



## Market Wide Analysis

12-month moving average graphs

Report Date: August 02, 2010

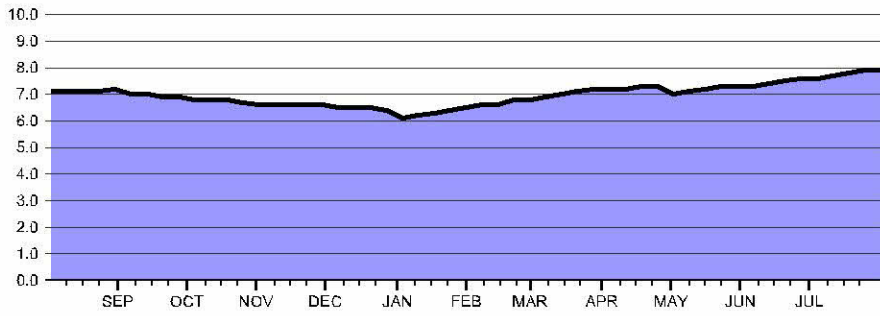
For the period: August 1, 2009 - July 31, 2010

### **Disclaimer Notice:**

This information is presented in good faith, but no warranty is given by and HRIS assumes no liability for advice or recommendations made concerning results to be obtained from the use of any product or service. The results given are estimates based on calculations produced by a computer model including various assumptions. The results depend on input data and estimates as to unknown data and can be no more accurate than the model, the assumptions and such input data. The information presented is HRIS's best estimate of the actual results and should be used for comparison purposes rather than absolute values.

# Single Family Homes - New and Existing Properties

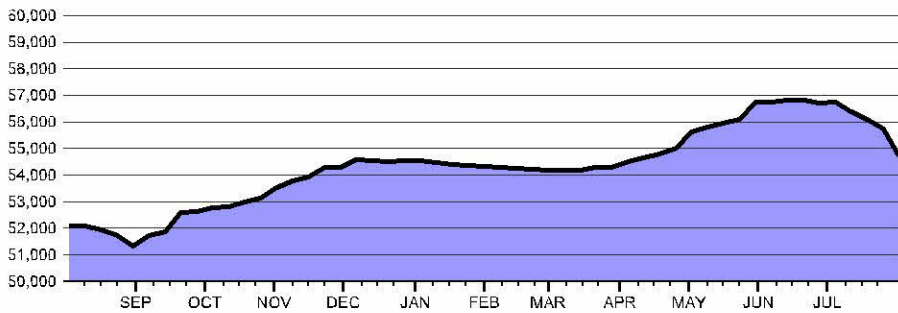
In-Depth Market Metrics Analysis  
 Report Date: August 02, 2010  
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**7.9**

## Months of Inventory

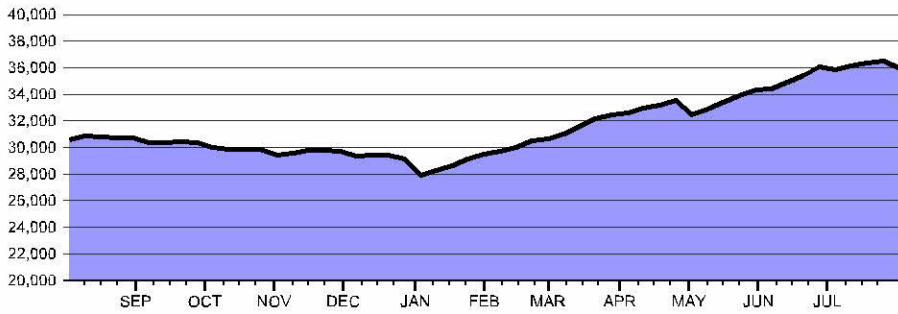
This is the time it would take for the active listings to sell at the current rate of sales. Large values indicate a slow market. Smaller values indicate an active market. Lower values indicate a seller's market. Higher values indicate a buyer's market.



**5.1%**  
 Jul 31, 2010  
 54,719  
 Aug 1, 2009  
 52,077

## Annualized Sales

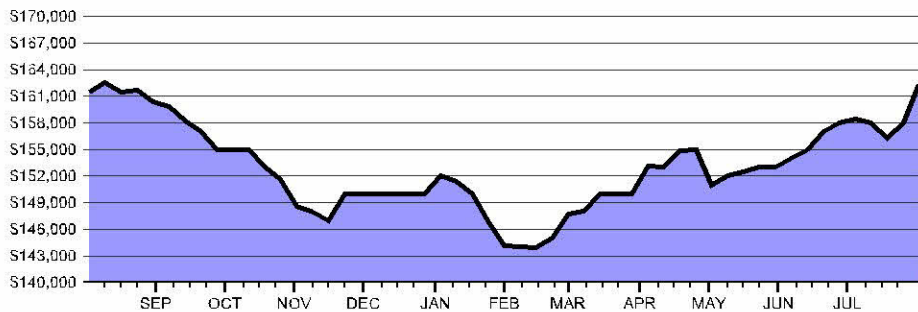
For each week, this graph shows the number of closed sales that were reported in the prior twelve months. The twelve-month aggregation smooths out brief fluctuations so that longer trends are evident.



**17.5%**  
 Jul 31, 2010  
 35,959  
 Aug 1, 2009  
 30,516

## Active Listings

The graph shows number of active listings in the MLS.



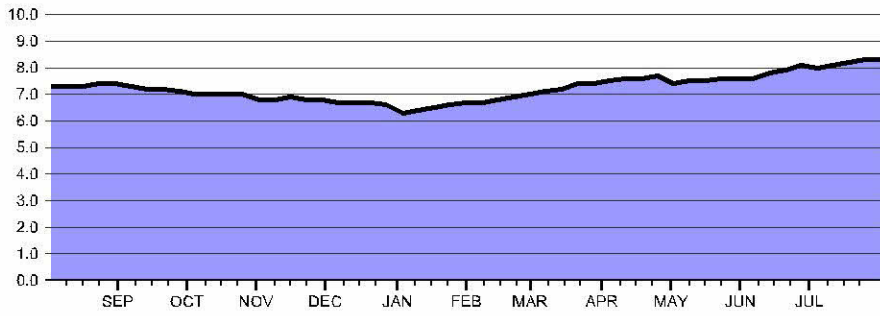
**No Significant Change**

## Median Price

For each week, this graph depicts the median sales price for properties sold in the previous thirty days. Half the properties sold at or below the median price; the other half sold at or above the median.

# Single Family Homes - Resale

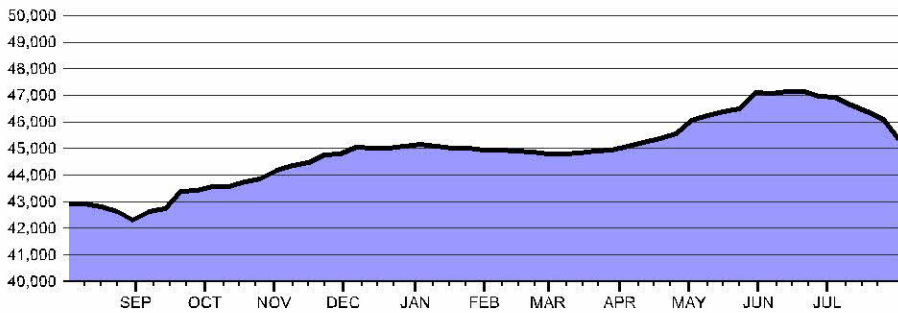
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**8.3**

## Months of Inventory

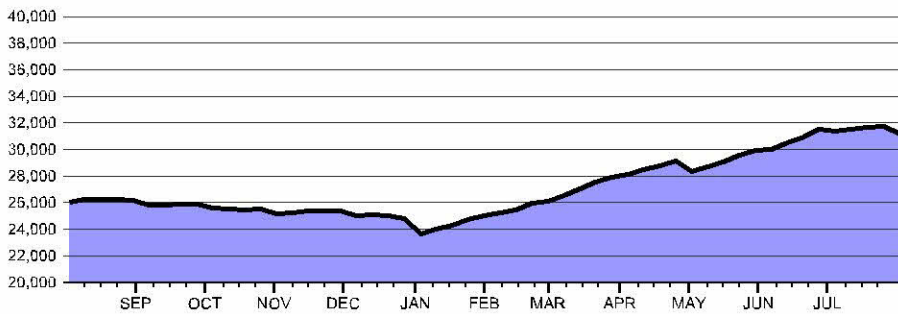
This is the time it would take for the active listings to sell at the current rate of sales. Large values indicate a slow market. Smaller values indicate an active market. Lower values indicate a seller's market. Higher values indicate a buyer's market.



**5.6%**  
 Jul 31, 2010  
 45,330  
 Aug 1, 2009  
 42,913

## Annualized Sales

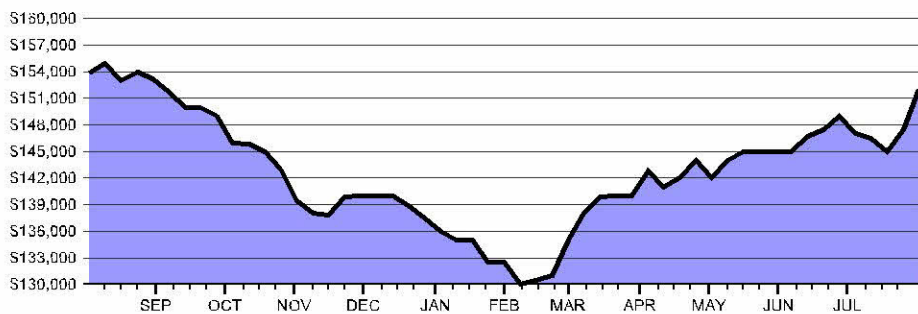
For each week, this graph shows the number of closed sales that were reported in the prior twelve months. The twelve-month aggregation smooths out brief fluctuations so that longer trends are evident.



**20.1%**  
 Jul 31, 2010  
 31,215  
 Aug 1, 2009  
 25,991

## Active Listings

The graph shows number of active listings in the MLS.



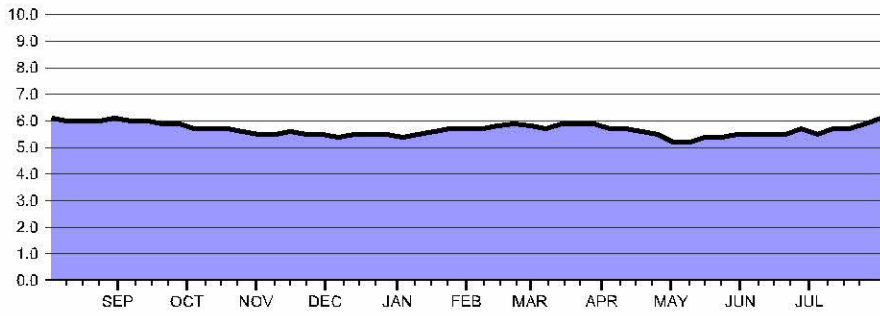
**-1.2%**  
 Jul 31, 2010  
 \$152,000  
 Aug 1, 2009  
 \$153,900

## Median Price

For each week, this graph depicts the median sales price for properties sold in the previous thirty days. Half the properties sold at or below the median price; the other half sold at or above the median.

# Single Family Homes - New Construction

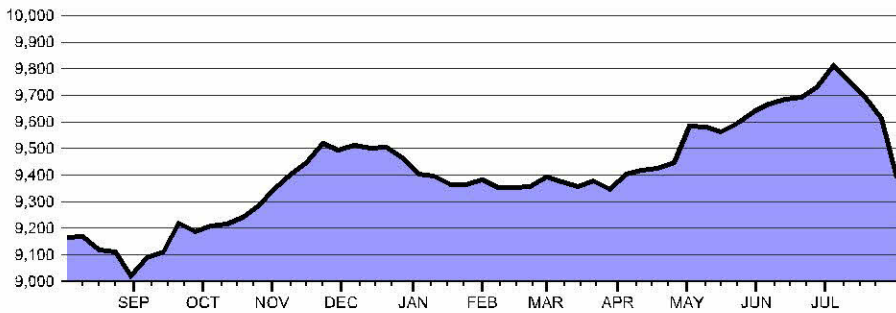
In-Depth Market Metrics Analysis  
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**6.1**

## Months of Inventory

This is the time it would take for the active listings to sell at the current rate of sales. Large values indicate a slow market. Smaller values indicate an active market. Lower values indicate a seller's market. Higher values indicate a buyer's market.



**2.5%**

Jul 31, 2010  
9,389  
 Aug 1, 2009  
9,164

## Annualized Sales

For each week, this graph shows the number of closed sales that were reported in the prior twelve months. The twelve-month aggregation smooths out brief fluctuations so that longer trends are evident.

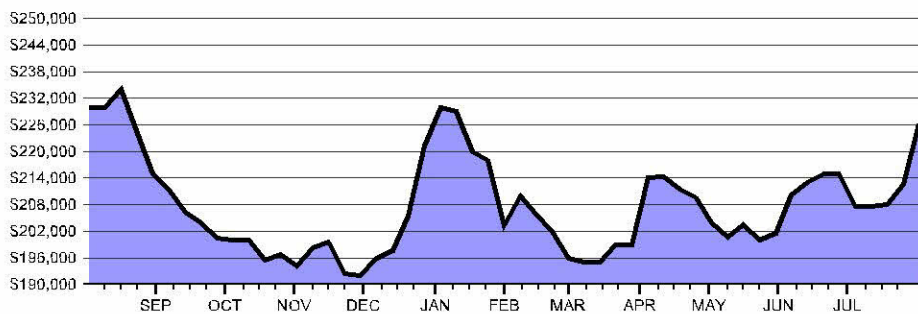


**2.6%**

Jul 31, 2010  
4,744  
 Aug 1, 2009  
4,625

## Active Listings

The graph shows number of active listings in the MLS.



**-1.6%**

Jul 31, 2010  
\$226,259  
 Aug 1, 2009  
\$229,848

## Median Price

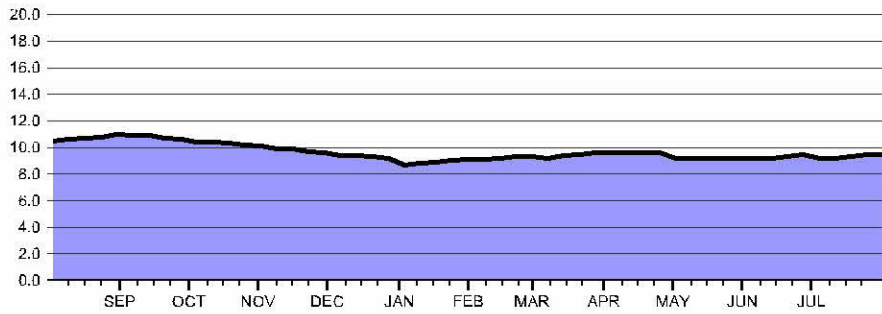
For each week, this graph depicts the median sales price for properties sold in the previous thirty days. Half the properties sold at or below the median price; the other half sold at or above the median.

# Townhouse / Condo - New and Existing Properties

In-Depth Market Metrics Analysis

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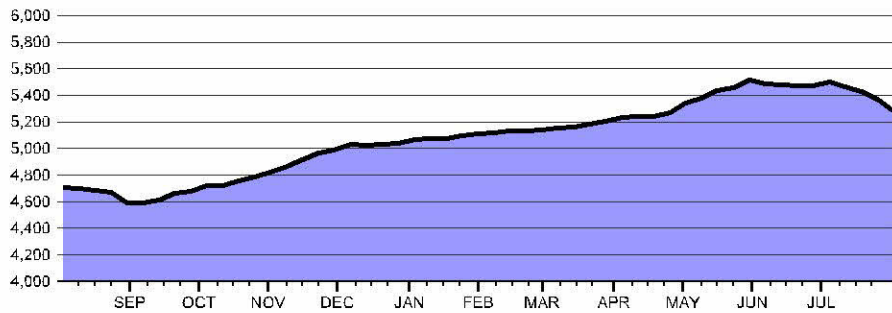
For the period: August 1, 2009 - July 31, 2010



**9.5**

## Months of Inventory

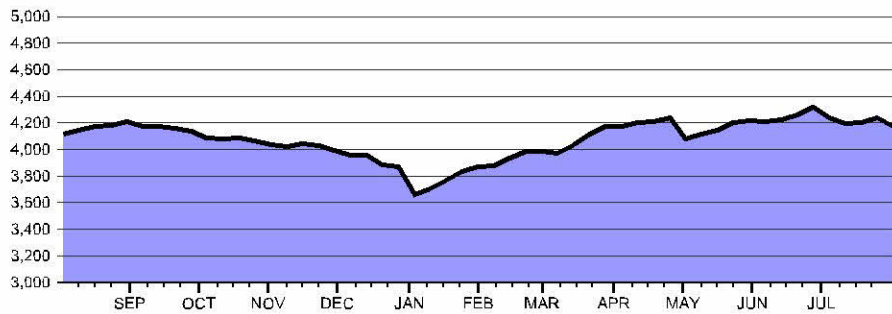
This is the time it would take for the active listings to sell at the current rate of sales. Large values indicate a slow market. Smaller values indicate an active market. An inventory of 9 - 10 months indicates market equilibrium. Lower values indicate a seller's market. Higher values indicate a buyer's market.



**12.3%**  
 Jul 31, 2010  
 5,287  
 Aug 1, 2009  
 4,708

## Annualized Sales

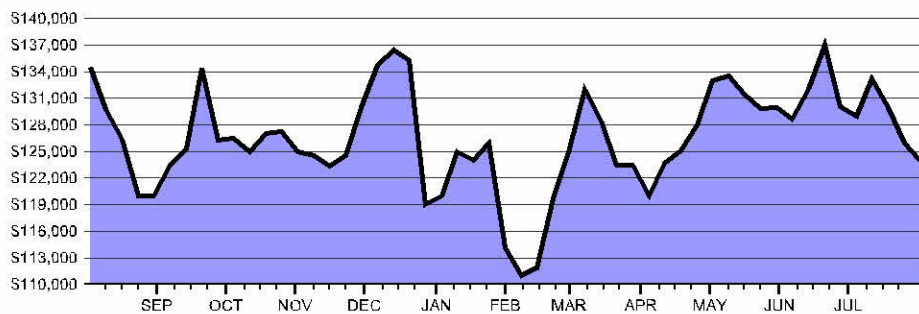
For each week, this graph shows the number of closed sales that were reported in the prior twelve months. The twelve-month aggregation smooths out brief fluctuations so that longer trends are evident.



**1.4%**  
 Jul 31, 2010  
 4,173  
 Aug 1, 2009  
 4,114

## Active Listings

The graph shows number of active listings in the MLS.



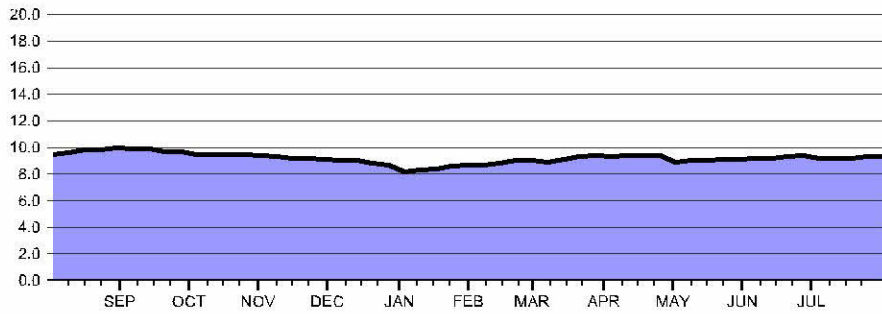
**-7.8%**  
 Jul 31, 2010  
 \$124,000  
 Aug 1, 2009  
 \$134,500

## Median Price

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# Townhouse / Condo - Resale

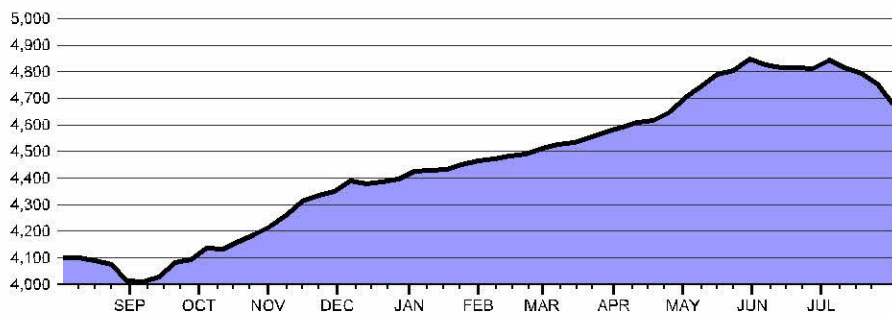
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**9.3**

## Months of Inventory

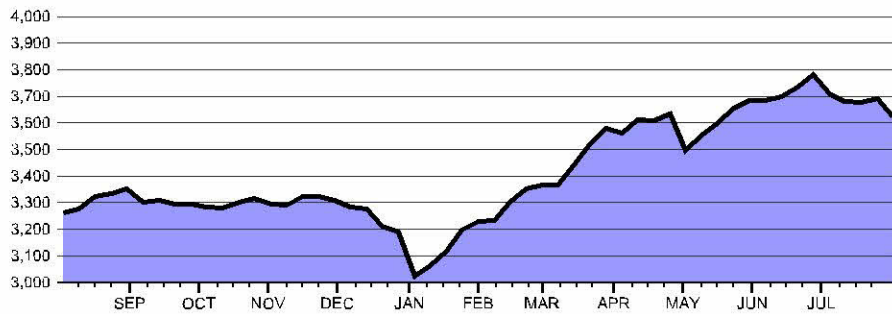
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**14.0%**  
 Jul 31, 2010  
 4,578  
 Aug 1, 2009  
 4,102

## Annualized Sales

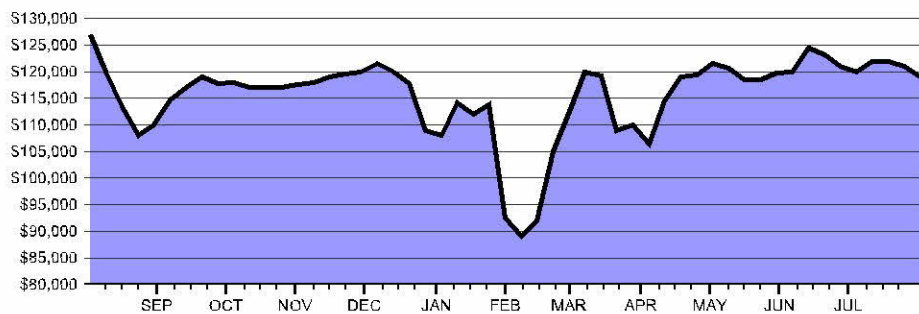
For each week, this graph shows the number of closed sales that were reported in the prior twelve months. The twelve-month aggregation smooths out brief fluctuations so that longer trends are evident.



**11.1%**  
 Jul 31, 2010  
 3,623  
 Aug 1, 2009  
 3,262

## Active Listings

The graph shows number of active listings in the MLS.



**-6.3%**  
 Jul 31, 2010  
 \$119,000  
 Aug 1, 2009  
 \$127,000

## Median Price

For each week, this graph depicts the median sales price for properties sold in the previous thirty days. Half the properties sold at or below the median price; the other half sold at or above the median.

# Townhouse / Condo - New Construction

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**10.8**

## Months of Inventory

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## Annualized Sales

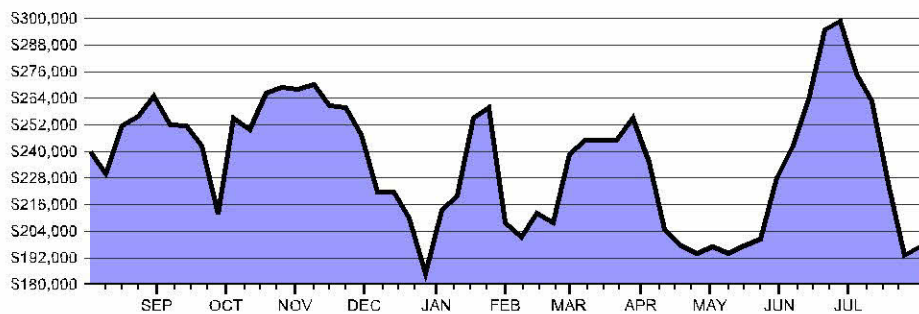
For each week, this graph shows the number of closed sales that were reported in the prior twelve months. The twelve-month aggregation smooths out brief fluctuations so that longer trends are evident.



**-35.4%**  
 Jul 31, 2010  
 550  
 Aug 1, 2009  
 852

## Active Listings

The graph shows number of active listings in the MLS.



**-17.9%**  
 Jul 31, 2010  
 \$197,000  
 Aug 1, 2009  
 \$239,950

## Median Price

For each week, this graph depicts the median sales price for properties sold in the previous thirty days. Half the properties sold at or below the median price; the other half sold at or above the median.

# Highrise - New and Existing Properties

In-Depth Market Metrics Analysis  
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**15.1**

## Months of Inventory

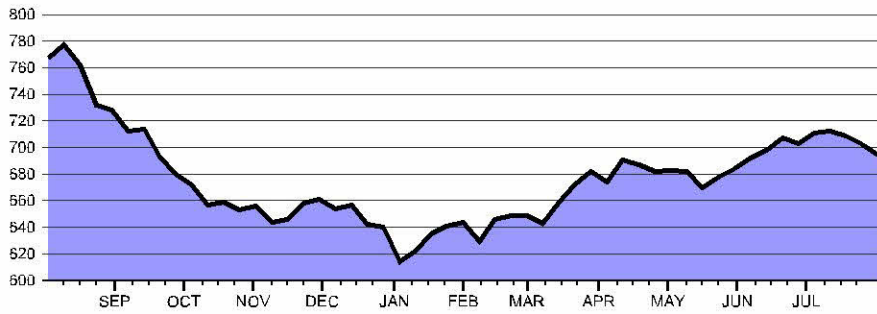
This is the time it would take for the active listings to sell at the current rate of sales. Large values indicate a slow market. Smaller values indicate an active market. Lower values indicate a seller's market. Higher values indicate a buyer's market.



**0.9%**  
 Jul 31, 2010  
 551  
 Aug 1, 2009  
 546

## Annualized Sales

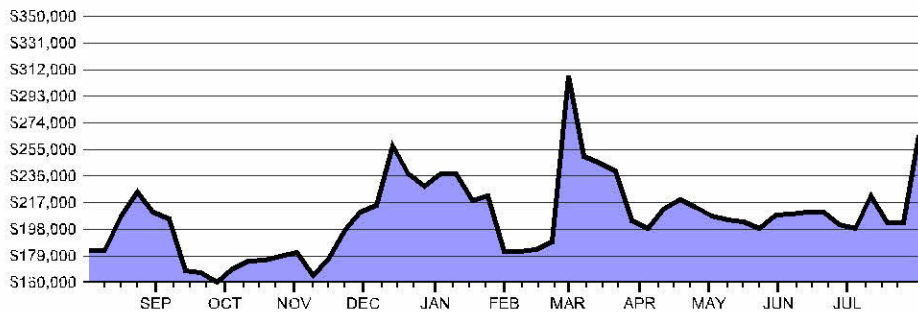
For each week, this graph shows the number of closed sales that were reported in the prior twelve months. The twelve-month aggregation smooths out brief fluctuations so that longer trends are evident.



**-9.5%**  
 Jul 31, 2010  
 694  
 Aug 1, 2009  
 767

## Active Listings

The graph shows number of active listings in the MLS.



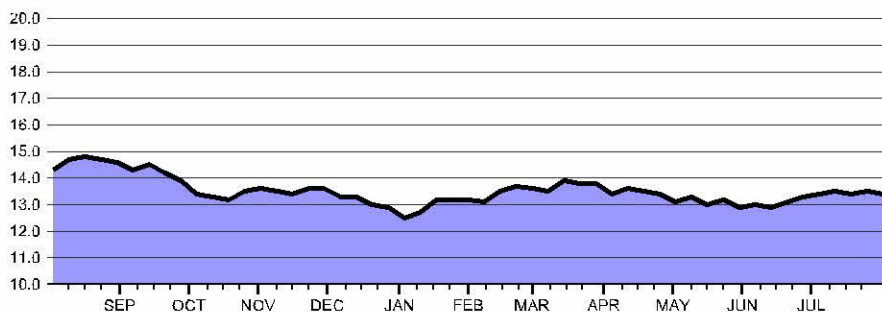
**44.8%**  
 Jul 31, 2010  
 \$265,000  
 Aug 1, 2009  
 \$183,000

## Median Price

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# Highrise - Resale

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**13.4**

### Months of Inventory

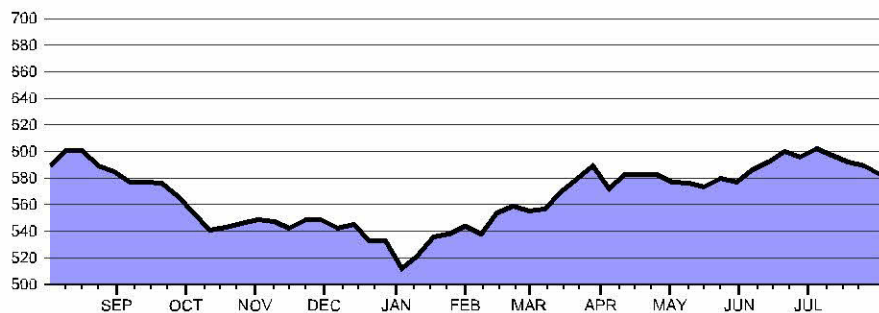
This is the time it would take for the active listings to sell at the current rate of sales. Large values indicate a slow market. Smaller values indicate an active market. Lower values indicate a seller's market. Higher values indicate a buyer's market.



**5.7%**  
 Jul 31, 2010  
 521  
 Aug 1, 2009  
 493

### Annualized Sales

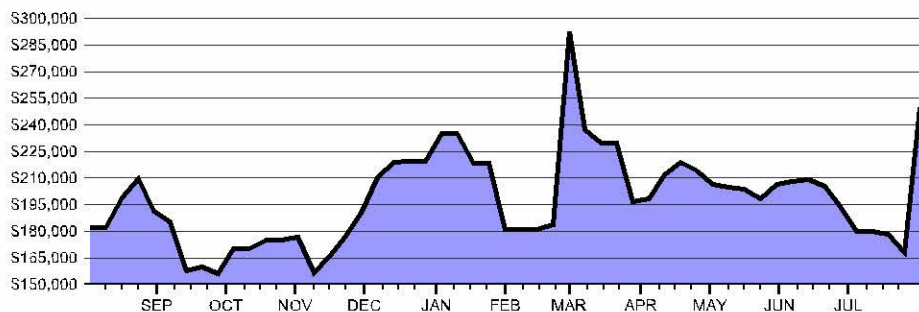
For each week, this graph shows the number of closed sales that were reported in the prior twelve months. The twelve-month aggregation smooths out brief fluctuations so that longer trends are evident.



**-1.0%**  
 Jul 31, 2010  
 583  
 Aug 1, 2009  
 589

### Active Listings

The graph shows number of active listings in the MLS.



**37.3%**  
 Jul 31, 2010  
 \$249,900  
 Aug 1, 2009  
 \$182,000

### Median Price

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# Highrise - New Construction

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**44.4**

### Months of Inventory

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**-43.4%**  
 Jul 31, 2010  
 30  
 Aug 1, 2009  
 53

### Annualized Sales

For each week, this graph shows the number of closed sales that were reported in the prior twelve months. The twelve-month aggregation smooths out brief fluctuations so that longer trends are evident.



**-37.6%**  
 Jul 31, 2010  
 111  
 Aug 1, 2009  
 178

### Active Listings

The graph shows number of active listings in the MLS.

**-3.6%**  
 Jul 31, 2010  
 \$626,775  
 Aug 1, 2009  
 \$650,000

### Median Price

For each week, this graph depicts the median sales price for properties sold in the previous thirty days. Half the properties sold at or below the median price; the other half sold at or above the median.