

Sold Summary

	2010	2009	% Change
Sold Dollar Volume	\$4,591,961,569	\$4,506,269,721	1.90%
Avg Sold Price	\$441,492	\$434,297	1.66%
Median Sold Price	\$350,000	\$340,000	2.94%
Units Sold	10,401	10,376	0.24%
Avg Days on Market	65	91	-28.57%
Avg List Price for Solds	\$454,327	\$450,728	0.80%
Avg SP to OLP Ratio	94.7%	92.6%	2.28%
Ratio of Avg SP to Avg OLP	94.0%	91.8%	2.40%
Attached Avg Sold Price	\$278,763	\$280,731	-0.70%
Detached Avg Sold Price	\$578,043	\$558,566	3.49%
Attached Units Sold	4,738	4,637	2.18%
Detached Units Sold	5,659	5,737	-1.36%

Financing (Sold)

Assumption	3
Cash	1,673
Conventional	5,079
FHA	3,057
Other	202
Owner	12
VA	375

Days on Market (Sold)

0	281
1 to 10	2,279
11 to 20	1,625
21 to 30	966
31 to 60	1,909
61 to 90	1,043
91 to 120	712
121 to 180	748
181 to 360	609
361 to 720	199
721+	30

Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	1	2	1	0	0	0	34
\$50K to \$99,999	3	9	1	10	0	0	292
\$100K to \$149,999	14	66	18	133	2	31	359
\$150K to \$199,999	34	65	70	312	40	51	361
\$200K to \$299,999	56	56	391	638	408	134	534
\$300K to \$399,999	32	12	330	417	673	116	355
\$400K to \$499,999	24	5	191	146	683	39	101
\$500K to \$599,999	13	8	145	93	485	44	63
\$600K to \$799,999	16	2	180	94	801	46	49
\$800K to \$999,999	3	0	66	2	410	8	17
\$1M to \$2,499,999	2	0	12	2	533	10	22
\$2.5M to \$4,999,999	0	0	0	0	21	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	198	225	1,405	1,847	4,056	479	2,187
Avg Sold Price	\$334,931	\$206,626	\$417,379	\$299,882	\$645,565	\$373,168	\$247,673
Prev Year - Avg Sold Price	\$342,031	\$205,061	\$409,925	\$295,502	\$623,950	\$365,138	\$253,347
Avg Sold % Change	-2.08%	0.76%	1.82%	1.48%	3.46%	2.20%	-2.24%
Prev Year - # of Solds	188	207	1,505	1,873	4,044	519	2,038