

# Market Dynamics

## Median Price (Sold, New)

### 2 Years (Monthly) 06/01/08 - 06/30/10



#### KEY INFORMATION

|      | Monthly \$ | Monthly % | Total \$ | Total % |
|------|------------|-----------|----------|---------|
| Sold | -4,525     | -1.0      | -113,113 | -25.7   |
| New  | -1,990     | -0.4      | -49,746  | -10.9   |

**Sold**  
-26%

**New**  
-11%

|                 |  |            |                        |               |                |               |
|-----------------|--|------------|------------------------|---------------|----------------|---------------|
| MLS: MRED       | Period: 2 Years (Monthly)  | Price: All | Construction Type: All | Bedrooms: All | Bathrooms: All | Lot Size: All |
| Property Types: | Residential: (Detached Single, Attached Single, 2 to 4 Units, Mobile Homes)                    |            |                        |               |                | Sq Ft: All    |
| MLS Areas:      | 62, 22, 645, 15, 40, 25, 93, 7193, 7145, 7115, 7169, 91, 76, 45, 44, 43, 69, 35, 53, 201, 7215 |            |                        |               |                |               |

## Market Dynamics

### Median Price (Sold, New)

#### 2 Years (Monthly) 06/01/08 - 06/30/10

| Time Period | FOR SALE  |              | UNDER CONTRACT |              | SOLD      |              | EXPIRED   |              | NEW LISTINGS |              |
|-------------|-----------|--------------|----------------|--------------|-----------|--------------|-----------|--------------|--------------|--------------|
|             | Median \$ | # Properties | Median \$      | # Properties | Median \$ | # Properties | Median \$ | # Properties | Median \$    | # Properties |
| Jun-10      | 448,250   | 6,520        | 432,450        | 514          | 415,000   | 667          | 425,000   | 765          | 465,000      | 1,191        |
| May-10      | 439,900   | 6,509        | 449,900        | 521          | 348,450   | 462          | 419,000   | 659          | 449,900      | 1,040        |
| Apr-10      | 425,000   | 6,771        | 374,900        | 685          | 340,000   | 459          | 415,000   | 617          | 434,900      | 1,421        |
| Mar-10      | 420,000   | 6,442        | 379,000        | 560          | 320,000   | 371          | 432,500   | 532          | 415,450      | 1,348        |
| Feb-10      | 419,900   | 6,056        | 374,900        | 407          | 324,000   | 233          | 439,000   | 555          | 425,000      | 1,107        |
| Jan-10      | 419,700   | 5,764        | 349,000        | 296          | 371,000   | 250          | 469,000   | 519          | 399,945      | 962          |
| Dec-09      | 425,000   | 5,747        | 399,000        | 270          | 380,000   | 322          | 450,000   | 675          | 349,900      | 513          |
| Nov-09      | 439,000   | 6,230        | 375,450        | 296          | 319,000   | 363          | 469,500   | 700          | 378,950      | 674          |
| Oct-09      | 449,000   | 6,643        | 379,450        | 356          | 345,000   | 383          | 449,000   | 731          | 379,350      | 808          |
| Sep-09      | 449,900   | 6,886        | 349,000        | 393          | 350,100   | 411          | 477,000   | 658          | 415,000      | 978          |
| Aug-09      | 449,900   | 6,961        | 367,000        | 402          | 413,750   | 402          | 469,000   | 651          | 374,950      | 892          |
| Jul-09      | 464,250   | 7,216        | 405,000        | 426          | 386,000   | 492          | 489,900   | 721          | 425,000      | 1,105        |
| Jun-09      | 469,000   | 7,298        | 411,950        | 440          | 380,750   | 402          | 479,900   | 747          | 437,750      | 1,252        |
| May-09      | 475,000   | 7,112        | 425,000        | 425          | 343,250   | 308          | 499,500   | 641          | 480,000      | 1,229        |
| Apr-09      | 469,000   | 6,792        | 397,450        | 350          | 337,500   | 228          | 469,000   | 559          | 439,000      | 1,133        |
| Mar-09      | 469,000   | 6,616        | 375,000        | 336          | 371,250   | 216          | 460,000   | 621          | 429,000      | 1,223        |
| Feb-09      | 479,000   | 6,135        | 445,000        | 203          | 340,000   | 147          | 499,000   | 539          | 475,000      | 1,040        |
| Jan-09      | 479,000   | 5,888        | 399,000        | 190          | 350,000   | 143          | 499,900   | 603          | 445,000      | 855          |
| Dec-08      | 486,250   | 5,948        | 379,000        | 135          | 445,000   | 219          | 499,450   | 780          | 399,000      | 439          |
| Nov-08      | 498,000   | 6,465        | 429,000        | 177          | 373,000   | 212          | 535,000   | 779          | 399,900      | 625          |
| Oct-08      | 499,000   | 6,969        | 400,000        | 237          | 445,000   | 298          | 497,950   | 892          | 432,450      | 890          |
| Sep-08      | 499,000   | 7,217        | 419,900        | 254          | 400,000   | 336          | 488,750   | 884          | 469,000      | 1,047        |
| Aug-08      | 499,000   | 7,301        | 444,000        | 308          | 463,500   | 460          | 479,000   | 823          | 456,950      | 976          |
| Jul-08      | 499,000   | 7,532        | 449,900        | 381          | 486,250   | 432          | 499,950   | 826          | 475,000      | 1,189        |
| Jun-08      | 499,000   | 7,606        | 469,000        | 429          | 521,082   | 444          | 492,488   | 834          | 499,900      | 1,316        |