

### Sold Summary

	May-2011	May-2010	% Change
Sold Dollar Volume	\$413,079,657	\$479,665,790	-13.88%
Avg Sold Price	\$467,285	\$421,129	10.96%
Median Sold Price	\$357,250	\$345,000	3.55%
Units Sold	884	1,139	-22.39%
Avg Days on Market	69	51	35.29%
Avg List Price for Solds	\$480,012	\$429,453	11.77%
Avg SP to OLP Ratio	94.7%	96.5%	-1.87%
Ratio of Avg SP to Avg OLP	94.6%	96.2%	-1.60%
Attached Avg Sold Price	\$294,831	\$280,912	4.95%
Detached Avg Sold Price	\$595,520	\$535,629	11.18%
Attached Units Sold	377	512	-26.37%
Detached Units Sold	507	627	-19.14%

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.

### Inventory

	May-2011	May-2010	% Change
Active Listings	3,498	3,594	-2.67%
New Listings	1,525	1,406	8.46%
New Under Contracts	454	556	-18.35%
New Contingents	816	382	113.61%
New Pending	1,270	938	35.39%
Total Pending	2,292	2,578	-11.09%

### Financing (Sold)

Assumption	0
Cash	154
Conventional	472
FHA	200
Other	16
Owner	0
VA	42

### Days on Market (Sold)

0	25
1 to 10	237
11 to 20	118
21 to 30	86
31 to 60	120
61 to 90	68
91 to 120	53
121 to 180	74
181 to 360	87
361 to 720	13
721+	3

### Sold Detail

Price Ranges	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	1	0	0	0	0	4	1	4	11
\$50K to \$99,999	0	1	0	2	0	1	28	2	7	90
\$100K to \$149,999	0	6	0	12	0	3	37	4	18	125
\$150K to \$199,999	0	2	1	26	3	3	29	19	66	136
\$200K to \$299,999	2	4	42	53	34	10	38	157	205	193
\$300K to \$399,999	2	4	30	21	54	13	20	364	151	117
\$400K to \$499,999	3	2	18	15	70	6	5	326	43	26
\$500K to \$599,999	3	0	9	7	47	1	3	233	27	21
\$600K to \$799,999	0	0	17	6	85	1	3	390	42	20
\$800K to \$999,999	0	0	7	0	30	1	2	197	8	6
\$1M to \$2,499,999	0	0	3	0	46	0	6	384	7	15
\$2.5M to \$4,999,999	0	0	0	0	1	0	0	68	0	1
\$5,000,000+	0	0	0	0	0	0	1	12	0	0
<b>Total</b>	<b>10</b>	<b>20</b>	<b>127</b>	<b>142</b>	<b>370</b>	<b>39</b>	<b>176</b>	<b>2,157</b>	<b>578</b>	<b>761</b>
Avg Sold Price	\$426,790	\$216,795	\$436,733	\$290,729	\$654,583	\$325,982	\$300,104			
Prev Year - Avg Sold Price	\$347,402	\$191,468	\$423,034	\$308,728	\$586,691	\$335,770	\$248,905			
Avg Sold % Change	22.85%	13.23%	3.24%	-5.83%	11.57%	-2.92%	20.57%			
Prev Year - # of Solds	23	22	162	221	442	51	218			

### Active Detail