



Sold Summary

	Feb-2013	Feb-2012	% Change
Sold Dollar Volume	\$230,763,749	\$177,980,499	29.66%
Avg Sold Price	\$178,334	\$161,653	10.32%
Median Sold Price	\$120,250	\$105,000	14.52%
Units Sold	1,294	1,101	17.53%
Avg Days on Market	101	116	-12.93%
Avg List Price for Solds	\$188,964	\$172,712	9.41%
Avg SP to OLP Ratio	90.5%	87.6%	3.32%
Ratio of Avg SP to Avg OLP	90.5%	86.8%	4.31%
Avg SP to LP Ratio	94.6%	93.8%	0.83%
Ratio of Avg SP to Avg LP	94.4%	93.6%	0.83%
Attached Avg Sold Price	\$162,651	\$152,438	6.70%
Detached Avg Sold Price	\$187,211	\$166,897	12.17%
Attached Units Sold	463	399	16.04%
Detached Units Sold	830	700	18.57%

Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Attached = Townhouse, Condo, Condo-Hotel, and Cooperatives
- Detached = Single Family Home, Villas, Mobile Homes, Manufactured, and Modular

Inventory

	Feb-2013	Feb-2012	% Change
Active Listings	5,992	7,447	-19.54%
New Listings	2,145	2,008	6.82%
New Under Contracts	1,374	1,293	6.26%
New Contingents	828	781	6.02%
New Pending	2,307	2,176	6.02%
All Pending	4,243	4,131	2.71%

Financing (Sold)

Assumption	7
Cash	806
Conventional	290
FHA	132
Other	34
Owner	0
VA	25

Days on Market (Sold)

0	0
1 to 10	200
11 to 20	137
21 to 30	112
31 to 60	198
61 to 90	150
91 to 120	102
121 to 180	123
181 to 360	138
361 to 720	56
721+	8

Sold Detail

Price Ranges	2 or Less BR		3 BR		4 or More BR		All	Total	Active Listings	
	SFH/Villa	Cnd/Coop/TH	SFH/Villa	Cnd/Coop/TH	SFH/Villa	Cnd/Coop/TH	MH/Man/Mod		SFH/Villa	Cnd/Coop/TH
< \$50,000	56	104	11	5	3	0	14	0	152	346
\$50K to \$99,999	96	112	92	10	13	0	17	0	480	680
\$100K to \$124,999	49	33	34	8	9	0	0	0	212	213
\$125K to \$149,999	42	24	48	12	7	0	1	0	247	201
\$150K to \$199,999	17	33	68	9	29	0	0	0	366	322
\$200K to \$249,999	6	18	36	10	16	1	0	0	207	221
\$250K to \$299,999	7	21	20	1	19	0	0	0	190	171
\$300K to \$399,999	4	17	17	7	21	0	0	0	259	226
\$400K to \$499,999	2	6	8	5	13	1	0	0	164	108
\$500K to \$599,999	0	2	8	3	9	0	0	0	98	58
\$600K to \$799,999	0	6	1	5	18	1	0	0	191	84
\$800K to \$999,999	0	2	3	4	5	0	0	0	110	46
\$1,000,000+	1	1	1	1	9	1	0	0	265	79
Total	280	379	347	80	171	4	32	1,294	2,941	2,755
Avg Sold Price	\$106,087	\$132,568	\$176,060	\$282,177	\$367,443	\$622,500	\$54,856	\$178,334		
Prev Year - Avg Sold Price	\$91,758	\$113,460	\$145,950	\$310,127	\$338,915	\$658,125	\$55,005	\$161,653		
Avg Sold % Change	15.62%	16.84%	20.63%	-9.01%	8.42%	-5.41%	-0.27%	10.32%		
Prev Year - # of Solds	231	327	284	68	155	4	30	1,101		

Active Detail