

PRICE RANGE	ACTIVE LISTINGS	PENDING	PENDING RATIO	6 Month EXPIRED	6 Month CLOSINGS	Avg Sales Price	ABSORPTION RATE	Diff	List/Sale%
0 - 74,999	56	12	21.4%	66	38	\$48,072	8.8	0.7	88.4%
75,000 - 99,999	83	15	18.1%	83	32	\$84,583	15.6	2.3	93.9%
100,000 - 124,999	132	18	13.6%	153	58	\$109,782	13.7	2.3	95.5%
125,000 - 149,999	278	48	17.3%	307	119	\$132,254	14.0	3.1	96.1%
150,000 - 174,999	276	59	21.4%	294	144	\$156,539	11.5	2.7	96.4%
175,000 - 199,999	301	63	20.9%	360	112	\$180,580	16.1	2.6	95.8%
200,000 - 249,999	491	87	17.7%	552	167	\$215,695	17.6	1.4	95.2%
250,000 - 299,999	355	42	11.8%	433	128	\$260,794	16.6	2.3	94.6%
300,000 - 349,999	237	35	14.8%	293	49	\$307,265	29.0	10.3	94.2%
350,000 - 399,999	219	18	8.2%	256	67	\$358,382	19.6	3.9	94.3%
400,000 - 449,999	159	17	10.7%	149	46	\$405,298	20.7	2.5	95.2%
450,000 - 499,999	124	13	10.5%	168	33	\$446,614	22.5	4.5	93.3%
500,000 - 599,999	129	8	6.2%	184	29	\$516,579	26.7	3.0	93.6%
600,000 - 699,999	73	2	2.7%	72	11	\$579,454	39.8	4.3	88.1%
700,000 - 799,999	60	3	5.0%	56	15	\$699,732	24.0	-5.1	91.8%
800,000 - 899,999	53	4	7.5%	37	7	\$791,400	45.4	4.9	92.8%
900,000 - 999,999	61	0	0.0%	37	10	\$850,900	36.6	-9.7	88.1%
1 Million +	224	16	7.1%	129	21	\$1,455,548	64.0	-2.6	78.0%
<b>TOTAL</b>	<b>3311</b>	<b>460</b>	<b>13.9%</b>	<b>3629</b>	<b>1086</b>	<b>\$422,193</b>	<b>18.3</b>	<b>2.8</b>	<b>92.5%</b>

**Overall Median sales Price: \$200,000**

\*Absorption Rate=# of months it would take for present inventory to sell based on the past 6 months sales averaged monthly