

Overall Residential Inventory

The total number of homes for sale declined weekly from the end of November to the year's end.
The numbers will increase as January rolls on.

New Single Family Detached

Buyers' Market

Most everything

Sellers' Market

Anything below \$250,001: less than 4 months of supply

Neutral (favoring neither buyer nor seller)

\$450,001 - \$500,000: could be moving to sellers' market

\$500,001 - \$600,000: likely to become a buyers' market

Condominiums (includes townhomes)

Buyers' Market

Just about all price ranges

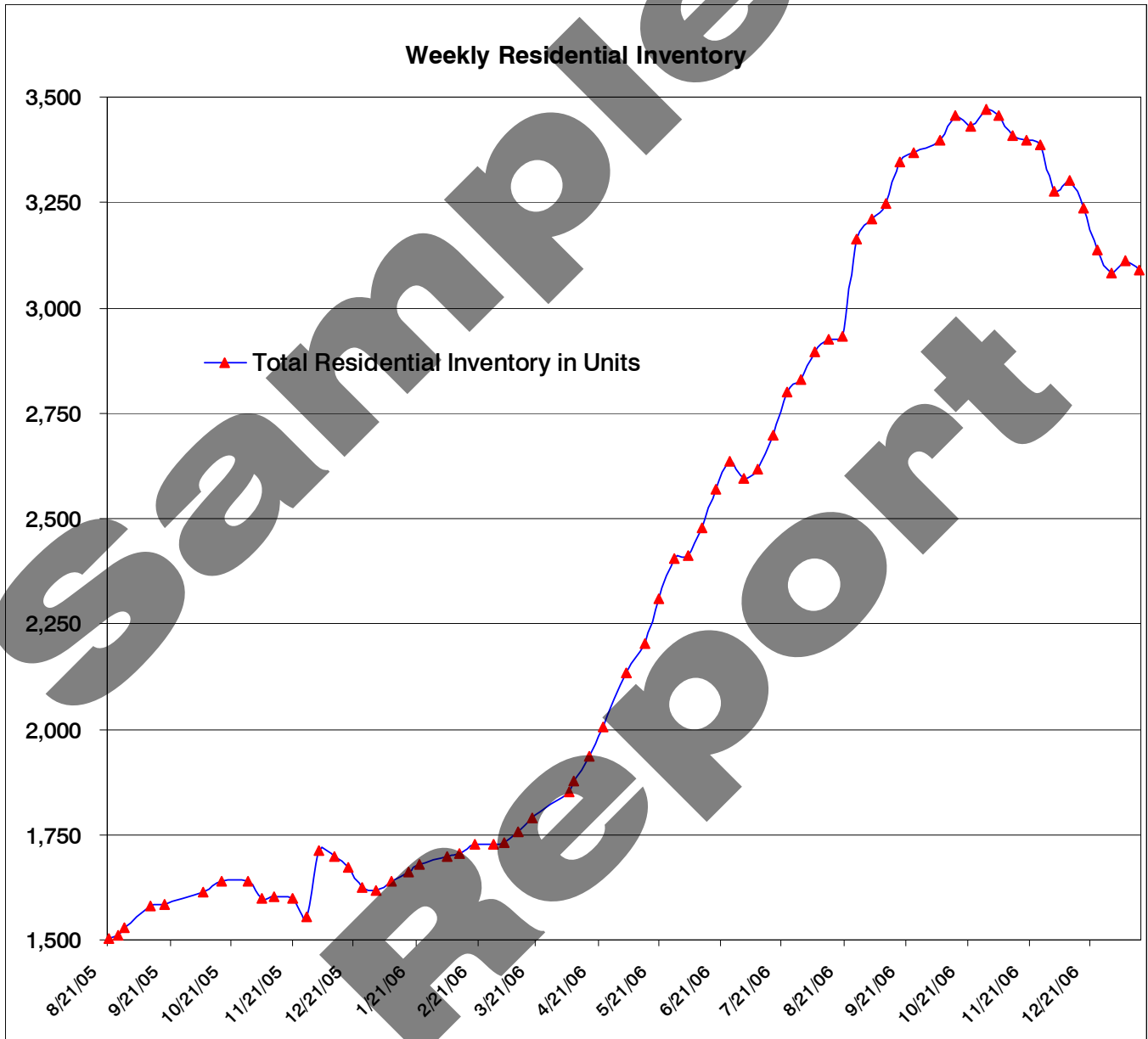
Sellers' Market

\$210,001 - \$230,000: currently a sellers' market

Summary

It seems that builders are ahead of demand for new homes and condominiums in the county. The potential exists for the market to become saturated with unsold homes, unless sales increase in the coming months.

Total Weekly Residential Inventory Since August 2005

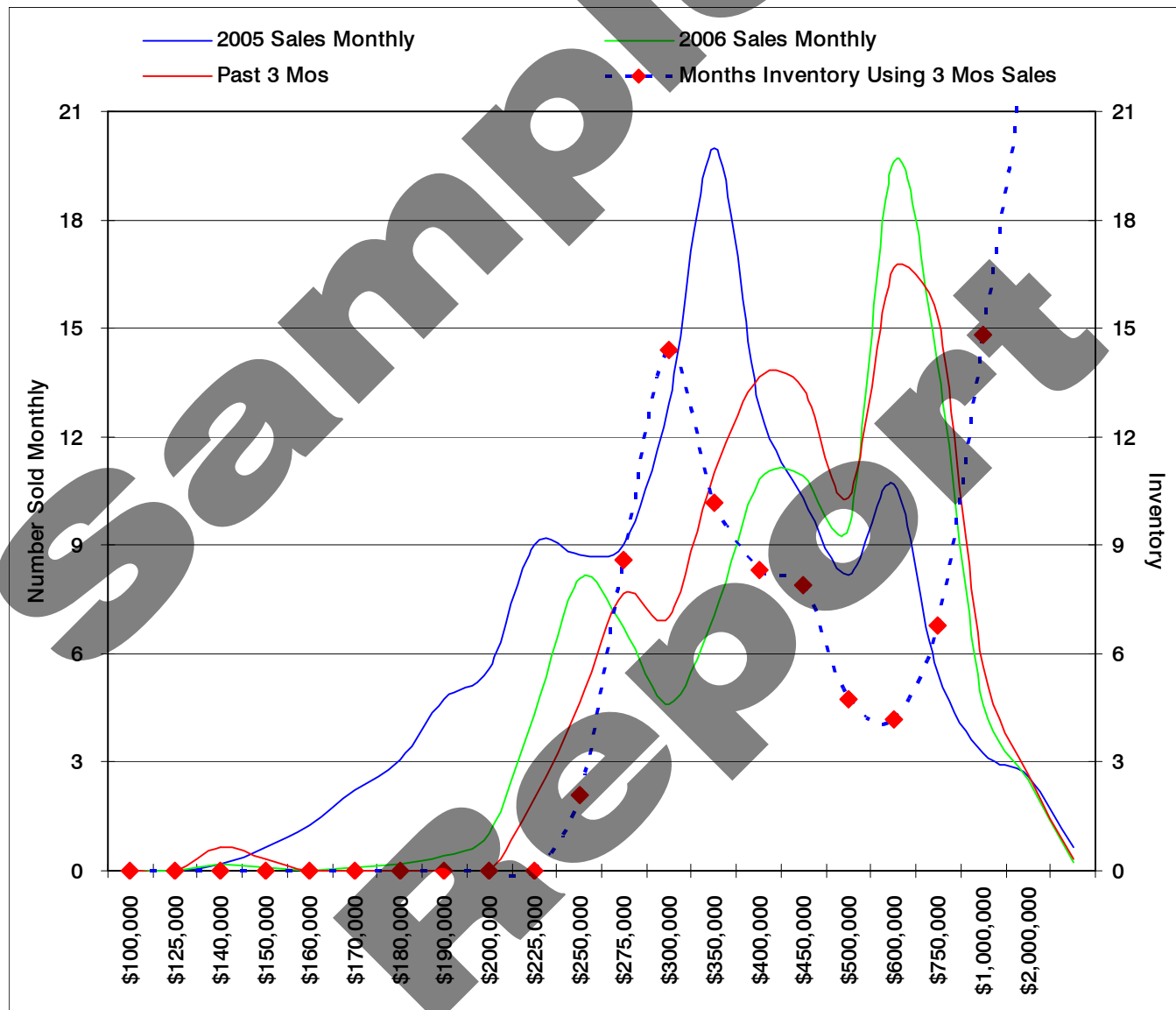


New Single Family Sales and Inventory

Range of Prices	2005		January - December 2006							
	Total	Per Mo	Total	Per Mo	Inventory 11/9/06	Inventory 12/9/06	Inventory 1/18/07	# Mos Using Per/Mo Sales YTD	Per Mo in Last 3 Months	# Mos Using Last 3 Months Sales
- - \$100,000	0	0.0	0	0.0	0	0	0	-	0.0	-
\$100,001 - \$125,000	0	0.0	0	0.0	0	0	0	-	0.0	-
\$125,001 - \$140,000	2	0.2	2	0.2	0	0	0	-	0.7	-
\$140,001 - \$150,000	8	0.7	1	0.1	0	0	0	-	0.3	-
\$150,001 - \$160,000	15	1.3	0	0.0	0	0	0	-	0.0	-
\$160,001 - \$170,000	27	2.3	1	0.1	0	0	0	-	0.0	-
\$170,001 - \$180,000	37	3.1	2	0.2	0	0	0	-	0.0	-
\$180,001 - \$190,000	57	4.8	5	0.4	0	0	0	-	0.0	-
\$190,001 - \$200,000	67	5.6	12	1.0	6	0	0	-	0.0	-
\$200,001 - \$225,000	108	9.0	52	4.3	3	3	0	-	2.0	-
\$225,001 - \$250,000	105	8.8	97	8.1	21	17	17	2.1	4.7	3.6
\$250,001 - \$275,000	108	9.0	81	6.8	49	56	58	8.6	7.7	7.6
\$275,001 - \$300,000	155	12.9	55	4.6	51	67	66	14.4	7.0	9.4
\$300,001 - \$350,000	240	20.0	85	7.1	35	60	72	10.2	11.0	6.5
\$350,001 - \$400,000	154	12.8	130	10.8	85	86	90	8.3	13.7	6.6
\$400,001 - \$450,000	124	10.3	131	10.9	81	84	86	7.9	13.3	6.5
\$450,001 - \$500,000	98	8.2	114	9.5	61	57	45	4.7	10.3	4.4
\$500,001 - \$600,000	128	10.7	235	19.6	97	83	82	4.2	16.7	4.9
\$600,001 - \$750,000	66	5.5	168	14.0	100	93	95	6.8	15.3	6.2
\$750,001 - \$1,000,000	39	3.3	55	4.6	69	69	68	14.8	5.7	12.0
\$1,000,001 - \$2,000,000	31	2.6	30	2.5	62	57	64	25.6	2.7	24.0
\$2,000,001 - sky	8	0.7	3	0.3	17	16	22	88.0	0.3	66.0
Overall Total	1,577	131	1,259	105	737	748	765	7.3	111	6.9

Color Key		
Buyers' Market	Sellers' Market	Neither; In
More than 6 mos	Less than 4 mos	Equilibrium 4 - 6 mos

Chart of New Single Family Sales and Inventory



New Condominium Sales and Inventory

Includes townhomes, zero lot line and row homes

Range of Prices	2005		January - December 2006									
	Total	Per Mo	Total	Per Mo	Inventory 11/9/06	Inventory 12/9/06	Inventory 1/18/07	# Mos Using Per/Mo Sales YTD	Per Mo in Last 3 Months	# Mos Using Last 3 Months Sales	Current Month's Sales	#Mos Using Current Month Sales
\$25,001 - \$80,000	24	2.0	0	0.0	0	0	0	-	0.0	-	0	-
\$80,001 - \$90,000	1	0.1	0	0.0	0	0	0	-	0.0	-	0	-
\$90,001 - \$100,000	0	0.0	0	0.0	0	0	0	-	0.0	-	0	-
\$100,001 - \$110,000	0	0.0	0	0.0	0	0	0	-	0.0	-	0	-
\$110,001 - \$120,000	2	0.2	0	0.0	0	0	0	-	0.0	-	0	-
\$120,001 - \$130,000	0	0.0	2	0.2	0	1	0	-	0.0	-	0	-
\$130,001 - \$140,000	1	0.1	2	0.2	0	0	0	-	0.0	-	0	-
\$140,001 - \$150,000	0	0.0	0	0.0	0	0	0	-	0.0	-	0	-
\$150,001 - \$160,000	0	0.0	5	0.4	0	0	0	-	1.3	-	1	-
\$160,001 - \$170,000	1	0.1	7	0.6	0	3	0	-	1.7	-	2	-
\$170,001 - \$180,000	2	0.2	1	0.1	3	2	2	24.0	0.3	6.0	0	Infinite
\$180,001 - \$190,000	0	0.0	1	0.1	3	3	3	36.0	0.3	9.0	0	Infinite
\$190,001 - \$200,000	1	0.1	1	0.1	0	0	0	-	0.3	-	0	-
\$200,001 - \$210,000	5	0.4	2	0.2	10	9	6	36.0	0.3	18.0	0	Infinite
\$210,001 - \$220,000	6	0.5	6	0.5	7	5	5	10.0	1.3	3.8	0	Infinite
\$220,001 - \$230,000	5	0.4	10	0.8	0	4	4	4.8	2.7	1.5	0	Infinite
\$230,001 - \$240,000	8	0.7	4	0.3	4	1	6	18.0	1.0	6.0	1	6.0
\$240,001 - \$250,000	9	0.8	3	0.3	7	11	7	28.0	0.7	Infinite	2	3.5
\$250,001 - \$300,000	10	0.8	30	2.5	84	82	57	22.8	5.7	10.1	4	14.3
\$300,001 - \$400,000	19	1.6	14	1.2	19	16	14	12.0	1.7	8.4	1	14.0
\$400,001 - \$500,000	2	0.2	16	1.3	18	13	10	7.5	3.3	3.0	1	10.0
\$500,001 - SKY	0	0.0	2	0.2	14	12	7	42.0	0.3	21.0	1	7.0
Overall Total	96	8.0	106	8.8	169	162	121	13.7	21.0	5.8	13	9.3

Color Key		
Buyers' Market More than 6 mos	Sellers' Market Less than 4 mos	Neither; In Equilibrium 4 - 6 mos

Chart of Condominium Sales and Inventory

