

## Your Real Estate Advisors Market Update

	Oct-09	Oct-10	% Diff	YTD 2009	YTD 2010	% Diff
New Listings	55	47	-17%	505	488	-3%
Sold Listings	18	13	-38%	201	208	3%
Volume of Sold Listings	\$ 1,595,450.00	\$ 1,467,918.00	-9%	\$ 17,523,507.00	\$ 20,324,497.00	14%
Average Sales Price	\$ 88,636.00	\$ 112,917.00	22%	\$ 87,182.00	\$ 97,714.00	11%
Average Days on Market	244	107	-128%	172	173	1%
List Price to Sales Price Ratio	84%	96%	13%	90%	92%	2%

	Transactions in Past	<u>12</u>	<u>6</u>	<u>3</u>
	<b>Closed Transactions</b>	211	137	46
	Average Homes Sold Per Month	17.58	22.83	15.33
	<b>Active Homes on MLS</b>	442	276	124
	<b>Months Supply on Market</b>	25.14	12.088	8.09

**6 Months Supply = Balanced Market**

**Less than 6 Months Supply is Sellers Market**

**More than 6 Months Supply is Buyers Market**

