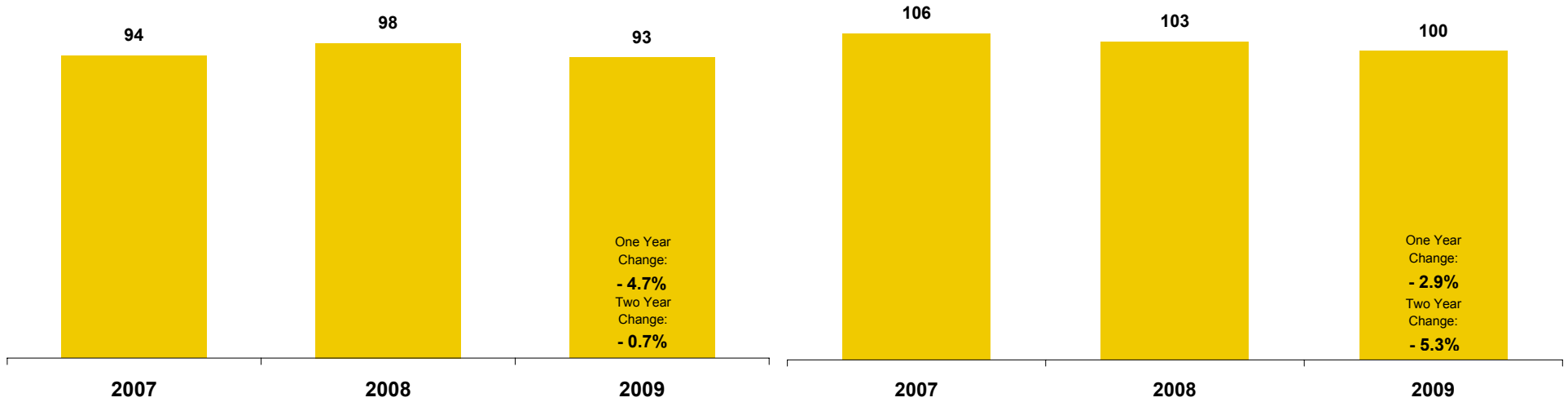
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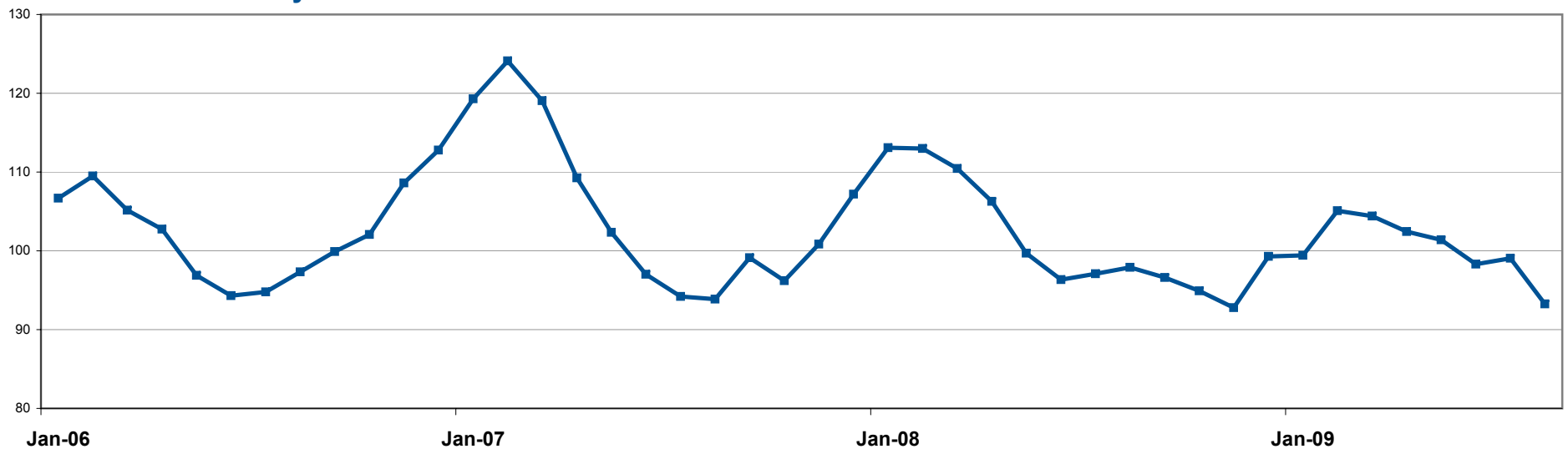
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August

Year to Date (YTD)



Historical Total Days on Market



Median Sold Price

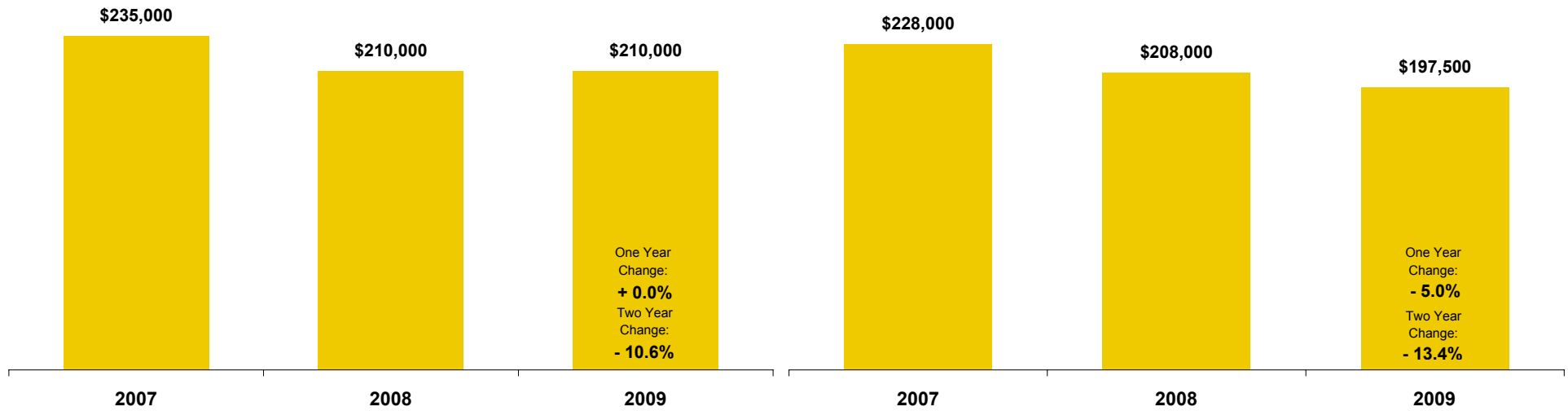
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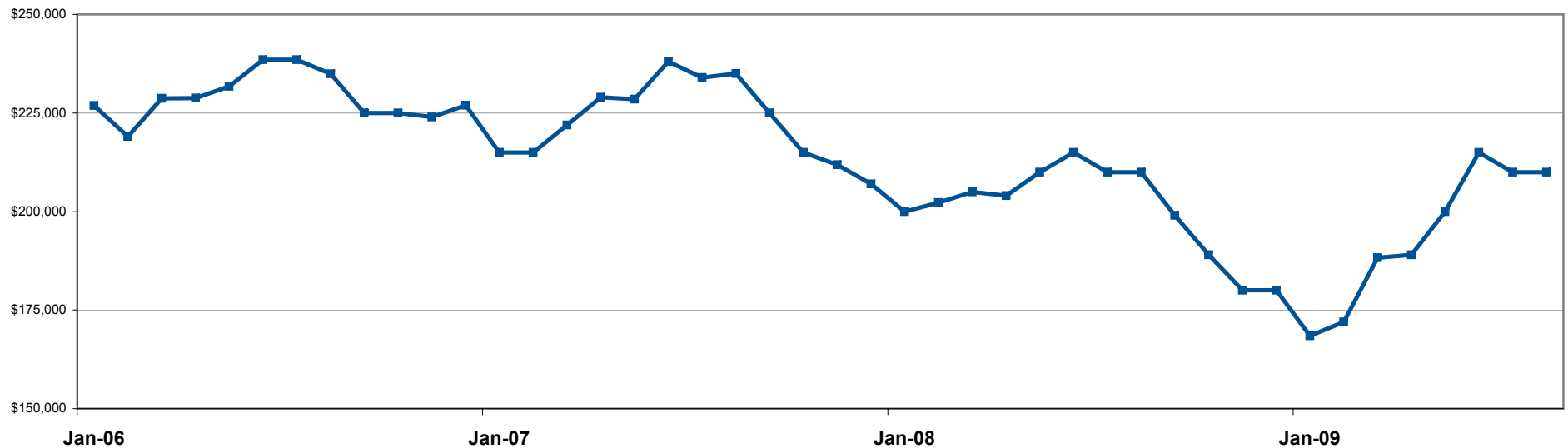
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August

Year to Date (YTD) Does not account for sale concessions and/or down payment assistance.



Historical Median Sold Price



Average Sold Price

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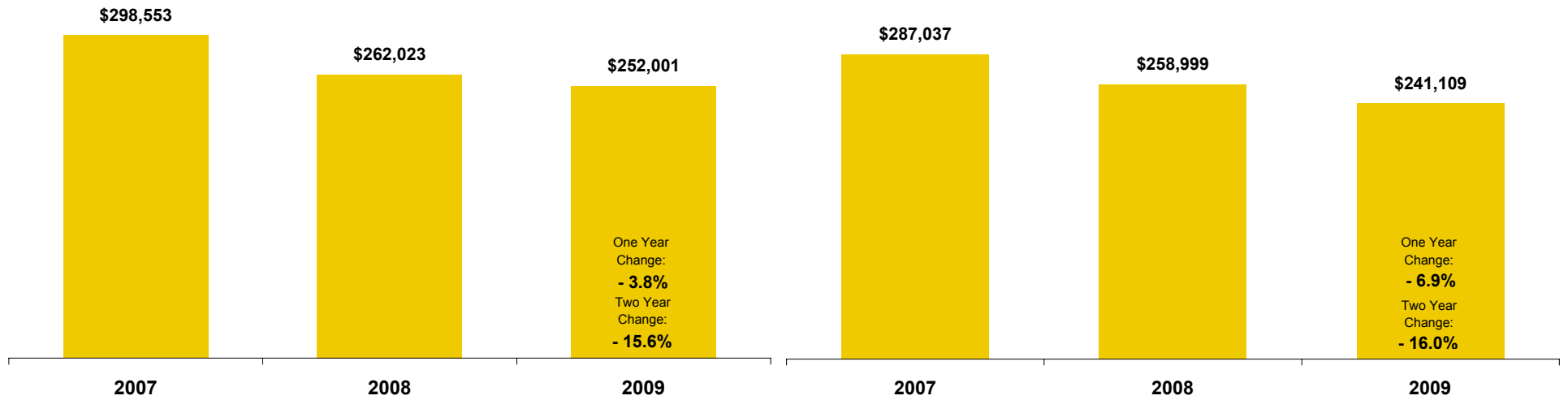


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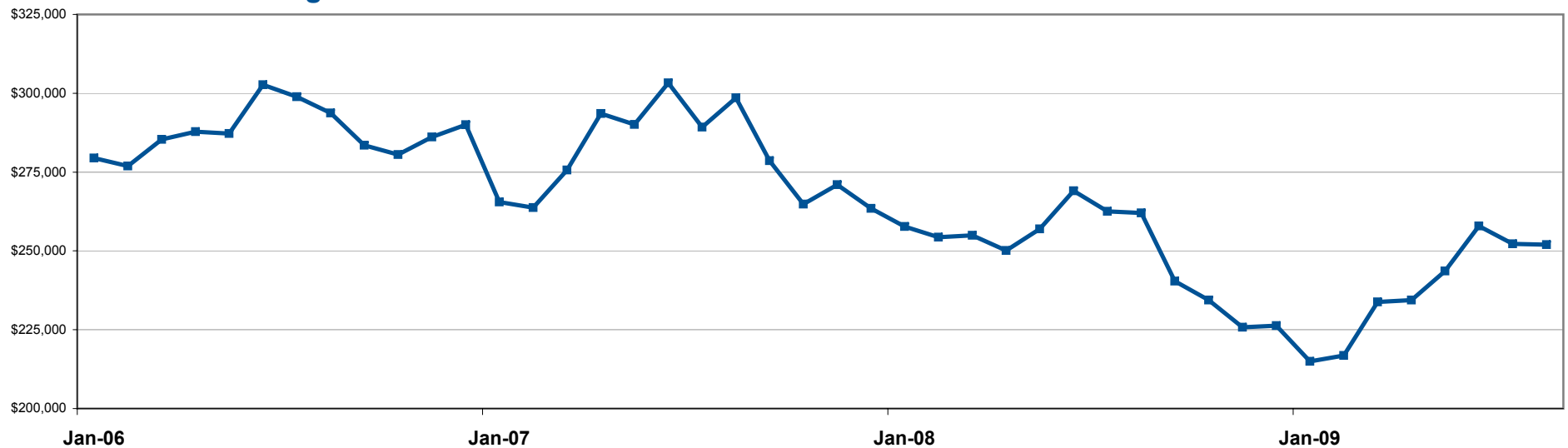
August

Year to Date (YTD)

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



Historical Average Sold Price



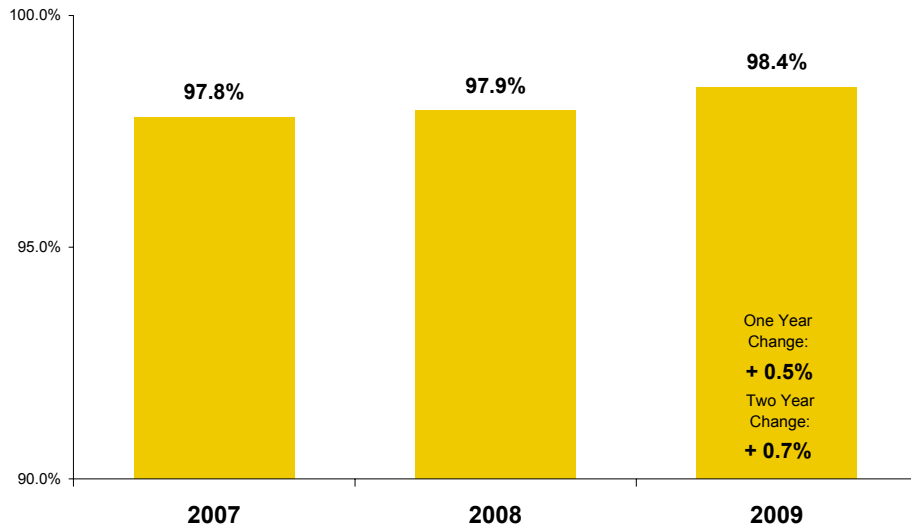
Percent of Sold Price to List Price

A Monthly Indicator from **Metrolist**®



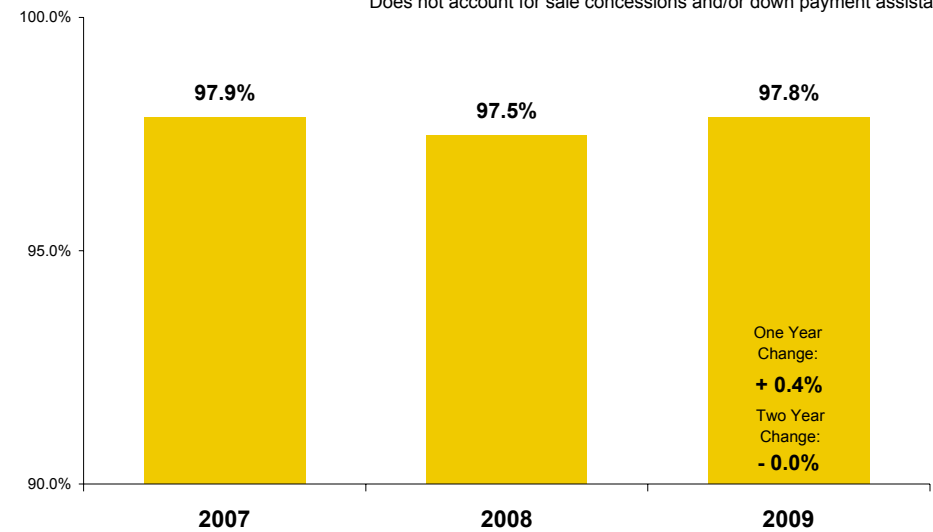
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August

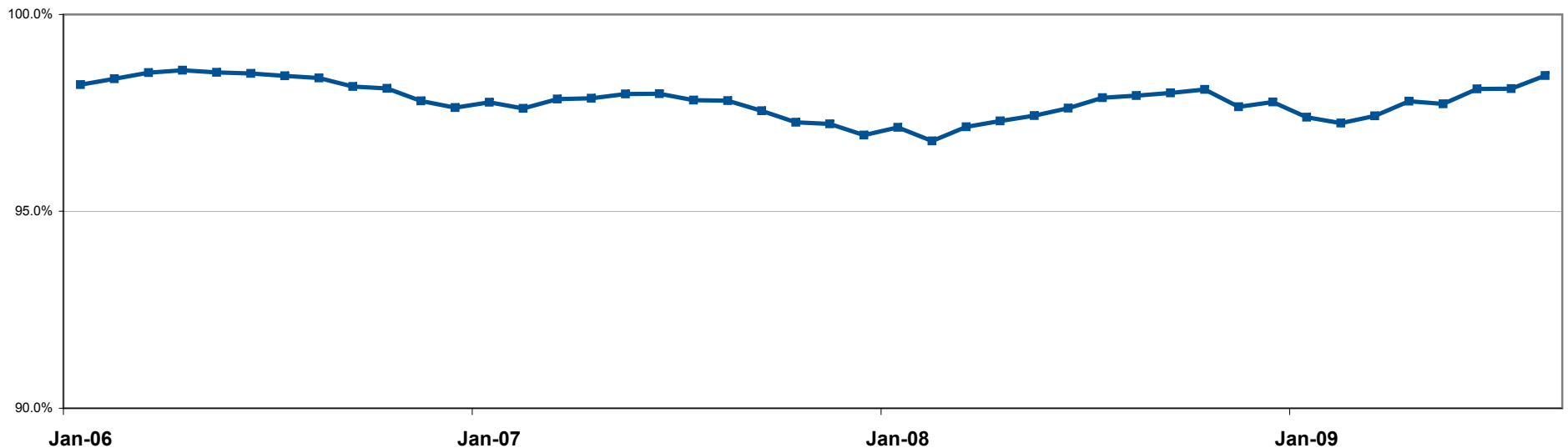


Year to Date (YTD)

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



Historical Percent of Sold Price to List Price



Market Overview

A Monthly Indicator from Metrolist®



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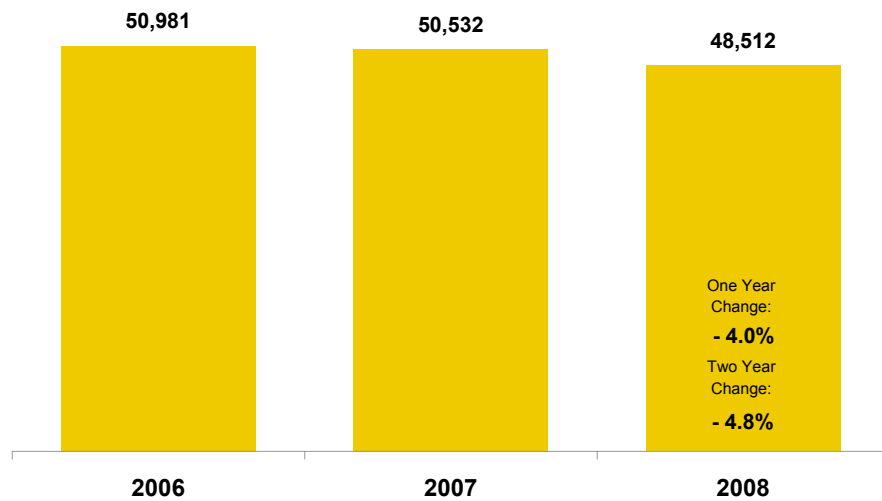
August 2009		2009	2008	Percent Change	3-Year Average	2009 YTD	2008 YTD	Percent Change	3-Year YTD Average
Active Listings	Jun	19,753	26,104	- 24.3%					
	Jul	19,754	25,673	- 23.1%	--	--	--	--	--
	Aug	19,755	24,648	- 19.9%					
New Listings	Jun	9,853	11,451	- 14.0%	11,739	53,366	67,171	- 20.6%	64,389
	Jul	9,806	11,089	- 11.6%	11,317	63,172	78,260	- 19.3%	75,706
	Aug	8,981	10,051	- 10.6%	10,874	72,153	88,311	- 18.3%	86,580
Under Contract Listings	Jun	5,664	6,308	- 10.2%	6,036	28,035	34,483	- 18.7%	32,174
	Jul	5,286	5,878	- 10.1%	5,705	33,321	40,361	- 17.4%	37,879
	Aug	5,248	5,590	- 6.1%	5,388	38,569	45,951	- 16.1%	43,267
Sold Listings	Jun	4,227	4,911	- 13.9%	4,782	19,589	23,801	- 17.7%	23,082
	Jul	4,494	5,184	- 13.3%	4,907	24,083	28,985	- 16.9%	27,989
	Aug	3,953	4,590	- 13.9%	4,548	28,036	33,575	- 16.5%	32,537
Total Days on Market	Jun	98	96	+ 2.0%	97	102	105	- 3.5%	106
	Jul	99	97	+ 2.0%	97	101	104	- 2.6%	104
	Aug	93	98	- 4.7%	95	100	103	- 2.9%	103
Median Sold Price	Jun	\$215,000	\$215,000	- 0.0%	\$222,667	\$191,331	\$207,000	- 7.6%	\$207,777
	Jul	\$210,000	\$210,000	- 0.0%	\$218,000	\$195,000	\$208,000	- 6.3%	\$210,000
	Aug	\$210,000	\$210,000	+ 0.0%	\$218,333	\$197,500	\$208,000	- 5.0%	\$211,167
Average Sold Price	Jun	\$257,872	\$269,036	- 4.1%	\$276,741	\$236,367	\$257,646	- 8.3%	\$259,446
	Jul	\$252,202	\$262,532	- 3.9%	\$268,008	\$239,322	\$258,520	- 7.4%	\$260,993
	Aug	\$252,001	\$262,023	- 3.8%	\$270,859	\$241,109	\$258,999	- 6.9%	\$262,382
Percent of Sold Price to List Price	Jun	98.1%	97.6%	+ 0.5%	97.9%	97.9%	97.3%	+ 0.6%	97.7%
	Jul	98.1%	97.9%	+ 0.2%	97.9%	97.9%	97.4%	+ 0.6%	97.8%
	Aug	98.4%	97.9%	+ 0.5%	98.1%	98.1%	97.5%	+ 0.6%	97.8%

Annual Review Prior Years

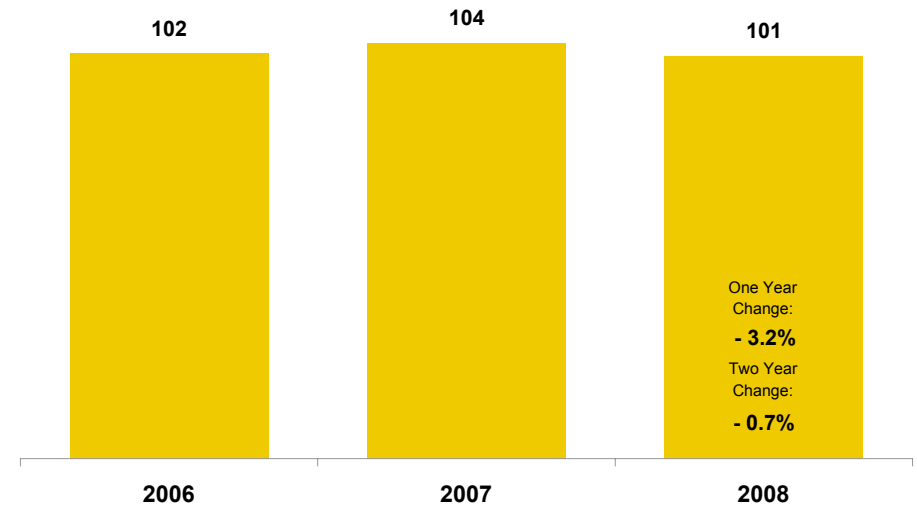
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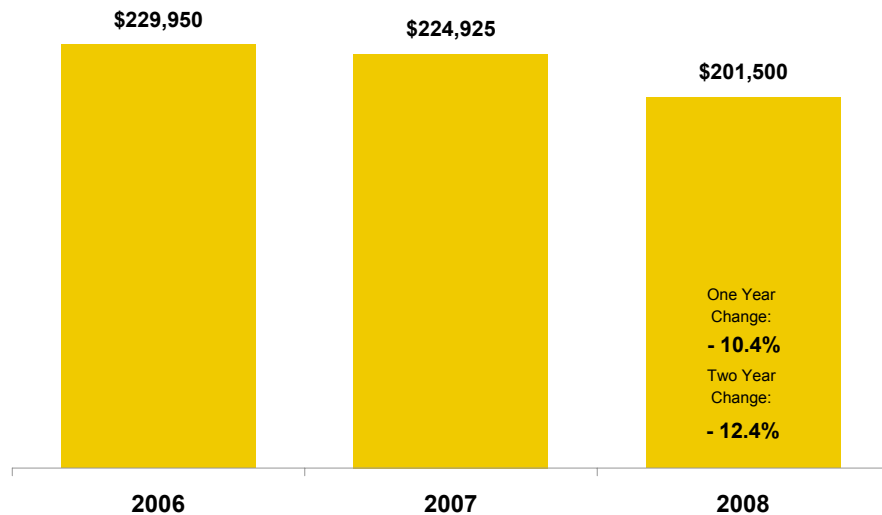
Sold Listings



Total Days on Market



Median Sold Price



Percent of Sold Price to List Price

