

Facts and Trends™



Published Jan. 2010**

Location : ZIP 97203 , ZIP 97217

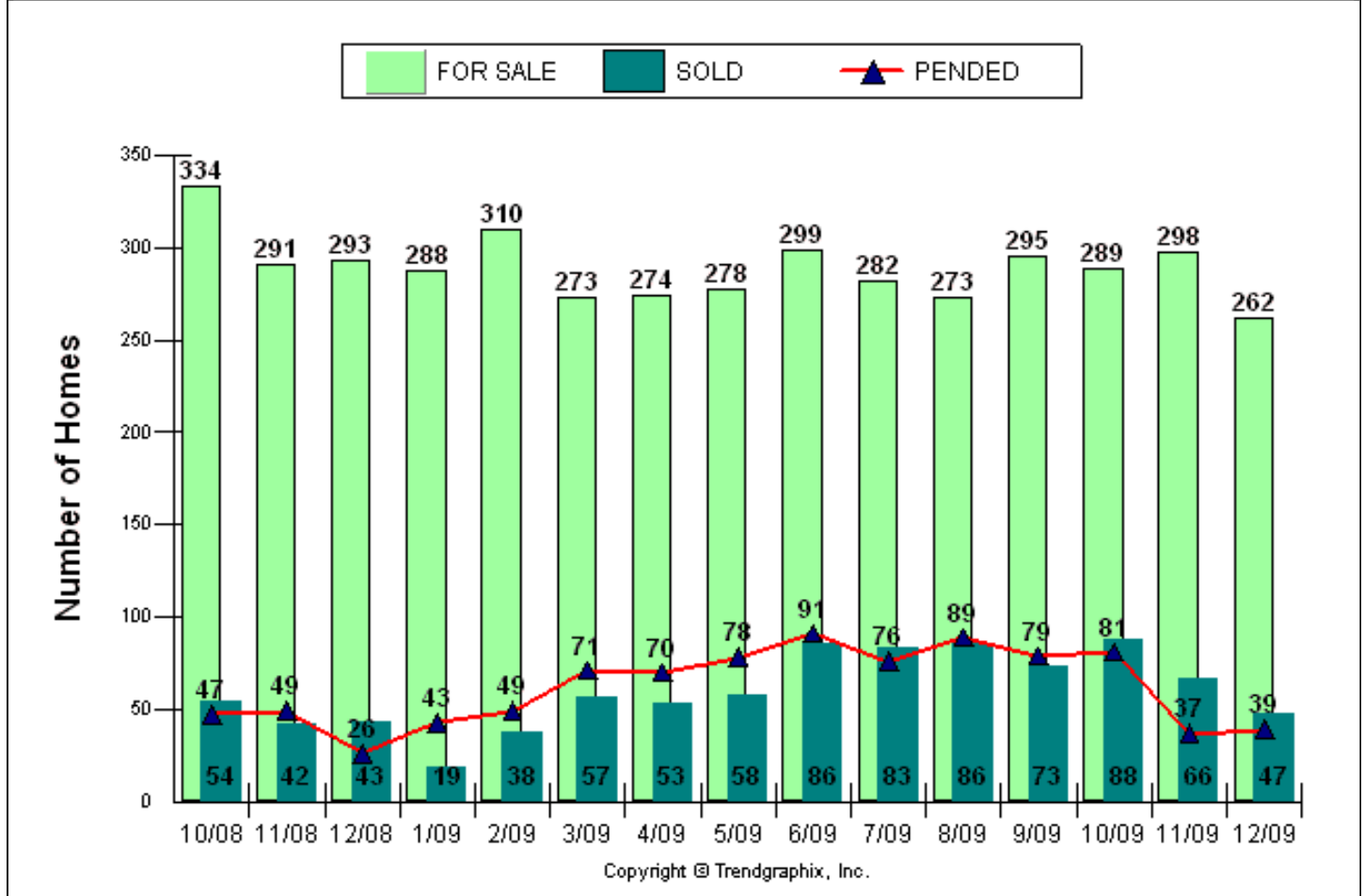
Number of Homes For Sale vs. Sold vs. Pended (Oct. 2008 - Dec. 2009)

Price Range: \$0 - No Limit, SQFT Range: 0 - No Limit, Year Built: 0 - No Limit

Bedrooms: 0 - No Limit, Full Baths: 0 - No Limit, Half Baths: 0 - No Limit

Res Detached - All Property Statuses - All Properties

Prepared for you by: Michael McBarron



	1 month			1 year			15 months		
	Nov 09	Dec 09	% Change	Dec 08	Dec 09	% Change	Oct 08	Dec 09	% Change
For Sale	298	262	-12.1% ↓	293	262	-10.6% ↓	334	262	-21.6% ↓
Sold	66	47	-28.8% ↓	43	47	9.3% ↑	54	47	-13% ↓
Pended	37	39	5.4% ↑	26	39	50% ↑	47	39	-17% ↓

Date	10/08	11/08	12/08	1/09	2/09	3/09	4/09	5/09	6/09	7/09	8/09	9/09	10/09	11/09	12/09
For Sale	334	291	293	288	310	273	274	278	299	282	273	295	289	298	262
New Listing	126	76	82	121	147	112	122	125	151	115	136	156	126	91	65
Sold	54	42	43	19	38	57	53	58	86	83	86	73	88	66	47
Pended	47	49	26	43	49	71	70	78	91	76	89	79	81	37	39
Mon of Inv. on Sold	6.2	6.9	6.8	15.2	8.2	4.8	5.2	4.8	3.5	3.4	3.2	4	3.3	4.5	5.6
Mon of Inv. on Pended	7.1	5.9	11.3	6.7	6.3	3.8	3.9	3.6	3.3	3.7	3.1	3.7	3.6	8.1	6.7
Absorption Rt. on Sold	16.2	14.4	14.7	6.6	12.3	20.9	19.3	20.9	28.8	29.4	31.5	24.7	30.4	22.1	17.9
Absorption Rt. on Pended	14.1	16.8	8.9	14.9	15.8	26	25.5	28.1	30.4	27	32.6	26.8	28	12.4	14.9
Avg. Act Price	276	275	268	261	260	264	273	269	271	270	267	267	263	257	253
Avg. Sld Price	260	226	259	230	255	231	243	228	235	237	246	249	249	242	224
Avg. Sq Ft Price	155.6	141.2	142.2	127.4	128.7	135.3	137.6	138.6	142.1	135.1	133.6	142.2	143.9	139.1	134.4
Sold/List Diff. %	98	97	96	97	98	97	98	99	99	99	98	99	99	99	98
Days on Market	56	72	63	54	44	66	52	82	48	50	54	53	47	45	52
Sold/Orig LP Diff. %	95	93	92	94	95	92	96	94	95	98	95	97	98	96	94
Avg CDOM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Median Price	260	224	243	240	232	240	247	229	230	235	238	226	242	246	204

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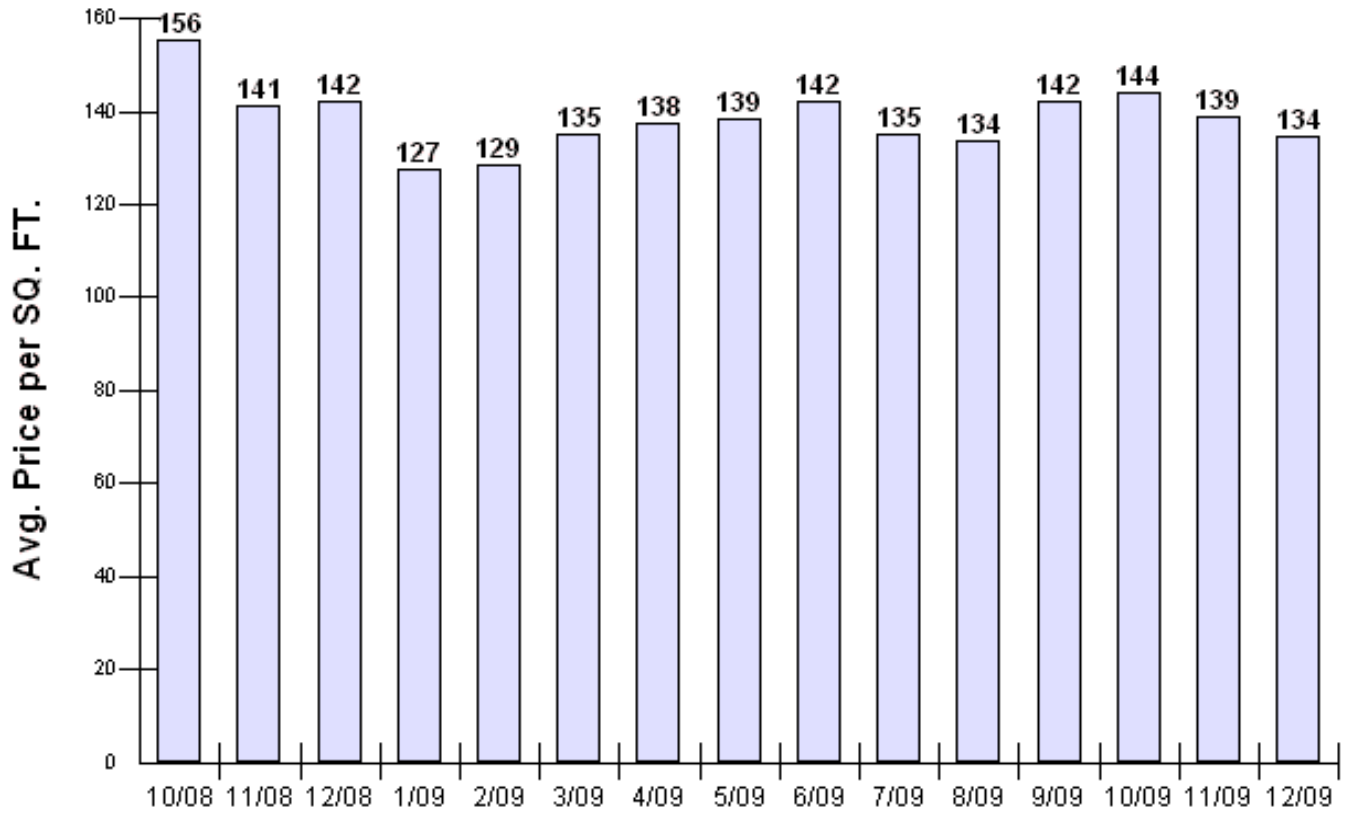
Average Home Sold Price per SQFT (Oct. 2008 - Dec. 2009)

Price Range: \$0 - No Limit, SQFT Range: 0 - No Limit, Year Built: 0 - No Limit

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Avg. Sq. Ft. Price	1 month			1 year			15 months								
	Nov 09	Dec 09	% Change	Dec 08	Dec 09	% Change	Oct 08	Dec 09	% Change						
	139	134	-3.4% ↓	142	134	-5.5% ↓	156	134	-13.6% ↓						
Date	10/08	11/08	12/08	1/09	2/09	3/09	4/09	5/09	6/09	7/09	8/09	9/09	10/09	11/09	12/09
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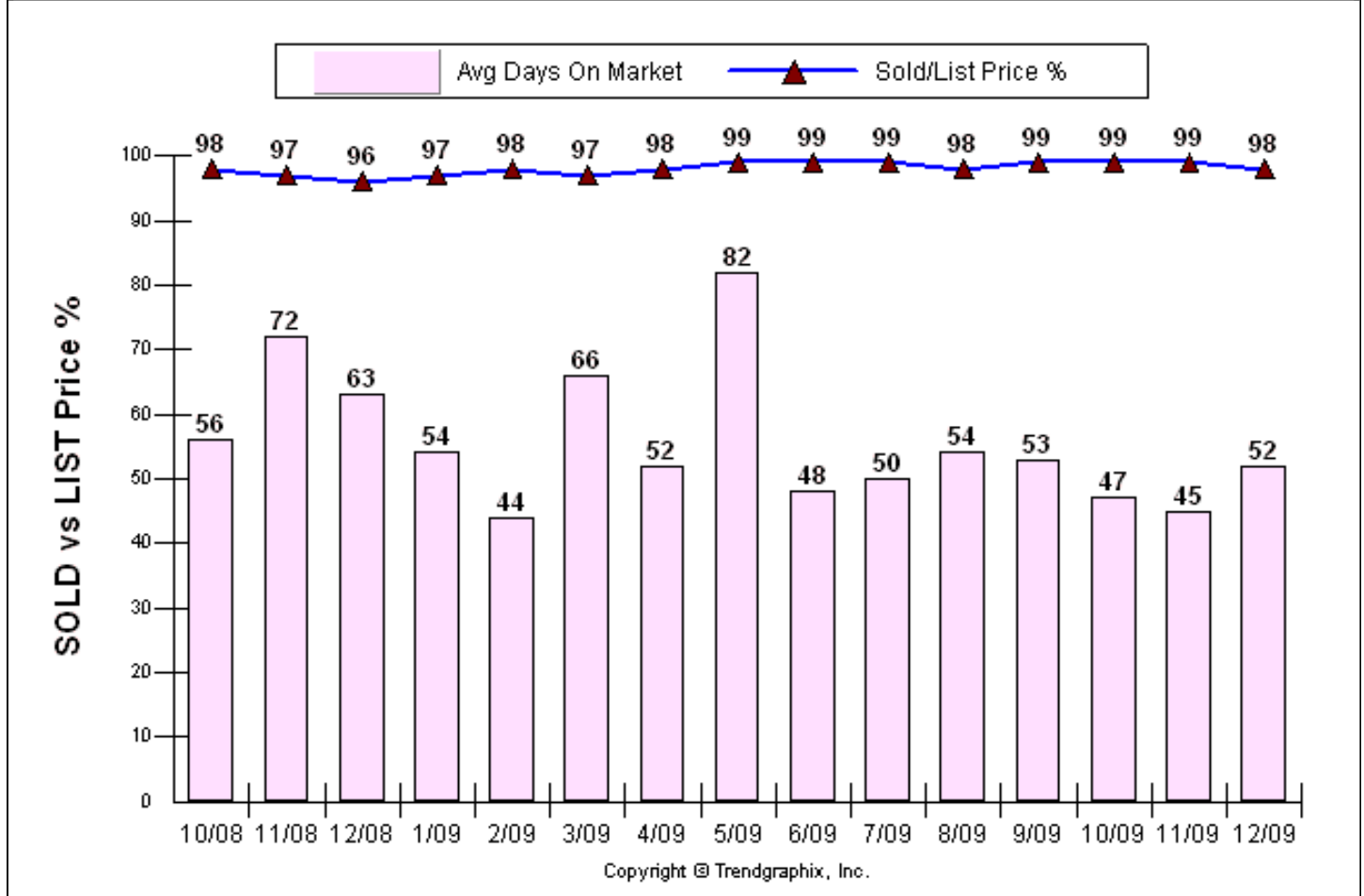
Avg DOM & SP/LP % (Oct. 2008 - Dec. 2009)

Price Range: \$0 - No Limit, SQFT Range: 0 - No Limit, Year Built: 0 - No Limit

Bedrooms: 0 - No Limit, Full Baths: 0 - No Limit, Half Baths: 0 - No Limit

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	1 month			1 year			15 months		
	Nov 09	Dec 09	% Change	Dec 08	Dec 09	% Change	Oct 08	Dec 09	% Change
Avg. Days on Market	45	52	15.6% ↑	63	52	-17.5% ↓	56	52	-7.1% ↓
Sold/List Diff. %	99	98	-1% ↓	96	98	2.1% ↑	98	98	0%

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Sold/Orig LP Diff. %	95	93	92	94	95	92	96	94	95	98	95	97	98	96	94
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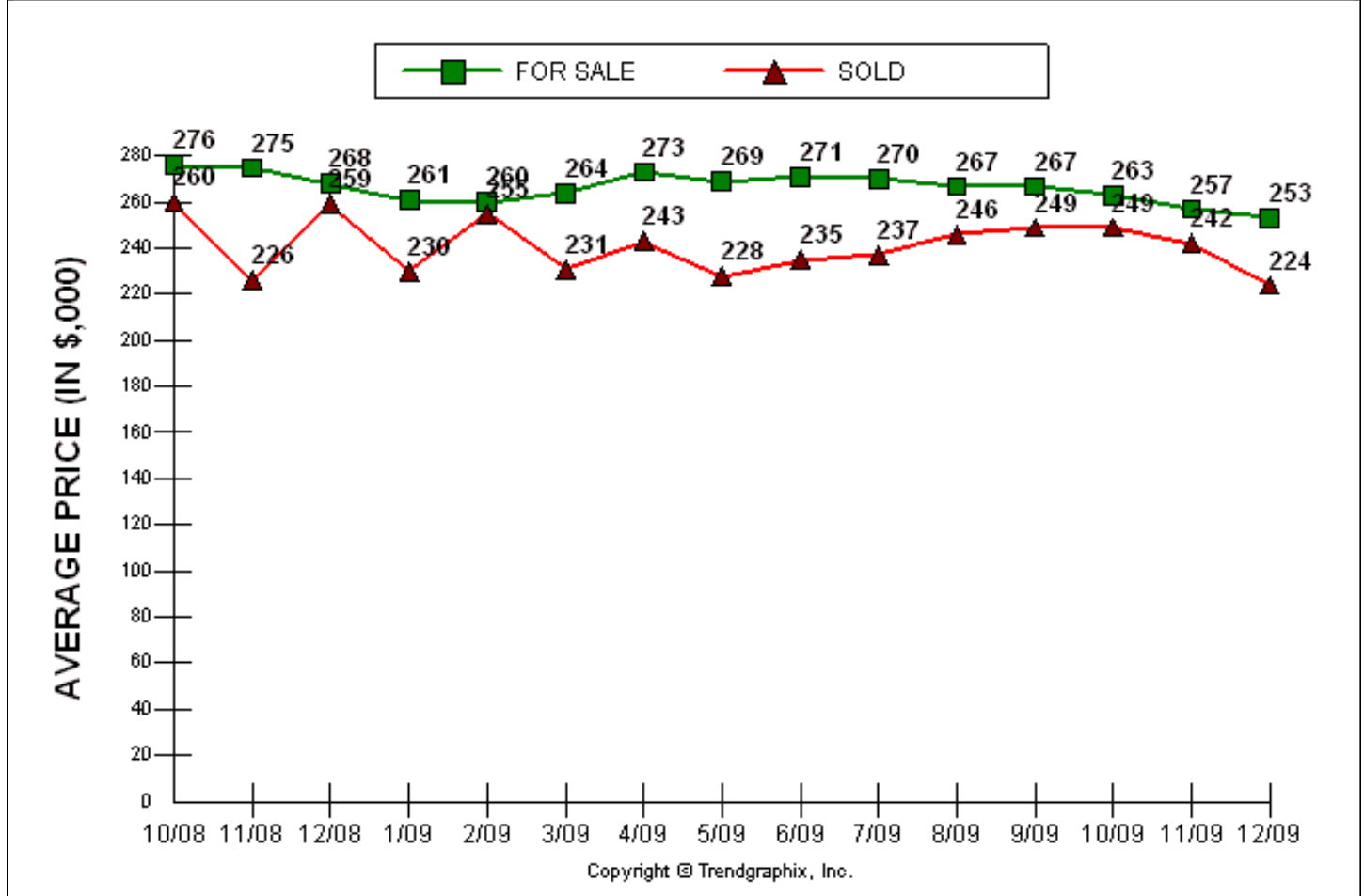
Avg Price For Sale & Sold (Oct. 2008 - Dec. 2009)

Price Range: \$0 - No Limit, SQFT Range: 0 - No Limit, Year Built: 0 - No Limit

Bedrooms: 0 - No Limit, Full Baths: 0 - No Limit, Half Baths: 0 - No Limit

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	1 month			1 year			15 months		
	Nov 09	Dec 09	% Change	Dec 08	Dec 09	% Change	Oct 08	Dec 09	% Change
Avg. Active Price	257	253	-1.6% ↓	268	253	-5.6% ↓	276	253	-8.3% ↓
Avg. Sold Price	242	224	-7.4% ↓	259	224	-13.5% ↓	260	224	-13.8% ↓

Date	10/08	11/08	12/08	1/09	2/09	3/09	4/09	5/09	6/09	7/09	8/09	9/09	10/09	11/09	12/09
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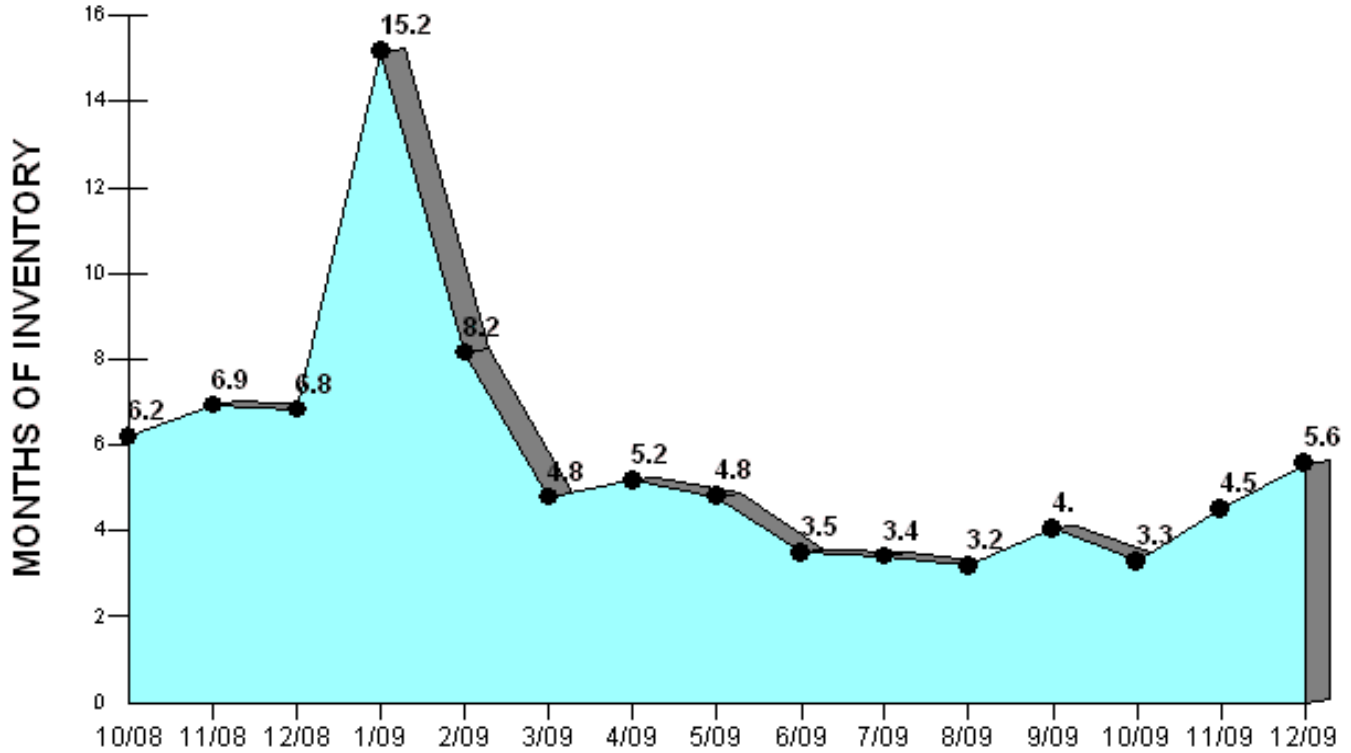
Months of Inventory based on Closed Sales (Oct. 2008 - Dec. 2009)

Price Range: \$0 - No Limit, SQFT Range: 0 - No Limit, Year Built: 0 - No Limit

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	1 month			1 year			15 months		
	Nov 09	Dec 09	% Change	Dec 08	Dec 09	% Change	Oct 08	Dec 09	% Change
Months of Inventory (Closed Sales)	4.5	5.6	24.4% ↑	6.8	5.6	-17.6% ↓	6.2	5.6	-9.7% ↓

Date	10/08	11/08	12/08	1/09	2/09	3/09	4/09	5/09	6/09	7/09	8/09	9/09	10/09	11/09	12/09
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