

WASHINGTON COUNTY OREGON

DECEMBER 2008

WITH COMPARISONS TO PAST YEARS

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DATA USED:

RECORDED TRANSACTIONS FROM COUNTY RECORDS

REAL ESTATS

P O Box 74

BATTLE GROUND, WA 98604-0074

360.693.6525

LAM@REALESTATS.NET

January 2008 Forecast Revisited
Residential Sales Compared with Previous Years

January's comments are in italics.

Washington	'96-'97	'97-'98	'98-'99	'99-'00	'00-'01	'01-'02	'02-'03	'03-'04	'04-'05	'05-'06	'06-'07	'07-'08
Jan Res'l \$	-14.2%	49.7%	0.1%	-11.2%	15.0%	11.8%	8.3%	-10.9%	55.6%	0.6%	-1.5%	-38.0%
Year Res'l \$	7.6%	26.5%	-8.1%	1.0%	17.3%	5.7%	18.8%	14.6%	34.8%	-3.9%	-16.1%	-39.9%
Jan Res'l #	-21.1%	43.1%	-4.5%	-10.2%	7.6%	9.1%	3.5%	-16.8%	39.8%	-10.9%	-6.3%	-40.8%
Year Res'l #	0.1%	22.3%	-10.2%	-3.2%	14.2%	0.9%	12.5%	6.6%	17.3%	-15.4%	-19.7%	-37.1%

Overall residential sales will be lower than last year by at least 30%.

They were.

New Single Family Detached Sales Compared

Washington	'96-'97	'97-'98	'98-'99	'99-'00	'00-'01	'01-'02	'02-'03	'03-'04	'04-'05	'05-'06	'06-'07	'07-'08
Jan New #	-4.0%	112.4%	8.7%	-18.8%	12.1%	5.9%	-2.8%	-17.9%	12.9%	21.2%	-71.2%	64.6%
Year New #	-8.4%	41.6%	-8.7%	-7.1%	24.8%	-14.4%	-13.0%	0.4%	23.6%	-25.8%	-35.4%	-17.8%

Because of Buena Vista Homes' auction, 27 new homes recorded in January.

Taking those out, sales still managed to beat last year because builders are selling aggressively.

In spite of this activity, new home sales will decline by 10% or more in 2008.

They did.

Existing Single Family Detached Sales Compared

Washington	'96-'97	'97-'98	'98-'99	'99-'00	'00-'01	'01-'02	'02-'03	'03-'04	'04-'05	'05-'06	'06-'07	'07-'08
Jan Existing #	-22.0%	22.6%	-9.7%	-10.8%	4.0%	0.6%	17.8%	-11.5%	48.6%	-22.0%	-10.4%	-42.7%
Year Existing #	3.4%	15.5%	-11.8%	-3.2%	5.2%	8.6%	21.6%	9.5%	15.1%	-16.5%	-24.3%	-32.3%

Sales of existing single family detached homes will drop by 30% or more this year.

They did.

Attached home sales fell 58% from last January.

If builders are aggressive, then unit sales will not drop more than 25%.

Attached sales were lower by more than 40% and the ratio of new fell 20% from last year.

Top Builders by Units Recorded Year-to-date

Rank #	Seller	Units	Total Volume	High Price	Low Price	Average Price	Average \$/SF	% Mkt Units
1	West Hills Dev (Arbor Various)	275	\$96,200,186	\$767,078	\$142,500	\$349,819	\$175.06	19.0%
2	Matrix Dev Corp/Legend Homes	89	\$32,577,758	\$575,494	\$175,000	\$366,042	\$172.79	6.2%
3	D R Horton Inc	74	\$22,442,873	\$599,000	\$199,900	\$303,282	\$138.54	5.1%
4	JLS Custom Homes Inc	68	\$26,115,111	\$586,986	\$197,175	\$384,046	\$134.45	4.7%
5	Riverside Homes Inc	62	\$22,495,663	\$567,838	\$274,361	\$362,833	\$152.99	4.3%
6	WR Townhomes LLC	46	\$11,341,391	\$350,000	\$178,000	\$246,552	\$174.03	3.2%
7	Renaissance Custom Homes LLC	43	\$22,216,019	\$800,000	\$238,000	\$516,652	\$207.45	3.0%
8	Buena Vista Custom Homes Inc	37	\$14,260,830	\$510,930	\$246,750	\$385,428	\$150.62	2.6%
9	Stone Bridge Homes Nw LLC	36	\$14,764,191	\$561,910	\$215,521	\$410,116	\$116.50	2.5%
10	Canterbury Place LLC	34	\$8,012,273	\$274,900	\$163,000	\$235,655	\$146.25	2.4%
11	Centex Homes	33	\$14,913,614	\$599,615	\$350,000	\$451,928	\$126.94	2.3%
12	Don Morissette Homes Inc	31	\$10,715,759	\$585,975	\$215,521	\$345,670	\$132.86	2.1%
13	Wilshire Homes LLC	26	\$11,388,350	\$761,000	\$320,000	\$438,013	\$163.25	1.8%
14	Noyes Dev	22	\$11,317,118	\$618,130	\$406,000	\$514,414	\$171.55	1.5%
15	Amberglen Village Townhomes LLC	22	\$5,664,870	\$305,000	\$204,500	\$257,494	\$153.99	1.5%
16	Chad E Davis Construction LLC	21	\$5,227,150	\$312,000	\$189,500	\$248,912		1.5%
17	Beacon Homes Northwest Inc	19	\$9,733,450	\$629,950	\$399,900	\$512,287	\$157.07	1.3%
18	Csm Property LLC	16	\$2,603,630	\$187,990	\$149,990	\$162,727	\$160.28	1.1%
19	Quatama Park Townhomes LLC	13	\$2,941,472	\$250,000	\$207,167	\$226,267	\$144.95	0.9%
20	Sherwood Crossing LLC	13	\$2,600,600	\$275,000	\$139,900	\$200,046	\$171.96	0.9%
21	Palace Construction Corp	12	\$2,802,920	\$257,500	\$199,500	\$233,577	\$138.58	0.8%
22	Jt Roth Construction Inc	11	\$5,303,275	\$725,000	\$370,000	\$482,116	\$175.78	0.8%
23	Mjt Custom Homes LLC	11	\$3,680,000	\$800,000	\$278,000	\$334,545	\$136.01	0.8%
24	L3 LLC	11	\$1,415,378	\$141,211	\$114,500	\$128,671		0.8%
25	Park Place Investments LLC	10	\$4,262,500	\$507,000	\$364,000	\$426,250		0.7%
	TOTAL	1,035	\$364,996,381	\$800,000	\$114,500	\$352,654		71.6%

Top Builders by Dollar Volume Recorded Year-to-date

Rank \$	Seller	Units	Total Volume	High Price	Low Price	Average Price	Average \$/SF	% Mkt \$s
1	West Hills Dev (Arbor Various)	275	\$96,200,186	\$767,078	\$142,500	\$349,819	\$175.06	18.5%
2	Matrix Dev Corp/Legend Homes	89	\$32,577,758	\$575,494	\$175,000	\$366,042	\$172.79	6.3%
3	JLS Custom Homes Inc	68	\$26,115,111	\$586,986	\$197,175	\$384,046	\$134.45	5.0%
4	Riverside Homes Inc	62	\$22,495,663	\$567,838	\$274,361	\$362,833	\$152.99	4.3%
5	D R Horton Inc	74	\$22,442,873	\$599,000	\$199,900	\$303,282	\$138.54	4.3%
6	Renaissance Custom Homes LLC	43	\$22,216,019	\$800,000	\$238,000	\$516,652	\$207.45	4.3%
7	Centex Homes	33	\$14,913,614	\$599,615	\$350,000	\$451,928	\$126.94	2.9%
8	Stone Bridge Homes Nw LLC	36	\$14,764,191	\$561,910	\$215,521	\$410,116	\$116.50	2.8%
9	Buena Vista Custom Homes Inc	37	\$14,260,830	\$510,930	\$246,750	\$385,428	\$150.62	2.7%
10	Wilshire Homes LLC	26	\$11,888,350	\$761,000	\$320,000	\$438,013	\$163.25	2.2%
11	WR Townhomes LLC	46	\$11,341,391	\$350,000	\$178,000	\$246,552	\$174.03	2.2%
12	Noyes Dev	22	\$11,317,118	\$618,130	\$406,000	\$514,414	\$171.55	2.2%
13	Don Morissette Homes Inc	31	\$10,715,759	\$585,975	\$215,521	\$345,670	\$132.86	2.1%
14	Beacon Homes Northwest Inc	19	\$9,733,450	\$629,950	\$399,900	\$512,287	\$157.07	1.9%
15	Canterbury Place LLC	34	\$8,012,273	\$274,990	\$163,000	\$235,655	\$146.25	1.5%
16	Amberglen Village Townhomes LLC	22	\$5,664,870	\$305,000	\$204,500	\$257,494	\$153.99	1.1%
17	Jt Roth Construction Inc	11	\$5,303,275	\$725,000	\$370,000	\$482,116	\$175.78	1.0%
18	Chad E Davis Construction LLC	21	\$5,227,150	\$312,000	\$189,500	\$248,912		1.0%
19	Garden Grove Homes LLC	6	\$4,329,441	\$825,000	\$620,000	\$721,574	\$204.62	0.8%
20	Park Place Investments LLC	10	\$4,262,500	\$507,000	\$364,000	\$426,250		0.8%
21	Mjt Custom Homes LLC	11	\$3,680,000	\$800,000	\$278,000	\$334,545	\$136.01	0.7%
22	Pays Custom Homes Inc	9	\$3,375,600	\$449,000	\$310,700	\$375,067	\$170.60	0.6%
23	Westhood Inc	6	\$3,048,500	\$655,000	\$417,000	\$508,083	\$167.78	0.6%
24	Quatama Park Townhomes LLC	13	\$2,941,472	\$250,000	\$207,167	\$226,267	\$144.95	0.6%
25	Jdr Contracting Inc	7	\$2,830,625	\$831,925	\$258,000	\$404,375	\$145.44	0.5%
	TOTAL	1,011	\$369,158,019	\$831,925	\$142,500	\$365,141		71.1%

Top Subdivisions/Projects by Units Recorded Year-to-date

Rank #	Subdivision/Project	Units	Total Volume	High Price	Low Price	Average Price	Average \$/SF	% Mkt Units
	Partition	33	\$14,052,986	\$800,000	\$110,000	\$425,848	\$194.17	2.3%
1	Arbor Parc	52	\$13,432,215	\$308,153	\$198,911	\$258,312	\$163.08	3.6%
2	Arbor Heights	51	\$31,270,979	\$767,078	\$437,900	\$613,156	\$169.14	3.5%
3	Brookwood Crossing	50	\$11,545,848	\$282,146	\$199,900	\$230,917	\$131.79	3.5%
4	Timberland Falls/Reserve Condo	49	\$12,031,281	\$350,000	\$178,000	\$245,536	\$175.87	3.4%
5	Arbor Woods @ Murrayhill	46	\$11,456,988	\$304,360	\$229,480	\$249,065	\$168.89	3.2%
6	Arbor Crossing @ Quatama	34	\$6,620,992	\$247,600	\$142,500	\$194,735	\$188.33	2.4%
7	Arbor Lakes	33	\$16,812,637	\$698,545	\$345,000	\$509,474		2.3%
8	Sunrise	33	\$13,874,259	\$572,871	\$325,500	\$420,432	\$149.42	2.3%
9	Canterbury Heights Condo	32	\$7,638,081	\$274,990	\$163,000	\$238,690	\$146.25	2.2%
10	Arbor Pass Condo	26	\$4,609,226	\$235,515	\$144,900	\$177,278		1.8%
11	Parks @ Forest Grove	24	\$10,039,970	\$561,910	\$120,100	\$418,332	\$137.97	1.7%
12	Renaissance @ Peterkort Woods	23	\$12,177,920	\$721,900	\$320,000	\$529,475	\$227.35	1.6%
13	Amberglen Village	23	\$5,929,370	\$305,000	\$204,500	\$257,799	\$155.14	1.6%
14	Creek Park	23	\$5,290,050	\$242,900	\$211,000	\$230,002	\$149.66	1.6%
15	Edgewater	21	\$8,562,561	\$484,900	\$304,900	\$407,741	\$161.46	1.5%
16	Solano Estates	21	\$7,272,929	\$401,651	\$285,744	\$346,330	\$156.05	1.5%
17	Cooper Mountain Estates	19	\$8,342,857	\$489,000	\$350,000	\$439,098	\$126.94	1.3%
18	Arbor Pointe	19	\$8,058,957	\$517,474	\$355,000	\$424,156	\$153.57	1.3%
19	Hobbs Farm Estates	19	\$5,954,971	\$378,768	\$274,361	\$313,420	\$147.07	1.3%
20	Crossings @ Tanasbourne	18	\$2,945,120	\$187,990	\$149,990	\$163,618	\$164.06	1.2%
21	Pacific Crossing	16	\$7,334,399	\$557,465	\$353,000	\$458,400	\$180.83	1.1%
22	Village @ Orenco	16	\$5,967,663	\$433,802	\$343,000	\$372,979	\$172.77	1.1%
23	O Condo	16	\$3,897,663	\$290,000	\$175,000	\$243,604	\$173.27	1.1%
24	Copperleaf	15	\$5,775,083	\$438,930	\$325,570	\$385,006	\$138.52	1.0%
25	Stonebriar	14	\$3,577,916	\$285,810	\$215,521	\$255,565	\$141.39	1.0%
	TOTAL	726	\$244,472,921	\$800,000	\$110,000	\$336,740		50.2%

Top Subdivisions/Projects by Dollar Volume Recorded Year-to-date

Rank \$	Subdivision/Project	Units	Total Volume	High Price	Low Price	Average Price	Average \$/SF	% Mkt \$s
	Partition	33	\$14,052,986	\$800,000	\$110,000	\$425,848	\$194.17	2.7%
1	Arbor Heights	51	\$31,270,979	\$767,078	\$437,900	\$613,156	\$169.14	6.0%
2	Arbor Lakes	33	\$16,812,637	\$698,545	\$345,000	\$509,474		3.2%
3	Sunrise	33	\$13,874,259	\$572,871	\$325,500	\$420,432	\$149.42	2.7%
4	Arbor Parc	52	\$13,432,215	\$308,153	\$198,911	\$258,312	\$163.08	2.6%
5	Renaissance @ Peterkort Woods	23	\$12,177,920	\$721,900	\$320,000	\$529,475	\$227.35	2.3%
6	Timberland Falls/Reserve Condo	49	\$12,031,281	\$350,000	\$178,000	\$245,586	\$175.87	2.3%
7	Brookwood Crossing	50	\$11,545,848	\$282,146	\$199,900	\$230,917	\$131.79	2.2%
8	Arbor Woods @ Murrayhill	46	\$11,456,988	\$304,360	\$229,480	\$249,065	\$163.89	2.2%
9	Parks @ Forest Grove	24	\$10,939,970	\$561,910	\$120,100	\$418,332	\$137.97	1.9%
10	Edgewater	21	\$8,562,561	\$484,900	\$304,900	\$407,741	\$161.46	1.6%
11	Cooper Mountain Estates	19	\$8,342,857	\$489,000	\$350,000	\$439,098	\$126.94	1.6%
12	Arbor Pointe	19	\$8,058,957	\$517,474	\$355,000	\$424,156	\$153.57	1.6%
13	Canterbury Heights Condo	32	\$7,638,081	\$274,990	\$163,000	\$238,690	\$146.25	1.5%
14	Pacific Crossing	16	\$7,334,399	\$557,465	\$353,000	\$458,400	\$180.83	1.4%
15	Solano Estates	21	\$7,272,929	\$401,651	\$285,744	\$346,330	\$156.05	1.4%
16	Arbor Crossing @ Quatama	34	\$6,620,992	\$247,600	\$142,500	\$194,735	\$188.33	1.3%
17	Victoria Gardens	13	\$6,325,034	\$575,494	\$415,000	\$486,541	\$169.94	1.2%
18	Bethany Lake Estates	13	\$6,160,701	\$599,615	\$390,000	\$473,900		1.2%
19	Village @ Orenco	16	\$5,967,663	\$433,802	\$343,000	\$372,979	\$172.77	1.1%
20	Hobbs Farm Estates	19	\$5,954,971	\$378,768	\$274,361	\$313,420	\$147.07	1.1%
21	Amberglen Village	23	\$5,929,370	\$305,000	\$204,500	\$257,799	\$155.14	1.1%
22	Copperleaf	15	\$5,775,083	\$438,930	\$325,570	\$385,006	\$138.52	1.1%
23	Bethany Terrace Meadows	12	\$5,763,448	\$599,000	\$396,484	\$480,287	\$165.55	1.1%
24	Creek Park	23	\$5,290,050	\$242,900	\$211,000	\$230,002	\$149.66	1.0%
25	Falcon Ridge	12	\$5,133,577	\$479,907	\$345,000	\$427,798		1.0%
	TOTAL	702	\$252,825,756	\$800,000	\$110,000	\$360,151		48.7%

OUTLOOK

Overall residential sales volume and units recorded are off by more than 37% from last year. December's sales were much the same.

REO sales remain under ten percent of recordings. However, the potential is great with foreclosures potentially representing a third of the inventory for sale that they will increase. Lenders and mortgagors could lower prices to dump holdings.

The Federal Reserve is making every effort to lower mortgage rates by purchasing mortgage backed securities. It is working.

China, with 10% of the US debt, has made it known that they want no more. Should they decide to sell, who will buy?

As prices fall, houses become more affordable. The uncertainty which hangs over the economy is getting in the way of commerce as people continue to lose jobs.

These difficult times are most challenging for all. One has to remain very careful.

Happy New Year.

Leonard A Magazine, Publisher

HIGHLIGHTS

December 2008 (vs. prior month)

- ▄▄▄ Residential sales volume: off 2%
- ▄▄▄ Residential transactions: up 2%
- ▄▄▄ Existing home transactions: unchanged
- ▄▄▄ New home transactions: off 13%
- ▄▄▄ Attached units: up 14%

Year-to-date 2008 (vs. Year-to-date 2007)

- ▄▄▄ Residential sales volume: off 40% to \$2 billion
- ▄▄▄ Residential transactions: off 37% to 6,405
- ▄▄▄ Mobile home sales on land: \$421,052, off 27%
- ▄▄▄ Plexes (2-5 units) sales: \$7 million, up 9%
- ▄▄▄ Land sales: decreased 63% to \$97 million
- ▄▄▄ Commercial volume: off 58% to \$519 million
- ▄▄▄ Average residence: \$319,511, off 5%

New Single Family Detached Homes (vs. Year-to-date 2007)

- ▄▄▄ Average sale price: \$451,861, off 10%
- ▄▄▄ Median sale price: \$435,000, up 2%
- ▄▄▄ New homes represent 22% of volume and 17% of units recorded
- ▄▄▄ 806 sold vs. 980 sold last year, off 18%; volume: off 26% to \$364 million
- ▄▄▄ The average \$/SF: \$165.92, off 7% (27% of sales with data)
- ▄▄▄ Best range: \$400,001 - \$450,000, with 12.9 monthly
- ▄▄▄ Second best range: \$350,001 - \$400,000 with 11.6 per month



HIGHLIGHTS (continued)

Existing Homes (vs. Year-to-date 2007)

- Units sold: off 32%; volume: off 38% to \$1.32 billion
- 4,002 units sold this year vs. 5,915
- Average price off 8% to \$329,628
- Half homes (median) sold for more than \$295,000, off 6%
- Average \$/SF for homes sold at \$176.14 (all sales), off 8%
- Best absorption rate: \$300,001 - \$350,000, with 54.3 monthly
- Second best range: \$250,001 - \$275,000, with 41.9 per month

Attached (vs. Year-to-date 2007) includes townhomes, condominiums, commons and <3,000 SF lots

- Average sale price: \$226,912, off 5%
- Median sale price: \$220,000, off 4%
- 41% (641 units) are new
- 1,580 sold vs. 3,267 last year, off 52%; volume: off 54% to \$359 million
- Existing average \$/SF: \$159.50, off 7%; for new: \$171.28, up 3% (23% with data)
- Best range, existing: \$250,001 - \$300,000 with 9.2 per month
- Best range, new: \$250,001 - \$300,000 with 14.5 monthly

Acresage Sales (vs. 2007)

- 11.8 existing homes sold per month, off 39%, at average price of \$560,378, off 13%
- Median price for existing homes: \$475,000, off 12%
- 0.6 new homes sold per month, off 13%, at average price: \$512,752, off 56% (None in December)
- Median price for new homes: \$475,000, off 61%
- The \$/SF for existing homes: \$242.35, off 6%; for new: \$295.94, up 22% (57% w/data)
- Average lot sizes, for existing homes: 7.9 acres, up 25%, for new: 4.9 acres, up 27%

Subdivisions (vs. 2007)

- The average lot sold for \$131,656, off 22%
- Median (half sold for more) price: \$122,700, off 18%
- 9.8 sold vs. 31.3 monthly last year, off 69%
- Best range: \$50,001 - \$100,000, with absorption of 3.3 per month, unchanged
- The average priced lot equals 29.1% of the average new house price; 28.2% median to median

Projections ↗

- Inventory decreased to 11.5 months, still a buyers' market. Prices will weaken.
- Lower mortgage rates and lower prices will bring buyers into the market. Sales will improve.

Four Years-to-date Compared

County Records	Jan-Dec 2005	Ch '05 vs. '04	Jan-Dec 2006	Ch '06 vs. '05	Jan-Dec 2007	Ch '07 vs. '06	Jan-Dec 2008	Ch '08 vs. '07
EXISTING RESIDENCES	\$2,830,074,294	33.3%	\$2,643,860,918	-6.6%	\$2,125,159,182	-19.6%	\$1,819,169,707	-37.9%
# IN COUNTY	9,583	13.7%	7,817	-18.4%	5,915	-24.3%	4,002	-32.3%
LARGEST	\$6,125,049	-7.1%	\$9,200,000	50.2%	\$7,143,000	-22.4%	\$2,500,000	-65.0%
AVERAGE	\$295,322	17.3%	\$338,219	14.5%	\$359,283	6.2%	\$329,628	-8.3%
MEDIAN	\$257,738	17.5%	\$295,139	14.5%	\$314,888	6.7%	\$295,000	-6.3%
Average \$/SF	\$157.73	17.5%	\$185.31	17.5%	\$190.89	3.0%	\$176.14	-7.7%
NEW SF DETACHED	\$821,722,184	41.2%	\$665,861,883	-19.0%	\$492,668,750	-26.0%	\$364,200,086	-26.1%
# IN COUNTY	2,274	25.9%	1,518	-33.2%	980	-35.4%	806	-17.8%
LARGEST	\$6,216,750	94%	\$1,875,000	-69.8%	\$2,050,000	9.3%	\$1,850,000	-9.8%
AVERAGE	\$361,355	12.1%	\$438,644	21.4%	\$502,723	14.6%	\$451,861	-10.1%
MEDIAN	\$345,443	14.8%	\$420,586	21.8%	\$425,195	1.1%	\$435,000	2.3%
% OF \$ NEW	22.5%	4.6%	20.1%	-10.6%	18.8%	-6.5%	21.6%	15.0%
% OF UNITS NEW	19.2%	8.7%	16.3%	-15.2%	14.2%	-12.6%	16.8%	17.9%
MOBILE HOMES	\$0	-100.0%	\$746,000	-	\$580,000	-22.3%	\$421,052	-27.4%
# IN COUNTY	0	-100.0%	2	-	2	0.0%	4	100.0%
ATTACHED	\$576,613,102	35.5%	\$743,995,396	29.0%	\$784,199,228	5.4%	\$358,520,408	-54.3%
# IN COUNTY	3,111	24.4%	3,306	6.3%	3,267	-1.2%	1,580	-51.6%
AVERAGE	\$185,347	9.0%	\$225,044	21.4%	\$240,036	6.7%	\$226,912	-5.5%
% NEW	40.9%	-9.4%	44.7%	9.4%	50.6%	13.0%	40.6%	-19.8%
PLEXES	\$2,680,360	-18.9%	\$10,300,023	284.3%	\$6,336,224	-38.5%	\$6,932,353	9.4%
# BUILDINGS	8	14.3%	27	237.5%	15	-44.4%	13	-13.3%
Units	26	-16.1%	81	211.5%	NA	-	NA	-
Average Unit	\$103,091	-3.4%	\$127,161	23.3%	-	-	-	-
Total Volume (Residential)	\$4,231,089,940	34.8%	\$4,064,764,220	-3.9%	\$3,408,943,384	-16.1%	\$2,049,243,606	-39.9%
# IN COUNTY	14,976	17.3%	12,670	-15.4%	10,179	-19.7%	6,405	-37.1%
Average Res'l Unit (No Plexes)	\$282,497	15.0%	\$320,688	13.5%	\$334,770	4.4%	\$319,511	-4.6%
LAND	\$399,855,007	128.5%	\$246,659,490	-38.3%	\$261,623,755	6.1%	\$96,643,561	-63.1%
# IN COUNTY	1,083	182.0%	488	-54.9%	439	-10.0%	155	-64.7%
LARGEST	\$15,000,000	128%	\$17,000,000	13.3%	\$10,293,010	-39.5%	\$20,122,812	95.5%
AVERAGE	\$369,211	-19.0%	\$505,450	36.9%	\$595,954	17.9%	\$623,507	4.6%
COMMERCIAL	\$569,116,822	-20.5%	\$711,918,685	25.1%	\$1,231,926,755	73.0%	\$518,614,380	-57.9%
# IN COUNTY	299	11.2%	276	-7.7%	274	-0.7%	214	-21.9%
Grand Total Volume	\$5,200,061,849	29.0%	\$5,023,342,395	-3.4%	\$4,902,493,894	-2.4%	\$2,664,501,547	-45.7%
Total # In County	16,358	21.9%	13,434	-17.9%	10,892	-18.9%	6,774	-37.8%

Current Month Compared

County Records	Dec '05	Ch '05 vs. '04	Dec '06	Ch '06 vs. '05	Dec '07	Ch '07 vs. '06	Dec '08	Ch '08 vs. '07
EXISTING RESIDENCES	\$196,679,104	20.6%	\$160,556,127	-18.4%	\$101,013,828	-37.1%	\$67,857,705	-32.8%
# IN COUNTY	647	-1.2%	480	-25.8%	290	-39.6%	221	-23.8%
LARGEST	\$1,100,000	24.3%	\$1,290,000	17.3%	\$2,988,422	131.7%	\$1,160,000	-61.2%
AVERAGE	\$303,986	22.0%	\$334,492	10.0%	\$348,324	4.1%	\$306,958	-11.9%
MEDIAN	\$269,900	22.1%	\$294,363	9.1%	\$299,900	1.9%	\$269,000	-10.3%
Average \$/SF	\$175.17	27.6%	\$183.92	5.0%	\$188.69	2.6%	\$160.10	-15.2%
NEW SF DETACHED	\$85,828,617	47.0%	\$64,947,700	-24.3%	\$44,095,940	-32.1%	\$18,284,300	-58.5%
# IN COUNTY	247	42.0%	148	-40.1%	95	-35.8%	41	-56.8%
LARGEST	\$1,222,927	34.4%	\$1,244,000	1.7%	\$1,050,000	-15.6%	\$733,900	-30.1%
AVERAGE	\$347,484	3.6%	\$438,836	26.3%	\$464,168	5.8%	\$445,959	-3.9%
MEDIAN	\$314,864	-1.6%	\$401,589	27.5%	\$435,000	8.3%	\$427,736	-1.7%
% OF \$ NEW	30.4%	9.3%	28.8%	-5.2%	30.4%	5.5%	21.2%	-30.1%
% OF UNITS NEW	27.6%	25.3%	23.6%	-14.7%	24.7%	4.7%	15.6%	-36.6%
MOBILE HOMES	\$0	-	\$500,000	-	\$0	-	\$0	-
# IN COUNTY	0	-	1	-	0	-	0	-
ATTACHED	\$45,829,006	15.5%	\$54,742,567	19.4%	\$41,681,898	-23.9%	\$21,733,428	-47.9%
# IN COUNTY	237	3.5%	242	2.1%	186	-23.1%	103	-44.6%
AVERAGE	\$193,371	11.6%	\$226,209	17.0%	\$224,096	-0.9%	\$211,004	-5.8%
% NEW	41.8%	-31.2%	51.7%	23.7%	55.9%	8.2%	37.9%	-32.3%
PLEXES	\$0	-	\$1,421,000	-	\$1,342,675	-5.6%	\$625,000	-53.5%
# BUILDINGS	0	-	4	-	3	-25.0%	1	-66.7%
Units	0	-	8	-	NA	-	NA	-
Average Unit	-	-	\$177,700	-	-	-	-	-
Total Volume (Residential)	\$328,386,727	25.7%	\$282,167,994	-14.1%	\$188,134,341	-33.3%	\$108,480,433	-42.3%
# IN COUNTY	1,131	6.9%	875	-22.6%	574	-34.4%	366	-36.2%
Average Res'l Unit (No Plexes)	\$290,307	17.6%	\$322,327	11.0%	\$327,131	1.5%	\$295,494	-9.7%
LAND	\$40,011,247	28.6%	\$14,890,264	-62.8%	\$16,445,630	10.4%	\$7,581,299	-53.9%
# IN COUNTY	107	72.6%	43	-59.8%	20	-53.5%	7	-65.0%
LARGEST	\$8,521,700	38.2%	\$2,847,735	-66.6%	\$4,022,848	41.3%	\$3,172,607	-21.1%
AVERAGE	\$373,937	-25.5%	\$346,285	-7.4%	\$822,282	137.5%	\$1,083,043	31.7%
COMMERCIAL	\$51,708,615	-77.6%	\$16,690,594	-67.7%	\$98,327,131	489.1%	\$45,617,710	-53.6%
# IN COUNTY	22	-8.3%	20	-9.1%	22	10.0%	14	-36.4%
Grand Total Volume	\$420,056,589	-19.6%	\$313,748,852	-25.3%	\$302,907,102	-3.5%	\$161,679,442	-46.6%
Total # In County	1,260	10.1%	938	-25.6%	616	-34.3%	387	-37.2%

January Compared

County Records	Jan '05	Ch '05 vs. '04	Jan '06	Ch '06 vs. '05	Jan '07	Ch '07 vs. '06	Jan '08	Ch '08 vs. '07
EXISTING RESIDENCES	\$134,439,846	70.5%	\$118,900,689	-11.6%	\$120,496,998	1.3%	\$67,455,039	-44.0%
# IN COUNTY	500	50.2%	378	-24.4%	363	-4.0%	208	-42.7%
LARGEST	\$1,740,000	97.7%	\$1,500,000	-13.8%	\$1,300,000	-13.3%	\$840,000	-35.4%
AVERAGE	\$268,880	13.6%	\$314,552	17.0%	\$331,948	5.5%	\$324,303	-2.3%
MEDIAN	\$229,000	14.5%	\$279,950	22.2%	\$297,500	6.3%	\$297,250	-0.1%
Average \$/SF	\$147.95	6.2%	\$168.04	13.6%	\$184.15	9.6%	\$174.35	-5.3%
NEW SF DETACHED	\$46,787,377	27.9%	\$60,736,412	29.8%	\$24,841,151	-59.1%	\$35,079,076	41.2%
# IN COUNTY	134	3.9%	173	29.1%	48	-72.3%	79	64.6%
LARGEST	\$1,100,000	80.3%	\$1,200,000	9.1%	\$1,256,375	4.7%	\$1,230,000	-2.1%
AVERAGE	\$349,160	23.1%	\$351,078	0.5%	\$517,524	47.4%	\$444,039	-14.2%
MEDIAN	\$342,700	29.6%	\$289,900	-15.4%	\$516,782	78.3%	\$420,000	-18.7%
% OF \$ NEW	25.8%	-4.6%	33.8%	31.0%	17.1%	-49.4%	34.2%	100.2%
% OF UNITS NEW	21.1%	-21.0%	31.4%	48.6%	11.7%	-62.8%	27.5%	135.7%
ATTACHED	\$31,604,688	87.7%	\$34,182,324	8.2%	\$65,093,907	90.4%	\$26,289,366	-59.6%
# IN COUNTY	172	77.3%	166	-3.5%	261	57.2%	109	-58.2%
AVERAGE	\$183,748	5.8%	\$205,918	12.1%	\$249,402	21.1%	\$241,187	-3.3%
% NEW	58.1%	22.6%	51.3%	-10.9%	57.5%	10.9%	54.1%	-5.8%
PLEXES	\$152,500	-	\$440,323	188.7%	\$515,000	17.0%	\$1,872,913	263.7%
# BUILDINGS	1	-	2	100.0%	2	0.0%	3	50.0%
Units	2	-	5	150.0%	NA	-	NA	-
Average Unit	\$76,250	-	\$88,065	15.5%	-	-	-	-
Total Volume (Residential)	\$212,984,411	61.0%	\$214,259,748	0.6%	\$210,947,056	-1.5%	\$130,696,394	-38.0%
# IN COUNTY	807	44.4%	719	-10.9%	674	-6.3%	399	-40.8%
Average Res'l Unit (No Plexes)	\$264,059	11.6%	\$298,214	12.9%	\$313,143	5.0%	\$325,312	3.9%
LAND	\$28,870,094	116.6%	\$41,292,749	43.0%	\$24,535,054	-40.6%	\$16,366,510	-33.3%
# IN COUNTY	80	81.8%	94	17.5%	52	-44.7%	25	-51.9%
LARGEST	\$6,650,000	51.4%	\$5,934,000	-10.8%	\$4,062,449	-31.5%	\$3,080,000	-24.2%
AVERAGE	\$360,876	19.1%	\$439,285	21.7%	\$471,828	7.4%	\$654,660	38.7%
COMMERCIAL	\$38,987,552	74.0%	\$73,855,304	89.4%	\$33,595,014	-54.5%	\$77,392,714	130.4%
# IN COUNTY	22	46.7%	21	-4.5%	22	4.8%	16	-27.3%
Grand Total Volume	\$280,842,057	67.2%	\$329,407,801	17.3%	\$269,077,124	-18.3%	\$224,455,618	-16.6%
Total # In County	909	47.1%	834	-8.3%	748	-10.3%	440	-41.2%

February Compared

County Records	Feb '05	Ch '05 vs. '04	Feb '06	Ch '06 vs. '05	Feb '07	Ch '07 vs. '06	Feb '08	Ch '08 vs. '07
EXISTING RESIDENCES	\$112,784,608	24.5%	\$171,178,075	51.8%	\$163,566,349	-4.4%	\$103,903,773	-36.5%
# IN COUNTY	429	12.3%	538	25.4%	481	-10.6%	311	-35.3%
LARGEST	\$730,000	-32.1%	\$2,220,000	204.1%	\$1,689,000	-23.9%	\$1,535,000	-9.1%
AVERAGE	\$262,901	10.8%	\$318,175	21.0%	\$340,055	6.9%	\$334,096	-1.8%
MEDIAN	\$237,250	13.4%	\$275,000	15.9%	\$292,500	6.4%	\$303,000	3.8%
Average \$/SF	\$140.15	11.8%	\$178.97	27.7%	\$188.37	5.2%	\$174.83	-7.2%
NEW SF DETACHED	\$56,261,608	47.2%	\$58,339,117	3.7%	\$30,748,129	-47.3%	\$34,085,902	10.9%
# IN COUNTY	149	9.6%	130	-12.8%	64	-50.8%	70	9.4%
LARGEST	\$6,216,750	662.8%	\$907,652	-85.4%	\$686,576	-24.4%	\$1,850,000	169.5%
AVERAGE	\$377,595	34.4%	\$448,762	18.8%	\$480,440	7.1%	\$486,941	1.4%
MEDIAN	\$325,000	22.8%	\$450,734	38.7%	\$488,721	7.3%	\$442,925	-8.4%
% OF \$ NEW	33.3%	12.2%	25.4%	-23.6%	15.8%	-37.7%	24.7%	56.1%
% OF UNITS NEW	25.8%	-1.8%	19.5%	-24.5%	11.7%	-39.7%	18.4%	56.5%
ATTACHED	\$28,126,054	77.1%	\$55,231,498	96.4%	\$72,042,871	30.4%	\$30,838,642	-57.2%
# IN COUNTY	171	71.0%	260	52.0%	295	13.5%	134	-54.6%
AVERAGE	\$164,480	3.5%	\$212,429	29.2%	\$244,213	15.0%	\$230,139	-5.8%
% NEW	44.4%	80.7%	48.8%	9.9%	56.3%	15.2%	48.5%	-13.8%
PLEXES	\$0	-100.0%	\$593,575	-	\$841,000	41.7%	\$445,000	-47.1%
# BUILDINGS	0	-100.0%	2	-	2	0.0%	1	-50.0%
Units	0	-100.0%	4	-	NA	-	NA	-
Average Unit	-	-	\$148,394	-	-	-	-	-
Total Volume (Residential)	\$197,172,270	34.6%	\$285,342,265	44.7%	\$267,198,349	-6.4%	\$169,273,317	-36.6%
# IN COUNTY	749	20.4%	930	24.2%	842	-9.5%	516	-38.7%
Average Res'l Unit (No Plexes)	\$263,247	12.4%	\$306,841	16.6%	\$317,092	3.3%	\$327,822	3.4%
LAND	\$20,896,484	-20.8%	\$9,106,294	-56.4%	\$17,489,325	92.1%	\$3,723,805	-78.7%
# IN COUNTY	68	61.9%	26	-61.8%	32	23.1%	14	-56.3%
LARGEST	\$6,216,750	19.1%	\$2,340,000	-62.4%	\$3,000,000	28.2%	\$1,146,500	-61.8%
AVERAGE	\$307,301	-51.1%	\$350,242	14.0%	\$546,541	56.0%	\$265,986	-51.3%
COMMERCIAL	\$33,579,013	158.1%	\$92,416,273	175.2%	\$65,295,908	-29.3%	\$44,458,685	-31.9%
# IN COUNTY	20	-20.0%	24	20.0%	18	-25.0%	21	16.7%
Grand Total Volume	\$251,647,767	35.3%	\$386,864,832	53.7%	\$349,983,582	-9.5%	\$217,455,807	-37.9%
Total # In County	837	21.5%	980	17.1%	892	-9.0%	551	-38.2%

March Compared

County Records	Mar '05	Ch '05 vs. '04	Mar '06	Ch '06 vs. '05	Mar '07	Ch '07 vs. '06	Mar '08	Ch '08 vs. '07
EXISTING RESIDENCES	\$217,914,592	41.9%	\$249,305,197	14.4%	\$191,425,697	-23.2%	\$114,845,067	-40.0%
# IN COUNTY	805	25.0%	753	-6.5%	534	-29.1%	337	-36.9%
LARGEST	\$1,105,000	-40.3%	\$1,400,000	26.7%	\$1,700,000	21.4%	\$1,700,000	0.0%
AVERAGE	\$270,701	13.5%	\$331,083	22.3%	\$358,475	8.3%	\$340,787	-4.9%
MEDIAN	\$243,500	17.5%	\$292,000	19.9%	\$320,000	9.6%	\$310,000	-3.1%
Average \$/SF	\$144.12	11.7%	\$180.74	25.4%	\$189.71	5.0%	\$182.51	-3.8%
NEW SF DETACHED	\$65,182,487	59.0%	\$54,966,178	-15.7%	\$49,045,097	-10.8%	\$40,577,168	-17.3%
# IN COUNTY	183	34.6%	129	-29.5%	92	-28.7%	88	-4.3%
LARGEST	\$1,298,000	52.7%	\$849,317	-34.6%	\$1,815,000	113.7%	\$800,000	-55.9%
AVERAGE	\$356,188	18.2%	\$426,094	19.6%	\$533,099	25.1%	\$461,104	-13.5%
MEDIAN	\$335,990	19.9%	\$426,503	26.9%	\$477,067	11.9%	\$456,875	-4.2%
% OF \$ NEW	23.0%	9.3%	18.1%	-21.5%	20.4%	12.9%	26.1%	28.0%
% OF UNITS NEW	18.5%	6.2%	14.6%	-21.0%	14.7%	0.5%	20.7%	40.9%
ATTACHED	\$47,812,399	79.5%	\$73,864,548	54.5%	\$98,163,229	32.9%	\$38,701,024	-60.6%
# IN COUNTY	269	60.1%	321	19.3%	392	22.1%	161	-58.9%
AVERAGE	\$177,741	12.1%	\$230,108	29.5%	\$250,416	8.8%	\$240,379	-4.0%
% NEW	48.0%	2.0%	53.3%	11.1%	51.3%	-3.7%	44.1%	-14.0%
PLEXES	\$167,360	-	\$1,003,000	499.3%	\$711,900	-29.0%	\$1,160,000	62.9%
# BUILDINGS	1	-	2	100.0%	2	0.0%	2	0.0%
Units	2	-	9	350.0%	NA	-	NA	-
Average Unit	\$83,680	-	\$111,444	33.2%	-	-	-	-
Total Volume (Residential)	\$331,076,838	49.6%	\$379,138,923	14.5%	\$339,345,923	-10.5%	\$195,283,259	-42.5%
# IN COUNTY	1,258	32.7%	1,205	-4.2%	1,020	-15.4%	588	-42.4%
Average Res'l Unit (No Plexes)	\$263,253	12.8%	\$314,327	19.4%	\$332,646	5.8%	\$331,268	-0.4%
LAND	\$34,337,057	234.5%	\$23,264,100	-32.2%	\$19,743,400	-15.1%	\$4,982,700	-74.8%
# IN COUNTY	95	86.3%	44	-53.7%	56	27.3%	12	-78.6%
LARGEST	\$6,075,000	219.7%	\$4,500,000	-25.9%	\$4,200,000	-6.7%	\$1,950,000	-53.6%
AVERAGE	\$361,443	79.6%	\$528,730	46.3%	\$352,561	-33.3%	\$415,225	17.8%
COMMERCIAL	\$33,528,696	103.8%	\$44,985,268	34.2%	\$428,957,800	853.6%	\$30,030,271	-93.0%
# IN COUNTY	21	23.5%	22	4.8%	22	0.0%	27	22.7%
Grand Total Volume	\$398,942,591	60.9%	\$447,388,291	12.1%	\$788,047,123	76.1%	\$230,296,230	-70.8%
Total # In County	1,374	35.2%	1,271	-7.5%	1,098	-13.6%	627	-42.9%

April Compared

County Records	Apr '05	Ch '05 vs. '04	Apr '06	Ch '06 vs. '05	Apr '07	Ch '07 vs. '06	Apr '08	Ch '08 vs. '07
EXISTING RESIDENCES	\$228,696,109	22.0%	\$240,649,608	5.2%	\$208,236,894	-13.5%	\$113,771,715	-45.4%
# IN COUNTY	815	6.0%	698	-14.4%	566	-18.9%	344	-39.2%
LARGEST	\$1,350,000	35.0%	\$2,140,840	58.6%	\$3,230,000	50.9%	\$2,500,000	-22.6%
AVERAGE	\$280,609	15.1%	\$344,770	22.9%	\$367,910	6.7%	\$330,732	-10.1%
MEDIAN	\$244,500	11.6%	\$300,000	22.7%	\$319,250	6.4%	\$297,000	-7.0%
Average \$/SF	\$146.67	9.0%	\$193.28	31.8%	\$197.52	2.2%	\$178.25	-9.8%
NEW SF DETACHED	\$58,565,392	28.7%	\$55,699,682	-4.9%	\$46,634,026	-16.8%	\$24,148,013	-48.2%
# IN COUNTY	155	2.6%	119	-23.2%	86	-27.7%	55	-36.0%
LARGEST	\$1,558,000	113.4%	\$1,600,000	2.7%	\$1,850,000	15.6%	\$800,000	-56.8%
AVERAGE	\$377,841	25.3%	\$468,065	23.9%	\$542,256	15.9%	\$439,055	-19.0%
MEDIAN	\$360,000	22.4%	\$443,041	23.1%	\$505,927	14.2%	\$436,675	-13.7%
% OF \$ NEW	20.4%	4.3%	18.8%	-7.8%	18.3%	-2.7%	17.5%	-4.3%
% OF UNITS NEW	16.0%	-2.6%	14.6%	-8.8%	13.2%	-9.4%	13.8%	4.5%
ATTACHED	\$43,854,411	24.5%	\$60,343,351	37.6%	\$84,211,802	39.6%	\$38,676,599	-54.1%
# IN COUNTY	248	22.2%	276	11.3%	362	31.2%	160	-55.8%
AVERAGE	\$176,832	1.9%	\$218,635	23.6%	\$232,629	6.4%	\$241,729	3.9%
% NEW	38.3%	20.7%	39.5%	3.1%	50.0%	26.6%	49.4%	-1.3%
PLEXES	\$0	-	\$342,500	-	\$0	-	\$0	-
# BUILDINGS	0	-	1	-	0	-	0	-
Units	0	-	3	-	NA	-	NA	-
Average Unit	-	-	\$114,167	-	-	-	-	-
Total Volume (Residential)	\$331,115,912	23.5%	\$357,035,141	7.8%	\$339,082,722	-5.0%	\$176,596,327	-47.9%
# IN COUNTY	1,218	8.5%	1,094	-10.2%	1,014	-7.3%	559	-44.9%
Average Res'l Unit (No Plexes)	\$271,852	13.8%	\$326,343	20.0%	\$334,401	2.5%	\$315,915	-5.5%
LAND	\$49,648,170	312.8%	\$10,336,056	-79.2%	\$28,142,072	172.3%	\$5,988,390	-78.7%
# IN COUNTY	59	40.5%	25	-57.6%	49	96.0%	19	-61.2%
LARGEST	\$11,677,293	265.8%	\$2,425,812	-79.2%	\$7,800,000	221.5%	\$1,010,000	-87.1%
AVERAGE	\$841,494	193.9%	\$413,442	-50.9%	\$574,328	38.9%	\$315,178	-45.1%
COMMERCIAL	\$21,612,500	-49.1%	\$49,198,564	127.6%	\$99,504,522	102.3%	\$20,901,615	-79.0%
# IN COUNTY	13	-51.9%	28	115.4%	18	-35.7%	13	-27.8%
Grand Total Volume	\$402,376,582	24.7%	\$416,569,761	3.5%	\$466,729,316	12.0%	\$203,486,332	-56.4%
Total # In County	1,290	8.2%	1,147	-11.1%	1,081	-5.8%	591	-45.3%

May Compared

County Records	May '05	Ch '05 vs. '04	May '06	Ch '06 vs. '05	May '07	Ch '07 vs. '06	May '08	Ch '08 vs. '07
EXISTING RESIDENCES	\$247,612,087	32.3%	\$276,142,493	11.5%	\$237,018,973	-14.2%	\$137,001,998	-42.2%
# IN COUNTY	896	25.0%	815	-9.0%	647	-20.6%	408	-36.9%
LARGEST	\$1,550,000	-76.5%	\$1,303,300	-15.9%	\$2,950,000	126.3%	\$2,241,983	-24.0%
AVERAGE	\$276,353	5.9%	\$338,825	22.6%	\$366,335	8.1%	\$335,789	-8.3%
MEDIAN	\$245,000	11.6%	\$300,000	22.4%	\$319,950	6.7%	\$299,998	-6.2%
Average \$/SF	\$155.70	12.0%	\$181.93	16.8%	\$191.65	5.4%	\$182.65	-4.7%
NEW SF DETACHED	\$67,340,314	40.4%	\$54,851,820	-18.5%	\$56,437,000	-2.9%	\$35,280,648	-37.5%
# IN COUNTY	176	29.4%	123	-30.1%	112	-8.9%	76	-32.1%
LARGEST	\$2,294,000	-28.3%	\$911,368	-60.3%	\$853,989	-6.3%	\$802,955	-6.0%
AVERAGE	\$382,615	8.5%	\$445,950	16.6%	\$503,902	13.0%	\$464,219	-7.9%
MEDIAN	\$359,874	20.0%	\$453,703	26.1%	\$495,820	9.3%	\$460,000	-7.2%
% OF \$ NEW	21.4%	4.8%	16.6%	-22.5%	19.2%	16.1%	20.5%	6.5%
% OF UNITS NEW	16.4%	3.0%	13.1%	-20.1%	14.8%	12.5%	15.7%	6.4%
ATTACHED	\$45,809,629	50.2%	\$66,796,403	45.8%	\$76,490,233	14.5%	\$40,409,754	-47.2%
# IN COUNTY	270	48.4%	305	13.3%	319	4.2%	183	-42.6%
AVERAGE	\$169,665	1.2%	\$218,289	28.7%	\$239,781	9.8%	\$220,818	-7.9%
% NEW	34.1%	-26.2%	36.6%	7.4%	45.1%	23.3%	44.3%	-1.9%
PLEXES	\$0	-	\$1,260,000	-	\$0	-100.0%	\$0	-
# BUILDINGS	0	-	3	-	0	-100.0%	0	-
Units	0	-	12	-	NA	-	NA	-
Average Unit	-	-	\$105,000	-	-	-	-	-
Total Volume (Residential)	\$360,762,030	35.8%	\$399,050,716	10.6%	\$369,946,206	-7.3%	\$212,692,400	-42.5%
# IN COUNTY	1,342	29.7%	1,247	-7.1%	1,078	-13.6%	667	-38.1%
Average Res'l Unit (No Plexes)	\$268,824	4.7%	\$319,767	19.0%	\$343,178	7.3%	\$318,879	-7.1%
LAND	\$36,366,854	235.0%	\$5,396,512	-85.2%	\$14,794,813	174.2%	\$5,952,930	-59.8%
# IN COUNTY	77	600.0%	22	-71.4%	36	63.6%	17	-52.8%
LARGEST	\$3,990,945	-39.4%	\$1,450,000	-63.7%	\$2,372,713	63.6%	\$1,545,000	-34.9%
AVERAGE	\$472,297	-52.1%	\$245,296	-48.1%	\$410,967	67.5%	\$350,172	-14.8%
COMMERCIAL	\$13,448,500	-64.7%	\$61,018,360	353.7%	\$45,591,283	-25.3%	\$51,248,284	12.4%
# IN COUNTY	12	-40.0%	25	108.3%	23	-8.0%	35	52.2%
Grand Total Volume	\$410,577,384	30.5%	\$465,465,588	13.4%	\$430,332,302	-7.5%	\$269,893,614	-37.3%
Total # In County	1,431	34.2%	1,294	-9.6%	1,137	-12.1%	719	-36.8%

June Compared

County Records	Jun '05	Ch '05 vs. '04	Jun '06	Ch '06 vs. '05	Jun '07	Ch '07 vs. '06	Jun '08	Ch '08 vs. '07
EXISTING RESIDENCES	\$325,516,640	29.8%	\$326,919,811	0.4%	\$238,494,969	-27.0%	\$131,358,114	-44.9%
# IN COUNTY	1,108	11.0%	940	-15.2%	652	-30.6%	375	-42.5%
LARGEST	\$1,300,000	13.5%	\$1,998,000	53.7%	\$2,449,000	22.6%	\$1,354,000	-44.7%
AVERAGE	\$293,788	16.9%	\$347,787	18.4%	\$365,790	5.2%	\$350,288	-4.2%
MEDIAN	\$260,000	18.3%	\$310,000	19.2%	\$329,900	6.4%	\$305,000	-7.5%
Average \$/SF	\$156.22	18.1%	\$184.82	18.3%	\$195.02	5.5%	\$183.38	-6.0%
NEW SF DETACHED	\$70,776,565	40.9%	\$69,102,834	-2.4%	\$49,725,932	-28.6%	\$27,469,799	-44.8%
# IN COUNTY	195	31.8%	145	-25.6%	96	-33.8%	61	-36.5%
LARGEST	\$1,150,000	-10.2%	\$1,267,500	10.2%	\$2,050,000	61.7%	\$761,000	-62.9%
AVERAGE	\$362,957	6.9%	\$476,571	31.3%	\$517,978	8.7%	\$450,325	-13.1%
MEDIAN	\$364,718	16.9%	\$462,705	26.9%	\$467,000	0.9%	\$445,900	-4.5%
% OF \$ NEW	17.9%	7.0%	17.4%	-2.3%	17.3%	-1.1%	17.3%	0.2%
% OF UNITS NEW	15.0%	15.9%	13.4%	-10.7%	12.8%	-4.0%	14.0%	9.0%
ATTACHED	\$61,628,454	36.1%	\$83,637,529	35.7%	\$63,352,555	-24.3%	\$29,627,522	-53.2%
# IN COUNTY	342	28.6%	355	3.8%	278	-21.7%	127	-54.3%
AVERAGE	\$180,200	5.9%	\$235,599	30.7%	\$227,887	-3.3%	\$233,288	2.4%
% NEW	35.1%	4.8%	36.1%	2.8%	48.9%	35.7%	33.9%	-30.8%
PLEXES	\$0	-	\$2,060,000	-	\$1,548,649	-24.8%	\$0	-100.0%
# BUILDINGS	0	-	5	-	3	-40.0%	0	-100.0%
Units	0	-	15	-	NA	-	NA	-
Average Unit	-	-	\$137,333	-	-	-	-	-
Total Volume (Residential)	\$457,921,659	32.0%	\$481,720,174	5.2%	\$353,122,105	-26.7%	\$188,455,435	-46.6%
# IN COUNTY	1,645	16.2%	1,445	-12.2%	1,029	-28.8%	563	-45.3%
Average Res'l Unit (No Plexes)	\$278,372	13.6%	\$333,097	19.7%	\$342,664	2.9%	\$334,734	-2.3%
LAND	\$28,909,163	132.2%	\$13,496,912	-53.3%	\$41,472,055	207.3%	\$7,044,483	-83.0%
# IN COUNTY	92	178.8%	38	-58.7%	44	15.8%	10	-77.3%
LARGEST	\$2,750,000	-26.7%	\$2,819,800	2.5%	\$6,613,062	134.5%	\$5,320,000	-19.6%
AVERAGE	\$314,230	-16.7%	\$355,182	13.0%	\$942,547	165.4%	\$704,448	-25.3%
COMMERCIAL	\$66,920,482	170.0%	\$87,747,500	31.1%	\$107,511,500	22.5%	\$17,755,872	-83.5%
# IN COUNTY	74	236.4%	24	-67.6%	27	12.5%	12	-55.6%
Grand Total Volume	\$553,751,304	44.2%	\$582,964,586	5.3%	\$502,105,660	-13.9%	\$213,255,790	-57.5%
Total # In County	1,811	23.1%	1,507	-16.8%	1,100	-27.0%	585	-46.8%

July Compared

County Records	Jul '05	Ch '05 vs. '04	Jul '06	Ch '06 vs. '05	Jul '07	Ch '07 vs. '06	Jul '08	Ch '08 vs. '07
EXISTING RESIDENCES	\$279,597,719	15.7%	\$236,363,988	-15.5%	\$219,640,751	-7.1%	\$154,453,590	-29.7%
# IN COUNTY	939	0.1%	711	-24.3%	609	-14.3%	446	-26.8%
LARGEST	\$1,560,000	4.0%	\$1,850,000	18.6%	\$1,722,500	-6.9%	\$1,750,000	1.6%
AVERAGE	\$297,761	15.6%	\$332,439	11.6%	\$360,658	8.5%	\$346,308	-4.0%
MEDIAN	\$260,000	14.3%	\$292,000	12.3%	\$322,650	10.5%	\$304,500	-5.6%
Average \$/SF	\$158.92	19.6%	\$191.82	20.7%	\$192.42	0.3%	\$181.24	-5.8%
NEW SF DETACHED	\$63,976,950	32.9%	\$46,844,532	-26.8%	\$39,301,893	-16.1%	\$31,162,377	-20.7%
# IN COUNTY	180	22.4%	109	-39.4%	74	-32.1%	71	-4.1%
LARGEST	\$2,640,000	120.0%	\$900,000	-65.9%	\$847,628	-5.8%	\$1,000,000	18.0%
AVERAGE	\$355,428	8.5%	\$429,766	20.9%	\$531,107	23.6%	\$438,907	-17.4%
MEDIAN	\$341,625	8.2%	\$439,950	28.8%	\$513,836	16.8%	\$416,495	-18.9%
% OF \$ NEW	18.6%	12.0%	16.5%	-11.2%	15.2%	-8.2%	16.8%	10.6%
% OF UNITS NEW	16.1%	18.7%	13.3%	-17.4%	10.8%	-18.5%	13.7%	26.8%
MOBILE HOMES	\$0	-	\$0	-	\$0	-	\$105,263	-
# IN COUNTY	0	-	0	-	0	-	1	-
ATTACHED	\$53,179,478	12.5%	\$60,347,606	13.5%	\$72,566,489	20.2%	\$29,970,878	-58.7%
# IN COUNTY	292	4.7%	267	-8.6%	293	9.7%	138	-52.9%
AVERAGE	\$182,122	7.5%	\$226,021	24.1%	\$247,667	9.6%	\$217,180	-12.3%
% NEW	36.3%	-12.7%	34.1%	-6.1%	48.5%	42.2%	31.9%	-34.2%
PLEXES	\$495,000	-56.5%	\$970,000	96.0%	\$0	-100.0%	\$0	-
# BUILDINGS	1	-50.0%	3	200.0%	0	-100.0%	0	-
Units	5	-50.0%	9	80.0%	NA	-	NA	-
Average Unit	\$99,000	-13.1%	\$107,778	8.9%	-	-	-	-
Total Volume (Residential)	\$397,249,147	17.3%	\$344,526,126	-13.3%	\$331,509,133	-3.8%	\$215,692,108	-34.9%
# IN COUNTY	1,412	3.1%	1,090	-22.8%	976	-10.5%	656	-32.8%
Average Res'l Unit (No Plexes)	\$281,186	13.9%	\$316,059	12.4%	\$339,661	7.5%	\$328,799	-3.2%
LAND	\$26,067,457	474.3%	\$9,284,900	-64.4%	\$15,428,678	66.2%	\$31,805,371	106.1%
# IN COUNTY	70	677.8%	16	-77.1%	38	137.5%	13	-65.8%
LARGEST	\$2,640,000	13.7%	\$4,500,000	70.5%	\$2,475,000	-45.0%	\$20,122,812	713.0%
AVERAGE	\$372,392	-26.2%	\$580,306	55.8%	\$406,018	-30.0%	\$2,446,567	502.6%
COMMERCIAL	\$19,895,625	-62.2%	\$32,006,784	60.9%	\$67,169,093	109.9%	\$31,673,991	-52.8%
# IN COUNTY	15	-40.0%	17	13.3%	20	17.6%	17	-15.0%
Grand Total Volume	\$443,212,239	11.9%	\$385,817,810	-12.9%	\$414,106,904	7.3%	\$279,171,470	-32.6%
Total # In County	1,497	6.6%	1,123	-25.0%	1,034	-7.9%	686	-33.7%

August Compared

County Records	Aug '05	Ch '05 vs. '04	Aug '06	Ch '06 vs. '05	Aug '07	Ch '07 vs. '06	Aug '08	Ch '08 vs. '07
EXISTING RESIDENCES	\$296,394,974	36.6%	\$270,975,711	-8.6%	\$223,651,966	-17.5%	\$136,503,254	-39.0%
# IN COUNTY	961	12.4%	740	-23.0%	581	-21.5%	427	-26.5%
LARGEST	\$1,500,000	61.5%	\$9,200,000	513.3%	\$2,162,599	-76.5%	\$1,375,000	-36.4%
AVERAGE	\$308,423	21.6%	\$366,183	18.7%	\$384,943	5.1%	\$319,680	-17.0%
MEDIAN	\$269,900	18.9%	\$302,000	11.9%	\$340,000	12.6%	\$286,000	-15.9%
Average \$/SF	\$162.48	22.2%	\$194.62	19.8%	\$196.82	1.1%	\$174.76	-11.2%
NEW SF DETACHED	\$68,577,435	11.7%	\$50,869,748	-25.8%	\$44,856,275	-11.8%	\$36,036,753	-19.7%
# IN COUNTY	189	-0.5%	112	-40.7%	88	-21.4%	77	-12.5%
LARGEST	\$1,100,000	7.3%	\$1,767,000	60.6%	\$1,150,000	-34.9%	\$1,314,000	14.3%
AVERAGE	\$362,844	12.2%	\$454,194	25.2%	\$509,730	12.2%	\$468,010	-8.2%
MEDIAN	\$357,842	18.2%	\$411,899	15.1%	\$502,453	22.0%	\$429,118	-14.6%
% OF \$ NEW	18.8%	-14.8%	15.8%	-15.9%	16.7%	5.7%	20.9%	25.0%
% OF UNITS NEW	16.4%	-9.6%	13.1%	-20.0%	13.2%	0.1%	15.3%	16.1%
MOBILE HOMES	\$0	-100.0%	\$0	-	\$155,000	-	\$210,526	35.8%
# IN COUNTY	0	-100.0%	0	-	1	-	2	100.0%
ATTACHED	\$60,408,069	36.5%	\$72,879,607	20.6%	\$67,585,676	-7.3%	\$33,262,459	-50.8%
# IN COUNTY	307	18.5%	307	0.0%	266	-13.4%	144	-45.9%
AVERAGE	\$196,769	15.2%	\$237,393	20.6%	\$254,081	7.0%	\$230,989	-9.1%
% NEW	37.1%	-26.0%	37.5%	0.9%	41.7%	11.4%	34.7%	-16.8%
PLEXES	\$678,000	-	\$365,000	-46.2%	\$380,000	4.1%	\$1,205,000	217.1%
# BUILDINGS	2	-	1	-50.0%	1	0.0%	2	100.0%
Units	7	-	2	-71.4%	NA	-	NA	-
Average Unit	\$96,857	-	\$182,500	88.4%	-	-	-	-
Total Volume (Residential)	\$426,058,478	31.7%	\$395,090,066	-7.3%	\$336,628,917	-14.8%	\$207,217,992	-38.4%
# IN COUNTY	1,459	11.6%	1,160	-20.5%	937	-19.2%	652	-30.4%
Average Res'l Unit (No Plexes)	\$291,956	18.0%	\$340,574	16.7%	\$359,240	5.5%	\$316,943	-11.8%
LAND	\$28,087,755	32.3%	\$11,285,181	-59.8%	\$44,918,996	298.0%	\$3,334,515	-92.6%
# IN COUNTY	130	441.7%	24	-81.5%	36	50.0%	11	-69.4%
LARGEST	\$1,820,000	-68.1%	\$4,673,381	156.8%	\$10,293,010	120.2%	\$1,726,515	-83.2%
AVERAGE	\$216,060	-75.6%	\$470,216	117.6%	\$1,247,750	165.4%	\$303,138	-75.7%
COMMERCIAL	\$116,759,067	245.4%	\$27,029,554	-76.9%	\$88,886,805	228.9%	\$70,142,700	-21.1%
# IN COUNTY	19	-24.0%	18	-5.3%	24	33.3%	18	-25.0%
Grand Total Volume	\$570,905,300	50.8%	\$433,404,801	-24.1%	\$470,434,718	8.5%	\$280,695,207	-40.3%
Total # In County	1,608	18.6%	1,202	-25.2%	997	-17.1%	681	-31.7%

September Compared

County Records	Sep '05	Ch '05 vs. '04	Sep '06	Ch '06 vs. '05	Sep '07	Ch '07 vs. '06	Sep '08	Ch '08 vs. '07
EXISTING RESIDENCES	\$332,377,626	70.0%	\$203,182,874	-38.9%	\$154,398,050	-24.0%	\$118,270,401	-23.4%
# IN COUNTY	1,010	31.0%	594	-41.2%	421	-29.1%	370	-12.1%
LARGEST	\$4,425,000	129.9%	\$1,691,250	-61.8%	\$7,143,000	322.4%	\$1,800,000	-74.8%
AVERAGE	\$329,087	29.7%	\$342,059	3.9%	\$366,741	7.2%	\$319,650	-12.8%
MEDIAN	\$279,900	24.4%	\$300,450	7.3%	\$310,000	3.2%	\$290,500	-6.3%
Average \$/SF	\$164.87	25.4%	\$191.85	16.4%	\$192.03	0.1%	\$172.83	-10.0%
NEW SF DETACHED	\$77,829,496	42.1%	\$54,552,027	-29.9%	\$34,668,677	-36.4%	\$29,722,218	-14.3%
# IN COUNTY	212	33.3%	120	-43.4%	70	-41.7%	67	-4.3%
LARGEST	\$1,300,000	-8.0%	\$1,875,000	44.2%	\$1,034,159	-44.8%	\$709,680	-31.4%
AVERAGE	\$367,120	6.6%	\$454,600	23.8%	\$495,267	8.9%	\$443,615	-10.4%
MEDIAN	\$349,900	7.8%	\$421,528	20.5%	\$489,985	16.2%	\$435,000	-11.2%
% OF \$ NEW	19.0%	-13.3%	21.2%	11.6%	18.3%	-13.4%	20.1%	9.5%
% OF UNITS NEW	17.3%	1.5%	16.8%	-3.1%	14.3%	-15.2%	15.3%	7.5%
MOBILE HOMES	\$0	-	\$0	-	\$0	-	\$105,263	-
# IN COUNTY	0	-	0	-	0	-	1	-
ATTACHED	\$56,308,545	13.6%	\$67,049,272	19.1%	\$57,623,376	-14.1%	\$31,196,224	-45.9%
# IN COUNTY	289	0.7%	281	-2.8%	242	-13.9%	147	-39.3%
AVERAGE	\$194,839	12.9%	\$238,610	22.5%	\$238,113	-0.2%	\$212,219	-10.9%
% NEW	32.9%	-23.9%	52.3%	59.1%	51.2%	-2.1%	32.7%	-36.3%
PLEXES	\$0	-	\$0	-	\$0	-	\$1,201,400	-
# BUILDINGS	0	-	0	-	0	-	2	-
Units	0	-	0	-	NA	-	NA	-
Average Unit	-	-	-	-	-	-	-	-
Total Volume (Residential)	\$466,515,667	54.5%	\$324,784,173	-30.4%	\$246,690,103	-24.0%	\$180,495,506	-26.8%
# IN COUNTY	1,511	23.2%	995	-34.1%	733	-26.3%	587	-19.9%
Average Res'l Unit (No Plexes)	\$308,746	25.3%	\$326,416	5.7%	\$336,549	3.1%	\$306,486	-8.9%
LAND	\$21,393,335	21.9%	\$64,073,402	199.5%	\$13,713,614	-78.6%	\$4,446,225	-67.6%
# IN COUNTY	71	163.0%	58	-18.3%	29	-50.0%	12	-58.6%
LARGEST	\$1,900,000	-50.0%	\$17,000,000	794.7%	\$2,500,000	-85.3%	\$1,109,485	-55.6%
AVERAGE	\$301,315	-53.6%	\$1,104,714	266.6%	\$472,883	-57.2%	\$370,519	-21.6%
COMMERCIAL	\$77,878,609	63.7%	\$81,059,750	4.1%	\$16,495,130	-79.7%	\$61,799,818	274.7%
# IN COUNTY	35	45.8%	26	-25.7%	20	-23.1%	12	-40.0%
Grand Total Volume	\$565,787,611	54.1%	\$469,917,325	-16.9%	\$276,898,847	-41.1%	\$246,741,549	-10.9%
Total # In County	1,617	26.6%	1,079	-33.3%	782	-27.5%	611	-21.9%

October Compared

County Records	Oct '05	Ch '05 vs. '04	Oct '06	Ch '06 vs. '05	Oct '07	Ch '07 vs. '06	Oct '08	Ch '08 vs. '07
EXISTING RESIDENCES	\$238,426,000	23.5%	\$205,585,962	-13.8%	\$142,529,852	-30.7%	\$102,155,077	-28.3%
# IN COUNTY	776	5.0%	624	-19.6%	408	-34.6%	333	-18.4%
LARGEST	\$1,711,000	20.7%	\$1,310,000	-23.4%	\$1,070,000	-18.3%	\$811,500	-24.2%
AVERAGE	\$307,250	17.6%	\$329,465	7.2%	\$349,338	6.0%	\$306,772	-12.2%
MEDIAN	\$275,000	21.1%	\$290,900	5.8%	\$315,000	8.3%	\$284,000	-9.8%
Average \$/SF	\$167.42	23.6%	\$188.75	12.7%	\$184.42	-2.3%	\$167.31	-9.3%
NEW SF DETACHED	\$71,849,971	60.2%	\$42,764,131	-40.5%	\$28,674,484	-32.9%	\$32,102,408	12.0%
# IN COUNTY	205	61.4%	94	-54.1%	61	-35.1%	74	21.3%
LARGEST	\$1,595,000	38.1%	\$1,063,668	-33.3%	\$879,900	-17.3%	\$899,000	2.2%
AVERAGE	\$350,488	-0.7%	\$454,938	29.8%	\$470,074	3.3%	\$433,816	-7.7%
MEDIAN	\$342,900	3.9%	\$415,281	21.1%	\$450,958	8.6%	\$399,950	-11.3%
% OF \$ NEW	23.2%	22.9%	17.2%	-25.6%	15.7%	-2.7%	23.9%	42.8%
% OF UNITS NEW	20.9%	42.5%	13.1%	-37.4%	13.0%	-0.7%	18.2%	39.8%
MOBILE HOMES	\$0	-100.0%	\$246,000	-	\$425,000	72.8%	\$0	-100.0%
# IN COUNTY	0	-100.0%	1	-	1	0.0%	0	-100.0%
ATTACHED	\$54,247,341	50.2%	\$56,606,824	4.3%	\$43,246,153	-23.6%	\$18,816,326	-56.5%
# IN COUNTY	272	24.8%	264	-2.9%	189	-28.4%	84	-55.6%
AVERAGE	\$199,439	20.3%	\$214,420	7.5%	\$228,816	6.7%	\$224,004	-2.1%
% NEW	38.2%	-12.3%	46.2%	20.9%	45.5%	-1.5%	34.5%	-24.1%
PLEXES	\$535,000	48.6%	\$435,000	-18.7%	\$0	-100.0%	\$423,040	-
# BUILDINGS	2	100.0%	1	-50.0%	0	-100.0%	2	-
Units	5	-	3	-	NA	-	NA	-
Average Unit	\$107,000	18.9%	\$145,000	35.5%	-	-	-	-
Total Volume (Residential)	\$365,058,312	32.9%	\$305,637,917	-16.3%	\$214,875,489	-29.7%	\$153,496,851	-28.6%
# IN COUNTY	1,255	15.5%	984	-21.6%	659	-33.0%	493	-25.2%
Average Res'l Unit (No Plexes)	\$290,920	15.1%	\$310,481	6.7%	\$326,063	5.0%	\$311,759	-4.4%
LAND	\$47,020,332	371.9%	\$18,130,520	-61.4%	\$15,496,856	-14.5%	\$5,067,833	-67.3%
# IN COUNTY	102	292.3%	61	-40.2%	25	-59.0%	12	-52.0%
LARGEST	\$15,000,000	372.3%	\$3,300,000	-78.0%	\$3,240,000	-1.8%	\$1,375,000	-57.6%
AVERAGE	\$460,984	20.3%	\$297,222	-35.5%	\$619,874	108.6%	\$422,319	-31.9%
COMMERCIAL	\$64,759,647	9.4%	\$93,561,689	44.5%	\$82,090,513	-12.3%	\$46,835,220	-42.9%
# IN COUNTY	33	43.5%	21	-36.4%	23	9.5%	16	-30.4%
Grand Total Volume	\$476,838,291	38.6%	\$417,330,126	-12.5%	\$312,462,858	-25.1%	\$205,399,904	-34.3%
Total # In County	1,390	22.4%	1,066	-23.3%	707	-33.7%	521	-26.3%

November Compared

County Records	Nov '05	Ch '05 vs. '04	Nov '06	Ch '06 vs. '05	Nov '07	Ch '07 vs. '06	Nov '08	Ch '08 vs. '07
EXISTING RESIDENCES	\$219,634,989	33.5%	\$184,100,383	-16.2%	\$124,684,855	-32.3%	\$71,613,974	-42.6%
# IN COUNTY	697	10.5%	546	-21.7%	363	-33.5%	222	-38.8%
LARGEST	\$6,125,049	541.4%	\$1,245,000	-79.7%	\$1,443,000	15.9%	\$1,125,000	-22.0%
AVERAGE	\$315,115	20.9%	\$337,180	7.0%	\$343,484	1.9%	\$322,585	-6.1%
MEDIAN	\$278,900	21.3%	\$305,000	9.4%	\$312,000	2.3%	\$284,050	-9.0%
Average \$/SF	\$173.03	22.9%	\$184.97	6.9%	\$189.90	2.7%	\$169.53	-10.7%
NEW SF DETACHED	\$88,745,972	61.1%	\$52,187,702	-41.2%	\$43,640,146	-16.4%	\$20,251,424	-53.6%
# IN COUNTY	249	43.9%	116	-53.4%	94	-19.0%	47	-50.0%
LARGEST	\$1,700,000	75.3%	\$1,175,000	-30.9%	\$1,282,650	9.2%	\$702,504	-45.2%
AVERAGE	\$356,410	11.9%	\$449,894	26.2%	\$464,257	3.2%	\$430,881	-7.2%
MEDIAN	\$349,900	14.9%	\$430,203	23.0%	\$444,750	3.4%	\$424,700	-4.5%
% OF \$ NEW	28.8%	14.7%	22.1%	-23.3%	25.9%	17.4%	22.0%	-15.0%
% OF UNITS NEW	26.3%	22.3%	17.5%	-33.4%	20.6%	17.4%	17.5%	-15.1%
ATTACHED	\$47,805,028	25.2%	\$58,313,867	22.0%	\$42,141,039	-27.7%	\$18,998,186	-54.9%
# IN COUNTY	242	13.6%	261	7.9%	184	-29.5%	90	-51.1%
AVERAGE	\$197,541	10.2%	\$223,425	13.1%	\$229,027	2.5%	\$211,091	-7.8%
% NEW	46.3%	8.3%	49.0%	6.0%	54.9%	11.9%	36.7%	-33.2%
PLEXES	\$652,500	-	\$1,409,025	115.9%	\$997,000	-29.2%	\$0	-100.0%
# BUILDINGS	1	-	3	200.0%	2	-33.3%	0	-100.0%
Units	5	-	11	120.0%	NA	-	NA	-
Average Unit	\$130,500	-	\$128,093	-1.8%	-	-	-	-
Total Volume (Residential)	\$356,838,489	38.4%	\$296,010,977	-17.0%	\$211,463,040	-28.6%	\$110,863,584	-47.6%
# IN COUNTY	1,189	16.9%	926	-22.1%	643	-30.6%	359	-44.2%
Average Res'l Unit (No Plexes)	\$299,820	18.3%	\$319,179	6.5%	\$328,340	2.9%	\$308,812	-5.9%
LAND	\$38,247,129	626.1%	\$26,102,600	-31.8%	\$9,443,262	-63.8%	\$349,500	-96.3%
# IN COUNTY	132	915.4%	37	-72.0%	22	-40.5%	3	-86.4%
LARGEST	\$3,700,000	221.2%	\$7,000,000	89.2%	\$3,900,000	-44.3%	\$240,000	-93.8%
AVERAGE	\$289,751	-28.5%	\$705,476	143.5%	\$429,239	-39.2%	\$116,500	-72.9%
COMMERCIAL	\$30,038,516	-77.8%	\$52,349,045	74.3%	\$98,502,056	88.2%	\$20,757,500	-78.9%
# IN COUNTY	13	-40.9%	30	130.8%	35	16.7%	13	-62.9%
Grand Total Volume	\$425,124,134	6.7%	\$374,462,622	-11.9%	\$319,408,358	-14.7%	\$131,970,584	-58.7%
Total # In County	1,334	26.8%	993	-25.6%	700	-29.5%	375	-46.4%

December Compared

County Records	Dec '05	Ch '05 vs. '04	Dec '06	Ch '06 vs. '05	Dec '07	Ch '07 vs. '06	Dec '08	Ch '08 vs. '07
EXISTING RESIDENCES	\$196,679,104	20.6%	\$160,556,127	-18.4%	\$101,013,828	-37.1%	\$67,837,705	-32.8%
# IN COUNTY	647	-1.2%	480	-25.8%	290	-39.6%	221	-23.8%
LARGEST	\$1,100,000	24.3%	\$1,290,000	17.3%	\$2,988,422	131.7%	\$1,160,000	-61.2%
AVERAGE	\$303,986	22.0%	\$334,492	10.0%	\$348,324	4.1%	\$306,958	-14.9%
MEDIAN	\$269,900	22.1%	\$294,363	9.1%	\$299,900	1.9%	\$269,000	-10.3%
Average \$/SF	\$175.17	27.6%	\$183.92	5.0%	\$188.69	2.6%	\$160.10	-15.2%
NEW SF DETACHED	\$85,828,617	47.0%	\$64,947,700	-24.3%	\$44,095,940	-32.1%	\$18,284,300	-58.5%
# IN COUNTY	247	42.0%	148	-40.1%	95	-35.8%	41	-56.8%
LARGEST	\$1,222,927	34.4%	\$1,244,000	1.7%	\$1,050,000	-15.6%	\$733,900	-30.1%
AVERAGE	\$347,484	3.6%	\$438,836	26.3%	\$464,168	5.8%	\$445,959	-3.9%
MEDIAN	\$314,864	-1.6%	\$401,589	27.5%	\$435,000	8.3%	\$427,736	-1.7%
% OF \$ NEW	30.4%	9.3%	28.8%	-5.2%	30.4%	5.5%	21.2%	-30.1%
% OF UNITS NEW	27.6%	25.3%	23.6%	-14.7%	24.7%	4.7%	15.6%	-36.6%
MOBILE HOMES	\$0	-	\$500,000	-	\$0	-	\$0	-
# IN COUNTY	0	-	1	-	0	-	0	-
ATTACHED	\$45,829,006	15.5%	\$54,742,567	19.4%	\$41,661,898	-23.9%	\$21,733,428	-47.9%
# IN COUNTY	237	3.5%	242	2.1%	186	-23.1%	103	-44.6%
AVERAGE	\$193,371	11.6%	\$226,209	17.0%	\$224,096	-0.9%	\$211,004	-5.8%
% NEW	41.8%	-31.2%	51.7%	23.7%	55.9%	8.2%	37.9%	-32.3%
PLEXES	\$0	-	\$1,421,600	-	\$1,342,675	-5.6%	\$625,000	-53.5%
# BUILDINGS	0	-	4	-	3	-25.0%	1	-66.7%
Units	0	-	8	-	NA	-	NA	-
Average Unit	-	-	\$177,700	-	-	-	-	-
Total Volume (Residential)	\$328,336,727	25.7%	\$282,167,994	-14.1%	\$188,134,341	-33.3%	\$108,480,433	-42.3%
# IN COUNTY	1,131	6.9%	875	-22.6%	574	-34.4%	366	-36.2%
Average Res'l Unit (No Plexes)	\$290,307	17.6%	\$322,327	11.0%	\$327,131	1.5%	\$295,494	-9.7%
LAND	\$40,011,247	28.6%	\$14,890,264	-62.8%	\$16,445,630	10.4%	\$7,581,299	-53.9%
# IN COUNTY	107	72.6%	43	-59.8%	20	-53.5%	7	-65.0%
LARGEST	\$8,521,700	38.2%	\$2,847,735	-66.6%	\$4,022,848	41.3%	\$3,172,607	-21.1%
AVERAGE	\$373,937	-25.5%	\$346,285	-7.4%	\$822,282	137.5%	\$1,083,043	31.7%
COMMERCIAL	\$51,708,615	-77.6%	\$16,690,594	-67.7%	\$98,327,131	489.1%	\$45,617,710	-53.6%
# IN COUNTY	22	-8.3%	20	-9.1%	22	10.0%	14	-36.4%
Grand Total Volume	\$420,056,589	-19.6%	\$313,748,852	-25.3%	\$302,907,102	-3.5%	\$161,679,442	-46.6%
Total # In County	1,260	10.1%	938	-25.6%	616	-34.3%	387	-37.2%

Existing Single Family Detached Homes Sales by Zip Code

ZIP	General Area	2006					2007					2008				
		Per Mo	Average \$	Ch in Avg \$	\$/SF	Ch in \$/SF	Per Mo	Average \$	Ch in Avg \$	\$/SF	Ch in \$/SF	Per Mo	Average \$	Ch in Avg \$	\$/SF	Ch in \$/SF
97005	Beaverton	25.7	\$261,993	10.1%	\$197.85	17.8%	16.9	\$281,558	7.5%	\$210.07	6.2%	12.9	\$262,480	-6.8%	\$196.84	-6.9%
97006	Beaverton	67.8	\$291,276	13.8%	\$179.34	17.9%	48.3	\$310,562	6.6%	\$183.42	2.3%	34.5	\$289,576	-6.8%	\$167.42	-8.7%
97007	Beaverton	92.8	\$336,089	16.0%	\$181.62	17.8%	66.7	\$347,185	3.3%	\$185.12	1.9%	47.0	\$326,766	-5.9%	\$170.56	-7.9%
97008	Beaverton	34.4	\$307,870	18.0%	\$175.49	13.3%	26.0	\$329,400	7.0%	\$183.35	4.5%	16.3	\$298,617	-9.3%	\$171.89	-6.2%
97062	Tualatin	27.8	\$368,528	14.0%	\$189.92	19.4%	23.3	\$418,526	13.6%	\$190.49	0.3%	14.3	\$361,247	-13.7%	\$175.75	-7.7%
97106	Banks	6.4	\$302,205	12.3%	\$165.47	12.4%	4.3	\$369,375	22.2%	\$184.86	11.7%	3.4	\$347,777	-5.8%	\$184.55	-0.2%
97109	Buxton	0.8	\$341,350	3.0%	\$153.53	-14.3%	0.4	\$401,400	17.6%	\$187.78	22.3%	0.2	\$417,500	4.0%	\$129.94	-30.8%
97113	Cornelius	17.3	\$260,805	14.7%	\$165.74	17.5%	12.8	\$298,828	14.6%	\$176.91	6.7%	7.3	\$242,083	-19.0%	\$161.77	-8.6%
97116	Forest Grove	29.0	\$275,188	17.3%	\$167.09	16.1%	20.8	\$293,851	6.8%	\$187.29	12.1%	15.3	\$269,300	-8.4%	\$168.81	-9.9%
97117	Gales Creek	0.0	-	-	-	-	0.3	\$406,375	-	\$276.19	-	0.3	\$385,000	-5.3%	\$151.60	-45.1%
97119	Gaston	5.3	\$301,445	16.7%	\$174.26	5.5%	3.0	\$322,751	7.1%	\$183.05	5.0%	1.9	\$321,233	-0.5%	\$175.24	-4.3%
97123	Hillsboro	52.5	\$278,262	14.4%	\$171.04	14.5%	38.3	\$303,201	9.0%	\$185.13	8.2%	25.3	\$263,541	-13.1%	\$163.59	-11.6%
97124	Hillsboro	54.1	\$298,895	14.0%	\$177.09	15.4%	40.2	\$313,856	5.0%	\$180.69	2.0%	28.2	\$297,519	-5.2%	\$169.02	-6.5%
97132	Newberg	0.0	-	-	-	-	0.2	\$766,250	-	\$287.96	-	0.0	-	-	-	-
97133	North Plains	5.0	\$369,433	-5.5%	\$195.92	9.0%	4.0	\$412,818	11.7%	\$215.27	9.9%	3.1	\$346,037	-16.2%	\$184.63	-14.2%
97140	Sherwood	35.0	\$371,078	19.7%	\$192.70	18.1%	26.5	\$378,369	2.0%	\$197.72	2.6%	21.6	\$362,718	-4.1%	\$183.88	-7.0%
97223	Portland	62.6	\$341,313	14.9%	\$193.34	17.4%	45.4	\$352,967	3.4%	\$197.87	2.3%	28.2	\$325,598	-7.8%	\$185.36	-6.3%
97224	Portland Rural	44.7	\$397,284	15.0%	\$196.33	15.5%	35.5	\$364,814	-8.2%	\$191.68	-2.4%	21.3	\$350,447	-3.9%	\$174.11	-9.2%
97225	West Slope	29.8	\$448,985	15.2%	\$212.67	16.5%	24.4	\$486,756	8.4%	\$220.08	3.5%	15.8	\$434,702	-10.7%	\$209.98	-4.6%
97229	Portland	60.3	\$454,315	15.9%	\$206.42	24.7%	54.7	\$473,793	4.3%	\$200.52	-2.9%	36.3	\$432,374	-8.7%	\$179.99	-10.2%
?	Unknown	0.2	\$157,290	-58.1%	-	-	0.4	\$315,010	100.3%	-	-	0.3	\$365,000	15.9%	-	-

New Single Family Detached Home Sales by Zip Code

ZIP	General Area	2006					2007					2008				
		Per Mo	Average \$	Ch in Avg \$	Average \$/SF	Ch in \$/SF	Per Mo	Average \$	Ch in Avg \$	Average \$/SF	Ch in \$/SF	Per Mo	Average \$	Ch in Avg \$	Average \$/SF	Ch in \$/SF
97005	Beaverton	1.2	\$390,765	56.4%	\$312.43	191%	0.8	\$437,767	12.0%	\$187.63	-39.9%	1.3	\$466,781	6.6%	\$269.56	43.7%
97006	Beaverton	11.0	\$329,690	21.1%	\$163.25	7.1%	5.9	\$398,165	20.8%	\$160.49	-1.7%	4.3	\$380,329	-4.5%	\$124.82	-22.2%
97007	Beaverton	13.2	\$465,927	20.0%	\$185.43	12.3%	8.3	\$544,960	17.0%	\$194.71	5.0%	7.0	\$426,617	-21.7%	\$152.43	-21.7%
97008	Beaverton	2.9	\$449,499	5.4%	\$175.18	5.1%	0.3	\$375,438	-16.5%	\$177.84	1.5%	0.4	\$492,880	31.3%	\$153.19	-13.9%
97062	Tualatin	6.3	\$547,899	22.6%	\$193.85	25.1%	4.5	\$579,884	5.8%	\$144.84	-25.3%	3.6	\$520,823	-10.2%	\$157.85	9.0%
97106	Banks	0.1	\$680,231	94.4%	-	-	0.0	-	-	-	-	0.3	\$399,062	-	\$245.14	-
97113	Cornelius	4.5	\$379,204	49.9%	\$176.53	37.5%	2.4	\$357,064	-5.8%	\$133.11	-24.6%	1.7	\$309,977	-13.2%	\$147.24	10.6%
97116	Forest Grove	3.4	\$425,169	35.9%	\$177.45	22.2%	4.0	\$473,721	11.4%	\$192.95	8.7%	5.8	\$398,276	-15.9%	\$147.59	-23.5%
97119	Gaston	0.1	\$206,000	-30.6%	-	-	0.1	\$214,000	3.9%	-	-	0.1	\$200,000	-6.5%	-	-
97123	Hillsboro	18.8	\$320,440	31.3%	\$165.98	23.4%	8.8	\$380,530	18.8%	\$150.32	-9.4%	2.8	\$383,987	0.9%	\$185.15	23.2%
97124	Hillsboro	10.2	\$408,731	37.6%	\$236.81	56.2%	9.8	\$427,924	4.7%	\$180.98	-23.6%	7.0	\$369,171	-13.7%	\$153.24	-15.3%
97133	North Plains	1.3	\$459,423	69.6%	\$181.45	-13.1%	1.4	\$366,130	-20.3%	\$164.19	-9.5%	0.9	\$265,170	-27.6%	\$134.44	-18.1%
97140	Sherwood	10.2	\$467,511	25.1%	\$168.45	-3.7%	3.3	\$622,932	33.2%	\$224.81	33.5%	2.1	\$435,452	-30.1%	\$150.47	-33.1%
97223	Tigard	4.2	\$467,564	20.5%	\$253.99	59.9%	7.3	\$561,593	20.1%	\$182.99	-28.0%	6.2	\$512,840	-8.7%	\$180.57	-1.3%
97224	Tigard	22.5	\$464,077	16.5%	\$162.06	4.4%	9.8	\$498,595	7.4%	\$166.04	2.5%	9.3	\$433,346	-13.1%	\$184.03	10.8%
97225	West Slope	1.0	\$731,928	21.5%	\$234.85	10.7%	0.7	\$829,519	13.3%	\$259.76	10.6%	0.6	\$680,650	-17.9%	\$242.32	-6.7%
97229	Portland	15.8	\$547,160	13.2%	\$216.96	24.9%	13.9	\$611,721	11.8%	\$175.09	-19.3%	14.0	\$554,079	-9.4%	\$193.68	10.6%
?	Unknown	0.0	-	-	-	-	0.3	\$455,764	-	-	-	0.1	\$175,000	-61.6%	-	-

Existing Attached Home Sales by Zip Code

ZIP	General Area	2006					2007					2008				
		Per Mo	Average \$	Ch in Avg \$	Average \$/SF	Ch in \$/SF	Per Mo	Average \$	Ch in Avg \$	Average \$/SF	Ch in \$/SF	Per Mo	Average \$	Ch in Avg \$	Average \$/SF	Ch in \$/SF
97005	Beaverton	8.8	\$151,358	9.8%	\$148.81	5.6%	5.3	\$188,147	24.3%	\$191.44	28.6%	3.0	\$180,740	-3.9%	\$167.00	-12.8%
97006	Beaverton	29.9	\$206,704	19.5%	\$154.75	14.9%	26.0	\$226,341	9.5%	\$161.86	4.6%	16.2	\$214,225	-5.4%	\$147.31	-9.0%
97007	Beaverton	21.3	\$226,479	28.2%	\$163.36	18.8%	21.5	\$242,954	7.3%	\$171.76	5.1%	11.8	\$213,934	-11.9%	\$159.24	-7.3%
97008	Beaverton	9.2	\$159,853	16.3%	\$143.71	20.1%	7.2	\$180,901	13.2%	\$153.46	6.8%	4.6	\$179,541	-0.8%	\$142.34	-7.2%
97062	Tualatin	10.2	\$214,802	34.4%	\$166.73	24.9%	7.6	\$208,763	-3.7%	\$170.67	2.4%	2.7	\$180,156	-12.9%	\$158.47	-7.2%
97106	Banks	0.3	\$203,667	12.9%	\$136.75	10.0%	0.7	\$231,975	13.9%	\$158.70	16.0%	0.2	\$214,450	-7.6%	\$192.81	21.5%
97113	Cornelius	0.7	\$178,347	15.1%	\$131.61	19.7%	1.2	\$219,896	23.3%	\$147.81	12.3%	0.3	\$211,667	-3.7%	\$139.85	-5.4%
97116	Forest Grove	1.3	\$140,270	13.3%	\$115.46	-	1.3	\$234,044	66.9%	\$145.75	26.2%	0.9	\$172,673	-26.2%	\$128.98	-11.5%
97123	Hillsboro	9.2	\$188,771	-1.1%	\$144.47	-2.2%	10.9	\$231,142	22.4%	\$160.24	10.9%	5.1	\$209,196	-9.5%	\$141.03	-12.0%
97124	Hillsboro	18.9	\$259,316	17.5%	\$180.73	18.1%	14.8	\$263,597	1.7%	\$177.09	-2.0%	8.4	\$249,491	-5.4%	\$163.71	-7.6%
97133	North Plains	0.3	\$192,967	19.9%	\$168.13	24.3%	0.2	\$217,465	12.7%	\$174.50	3.8%	0.3	\$477,359	119.5%	\$426.56	144.4%
97140	Sherwood	6.0	\$205,919	11.6%	\$154.50	15.9%	5.6	\$243,948	18.5%	\$163.06	5.5%	3.3	\$201,253	-17.5%	\$157.31	-3.5%
97210	Portland	1.7	\$219,555	23.5%	\$223.65	23.4%	1.0	\$210,738	-4.0%	\$241.69	8.1%	0.7	\$228,650	8.5%	\$248.03	2.6%
97223	Portland	12.3	\$217,001	23.2%	\$162.72	13.2%	8.7	\$225,527	3.9%	\$173.69	6.7%	5.9	\$225,516	0.0%	\$156.61	-9.8%
97224	Portland Rural	7.4	\$192,426	63.8%	\$161.98	37.3%	5.9	\$215,972	12.2%	\$173.24	6.9%	5.3	\$200,976	-6.9%	\$164.75	-4.9%
97225	West Slope	5.3	\$196,691	41.6%	\$179.67	20.9%	6.8	\$244,480	24.3%	\$203.35	13.2%	3.1	\$257,553	5.3%	\$188.95	-7.1%
97229	Portland	11.3	\$216,949	20.7%	\$168.52	20.4%	10.6	\$256,277	18.1%	\$186.52	10.7%	6.5	\$226,433	-11.6%	\$176.98	-5.1%
?	Unknown	0.0	-	-	-	-	0.0	-	-	-	-	0.0	-	-	-	-

New Attached Home Sales by Zip Code

ZIP	General Area	2006					2007					2008				
		Per Mo	Average \$	Ch in Avg \$	Average \$/SF	Ch in \$/SF	Per Mo	Average \$	Ch in Avg \$	Average \$/SF	Ch in \$/SF	Per Mo	Average \$	Ch in Avg \$	Average \$/SF	Ch in \$/SF
97005	Beaverton	0.3	\$233,550	-28.8%	\$215.42	10.4%	1.3	\$231,003	-1.1%	\$140.53	34.8%	1.3	\$246,270	6.6%	\$155.08	10.4%
97006	Beaverton	32.9	\$230,703	21.5%	\$157.84	13.9%	33.8	\$208,967	-9.4%	\$154.89	-1.9%	13.8	\$209,594	0.3%	\$155.63	0.5%
97007	Beaverton	24.9	\$208,884	0.6%	\$169.40	26.8%	18.8	\$224,021	7.2%	\$162.17	-4.3%	4.9	\$255,660	14.1%	\$133.63	-17.6%
97008	Beaverton	0.4	\$278,712	-4.1%	\$171.53	30.2%	0.1	\$176,000	-36.9%	\$159.71	-6.9%	2.1	\$243,983	38.6%	-	-
97062	Tualatin	0.0	-	-	-	-	0.3	\$739,670	-	-	-	0.0	\$155,000	-79.0%	-	-
97113	Cornelius	0.4	\$192,520	8.3%	\$144.53	16.9%	0.8	\$265,321	37.8%	-	-	0.3	\$227,604	-14.2%	-	-
97116	Forest Grove	1.3	\$202,107	11.2%	\$116.29	3.0%	1.1	\$312,767	54.8%	\$178.42	53.4%	0.4	\$212,980	-31.9%	\$146.96	-17.6%
97123	Hillsboro	22.7	\$230,707	18.0%	\$153.01	22.0%	25.5	\$244,798	6.1%	\$144.95	-5.3%	4.6	\$220,747	-9.8%	\$132.83	-8.4%
97124	Hillsboro	5.6	\$263,055	26.4%	\$171.99	21.3%	12.5	\$285,832	8.7%	\$177.48	3.2%	6.4	\$241,525	-15.5%	\$159.54	-10.1%
97133	North Plains	0.0	-	-	-	-	0.1	\$230,927	-	-	-	0.3	\$228,250	-1.2%	-	-
97140	Sherwood	10.1	\$238,544	26.6%	\$163.57	23.6%	2.3	\$257,267	7.8%	\$215.16	31.5%	1.5	\$205,365	-20.2%	\$199.11	-7.5%
97223	Portland	1.3	\$249,572	19.7%	\$165.56	5.3%	4.1	\$274,092	9.8%	\$184.63	11.5%	2.2	\$235,784	-14.0%	\$163.82	-11.3%
97224	Portland Rural	5.5	\$228,123	14.7%	\$170.28	22.1%	7.8	\$360,081	31.5%	\$144.11	-15.4%	2.8	\$242,407	-19.2%	\$146.25	1.5%
97225	West Slope	10.1	\$413,197	14.8%	\$209.21	8.2%	6.3	\$425,439	3.0%	\$223.76	7.0%	2.9	\$451,460	6.1%	\$229.44	2.5%
97229	Portland	6.3	\$259,673	90.0%	\$135.88	26.8%	22.4	\$229,175	-11.7%	\$190.56	40.2%	9.9	\$241,799	5.5%	\$176.84	-7.2%
?	Unknown	0.0	-	-	-	-	0.1	\$164,000	-	-	-	0.0	-	-	-	-

Existing Single Family Detached Home Sales by Price Ranges

Range of Prices	2006					2007					2008				
	Total#	Per Mo	Ch # Sold	Avg \$/SF	Ch in Avg \$/SF	Total#	Per Mo	Ch # Sold	Avg \$/SF	Ch in Avg \$/SF	Total#	Per Mo	Ch # Sold	Avg \$/SF	Ch in Avg \$/SF
- - \$100,000	23	1.9	-23%	\$73.90	-7.9%	16	1.3	-30%	\$52.44	-29.0%	11	0.9	-31%	\$59.01	12.5%
\$100,001 - \$125,000	31	2.6	-40%	\$108.70	-9.0%	6	0.5	-81%	\$86.01	-20.9%	9	0.8	50%	\$118.46	37.7%
\$125,001 - \$140,000	34	2.8	-64%	\$136.23	6.8%	13	1.1	-62%	\$115.33	-15.3%	16	1.3	23%	\$128.57	11.5%
\$140,001 - \$150,000	28	2.3	-77%	\$160.35	22.1%	19	1.6	-32%	\$122.55	-23.6%	14	1.2	-26%	\$130.46	6.5%
\$150,001 - \$160,000	46	3.8	-72%	\$150.39	6.4%	16	1.3	-65%	\$159.97	6.4%	28	2.3	75%	\$134.79	-15.7%
\$160,001 - \$170,000	54	4.5	-80%	\$147.75	0.1%	38	3.2	-30%	\$156.55	6.0%	36	3.0	-5%	\$154.79	-1.1%
\$170,001 - \$180,000	98	8.2	-70%	\$155.95	5.8%	52	4.3	-47%	\$169.99	9.0%	56	4.7	8%	\$164.24	-3.4%
\$180,001 - \$190,000	136	11.3	-64%	\$174.84	15.0%	37	3.1	-73%	\$156.04	-9.6%	64	5.3	73%	\$165.54	4.7%
\$190,001 - \$200,000	180	15.0	-65%	\$180.63	20.8%	68	5.7	-62%	\$175.72	-2.7%	92	7.7	35%	\$161.63	-8.0%
\$200,001 - \$225,000	646	53.8	-46%	\$178.20	15.5%	368	28.2	-48%	\$188.97	6.0%	362	30.2	7%	\$175.12	-7.3%
\$225,001 - \$250,000	929	77.4	-29%	\$182.69	19.2%	650	54.2	-30%	\$192.60	5.4%	495	41.3	-24%	\$176.48	-8.4%
\$250,001 - \$275,000	949	79.1	-8%	\$178.95	16.1%	684	57.0	-28%	\$190.20	6.3%	503	41.9	-26%	\$176.07	-7.4%
\$275,001 - \$300,000	915	76.3	7%	\$179.66	17.7%	657	54.8	-28%	\$186.98	4.1%	425	35.4	-35%	\$170.87	-8.6%
\$300,001 - \$350,000	1,224	102.0	7%	\$184.38	19.6%	1,072	89.3	-12%	\$183.00	-0.7%	652	54.3	-39%	\$172.19	-5.9%
\$350,001 - \$400,000	878	73.2	11%	\$176.56	12.8%	726	60.5	-17%	\$180.66	2.3%	414	34.5	-43%	\$168.63	-6.7%
\$400,001 - \$450,000	530	44.2	21%	\$179.80	9.8%	480	40.0	-9%	\$183.36	2.0%	311	25.9	-35%	\$171.66	-6.4%
\$450,001 - \$500,000	387	28.1	20%	\$191.19	12.8%	330	27.5	-2%	\$190.32	-0.5%	186	15.5	-44%	\$180.43	-5.2%
\$500,001 - \$600,000	353	29.4	14%	\$198.44	1.8%	360	30.0	2%	\$197.99	-0.2%	166	13.8	-54%	\$185.02	-6.6%
\$600,001 - \$750,000	262	21.8	50%	\$214.49	8.4%	197	16.4	-25%	\$221.49	3.3%	93	7.8	-53%	\$203.14	-8.3%
\$750,001 - \$1,000,000	116	9.7	35%	\$228.76	2.4%	103	8.6	-11%	\$247.69	8.3%	53	4.4	-49%	\$242.16	-2.2%
\$1,000,001 - \$2,000,000	43	3.6	34%	\$535.05	86.5%	47	3.9	9%	\$294.28	-45.0%	14	1.2	-70%	\$324.60	10.3%
\$2,000,001 - sky	5	0.4	0%	\$1,910	35.8%	6	0.5	20%	\$2,229	16.7%	2	0.2	-67%	\$641.28	-71.2%
Overall Total	7,817	651	-18%	\$182.56	17.3%	5,915	493	-24%	\$189.00	3.5%	4,002	334	-32%	\$173.84	-8.0%
Median				\$177.97	17.0%				\$184.32	3.6%				\$170.70	-7.4%

New Single Family Detached Home Sales by Price Ranges

Range of Prices	2006					2007					2008				
	Total#	Per Mo	Ch # Sold	Avg \$/SF	Ch in Avg \$/SF	Total#	Per Mo	Ch # Sold	Avg \$/SF	Ch in Avg \$/SF	Total#	Per Mo	Ch # Sold	Avg \$/SF	Ch in Avg \$/SF
- - \$100,000	0	0.0	-100%	-	-	0	0.0	-	-	-	1	0.1	-	\$49.81	-
\$100,001 - \$125,000	0	0.0	-100%	-	-	0	0.0	-	-	-	3	0.3	-	-	-
\$125,001 - \$140,000	0	0.0	-100%	-	-	1	0.1	-	\$102.31	-	4	0.3	300%	\$50.82	-50.3%
\$140,001 - \$150,000	0	0.0	-100%	-	-	0	0.0	-	-	-	2	0.2	-	-	-
\$150,001 - \$160,000	1	0.1	-88%	-	-	0	0.0	-100%	-	-	1	0.1	-	-	-
\$160,001 - \$170,000	0	0.0	-100%	-	-	1	0.1	-	-	-	0	0.0	-100%	-	-
\$170,001 - \$180,000	3	0.3	-95%	\$140.63	4.5%	0	0.0	-100%	-	-	2	0.2	-	-	-
\$180,001 - \$190,000	3	0.3	-95%	\$173.35	18.0%	0	0.0	-100%	-	-	0	0.0	-	-	-
\$190,001 - \$200,000	16	1.3	-81%	\$173.00	27.4%	0	0.0	-100%	-	-	2	0.2	-	\$144.24	-
\$200,001 - \$225,000	62	5.2	-66%	\$171.77	19.9%	6	0.5	-90%	\$144.00	-15.8%	6	0.5	0%	\$124.06	-14.2%
\$225,001 - \$250,000	66	5.5	-72%	\$166.48	17.3%	15	1.3	-77%	\$172.69	3.7%	24	2.0	60%	\$157.98	-8.5%
\$250,001 - \$275,000	63	5.3	-49%	\$152.93	5.9%	14	1.2	-78%	\$181.01	18.3%	20	1.7	43%	\$138.88	-23.3%
\$275,001 - \$300,000	77	6.4	-42%	\$214.92	42.8%	22	1.8	-71%	\$146.76	-31.7%	28	2.3	27%	\$143.57	-2.2%
\$300,001 - \$350,000	154	12.8	-40%	\$168.92	11.8%	65	5.4	-58%	\$155.27	-8.1%	71	5.9	9%	\$169.58	9.2%
\$350,001 - \$400,000	194	16.2	-40%	\$181.82	8.6%	119	9.9	-39%	\$162.82	-10.4%	139	11.6	17%	\$149.77	-8.0%
\$400,001 - \$450,000	227	18.9	-31%	\$178.98	6.1%	166	13.8	-27%	\$147.16	-17.8%	155	12.9	-7%	\$151.18	2.7%
\$450,001 - \$500,000	241	20.1	31%	\$211.04	18.8%	129	10.8	-46%	\$221.90	5.1%	117	9.8	-9%	\$171.25	-22.8%
\$500,001 - \$600,000	244	20.3	107%	\$182.30	-2.5%	260	21.7	7%	\$165.26	-9.3%	136	11.3	-48%	\$177.44	7.4%
\$600,001 - \$750,000	106	8.8	61%	\$209.05	0.9%	133	11.1	25%	\$220.36	5.4%	72	6.0	-46%	\$216.38	-1.8%
\$750,001 - \$1,000,000	48	4.0	17%	\$276.70	-34.3%	34	2.8	-29%	\$266.81	-3.6%	20	1.7	-41%	\$259.53	-2.7%
\$1,000,001 - \$2,000,000	13	1.1	-28%	\$298.16	-	14	1.2	8%	\$273.02	-8.4%	3	0.3	-79%	\$281.91	3.3%
\$2,000,001 - sky	0	0.0	-100%	-	-	1	0.1	-	-	-	0	0.0	-	-	-
Overall Total	1,518	127	-33%	\$193.38	24.3%	980	82	-35%	\$178.42	-7.7%	806	67	-18%	\$165.92	-7.0%
Median				\$175.58	16.9%				\$168.42	-4.1%				\$160.30	-4.8%

Existing Attached Home Sales by Price Ranges

Range of Prices	2006					2007					2008				
	Total#	Per Mo	Ch # Sold	Avg \$/SF	Ch in Avg \$/SF	Total#	Per Mo	Ch # Sold	Avg \$/SF	Ch in Avg \$/SF	Total#	Per Mo	Ch # Sold	Avg \$/SF	Ch in Avg \$/SF
- - \$80,000	45	3.8	-56%	\$99.28	2.8%	10	0.8	-78%	\$98.43	-0.9%	6	0.5	-40%	\$137.55	39.8%
\$80,001 - \$90,000	26	2.2	-63%	\$122.71	19.7%	10	0.8	-62%	\$152.30	24.1%	8	0.7	-20%	\$128.38	-15.7%
\$90,001 - \$100,000	30	2.5	-57%	\$125.25	21.1%	10	0.8	-67%	\$135.41	8.1%	14	1.2	40%	\$136.43	0.8%
\$100,001 - \$110,000	35	2.9	-31%	\$128.78	17.6%	20	1.7	-43%	\$147.19	14.3%	18	1.5	-10%	\$135.81	-7.7%
\$110,001 - \$120,000	46	3.8	-48%	\$136.72	14.0%	27	2.3	-41%	\$147.82	8.1%	20	1.7	-26%	\$143.24	-3.1%
\$120,001 - \$130,000	52	4.3	-42%	\$145.62	18.5%	35	2.9	-33%	\$147.66	1.5%	24	2.0	-31%	\$147.10	-0.5%
\$130,001 - \$140,000	58	4.8	-49%	\$147.61	20.1%	45	3.8	-22%	\$177.23	20.1%	30	2.5	-33%	\$150.72	-15.0%
\$140,001 - \$150,000	81	6.8	-33%	\$155.16	16.6%	49	4.1	-40%	\$173.89	12.1%	40	3.3	-18%	\$155.26	-10.7%
\$150,001 - \$160,000	84	7.0	-42%	\$158.31	17.4%	57	4.8	-32%	\$163.17	3.1%	36	3.0	-37%	\$163.20	0.0%
\$160,001 - \$170,000	111	9.3	-23%	\$163.12	18.1%	39	3.3	-65%	\$167.47	2.7%	49	4.1	26%	\$165.75	-1.0%
\$170,001 - \$180,000	114	9.5	-24%	\$159.90	18.9%	71	5.9	-38%	\$166.84	4.3%	33	2.8	-54%	\$150.00	-10.1%
\$180,001 - \$190,000	113	9.4	-16%	\$158.10	18.7%	56	4.7	-50%	\$168.05	6.3%	73	6.1	30%	\$144.67	-13.9%
\$190,001 - \$200,000	119	9.9	11%	\$161.22	17.1%	108	9.0	-9%	\$163.87	1.6%	82	6.8	-24%	\$155.26	-5.3%
\$200,001 - \$210,000	113	9.4	23%	\$151.92	6.0%	114	9.5	1%	\$172.06	13.3%	60	5.0	-47%	\$147.96	-14.0%
\$210,001 - \$220,000	103	8.6	24%	\$154.63	3.7%	122	10.2	18%	\$161.10	4.2%	78	6.5	-36%	\$159.90	-0.7%
\$220,001 - \$230,000	120	10.0	60%	\$161.62	6.1%	114	9.5	-5%	\$162.01	0.2%	76	6.3	-33%	\$153.97	-5.0%
\$230,001 - \$240,000	115	9.6	98%	\$164.69	1.3%	150	12.5	30%	\$164.27	-0.3%	60	5.0	-60%	\$159.64	-2.8%
\$240,001 - \$250,000	107	8.9	189%	\$169.59	4.3%	124	10.3	16%	\$164.36	-3.1%	49	4.1	-60%	\$157.23	-4.3%
\$250,001 - \$300,000	250	20.8	181%	\$172.34	10.2%	283	23.6	13%	\$172.25	-0.1%	110	9.2	-61%	\$166.08	-3.6%
\$300,001 - \$400,000	84	7.0	190%	\$187.29	-7.6%	135	11.3	61%	\$182.81	-2.4%	53	4.4	-61%	\$193.64	5.9%
\$400,001 - \$500,000	17	1.4	113%	\$219.81	-14.5%	21	1.8	24%	\$192.25	-12.5%	10	0.8	-52%	\$215.61	12.1%
\$500,001 - sky	22	1.8	120%	\$368.92	-32.4%	21	1.8	-5%	\$589.41	59.8%	10	0.8	-52%	\$397.24	-32.6%
Overall Total	1,845	154	-1%	\$161.69	14.1%	1,621	135	-12%	\$171.75	6.2%	939	78	-42%	\$159.50	-7.1%

New Attached Home Sales by Price Ranges

Range of Prices	2006					2007					2008				
	Total#	Per Mo	Ch # Sold	Avg \$/SF	Ch in Avg \$/SF	Total#	Per Mo	Ch # Sold	Avg \$/SF	Ch in Avg \$/SF	Total#	Per Mo	Ch # Sold	Avg \$/SF	Ch in Avg \$/SF
- - \$80,000	1	0.1	-67%	-	-	0	0.0	-	-	-	0	0.0	-	-	-
\$80,001 - \$90,000	0	0.0	-100%	-	-	0	0.0	-	-	-	0	0.0	-	-	-
\$90,001 - \$100,000	4	0.3	33%	-	-	0	0.0	-	-	-	0	0.0	-	-	-
\$100,001 - \$110,000	21	1.8	250%	\$142.72	33.2%	1	0.1	-95%	-	-	0	0.0	-100%	-	-
\$110,001 - \$120,000	5	0.4	-17%	\$139.90	-	10	0.8	100%	\$162.58	16.2%	4	0.3	-60%	\$218.17	34.2%
\$120,001 - \$130,000	31	2.6	343%	\$124.94	6.1%	29	2.4	-6%	\$143.57	14.9%	9	0.8	-69%	\$159.71	11.2%
\$130,001 - \$140,000	21	1.8	110%	\$136.74	21.2%	44	3.7	110%	\$173.32	26.8%	14	1.2	-68%	\$163.09	-5.9%
\$140,001 - \$150,000	33	2.8	94%	\$179.97	65.7%	62	5.2	88%	\$169.66	-5.7%	12	1.0	-81%	\$185.10	9.1%
\$150,001 - \$160,000	33	2.8	-21%	\$149.42	25.9%	99	8.3	200%	\$173.95	16.4%	30	2.5	-70%	\$172.94	-0.6%
\$160,001 - \$170,000	40	3.3	-57%	\$151.56	15.5%	65	5.4	63%	\$134.79	-11.1%	14	1.2	-78%	\$167.84	24.5%
\$170,001 - \$180,000	33	2.8	-78%	\$160.87	22.2%	47	3.9	42%	\$132.51	-17.6%	17	1.4	-64%	\$176.09	32.9%
\$180,001 - \$190,000	50	4.2	-68%	\$174.42	29.5%	49	4.1	-2%	\$186.59	7.0%	23	1.9	-53%	\$170.59	-8.6%
\$190,001 - \$200,000	77	6.4	-54%	\$139.90	3.5%	41	3.4	-47%	\$157.26	12.4%	21	1.8	-49%	\$177.81	13.1%
\$200,001 - \$210,000	115	9.6	13%	\$155.90	8.3%	53	4.4	-54%	\$157.88	1.3%	32	2.7	-40%	\$148.50	-5.9%
\$210,001 - \$220,000	130	10.8	71%	\$168.10	26.8%	127	10.6	-2%	\$157.14	-6.5%	56	4.7	-56%	\$150.32	-4.3%
\$220,001 - \$230,000	120	10.0	46%	\$159.98	15.1%	164	13.7	37%	\$155.48	-2.8%	65	5.4	-60%	\$163.54	5.2%
\$230,001 - \$240,000	143	11.9	147%	\$162.42	11.9%	126	10.5	-12%	\$162.05	-0.2%	61	5.1	-52%	\$162.87	0.5%
\$240,001 - \$250,000	113	9.4	304%	\$167.13	17.8%	107	8.9	-5%	\$167.29	0.1%	53	4.4	-50%	\$161.05	-3.7%
\$250,001 - \$300,000	283	23.6	322%	\$164.10	4.1%	329	27.4	16%	\$171.23	4.3%	174	14.5	-47%	\$157.96	-7.7%
\$300,001 - \$400,000	131	10.9	198%	\$189.16	16.8%	200	16.7	53%	\$176.52	-6.7%	29	2.4	-86%	\$182.77	3.5%
\$400,001 - \$500,000	45	3.8	275%	\$209.99	8.0%	52	4.3	16%	\$211.50	0.7%	11	0.9	-79%	\$208.94	-1.2%
\$500,001 - sky	32	2.7	433%	\$226.24	11.8%	41	3.4	28%	\$225.35	-0.4%	16	1.3	-61%	\$235.71	4.6%
Overall Total	1,461	122	28%	\$168.15	20.1%	1,646	137	13%	\$166.13	-1.2%	641	53	-61%	\$171.28	3.1%

Existing Single Family Detached Home Sales by Year Built

Year Built	2006					2007					2008				
	Average \$/SF	% Change	Average Size	Average \$	#Sold	Average \$/SF	% Change	Average Size	Average \$	#Sold	Average \$/SF	% Change	Average Size	Average \$	#Sold
Before 1960	\$203.54	22.4%	1,588	\$315,633	1,131	\$219.76	8.0%	1,613	\$340,707	759	\$193.50	-12.0%	1,570	\$295,810	519
1960's	\$182.26	16.2%	1,793	\$319,522	781	\$189.35	3.9%	1,820	\$336,087	620	\$176.85	-6.6%	1,789	\$303,332	392
1970's	\$174.46	17.4%	1,732	\$296,564	1,591	\$183.16	5.0%	1,753	\$314,635	1,189	\$170.36	-7.0%	1,724	\$286,257	743
1980's	\$183.18	17.6%	1,778	\$326,681	939	\$190.02	3.7%	1,742	\$323,278	797	\$177.89	-6.4%	1,747	\$308,550	533
1990	\$178.63	16.8%	2,210	\$401,401	157	\$185.44	3.8%	2,173	\$410,459	113	\$173.17	-6.6%	2,178	\$396,338	68
1991	\$178.39	14.6%	2,056	\$371,882	105	\$183.99	3.1%	2,222	\$404,604	82	\$171.11	-7.0%	2,087	\$348,110	45
1992	\$181.64	15.7%	1,981	\$361,115	169	\$187.45	3.2%	2,080	\$387,976	139	\$171.26	-8.6%	2,165	\$365,829	94
1993	\$177.41	11.4%	2,085	\$378,288	154	\$181.94	2.6%	2,023	\$369,821	120	\$168.29	-7.5%	2,020	\$334,169	85
1994	\$182.28	14.3%	1,906	\$344,104	173	\$187.21	2.7%	1,955	\$366,357	157	\$175.27	-6.4%	1,926	\$335,128	118
1995	\$179.38	14.3%	2,022	\$363,087	233	\$186.78	4.1%	2,015	\$371,886	192	\$177.39	-5.0%	1,972	\$350,861	128
1996	\$179.20	16.3%	1,942	\$342,690	338	\$184.05	2.7%	2,110	\$384,199	215	\$176.21	-4.3%	2,041	\$355,927	130
1997	\$177.29	12.4%	2,065	\$364,518	392	\$187.18	5.6%	2,214	\$414,774	285	\$172.16	-8.0%	2,048	\$347,199	194
1998	\$178.63	16.3%	2,190	\$394,753	197	\$182.79	2.3%	2,186	\$399,118	170	\$170.07	-7.0%	2,150	\$356,642	119
1999	\$171.73	18.3%	2,071	\$368,099	297	\$177.89	3.6%	2,090	\$377,168	211	\$158.91	-10.7%	2,152	\$341,942	135
2000	\$179.40	15.9%	2,031	\$353,290	231	\$179.22	0.1%	2,045	\$364,410	153	\$167.90	-6.3%	2,226	\$375,658	99
2001	\$207.83	38.0%	2,239	\$401,562	196	\$177.20	-14.7%	2,318	\$412,470	142	\$167.14	-5.7%	2,363	\$400,871	97
2002	\$175.62	13.8%	2,229	\$396,547	207	\$180.12	2.6%	2,247	\$406,525	143	\$161.67	-10.2%	2,264	\$367,026	120
2003	\$177.84	5.9%	2,395	\$433,496	185	\$178.26	0.2%	2,551	\$452,574	121	\$165.17	-7.3%	2,484	\$425,662	97
2004	\$173.47	-	2,258	\$394,342	191	\$180.30	3.9%	2,442	\$442,229	155	\$160.77	-10.8%	2,404	\$387,864	110
2005	In New Construction					\$174.34	-	2,712	\$498,673	85	\$159.09	-8.7%	2,633	\$433,076	95
2006	In New Construction					In New Construction					\$148.13	-	2,756	\$423,886	47

* - Only homes on less than one (1) acre used in \$/SF calculations

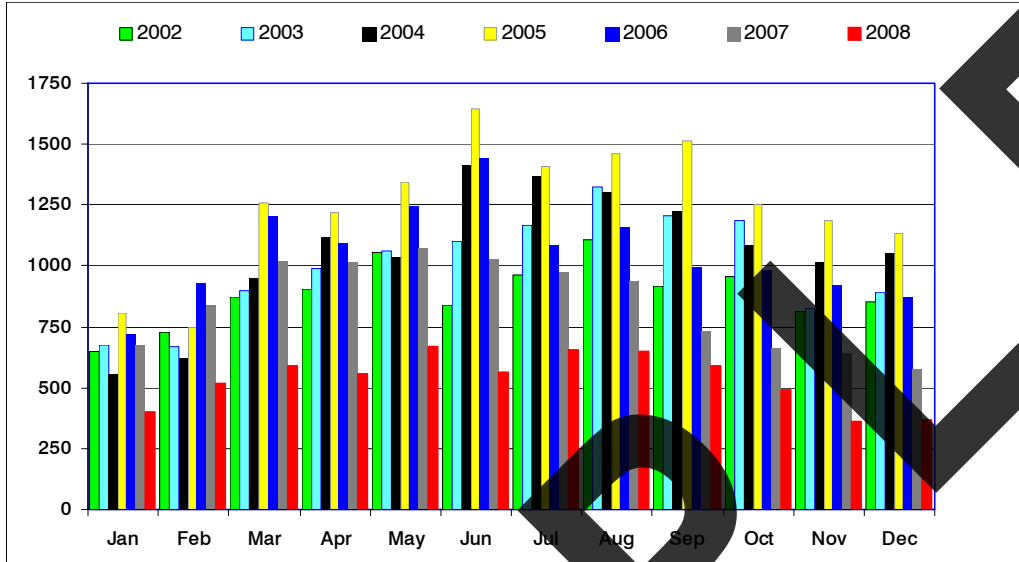
Subdivision Lot Sales

Lot Price Range	2006			2007			2008		
	# Lots	Per Mo	Change	# Lots	Per Mo	Change	# Lots	Per Mo	Change
\$20,001 - \$50,000	10	0.8	-89%	3	0.3	-70%	16	1.3	433%
\$50,001 - \$100,000	80	6.7	-75%	40	3.3	-50%	40	3.3	0%
\$100,001 - \$150,000	59	4.9	-68%	161	13.4	173%	23	1.9	-86%
\$150,001 - \$200,000	97	8.1	-42%	80	6.7	-18%	17	1.4	-79%
\$200,001 - \$250,000	50	4.2	-54%	50	4.2	0%	18	1.5	-64%
\$250,001 - \$300,000	29	2.4	-55%	21	1.8	-28%	2	0.2	-90%
\$300,001 - \$400,000	25	2.1	-55%	16	0.8	-60%	1	0.1	-90%
\$400,001 - SKY	9	0.8	-31%	10	0.8	11%	1	0.1	-90%
TOTAL	359	30	-64%	375	31.3	4%	118	9.8	-69%
Average Price:	\$176,103		17%	\$167,732		-5%	\$131,656		-22%
% Avg Lot/Avg New Home	46.0%		17%	34.7%		-25%	29.1%		-16%
Median Price:	\$160,000		23%	\$149,500		-7%	\$122,700		-18%
% Median to Median	47.5%		25%	30.9%		-35%	28.2%		-9%

Sales of Homes on Acreage

County Records	Existing						New							
	Year	2006	Ch '06 vs. '05	2007	Ch '07 vs. '06	2006	Ch '08 vs. '07	Year	2006	Ch '06 vs. '05	2007	Ch '07 vs. '06	2006	Ch '08 vs. '07
Units Sold		322		231		142			16		8		7	
Per Month		26.8	1%	19.3	-28%	11.8	-39%		1.3	-30%	0.7	-50%	0.6	-13%
Average Price		\$628,609	23%	\$642,907	2%	\$560,378	-13%		\$827,695	35%	\$1,177,296	42%	\$512,752	-56%
Median Price		\$503,994	15%	\$540,000	7%	\$475,000	-12%		\$903,326	98%	\$1,215,000	35%	\$475,000	-61%
Avg Lot (acres)		6.3	9%	6.3	1%	7.9	25%		7.6	144%	3.8	-50%	4.9	27%
Avg \$/SF		\$277.67	17%	\$257.72	-7%	\$242.35	-6%		\$257.15	5%	\$243.27	-5%	\$295.94	22%

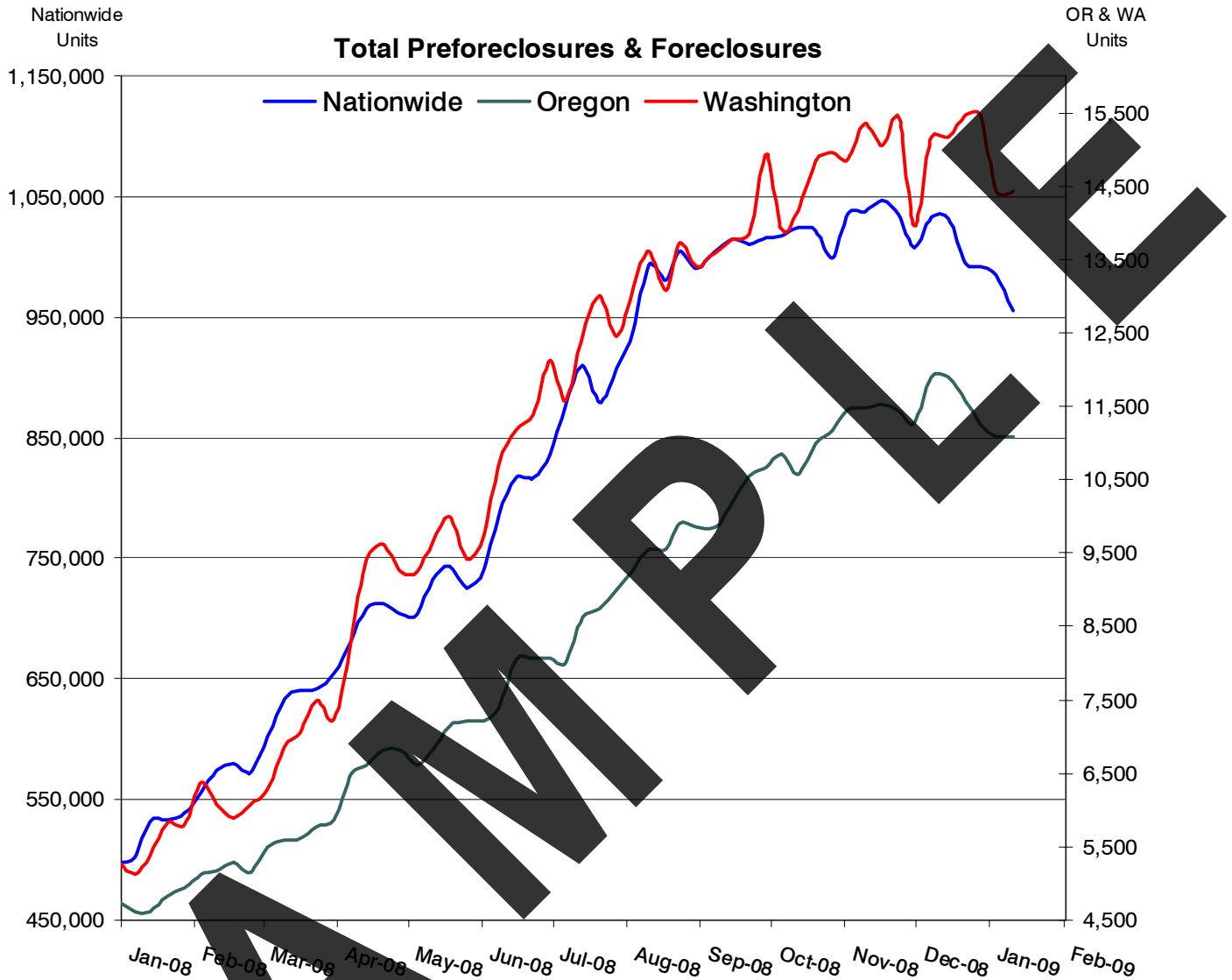
Bar Chart of Monthly Residential Sales



REO as % of Existing Homes Sold
 (Real Estate Owned - Lender Sales)

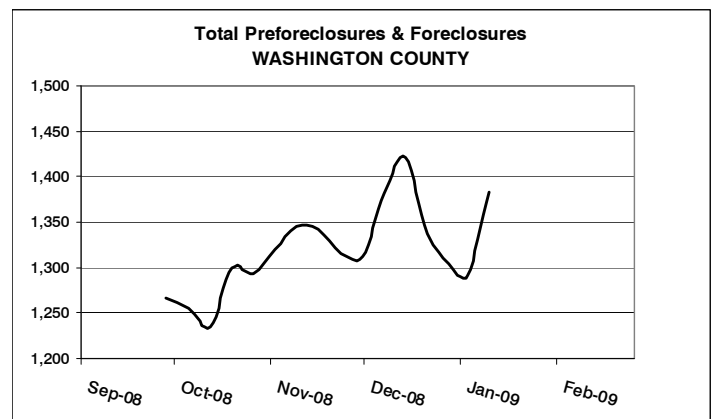
County Records	Repossessed Existing Sold											
	2003		2004		2005		2006		2007		2008	
Month	# Sold	% of All Sold	# Sold	% of All Sold	# Sold	% of All Sold	# Sold	% of All Sold	# Sold	% of All Sold	# Sold	% of All Sold
Jan	8	2.0%	5	1.4%	36	7.2%	9	2.2%	7	1.9%	15	7.2%
Feb	11	2.5%	3	0.7%	20	4.7%	8	1.3%	8	1.7%	23	7.4%
Mar	15	2.7%	11	1.6%	25	3.1%	12	1.5%	5	0.9%	21	6.2%
Apr	13	1.9%	5	0.6%	25	3.1%	6	0.8%	8	1.4%	15	4.4%
May	9	1.2%	37	4.9%	14	1.6%	14	1.6%	8	1.2%	18	4.4%
Jun	11	1.4%	37	3.5%	29	2.6%	9	0.9%	13	2.0%	11	2.9%
Jul	14	1.7%	34	3.4%	19	2.0%	4	0.5%	10	1.6%	22	4.9%
Aug	11	1.2%	44	4.9%	7	0.7%	8	1.0%	8	1.4%	27	6.3%
Sep	10	1.3%	28	3.5%	18	1.8%	3	0.5%	4	1.0%	19	5.1%
Oct	9	1.1%	20	2.6%	9	1.2%	9	1.3%	10	2.5%	30	9.0%
Nov	14	2.5%	25	3.7%	11	1.6%	7	1.2%	5	1.4%	25	11.3%
Dec	10	1.7%	27	4.0%	7	1.1%	10	1.9%	7	2.4%	18	8.1%
Total	135	1.7%	276	3.1%	220	2.3%	99	1.2%	93	1.6%	244	6.1%
County	Change		Change		Change		Change		Change		Change	
Average \$	\$229,290	28.9%	\$251,827	9.8%	\$232,453	-7.7%	\$339,914	46.2%	\$326,190	-4.0%	\$268,759	-17.6%

There are currently 1,383 preforeclosed and foreclosed homes, up 1 unit from last month.



The 1,583 preforeclosed and foreclosed homes are 33% of the inventory (assuming all are being offered for sale). This represents almost a four month supply of houses.

The chart on the right has data beginning in late September. Real Estats will continue to track this data weekly.



Relative inventory is down this month from 12.9 months of supply to 11.5 months.

Currently there are 4,227 residences for sale, about a 11.5 month supply since 366 sold in December.*



* - Equilibrium exists when the market has 4 - 6 months of supply for sale.

