

Sold Summary

	2010	2009	% Change
Sold Dollar Volume	\$6,351,968,709	\$6,384,710,616	-0.51%
Avg Sold Price	\$457,174	\$417,111	9.60%
Median Sold Price	\$385,000	\$353,800	8.82%
Units Sold	13,894	15,307	-9.23%
Avg Days on Market	50	71	-29.58%
Avg List Price for Solds	\$468,832	\$428,138	9.50%
Avg SP to OLP Ratio	96.6%	95.1%	1.49%
Ratio of Avg SP to Avg OLP	94.9%	93.5%	1.44%
Attached Avg Sold Price	\$304,468	\$286,972	6.10%
Detached Avg Sold Price	\$615,201	\$555,760	10.70%
Attached Units Sold	7,066	7,894	-10.49%
Detached Units Sold	6,828	7,412	-7.88%

Financing (Sold)

Assumption	2
Cash	1,787
Conventional	7,035
FHA	3,498
Other	225
Owner	15
VA	1,332

Days on Market (Sold)

0	623
1 to 10	3,977
11 to 20	2,183
21 to 30	1,363
31 to 60	2,361
61 to 90	1,247
91 to 120	706
121 to 180	723
181 to 360	546
361 to 720	137
721+	28

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	0	0	4	0	0	0	2
\$50K to \$99,999	4	8	3	2	0	0	213
\$100K to \$149,999	10	21	5	40	0	3	531
\$150K to \$199,999	14	60	27	170	7	27	463
\$200K to \$299,999	43	259	258	726	173	136	1,013
\$300K to \$399,999	32	138	474	1,139	622	245	426
\$400K to \$499,999	7	25	292	625	930	161	80
\$500K to \$599,999	7	3	196	236	1,101	74	31
\$600K to \$799,999	6	6	88	90	1,358	51	15
\$800K to \$999,999	4	1	15	17	545	8	11
\$1M to \$2,499,999	1	0	6	3	558	4	3
\$2.5M to \$4,999,999	0	0	0	0	33	0	0
\$5,000,000+	0	0	0	0	5	0	0
Total	128	521	1,368	3,048	5,332	709	2,788
Avg Sold Price	\$323,397	\$272,428	\$405,965	\$359,804	\$675,889	\$399,188	\$225,872
Prev Year - Avg Sold Price	\$283,640	\$252,431	\$384,029	\$334,254	\$609,051	\$367,073	\$213,976
Avg Sold % Change	14.02%	7.92%	5.71%	7.64%	10.97%	8.75%	5.56%
Prev Year - # of Solds	151	540	1,537	3,507	5,724	873	2,974