

Local Market Update – July 2011

A RESEARCH TOOL PROVIDED BY METROLIST®
SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Douglas County

- 55.1%

Change in
New Listings

+ 4.9%

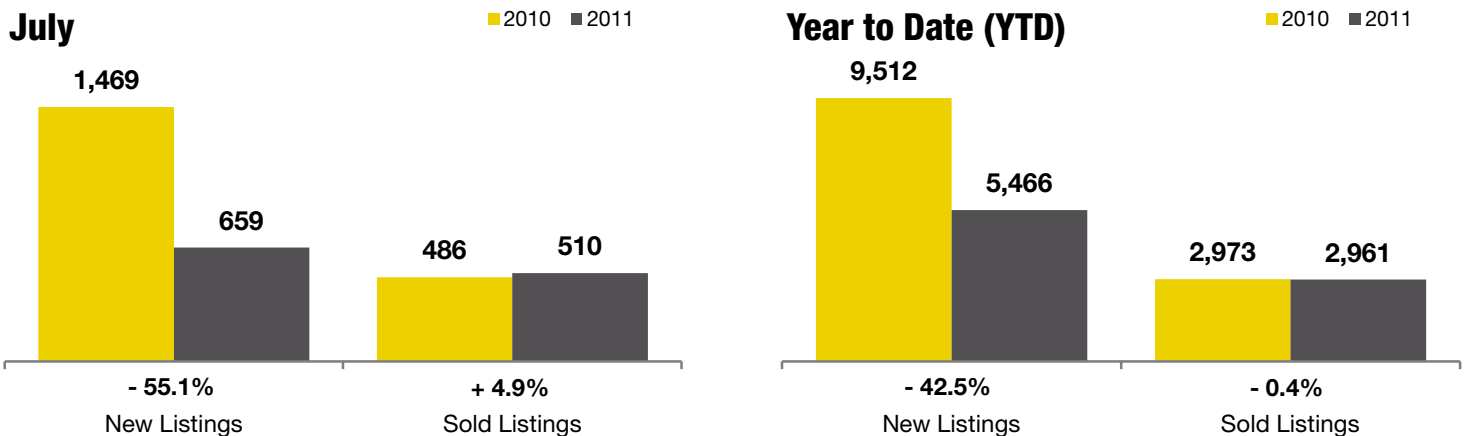
Change in
Closed Sales

- 4.8%

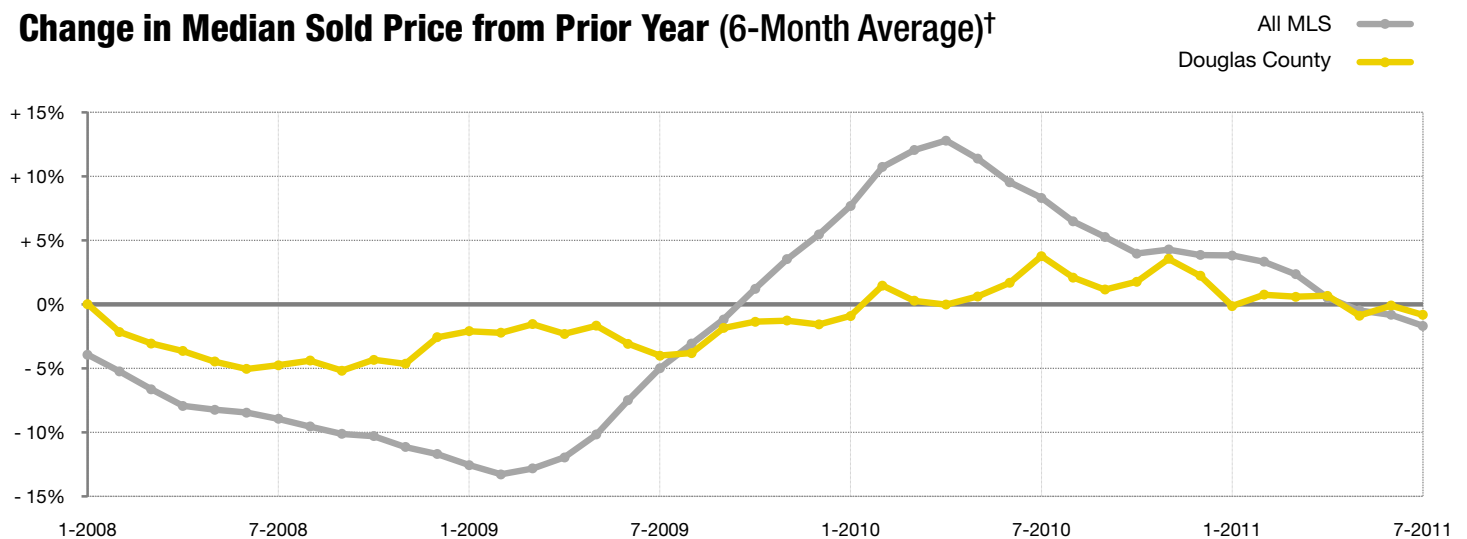
Change in
Median Sales Price

	July			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	3,398	2,492	- 26.7%	--	--	--
Pending Sales*	56	182	+ 225.0%	--	--	--
Under Contract Listings	434	559	+ 28.8%	3,167	3,435	+ 8.5%
New Listings	1,469	659	- 55.1%	9,512	5,466	- 42.5%
Sold Listings	486	510	+ 4.9%	2,973	2,961	- 0.4%
Total Days on Market	100	93	- 7.0%	94	115	+ 22.5%
Median Sold Price**	\$315,000	\$299,990	- 4.8%	\$291,000	\$290,000	- 0.3%
Average Sold Price**	\$366,992	\$369,149	+ 0.6%	\$343,476	\$342,023	- 0.4%
Percent of Sold Price to List Price**	97.2%	97.7%	+ 0.6%	97.4%	97.3%	- 0.1%

* Pending Sales is a count of the number of homes that were in "pending" status at the end of the month. | ** Does not account for sale concessions and/or down payment assistance. This information was not available prior to January 2010. | Note: Activity for one month can sometimes look extreme due to small sample size.



Change in Median Sold Price from Prior Year (6-Month Average)†



† Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | All data from Metrolist®. | Powered by 10K Research and Marketing. Due to differences in statistical methodologies, figures may vary from other market reports provided by Metrolist®.