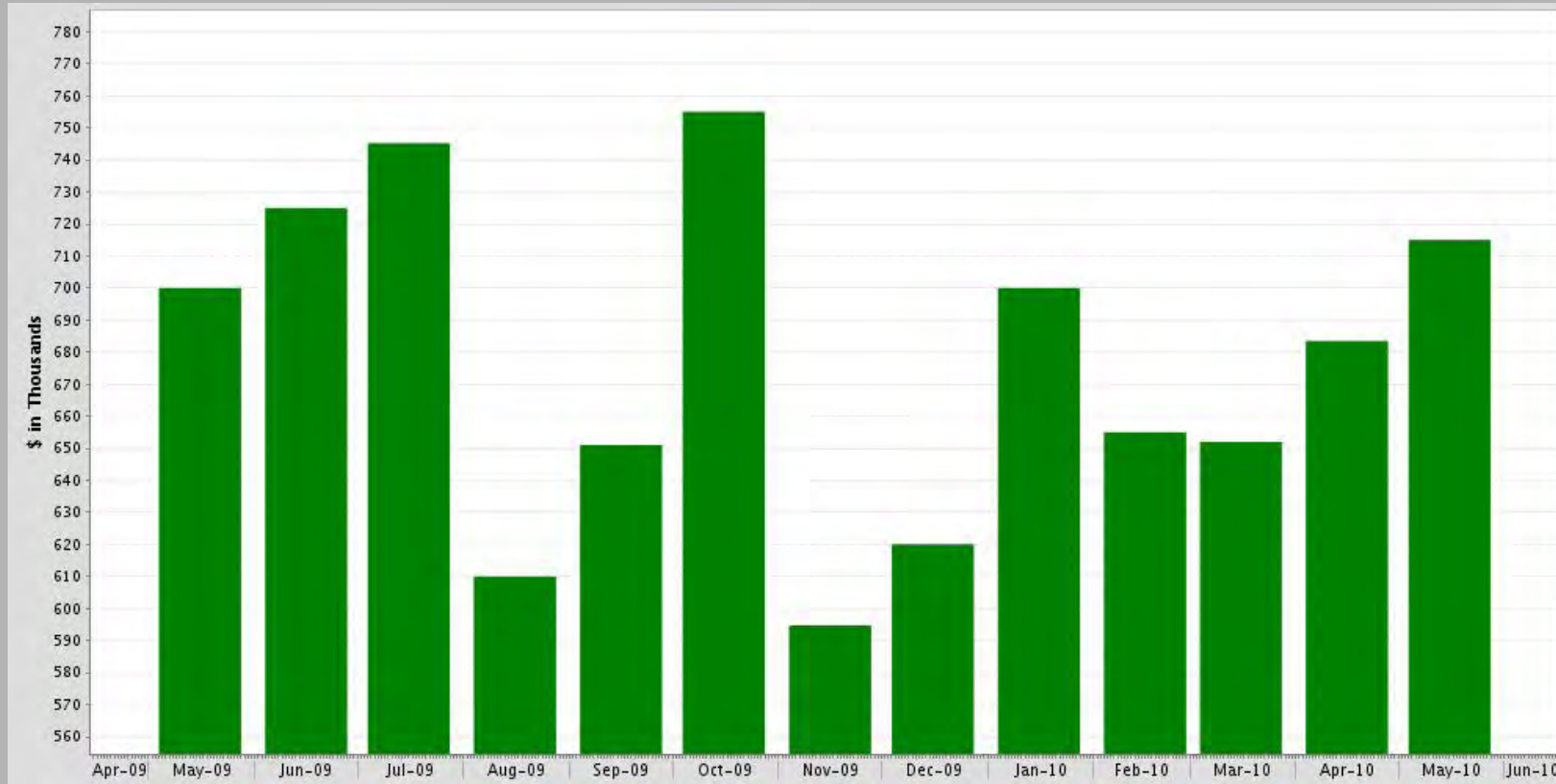


# Median Sold Price by Month

May-09 vs. May-10: The median sold price is up 2%



### May-09 vs. May-10

May-09	May-10	Change	%
700,000	715,000	15,000	+2%



**MLS:** RAGFL      **Time Period:** 1 year (monthly)      **Price:** \$500,000-\$1,000,000      **Construction Type:** All      **Bedrooms:** 2, 3, 4, 5+      **Bathrooms:** 2, 3+  
**Property Types:** Residential: (Single Family Res)  
**MLS Areas:** 3350, 3180, 3280, 3370, 3160, 3500, 3250, 3800, 3130, 3700, 3140, 3440, 3480, 3540, 3600, 3460, 3260, 3270, 3360, 3490, 3240, 3170, 3121, 3450, 3150, 3810, 3470, 3380  
*Statistics are based on closed MLS transactions. Each closing generates one transaction side only.*

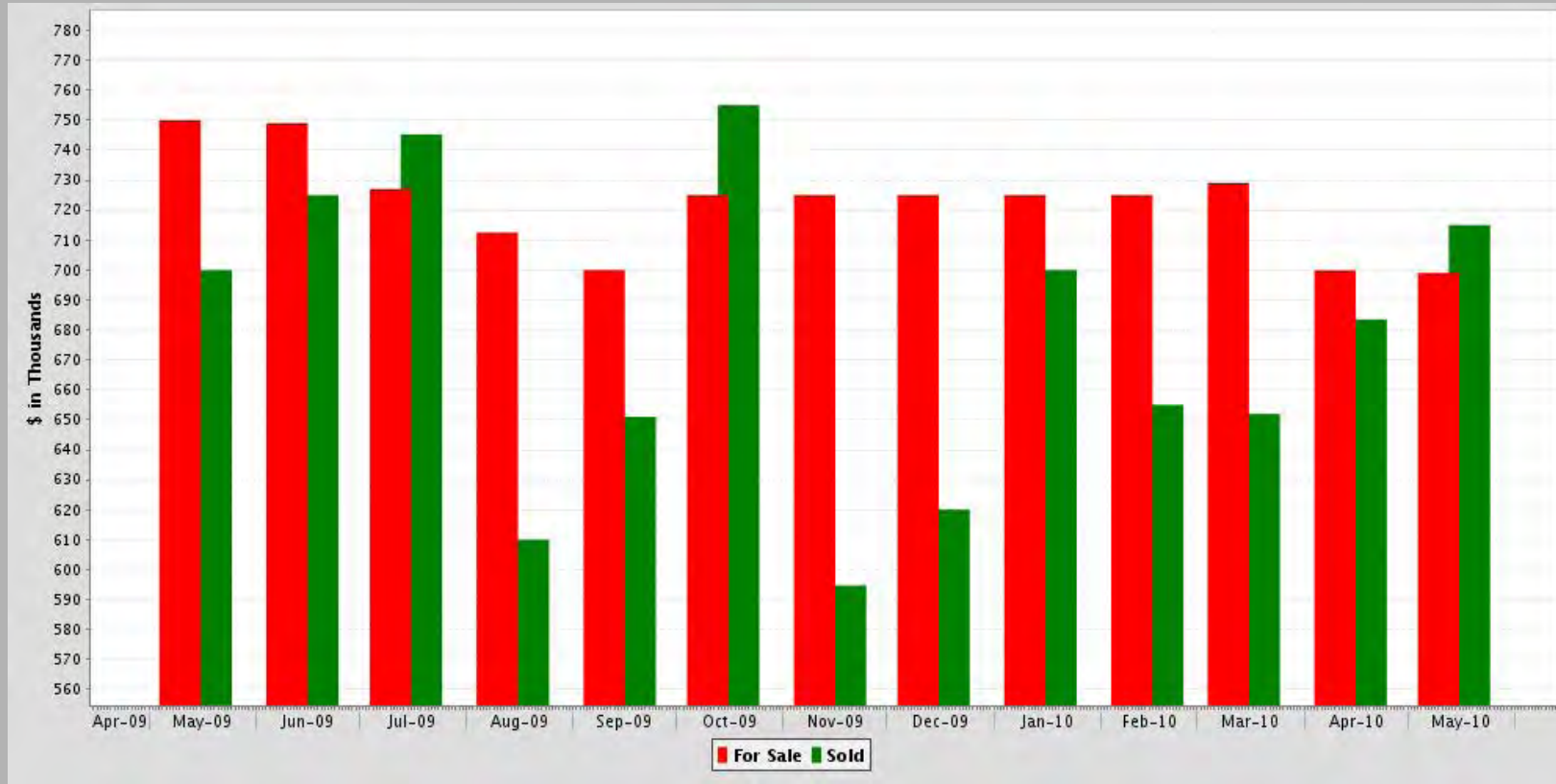
## Median Sold Price by Month

May-09 vs. May-10: The median sold price is up 2%

Time Period	Median Price	# Units	Average DOM
May-10	715,000	22	242
Apr-10	683,500	10	187
Mar-10	652,000	19	136
Feb-10	655,000	14	202
Jan-10	700,000	10	181
Dec-09	620,000	13	146
Nov-09	594,700	13	198
Oct-09	755,000	19	179
Sep-09	651,000	14	204
Aug-09	610,000	12	193
Jul-09	745,250	16	218
Jun-09	725,000	15	158
May-09	700,000	19	96

# Median For Sale vs. Median Sold

May-09 vs. May-10: The median price of for sale properties is down 7% and the median price of sold properties is up 2%



May-09 vs. May-10			
May-09	May-10	Change	%
750,000	699,000	-51,000	-7%



May-09 vs. May-10			
May-09	May-10	Change	%
700,000	715,000	15,000	+2%

**MLS:** RAGFL      **Time Period:** 1 year (monthly)      **Price:** \$500,000-\$1,000,000      **Construction Type:** All      **Bedrooms:** 2, 3, 4, 5+      **Bathrooms:** 2, 3+  
**Property Types:** Residential: (Single Family Res)  
**MLS Areas:** 3350, 3180, 3280, 3370, 3160, 3500, 3250, 3800, 3130, 3700, 3140, 3440, 3480, 3540, 3600, 3460, 3260, 3270, 3360, 3490, 3240, 3170, 3121, 3450, 3150, 3810, 3470, 3380

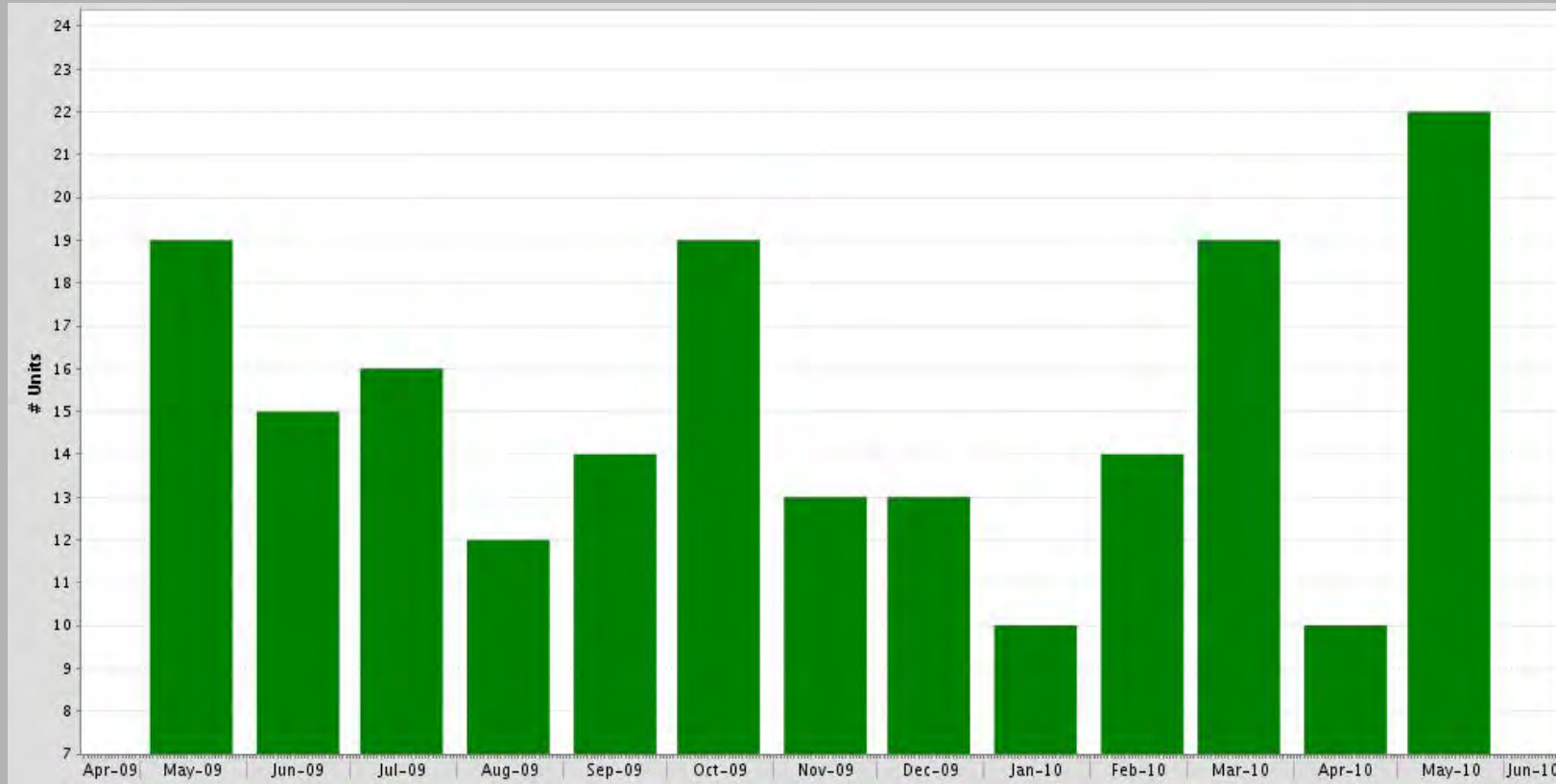
**Median For Sale vs. Median Sold**

**May-09 vs. May-10: The median price of for sale properties is down 7% and the median price of sold properties is up 2%**

<b>Time Period</b>	<b># Units For Sale</b>	<b>For Sale Average DOM</b>	<b># Sold Units</b>	<b>Sold Average DOM</b>
May-10	311	289	22	242
Apr-10	328	313	10	187
Mar-10	341	323	19	136
Feb-10	333	348	14	202
Jan-10	350	366	10	181
Dec-09	331	396	13	146
Nov-09	348	393	13	198
Oct-09	353	399	19	179
Sep-09	351	407	14	204
Aug-09	350	422	12	193
Jul-09	367	419	16	218
Jun-09	384	418	15	158
May-09	401	409	19	96

# The Number of Sold Properties by Month

May-09 vs. May-10: The number of sold properties is up 16%



### May-09 vs. May-10

May-09	May-10	Change	%
19	22	3	+16%



**MLS:** RAGFL     
 **Time Period:** 1 year (monthly)     
 **Price:** \$500,000-\$1,000,000     
 **Construction Type:** All     
 **Bedrooms:** 2, 3, 4, 5+     
 **Bathrooms:** 2, 3+  
**Property Types:** Residential: (Single Family Res)  
**MLS Areas:** 3350, 3180, 3280, 3370, 3160, 3500, 3250, 3800, 3130, 3700, 3140, 3440, 3480, 3540, 3600, 3460, 3260, 3270, 3360, 3490, 3240, 3170, 3121, 3450, 3150, 3810, 3470, 3380

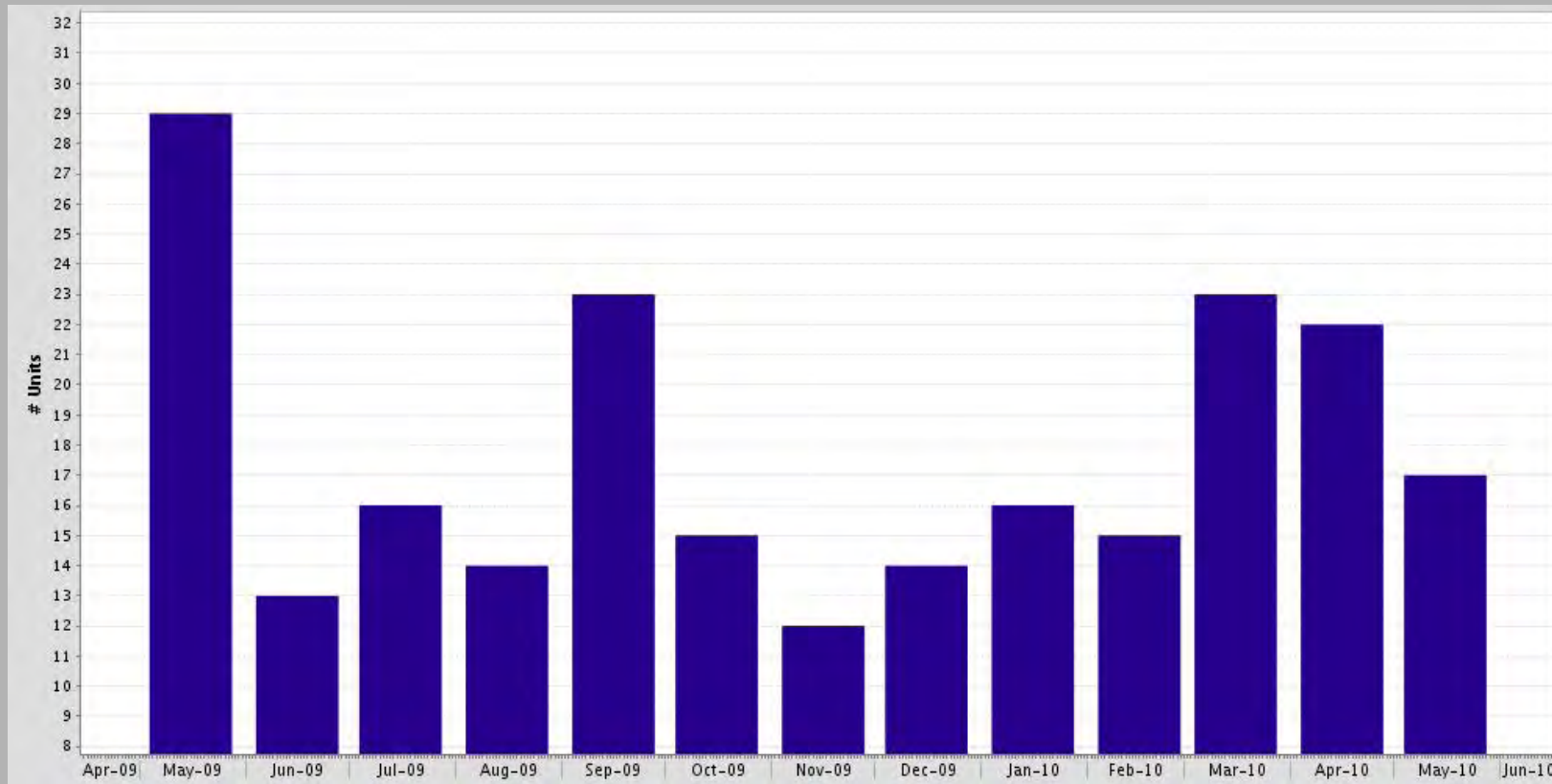
# The Number of Sold Properties by Month

May-09 vs. May-10: The number of sold properties is up 16%

Time Period	# Units	Median Price	Average DOM
May-10	22	715,000	242
Apr-10	10	683,500	187
Mar-10	19	652,000	136
Feb-10	14	655,000	202
Jan-10	10	700,000	181
Dec-09	13	620,000	146
Nov-09	13	594,700	198
Oct-09	19	755,000	179
Sep-09	14	651,000	204
Aug-09	12	610,000	193
Jul-09	16	745,250	218
Jun-09	15	725,000	158
May-09	19	700,000	96

# The Number of Under Contract Properties by Month

May-09 vs. May-10: The number of under contract properties is down 41%



### May-09 vs. May-10

May-09	May-10	Change	%
29	17	-12	-41%



**MLS:** RAGFL     
 **Time Period:** 1 year (monthly)     
 **Price:** \$500,000-\$1,000,000     
 **Construction Type:** All     
 **Bedrooms:** 2, 3, 4, 5+     
 **Bathrooms:** 2, 3+  
**Property Types:** Residential: (Single Family Res)  
**MLS Areas:** 3350, 3180, 3280, 3370, 3160, 3500, 3250, 3800, 3130, 3700, 3140, 3440, 3480, 3540, 3600, 3460, 3260, 3270, 3360, 3490, 3240, 3170, 3121, 3450, 3150, 3810, 3470, 3380

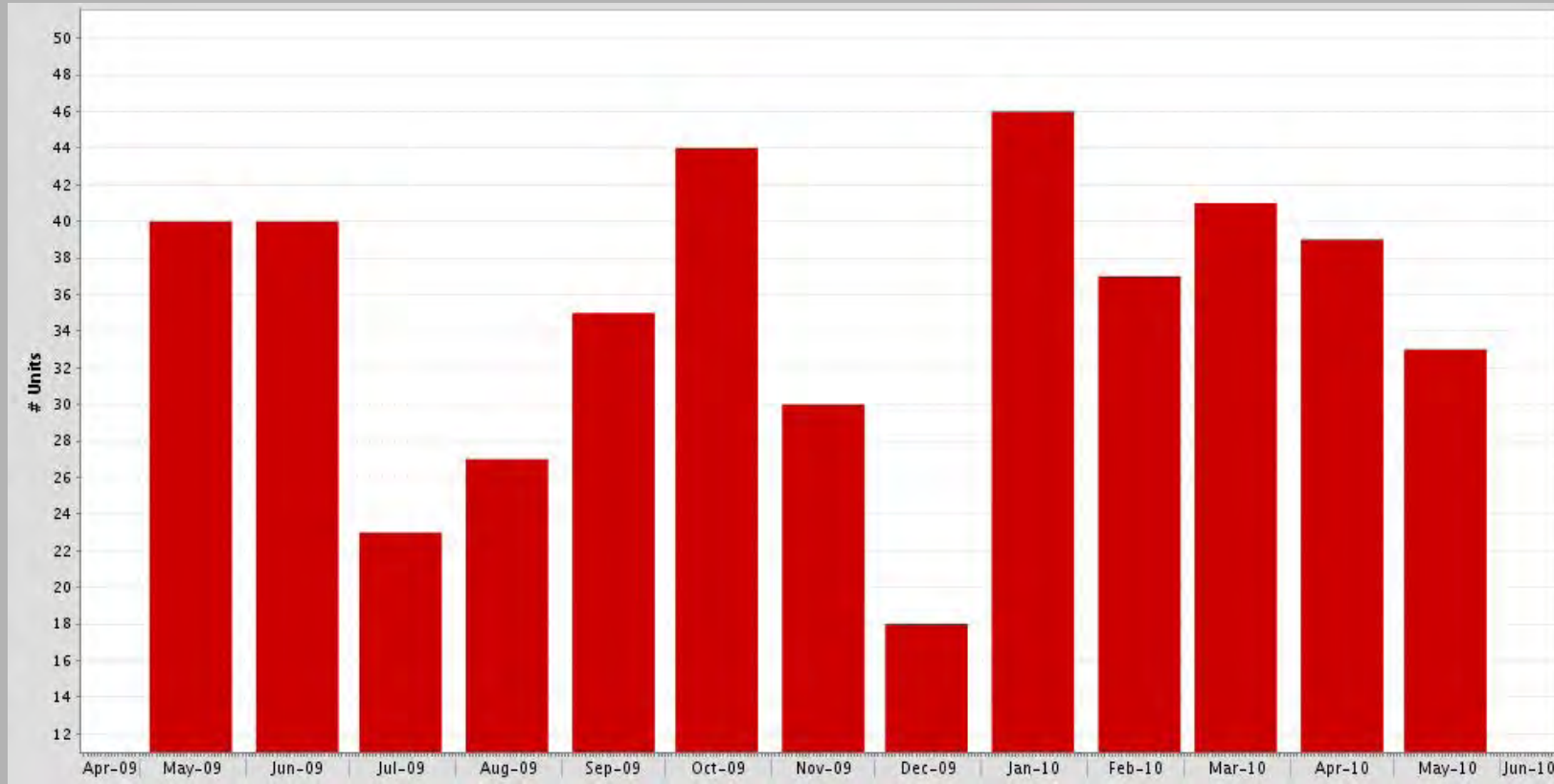
# The Number of Under Contract Properties by Month

May-09 vs. May-10: The number of under contract properties is down 41%

Time Period	# Units	Median Price	Average DOM
May-10	17	674,000	370
Apr-10	22	712,000	166
Mar-10	23	699,999	156
Feb-10	15	694,500	184
Jan-10	16	699,000	201
Dec-09	14	694,500	191
Nov-09	12	724,000	125
Oct-09	15	615,600	187
Sep-09	23	739,000	204
Aug-09	14	644,500	175
Jul-09	16	720,000	215
Jun-09	13	799,000	233
May-09	29	649,900	153

# The Number of New Properties Listed by Month

May-09 vs. May-10: The number of new properties is down 18%



### May-09 vs. May-10

May-09	May-10	Change	%
40	33	-7	-18%



**MLS:** RAGFL     
 **Time Period:** 1 year (monthly)     
 **Price:** \$500,000-\$1,000,000     
 **Construction Type:** All     
 **Bedrooms:** 2, 3, 4, 5+     
 **Bathrooms:** 2, 3+  
**Property Types:** Residential: (Single Family Res)  
**MLS Areas:** 3350, 3180, 3280, 3370, 3160, 3500, 3250, 3800, 3130, 3700, 3140, 3440, 3480, 3540, 3600, 3460, 3260, 3270, 3360, 3490, 3240, 3170, 3121, 3450, 3150, 3810, 3470, 3380

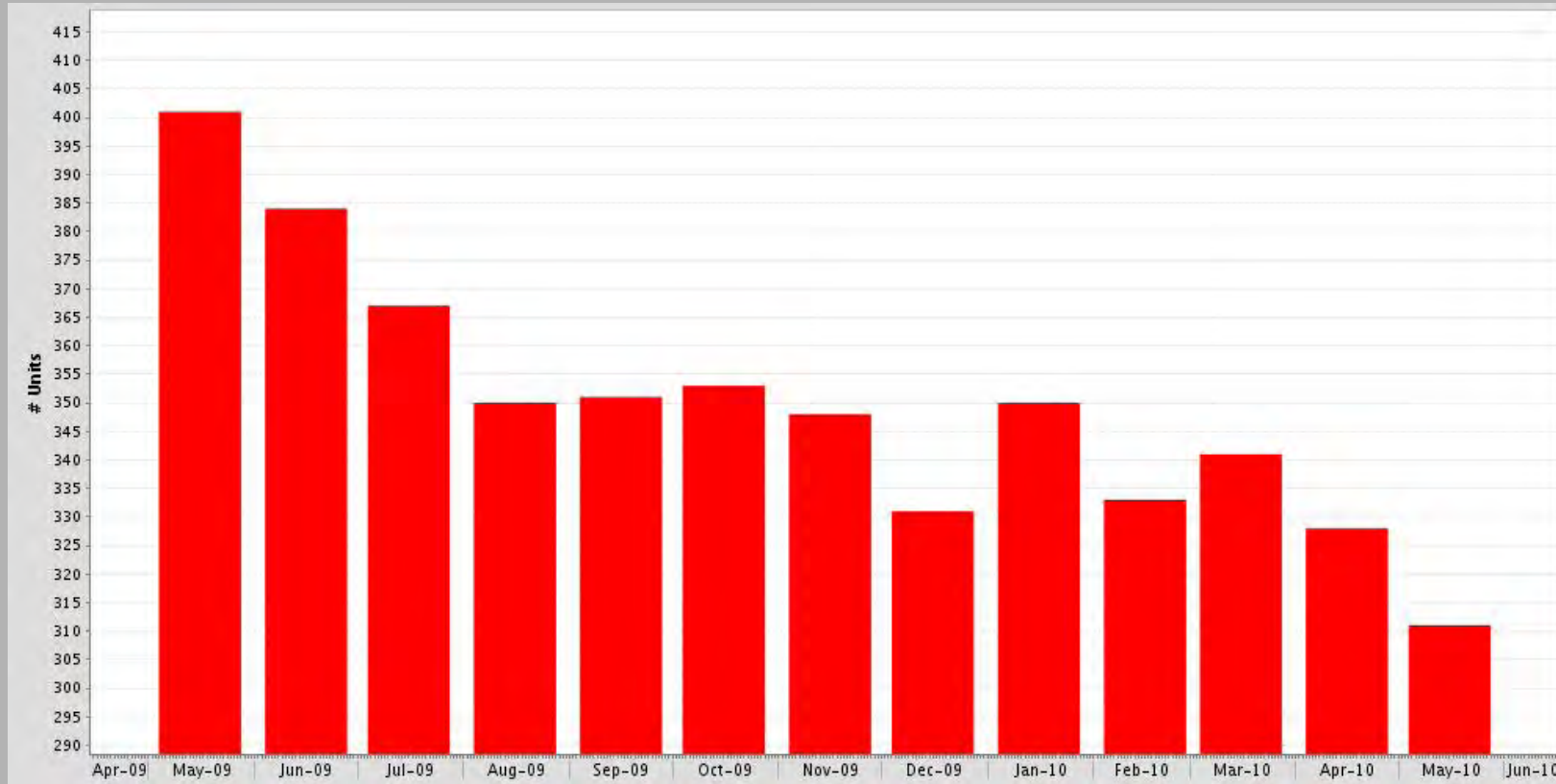
# The Number of New Properties Listed by Month

May-09 vs. May-10: The number of new properties is down 18%

Time Period	# Units	Median Price
May-10	33	647,000
Apr-10	39	675,000
Mar-10	41	699,900
Feb-10	37	699,999
Jan-10	46	699,450
Dec-09	18	774,500
Nov-09	30	606,000
Oct-09	44	782,450
Sep-09	35	699,000
Aug-09	27	699,000
Jul-09	23	669,000
Jun-09	40	699,000
May-09	40	685,000

# The Number of For Sale Properties By Month

May-09 vs. May-10: The number of for sale properties is down 22%



### May-09 vs. May-10

May-09	May-10	Change	%
401	311	-90	-22%



**MLS:** RAGFL      **Time Period:** 1 year (monthly)      **Price:** \$500,000-\$1,000,000      **Construction Type:** All      **Bedrooms:** 2, 3, 4, 5+      **Bathrooms:** 2, 3+  
**Property Types:** Residential: (Single Family Res)  
**MLS Areas:** 3350, 3180, 3280, 3370, 3160, 3500, 3250, 3800, 3130, 3700, 3140, 3440, 3480, 3540, 3600, 3460, 3260, 3270, 3360, 3490, 3240, 3170, 3121, 3450, 3150, 3810, 3470, 3380  
*Statistics are based on closed MLS transactions. Each closing generates one transaction side only.*

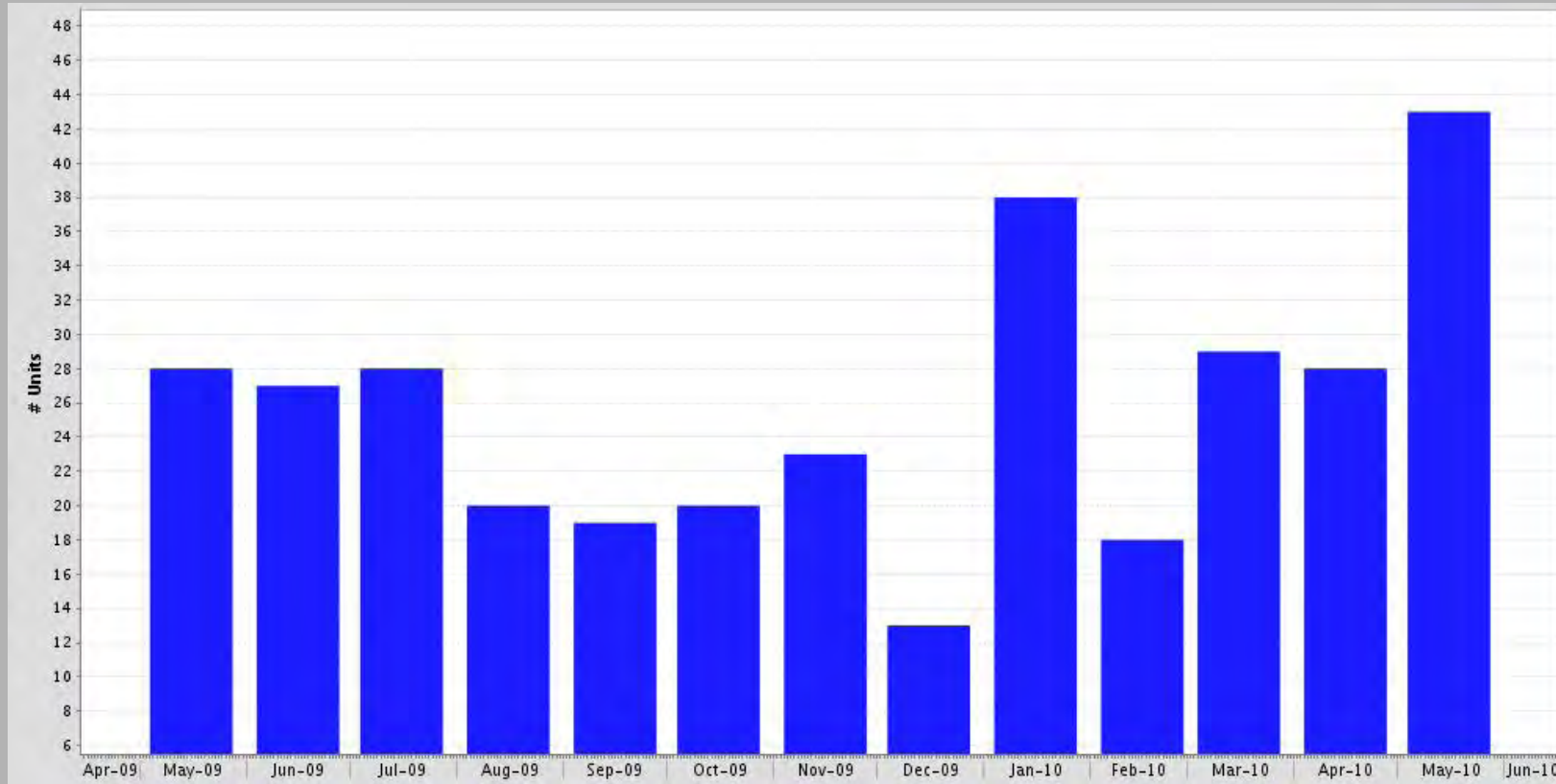
# The Number of For Sale Properties By Month

May-09 vs. May-10: The number of for sale properties is down 22%

Time Period	# Units	Median Price	Average DOM
May-10	311	699,000	289
Apr-10	328	699,900	313
Mar-10	341	729,000	323
Feb-10	333	725,000	348
Jan-10	350	725,000	366
Dec-09	331	725,000	396
Nov-09	348	725,000	393
Oct-09	353	725,000	399
Sep-09	351	699,999	407
Aug-09	350	712,500	422
Jul-09	367	727,000	419
Jun-09	384	749,000	418
May-09	401	750,000	409

# The Number of Expired Properties by Month

May-09 vs. May-10: The number of expired properties is up 54%



### May-09 vs. May-10

May-09	May-10	Change	%
28	43	15	+54%



**MLS:** RAGFL     
 **Time Period:** 1 year (monthly)     
 **Price:** \$500,000-\$1,000,000     
 **Construction Type:** All     
 **Bedrooms:** 2, 3, 4, 5+     
 **Bathrooms:** 2, 3+  
**Property Types:** Residential: (Single Family Res)  
**MLS Areas:** 3350, 3180, 3280, 3370, 3160, 3500, 3250, 3800, 3130, 3700, 3140, 3440, 3480, 3540, 3600, 3460, 3260, 3270, 3360, 3490, 3240, 3170, 3121, 3450, 3150, 3810, 3470, 3380

## The Number of Expired Properties by Month

May-09 vs. May-10: The number of expired properties is up 54%

Time Period	# Units	Median Price	Average DOM
May-10	43	699,000	217
Apr-10	28	727,250	356
Mar-10	29	799,000	193
Feb-10	18	724,950	304
Jan-10	38	699,000	328
Dec-09	13	759,900	435
Nov-09	23	649,000	278
Oct-09	20	677,000	269
Sep-09	19	699,000	215
Aug-09	20	757,000	382
Jul-09	28	749,975	256
Jun-09	27	749,500	307
May-09	28	749,000	234

# Supply & Demand by Month

May-09 vs. May-10: The number of for sale properties is down 22% and the number of sold properties is up 16%



May-09 vs. May-10			
May-09	May-10	Change	%
401	311	-90	-22%



May-09 vs. May-10			
May-09	May-10	Change	%
19	22	3	+16%

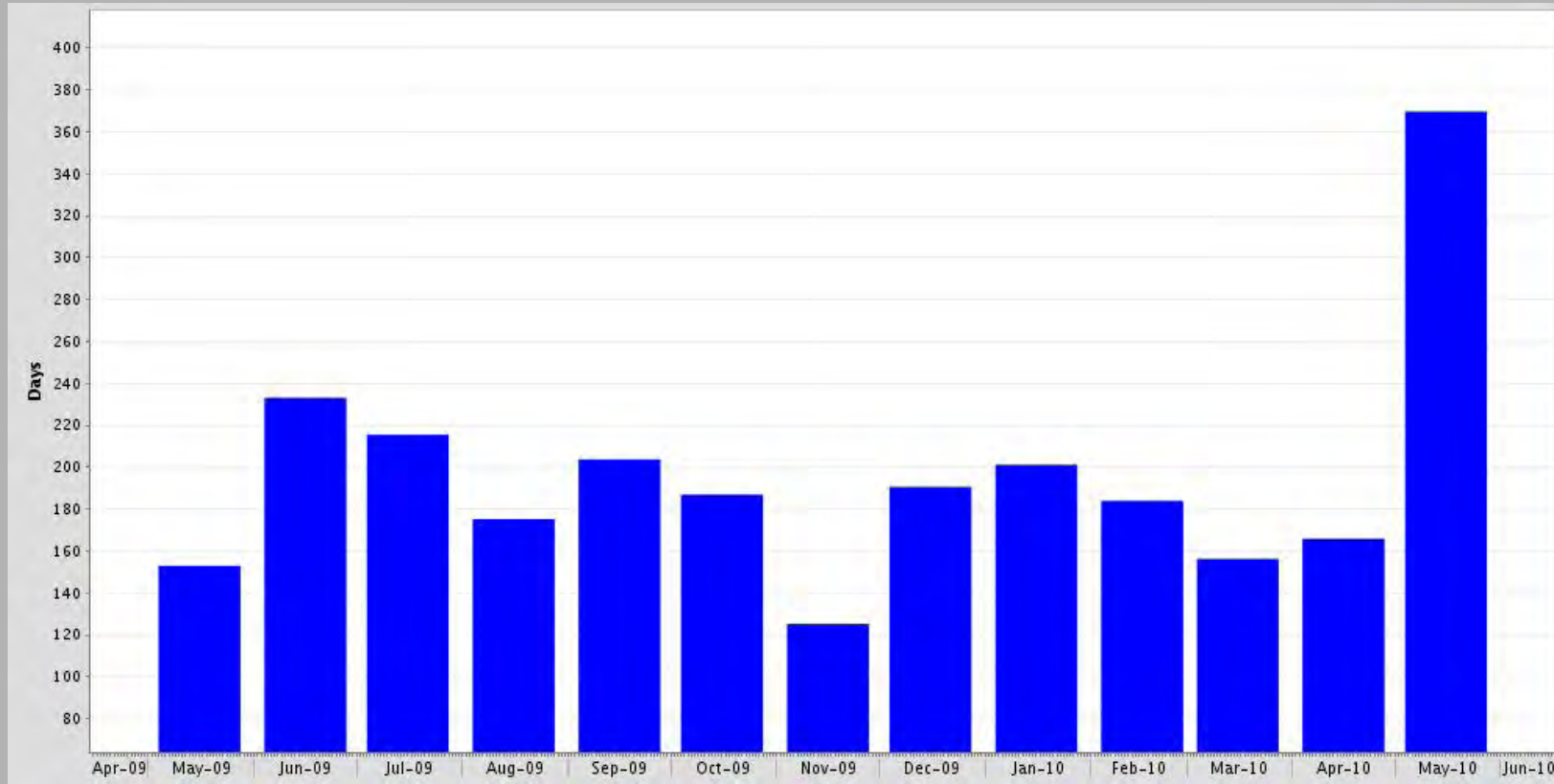
**MLS:** RAGFL      **Time Period:** 1 year (monthly)      **Price:** \$500,000-\$1,000,000      **Construction Type:** All      **Bedrooms:** 2, 3, 4, 5+      **Bathrooms:** 2, 3+  
**Property Types:** Residential: (Single Family Res)  
**MLS Areas:** 3350, 3180, 3280, 3370, 3160, 3500, 3250, 3800, 3130, 3700, 3140, 3440, 3480, 3540, 3600, 3460, 3260, 3270, 3360, 3490, 3240, 3170, 3121, 3450, 3150, 3810, 3470, 3380

**May-09 vs. May-10: The number of for sale properties is down 22% and the number of sold properties is up 16%**

<b>Time Period</b>	<b># Units For Sale</b>	<b>For Sale Average DOM</b>	<b># Sold Units</b>	<b>Sold Average DOM</b>
May-10	311	289	22	242
Apr-10	328	313	10	187
Mar-10	341	323	19	136
Feb-10	333	348	14	202
Jan-10	350	366	10	181
Dec-09	331	396	13	146
Nov-09	348	393	13	198
Oct-09	353	399	19	179
Sep-09	351	407	14	204
Aug-09	350	422	12	193
Jul-09	367	419	16	218
Jun-09	384	418	15	158
May-09	401	409	19	96

# The Average Days on Market by Month

May-09 vs. May-10: The average days on market is up 142%



### May-09 vs. May-10

May-09	May-10	Change	%
153	370	217	+142%



**MLS:** RAGFL      **Time Period:** 1 year (monthly)      **Price:** \$500,000-\$1,000,000      **Construction Type:** All      **Bedrooms:** 2, 3, 4, 5+      **Bathrooms:** 2, 3+  
**Property Types:** Residential: (Single Family Res)  
**MLS Areas:** 3350, 3180, 3280, 3370, 3160, 3500, 3250, 3800, 3130, 3700, 3140, 3440, 3480, 3540, 3600, 3460, 3260, 3270, 3360, 3490, 3240, 3170, 3121, 3450, 3150, 3810, 3470, 3380  
*Statistics are based on closed MLS transactions. Each closing generates one transaction side only.*

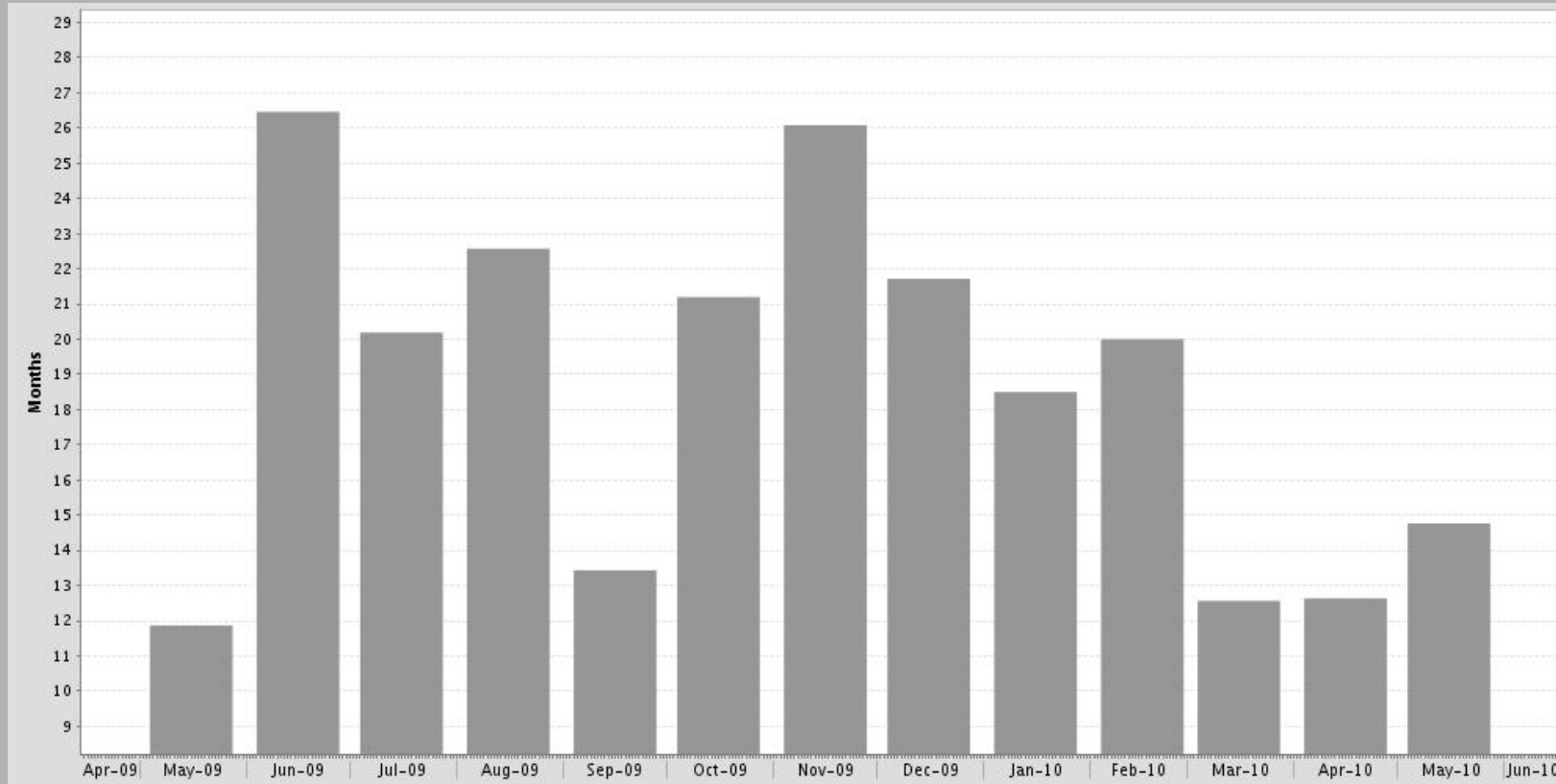
# The Average Days on Market by Month

May-09 vs. May-10: The average days on market is up 142%

Time Period	Average DOM	# UC Units
May-10	370	17
Apr-10	166	22
Mar-10	156	23
Feb-10	184	15
Jan-10	201	16
Dec-09	191	14
Nov-09	125	12
Oct-09	187	15
Sep-09	204	23
Aug-09	175	14
Jul-09	215	16
Jun-09	233	13
May-09	153	29

# Months Supply of Inventory

May-09 vs. May-10: The average months supply of inventory is up 24%



### May-09 vs. May-10

May-09	May-10	Change	%
11.9	14.8	2.9	+24%



**MLS:** RAGFL     
 **Time Period:** 1 year (monthly)     
 **Price:** \$500,000-\$1,000,000     
 **Construction Type:** All     
 **Bedrooms:** 2, 3, 4, 5+     
 **Bathrooms:** 2, 3+  
**Property Types:** Residential: (Single Family Res)  
**MLS Areas:** 3350, 3180, 3280, 3370, 3160, 3500, 3250, 3800, 3130, 3700, 3140, 3440, 3480, 3540, 3600, 3460, 3260, 3270, 3360, 3490, 3240, 3170, 3121, 3450, 3150, 3810, 3470, 3380  
 Statistics are based on closed MLS transactions. Each closing generates one transaction side only.

# Months Supply of Inventory

May-09 vs. May-10: The average months supply of inventory is up 24%

Time Period	# Units For Sale Last Day of Month	# UC Units During Month	MSI	UC Average DOM
May-10	251	17	15	370
Apr-10	278	22	13	166
Mar-10	289	23	13	156
Feb-10	300	15	20	184
Jan-10	296	16	18	201
Dec-09	304	14	22	191
Nov-09	313	12	26	125
Oct-09	318	15	21	187
Sep-09	309	23	13	204
Aug-09	316	14	23	175
Jul-09	323	16	20	215
Jun-09	344	13	26	233
May-09	344	29	12	153

## Market Dynamics



**Eileen & William Kedersha  
RAGFL**

