

Local Market Updates

A free research tool from the **Austin Board of REALTORS®**
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Region:

Austin - Central

October

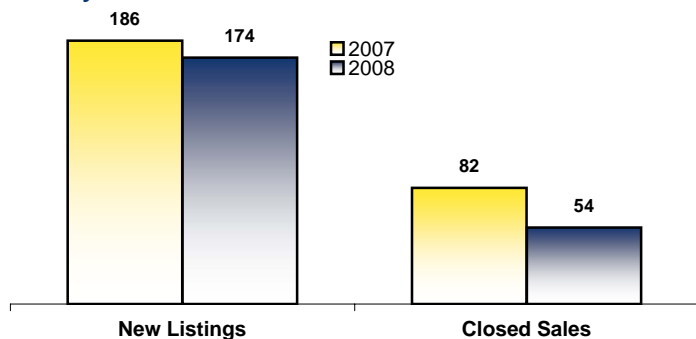
Year to Date

Travis County, TX

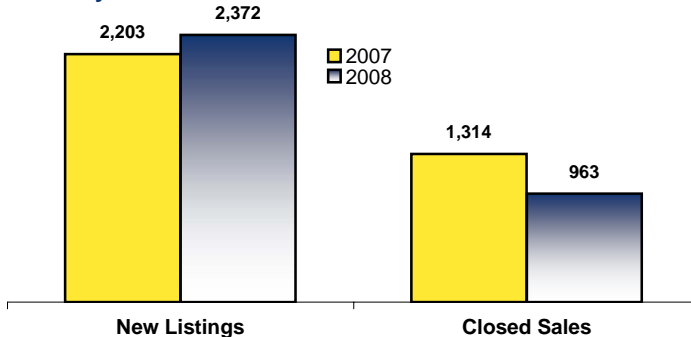
	2007	2008	Change	2007	2008	Change
New Listings	186	174	- 6.5%	2,203	2,372	+ 7.7%
Closed Sales	82	54	- 34.1%	1,314	963	- 26.7%
Median Sales Price	\$387,000	\$370,000	- 4.4%	\$320,000	\$320,000	- 0.0%
Average Sales Price	\$538,589	\$438,216	- 18.6%	\$407,470	\$392,069	- 3.8%
Percent of Original List Price Received at Sale*	93.5%	90.0%	- 3.8%	96.0%	94.1%	- 1.9%
Average Days on Market Until Sale	64	77	+ 21.0%	52	60	+ 16.2%
Single-Family Detached Inventory**	NA	390	NA	--	--	--
Townhouse-Condo Inventory**	NA	432	NA	--	--	--

*Does not account for list prices from any previous listing contracts or seller concessions **City inventory figures were first tracked in June 2008

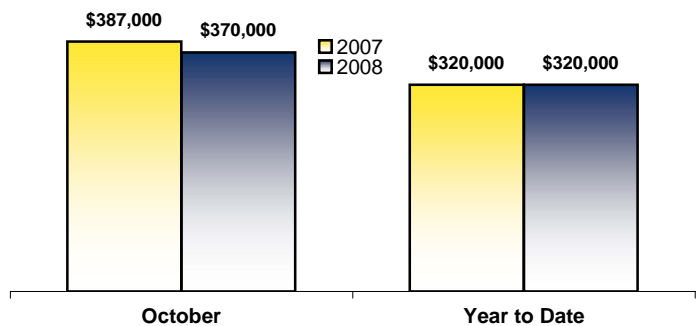
Activity—Most Recent Month



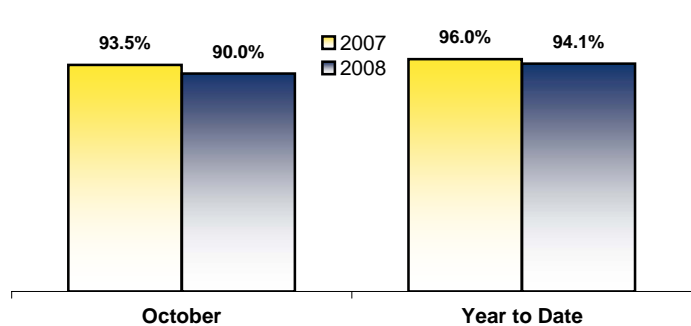
Activity—Year to Date



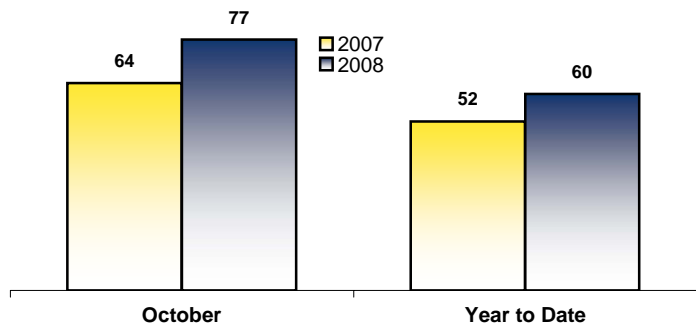
Median Sales Price



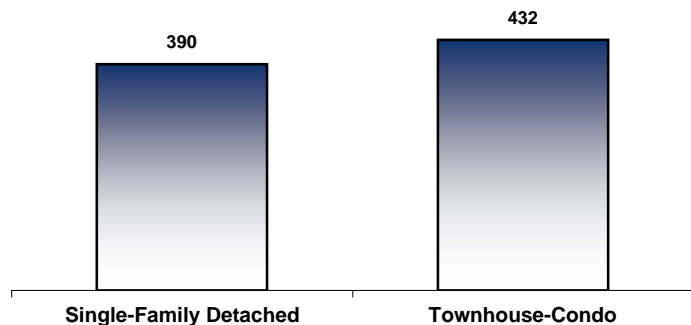
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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Region:

Austin - East

October

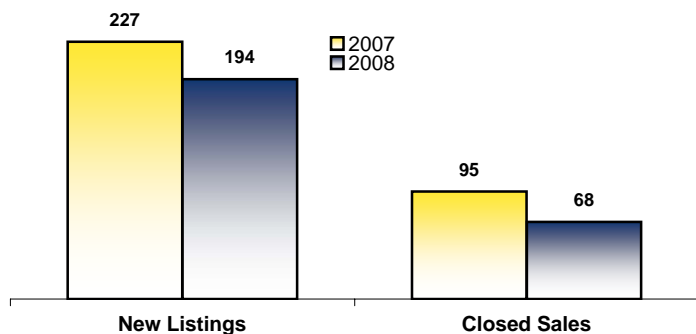
Year to Date

Travis County, TX

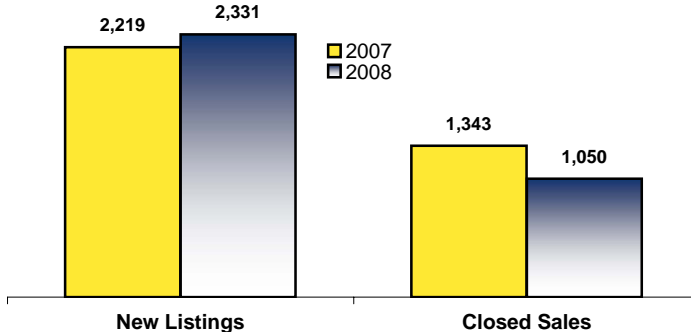
	2007	2008	Change	2007	2008	Change
New Listings	227	194	- 14.5%	2,219	2,331	+ 5.0%
Closed Sales	95	68	- 28.4%	1,343	1,050	- 21.8%
Median Sales Price	\$158,000	\$164,500	+ 4.1%	\$147,358	\$159,103	+ 8.0%
Average Sales Price	\$173,543	\$177,946	+ 2.5%	\$159,964	\$176,440	+ 10.3%
Percent of Original List Price Received at Sale*	96.2%	89.9%	- 6.6%	96.4%	93.3%	- 3.2%
Average Days on Market Until Sale	58	77	+ 32.3%	54	63	+ 18.2%
Single-Family Detached Inventory**	NA	622	NA	--	--	--
Townhouse-Condo Inventory**	NA	115	NA	--	--	--

*Does not account for list prices from any previous listing contracts or seller concessions **City inventory figures were first tracked in June 2008

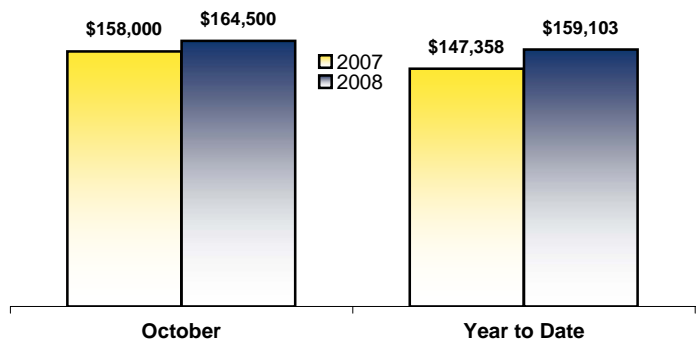
Activity—Most Recent Month



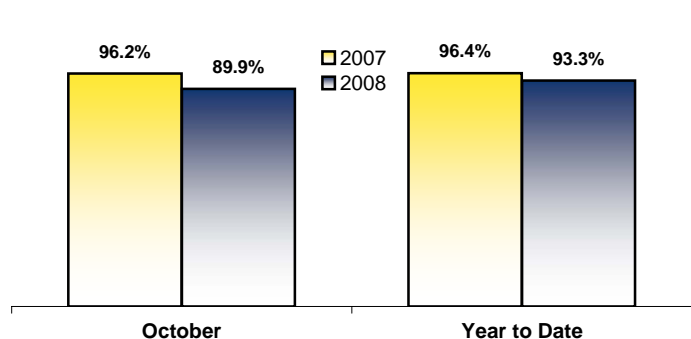
Activity—Year to Date



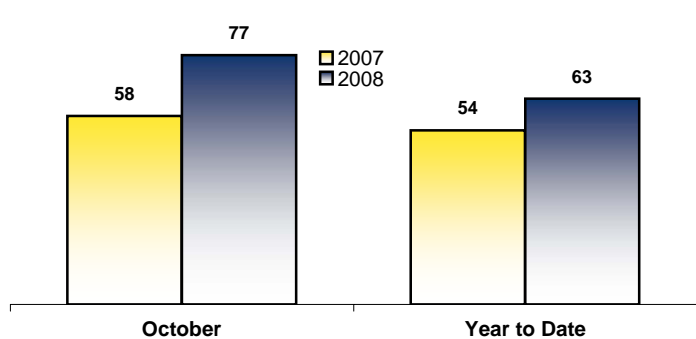
Median Sales Price



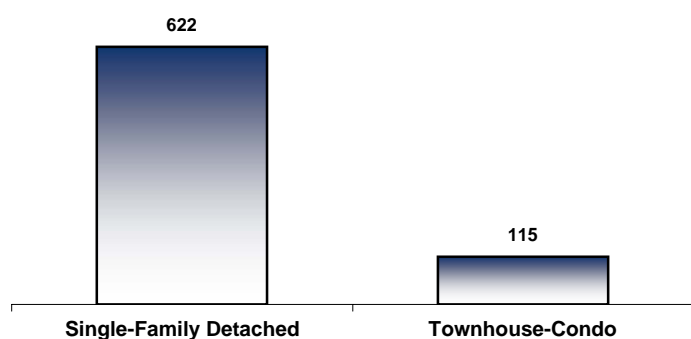
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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Region:

Austin - North Central

October

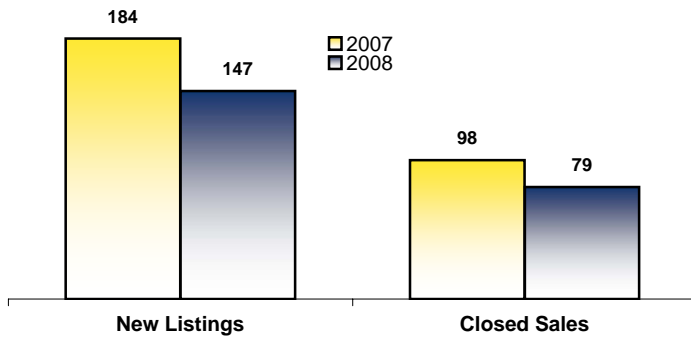
Year to Date

Travis County, TX

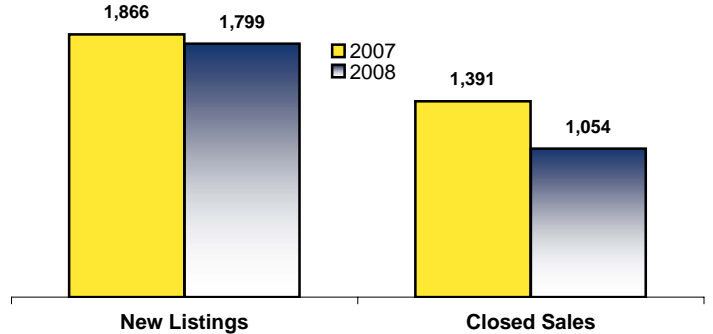
	2007	2008	Change	2007	2008	Change
New Listings	184	147	- 20.1%	1,866	1,799	- 3.6%
Closed Sales	98	79	- 19.4%	1,391	1,054	- 24.2%
Median Sales Price	\$180,000	\$175,900	- 2.3%	\$175,900	\$176,500	+ 0.3%
Average Sales Price	\$185,353	\$181,848	- 1.9%	\$186,922	\$189,058	+ 1.1%
Percent of Original List Price Received at Sale*	96.0%	95.1%	- 1.0%	97.9%	95.8%	- 2.1%
Average Days on Market Until Sale	36	46	+ 25.8%	32	45	+ 41.8%
Single-Family Detached Inventory**	NA	275	NA	--	--	--
Townhouse-Condo Inventory**	NA	100	NA	--	--	--

*Does not account for list prices from any previous listing contracts or seller concessions **City inventory figures were first tracked in June 2008

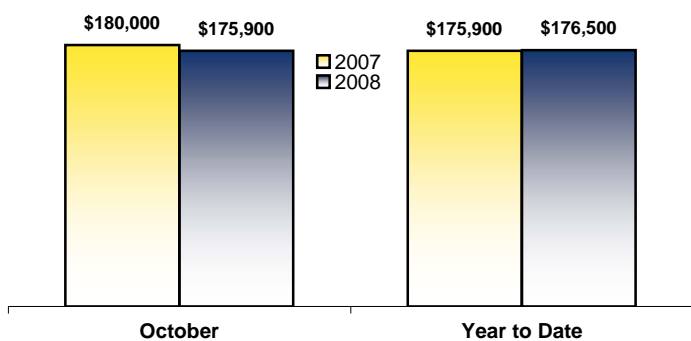
Activity—Most Recent Month



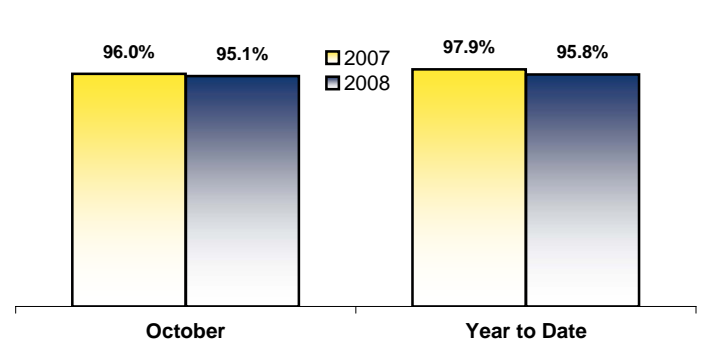
Activity—Year to Date



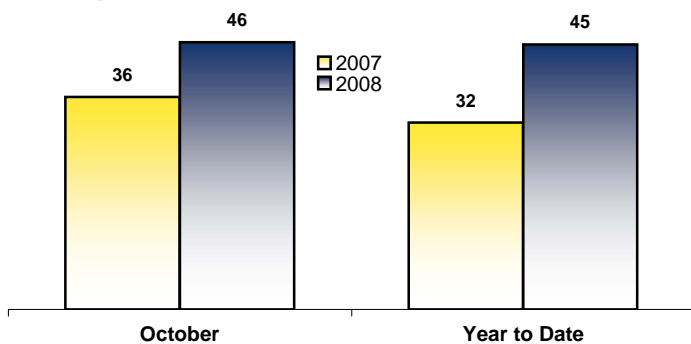
Median Sales Price



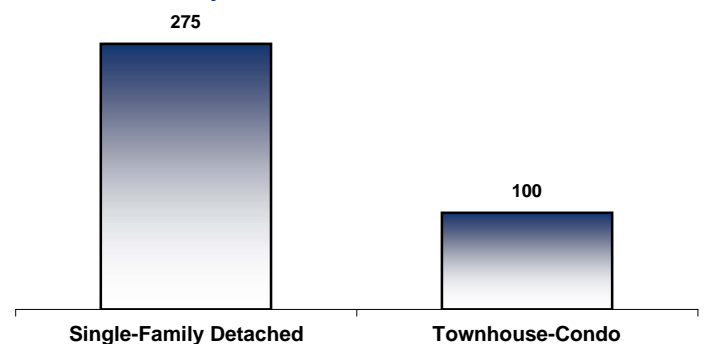
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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Local Market Updates



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Region:

Austin - Northwest

October

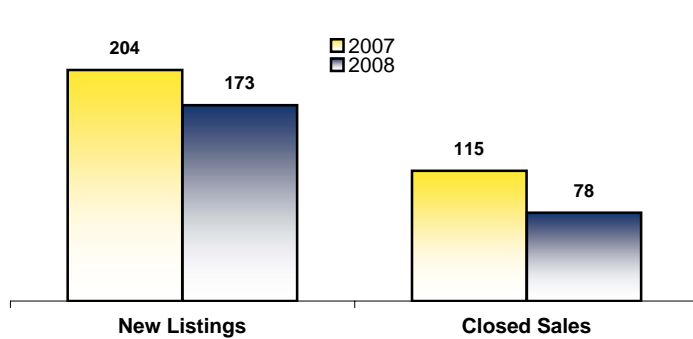
Year to Date

Travis and Williamson Counties, TX

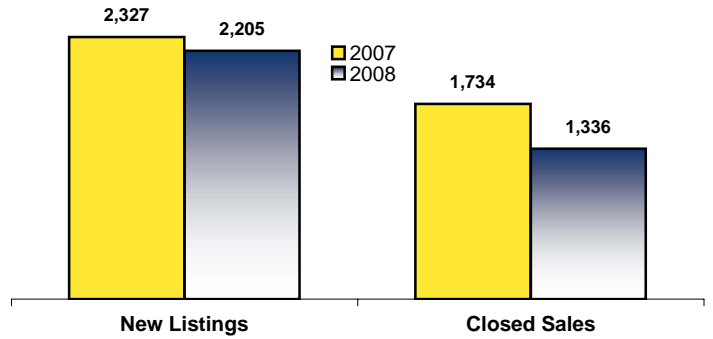
	2007	2008	Change	2007	2008	Change
New Listings	204	173	- 15.2%	2,327	2,205	- 5.2%
Closed Sales	115	78	- 32.2%	1,734	1,336	- 23.0%
Median Sales Price	\$239,000	\$281,250	+ 17.7%	\$231,000	\$233,000	+ 0.9%
Average Sales Price	\$272,205	\$302,826	+ 11.2%	\$279,156	\$281,298	+ 0.8%
Percent of Original List Price Received at Sale*	95.4%	94.5%	- 0.9%	97.5%	95.7%	- 1.8%
Average Days on Market Until Sale	46	61	+ 33.1%	37	50	+ 34.8%
Single-Family Detached Inventory**	NA	402	NA	--	--	--
Townhouse-Condo Inventory**	NA	133	NA	--	--	--

*Does not account for list prices from any previous listing contracts or seller concessions **City inventory figures were first tracked in June 2008

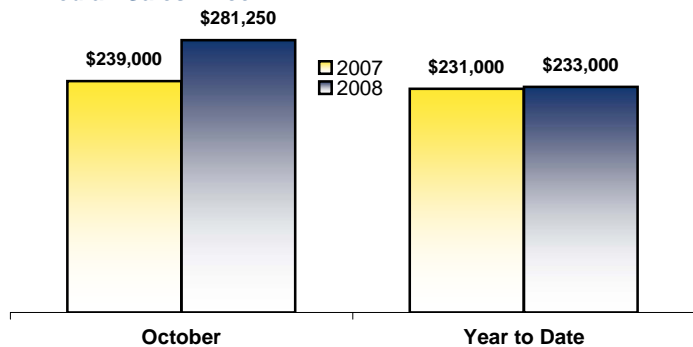
Activity—Most Recent Month



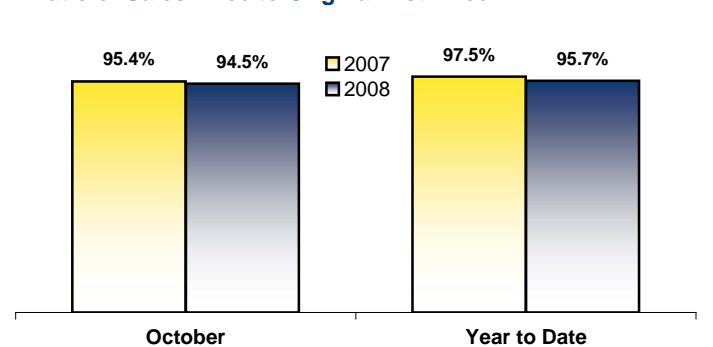
Activity—Year to Date



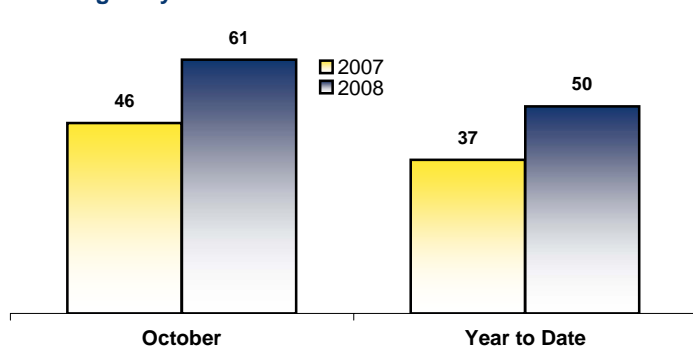
Median Sales Price



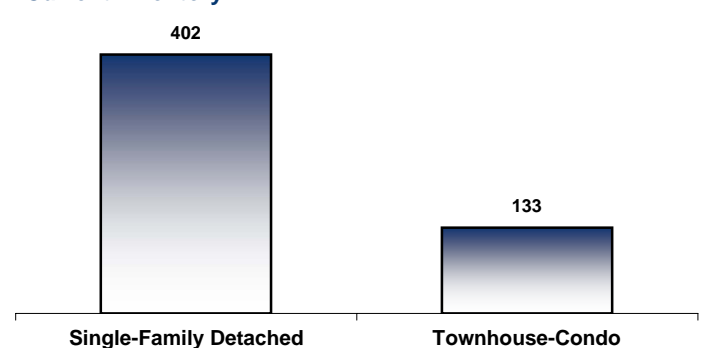
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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Region:

Austin - South

October

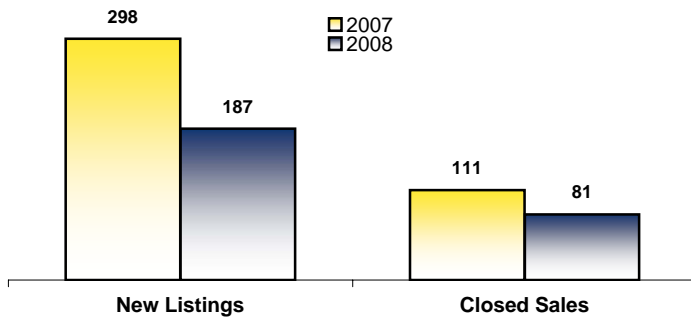
Year to Date

Travis County, TX

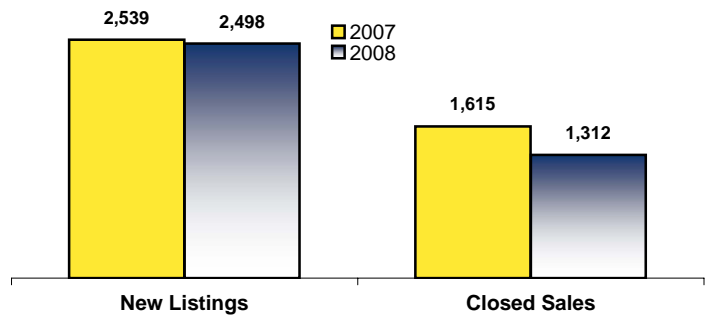
	2007	2008	Change	2007	2008	Change
New Listings	298	187	- 37.2%	2,539	2,498	- 1.6%
Closed Sales	111	81	- 27.0%	1,615	1,312	- 18.8%
Median Sales Price	\$175,000	\$182,500	+ 4.3%	\$183,000	\$189,003	+ 3.3%
Average Sales Price	\$213,326	\$220,221	+ 3.2%	\$225,873	\$235,728	+ 4.4%
Percent of Original List Price Received at Sale*	95.7%	95.0%	- 0.8%	97.9%	95.5%	- 2.4%
Average Days on Market Until Sale	34	52	+ 53.4%	32	53	+ 67.6%
Single-Family Detached Inventory**	NA	412	NA	--	--	--
Townhouse-Condo Inventory**	NA	301	NA	--	--	--

*Does not account for list prices from any previous listing contracts or seller concessions **City inventory figures were first tracked in June 2008

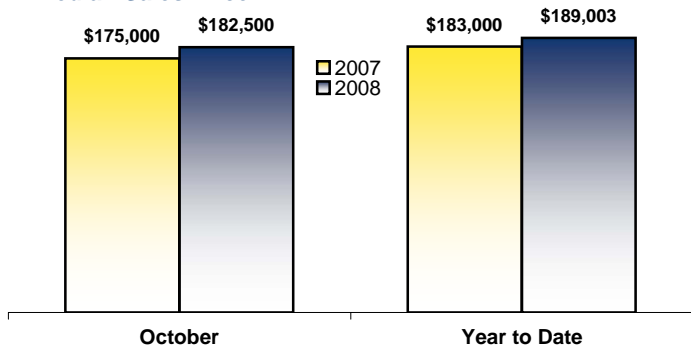
Activity—Most Recent Month



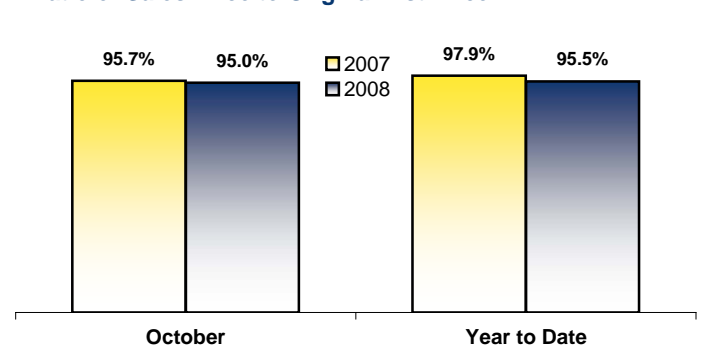
Activity—Year to Date



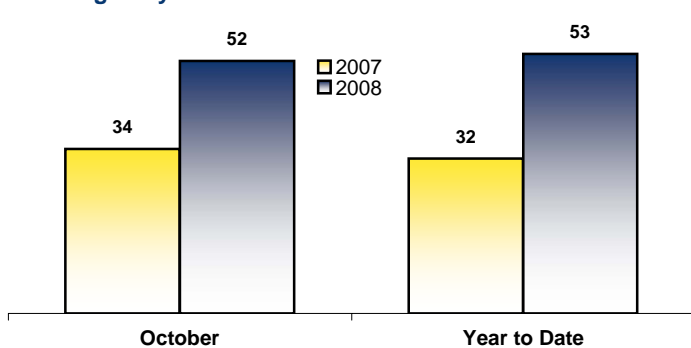
Median Sales Price



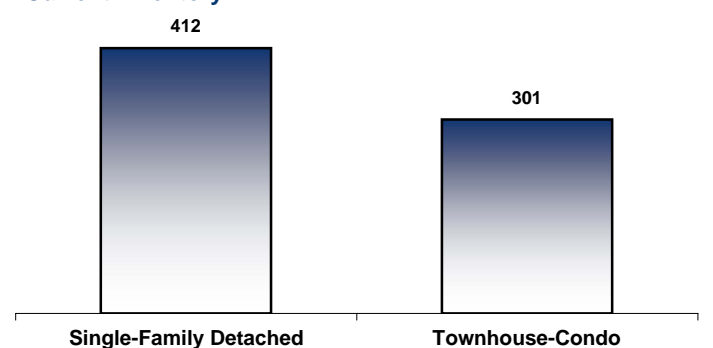
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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Region:

Austin - Southeast

October

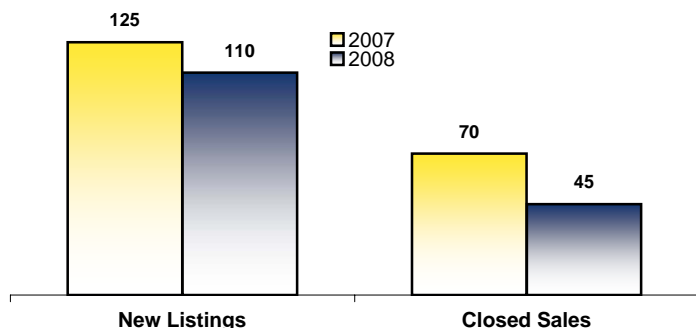
Year to Date

Travis County, TX

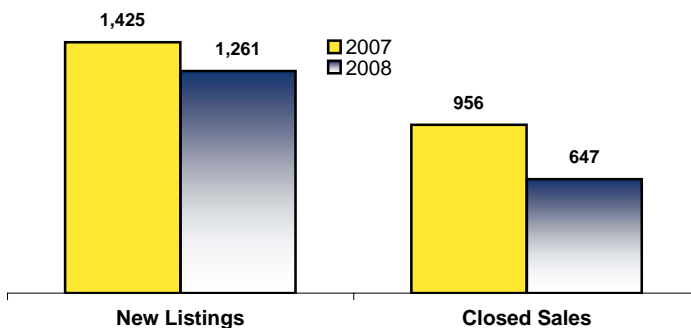
	2007	2008	Change	2007	2008	Change
New Listings	125	110	- 12.0%	1,425	1,261	- 11.5%
Closed Sales	70	45	- 35.7%	956	647	- 32.3%
Median Sales Price	\$113,213	\$122,000	+ 7.8%	\$128,700	\$126,464	- 1.7%
Average Sales Price	\$132,472	\$122,276	- 7.7%	\$139,262	\$137,092	- 1.6%
Percent of Original List Price Received at Sale*	96.2%	93.5%	- 2.8%	97.5%	95.3%	- 2.3%
Average Days on Market Until Sale	44	49	+ 11.4%	47	54	+ 16.3%
Single-Family Detached Inventory**	NA	272	NA	--	--	--
Townhouse-Condo Inventory**	NA	110	NA	--	--	--

*Does not account for list prices from any previous listing contracts or seller concessions **City inventory figures were first tracked in June 2008

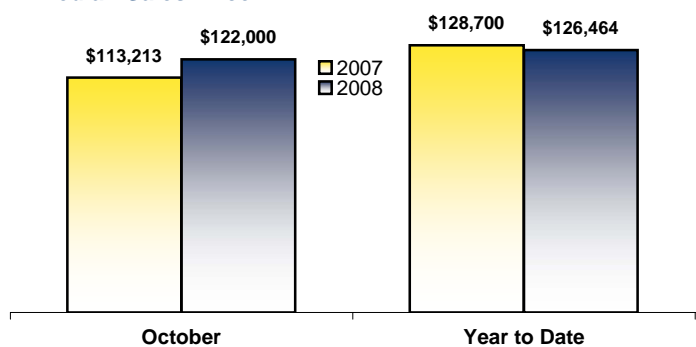
Activity—Most Recent Month



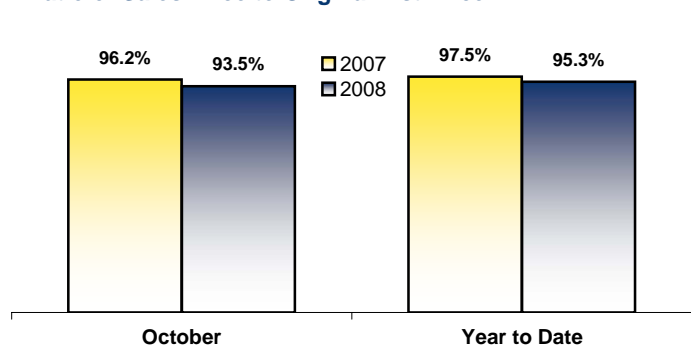
Activity—Year to Date



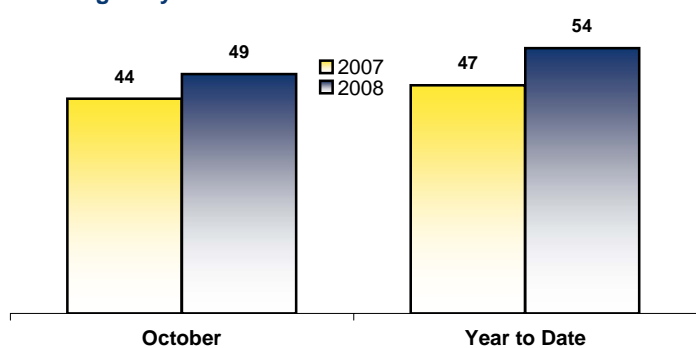
Median Sales Price



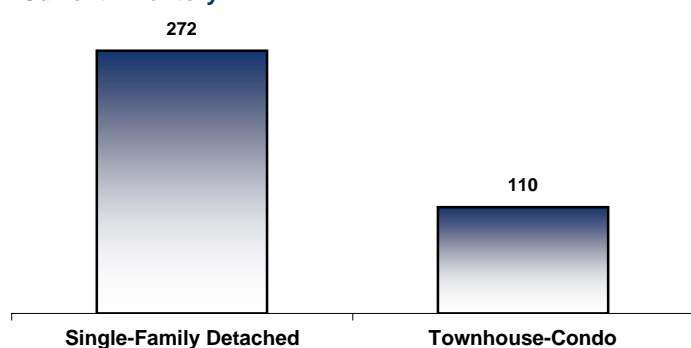
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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Region:

Austin - Southwest

October

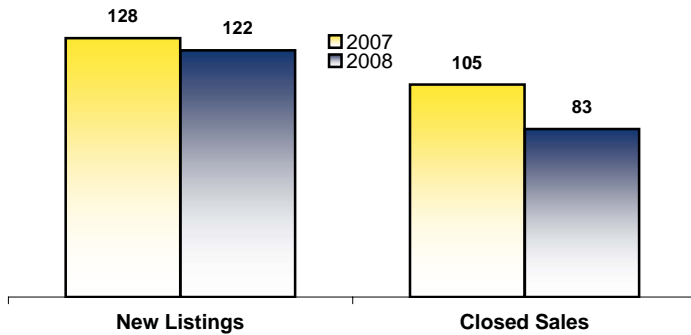
Year to Date

Travis County, TX

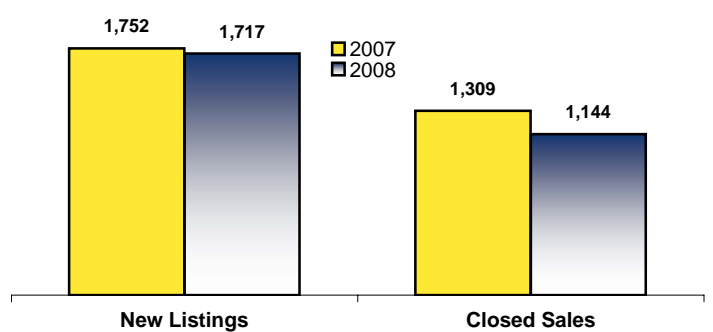
	2007	2008	Change	2007	2008	Change
New Listings	128	122	- 4.7%	1,752	1,717	- 2.0%
Closed Sales	105	83	- 21.0%	1,309	1,144	- 12.6%
Median Sales Price	\$249,000	\$245,000	- 1.6%	\$249,900	\$245,000	- 2.0%
Average Sales Price	\$264,522	\$258,815	- 2.2%	\$264,875	\$265,471	+ 0.2%
Percent of Original List Price Received at Sale*	93.8%	94.1%	+ 0.3%	97.1%	95.9%	- 1.3%
Average Days on Market Until Sale	51	62	+ 22.2%	41	51	+ 24.7%
Single-Family Detached Inventory**	NA	391	NA	--	--	--
Townhouse-Condo Inventory**	NA	14	NA	--	--	--

*Does not account for list prices from any previous listing contracts or seller concessions **City inventory figures were first tracked in June 2008

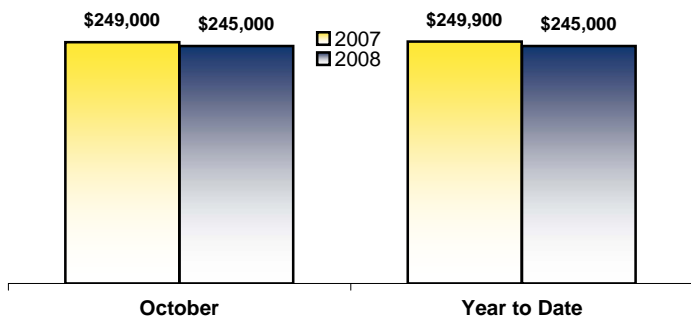
Activity—Most Recent Month



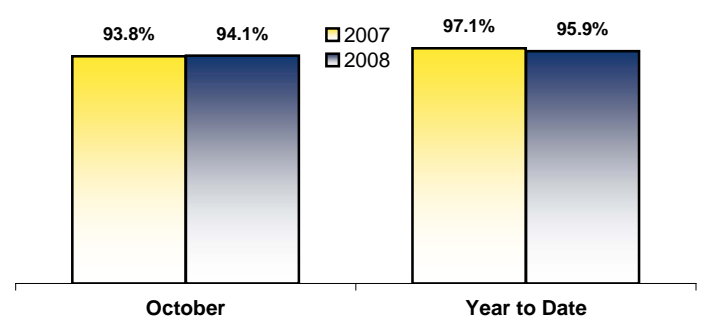
Activity—Year to Date



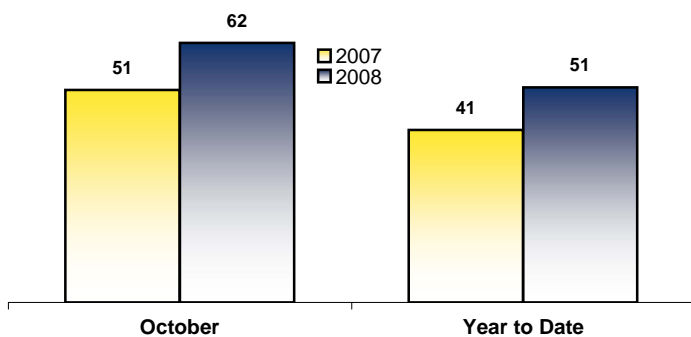
Median Sales Price



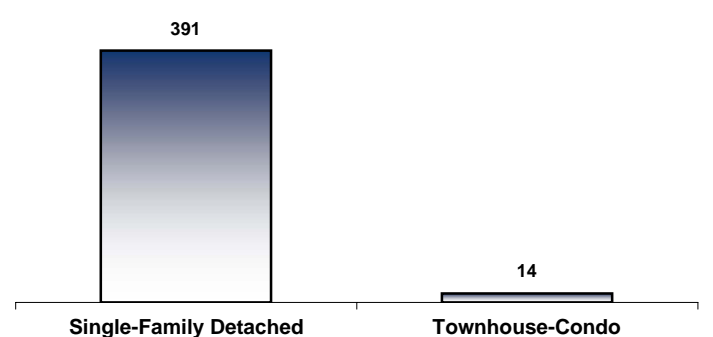
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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Region:

Austin - West/Westlake

October

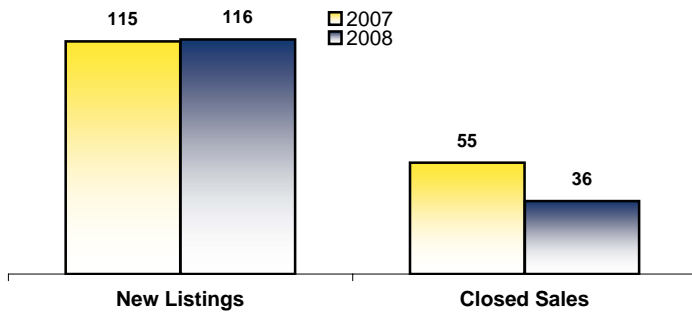
Year to Date

Travis County, TX

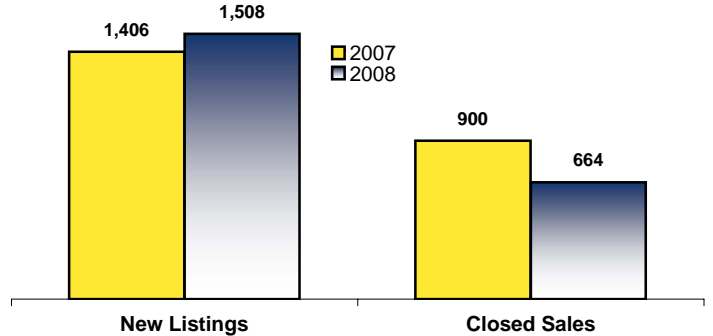
	2007	2008	Change	2007	2008	Change
New Listings	115	116	+ 0.9%	1,406	1,508	+ 7.3%
Closed Sales	55	36	- 34.5%	900	664	- 26.2%
Median Sales Price	\$459,595	\$438,950	- 4.5%	\$485,000	\$434,625	- 10.4%
Average Sales Price	\$601,881	\$502,132	- 16.6%	\$657,469	\$580,077	- 11.8%
Percent of Original List Price Received at Sale*	92.8%	91.4%	- 1.6%	95.3%	93.6%	- 1.8%
Average Days on Market Until Sale	70	106	+ 51.3%	60	73	+ 22.6%
Single-Family Detached Inventory**	NA	423	NA	--	--	--
Townhouse-Condo Inventory**	NA	91	NA	--	--	--

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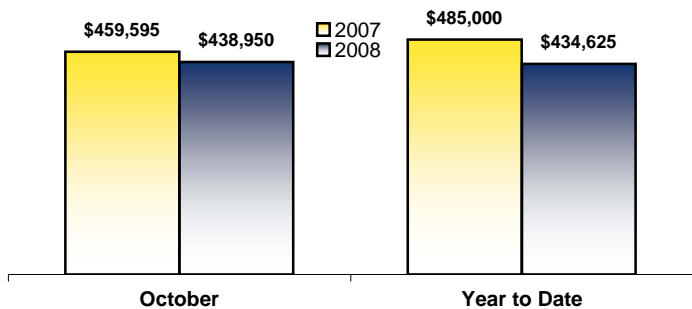
Activity—Most Recent Month



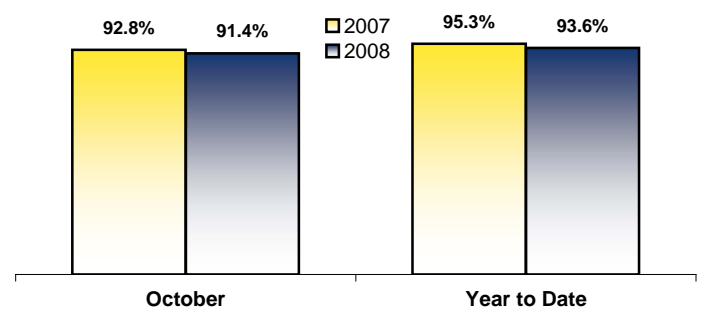
Activity—Year to Date



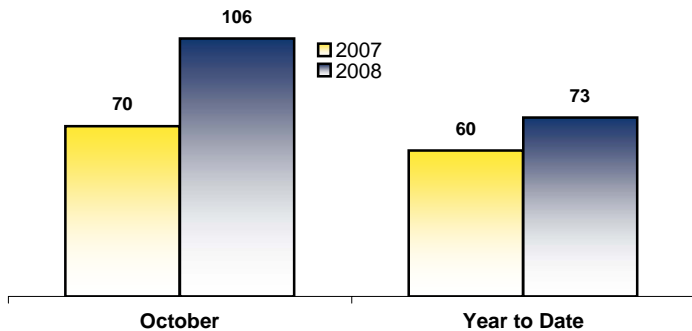
Median Sales Price



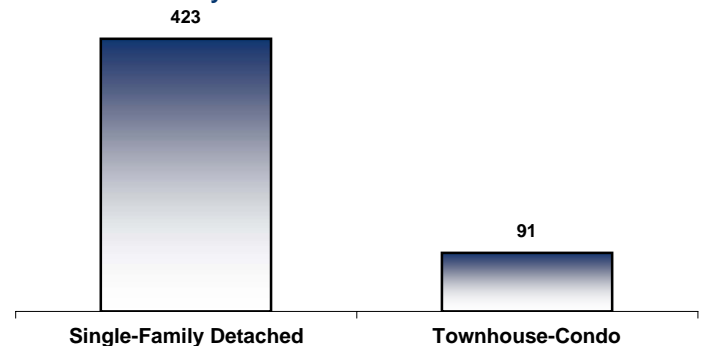
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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Region:

Bastrop/Smithville

October

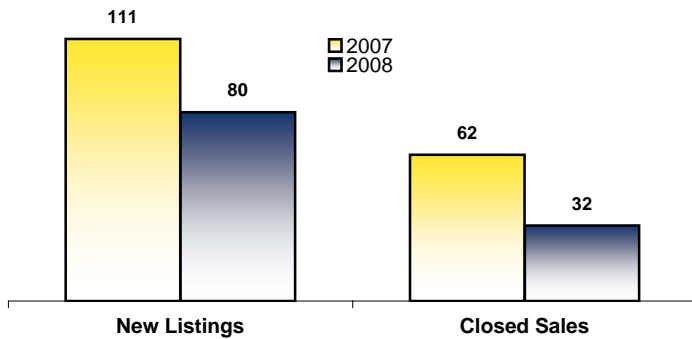
Year to Date

Bell County, TX

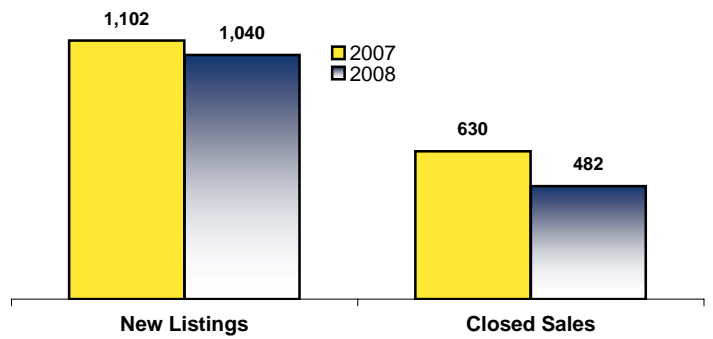
	2007	2008	Change	2007	2008	Change
New Listings	111	80	- 27.9%	1,102	1,040	- 5.6%
Closed Sales	62	32	- 48.4%	630	482	- 23.5%
Median Sales Price	\$116,000	\$134,604	+ 16.0%	\$127,428	\$139,000	+ 9.1%
Average Sales Price	\$139,771	\$160,718	+ 15.0%	\$142,526	\$156,807	+ 10.0%
Percent of Original List Price Received at Sale*	95.7%	90.4%	- 5.6%	95.0%	94.4%	- 0.6%
Average Days on Market Until Sale	77	97	+ 24.8%	68	71	+ 3.6%
Single-Family Detached Inventory**	NA	346	NA	--	--	--
Townhouse-Condo Inventory**	NA	0	NA	--	--	--

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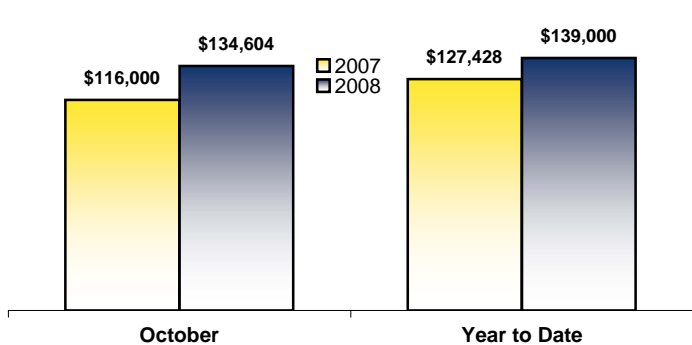
Activity—Most Recent Month



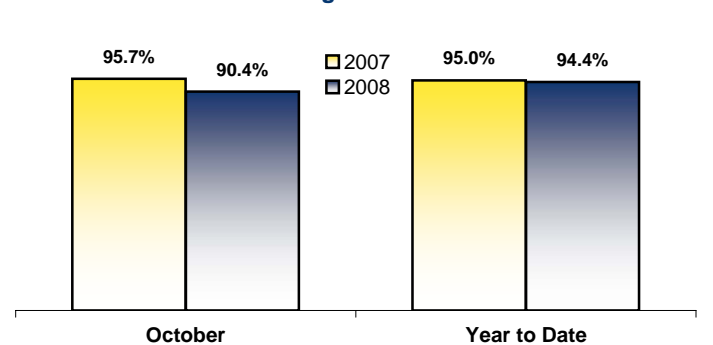
Activity—Year to Date



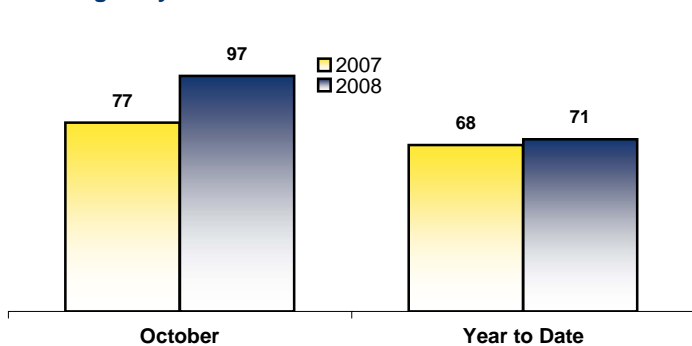
Median Sales Price



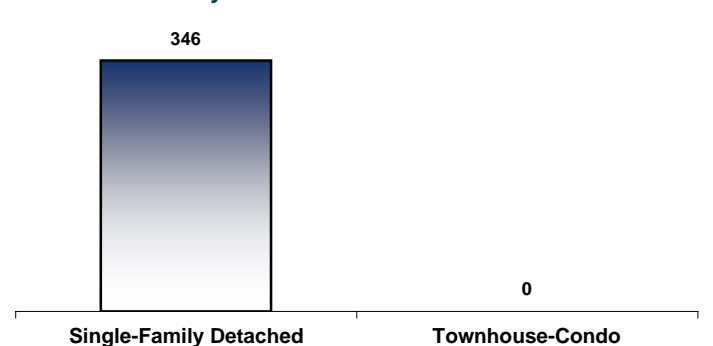
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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Local Market Updates

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Region:

Bell

October

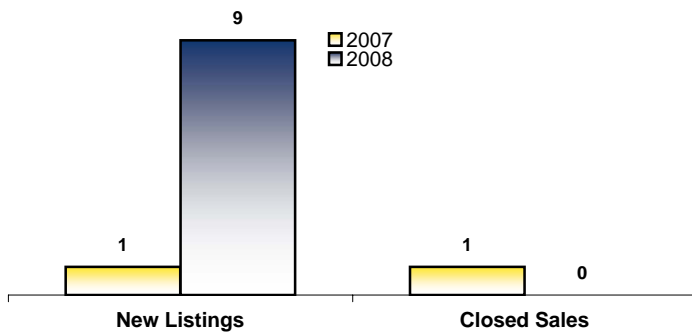
Year to Date

Burnet and Llano Counties, TX

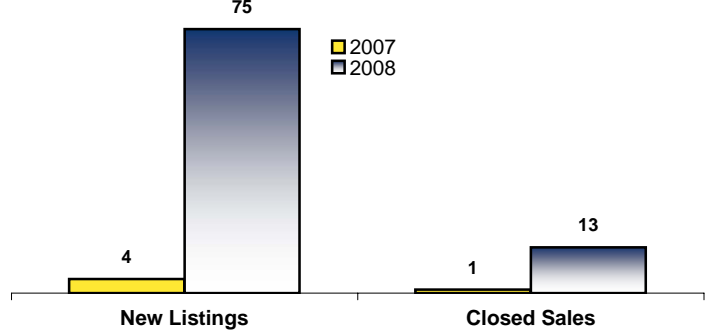
	2007	2008	Change	2007	2008	Change
New Listings	1	9	+ 800.0%	4	75	+ 1775.0%
Closed Sales	1	0	- 100.0%	1	13	+ 1200.0%
Median Sales Price	\$865,000	\$0	- 100.0%	\$865,000	\$138,500	- 84.0%
Average Sales Price	\$865,000	\$0	- 100.0%	\$865,000	\$174,777	- 79.8%
Percent of Original List Price Received at Sale*	96.1%	0.0%	- 100.0%	96.1%	95.2%	- 1.0%
Average Days on Market Until Sale	115	0	- 100.0%	115	64	- 44.6%
Single-Family Detached Inventory**	NA	37	NA	--	--	--
Townhouse-Condo Inventory**	NA	2	NA	--	--	--

*Does not account for list prices from any previous listing contracts or seller concessions **City inventory figures were first tracked in June 2008

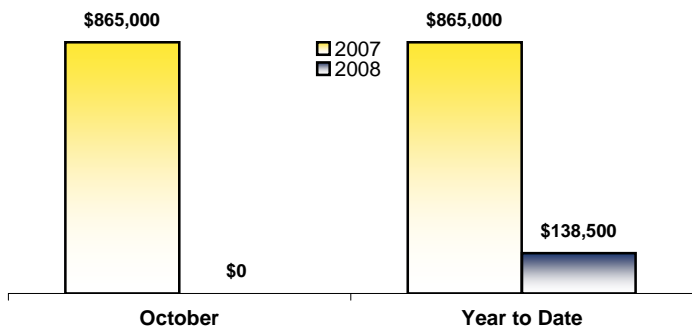
Activity—Most Recent Month



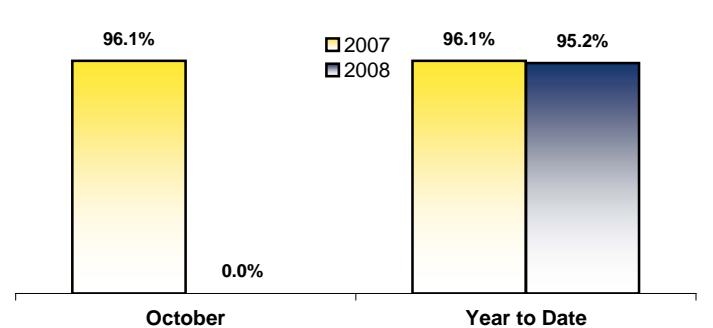
Activity—Year to Date



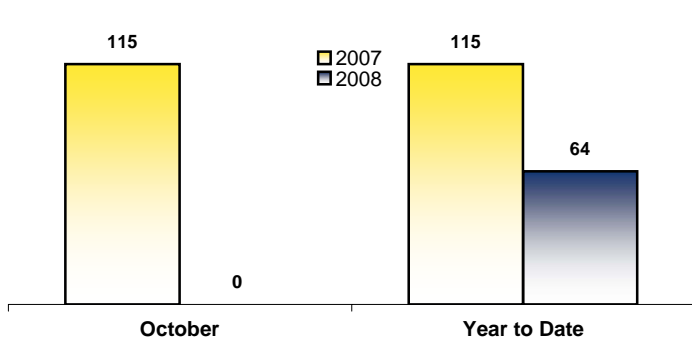
Median Sales Price



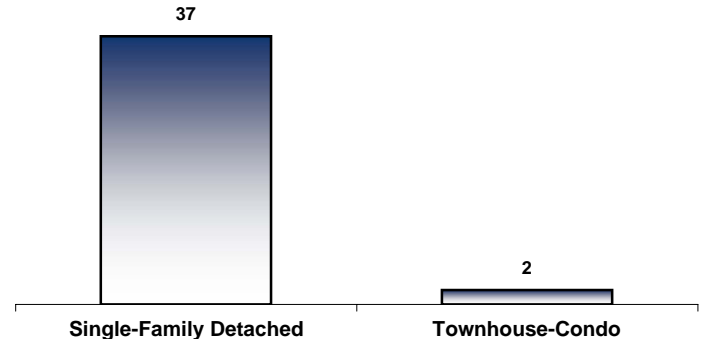
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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Local Market Updates

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Region:

Burnet/Llano

October

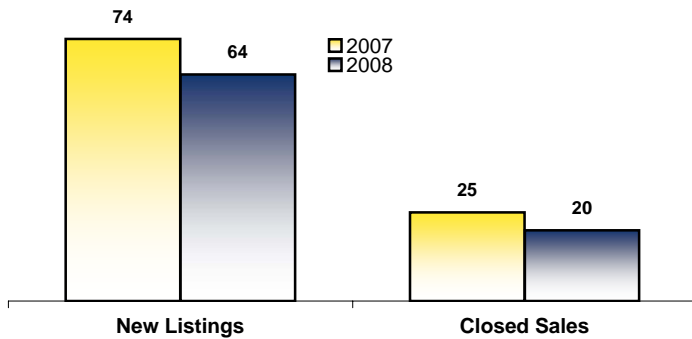
Year to Date

Bastrop County, TX

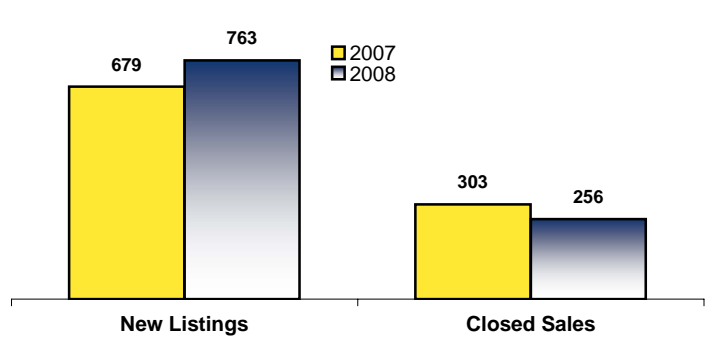
	2007	2008	Change	2007	2008	Change
New Listings	74	64	- 13.5%	679	763	+ 12.4%
Closed Sales	25	20	- 20.0%	303	256	- 15.5%
Median Sales Price	\$146,800	\$205,000	+ 39.6%	\$155,000	\$164,557	+ 6.2%
Average Sales Price	\$236,821	\$293,995	+ 24.1%	\$229,772	\$249,461	+ 8.6%
Percent of Original List Price Received at Sale*	91.4%	85.2%	- 6.8%	92.8%	91.3%	- 1.6%
Average Days on Market Until Sale	111	123	+ 10.6%	98	103	+ 5.7%
Single-Family Detached Inventory**	NA	343	NA	--	--	--
Townhouse-Condo Inventory**	NA	26	NA	--	--	--

*Does not account for list prices from any previous listing contracts or seller concessions **City inventory figures were first tracked in June 2008

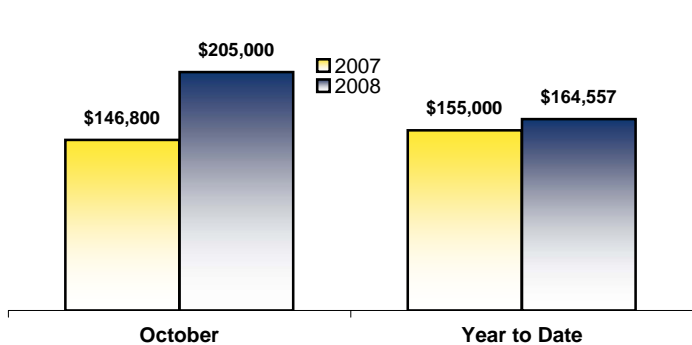
Activity—Most Recent Month



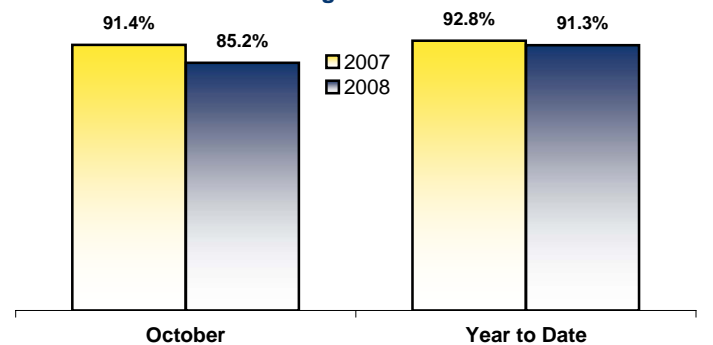
Activity—Year to Date



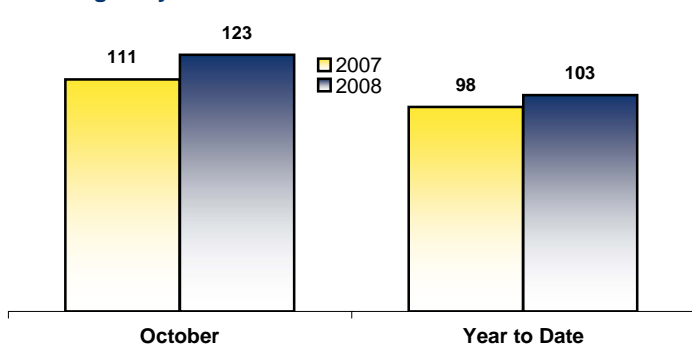
Median Sales Price



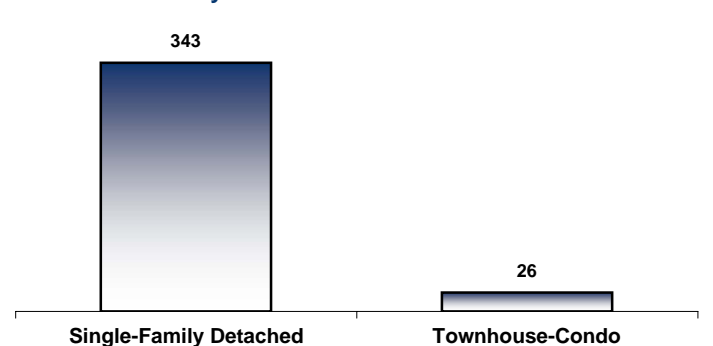
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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Local Market Updates

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Region:

Caldwell/Fayette

October

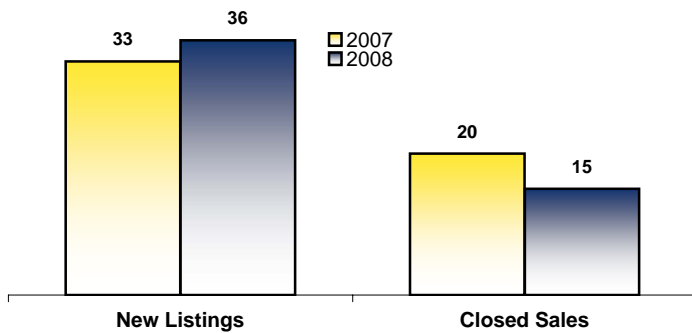
Year to Date

Travis and Williamson Counties, TX

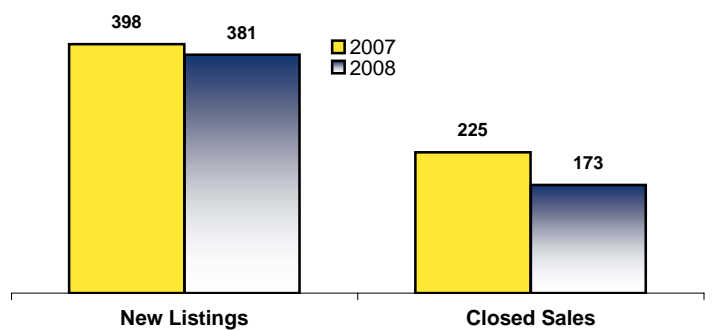
	2007	2008	Change	2007	2008	Change
New Listings	33	36	+ 9.1%	398	381	- 4.3%
Closed Sales	20	15	- 25.0%	225	173	- 23.1%
Median Sales Price	\$117,050	\$100,000	- 14.6%	\$108,000	\$105,750	- 2.1%
Average Sales Price	\$126,433	\$124,133	- 1.8%	\$117,422	\$121,613	+ 3.6%
Percent of Original List Price Received at Sale*	94.2%	96.5%	+ 2.4%	92.7%	93.2%	+ 0.6%
Average Days on Market Until Sale	77	48	- 37.0%	92	83	- 10.5%
Single-Family Detached Inventory**	NA	148	NA	--	--	--
Townhouse-Condo Inventory**	NA	1	NA	--	--	--

*Does not account for list prices from any previous listing contracts or seller concessions **City inventory figures were first tracked in June 2008

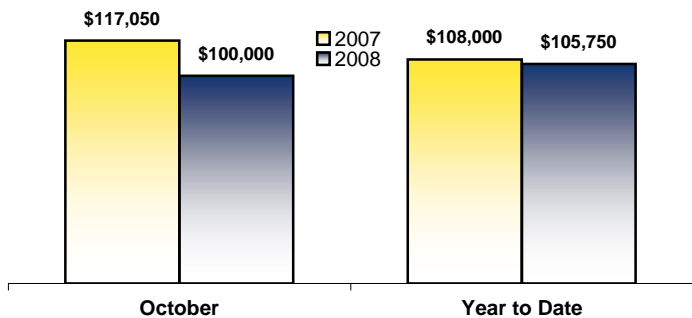
Activity—Most Recent Month



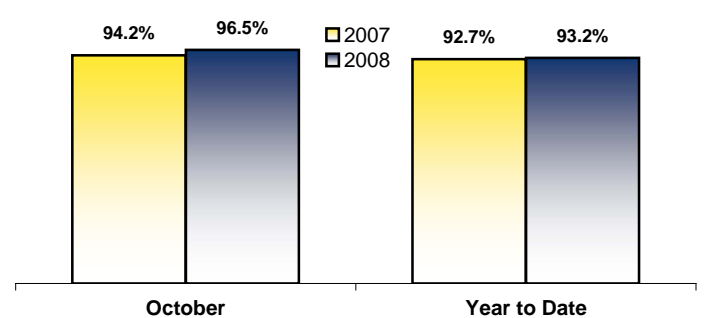
Activity—Year to Date



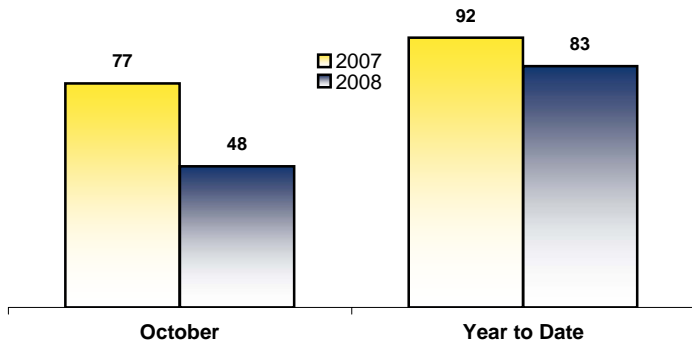
Median Sales Price



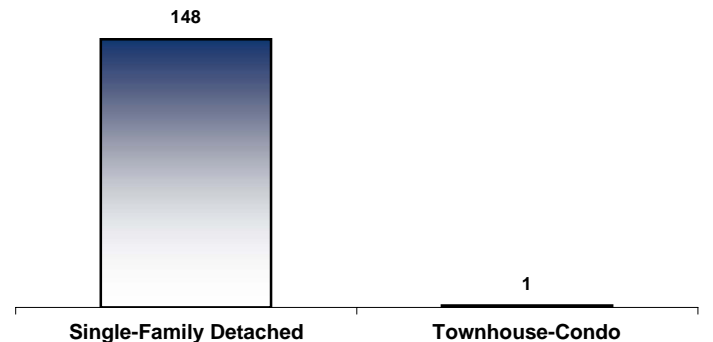
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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Region:

Cedar Park/Leander

October

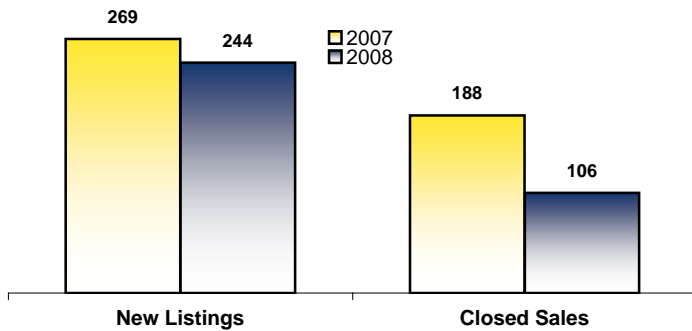
Year to Date

Caldwell and Fayette Counties, TX

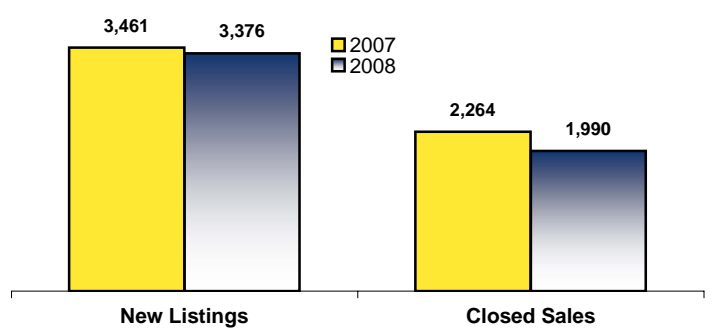
	2007	2008	Change	2007	2008	Change
New Listings	269	244	- 9.3%	3,461	3,376	- 2.5%
Closed Sales	188	106	- 43.6%	2,264	1,990	- 12.1%
Median Sales Price	\$177,990	\$167,845	- 5.7%	\$171,200	\$178,908	+ 4.5%
Average Sales Price	\$197,606	\$198,361	+ 0.4%	\$199,034	\$208,157	+ 4.6%
Percent of Original List Price Received at Sale*	94.9%	94.7%	- 0.2%	96.9%	95.4%	- 1.5%
Average Days on Market Until Sale	54	65	+ 18.9%	54	64	+ 19.4%
Single-Family Detached Inventory**	NA	887	NA	--	--	--
Townhouse-Condo Inventory**	NA	29	NA	--	--	--

*Does not account for list prices from any previous listing contracts or seller concessions **City inventory figures were first tracked in June 2008

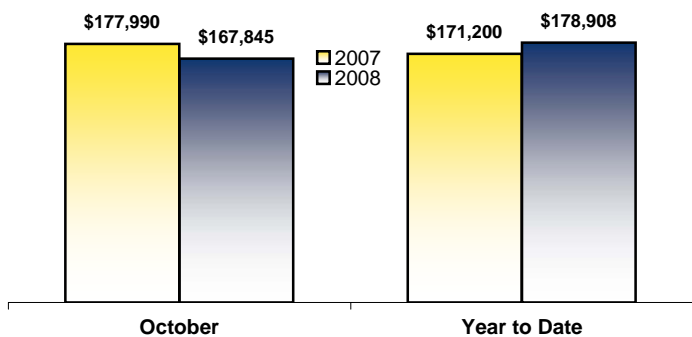
Activity—Most Recent Month



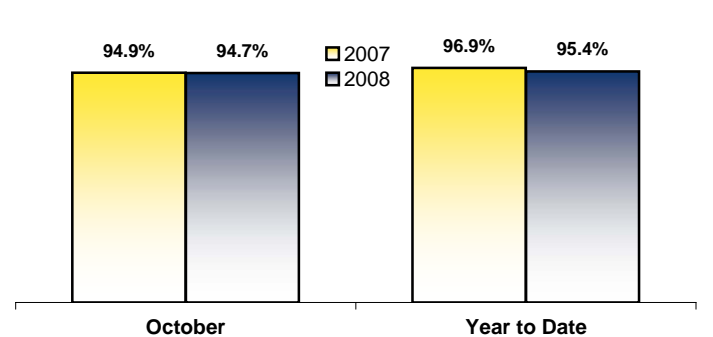
Activity—Year to Date



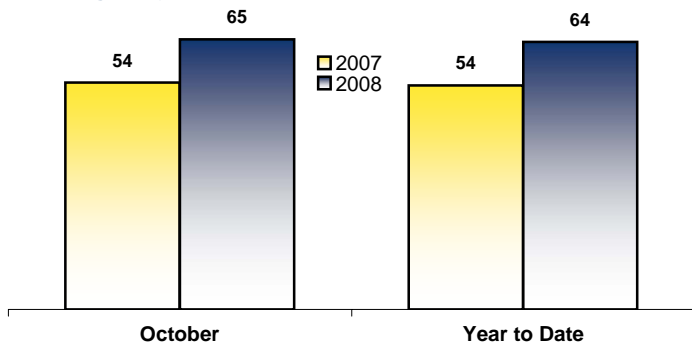
Median Sales Price



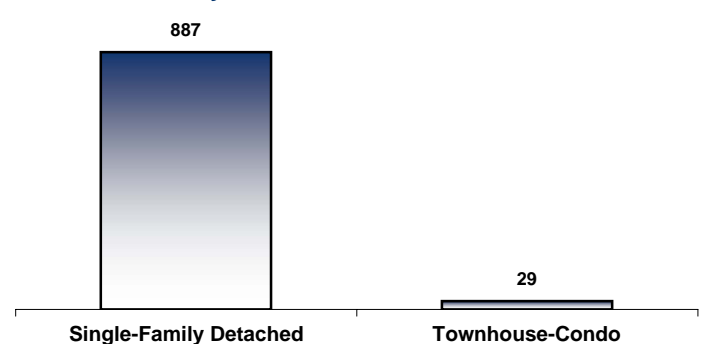
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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Region:

Comal/Gonzalez

October

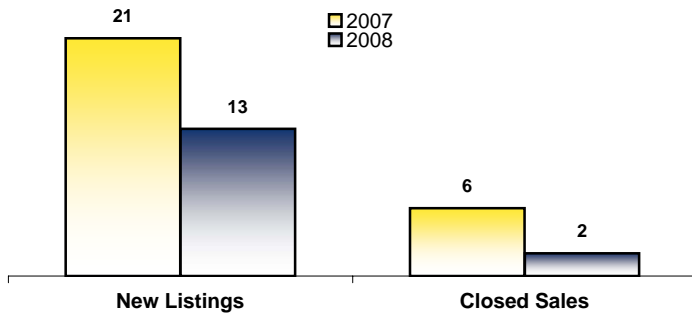
Year to Date

Comal and Gonzales Counties, TX

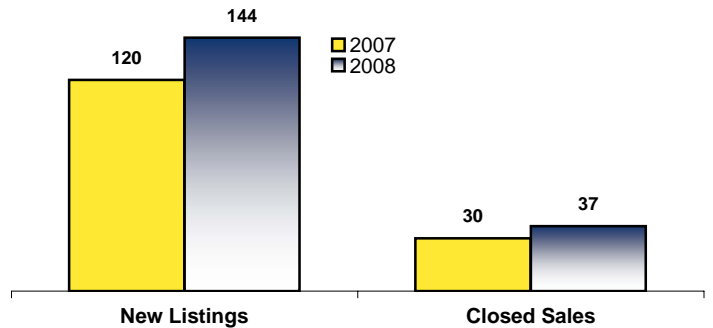
	2007	2008	Change	2007	2008	Change
New Listings	21	13	- 38.1%	120	144	+ 20.0%
Closed Sales	6	2	- 66.7%	30	37	+ 23.3%
Median Sales Price	\$179,250	\$179,000	- 0.1%	\$215,938	\$222,500	+ 3.0%
Average Sales Price	\$195,933	\$179,000	- 8.6%	\$296,758	\$253,071	- 14.7%
Percent of Original List Price Received at Sale*	92.4%	92.3%	- 0.1%	92.4%	91.5%	- 0.9%
Average Days on Market Until Sale	78	102	+ 31.0%	67	109	+ 63.5%
Single-Family Detached Inventory**	NA	76	NA	--	--	--
Townhouse-Condo Inventory**	NA	2	NA	--	--	--

*Does not account for list prices from any previous listing contracts or seller concessions **City inventory figures were first tracked in June 2008

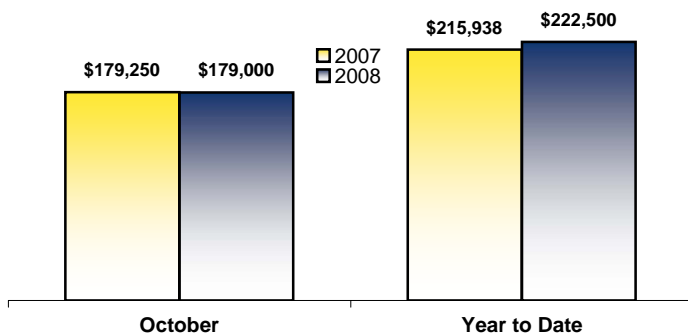
Activity—Most Recent Month



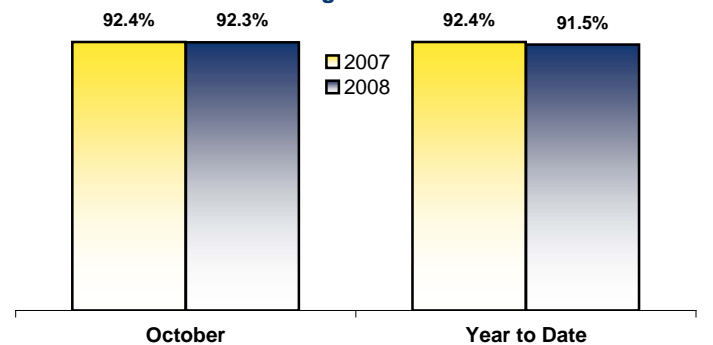
Activity—Year to Date



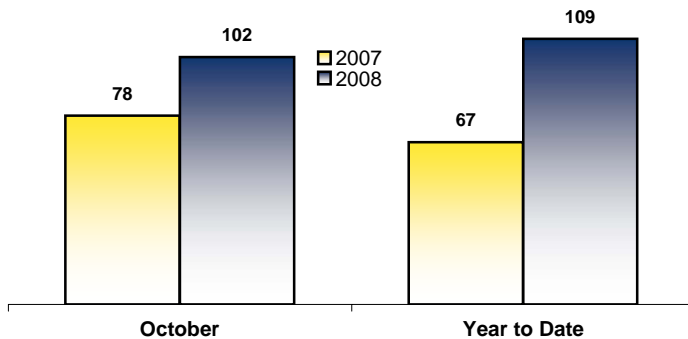
Median Sales Price



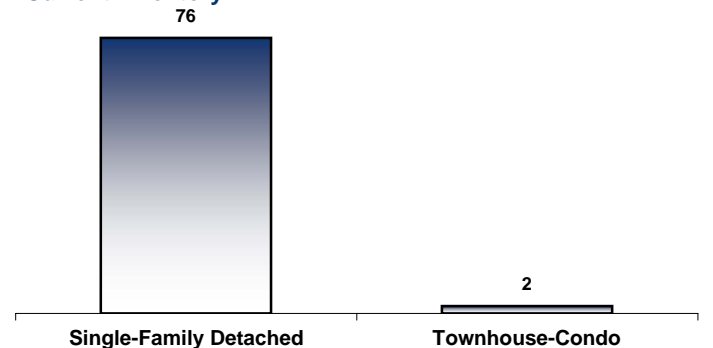
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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Local Market Updates

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Region:

Dripping Springs/Wimberley

October

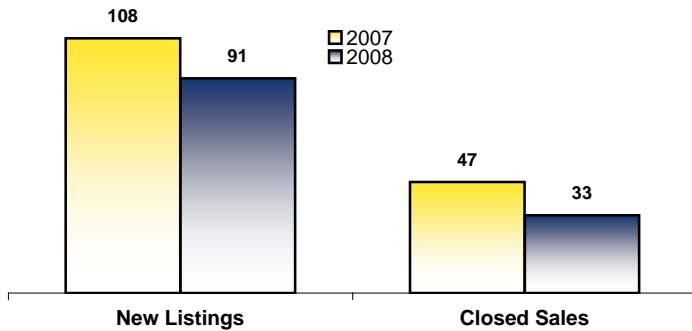
Year to Date

Hays County, TX

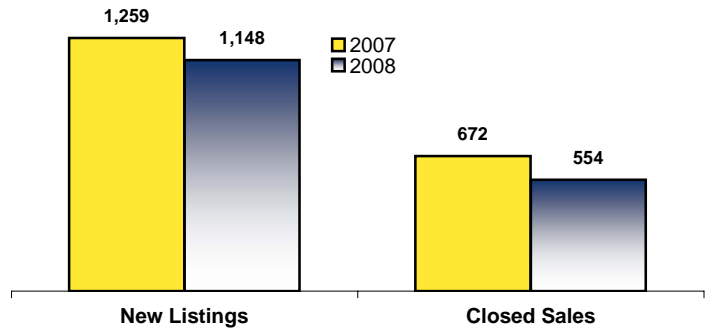
	2007	2008	Change	2007	2008	Change
New Listings	108	91	- 15.7%	1,259	1,148	- 8.8%
Closed Sales	47	33	- 29.8%	672	554	- 17.6%
Median Sales Price	\$299,055	\$258,500	- 13.6%	\$283,180	\$290,500	+ 2.6%
Average Sales Price	\$314,327	\$289,185	- 8.0%	\$333,650	\$311,378	- 6.7%
Percent of Original List Price Received at Sale*	91.9%	89.7%	- 2.4%	95.0%	92.4%	- 2.8%
Average Days on Market Until Sale	98	73	- 25.3%	85	95	+ 11.5%
Single-Family Detached Inventory**	NA	435	NA	--	--	--
Townhouse-Condo Inventory**	NA	16	NA	--	--	--

*Does not account for list prices from any previous listing contracts or seller concessions **City inventory figures were first tracked in June 2008

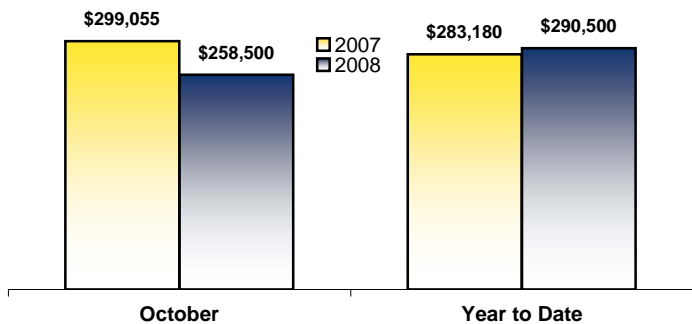
Activity—Most Recent Month



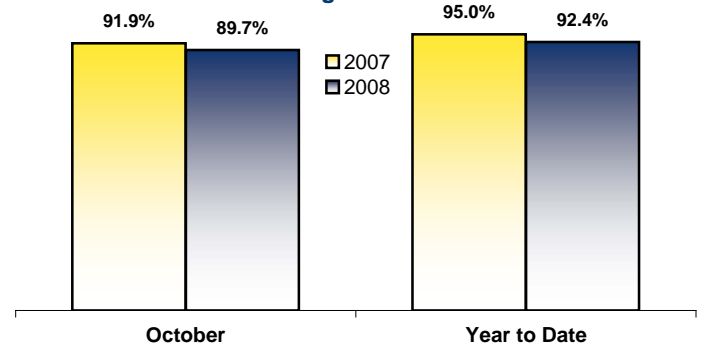
Activity—Year to Date



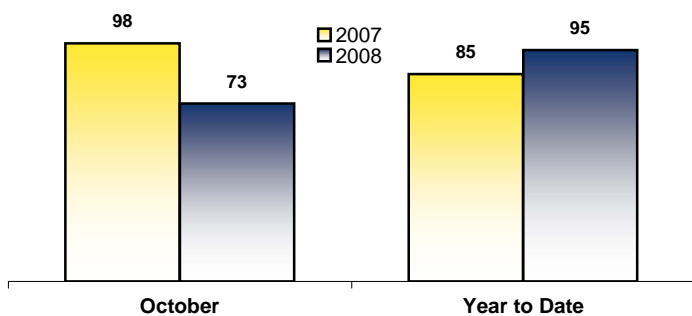
Median Sales Price



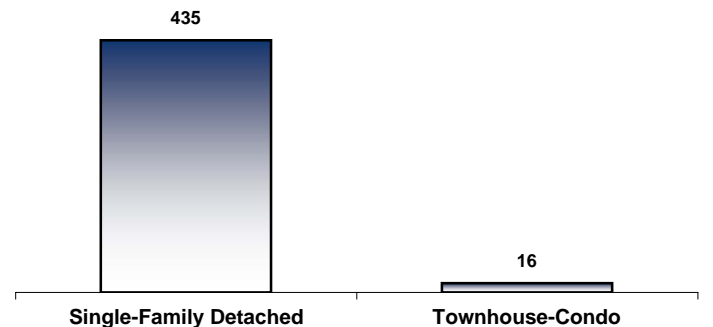
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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Region:

Elgin/Manor

Bastrop and Travis Counties, TX

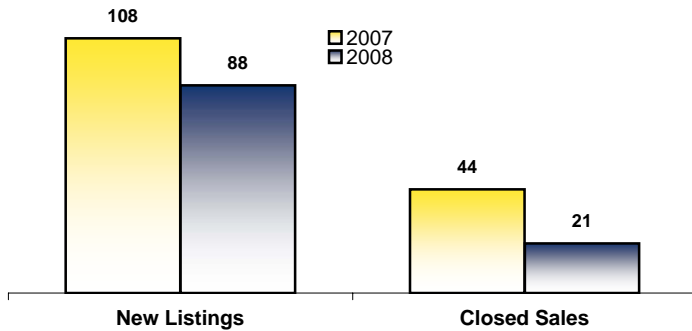
October

Year to Date

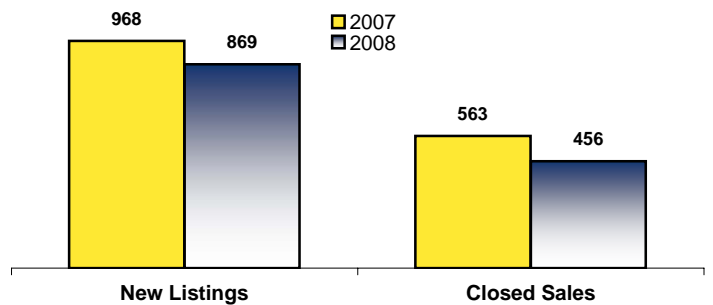
	2007	2008	Change	2007	2008	Change
New Listings	108	88	- 18.5%	968	869	- 10.2%
Closed Sales	44	21	- 52.3%	563	456	- 19.0%
Median Sales Price	\$125,200	\$100,000	- 20.1%	\$126,950	\$120,671	- 4.9%
Average Sales Price	\$139,761	\$105,905	- 24.2%	\$141,961	\$132,276	- 6.8%
Percent of Original List Price Received at Sale*	91.0%	94.0%	+ 3.3%	94.6%	93.9%	- 0.7%
Average Days on Market Until Sale	75	57	- 23.8%	73	69	- 5.5%
Single-Family Detached Inventory**	NA	261	NA	--	--	--
Townhouse-Condo Inventory**	NA	2	NA	--	--	--

*Does not account for list prices from any previous listing contracts or seller concessions **City inventory figures were first tracked in June 2008

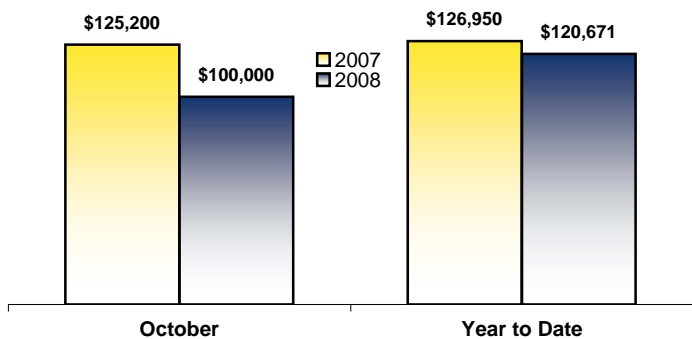
Activity—Most Recent Month



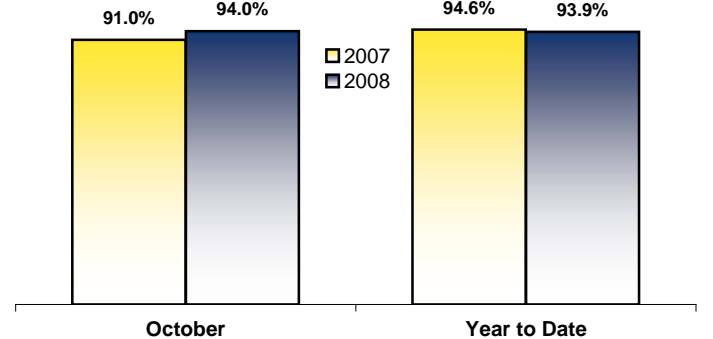
Activity—Year to Date



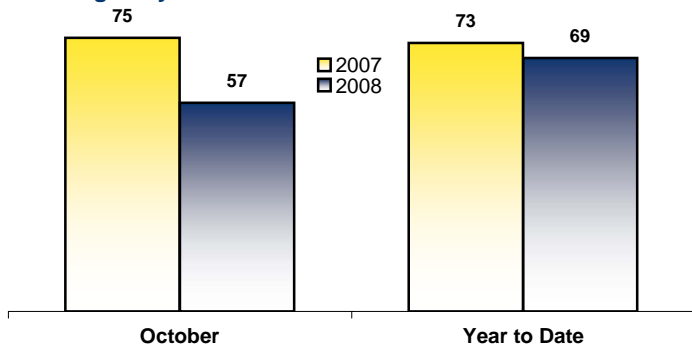
Median Sales Price



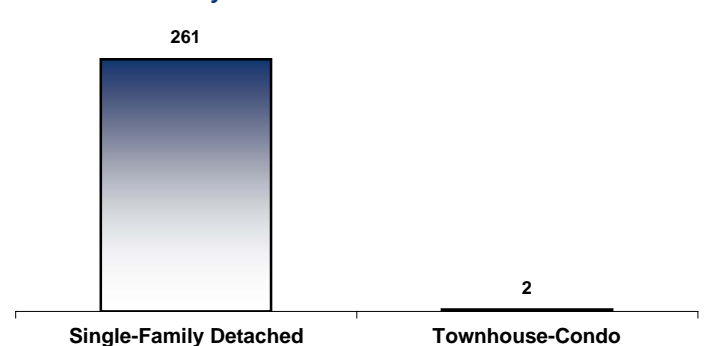
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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Region:

Georgetown

Gillespie and Blanco Counties, TX

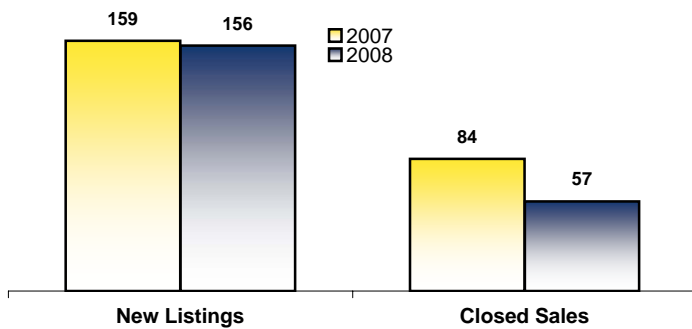
October

Year to Date

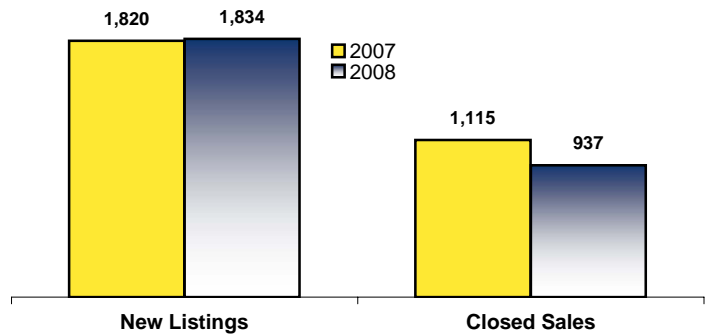
	2007	2008	Change	2007	2008	Change
New Listings	159	156	- 1.9%	1,820	1,834	+ 0.8%
Closed Sales	84	57	- 32.1%	1,115	937	- 16.0%
Median Sales Price	\$189,000	\$201,070	+ 6.4%	\$185,000	\$189,450	+ 2.4%
Average Sales Price	\$229,661	\$261,262	+ 13.8%	\$223,325	\$236,250	+ 5.8%
Percent of Original List Price Received at Sale*	94.5%	93.5%	- 1.1%	96.3%	94.4%	- 2.0%
Average Days on Market Until Sale	74	96	+ 28.9%	67	82	+ 22.6%
Single-Family Detached Inventory**	NA	644	NA	--	--	--
Townhouse-Condo Inventory**	NA	17	NA	--	--	--

*Does not account for list prices from any previous listing contracts or seller concessions **City inventory figures were first tracked in June 2008

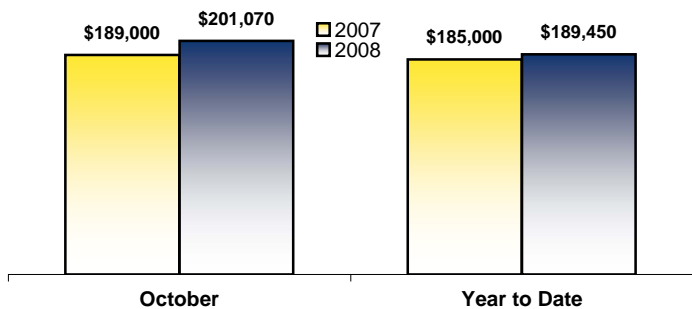
Activity—Most Recent Month



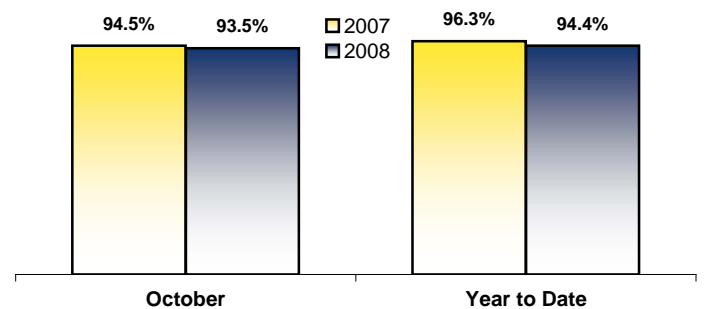
Activity—Year to Date



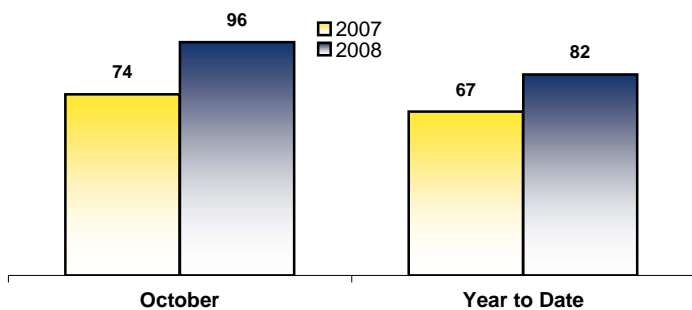
Median Sales Price



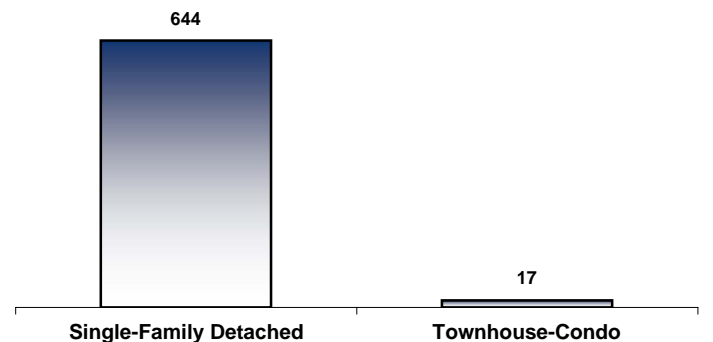
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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Region:

Gillespie/Blanco

October

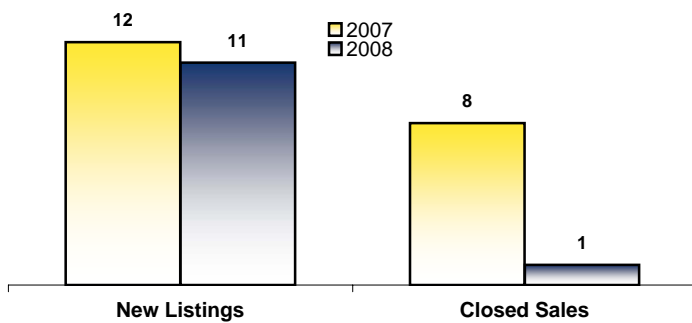
Year to Date

Williamson County, TX

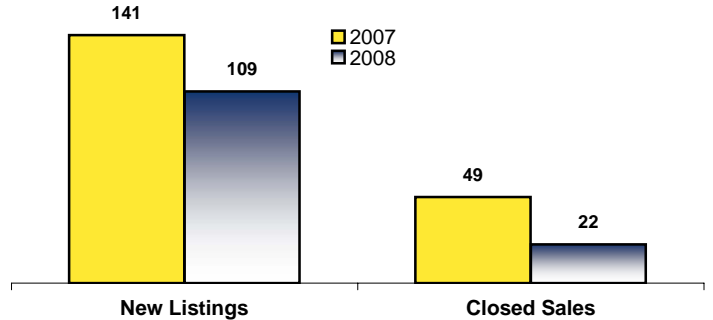
	2007	2008	Change	2007	2008	Change
New Listings	12	11	- 8.3%	141	109	- 22.7%
Closed Sales	8	1	- 87.5%	49	22	- 55.1%
Median Sales Price	\$184,750	\$144,500	- 21.8%	\$170,000	\$172,000	+ 1.2%
Average Sales Price	\$175,313	\$144,500	- 17.6%	\$279,656	\$273,742	- 2.1%
Percent of Original List Price Received at Sale*	91.9%	85.5%	- 7.0%	93.5%	93.4%	- 0.2%
Average Days on Market Until Sale	94	131	+ 39.9%	85	113	+ 32.7%
Single-Family Detached Inventory**	NA	56	NA	--	--	--
Townhouse-Condo Inventory**	NA	0	NA	--	--	--

*Does not account for list prices from any previous listing contracts or seller concessions **City inventory figures were first tracked in June 2008

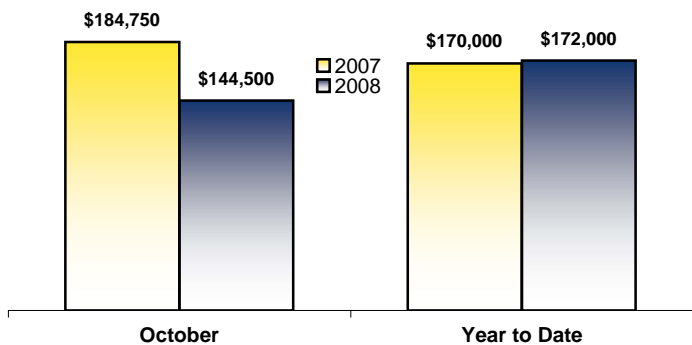
Activity—Most Recent Month



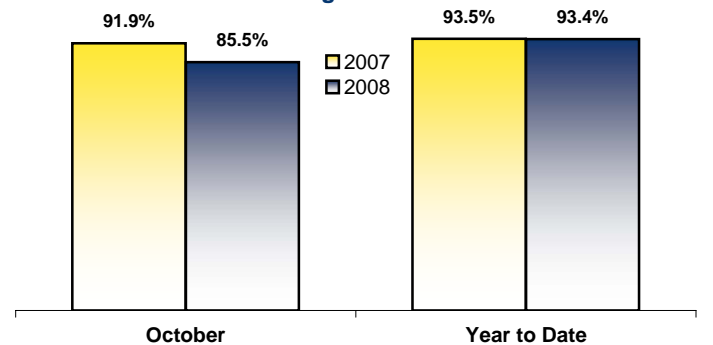
Activity—Year to Date



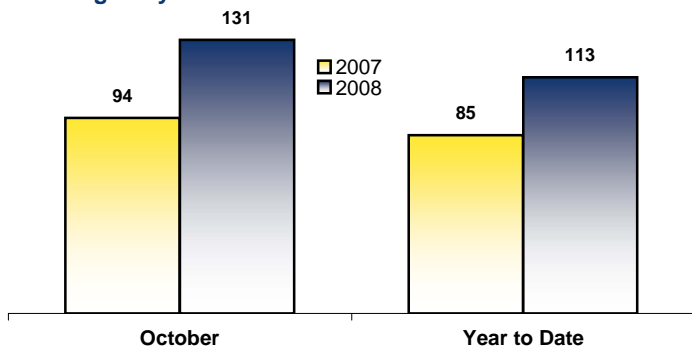
Median Sales Price



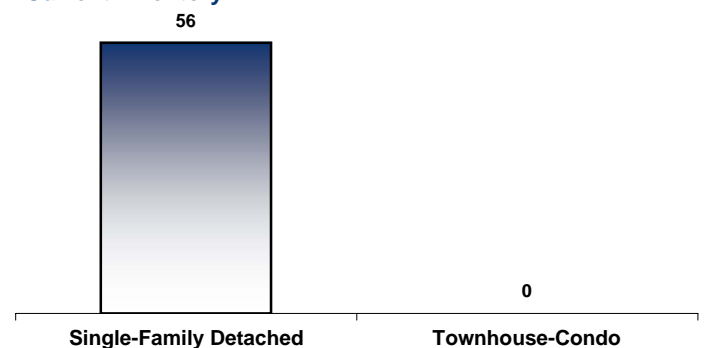
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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Local Market Updates

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Region:

Hutto/Taylor/Copeland

October

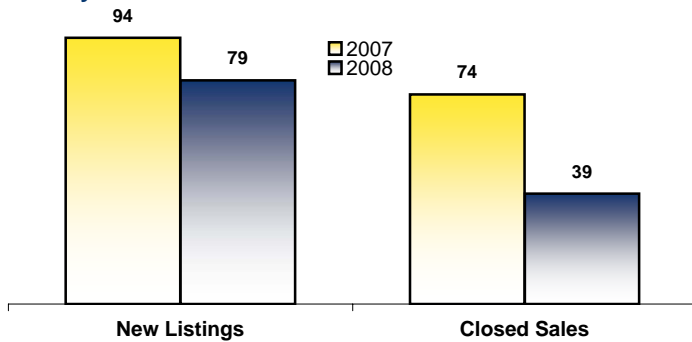
Year to Date

Williamson County, TX

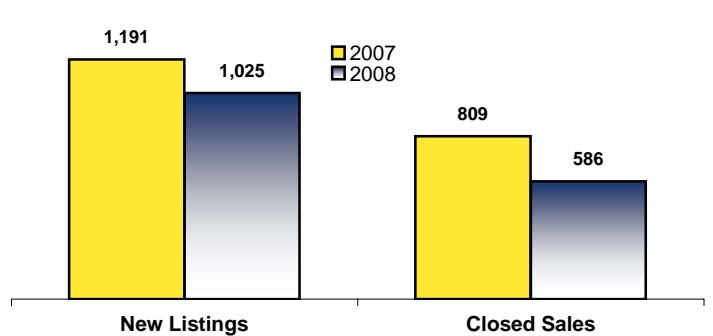
	2007	2008	Change	2007	2008	Change
New Listings	94	79	- 16.0%	1,191	1,025	- 13.9%
Closed Sales	74	39	- 47.3%	809	586	- 27.6%
Median Sales Price	\$129,180	\$136,631	+ 5.8%	\$131,895	\$135,600	+ 2.8%
Average Sales Price	\$137,263	\$137,854	+ 0.4%	\$135,970	\$142,798	+ 5.0%
Percent of Original List Price Received at Sale*	94.4%	94.8%	+ 0.5%	95.8%	95.1%	- 0.7%
Average Days on Market Until Sale	69	49	- 29.1%	69	62	- 9.7%
Single-Family Detached Inventory**	NA	276	NA	--	--	--
Townhouse-Condo Inventory**	NA	0	NA	--	--	--

*Does not account for list prices from any previous listing contracts or seller concessions **City inventory figures were first tracked in June 2008

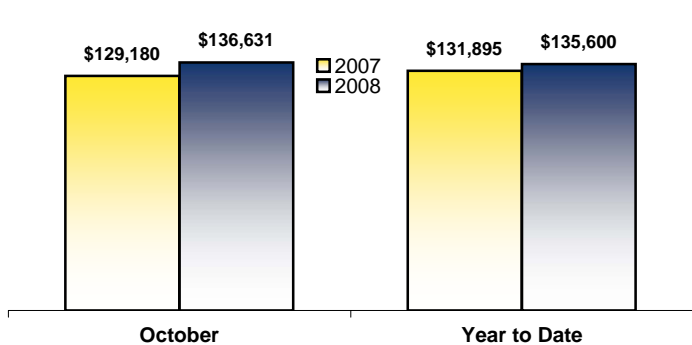
Activity—Most Recent Month



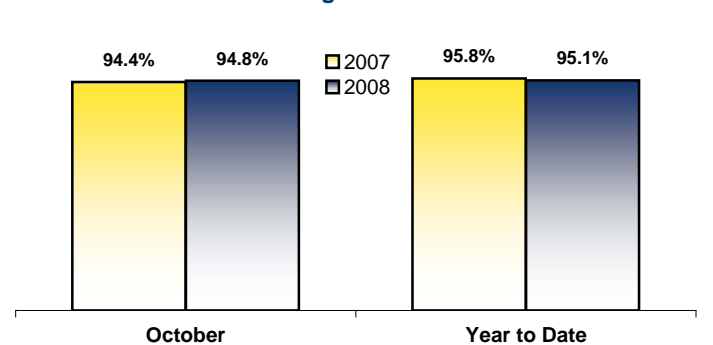
Activity—Year to Date



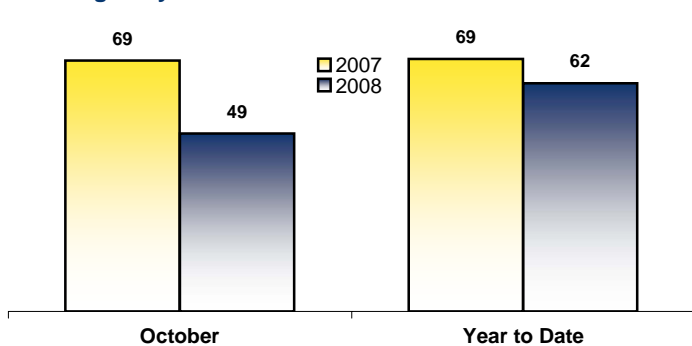
Median Sales Price



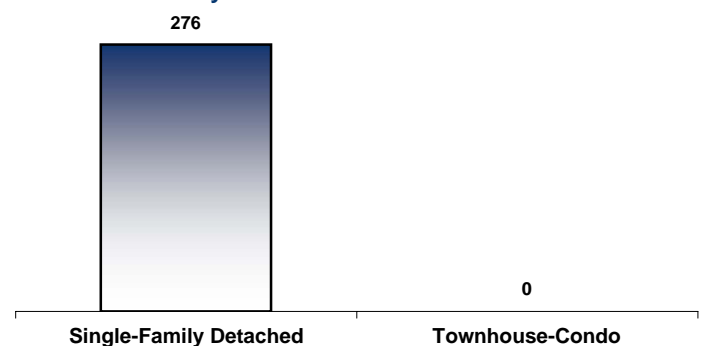
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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Region:

Kyle/Buda/San Marcos

October

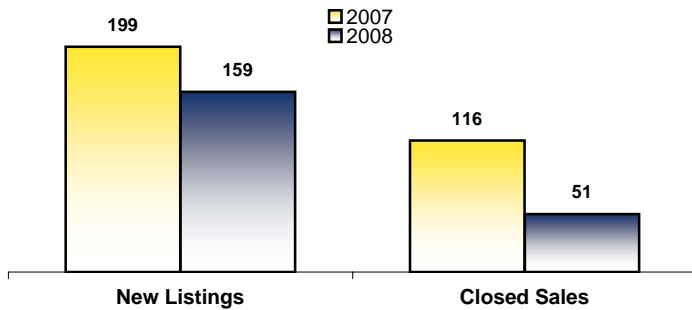
Year to Date

Hays County, TX

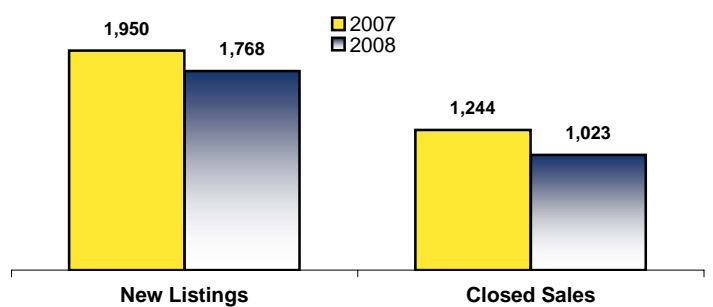
	2007	2008	Change	2007	2008	Change
New Listings	199	159	- 20.1%	1,950	1,768	- 9.3%
Closed Sales	116	51	- 56.0%	1,244	1,023	- 17.8%
Median Sales Price	\$148,150	\$146,500	- 1.1%	\$149,945	\$151,000	+ 0.7%
Average Sales Price	\$168,527	\$191,536	+ 13.7%	\$166,018	\$173,512	+ 4.5%
Percent of Original List Price Received at Sale*	95.4%	94.5%	- 0.9%	96.2%	95.1%	- 1.1%
Average Days on Market Until Sale	66	74	+ 12.1%	64	65	+ 0.7%
Single-Family Detached Inventory**	NA	471	NA	--	--	--
Townhouse-Condo Inventory**	NA	12	NA	--	--	--

*Does not account for list prices from any previous listing contracts or seller concessions **City inventory figures were first tracked in June 2008

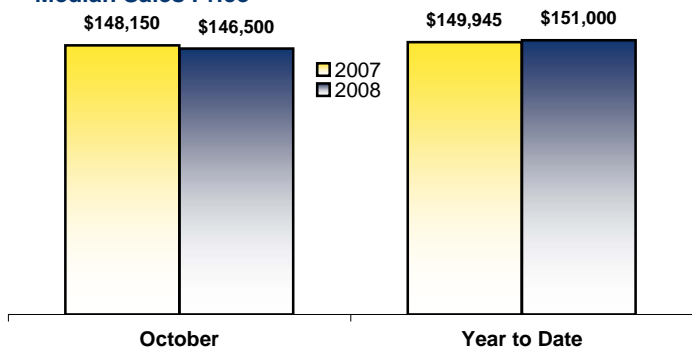
Activity—Most Recent Month



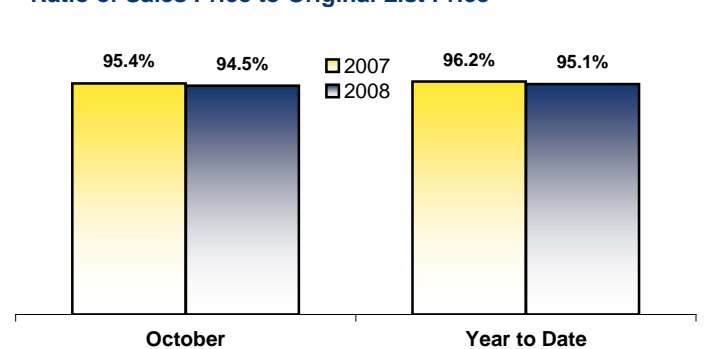
Activity—Year to Date



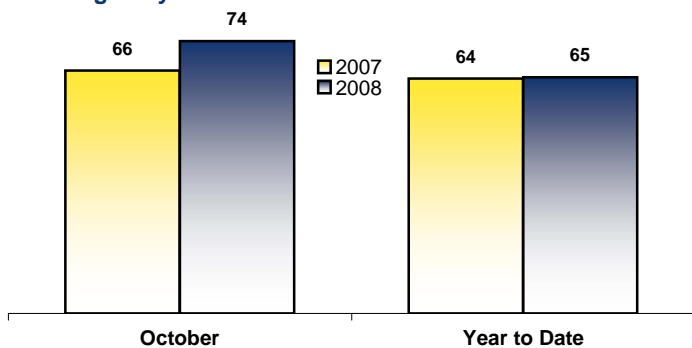
Median Sales Price



Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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Local Market Updates

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Region:

Milam/Lee

October

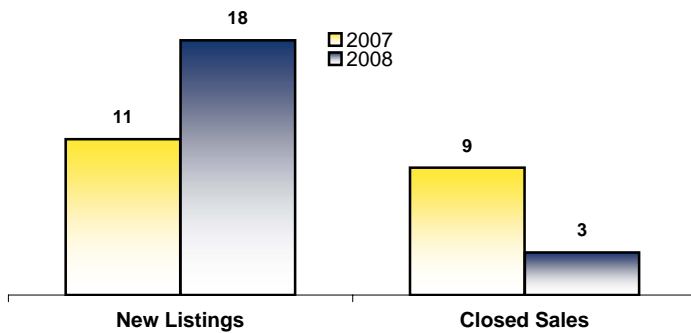
Year to Date

Milam and Lee Counties, TX

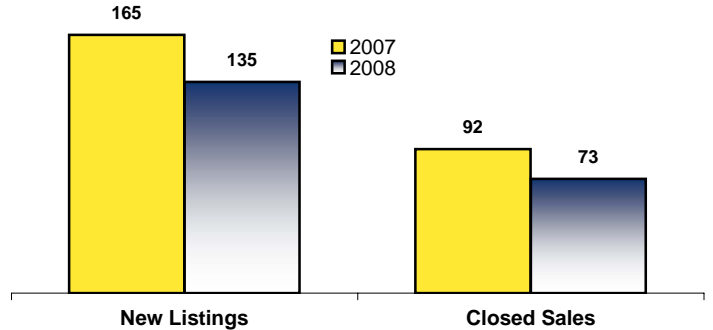
	2007	2008	Change	2007	2008	Change
New Listings	11	18	+ 63.6%	165	135	- 18.2%
Closed Sales	9	3	- 66.7%	92	73	- 20.7%
Median Sales Price	\$79,500	\$148,000	+ 86.2%	\$105,000	\$89,250	- 15.0%
Average Sales Price	\$87,033	\$148,000	+ 70.0%	\$133,027	\$111,713	- 16.0%
Percent of Original List Price Received at Sale*	89.9%	97.2%	+ 8.1%	92.3%	89.7%	- 2.8%
Average Days on Market Until Sale	106	34	- 67.9%	110	106	- 3.8%
Single-Family Detached Inventory**	NA	66	NA	--	--	--
Townhouse-Condo Inventory**	NA	0	NA	--	--	--

*Does not account for list prices from any previous listing contracts or seller concessions **City inventory figures were first tracked in June 2008

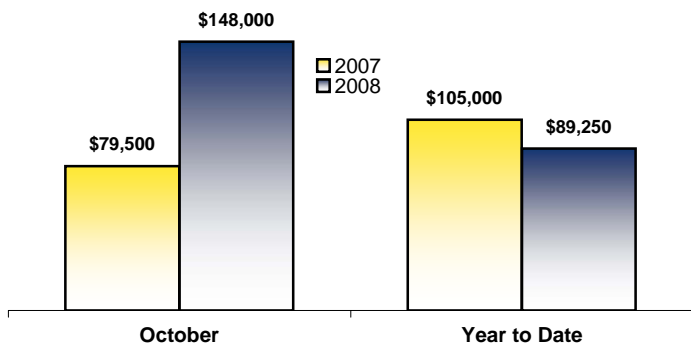
Activity—Most Recent Month



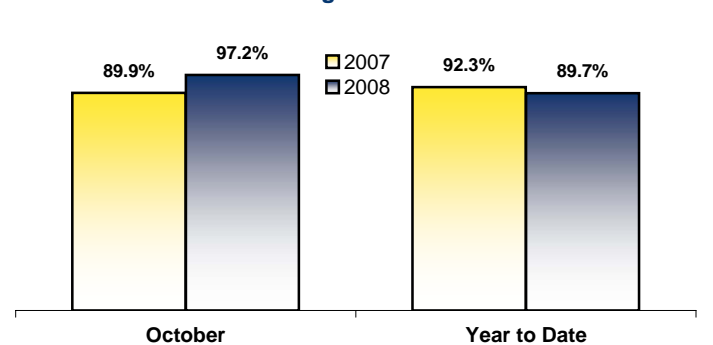
Activity—Year to Date



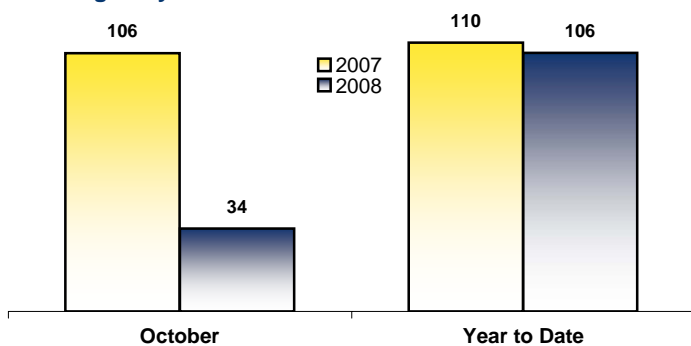
Median Sales Price



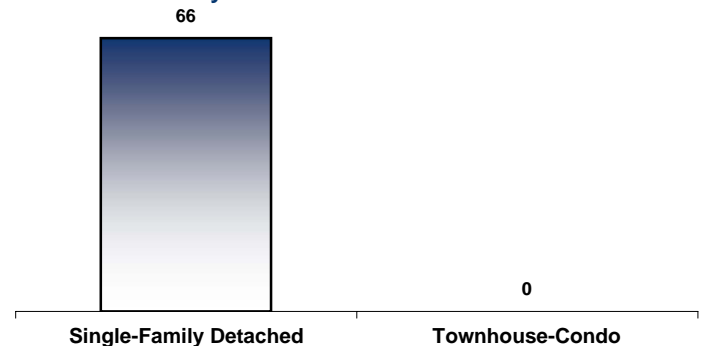
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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Local Market Updates

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Region:

Northwest Travis Co.

October

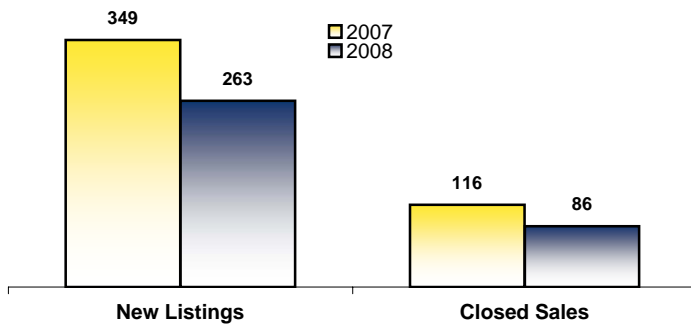
Year to Date

Travis County, TX

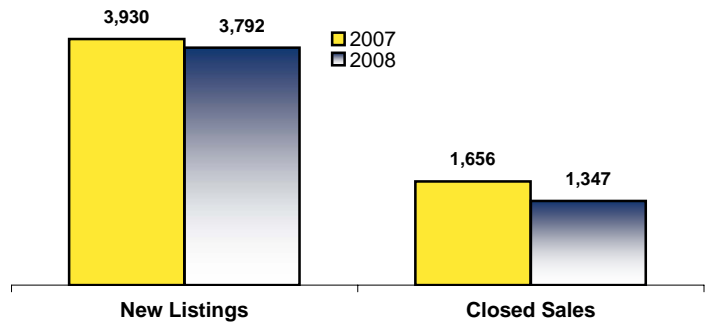
	2007	2008	Change	2007	2008	Change
New Listings	349	263	- 24.6%	3,930	3,792	- 3.5%
Closed Sales	116	86	- 25.9%	1,656	1,347	- 18.7%
Median Sales Price	\$340,000	\$324,500	- 4.6%	\$344,000	\$331,600	- 3.6%
Average Sales Price	\$461,991	\$413,447	- 10.5%	\$442,278	\$440,519	- 0.4%
Percent of Original List Price Received at Sale*	92.9%	89.6%	- 3.5%	95.1%	92.4%	- 2.8%
Average Days on Market Until Sale	109	90	- 16.9%	81	94	+ 15.5%
Single-Family Detached Inventory**	NA	1,336	NA	--	--	--
Townhouse-Condo Inventory**	NA	237	NA	--	--	--

*Does not account for list prices from any previous listing contracts or seller concessions **City inventory figures were first tracked in June 2008

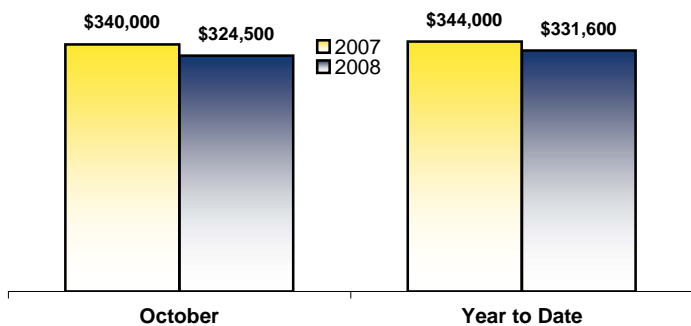
Activity—Most Recent Month



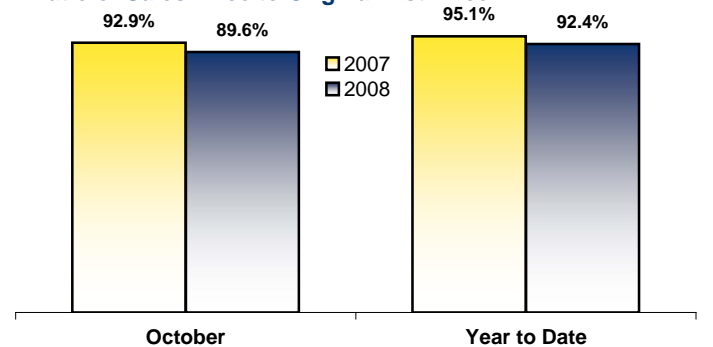
Activity—Year to Date



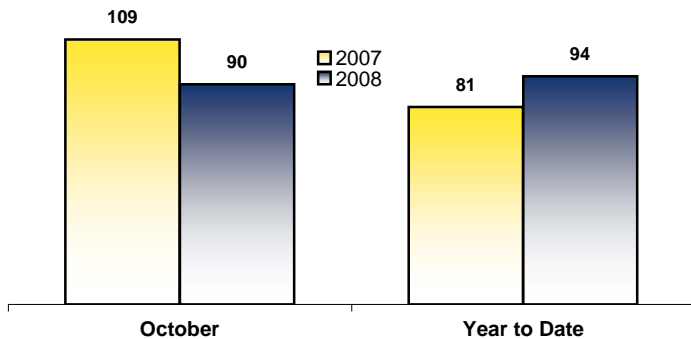
Median Sales Price



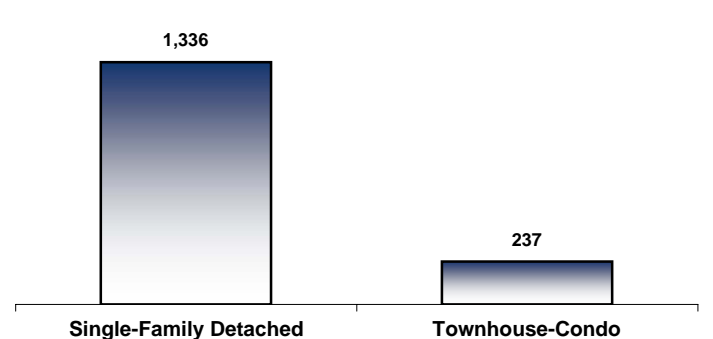
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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Local Market Updates

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Region:

Other

October

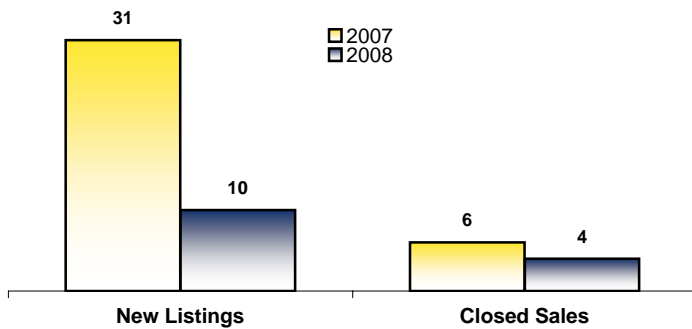
Year to Date

Other Counties

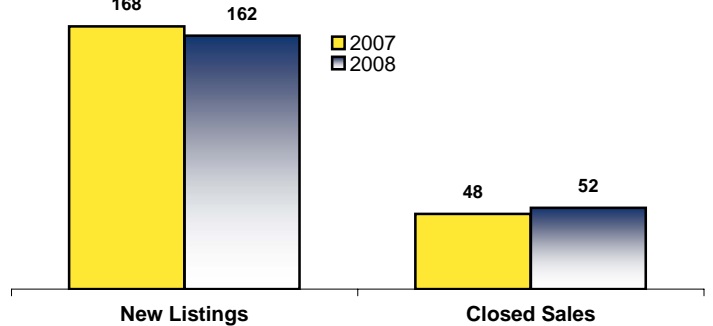
	2007	2008	Change	2007	2008	Change
New Listings	31	10	- 67.7%	168	162	- 3.6%
Closed Sales	6	4	- 33.3%	48	52	+ 8.3%
Median Sales Price	\$146,250	\$92,050	- 37.1%	\$144,000	\$160,000	+ 11.1%
Average Sales Price	\$364,167	\$93,400	- 74.4%	\$228,844	\$235,103	+ 2.7%
Percent of Original List Price Received at Sale*	93.5%	79.3%	- 15.1%	94.3%	91.6%	- 2.9%
Average Days on Market Until Sale	141	106	- 24.8%	89	101	+ 13.5%
Single-Family Detached Inventory**	NA	69	NA	--	--	--
Townhouse-Condo Inventory**	NA	6	NA	--	--	--

*Does not account for list prices from any previous listing contracts or seller concessions **City inventory figures were first tracked in June 2008

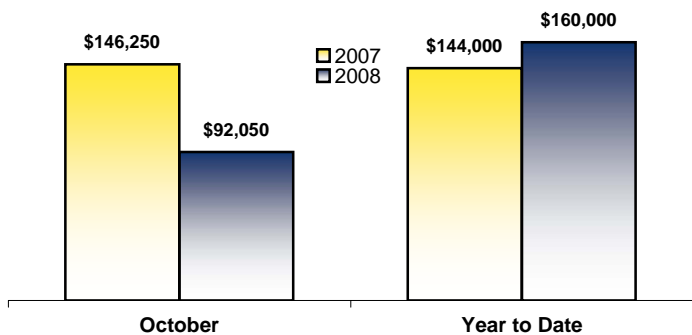
Activity—Most Recent Month



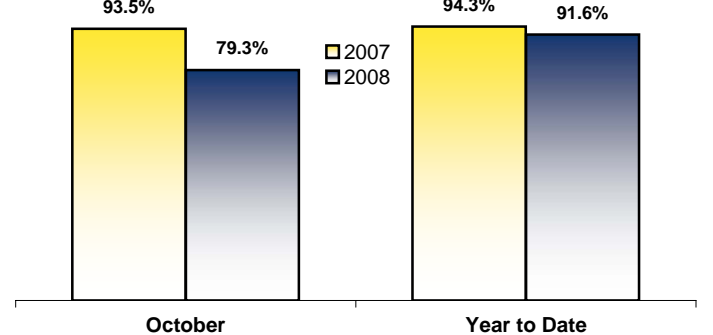
Activity—Year to Date



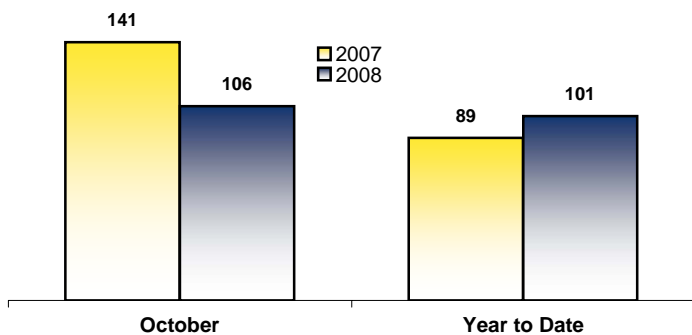
Median Sales Price



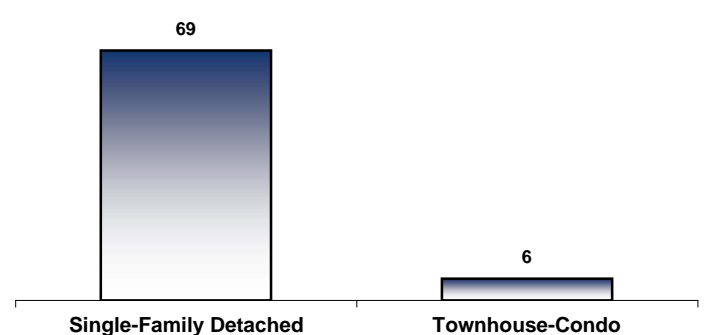
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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Local Market Updates

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Region:

Pflugerville

October

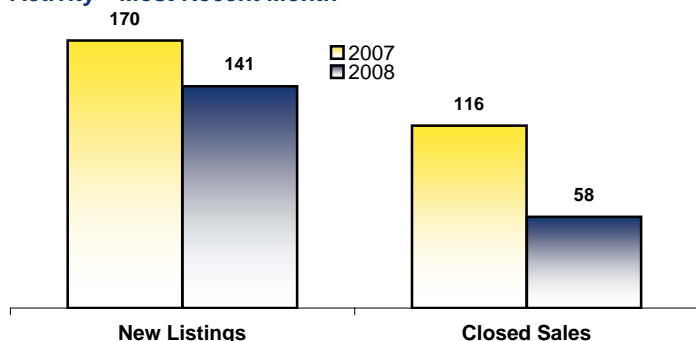
Year to Date

Travis County, TX

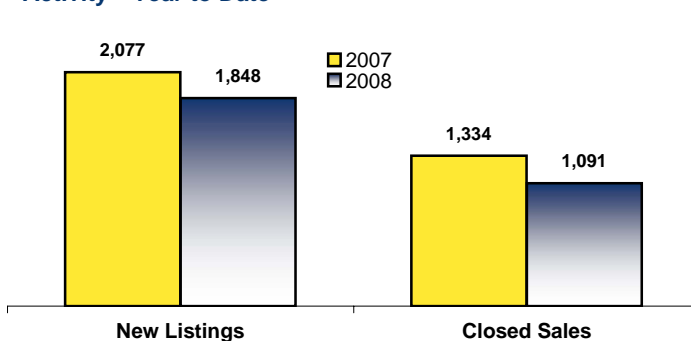
	2007	2008	Change	2007	2008	Change
New Listings	170	141	- 17.1%	2,077	1,848	- 11.0%
Closed Sales	116	58	- 50.0%	1,334	1,091	- 18.2%
Median Sales Price	\$147,000	\$149,000	+ 1.4%	\$155,000	\$155,000	- 0.0%
Average Sales Price	\$158,954	\$164,146	+ 3.3%	\$164,445	\$164,822	+ 0.2%
Percent of Original List Price Received at Sale*	94.7%	93.7%	- 1.1%	96.6%	95.9%	- 0.8%
Average Days on Market Until Sale	64	75	+ 18.6%	57	61	+ 6.8%
Single-Family Detached Inventory**	NA	470	NA	--	--	--
Townhouse-Condo Inventory**	NA	13	NA	--	--	--

*Does not account for list prices from any previous listing contracts or seller concessions **City inventory figures were first tracked in June 2008

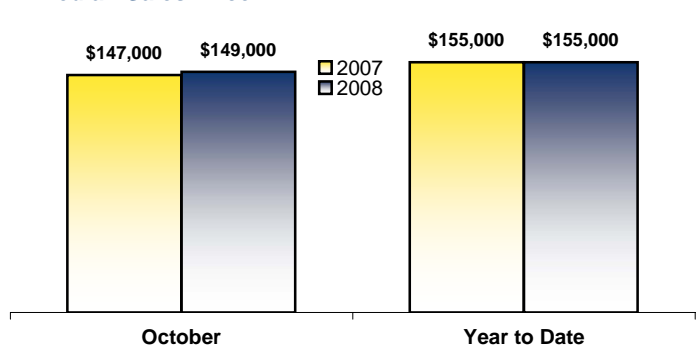
Activity—Most Recent Month



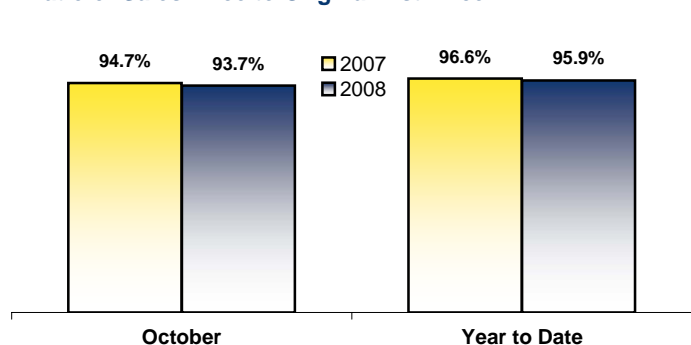
Activity—Year to Date



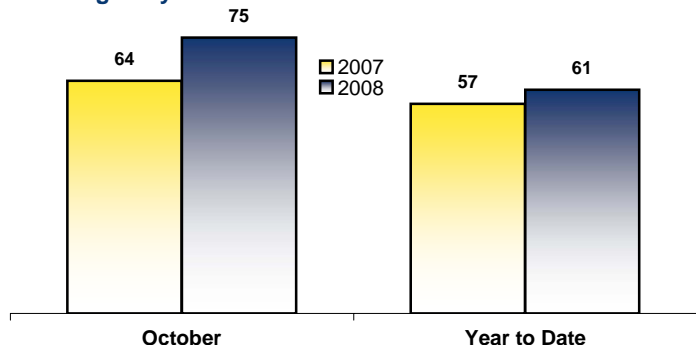
Median Sales Price



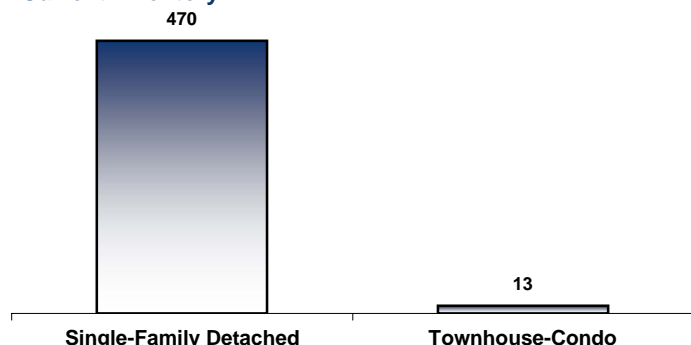
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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Local Market Updates

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Region:

Round Rock

October

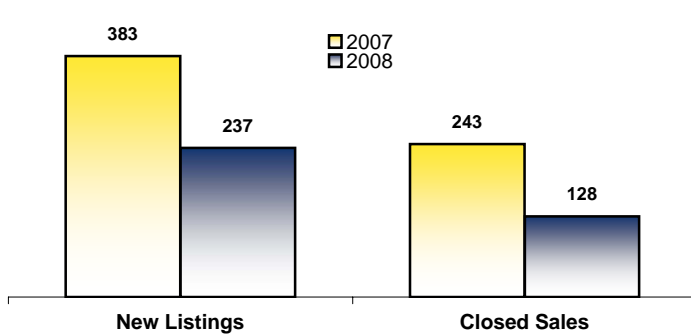
Year to Date

Williamson County, TX

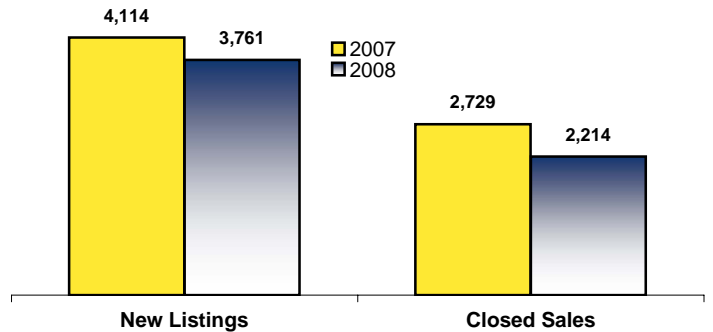
	2007	2008	Change	2007	2008	Change
New Listings	383	237	- 38.1%	4,114	3,761	- 8.6%
Closed Sales	243	128	- 47.3%	2,729	2,214	- 18.9%
Median Sales Price	\$189,900	\$196,000	+ 3.2%	\$184,900	\$192,408	+ 4.1%
Average Sales Price	\$207,931	\$216,355	+ 4.1%	\$209,870	\$215,105	+ 2.5%
Percent of Original List Price Received at Sale*	94.0%	93.6%	- 0.5%	96.4%	94.8%	- 1.6%
Average Days on Market Until Sale	65	80	+ 24.0%	57	66	+ 16.2%
Single-Family Detached Inventory**	NA	959	NA	--	--	--
Townhouse-Condo Inventory**	NA	38	NA	--	--	--

*Does not account for list prices from any previous listing contracts or seller concessions **City inventory figures were first tracked in June 2008

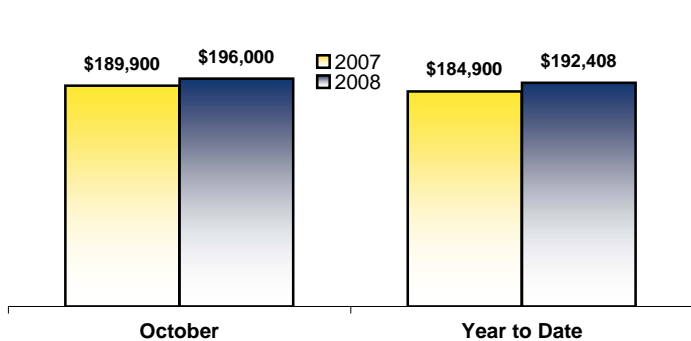
Activity—Most Recent Month



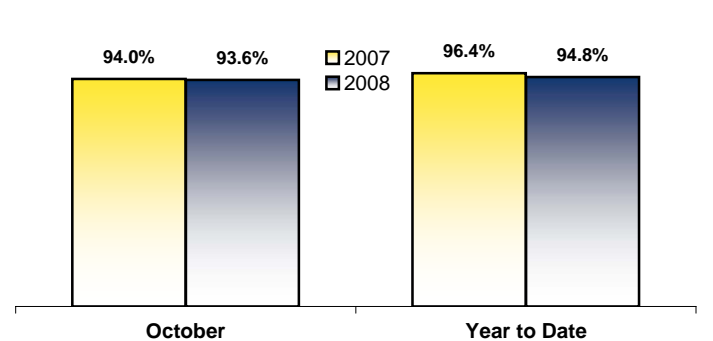
Activity—Year to Date



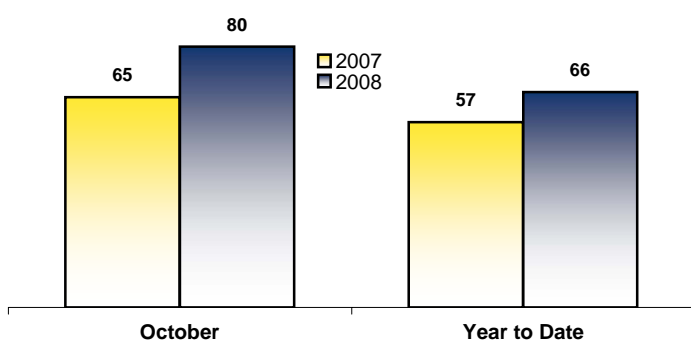
Median Sales Price



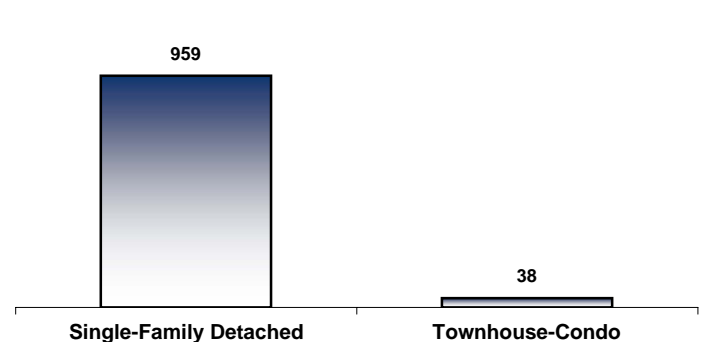
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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Region:

Williamson East

October

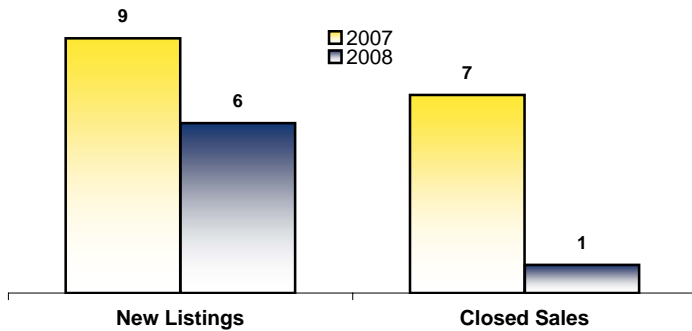
Year to Date

Williamson County, TX

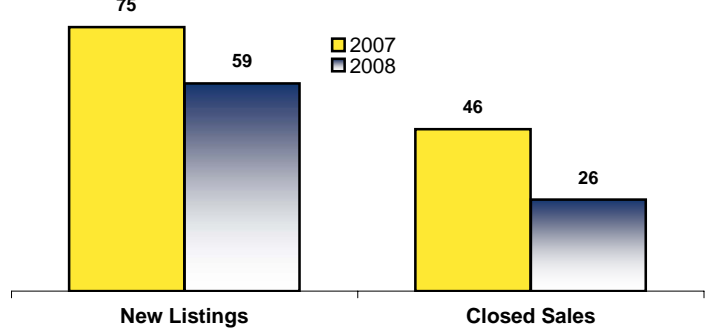
	2007	2008	Change	2007	2008	Change
New Listings	9	6	- 33.3%	75	59	- 21.3%
Closed Sales	7	1	- 85.7%	46	26	- 43.5%
Median Sales Price	\$80,000	\$200,000	+ 150.0%	\$82,000	\$123,770	+ 50.9%
Average Sales Price	\$96,900	\$200,000	+ 106.4%	\$99,307	\$140,318	+ 41.3%
Percent of Original List Price Received at Sale*	93.2%	90.9%	- 2.5%	92.0%	94.3%	+ 2.6%
Average Days on Market Until Sale	84	185	+ 120.2%	83	71	- 14.6%
Single-Family Detached Inventory**	NA	19	NA	--	--	--
Townhouse-Condo Inventory**	NA	2	NA	--	--	--

*Does not account for list prices from any previous listing contracts or seller concessions **City inventory figures were first tracked in June 2008

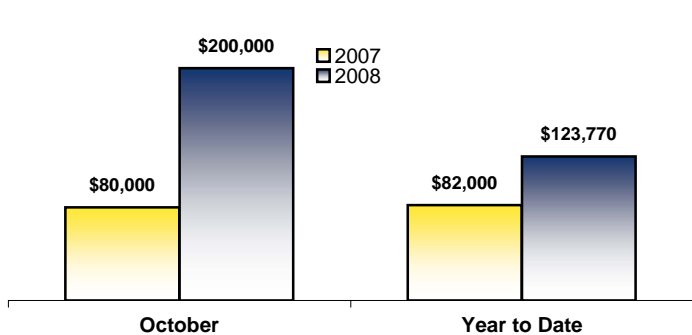
Activity—Most Recent Month



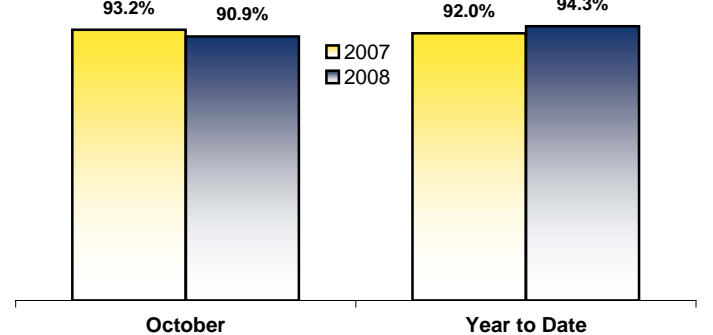
Activity—Year to Date



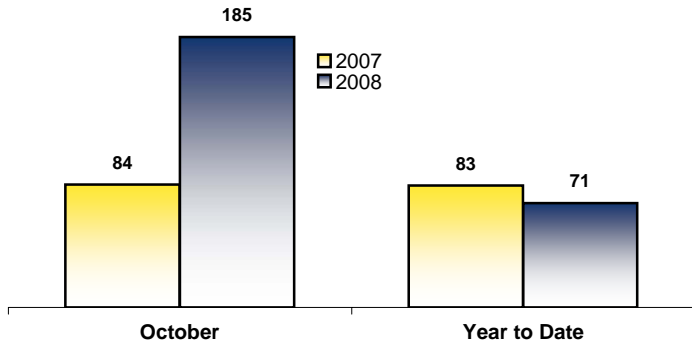
Median Sales Price



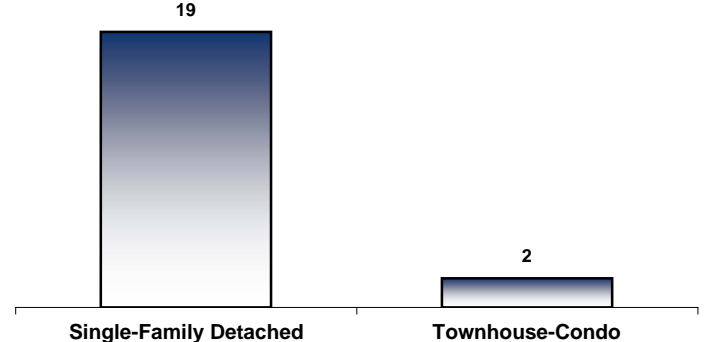
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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Local Market Updates

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Region:

Williamson North

October

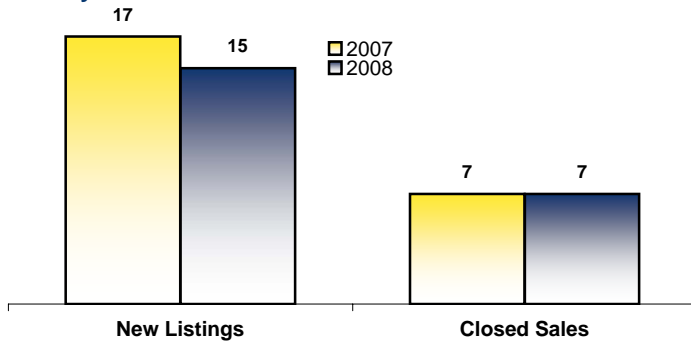
Year to Date

Williamson County, TX

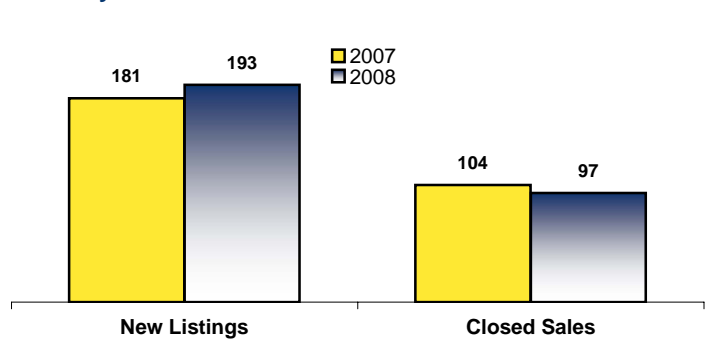
	2007	2008	Change	2007	2008	Change
New Listings	17	15	- 11.8%	181	193	+ 6.6%
Closed Sales	7	7	- 0.0%	104	97	- 6.7%
Median Sales Price	\$127,500	\$117,490	- 7.9%	\$121,510	\$118,327	- 2.6%
Average Sales Price	\$127,139	\$159,710	+ 25.6%	\$144,985	\$135,764	- 6.4%
Percent of Original List Price Received at Sale*	99.3%	96.2%	- 3.2%	97.1%	97.5%	+ 0.4%
Average Days on Market Until Sale	59	57	- 3.6%	81	72	- 11.4%
Single-Family Detached Inventory**	NA	63	NA	--	--	--
Townhouse-Condo Inventory**	NA	0	NA	--	--	--

*Does not account for list prices from any previous listing contracts or seller concessions **City inventory figures were first tracked in June 2008

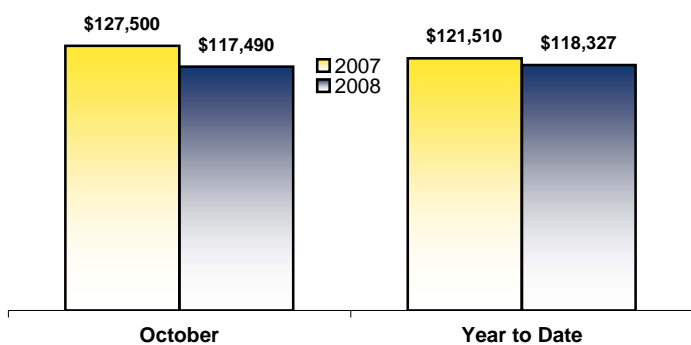
Activity—Most Recent Month



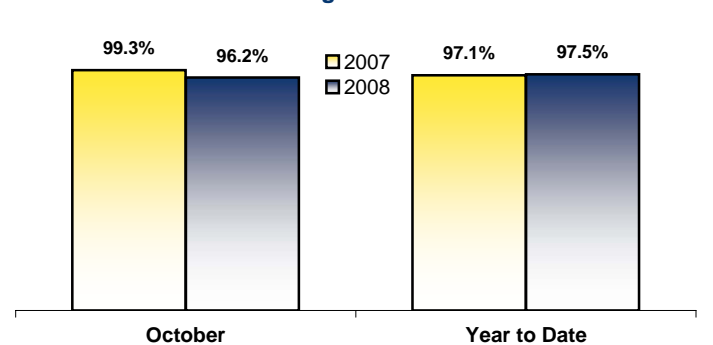
Activity—Year to Date



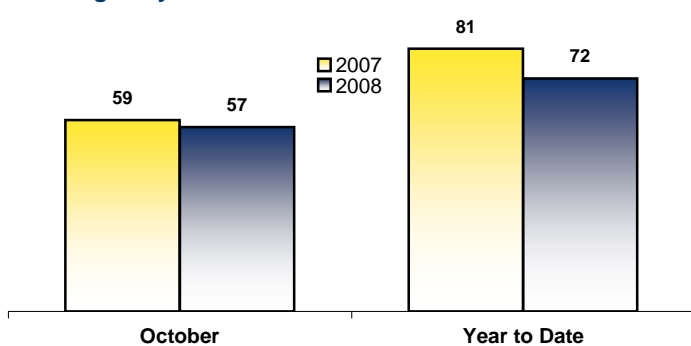
Median Sales Price



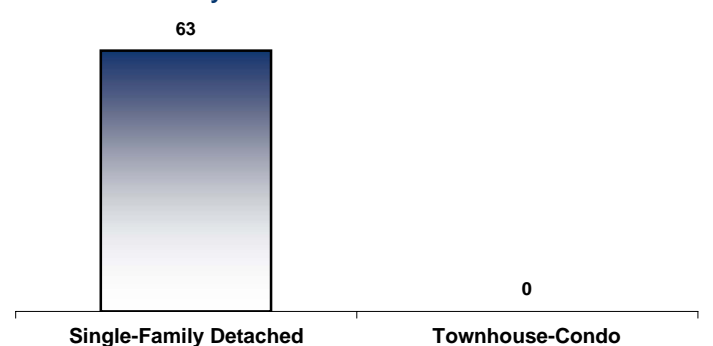
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



Some of the figures referenced in this report are for only one month worth of activity. As such, they can sometimes look extreme due to the small sample size involved.