

Local Market Update – May 2011

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



METROLIST®

Douglas County

- 4.4%

Change in
New Listings

+ 1.5%

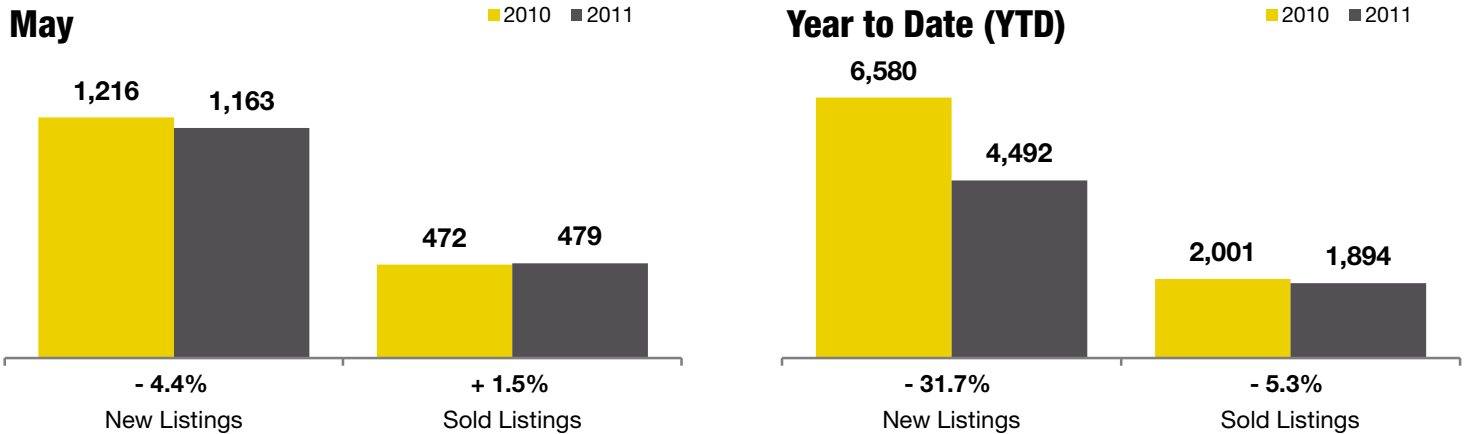
Change in
Closed Sales

+ 2.4%

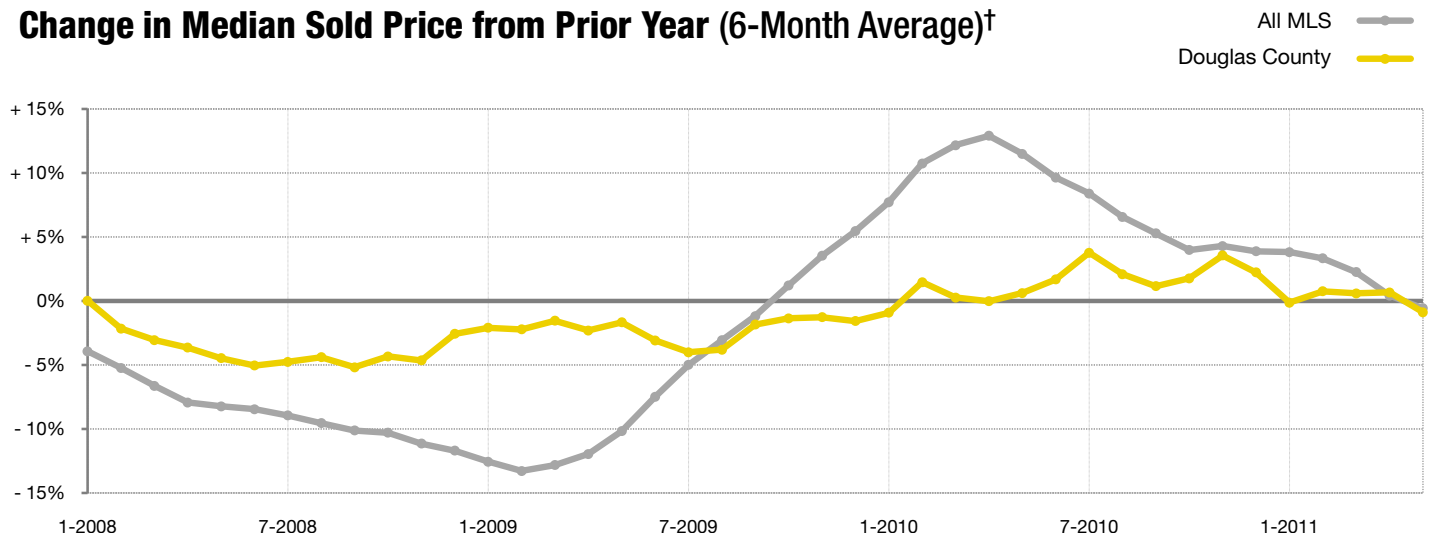
Change in
Median Sales Price

	May			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	3,316	2,363	- 28.7%	--	--	--
Pending Sales*	51	216	+ 323.5%	--	--	--
Under Contract Listings	370	606	+ 63.8%	2,317	2,411	+ 4.1%
New Listings	1,216	1,163	- 4.4%	6,580	4,492	- 31.7%
Sold Listings	472	479	+ 1.5%	2,001	1,894	- 5.3%
Total Days on Market	91	114	+ 25.3%	96	123	+ 28.5%
Median Sold Price**	\$291,500	\$298,500	+ 2.4%	\$284,900	\$287,750	+ 1.0%
Average Sold Price**	\$343,190	\$356,568	+ 3.9%	\$333,528	\$336,606	+ 0.9%
Percent of Sold Price to List Price**	97.8%	97.5%	- 0.3%	97.4%	97.2%	- 0.2%

* 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®.