

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

1A

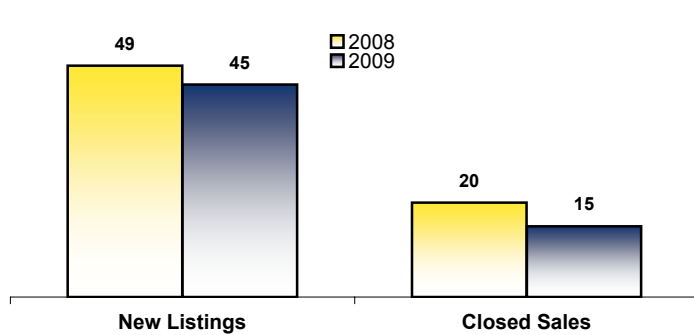
February

Year to Date

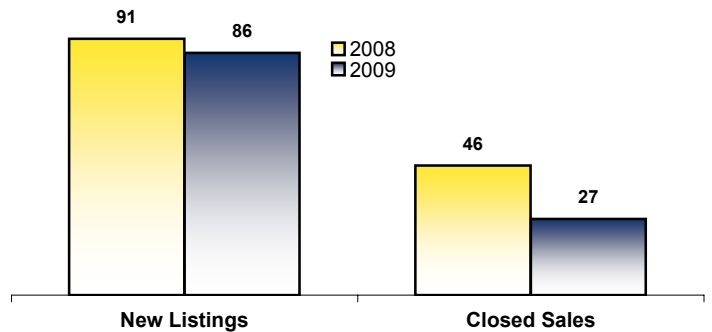
	2008	2009	Change	2008	2009	Change
New Listings	49	45	- 8.2%	91	86	- 5.5%
Closed Sales	20	15	- 25.0%	46	27	- 41.3%
Median Sales Price	\$288,450	\$340,000	+ 17.9%	\$321,950	\$325,000	+ 0.9%
Average Sales Price	\$321,248	\$338,507	+ 5.4%	\$334,818	\$292,678	- 12.6%
Percent of Original List Price Received at Sale*	94.6%	89.7%	- 5.2%	94.3%	90.9%	- 3.6%
Average Days on Market Until Sale	59	94	+ 58.8%	57	77	+ 35.8%
Single-Family Detached Inventory**	NA	75	NA	--	--	--
Townhouse-Condo Inventory**	NA	45	NA	--	--	--

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

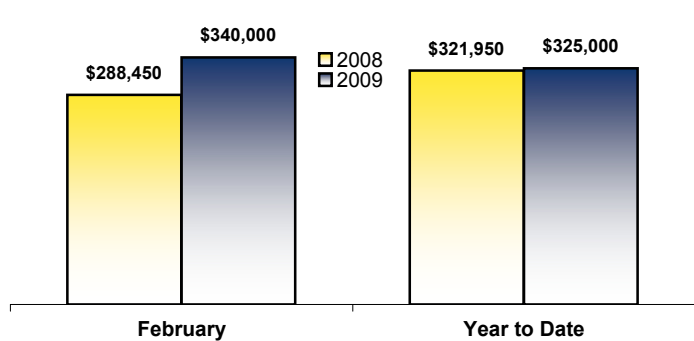
Activity—Most Recent Month



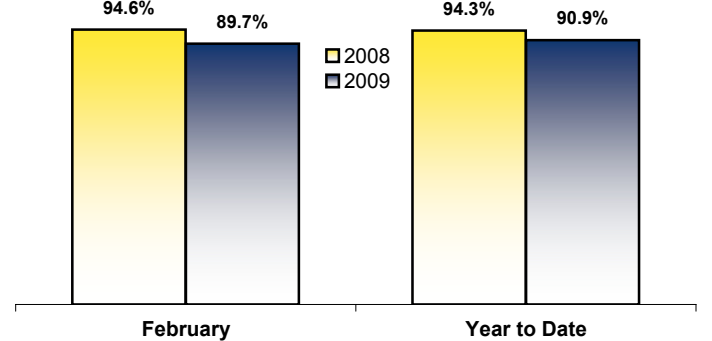
Activity—Year to Date



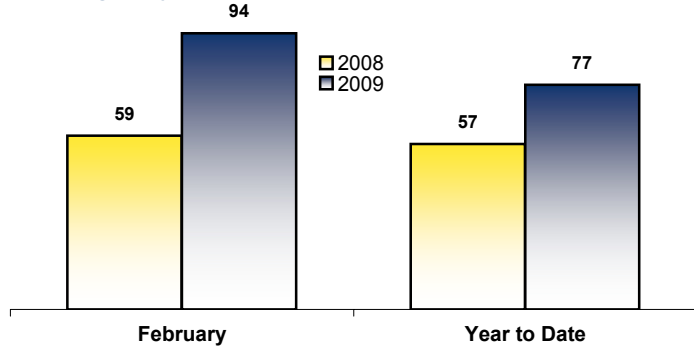
Median Sales Price



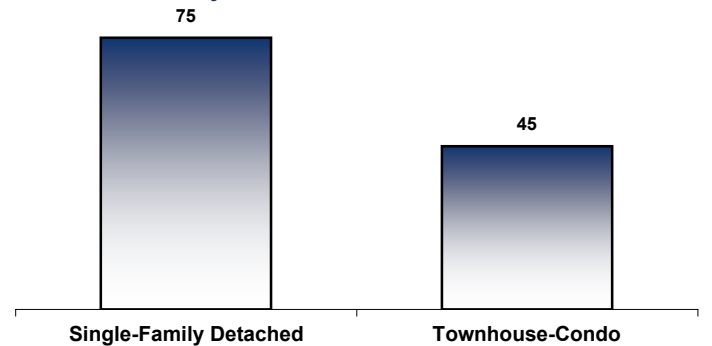
Ratio of Sales Price to Original List Price



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

1B

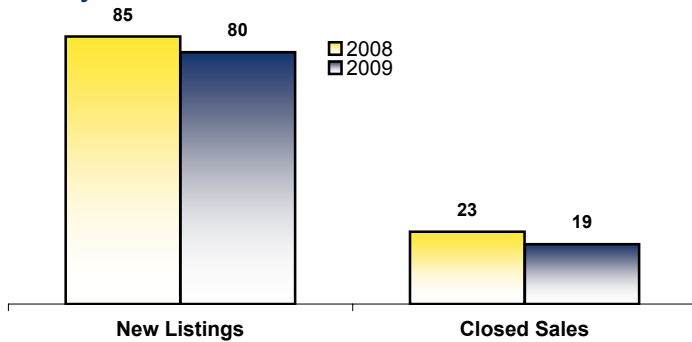
February

Year to Date

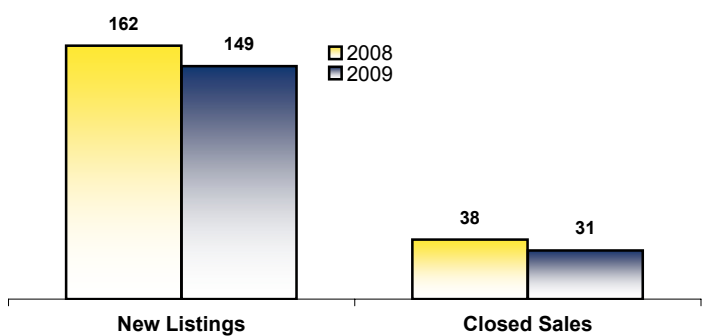
	2008	2009	Change	2008	2009	Change
New Listings	85	80	- 5.9%	162	149	- 8.0%
Closed Sales	23	19	- 17.4%	38	31	- 18.4%
Median Sales Price	\$525,000	\$463,000	- 11.8%	\$525,000	\$440,000	- 16.2%
Average Sales Price	\$522,339	\$573,662	+ 9.8%	\$635,866	\$529,864	- 16.7%
Percent of Original List Price Received at Sale*	92.7%	83.0%	- 10.4%	92.8%	84.5%	- 9.0%
Average Days on Market Until Sale	58	131	+ 124.8%	63	125	+ 98.9%
Single-Family Detached Inventory**	NA	192	NA	--	--	--
Townhouse-Condo Inventory**	NA	94	NA	--	--	--

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

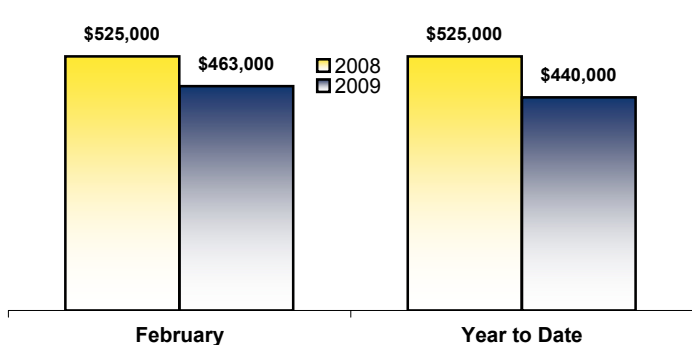
Activity—Most Recent Month



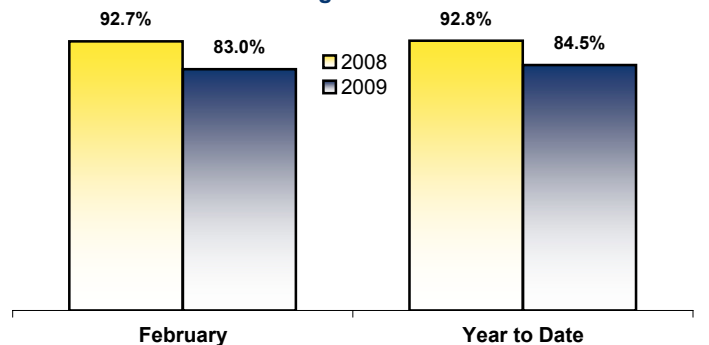
Activity—Year to Date



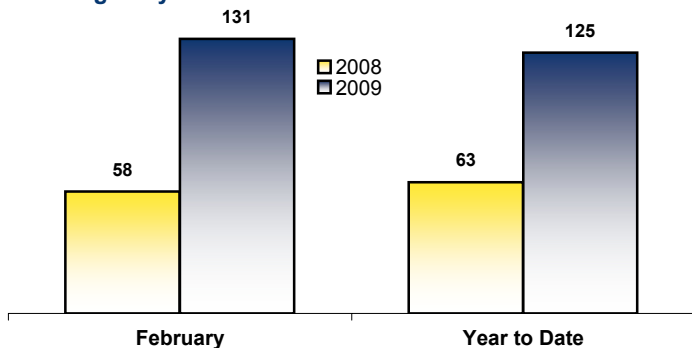
Median Sales Price



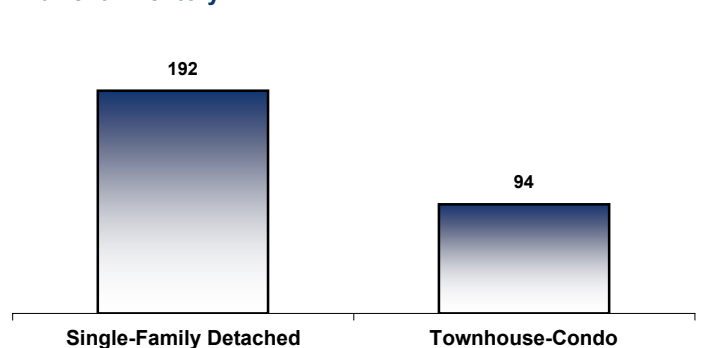
Ratio of Sales Price to Original List Price



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

1N

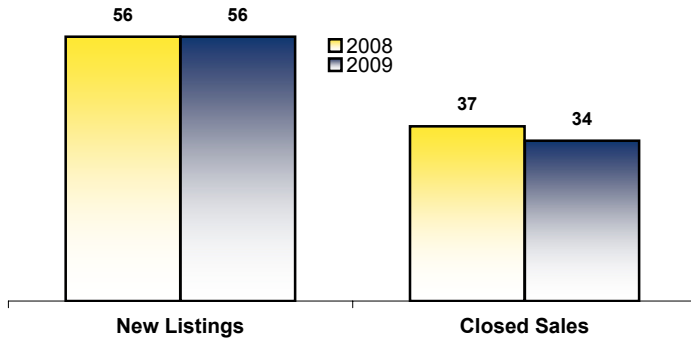
February

Year to Date

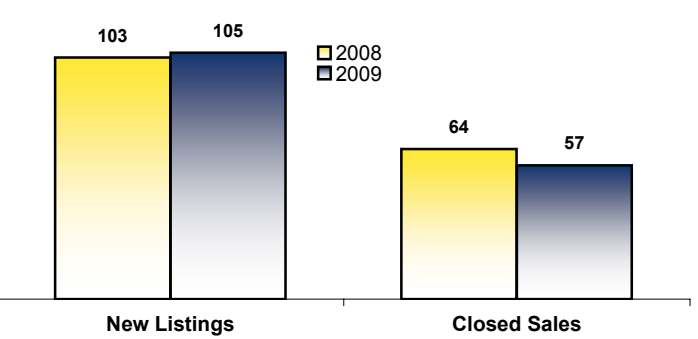
	2008	2009	Change	2008	2009	Change
New Listings	56	56	- 0.0%	103	105	+ 1.9%
Closed Sales	37	34	- 8.1%	64	57	- 10.9%
Median Sales Price	\$230,000	\$217,500	- 5.4%	\$230,000	\$235,000	+ 2.2%
Average Sales Price	\$258,478	\$272,179	+ 5.3%	\$256,613	\$267,583	+ 4.3%
Percent of Original List Price Received at Sale*	94.4%	93.7%	- 0.8%	95.2%	93.1%	- 2.2%
Average Days on Market Until Sale	79	63	- 20.4%	74	59	- 19.4%
Single-Family Detached Inventory**	NA	95	NA	--	--	--
Townhouse-Condo Inventory**	NA	21	NA	--	--	--

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

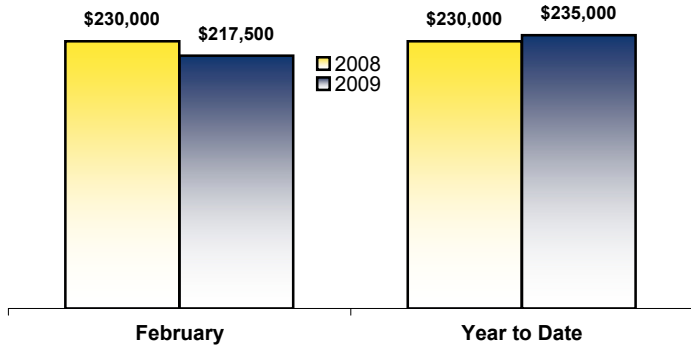
Activity—Most Recent Month



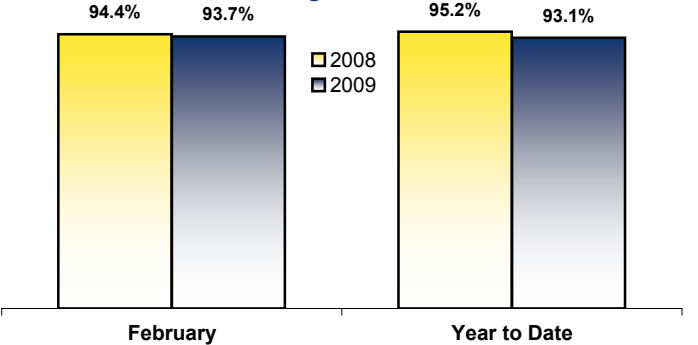
Activity—Year to Date



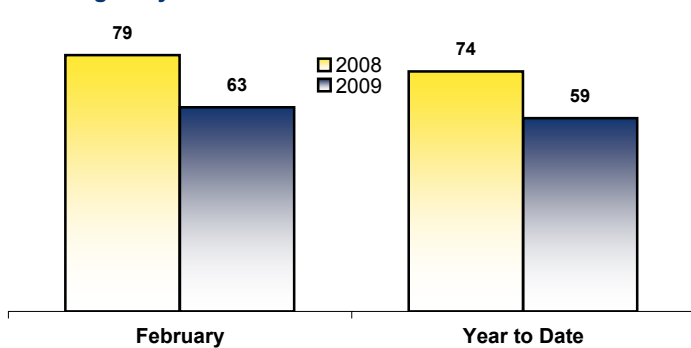
Median Sales Price



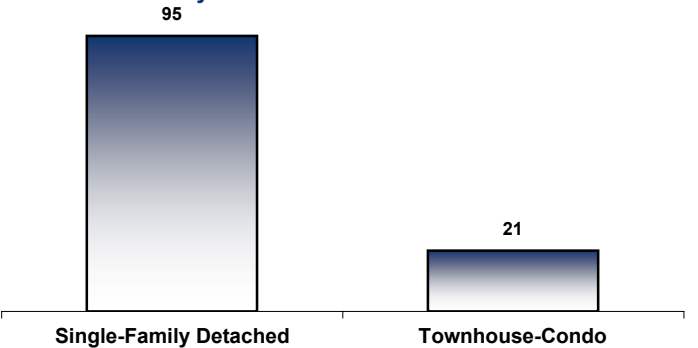
Ratio of Sales Price to Original List Price



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

2

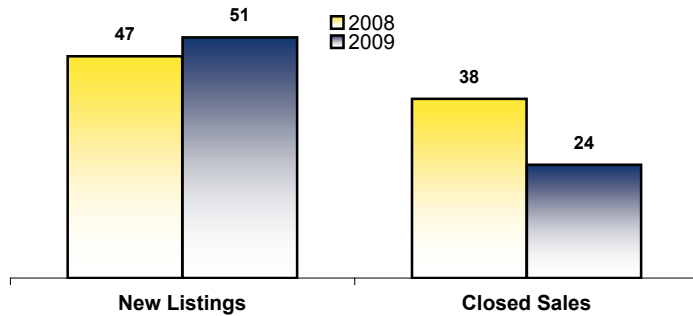
February

Year to Date

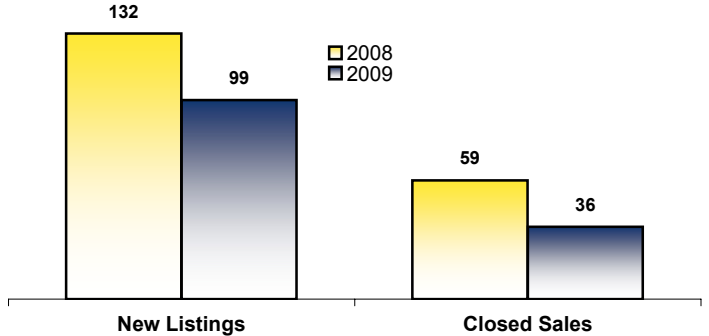
	2008	2009	Change	2008	2009	Change
New Listings	47	51	+ 8.5%	132	99	- 25.0%
Closed Sales	38	24	- 36.8%	59	36	- 39.0%
Median Sales Price	\$229,500	\$224,500	- 2.2%	\$233,000	\$231,250	- 0.8%
Average Sales Price	\$227,797	\$240,545	+ 5.6%	\$233,652	\$236,471	+ 1.2%
Percent of Original List Price Received at Sale*	93.1%	92.8%	- 0.3%	93.4%	92.7%	- 0.8%
Average Days on Market Until Sale	71	52	- 26.2%	67	61	- 9.9%
Single-Family Detached Inventory**	NA	93	NA	--	--	--
Townhouse-Condo Inventory**	NA	45	NA	--	--	--

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

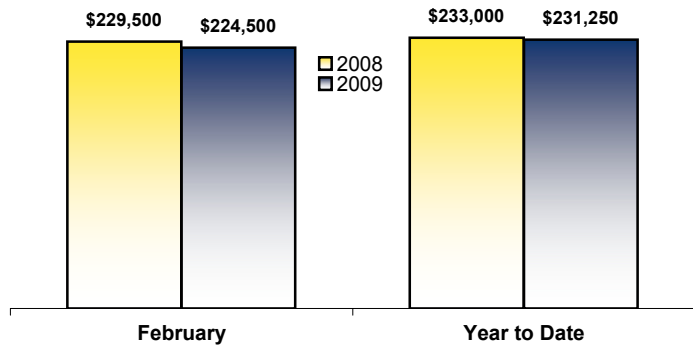
Activity—Most Recent Month



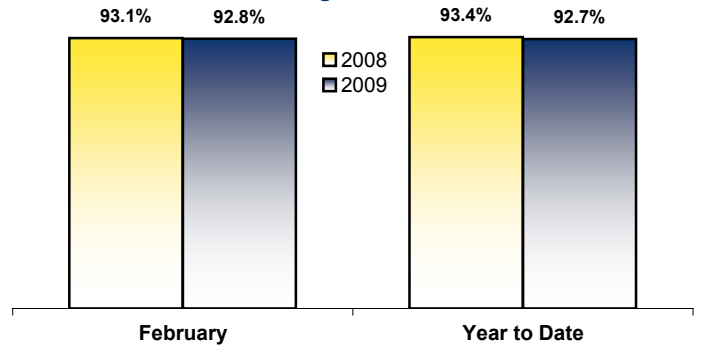
Activity—Year to Date



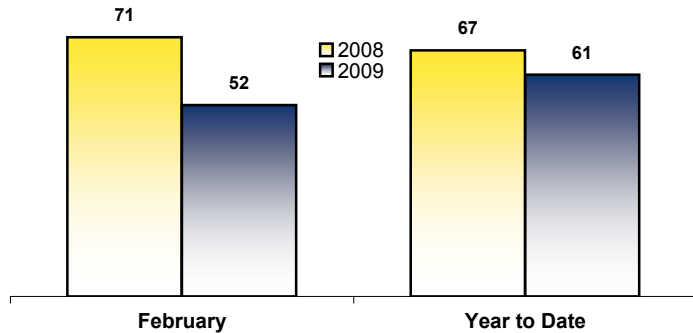
Median Sales Price



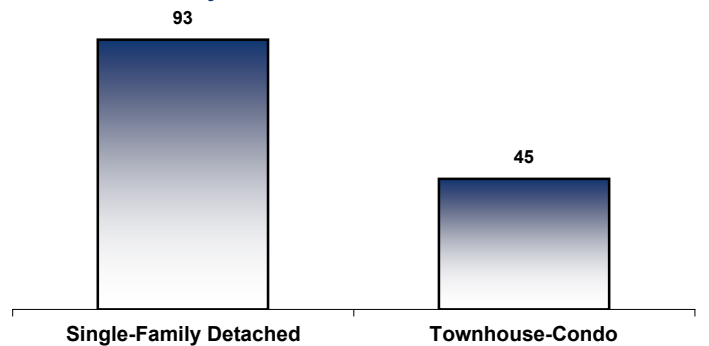
Ratio of Sales Price to Original List Price



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

2N

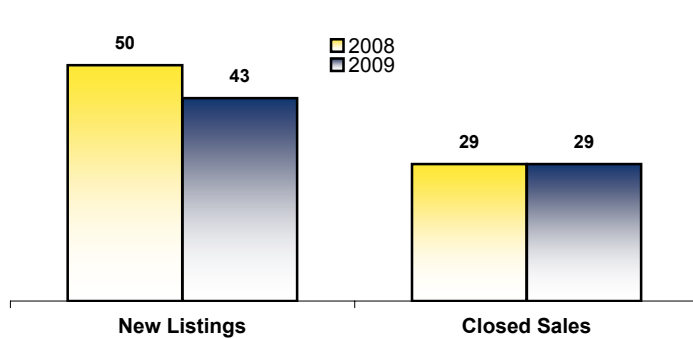
February

Year to Date

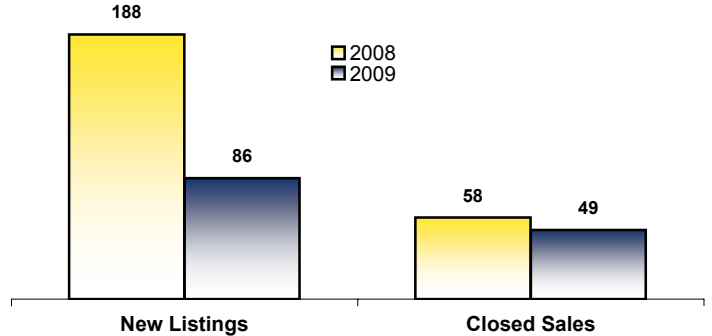
	2008	2009	Change	2008	2009	Change
New Listings	50	43	- 14.0%	188	86	- 54.3%
Closed Sales	29	29	- 0.0%	58	49	- 15.5%
Median Sales Price	\$145,000	\$96,900	- 33.2%	\$127,688	\$96,900	- 24.1%
Average Sales Price	\$135,526	\$111,459	- 17.8%	\$132,976	\$110,303	- 17.0%
Percent of Original List Price Received at Sale*	95.7%	96.9%	+ 1.2%	95.4%	95.9%	+ 0.6%
Average Days on Market Until Sale	48	43	- 10.8%	56	50	- 10.6%
Single-Family Detached Inventory**	NA	75	NA	--	--	--
Townhouse-Condo Inventory**	NA	36	NA	--	--	--

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

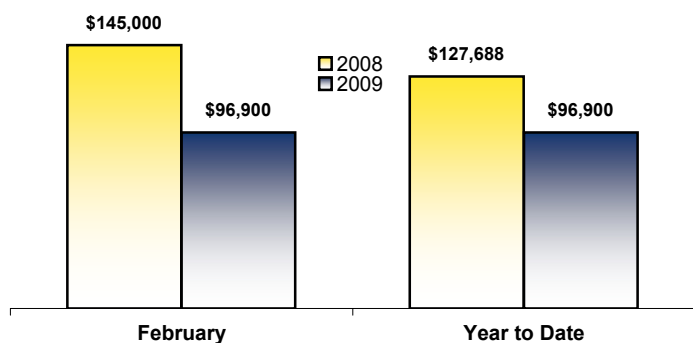
Activity—Most Recent Month



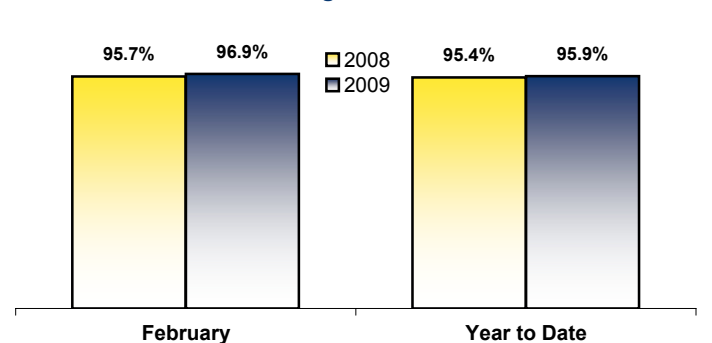
Activity—Year to Date



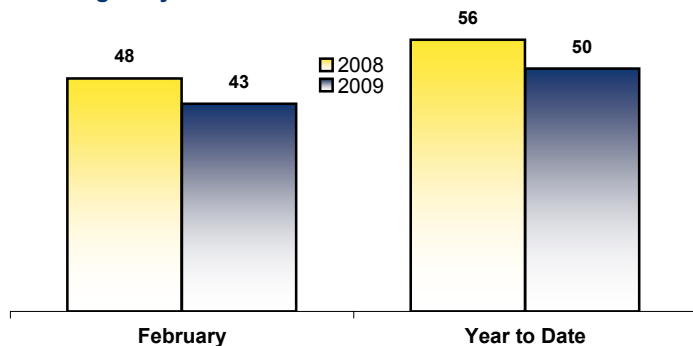
Median Sales Price



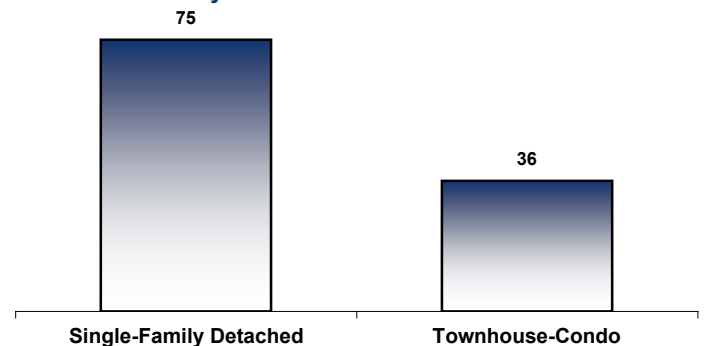
Ratio of Sales Price to Original List Price



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

3

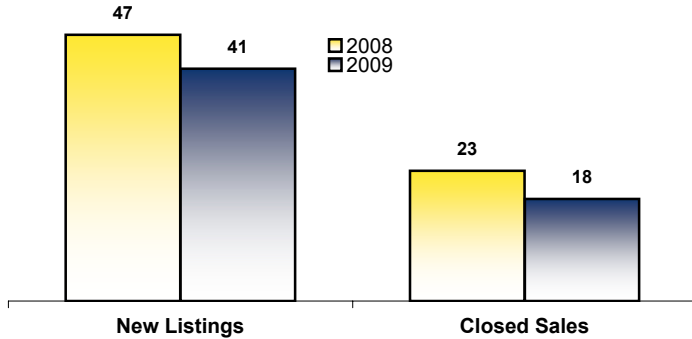
February

Year to Date

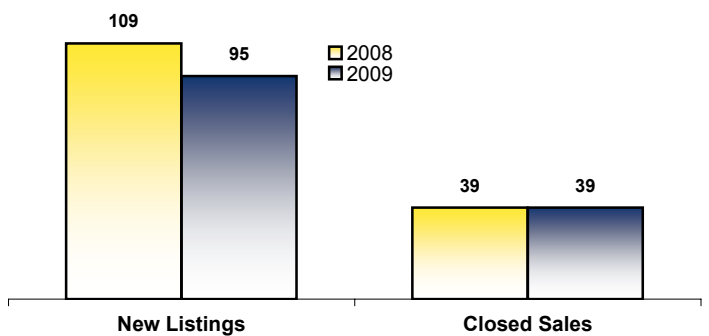
	2008	2009	Change	2008	2009	Change
New Listings	47	41	- 12.8%	109	95	- 12.8%
Closed Sales	23	18	- 21.7%	39	39	- 0.0%
Median Sales Price	\$202,000	\$220,500	+ 9.2%	\$187,225	\$223,000	+ 19.1%
Average Sales Price	\$209,191	\$207,326	- 0.9%	\$194,182	\$230,456	+ 18.7%
Percent of Original List Price Received at Sale*	93.4%	92.0%	- 1.5%	93.3%	92.9%	- 0.4%
Average Days on Market Until Sale	55	87	+ 56.8%	53	74	+ 39.2%
Single-Family Detached Inventory**	NA	148	NA	--	--	--
Townhouse-Condo Inventory**	NA	24	NA	--	--	--

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

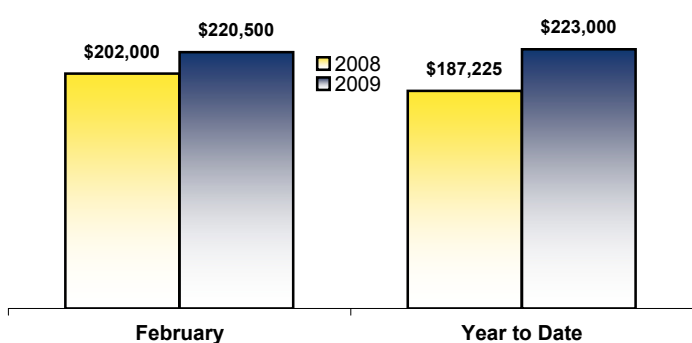
Activity—Most Recent Month



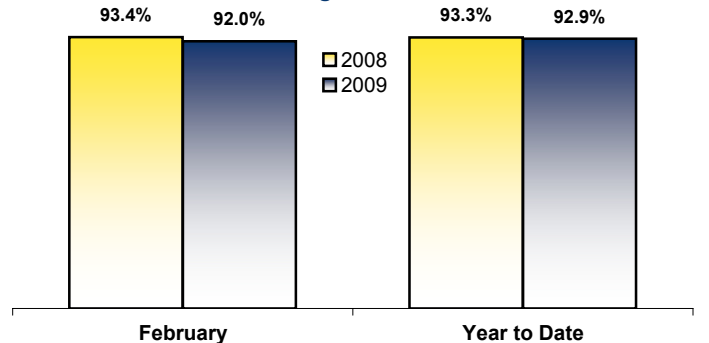
Activity—Year to Date



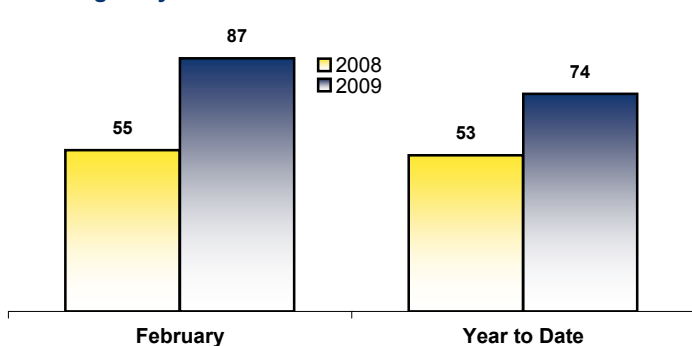
Median Sales Price



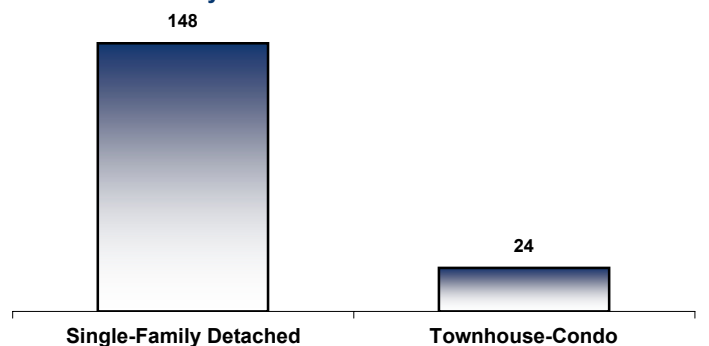
Ratio of Sales Price to Original List Price



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

3E

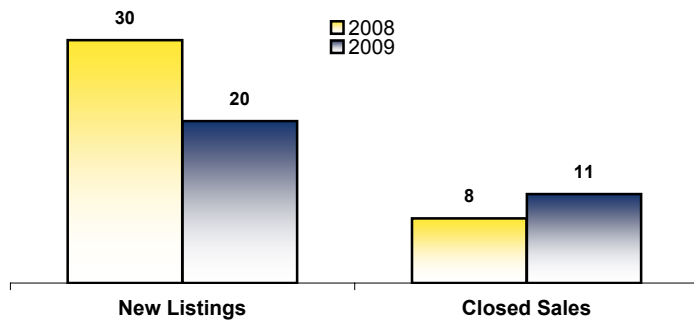
February

Year to Date

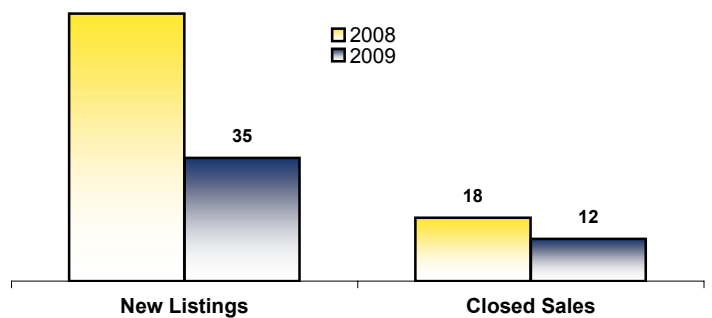
	2008	2009	Change	2008	2009	Change
New Listings	30	20	- 33.3%	76	35	- 53.9%
Closed Sales	8	11	+ 37.5%	18	12	- 33.3%
Median Sales Price	\$180,165	\$127,500	- 29.2%	\$160,703	\$126,250	- 21.4%
Average Sales Price	\$306,069	\$141,286	- 53.8%	\$226,547	\$137,314	- 39.4%
Percent of Original List Price Received at Sale*	93.1%	91.7%	- 1.5%	93.5%	90.6%	- 3.1%
Average Days on Market Until Sale	49	64	+ 30.5%	73	64	- 12.0%
Single-Family Detached Inventory**	NA	73	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

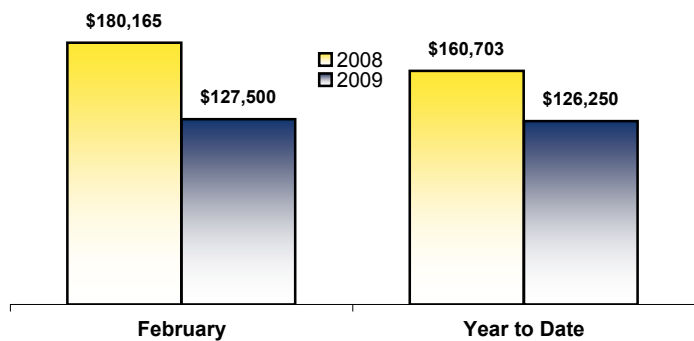
Activity—Most Recent Month



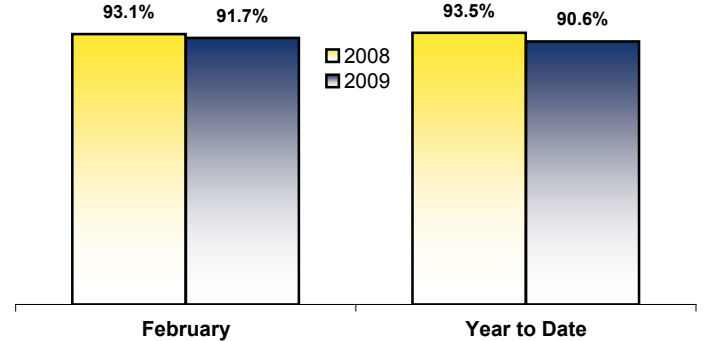
Activity—Year to Date



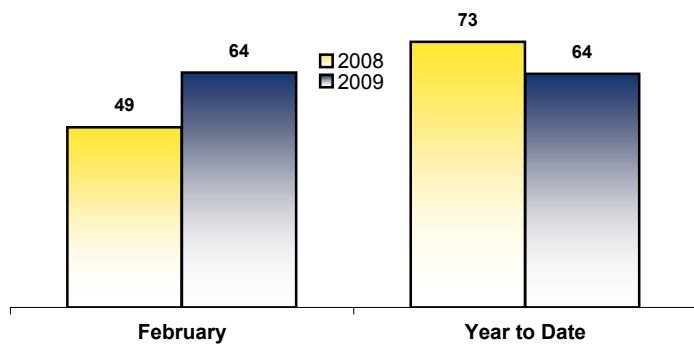
Median Sales Price



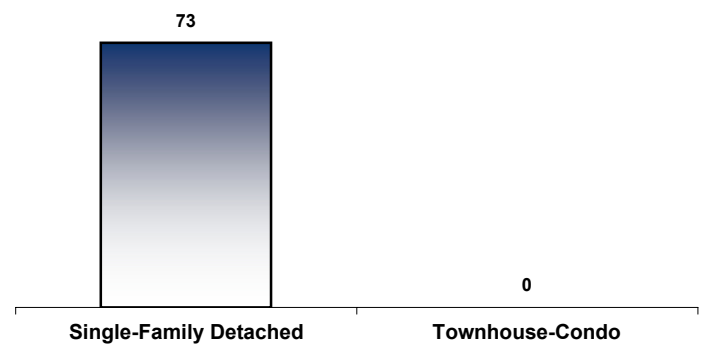
Ratio of Sales Price to Original List Price



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

4

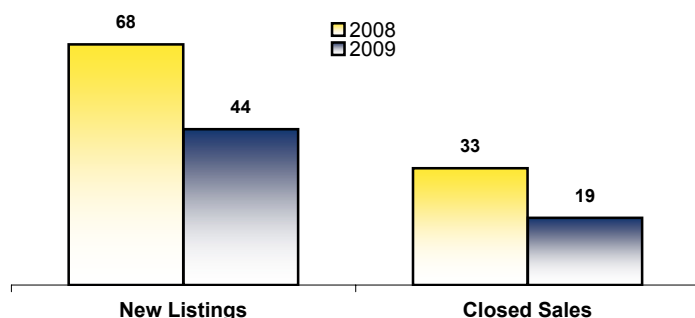
February

Year to Date

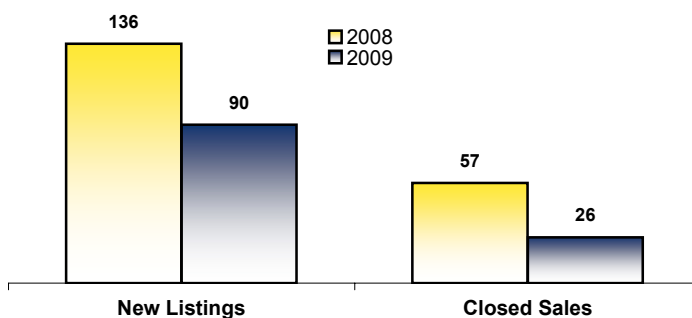
	2008	2009	Change	2008	2009	Change
New Listings	68	44	- 35.3%	136	90	- 33.8%
Closed Sales	33	19	- 42.4%	57	26	- 54.4%
Median Sales Price	\$320,000	\$280,000	- 12.5%	\$325,000	\$287,000	- 11.7%
Average Sales Price	\$308,650	\$327,605	+ 6.1%	\$357,270	\$329,631	- 7.7%
Percent of Original List Price Received at Sale*	92.8%	91.4%	- 1.5%	90.8%	91.8%	+ 1.1%
Average Days on Market Until Sale	60	92	+ 53.1%	71	82	+ 15.6%
Single-Family Detached Inventory**	NA	119	NA	--	--	--
Townhouse-Condo Inventory**	NA	45	NA	--	--	--

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

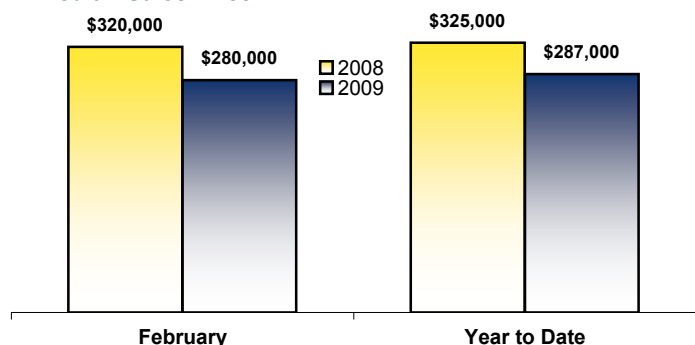
Activity—Most Recent Month



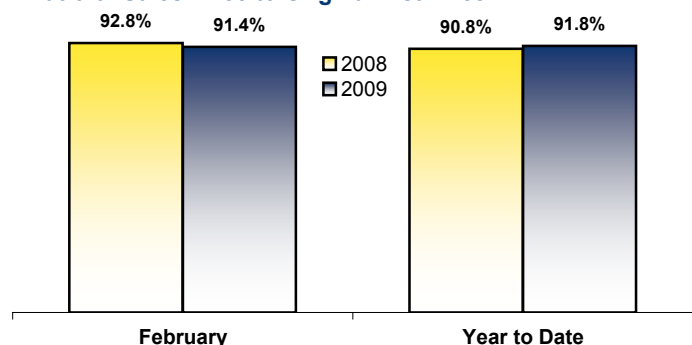
Activity—Year to Date



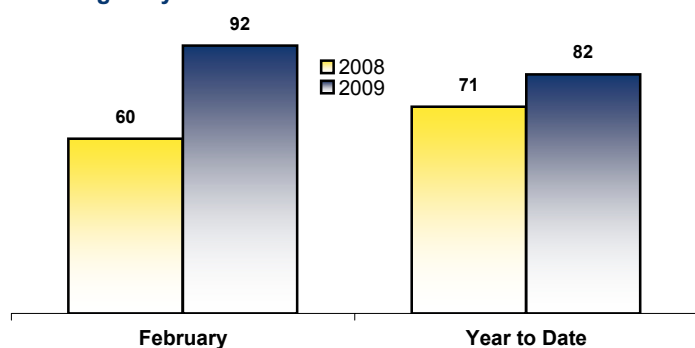
Median Sales Price



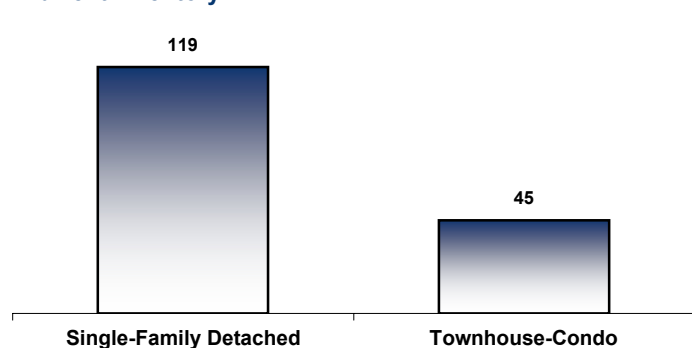
Ratio of Sales Price to Original List Price



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

5

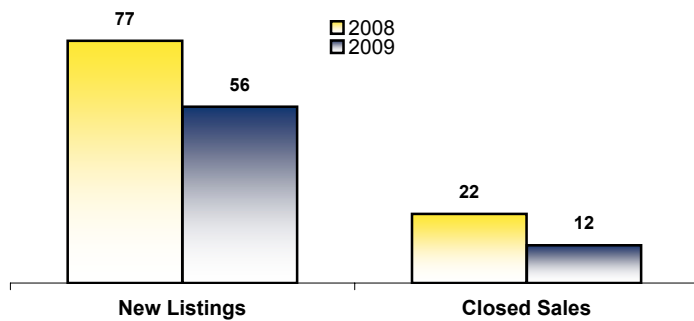
February

Year to Date

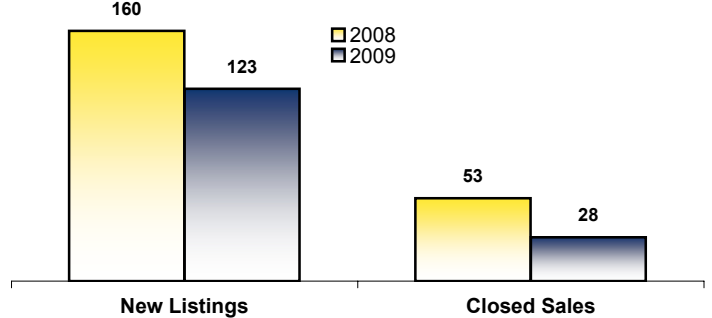
	2008	2009	Change	2008	2009	Change
New Listings	77	56	- 27.3%	160	123	- 23.1%
Closed Sales	22	12	- 45.5%	53	28	- 47.2%
Median Sales Price	\$193,000	\$176,513	- 8.5%	\$180,300	\$176,513	- 2.1%
Average Sales Price	\$197,080	\$237,187	+ 20.4%	\$209,428	\$215,570	+ 2.9%
Percent of Original List Price Received at Sale*	89.8%	90.5%	+ 0.8%	91.7%	91.1%	- 0.6%
Average Days on Market Until Sale	89	70	- 21.5%	77	83	+ 8.1%
Single-Family Detached Inventory**	NA	178	NA	--	--	--
Townhouse-Condo Inventory**	NA	58	NA	--	--	--

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

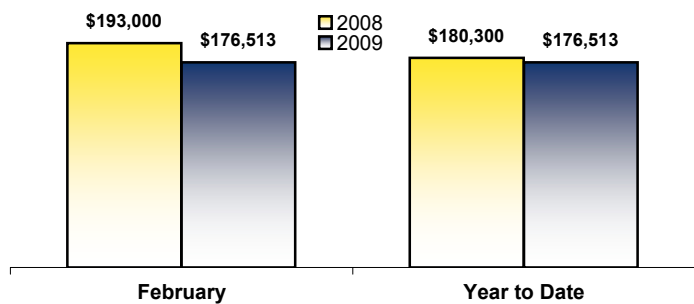
Activity—Most Recent Month



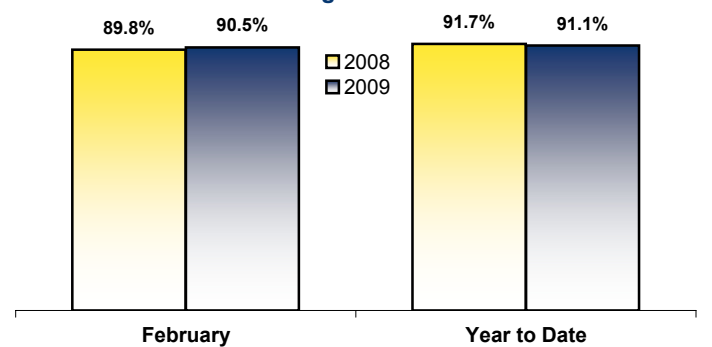
Activity—Year to Date



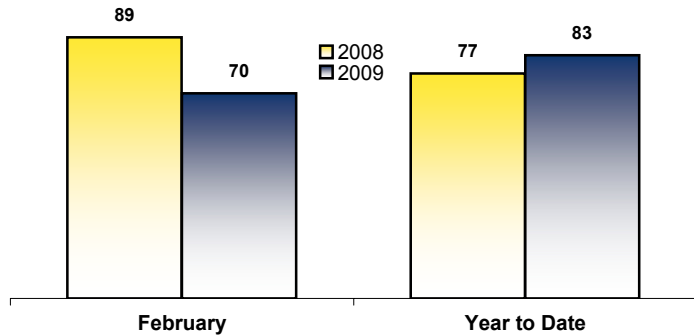
Median Sales Price



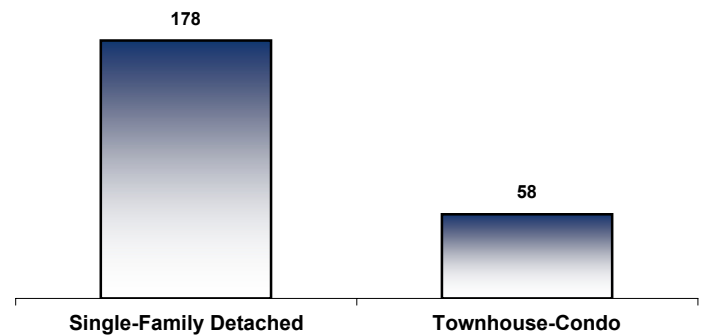
Ratio of Sales Price to Original List Price



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

5E

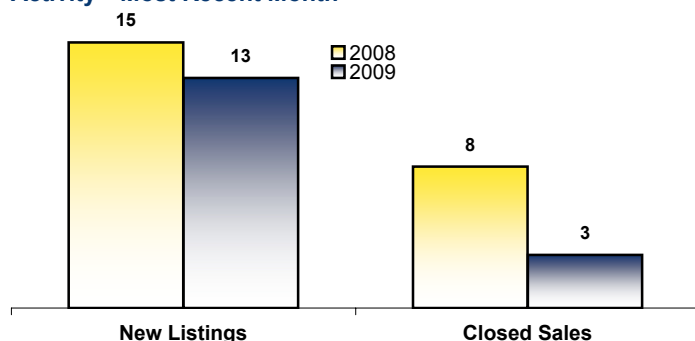
February

Year to Date

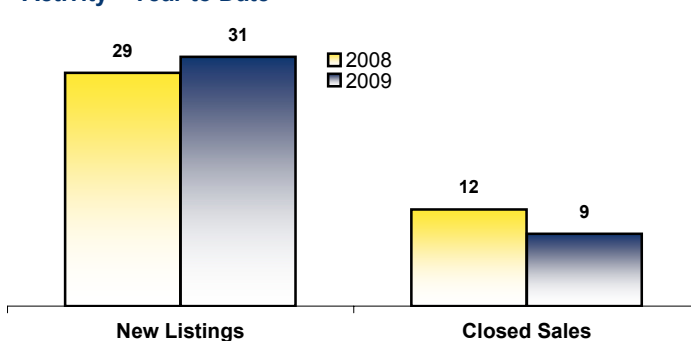
	2008	2009	Change	2008	2009	Change
New Listings	15	13	- 13.3%	29	31	+ 6.9%
Closed Sales	8	3	- 62.5%	12	9	- 25.0%
Median Sales Price	\$116,500	\$109,000	- 6.4%	\$109,450	\$108,500	- 0.9%
Average Sales Price	\$119,875	\$108,690	- 9.3%	\$118,308	\$105,714	- 10.6%
Percent of Original List Price Received at Sale*	98.5%	93.6%	- 5.0%	97.3%	93.5%	- 3.9%
Average Days on Market Until Sale	96	96	+ 0.0%	77	63	- 18.3%
Single-Family Detached Inventory**	NA	37	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

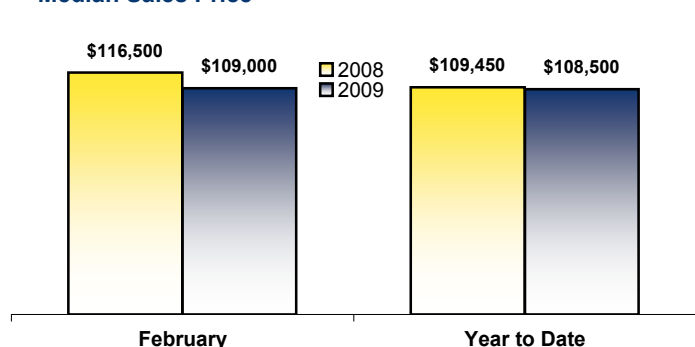
Activity—Most Recent Month



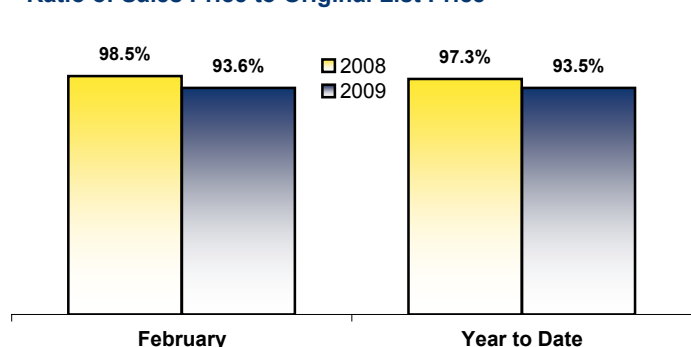
Activity—Year to Date



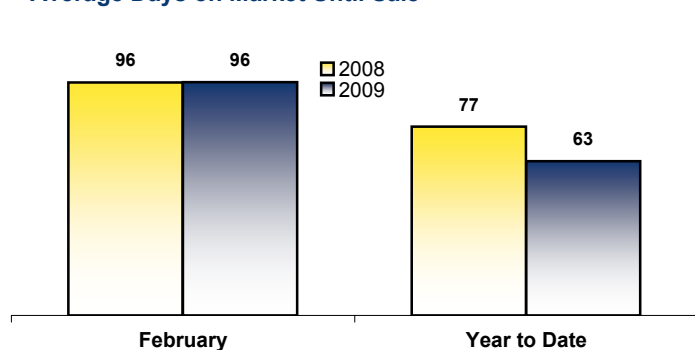
Median Sales Price



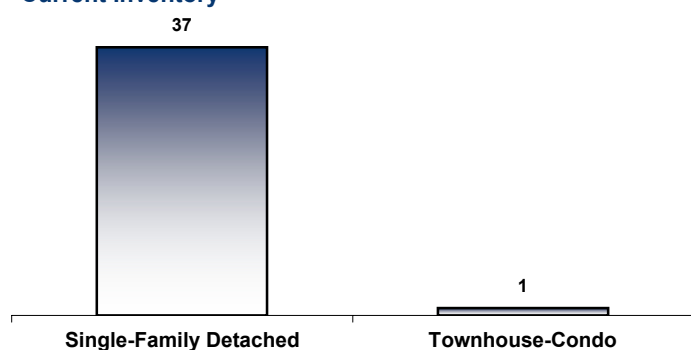
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

6

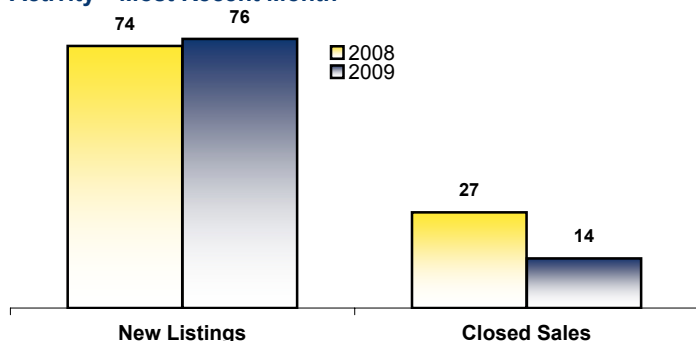
February

Year to Date

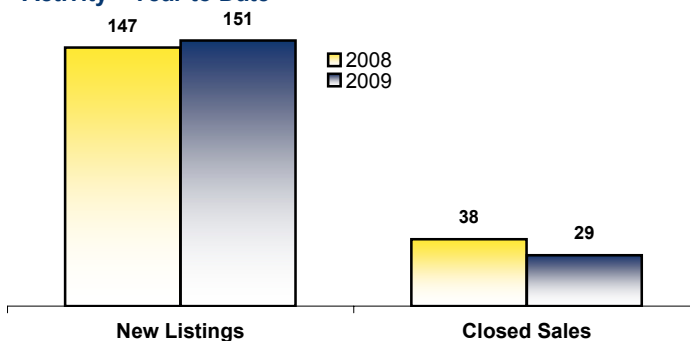
	2008	2009	Change	2008	2009	Change
New Listings	74	76	+ 2.7%	147	151	+ 2.7%
Closed Sales	27	14	- 48.1%	38	29	- 23.7%
Median Sales Price	\$317,500	\$290,000	- 8.7%	\$283,000	\$285,000	+ 0.7%
Average Sales Price	\$317,809	\$290,907	- 8.5%	\$310,515	\$272,862	- 12.1%
Percent of Original List Price Received at Sale*	95.6%	85.4%	- 10.7%	94.9%	86.6%	- 8.7%
Average Days on Market Until Sale	73	93	+ 26.9%	71	114	+ 61.4%
Single-Family Detached Inventory**	NA	104	NA	--	--	--
Townhouse-Condo Inventory**	NA	131	NA	--	--	--

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

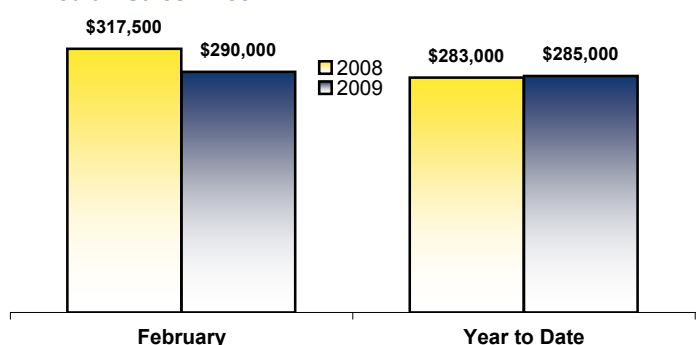
Activity—Most Recent Month



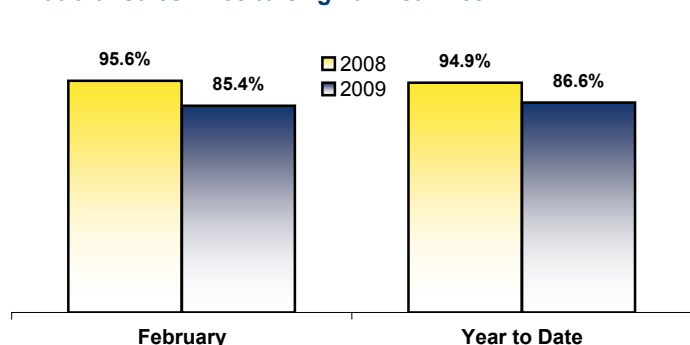
Activity—Year to Date



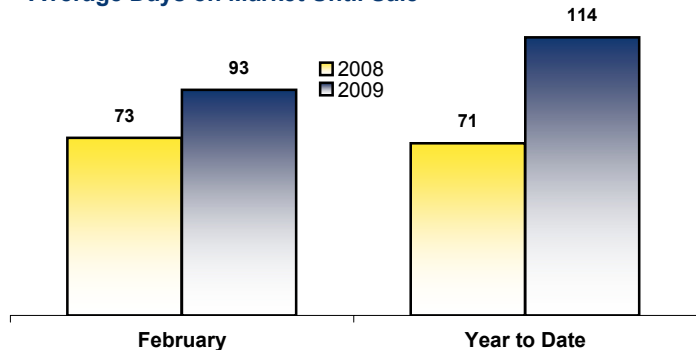
Median Sales Price



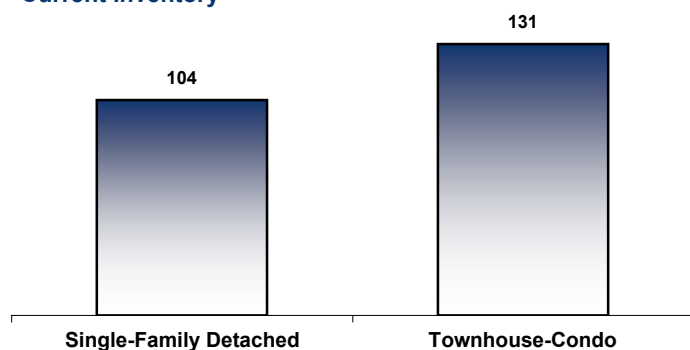
Ratio of Sales Price to Original List Price



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

7

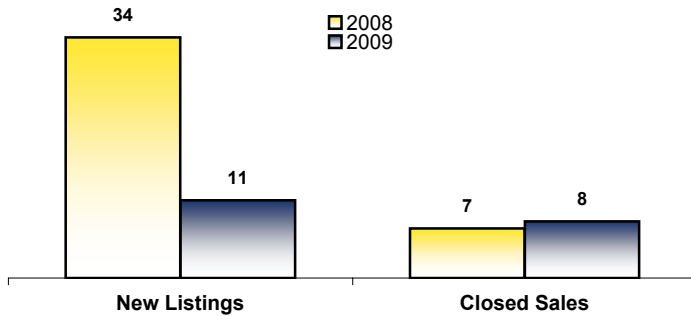
February

Year to Date

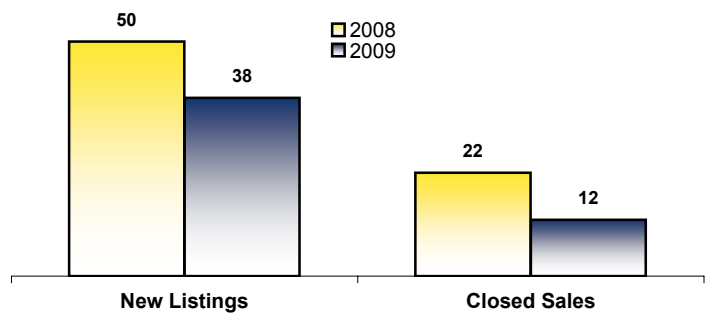
	2008	2009	Change	2008	2009	Change
New Listings	34	11	- 67.6%	50	38	- 24.0%
Closed Sales	7	8	+ 14.3%	22	12	- 45.5%
Median Sales Price	\$335,000	\$368,950	+ 10.1%	\$389,000	\$368,950	- 5.2%
Average Sales Price	\$368,914	\$450,779	+ 22.2%	\$399,820	\$420,417	+ 5.2%
Percent of Original List Price Received at Sale*	91.9%	90.5%	- 1.5%	93.1%	90.6%	- 2.7%
Average Days on Market Until Sale	74	80	+ 7.0%	79	76	- 4.0%
Single-Family Detached Inventory**	NA	31	NA	--	--	--
Townhouse-Condo Inventory**	NA	46	NA	--	--	--

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

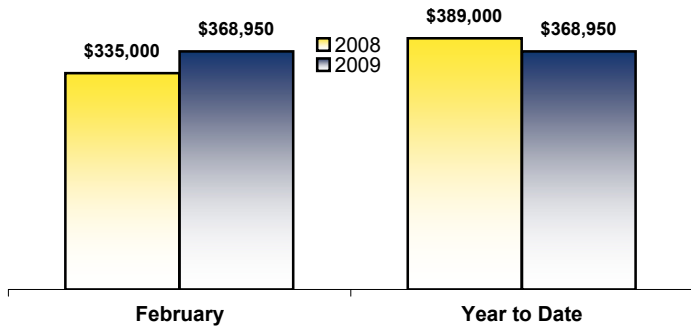
Activity—Most Recent Month



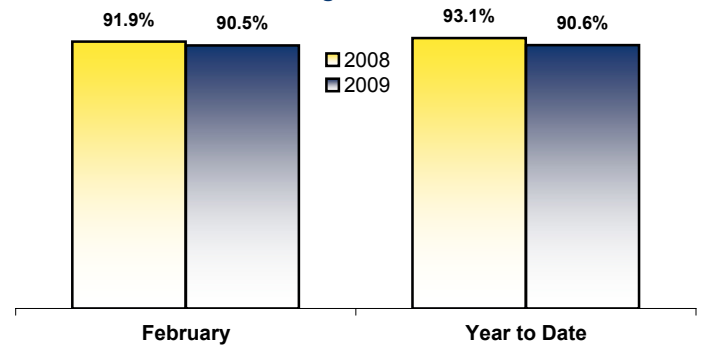
Activity—Year to Date



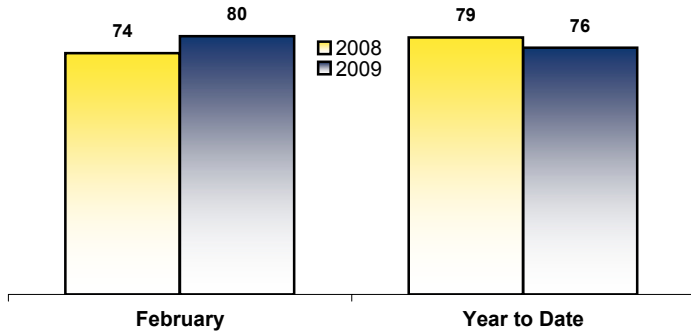
Median Sales Price



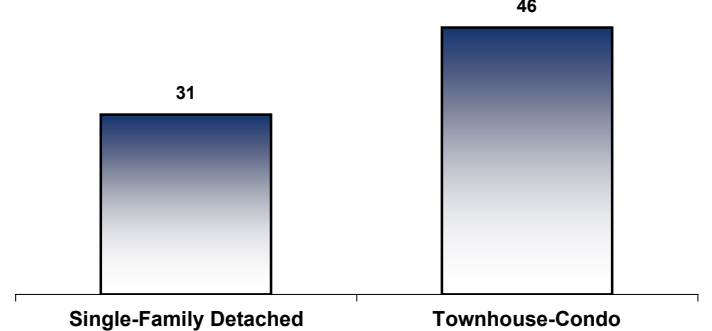
Ratio of Sales Price to Original List Price



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

8E

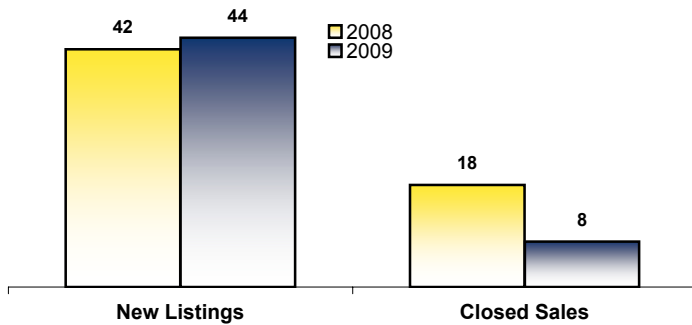
February

Year to Date

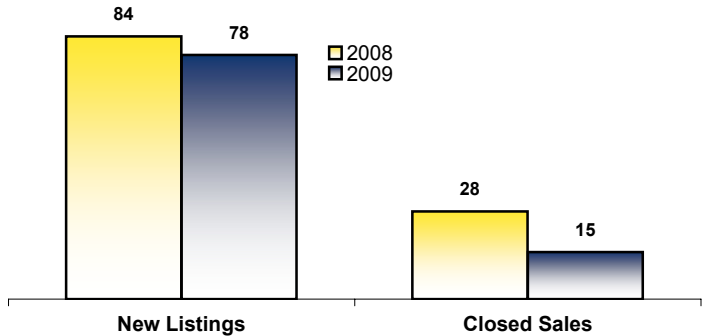
	2008	2009	Change	2008	2009	Change
New Listings	42	44	+ 4.8%	84	78	- 7.1%
Closed Sales	18	8	- 55.6%	28	15	- 46.4%
Median Sales Price	\$769,750	\$530,000	- 31.1%	\$657,000	\$513,500	- 21.8%
Average Sales Price	\$967,524	\$605,538	- 37.4%	\$890,051	\$635,587	- 28.6%
Percent of Original List Price Received at Sale*	91.9%	91.7%	- 0.3%	93.0%	87.6%	- 5.9%
Average Days on Market Until Sale	97	114	+ 17.3%	98	125	+ 27.0%
Single-Family Detached Inventory**	NA	115	NA	--	--	--
Townhouse-Condo Inventory**	NA	40	NA	--	--	--

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

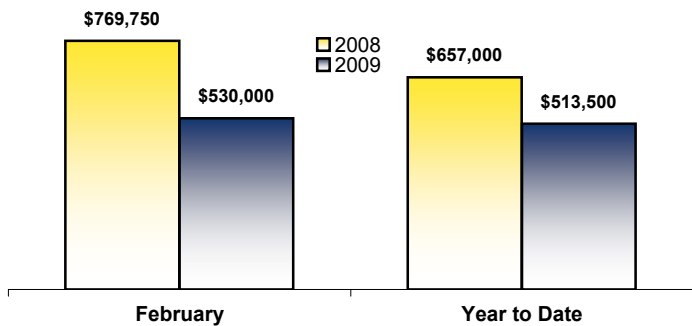
Activity—Most Recent Month



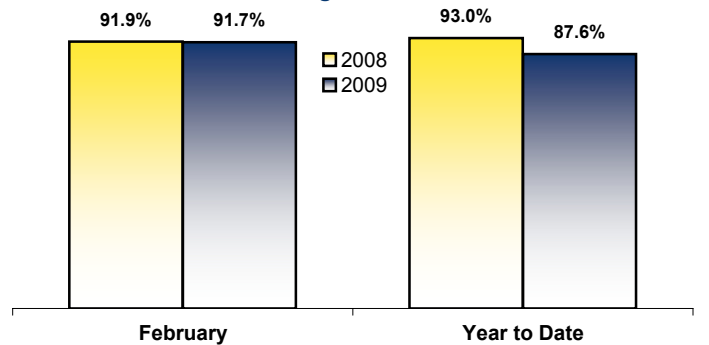
Activity—Year to Date



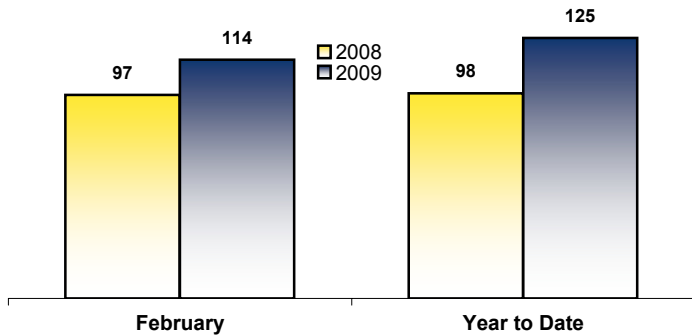
Median Sales Price



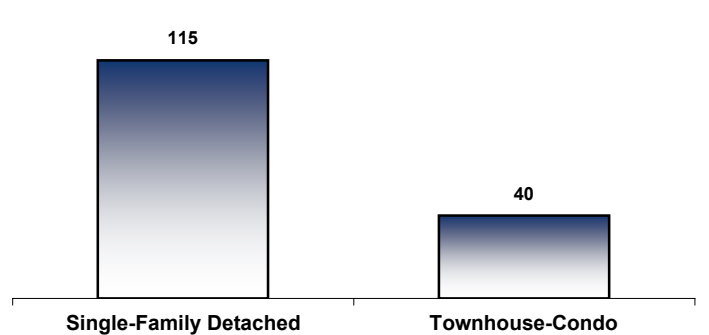
Ratio of Sales Price to Original List Price



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

8W

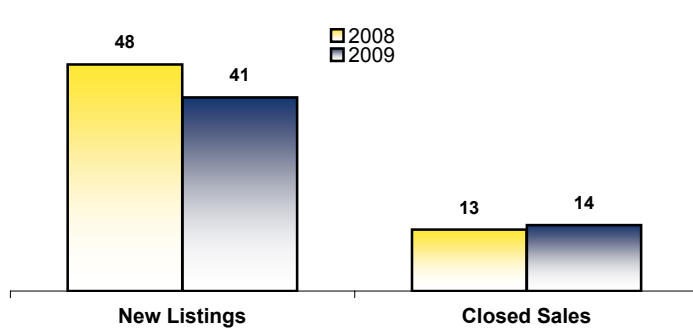
February

Year to Date

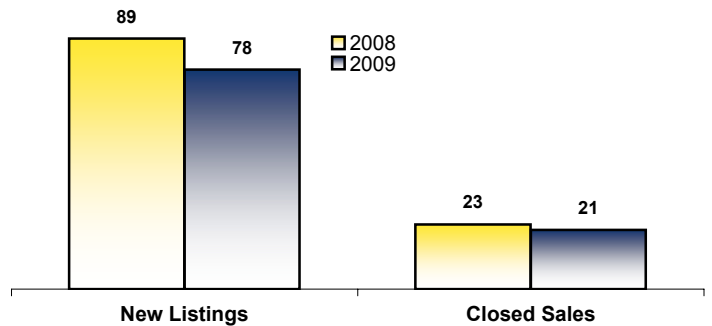
	2008	2009	Change	2008	2009	Change
New Listings	48	41	- 14.6%	89	78	- 12.4%
Closed Sales	13	14	+ 7.7%	23	21	- 8.7%
Median Sales Price	\$435,000	\$498,375	+ 14.6%	\$405,000	\$446,750	+ 10.3%
Average Sales Price	\$458,569	\$892,171	+ 94.6%	\$481,104	\$728,443	+ 51.4%
Percent of Original List Price Received at Sale*	93.3%	88.7%	- 5.0%	93.2%	87.6%	- 6.0%
Average Days on Market Until Sale	84	126	+ 50.6%	78	114	+ 46.8%
Single-Family Detached Inventory**	NA	141	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

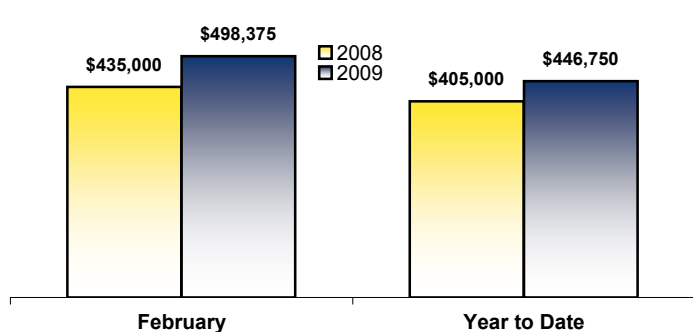
Activity—Most Recent Month



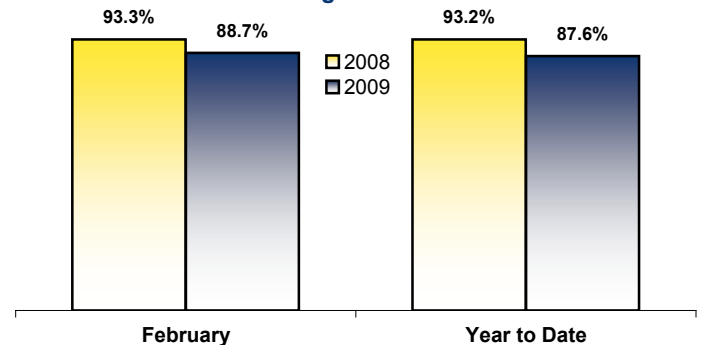
Activity—Year to Date



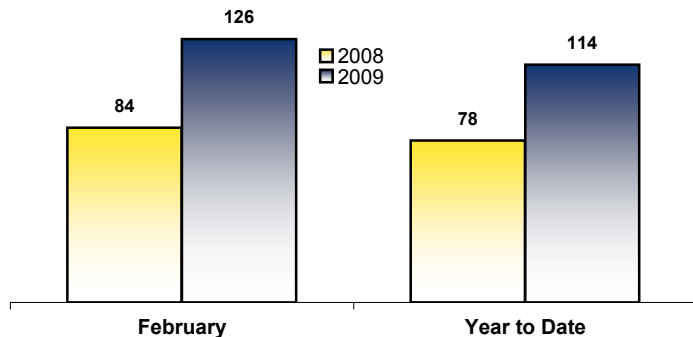
Median Sales Price



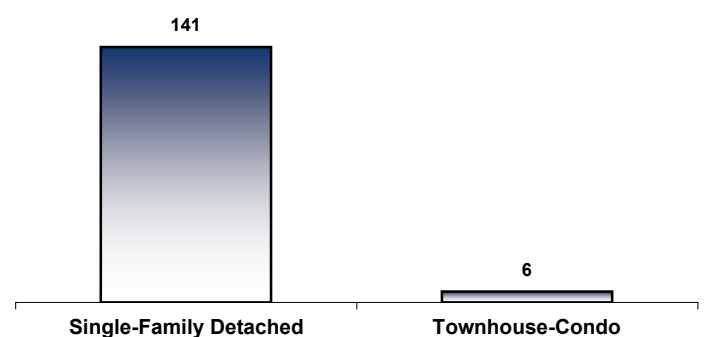
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

9

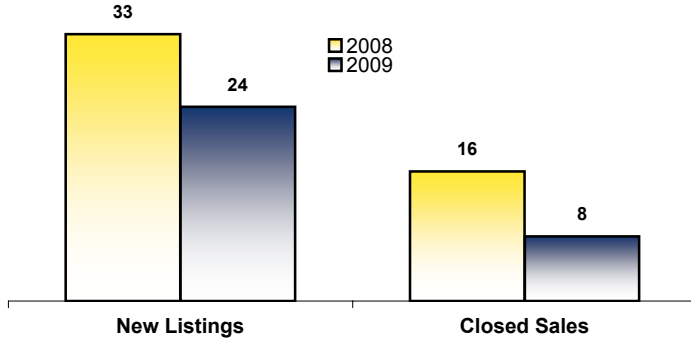
February

Year to Date

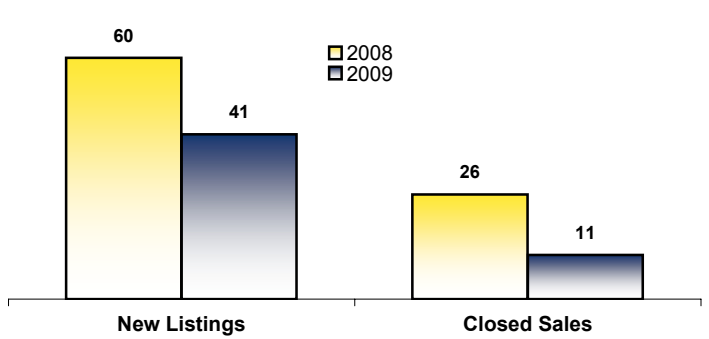
	2008	2009	Change	2008	2009	Change
New Listings	33	24	- 27.3%	60	41	- 31.7%
Closed Sales	16	8	- 50.0%	26	11	- 57.7%
Median Sales Price	\$102,750	\$95,000	- 7.5%	\$102,750	\$100,000	- 2.7%
Average Sales Price	\$120,344	\$94,843	- 21.2%	\$124,387	\$117,661	- 5.4%
Percent of Original List Price Received at Sale*	97.3%	90.9%	- 6.5%	96.6%	90.0%	- 6.8%
Average Days on Market Until Sale	99	48	- 51.8%	78	50	- 36.0%
Single-Family Detached Inventory**	NA	32	NA	--	--	--
Townhouse-Condo Inventory**	NA	47	NA	--	--	--

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

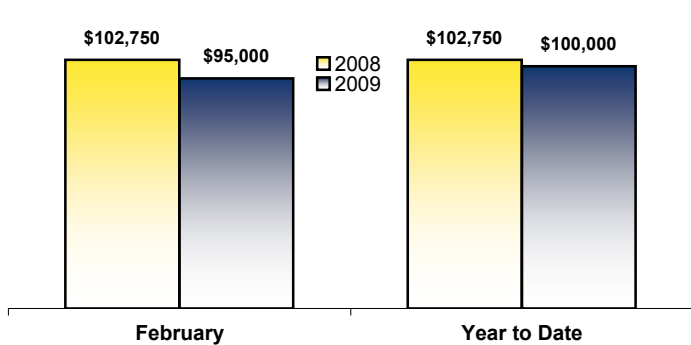
Activity—Most Recent Month



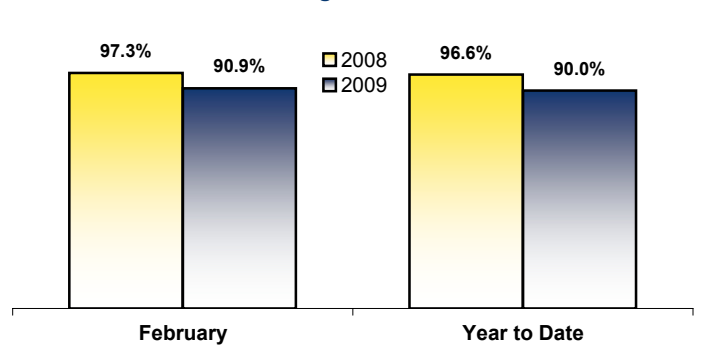
Activity—Year to Date



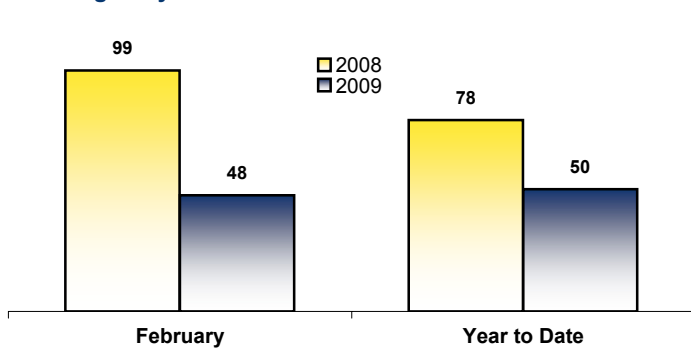
Median Sales Price



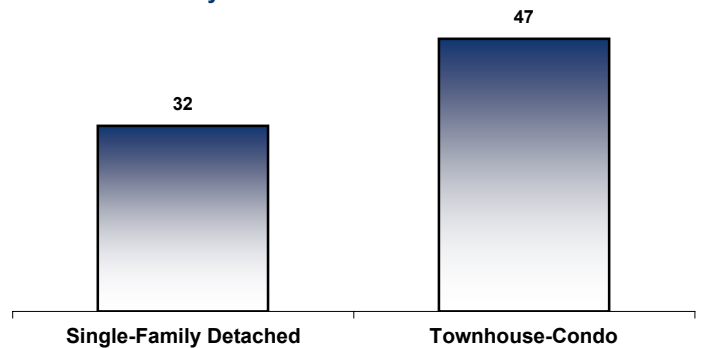
Ratio of Sales Price to Original List Price



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

10N

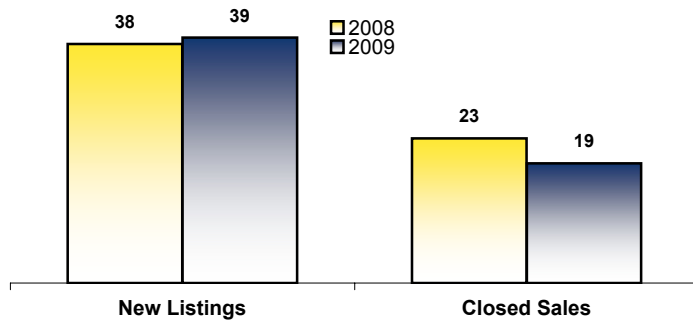
February

Year to Date

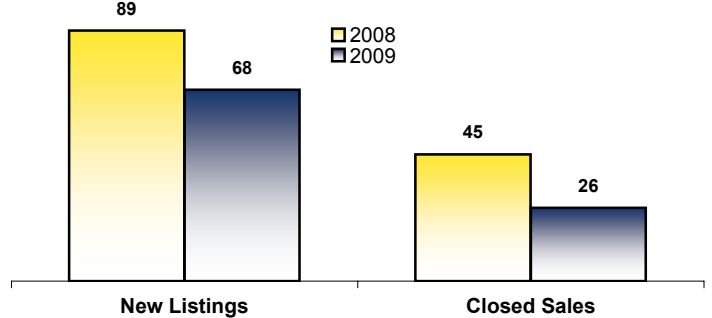
	2008	2009	Change	2008	2009	Change
New Listings	38	39	+ 2.6%	89	68	- 23.6%
Closed Sales	23	19	- 17.4%	45	26	- 42.2%
Median Sales Price	\$170,000	\$158,000	- 7.1%	\$176,500	\$159,000	- 9.9%
Average Sales Price	\$192,387	\$161,656	- 16.0%	\$217,604	\$176,764	- 18.8%
Percent of Original List Price Received at Sale*	95.7%	92.5%	- 3.4%	95.5%	92.0%	- 3.6%
Average Days on Market Until Sale	75	74	- 1.2%	68	76	+ 11.3%
Single-Family Detached Inventory**	NA	56	NA	--	--	--
Townhouse-Condo Inventory**	NA	56	NA	--	--	--

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

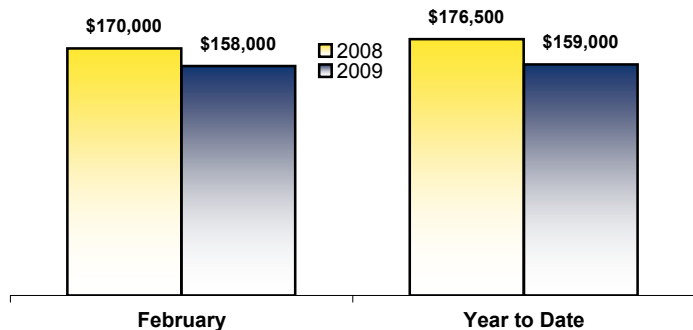
Activity—Most Recent Month



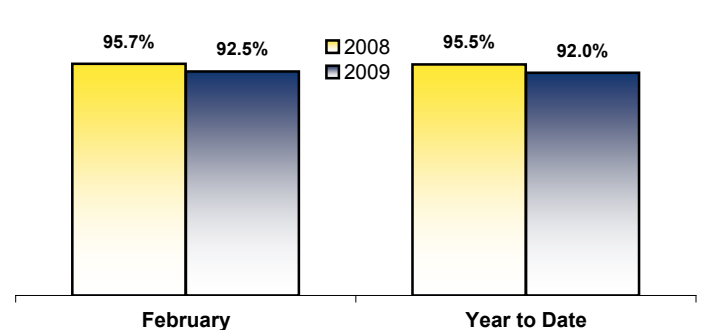
Activity—Year to Date



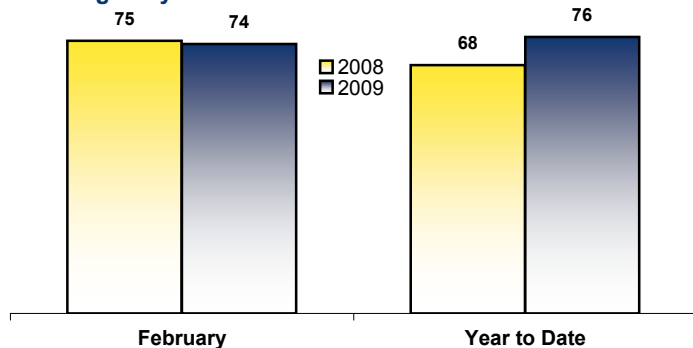
Median Sales Price



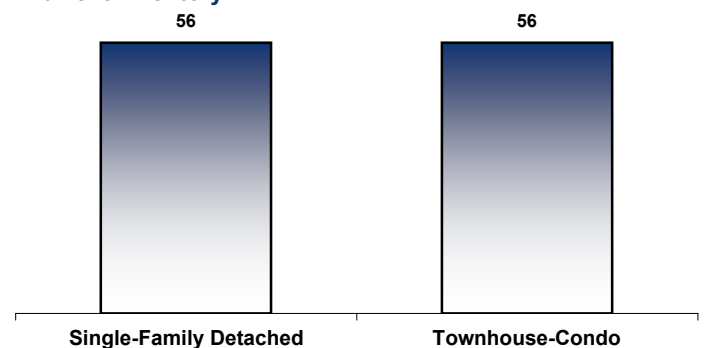
Ratio of Sales Price to Original List Price



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

10S

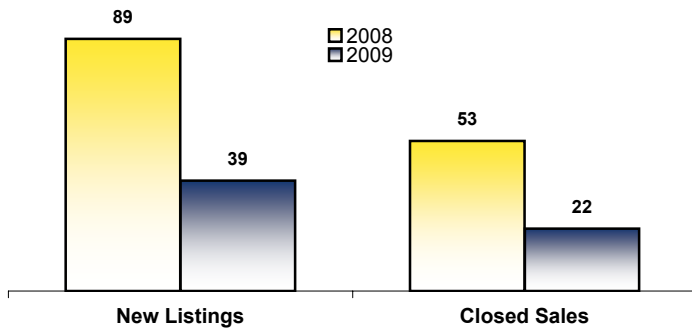
February

Year to Date

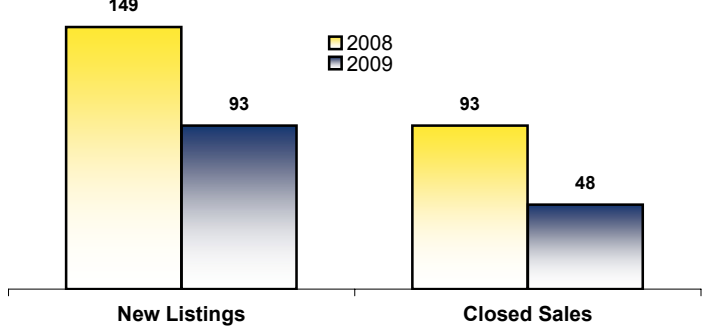
	2008	2009	Change	2008	2009	Change
New Listings	89	39	- 56.2%	149	93	- 37.6%
Closed Sales	53	22	- 58.5%	93	48	- 48.4%
Median Sales Price	\$159,900	\$174,571	+ 9.2%	\$166,400	\$179,750	+ 8.0%
Average Sales Price	\$163,214	\$170,058	+ 4.2%	\$171,187	\$177,908	+ 3.9%
Percent of Original List Price Received at Sale*	95.8%	94.9%	- 0.9%	95.5%	94.3%	- 1.3%
Average Days on Market Until Sale	53	57	+ 8.4%	54	63	+ 17.6%
Single-Family Detached Inventory**	NA	116	NA	--	--	--
Townhouse-Condo Inventory**	NA	7	NA	--	--	--

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

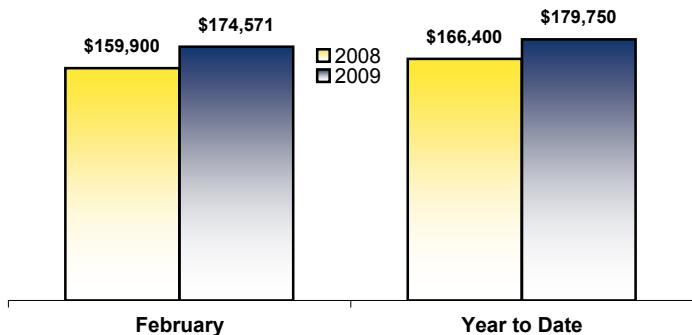
Activity—Most Recent Month



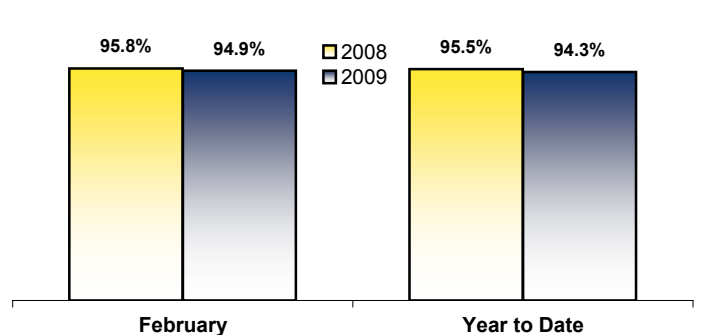
Activity—Year to Date



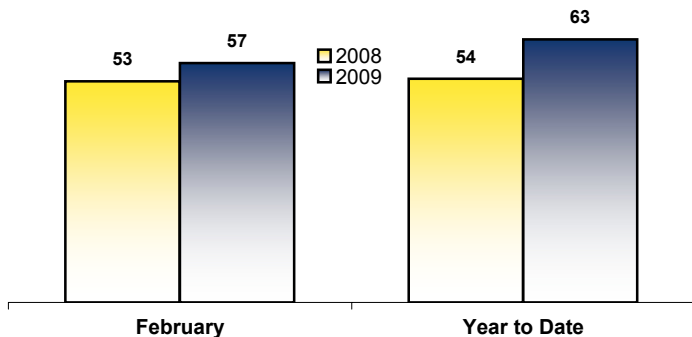
Median Sales Price



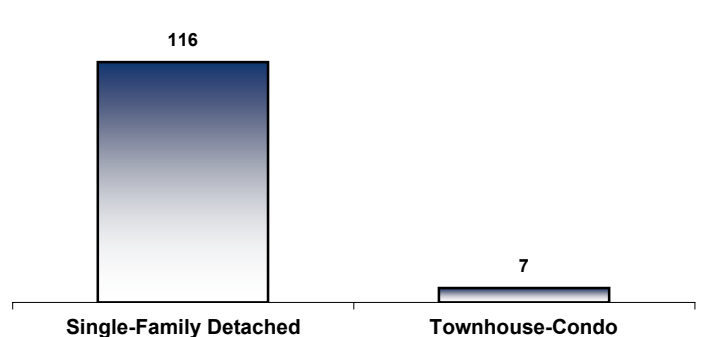
Ratio of Sales Price to Original List Price



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

11

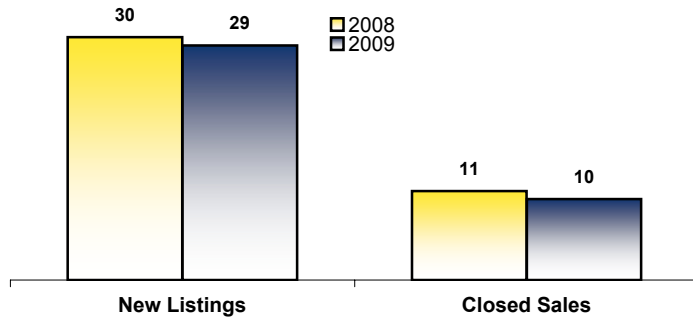
February

Year to Date

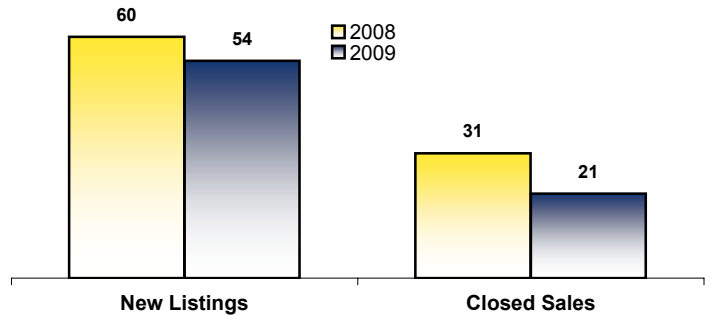
	2008	2009	Change	2008	2009	Change
New Listings	30	29	- 3.3%	60	54	- 10.0%
Closed Sales	11	10	- 9.1%	31	21	- 32.3%
Median Sales Price	\$118,000	\$91,075	- 22.8%	\$118,000	\$94,000	- 20.3%
Average Sales Price	\$115,782	\$93,390	- 19.3%	\$125,106	\$99,614	- 20.4%
Percent of Original List Price Received at Sale*	95.5%	94.5%	- 1.1%	94.8%	95.2%	+ 0.4%
Average Days on Market Until Sale	61	28	- 53.2%	62	42	- 32.3%
Single-Family Detached Inventory**	NA	74	NA	--	--	--
Townhouse-Condo Inventory**	NA	5	NA	--	--	--

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

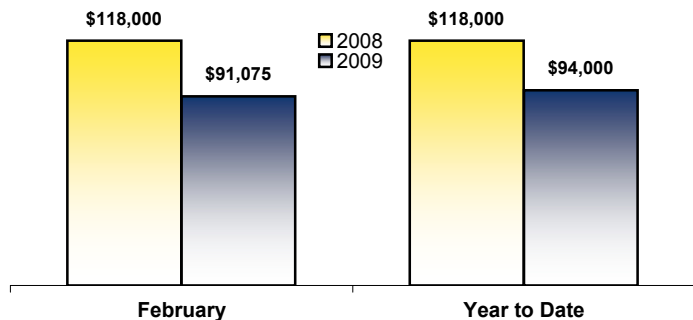
Activity—Most Recent Month



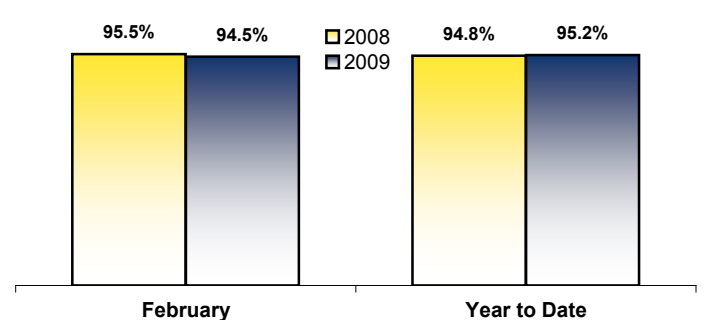
Activity—Year to Date



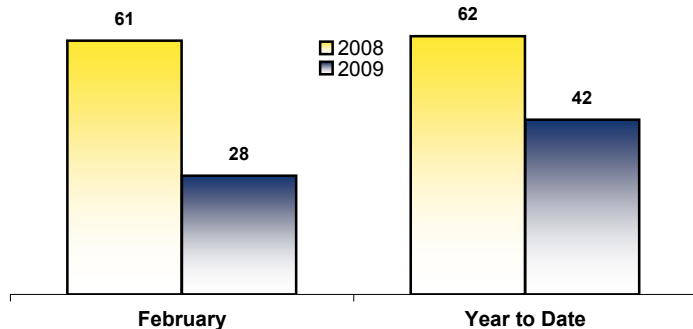
Median Sales Price



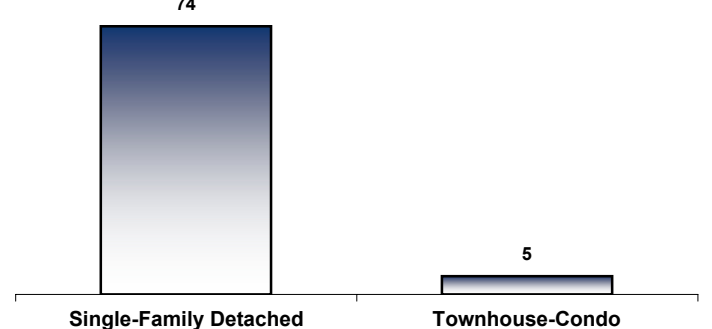
Ratio of Sales Price to Original List Price



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

BA

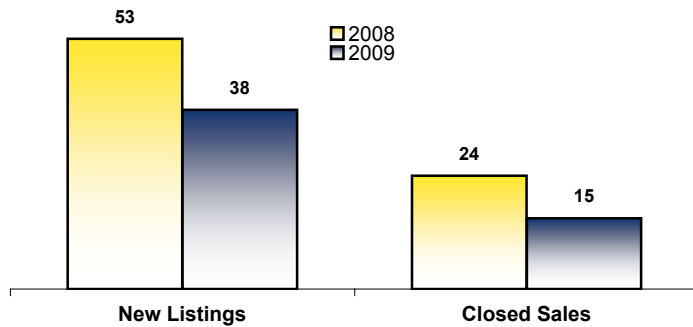
February

Year to Date

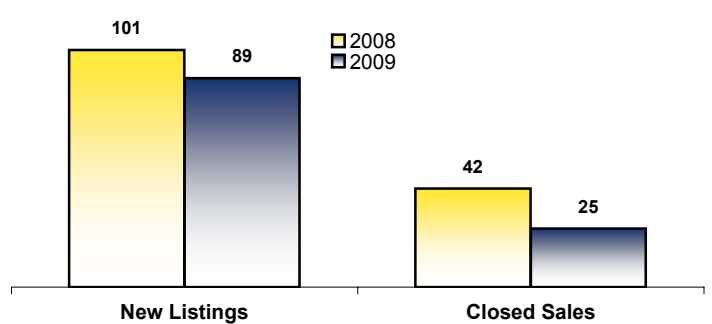
	2008	2009	Change	2008	2009	Change
New Listings	53	38	- 28.3%	101	89	- 11.9%
Closed Sales	24	15	- 37.5%	42	25	- 40.5%
Median Sales Price	\$146,550	\$121,450	- 17.1%	\$146,550	\$116,000	- 20.8%
Average Sales Price	\$150,434	\$123,704	- 17.8%	\$155,233	\$125,183	- 19.4%
Percent of Original List Price Received at Sale*	94.7%	91.6%	- 3.2%	94.7%	91.2%	- 3.8%
Average Days on Market Until Sale	59	62	+ 6.2%	58	67	+ 15.6%
Single-Family Detached Inventory**	NA	151	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

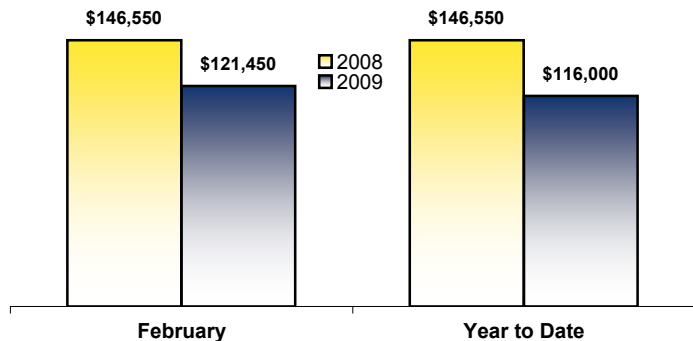
Activity—Most Recent Month



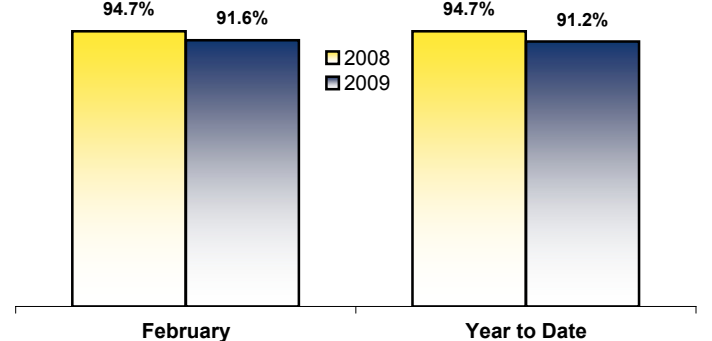
Activity—Year to Date



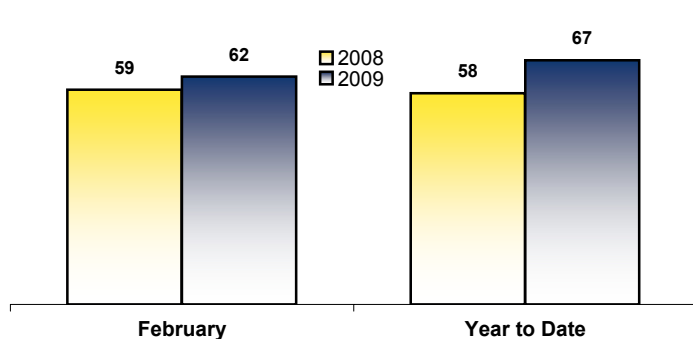
Median Sales Price



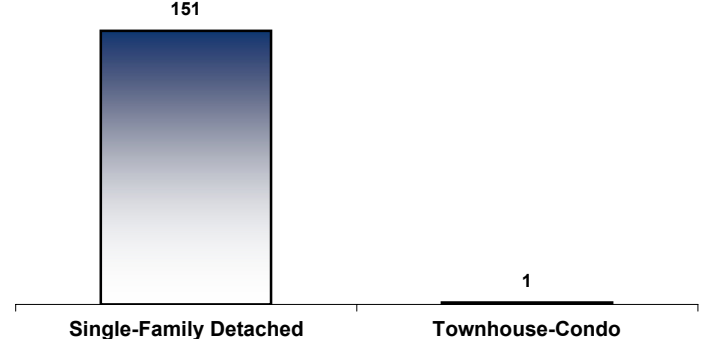
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

BL

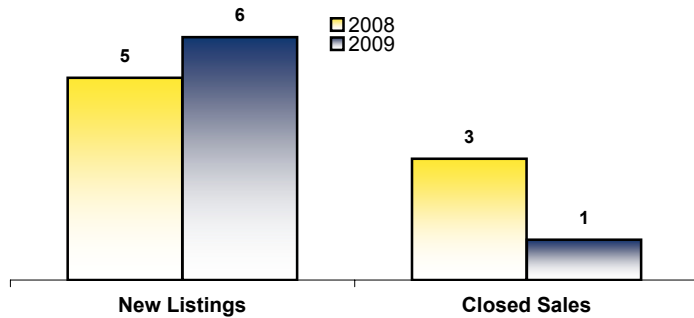
February

Year to Date

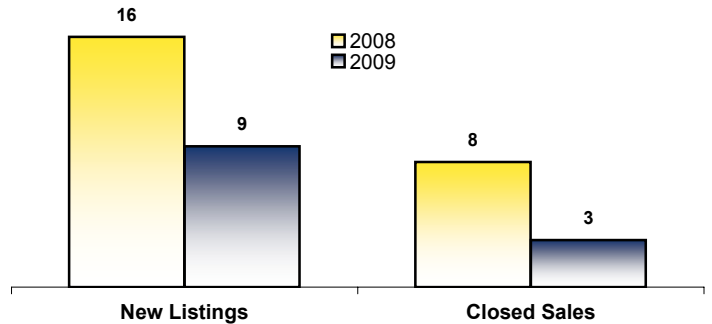
	2008	2009	Change	2008	2009	Change
New Listings	5	6	+ 20.0%	16	9	- 43.8%
Closed Sales	3	1	- 66.7%	8	3	- 62.5%
Median Sales Price	\$124,500	\$306,000	+ 145.8%	\$201,350	\$168,500	- 16.3%
Average Sales Price	\$124,833	\$306,000	+ 145.1%	\$204,884	\$203,167	- 0.8%
Percent of Original List Price Received at Sale*	94.8%	91.3%	- 3.6%	94.6%	93.8%	- 0.8%
Average Days on Market Until Sale	69	84	+ 22.3%	148	40	- 73.2%
Single-Family Detached Inventory**	NA	43	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

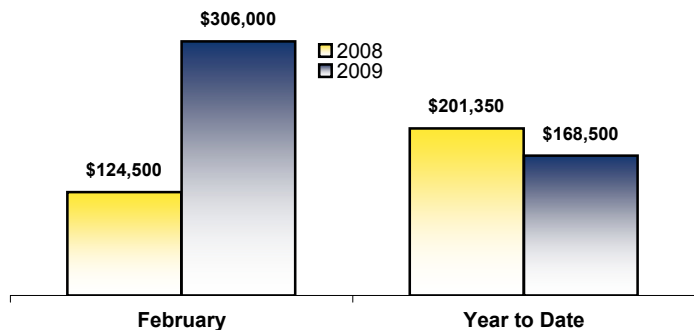
Activity—Most Recent Month



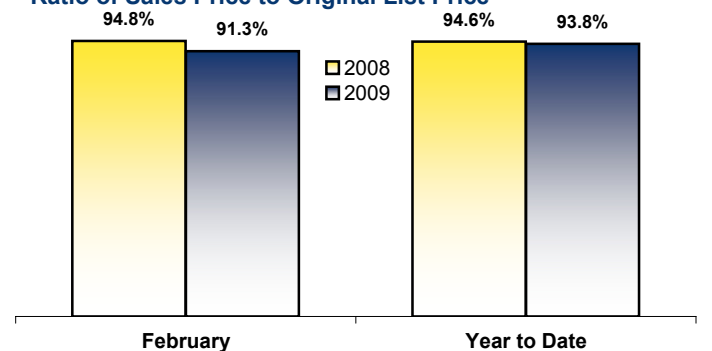
Activity—Year to Date



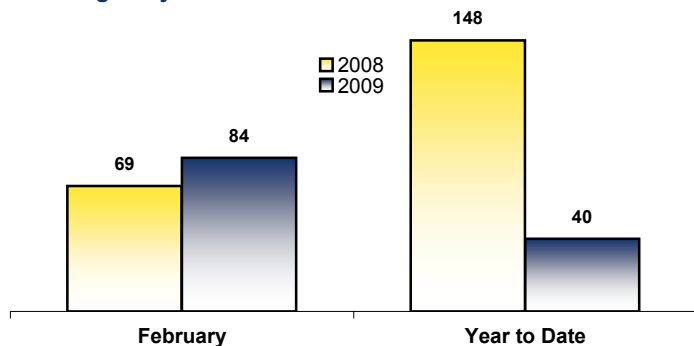
Median Sales Price



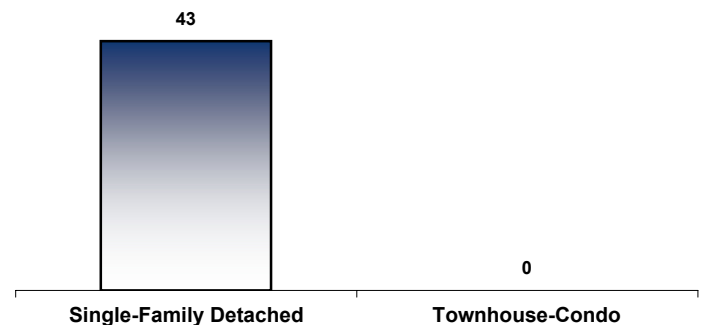
Ratio of Sales Price to Original List Price



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

BT

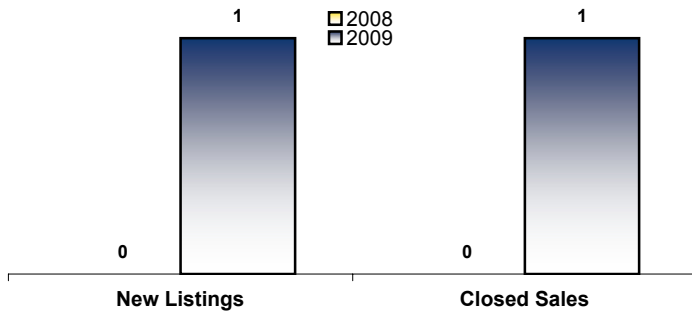
February

Year to Date

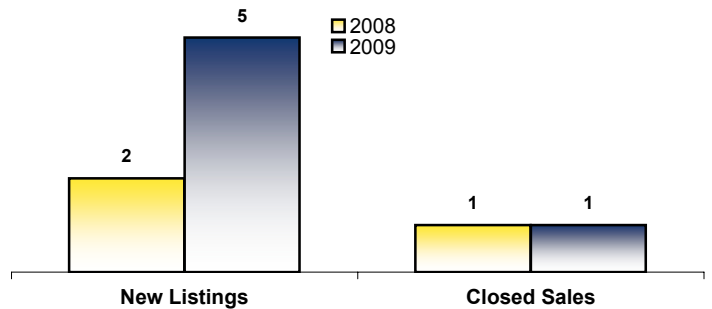
	2008	2009	Change	2008	2009	Change
New Listings	0	1	NA	2	5	+ 150.0%
Closed Sales	0	1	NA	1	1	- 0.0%
Median Sales Price	\$0	\$38,000	NA	\$113,900	\$38,000	- 66.6%
Average Sales Price	\$0	\$38,000	NA	\$113,900	\$38,000	- 66.6%
Percent of Original List Price Received at Sale*	0.0%	89.4%	NA	100.0%	89.4%	- 10.6%
Average Days on Market Until Sale	0	19	NA	7	19	+ 171.4%
Single-Family Detached Inventory**	NA	10	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

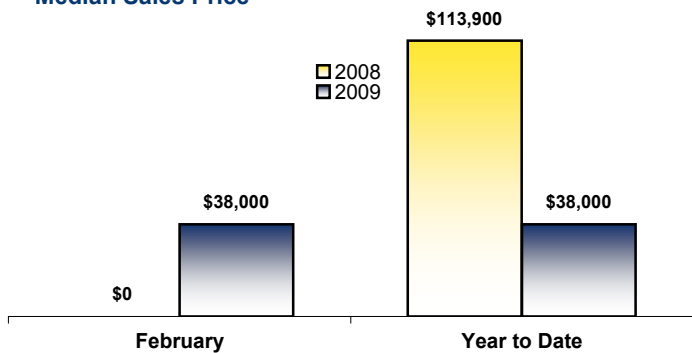
Activity—Most Recent Month



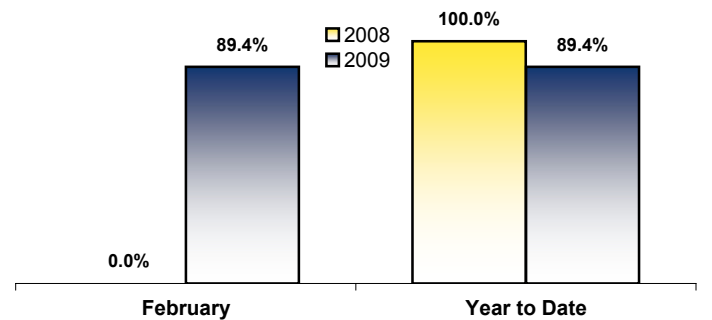
Activity—Year to Date



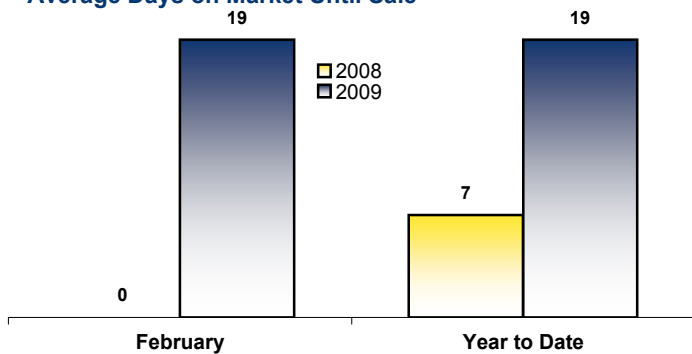
Median Sales Price



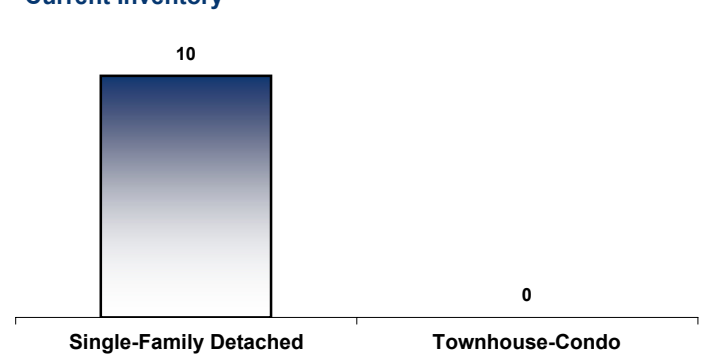
Ratio of Sales Price to Original List Price



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

BU

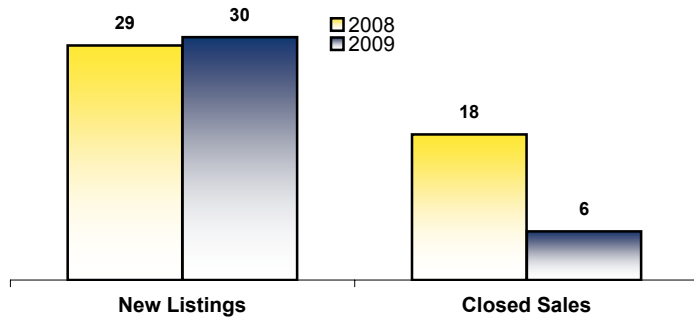
February

Year to Date

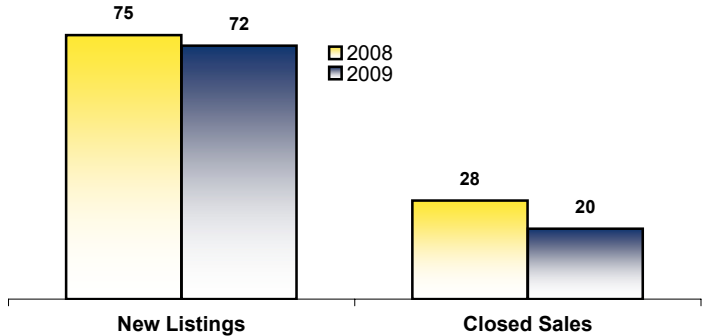
	2008	2009	Change	2008	2009	Change
New Listings	29	30	+ 3.4%	75	72	- 4.0%
Closed Sales	18	6	- 66.7%	28	20	- 28.6%
Median Sales Price	\$145,000	\$185,225	+ 27.7%	\$130,000	\$133,725	+ 2.9%
Average Sales Price	\$208,874	\$211,658	+ 1.3%	\$185,268	\$178,123	- 3.9%
Percent of Original List Price Received at Sale*	89.8%	88.1%	- 1.9%	92.1%	86.1%	- 6.5%
Average Days on Market Until Sale	106	118	+ 10.9%	86	104	+ 21.3%
Single-Family Detached Inventory**	NA	179	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

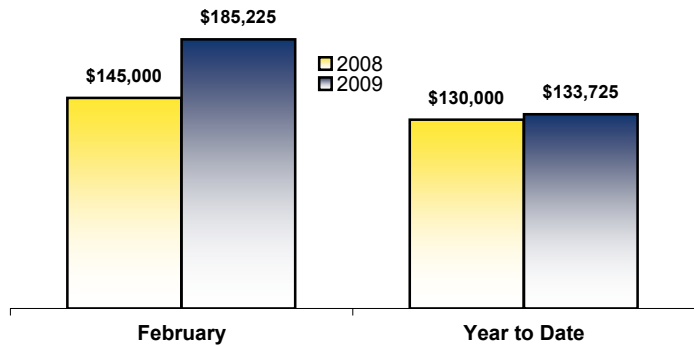
Activity—Most Recent Month



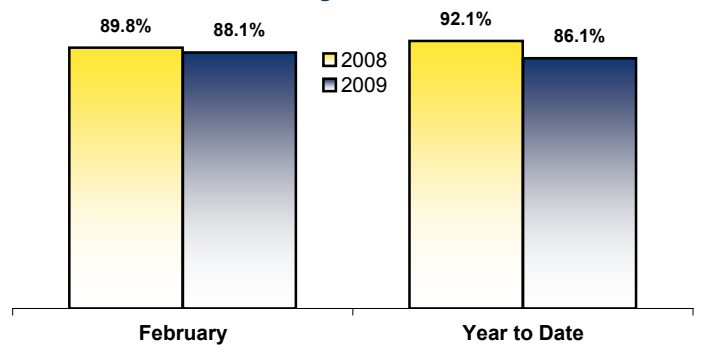
Activity—Year to Date



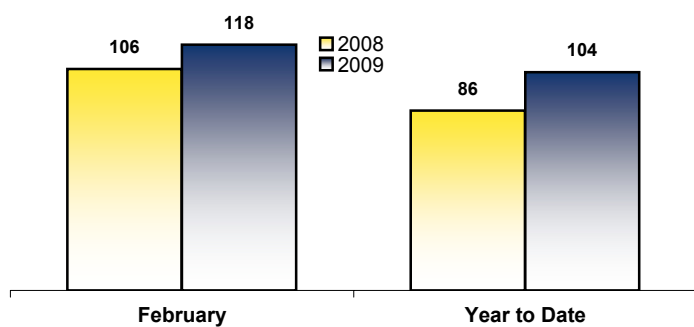
Median Sales Price



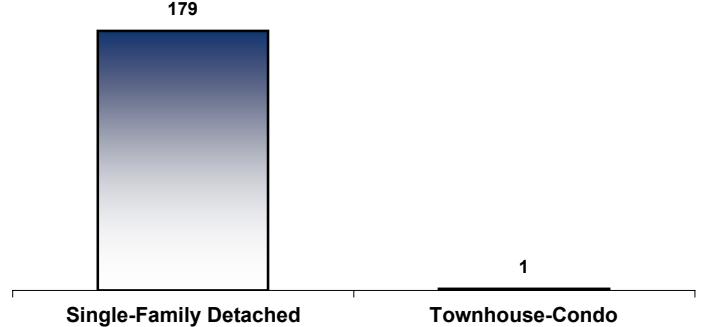
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

BW

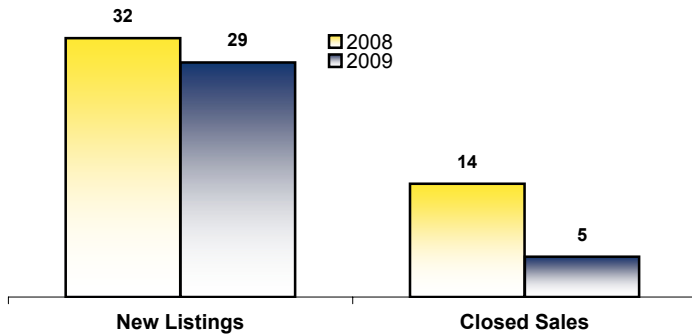
February

Year to Date

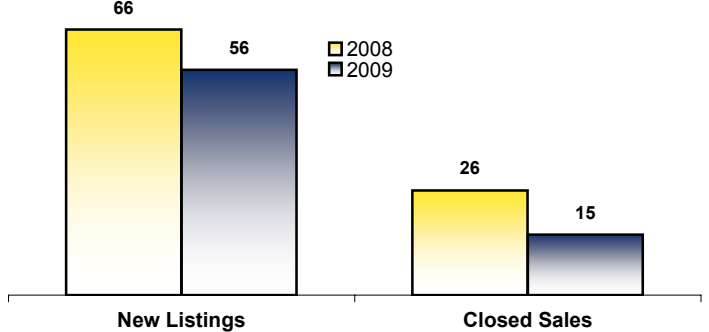
	2008	2009	Change	2008	2009	Change
New Listings	32	29	- 9.4%	66	56	- 15.2%
Closed Sales	14	5	- 64.3%	26	15	- 42.3%
Median Sales Price	\$160,000	\$174,890	+ 9.3%	\$165,000	\$150,000	- 9.1%
Average Sales Price	\$191,450	\$166,978	- 12.8%	\$193,512	\$190,659	- 1.5%
Percent of Original List Price Received at Sale*	94.0%	100.5%	+ 6.9%	93.3%	92.8%	- 0.6%
Average Days on Market Until Sale	66	61	- 7.9%	65	70	+ 8.4%
Single-Family Detached Inventory**	NA	112	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

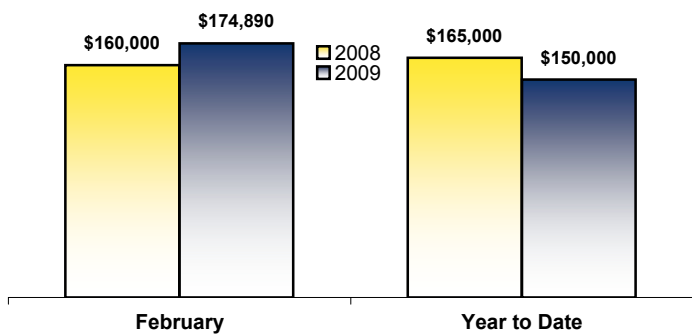
Activity—Most Recent Month



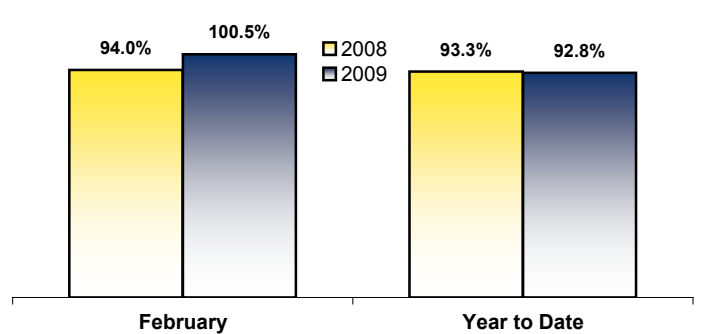
Activity—Year to Date



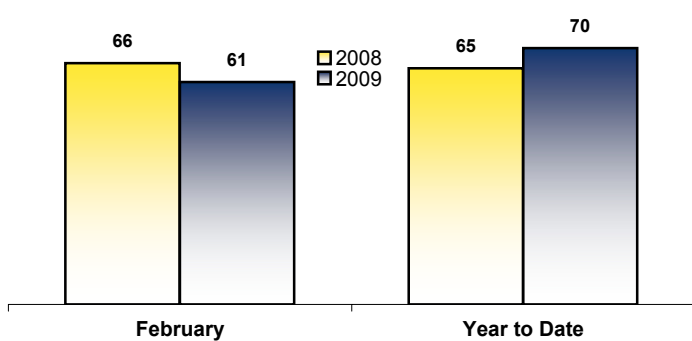
Median Sales Price



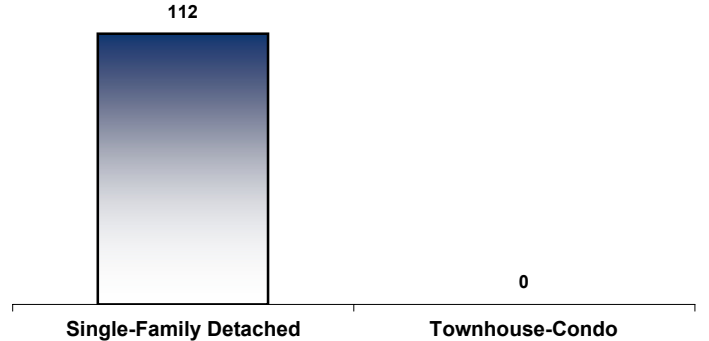
Ratio of Sales Price to Original List Price



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

CC

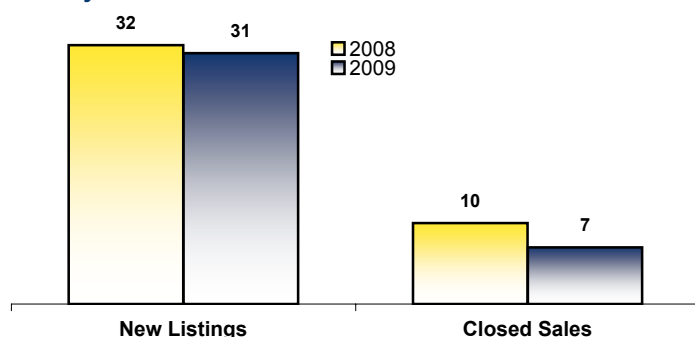
February

Year to Date

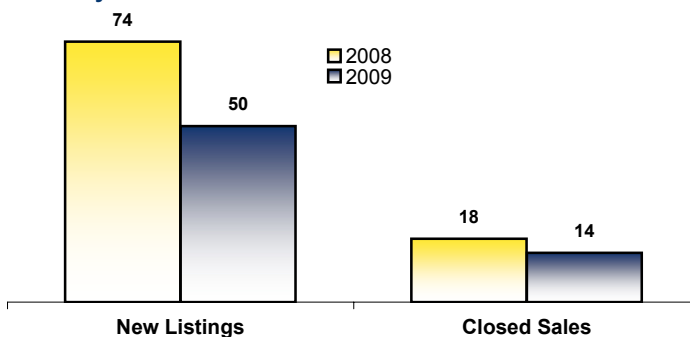
	2008	2009	Change	2008	2009	Change
New Listings	32	31	- 3.1%	74	50	- 32.4%
Closed Sales	10	7	- 30.0%	18	14	- 22.2%
Median Sales Price	\$76,500	\$107,500	+ 40.5%	\$100,000	\$84,675	- 15.3%
Average Sales Price	\$88,955	\$113,836	+ 28.0%	\$119,392	\$90,443	- 24.2%
Percent of Original List Price Received at Sale*	92.5%	90.1%	- 2.6%	91.6%	88.2%	- 3.8%
Average Days on Market Until Sale	64	145	+ 128.2%	124	112	- 9.2%
Single-Family Detached Inventory**	NA	137	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

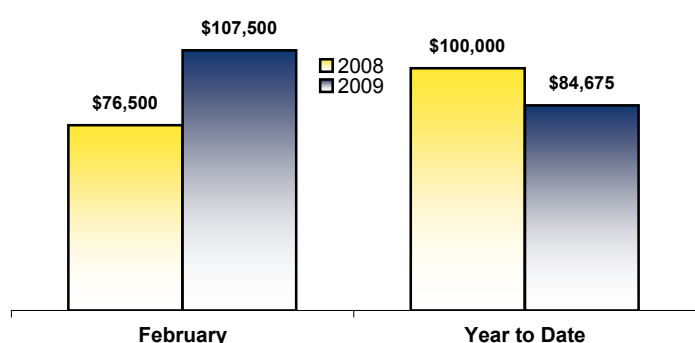
Activity—Most Recent Month



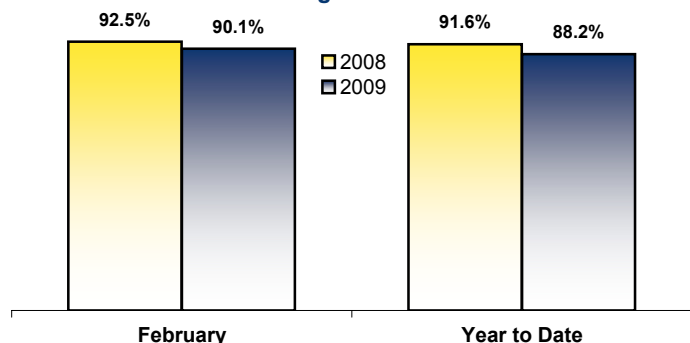
Activity—Year to Date



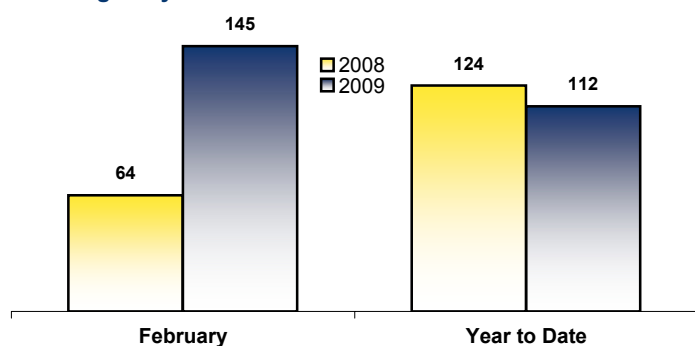
Median Sales Price



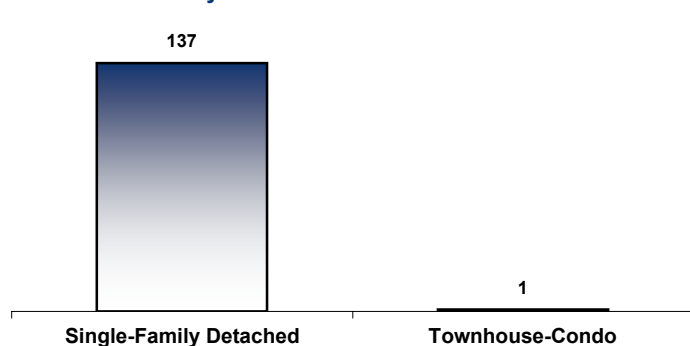
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

CLN

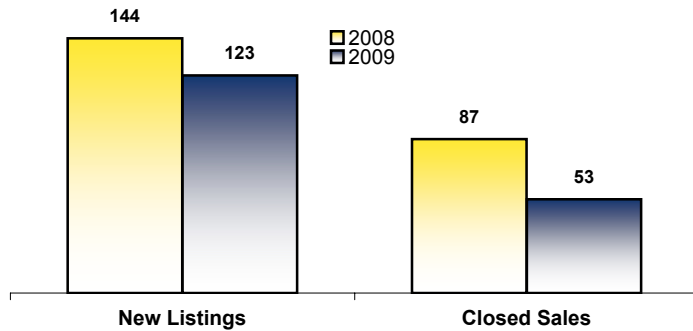
February

Year to Date

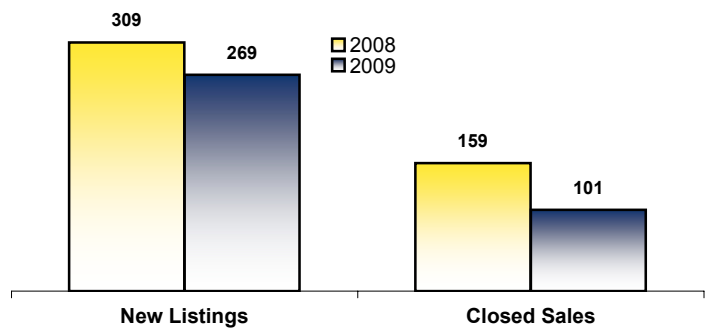
	2008	2009	Change	2008	2009	Change
New Listings	144	123	- 14.6%	309	269	- 12.9%
Closed Sales	87	53	- 39.1%	159	101	- 36.5%
Median Sales Price	\$154,000	\$151,012	- 1.9%	\$152,000	\$150,816	- 0.8%
Average Sales Price	\$174,273	\$164,343	- 5.7%	\$172,247	\$180,548	+ 4.8%
Percent of Original List Price Received at Sale*	95.8%	93.2%	- 2.7%	95.7%	93.1%	- 2.8%
Average Days on Market Until Sale	56	72	+ 27.8%	56	76	+ 34.0%
Single-Family Detached Inventory**	NA	384	NA	--	--	--
Townhouse-Condo Inventory**	NA	4	NA	--	--	--

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

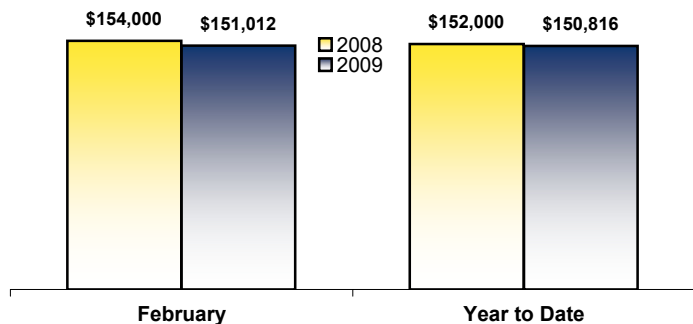
Activity—Most Recent Month



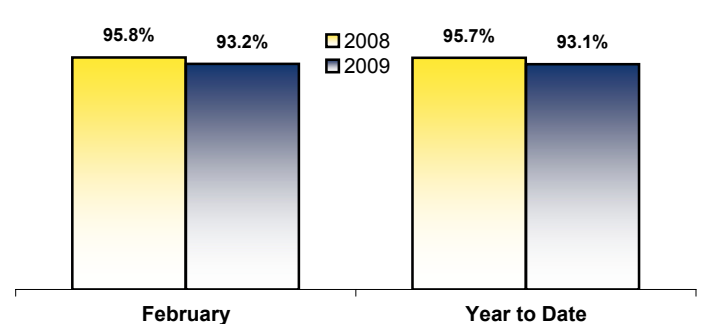
Activity—Year to Date



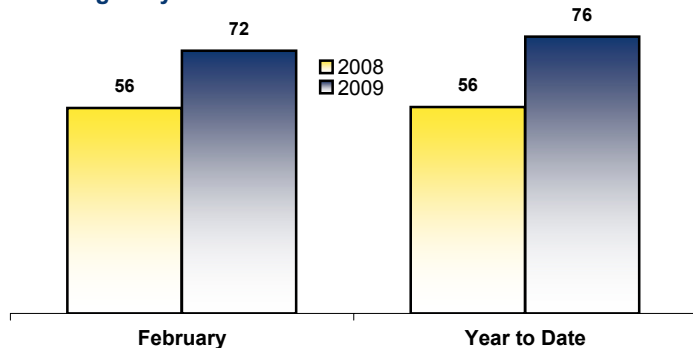
Median Sales Price



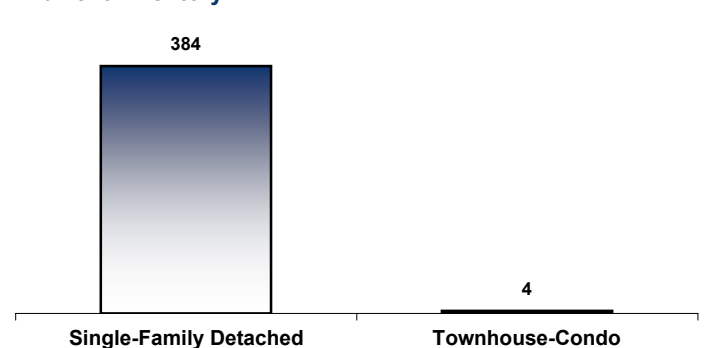
Ratio of Sales Price to Original List Price



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

CLS

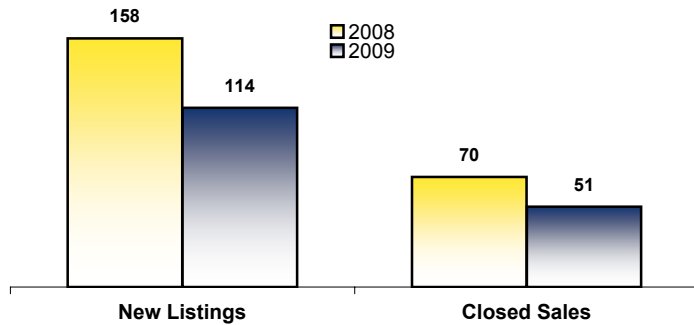
February

Year to Date

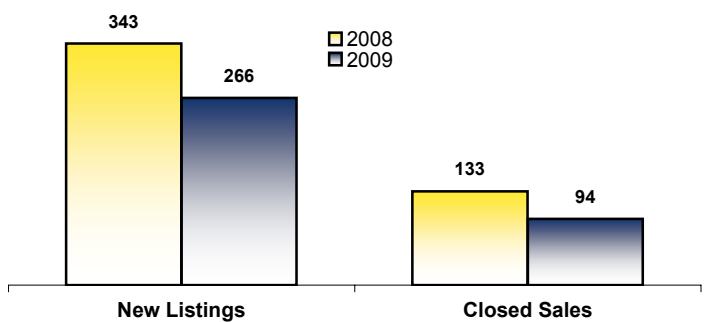
	2008	2009	Change	2008	2009	Change
New Listings	158	114	- 27.8%	343	266	- 22.4%
Closed Sales	70	51	- 27.1%	133	94	- 29.3%
Median Sales Price	\$216,700	\$213,000	- 1.7%	\$210,000	\$211,021	+ 0.5%
Average Sales Price	\$228,081	\$220,415	- 3.4%	\$229,257	\$219,166	- 4.4%
Percent of Original List Price Received at Sale*	94.5%	91.5%	- 3.2%	94.7%	90.9%	- 4.0%
Average Days on Market Until Sale	77	91	+ 19.2%	68	93	+ 37.4%
Single-Family Detached Inventory**	NA	386	NA	--	--	--
Townhouse-Condo Inventory**	NA	36	NA	--	--	--

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

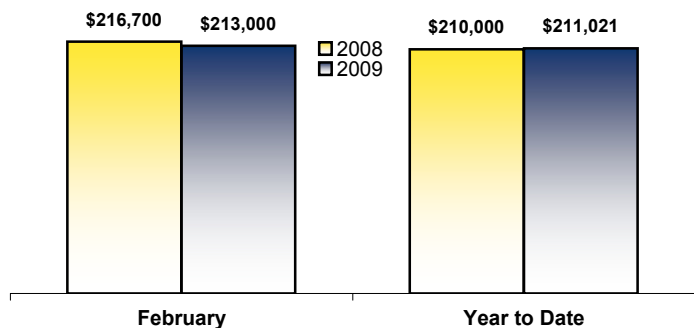
Activity—Most Recent Month



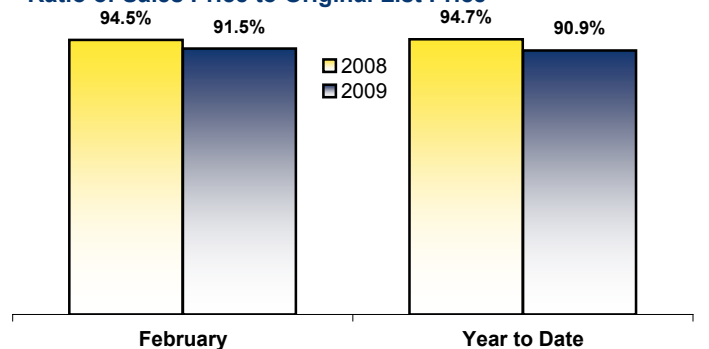
Activity—Year to Date



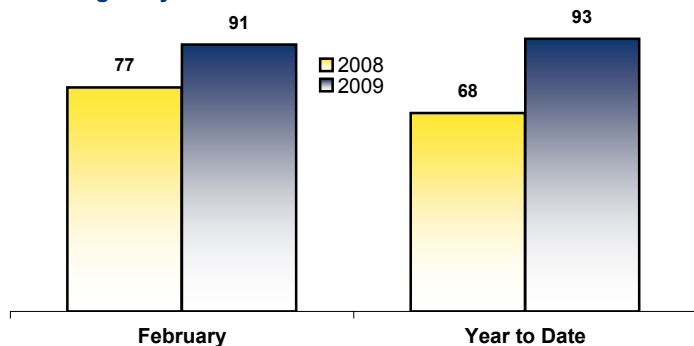
Median Sales Price



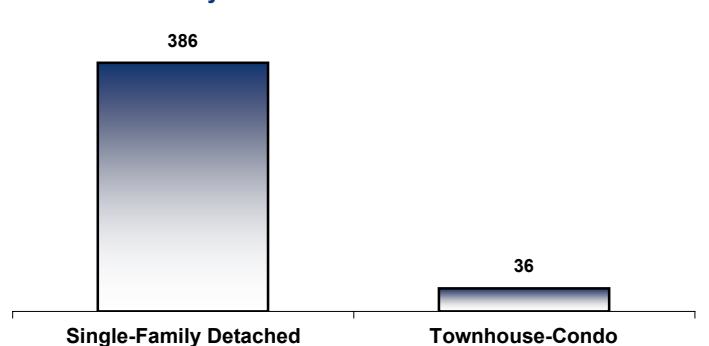
Ratio of Sales Price to Original List Price



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

CM

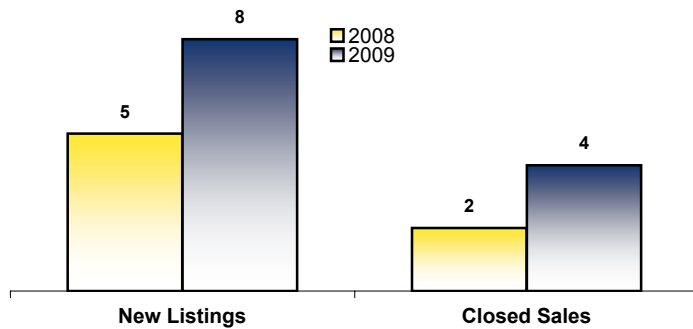
February

Year to Date

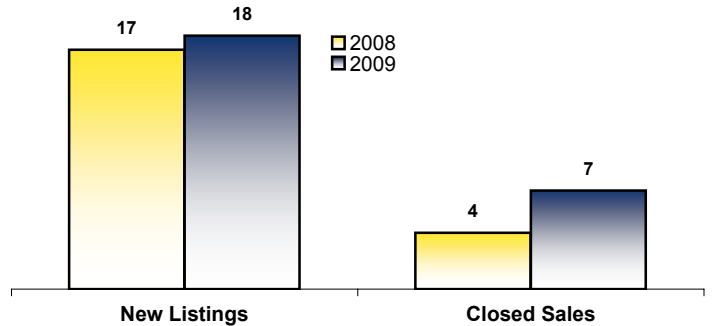
	2008	2009	Change	2008	2009	Change
New Listings	5	8	+ 60.0%	17	18	+ 5.9%
Closed Sales	2	4	+ 100.0%	4	7	+ 75.0%
Median Sales Price	\$262,500	\$286,000	+ 9.0%	\$195,000	\$165,000	- 15.4%
Average Sales Price	\$262,500	\$314,500	+ 19.8%	\$207,500	\$243,871	+ 17.5%
Percent of Original List Price Received at Sale*	88.1%	92.4%	+ 5.0%	91.9%	93.5%	+ 1.8%
Average Days on Market Until Sale	112	229	+ 104.2%	75	171	+ 129.9%
Single-Family Detached Inventory**	NA	56	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

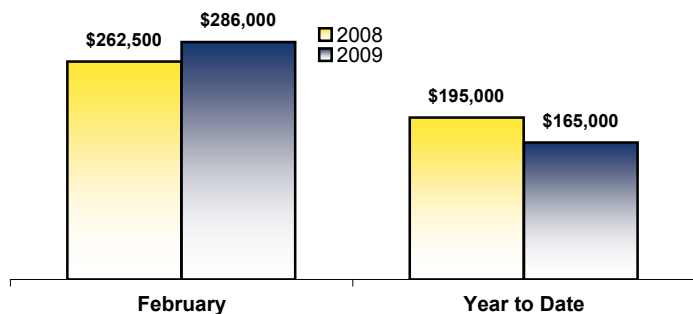
Activity—Most Recent Month



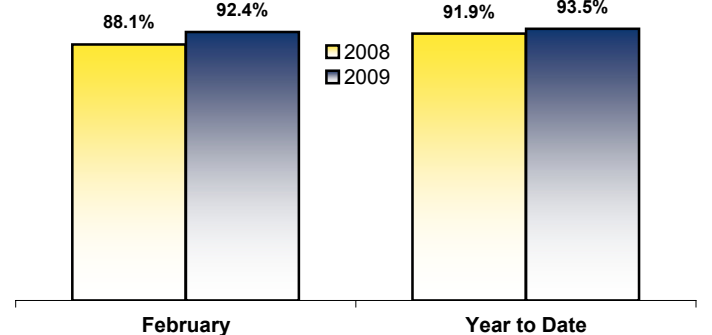
Activity—Year to Date



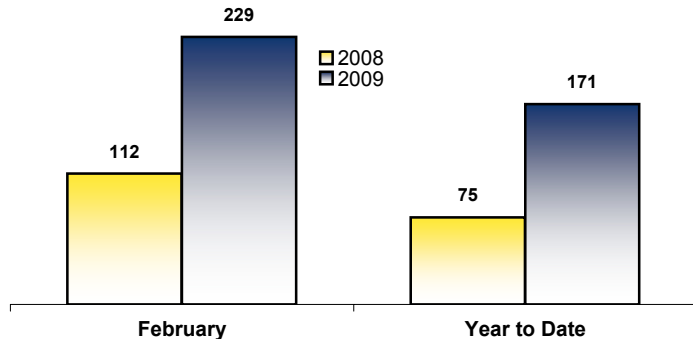
Median Sales Price



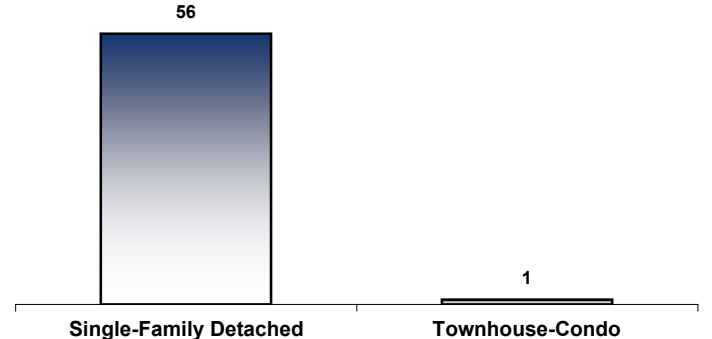
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

DT

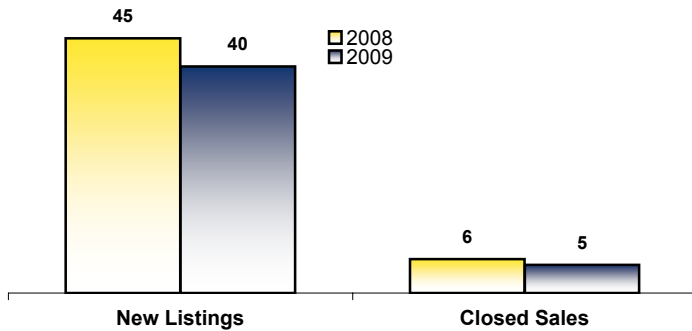
February

Year to Date

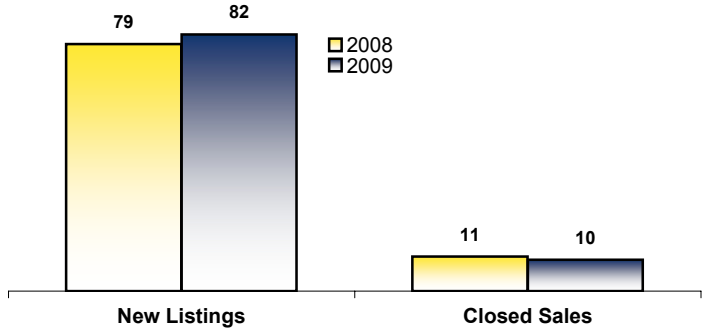
	2008	2009	Change	2008	2009	Change
New Listings	45	40	- 11.1%	79	82	+ 3.8%
Closed Sales	6	5	- 16.7%	11	10	- 9.1%
Median Sales Price	\$266,600	\$395,000	+ 48.2%	\$290,000	\$316,100	+ 9.0%
Average Sales Price	\$279,017	\$422,000	+ 51.2%	\$327,009	\$387,090	+ 18.4%
Percent of Original List Price Received at Sale*	94.6%	85.1%	- 10.0%	92.8%	87.9%	- 5.3%
Average Days on Market Until Sale	89	127	+ 43.5%	82	102	+ 24.9%
Single-Family Detached Inventory**	NA	4	NA	--	--	--
Townhouse-Condo Inventory**	NA	181	NA	--	--	--

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

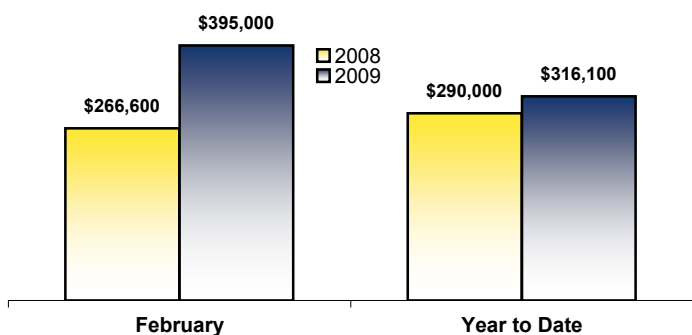
Activity—Most Recent Month



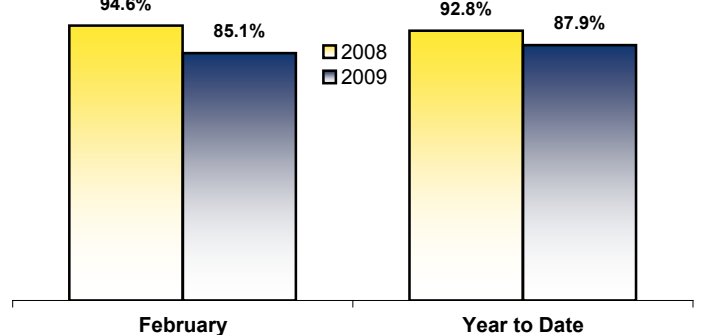
Activity—Year to Date



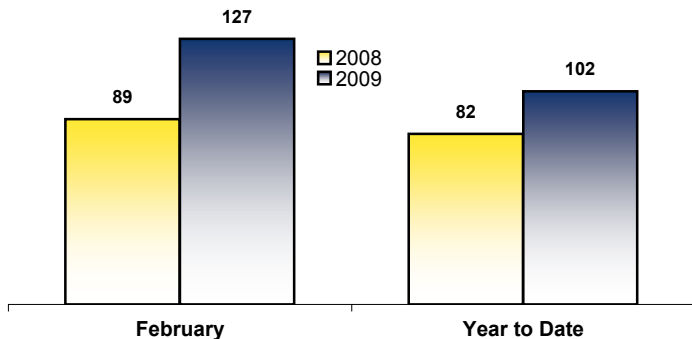
Median Sales Price



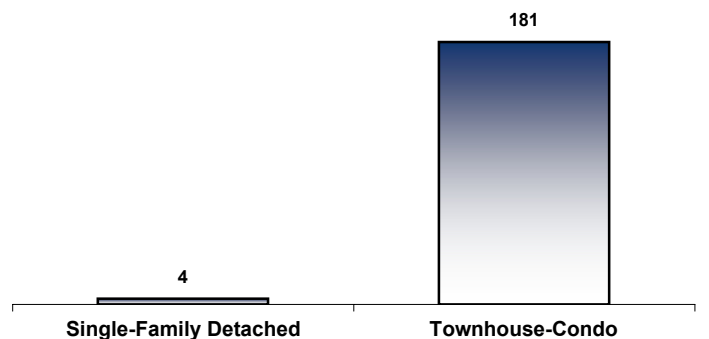
Ratio of Sales Price to Original List Price



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

EL

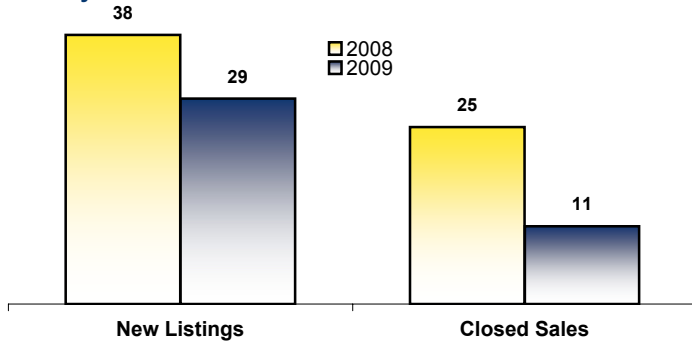
February

Year to Date

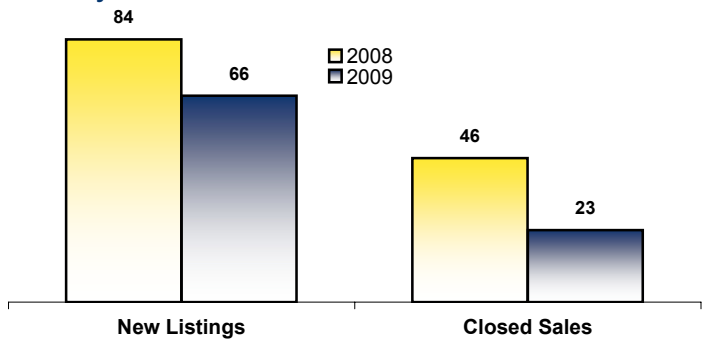
	2008	2009	Change	2008	2009	Change
New Listings	38	29	- 23.7%	84	66	- 21.4%
Closed Sales	25	11	- 56.0%	46	23	- 50.0%
Median Sales Price	\$125,000	\$104,662	- 16.3%	\$122,766	\$96,818	- 21.1%
Average Sales Price	\$120,281	\$114,735	- 4.6%	\$121,275	\$112,125	- 7.5%
Percent of Original List Price Received at Sale*	90.2%	89.1%	- 1.3%	90.6%	90.3%	- 0.3%
Average Days on Market Until Sale	76	67	- 11.8%	75	67	- 11.3%
Single-Family Detached Inventory**	NA	110	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

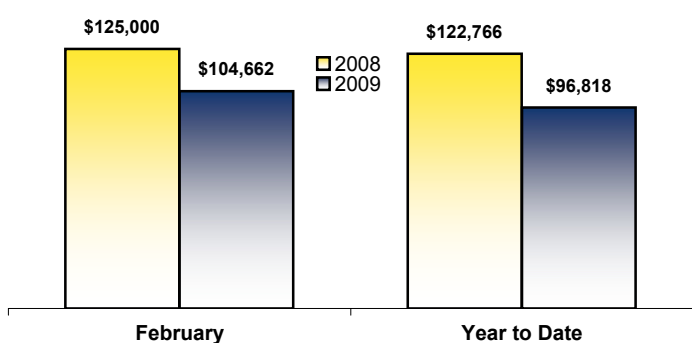
Activity—Most Recent Month



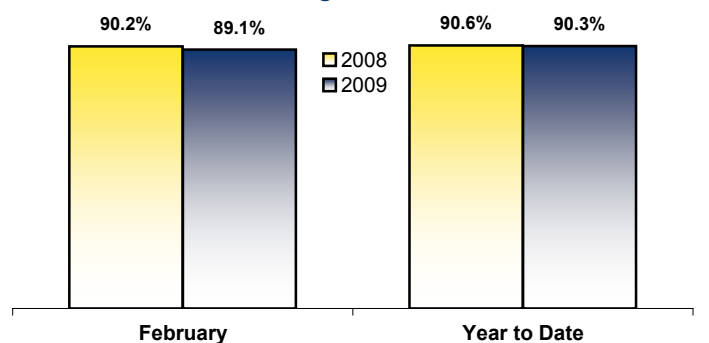
Activity—Year to Date



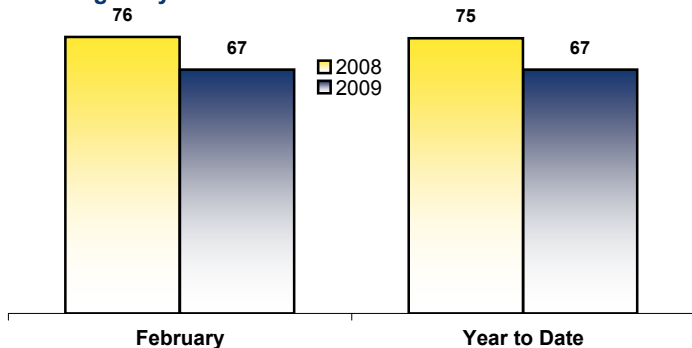
Median Sales Price



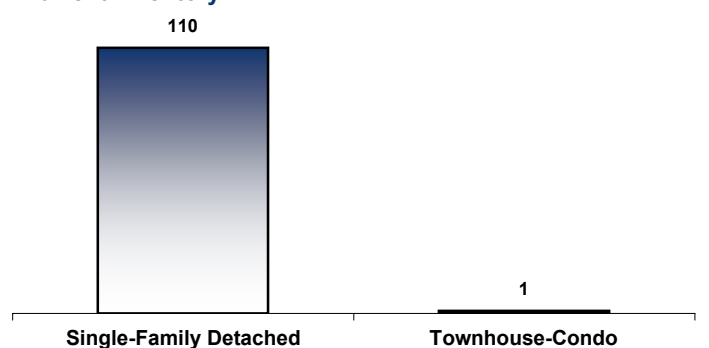
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

FC

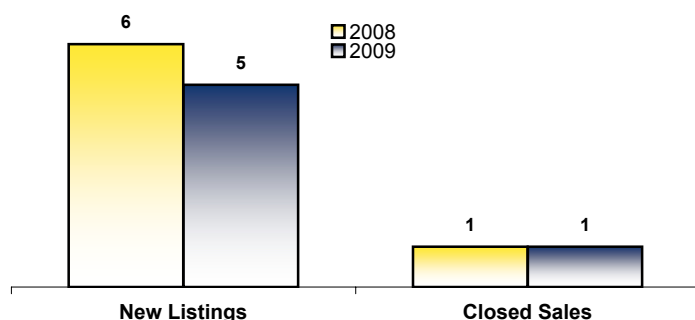
February

Year to Date

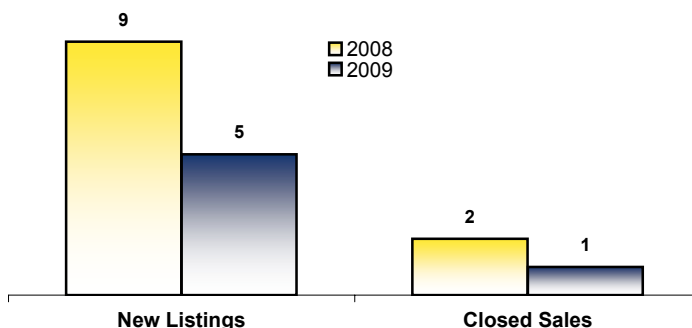
	2008	2009	Change	2008	2009	Change
New Listings	6	5	- 16.7%	9	5	- 44.4%
Closed Sales	1	1	- 0.0%	2	1	- 50.0%
Median Sales Price	\$180,000	\$257,000	+ 42.8%	\$120,000	\$257,000	+ 114.2%
Average Sales Price	\$180,000	\$257,000	+ 42.8%	\$120,000	\$257,000	+ 114.2%
Percent of Original List Price Received at Sale*	95.2%	88.7%	- 6.9%	93.8%	88.7%	- 5.5%
Average Days on Market Until Sale	139	54	- 61.2%	75	54	- 27.5%
Single-Family Detached Inventory**	NA	10	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

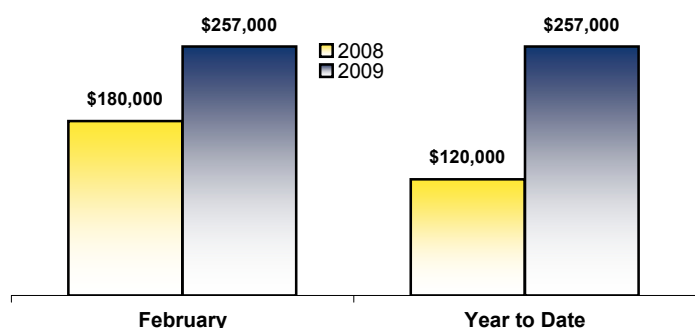
Activity—Most Recent Month



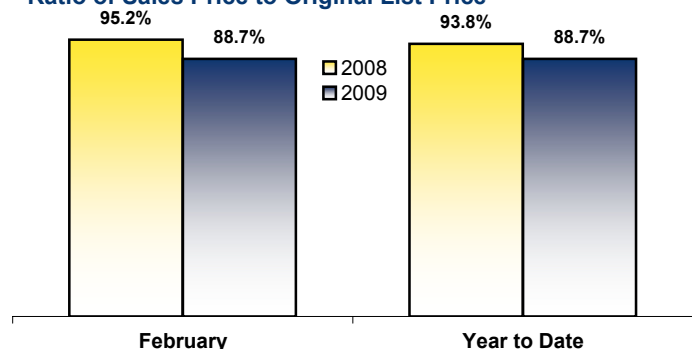
Activity—Year to Date



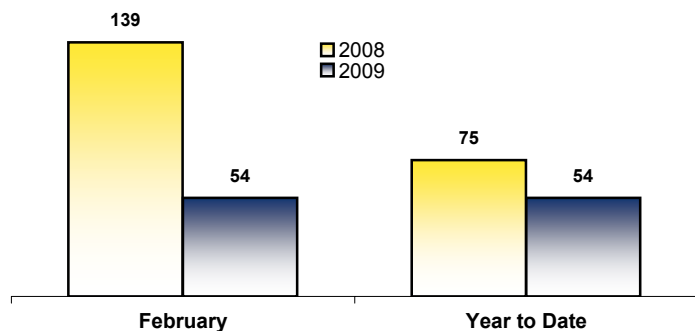
Median Sales Price



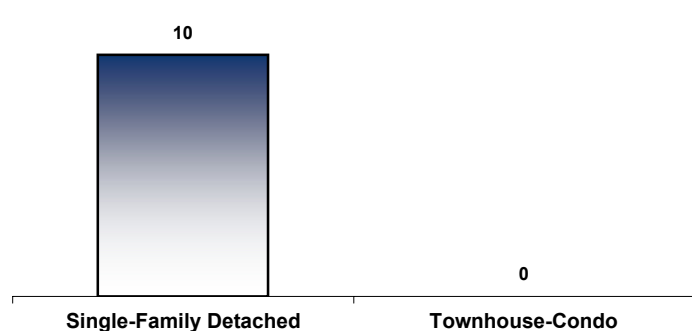
Ratio of Sales Price to Original List Price



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

GP

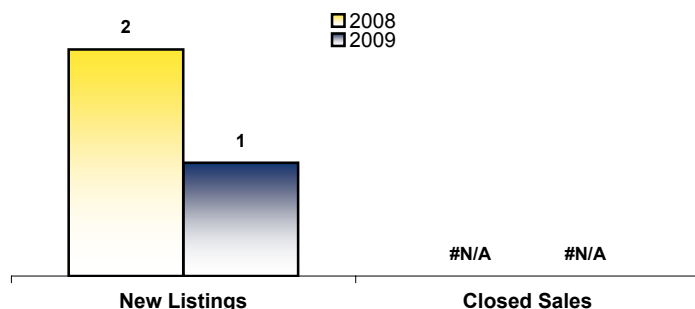
February

Year to Date

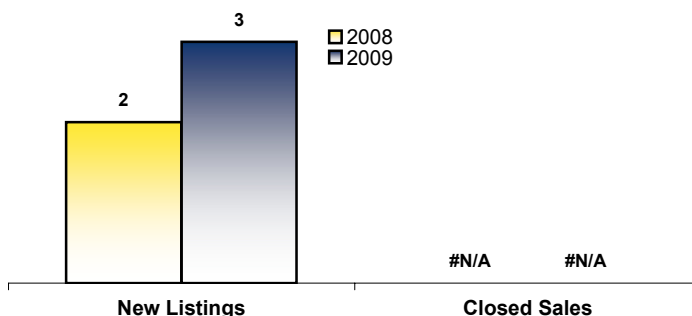
	2008	2009	Change	2008	2009	Change
New Listings	2	1	- 50.0%	2	3	+ 50.0%
Closed Sales	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
Median Sales Price	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
Average Sales Price	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
Percent of Original List Price Received at Sale*	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
Average Days on Market Until Sale	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
Single-Family Detached Inventory**	NA	8	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

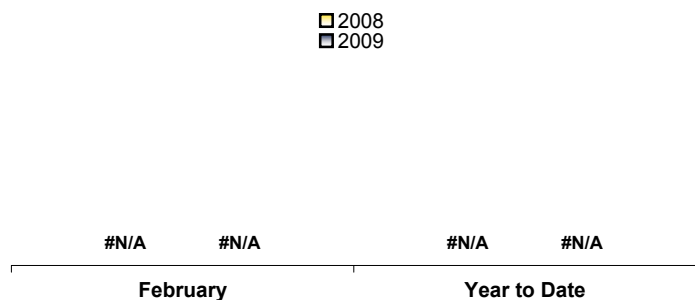
Activity—Most Recent Month



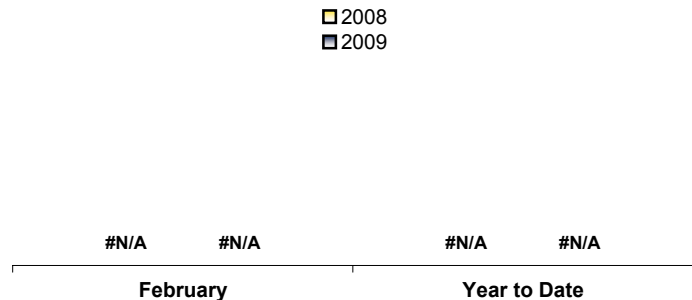
Activity—Year to Date



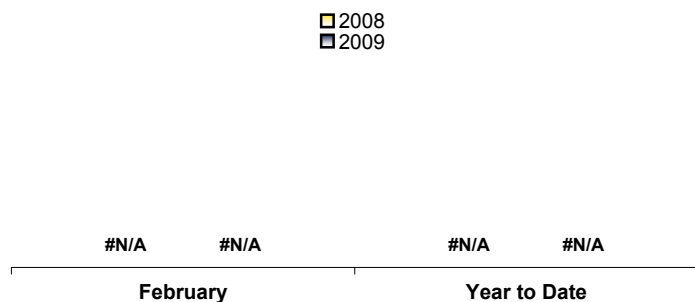
Median Sales Price



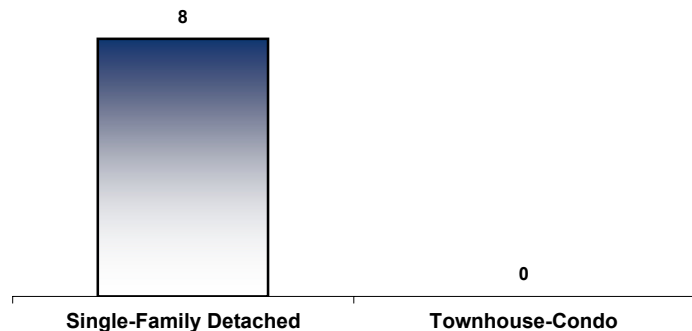
Ratio of Sales Price to Original List Price



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

GTE

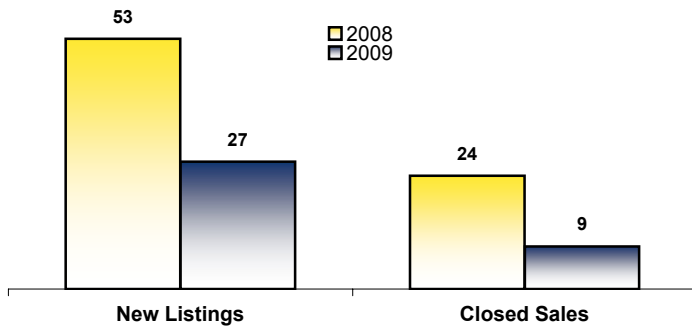
February

Year to Date

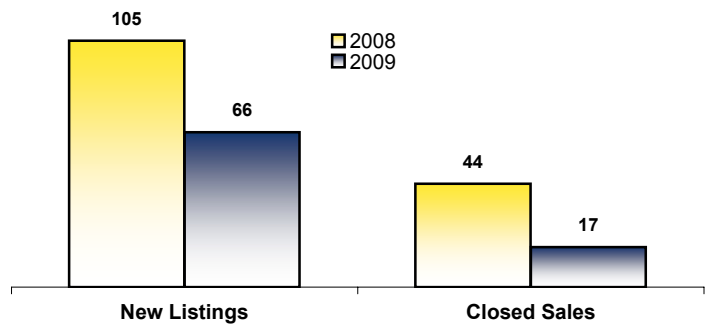
	2008	2009	Change	2008	2009	Change
New Listings	53	27	- 49.1%	105	66	- 37.1%
Closed Sales	24	9	- 62.5%	44	17	- 61.4%
Median Sales Price	\$137,008	\$117,000	- 14.6%	\$142,843	\$121,250	- 15.1%
Average Sales Price	\$138,408	\$120,606	- 12.9%	\$155,036	\$131,612	- 15.1%
Percent of Original List Price Received at Sale*	95.5%	92.7%	- 2.9%	93.7%	92.6%	- 1.2%
Average Days on Market Until Sale	67	66	- 1.6%	74	56	- 25.4%
Single-Family Detached Inventory**	NA	128	NA	--	--	--
Townhouse-Condo Inventory**	NA	4	NA	--	--	--

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

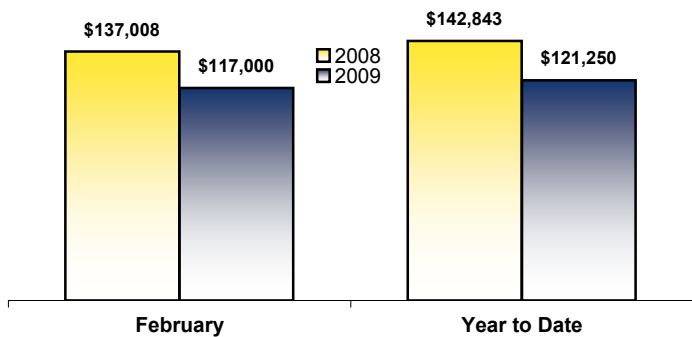
Activity—Most Recent Month



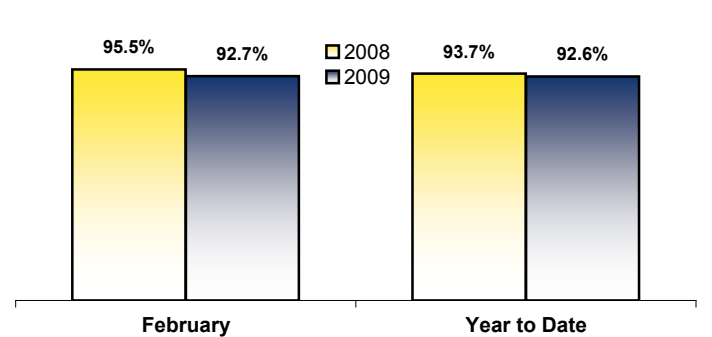
Activity—Year to Date



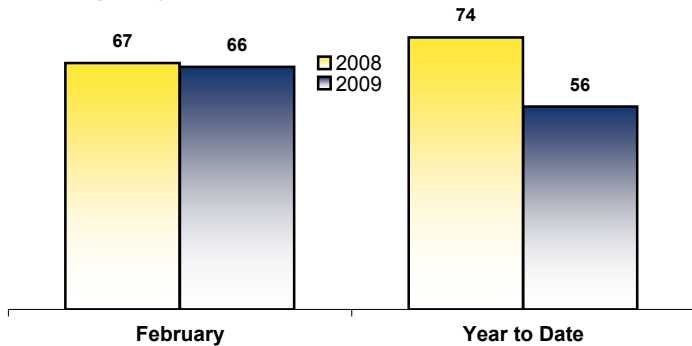
Median Sales Price



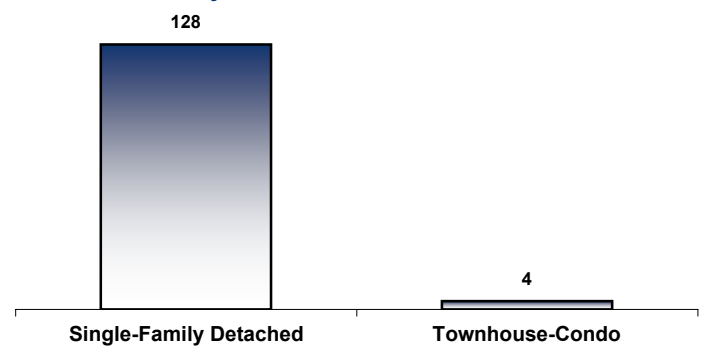
Ratio of Sales Price to Original List Price



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

GTW

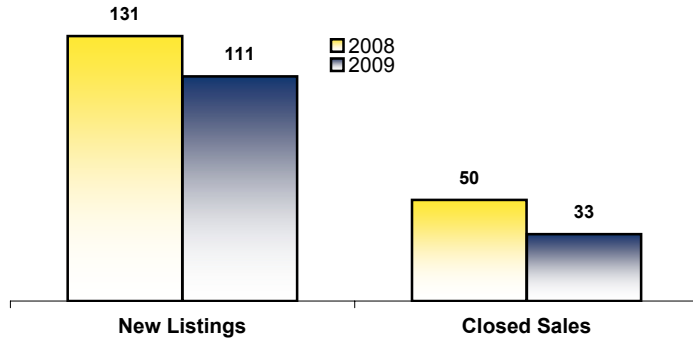
February

Year to Date

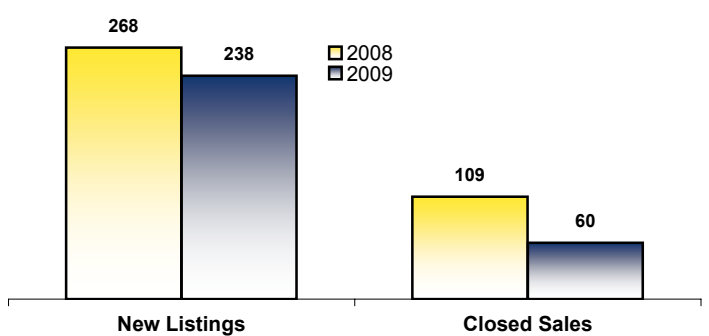
	2008	2009	Change	2008	2009	Change
New Listings	131	111	- 15.3%	268	238	- 11.2%
Closed Sales	50	33	- 34.0%	109	60	- 45.0%
Median Sales Price	\$215,500	\$241,770	+ 12.2%	\$215,000	\$226,795	+ 5.5%
Average Sales Price	\$263,141	\$274,088	+ 4.2%	\$256,219	\$251,846	- 1.7%
Percent of Original List Price Received at Sale*	93.6%	89.6%	- 4.3%	94.9%	90.0%	- 5.2%
Average Days on Market Until Sale	98	120	+ 23.4%	91	120	+ 31.9%
Single-Family Detached Inventory**	NA	481	NA	--	--	--
Townhouse-Condo Inventory**	NA	11	NA	--	--	--

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

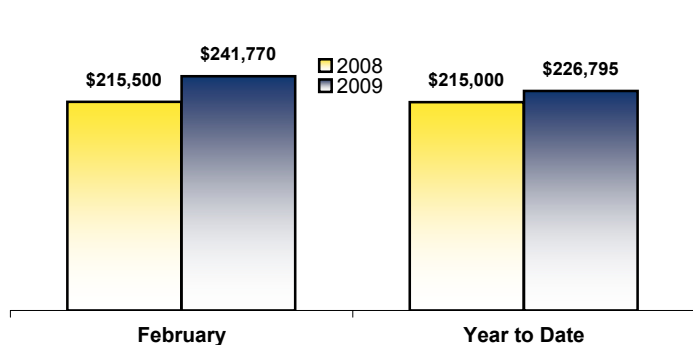
Activity—Most Recent Month



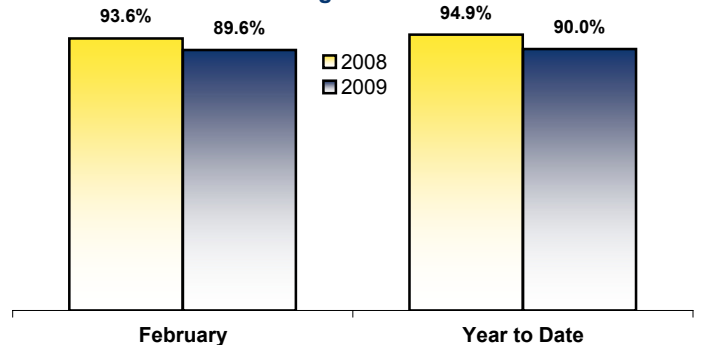
Activity—Year to Date



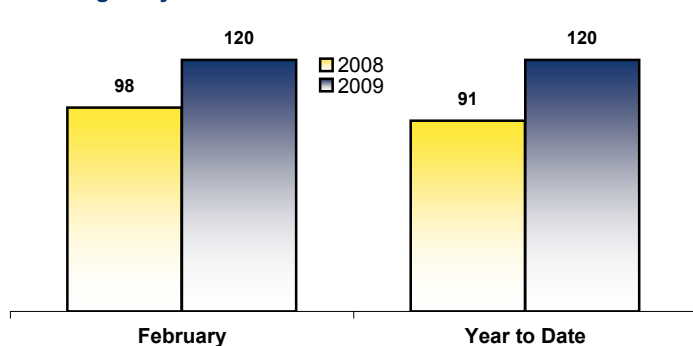
Median Sales Price



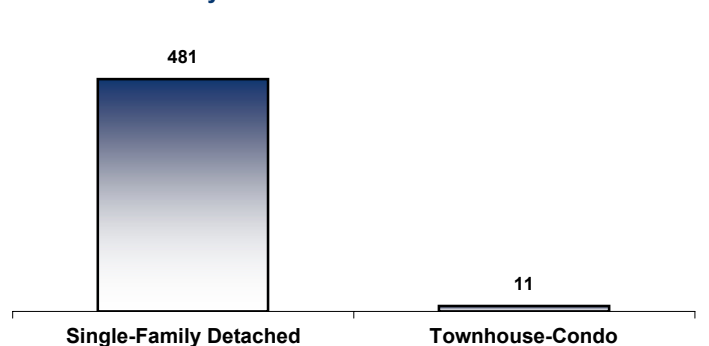
Ratio of Sales Price to Original List Price



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

GZ

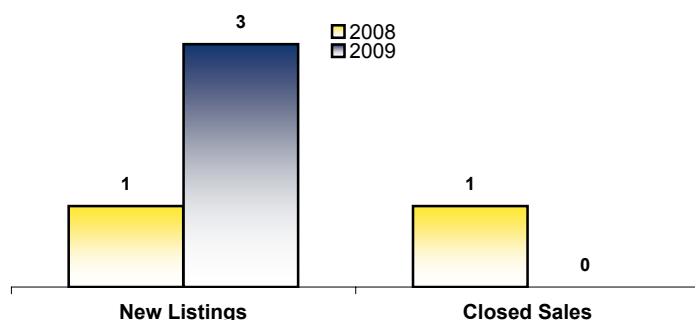
February

Year to Date

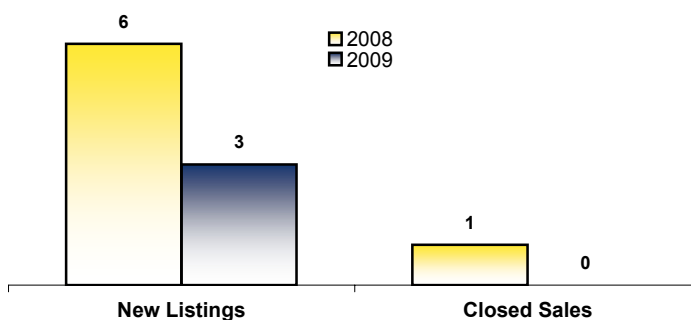
	2008	2009	Change	2008	2009	Change
New Listings	1	3	+ 200.0%	6	3	- 50.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price	\$80,000	\$0	- 100.0%	\$80,000	\$0	- 100.0%
Average Sales Price	\$80,000	\$0	- 100.0%	\$80,000	\$0	- 100.0%
Percent of Original List Price Received at Sale*	88.9%	0.0%	- 100.0%	88.9%	0.0%	- 100.0%
Average Days on Market Until Sale	60	0	- 100.0%	60	0	- 100.0%
Single-Family Detached Inventory**	NA	12	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

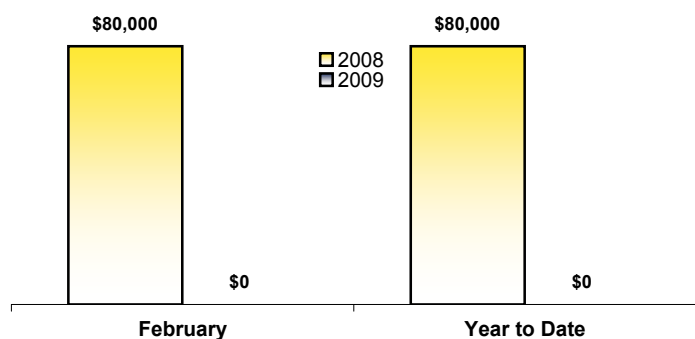
Activity—Most Recent Month



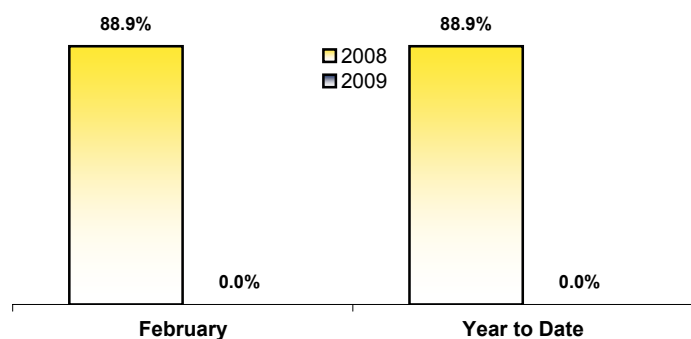
Activity—Year to Date



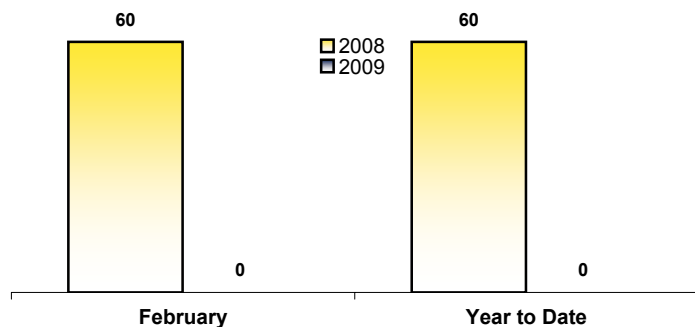
Median Sales Price



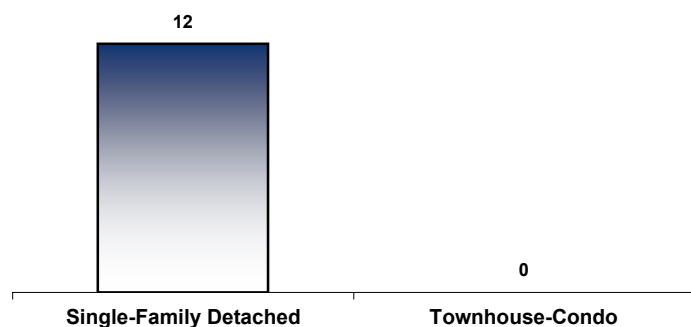
Ratio of Sales Price to Original List Price



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

HD

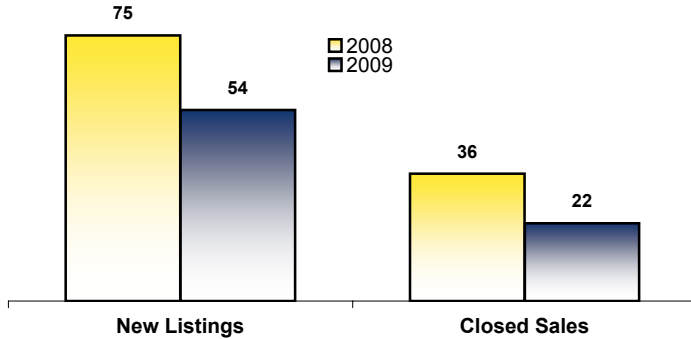
February

Year to Date

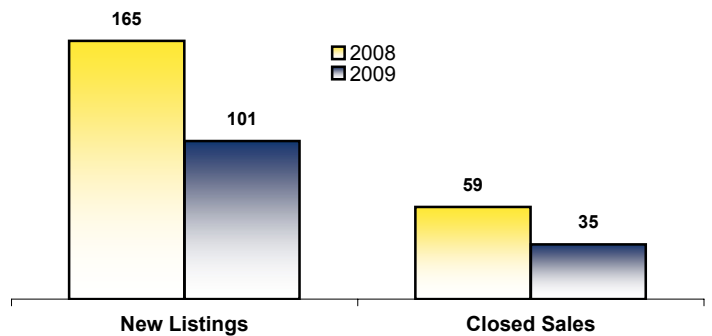
	2008	2009	Change	2008	2009	Change
New Listings	75	54	- 28.0%	165	101	- 38.8%
Closed Sales	36	22	- 38.9%	59	35	- 40.7%
Median Sales Price	\$359,449	\$300,000	- 16.5%	\$334,693	\$299,000	- 10.7%
Average Sales Price	\$388,481	\$328,670	- 15.4%	\$350,249	\$304,896	- 12.9%
Percent of Original List Price Received at Sale*	90.3%	87.1%	- 3.5%	91.3%	89.8%	- 1.7%
Average Days on Market Until Sale	131	106	- 18.9%	114	108	- 5.2%
Single-Family Detached Inventory**	NA	260	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

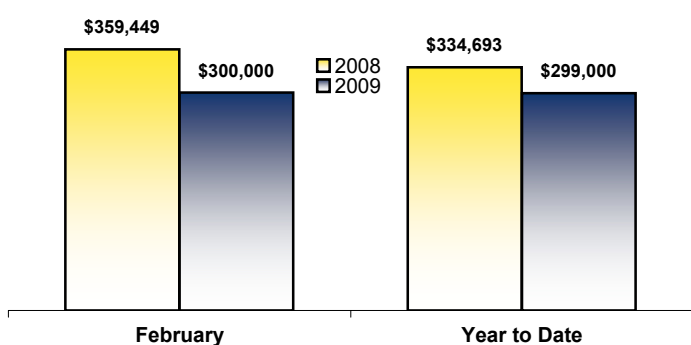
Activity—Most Recent Month



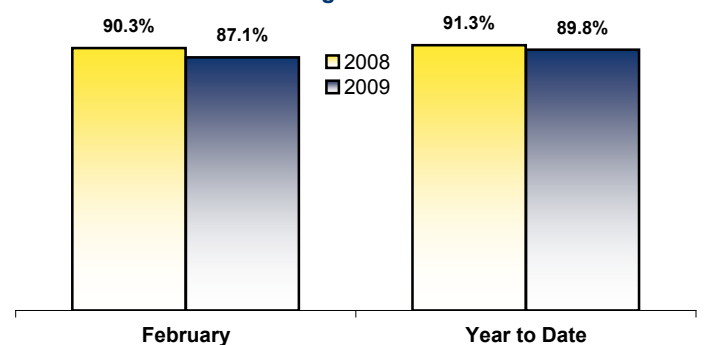
Activity—Year to Date



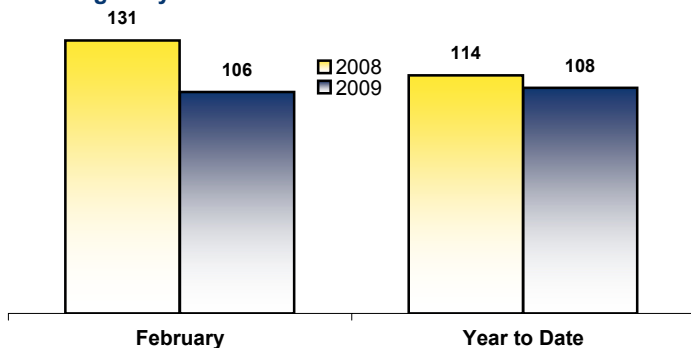
Median Sales Price



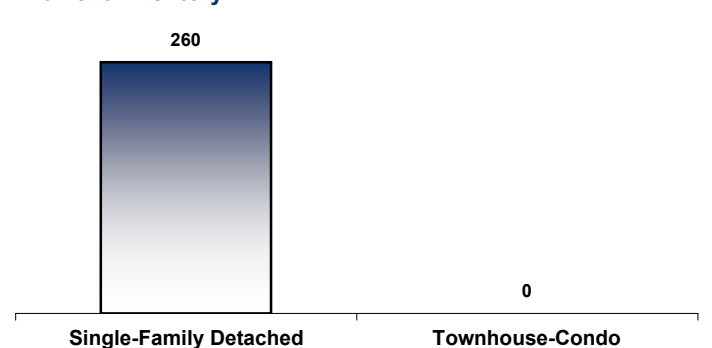
Ratio of Sales Price to Original List Price



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

HH

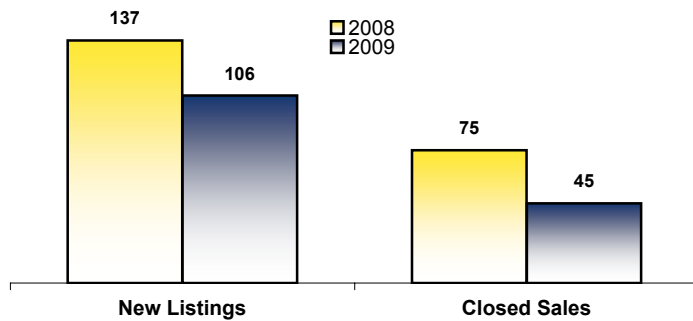
February

Year to Date

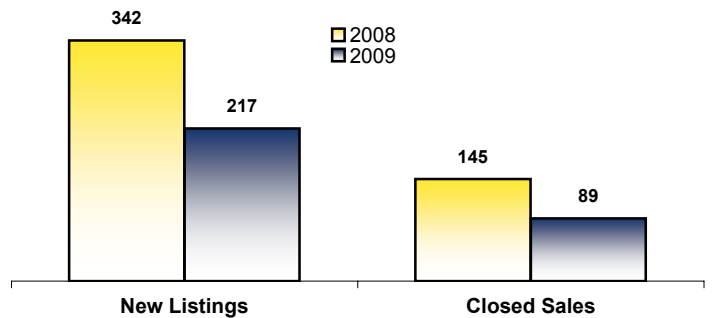
	2008	2009	Change	2008	2009	Change
New Listings	137	106	- 22.6%	342	217	- 36.5%
Closed Sales	75	45	- 40.0%	145	89	- 38.6%
Median Sales Price	\$149,000	\$150,000	+ 0.7%	\$151,410	\$150,000	- 0.9%
Average Sales Price	\$163,032	\$165,717	+ 1.6%	\$170,652	\$156,418	- 8.3%
Percent of Original List Price Received at Sale*	94.9%	91.5%	- 3.6%	94.0%	90.9%	- 3.2%
Average Days on Market Until Sale	65	74	+ 14.2%	67	71	+ 5.7%
Single-Family Detached Inventory**	NA	342	NA	--	--	--
Townhouse-Condo Inventory**	NA	3	NA	--	--	--

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

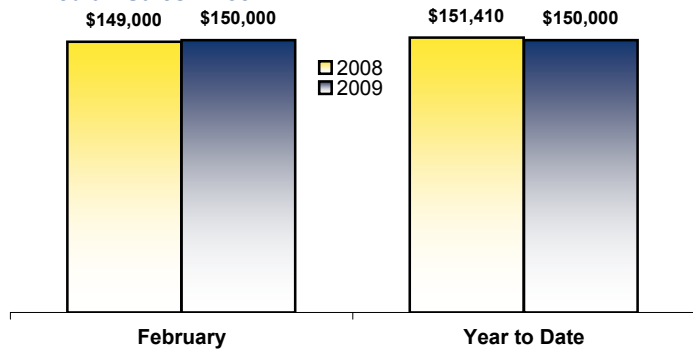
Activity—Most Recent Month



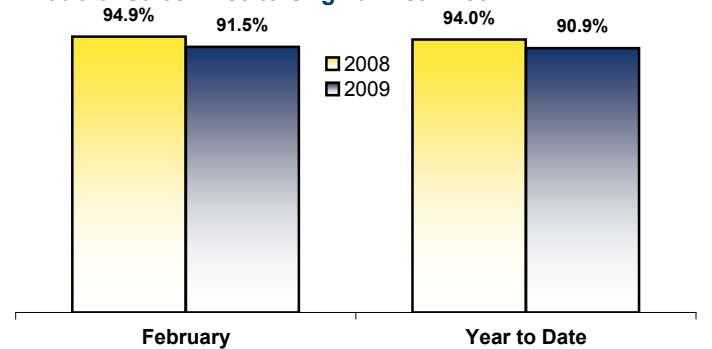
Activity—Year to Date



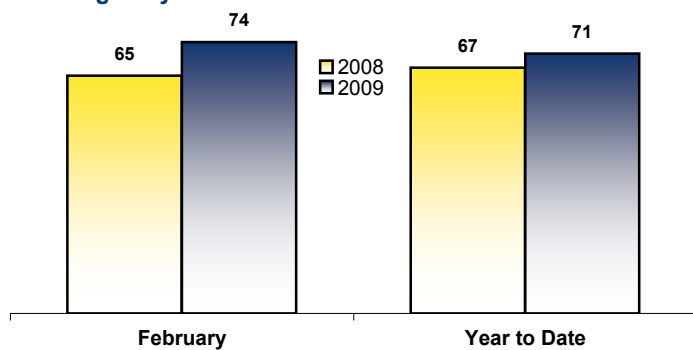
Median Sales Price



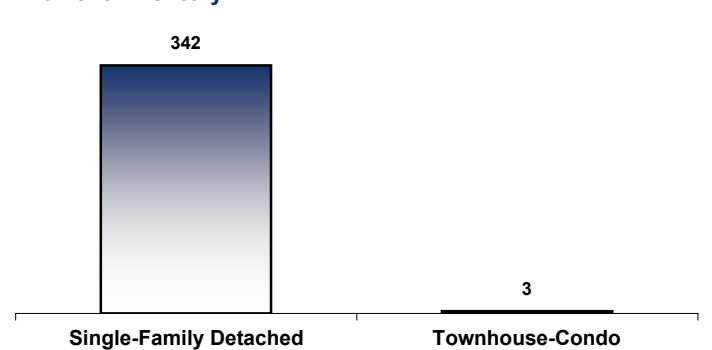
Ratio of Sales Price to Original List Price



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

HS

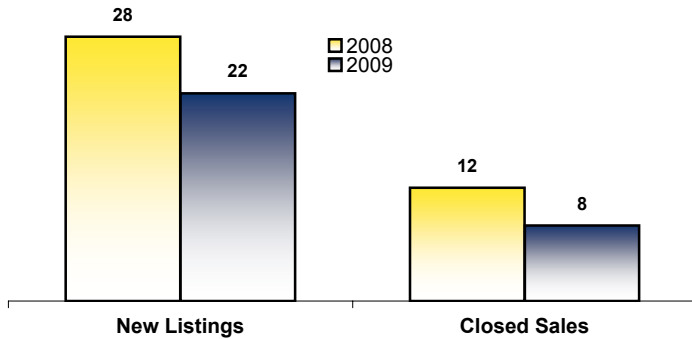
February

Year to Date

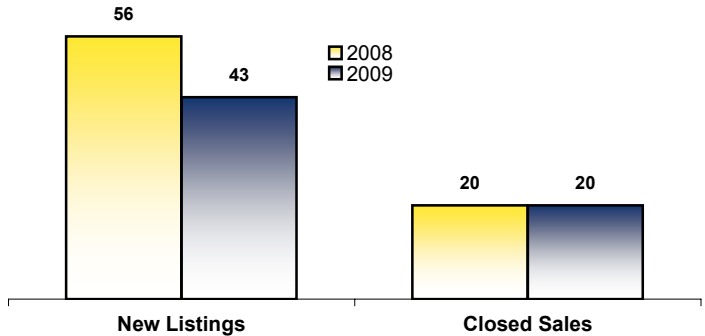
	2008	2009	Change	2008	2009	Change
New Listings	28	22	- 21.4%	56	43	- 23.2%
Closed Sales	12	8	- 33.3%	20	20	- 0.0%
Median Sales Price	\$149,625	\$117,850	- 21.2%	\$152,625	\$132,950	- 12.9%
Average Sales Price	\$156,800	\$152,525	- 2.7%	\$173,405	\$147,034	- 15.2%
Percent of Original List Price Received at Sale*	93.8%	94.3%	+ 0.6%	93.4%	93.7%	+ 0.3%
Average Days on Market Until Sale	61	69	+ 13.7%	64	62	- 3.1%
Single-Family Detached Inventory**	NA	68	NA	--	--	--
Townhouse-Condo Inventory**	NA	4	NA	--	--	--

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

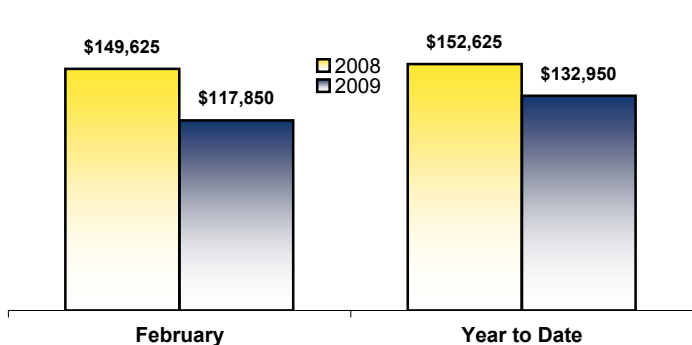
Activity—Most Recent Month



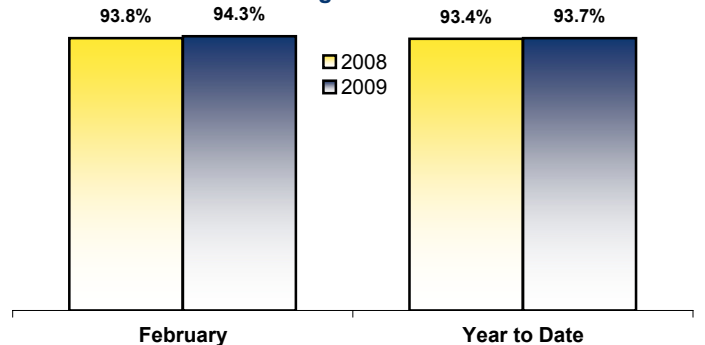
Activity—Year to Date



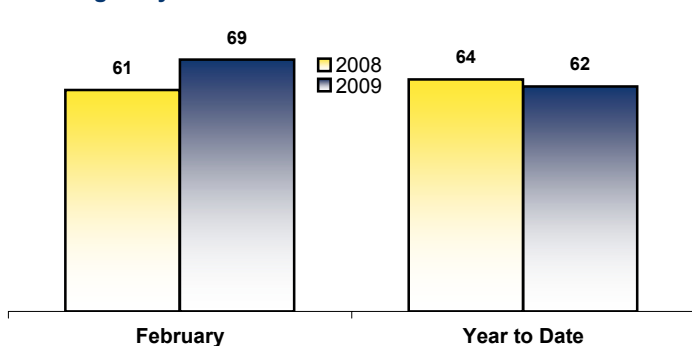
Median Sales Price



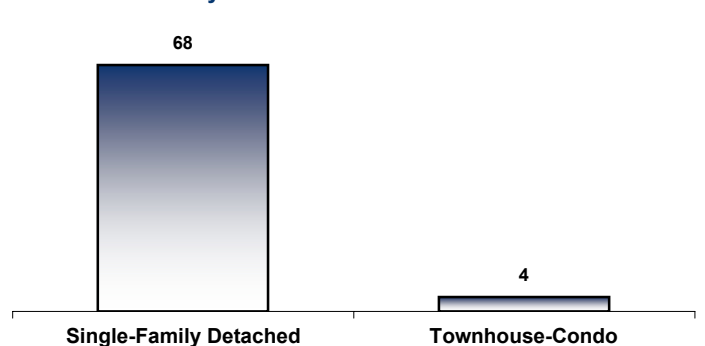
Ratio of Sales Price to Original List Price



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

HU

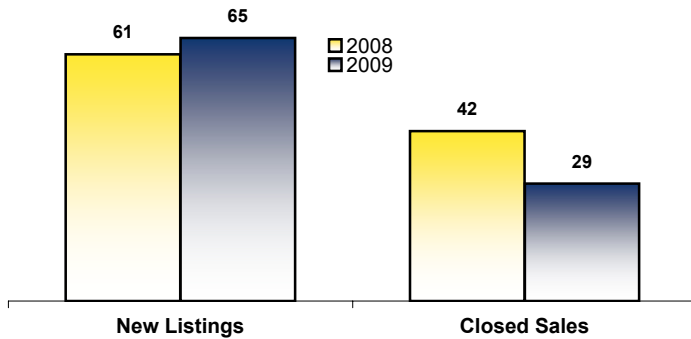
February

Year to Date

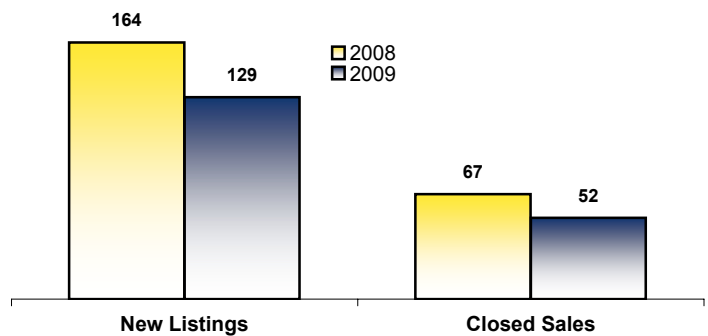
	2008	2009	Change	2008	2009	Change
New Listings	61	65	+ 6.6%	164	129	- 21.3%
Closed Sales	42	29	- 31.0%	67	52	- 22.4%
Median Sales Price	\$141,229	\$148,786	+ 5.4%	\$140,000	\$140,242	+ 0.2%
Average Sales Price	\$150,466	\$158,676	+ 5.5%	\$149,849	\$157,043	+ 4.8%
Percent of Original List Price Received at Sale*	96.0%	92.0%	- 4.2%	94.8%	92.4%	- 2.5%
Average Days on Market Until Sale	67	73	+ 9.4%	68	72	+ 6.6%
Single-Family Detached Inventory**	NA	198	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

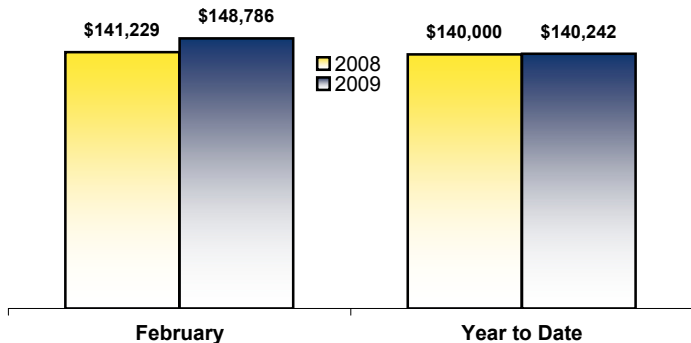
Activity—Most Recent Month



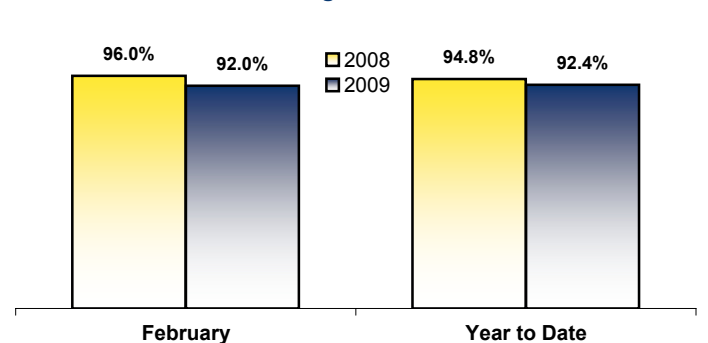
Activity—Year to Date



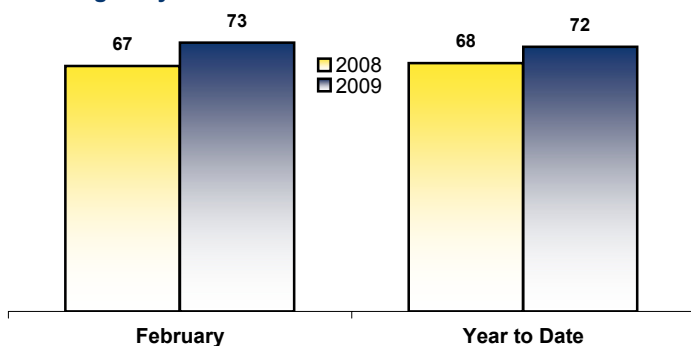
Median Sales Price



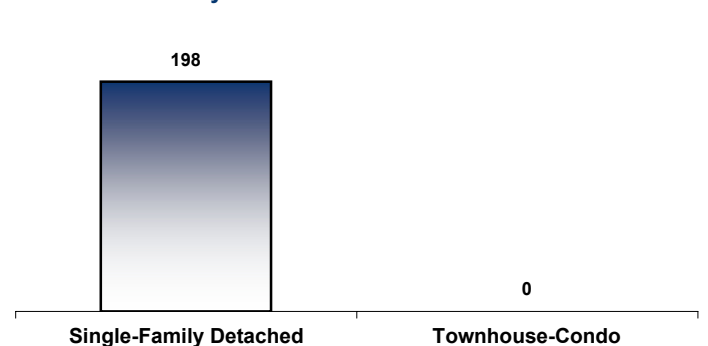
Ratio of Sales Price to Original List Price



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

HW

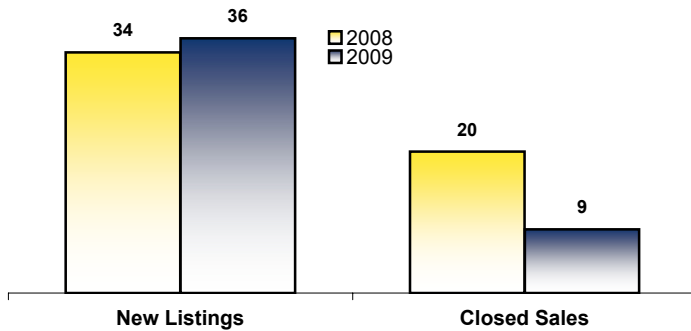
February

Year to Date

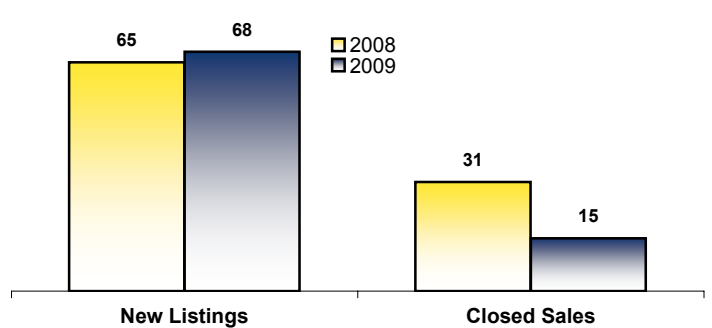
	2008	2009	Change	2008	2009	Change
New Listings	34	36	+ 5.9%	65	68	+ 4.6%
Closed Sales	20	9	- 55.0%	31	15	- 51.6%
Median Sales Price	\$189,000	\$175,000	- 7.4%	\$196,000	\$199,000	+ 1.5%
Average Sales Price	\$204,813	\$232,089	+ 13.3%	\$216,119	\$283,820	+ 31.3%
Percent of Original List Price Received at Sale*	95.7%	89.4%	- 6.5%	95.8%	89.7%	- 6.3%
Average Days on Market Until Sale	93	97	+ 4.5%	99	96	- 2.8%
Single-Family Detached Inventory**	NA	138	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

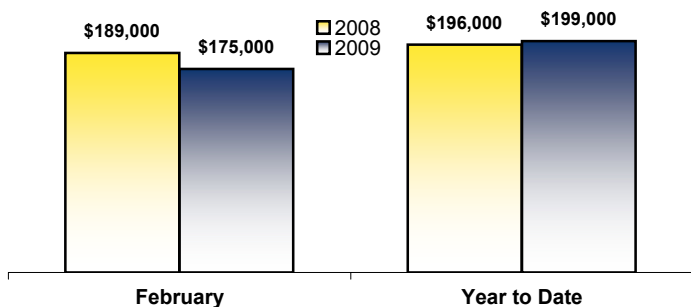
Activity—Most Recent Month



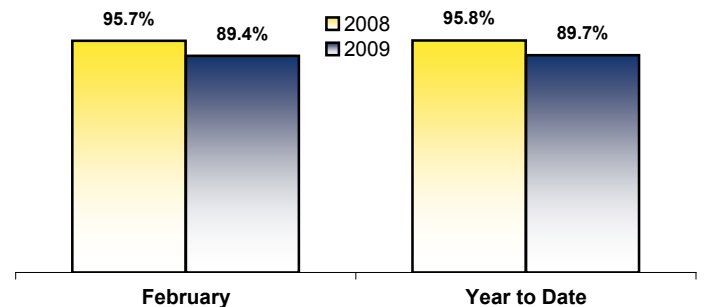
Activity—Year to Date



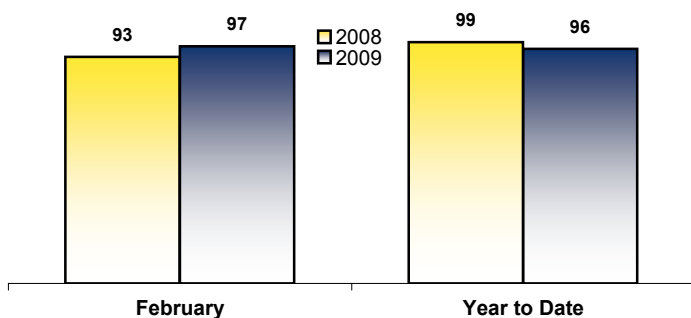
Median Sales Price



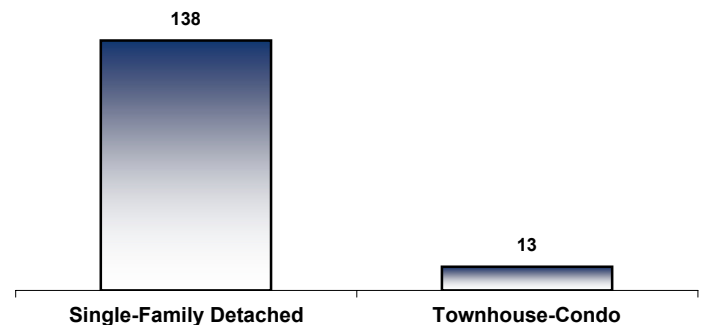
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

JA

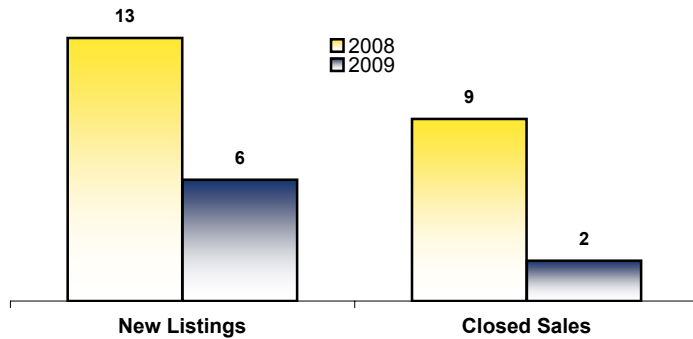
February

Year to Date

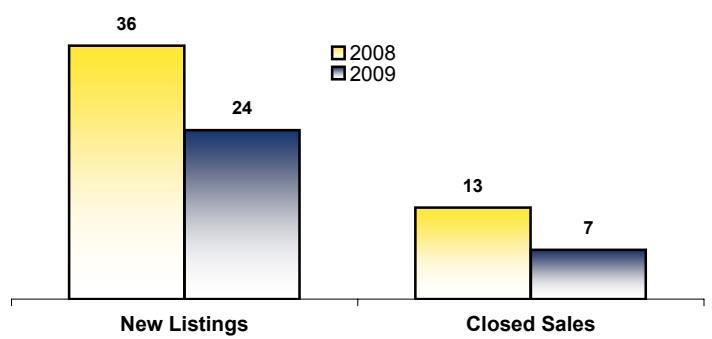
	2008	2009	Change	2008	2009	Change
New Listings	13	6	- 53.8%	36	24	- 33.3%
Closed Sales	9	2	- 77.8%	13	7	- 46.2%
Median Sales Price	\$133,790	\$95,495	- 28.6%	\$133,790	\$82,000	- 38.7%
Average Sales Price	\$151,373	\$95,495	- 36.9%	\$158,604	\$93,827	- 40.8%
Percent of Original List Price Received at Sale*	100.0%	89.2%	- 10.8%	99.3%	89.6%	- 9.8%
Average Days on Market Until Sale	66	107	+ 61.6%	65	93	+ 42.2%
Single-Family Detached Inventory**	NA	35	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

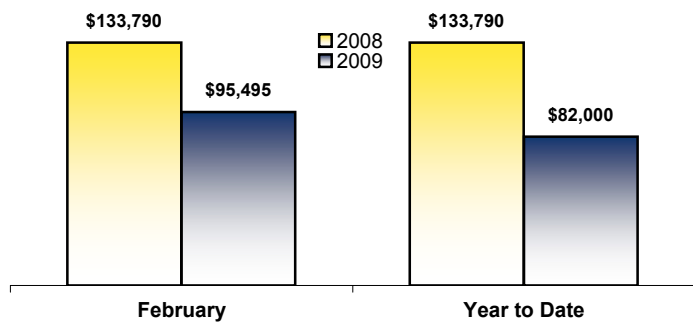
Activity—Most Recent Month



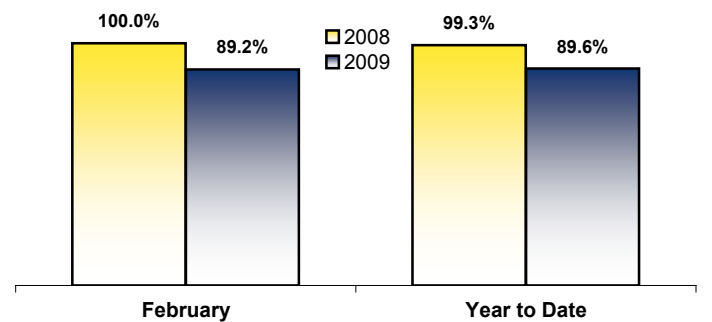
Activity—Year to Date



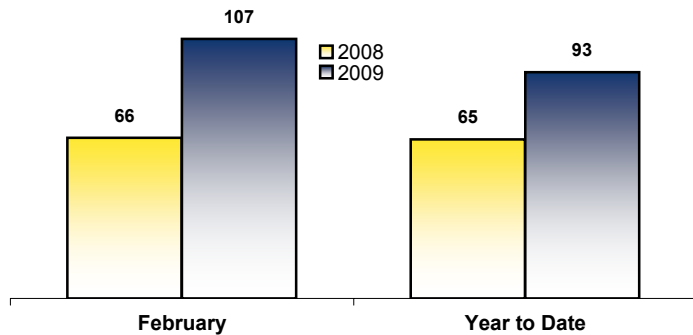
Median Sales Price



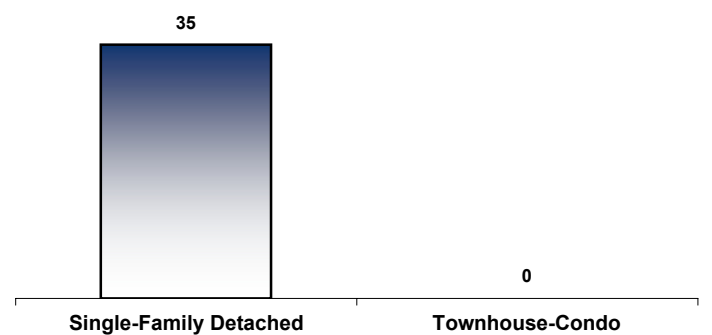
Ratio of Sales Price to Original List Price



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

KL

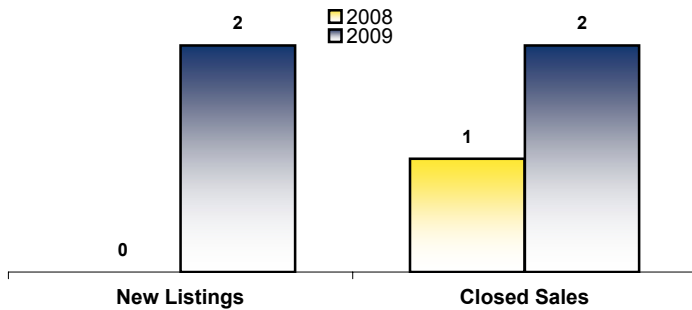
February

Year to Date

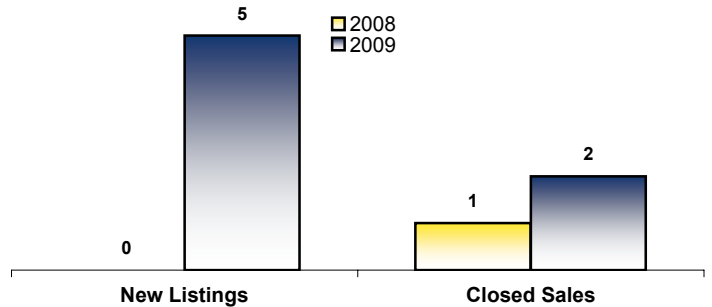
	2008	2009	Change	2008	2009	Change
New Listings	0	2	NA	0	5	NA
Closed Sales	1	2	+ 100.0%	1	2	+ 100.0%
Median Sales Price	\$119,900	\$78,700	- 34.4%	\$119,900	\$78,700	- 34.4%
Average Sales Price	\$119,900	\$78,700	- 34.4%	\$119,900	\$78,700	- 34.4%
Percent of Original List Price Received at Sale*	85.7%	100.0%	+ 16.7%	85.7%	100.0%	+ 16.7%
Average Days on Market Until Sale	140	40	- 71.8%	140	40	- 71.8%
Single-Family Detached Inventory**	NA	17	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

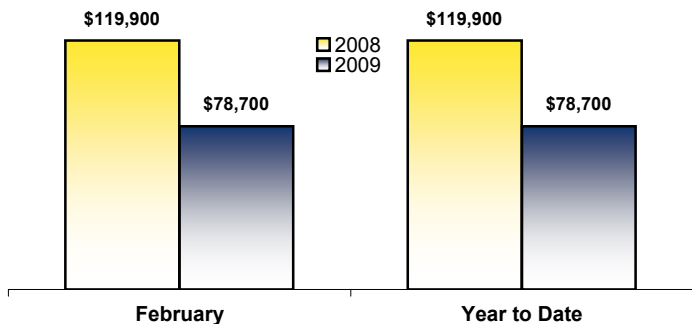
Activity—Most Recent Month



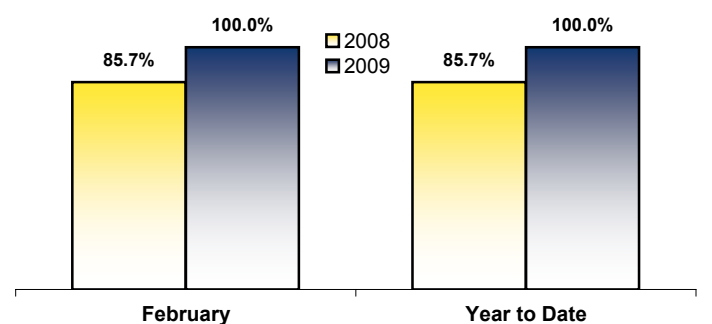
Activity—Year to Date



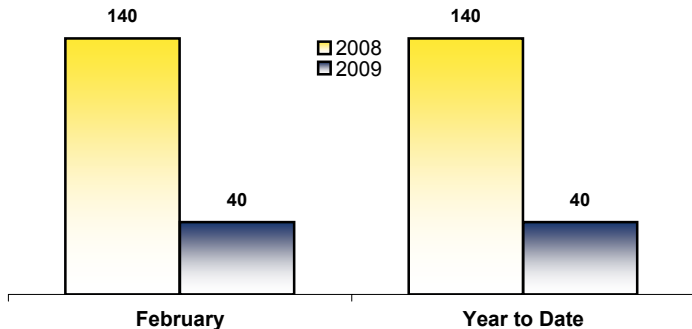
Median Sales Price



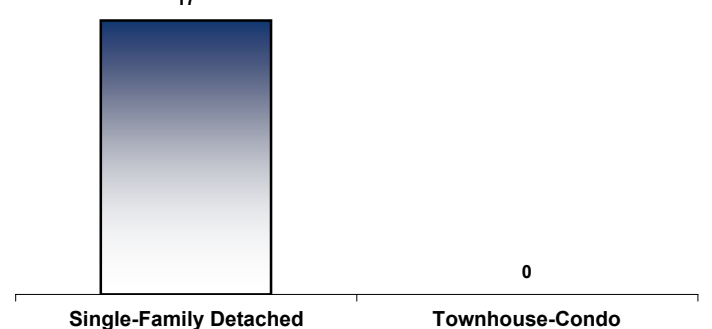
Ratio of Sales Price to Original List Price



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

LC

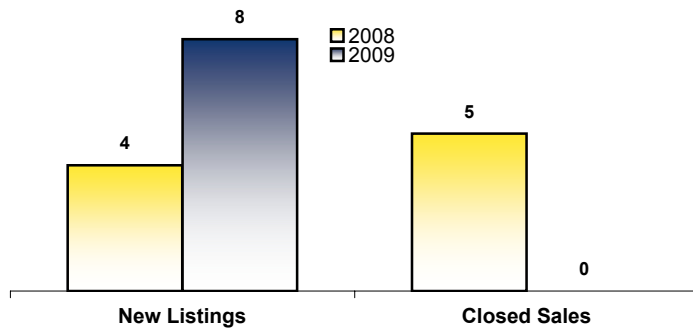
February

Year to Date

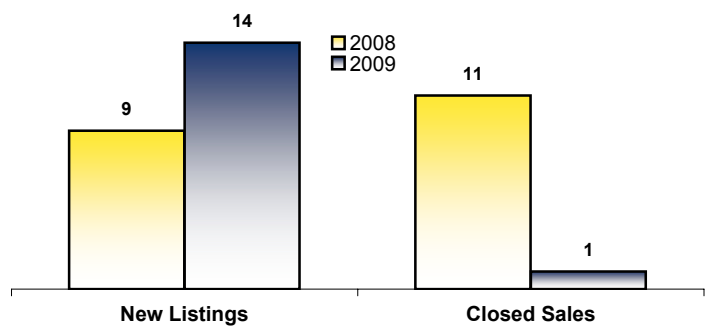
	2008	2009	Change	2008	2009	Change
New Listings	4	8	+ 100.0%	9	14	+ 55.6%
Closed Sales	5	0	- 100.0%	11	1	- 90.9%
Median Sales Price	\$127,500	\$0	- 100.0%	\$127,500	\$322,500	+ 152.9%
Average Sales Price	\$153,801	\$0	- 100.0%	\$137,040	\$322,500	+ 135.3%
Percent of Original List Price Received at Sale*	86.0%	0.0%	- 100.0%	86.6%	80.8%	- 6.7%
Average Days on Market Until Sale	154	0	- 100.0%	87	295	+ 239.1%
Single-Family Detached Inventory**	NA	32	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

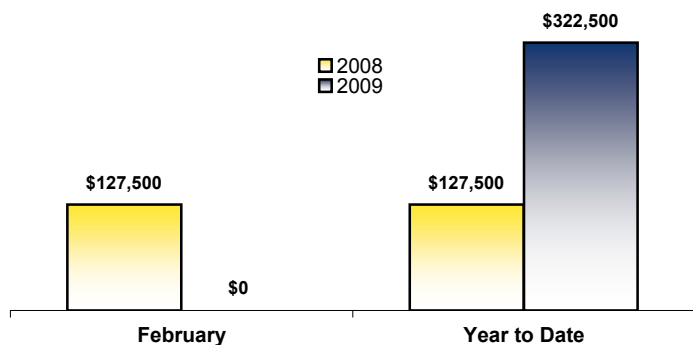
Activity—Most Recent Month



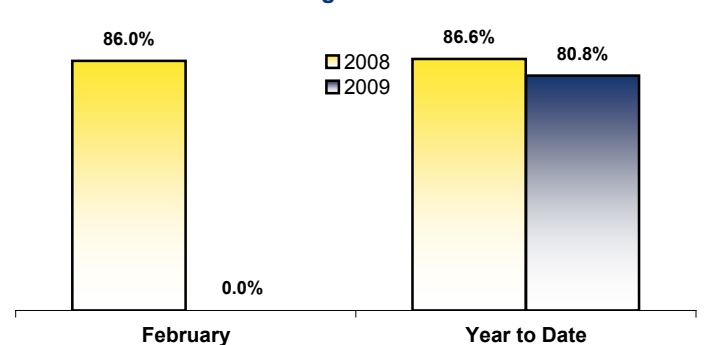
Activity—Year to Date



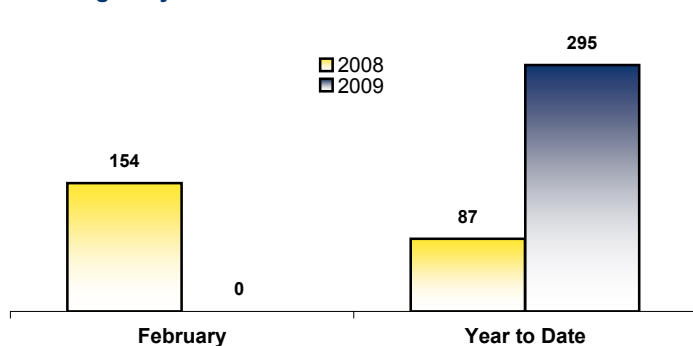
Median Sales Price



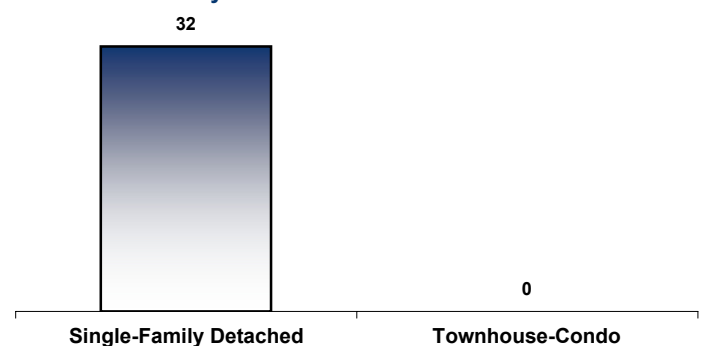
Ratio of Sales Price to Original List Price



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

LH

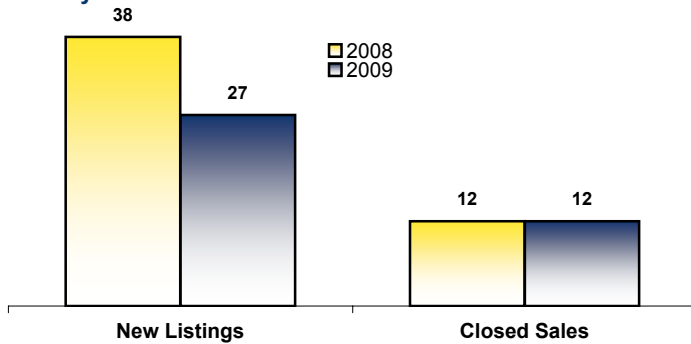
February

Year to Date

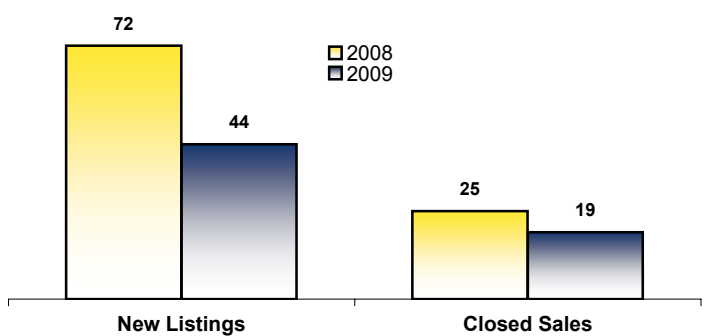
	2008	2009	Change	2008	2009	Change
New Listings	38	27	- 28.9%	72	44	- 38.9%
Closed Sales	12	12	- 0.0%	25	19	- 24.0%
Median Sales Price	\$152,445	\$245,000	+ 60.7%	\$148,490	\$220,000	+ 48.2%
Average Sales Price	\$178,057	\$243,292	+ 36.6%	\$216,014	\$217,784	+ 0.8%
Percent of Original List Price Received at Sale*	94.6%	93.8%	- 0.9%	92.7%	94.5%	+ 2.0%
Average Days on Market Until Sale	51	98	+ 93.6%	72	109	+ 52.0%
Single-Family Detached Inventory**	NA	87	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

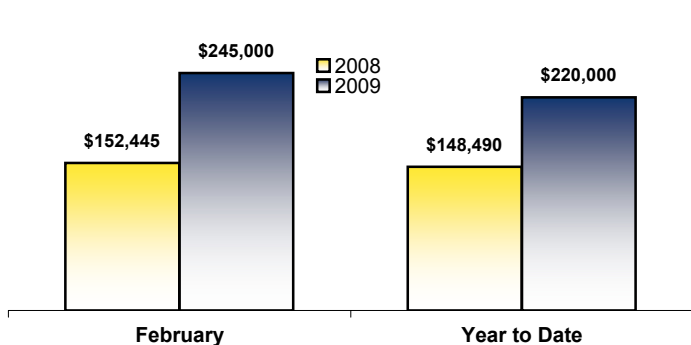
Activity—Most Recent Month



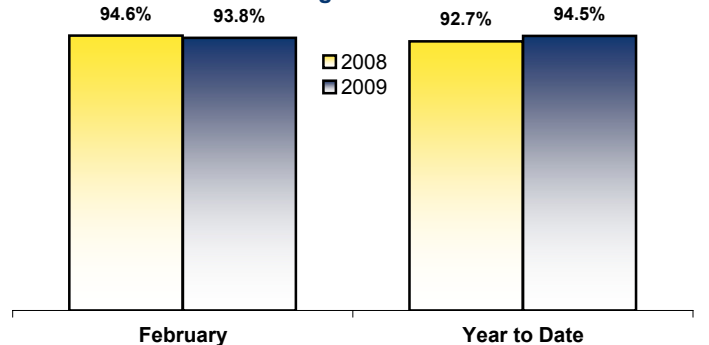
Activity—Year to Date



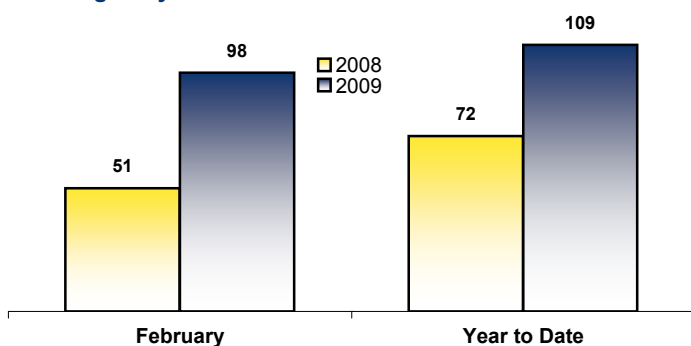
Median Sales Price



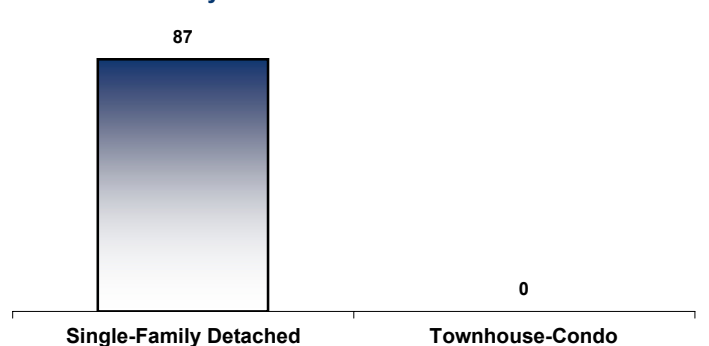
Ratio of Sales Price to Original List Price



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

LL

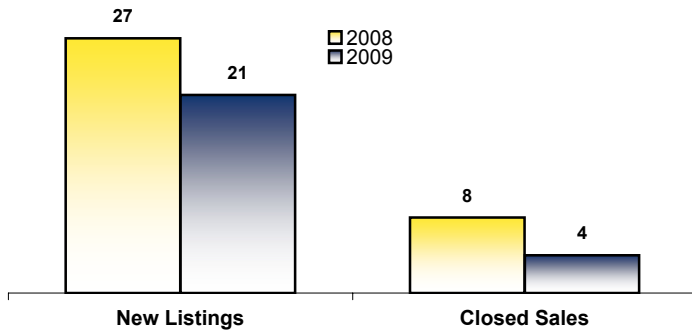
February

Year to Date

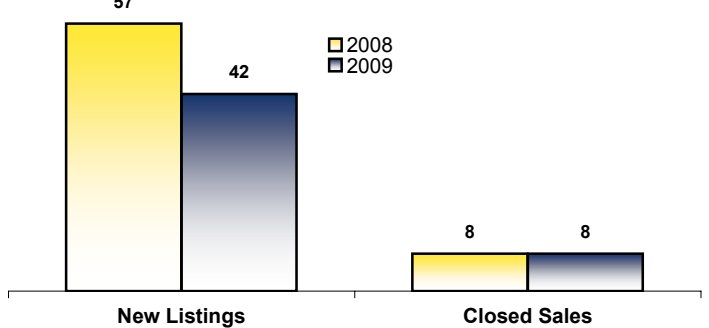
	2008	2009	Change	2008	2009	Change
New Listings	27	21	- 22.2%	57	42	- 26.3%
Closed Sales	8	4	- 50.0%	8	8	- 0.0%
Median Sales Price	\$87,750	\$109,950	+ 25.3%	\$87,750	\$175,850	+ 100.4%
Average Sales Price	\$168,244	\$124,950	- 25.7%	\$168,244	\$146,450	- 13.0%
Percent of Original List Price Received at Sale*	91.5%	83.8%	- 8.5%	91.5%	78.7%	- 14.1%
Average Days on Market Until Sale	88	129	+ 45.9%	88	133	+ 50.7%
Single-Family Detached Inventory**	NA	82	NA	--	--	--
Townhouse-Condo Inventory**	NA	9	NA	--	--	--

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

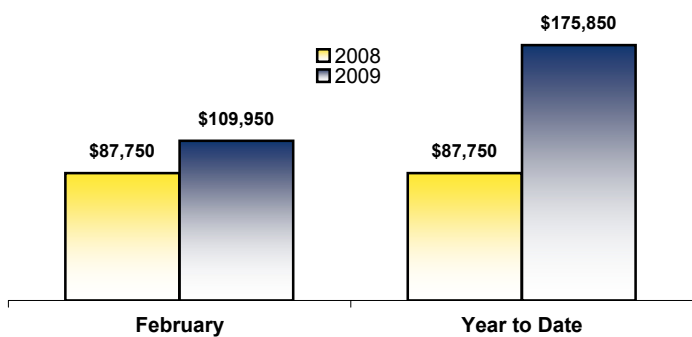
Activity—Most Recent Month



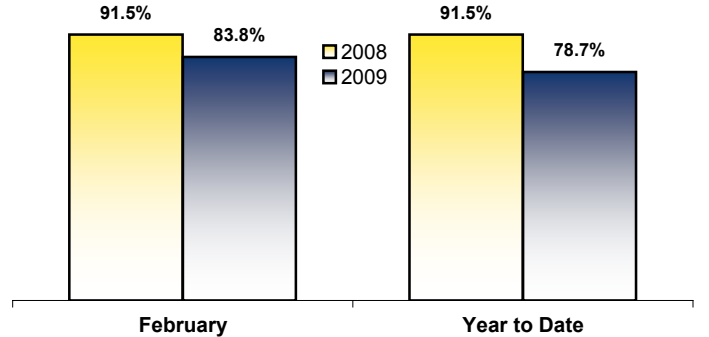
Activity—Year to Date



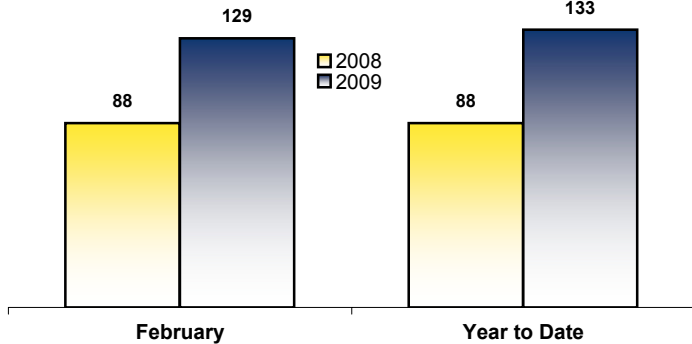
Median Sales Price



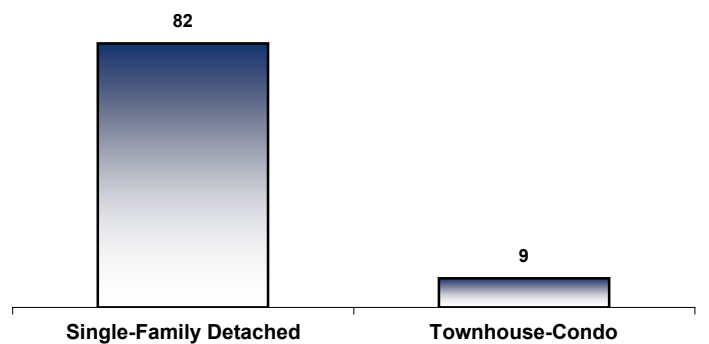
Ratio of Sales Price to Original List Price



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

LN

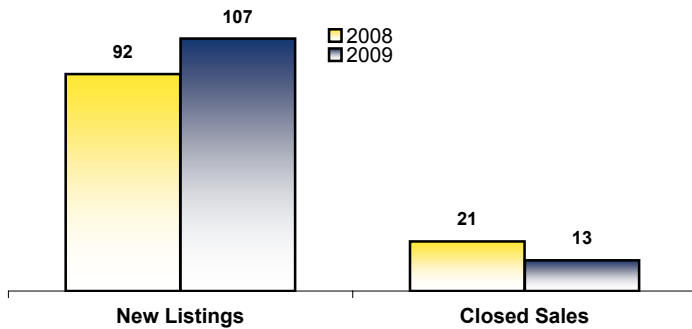
February

Year to Date

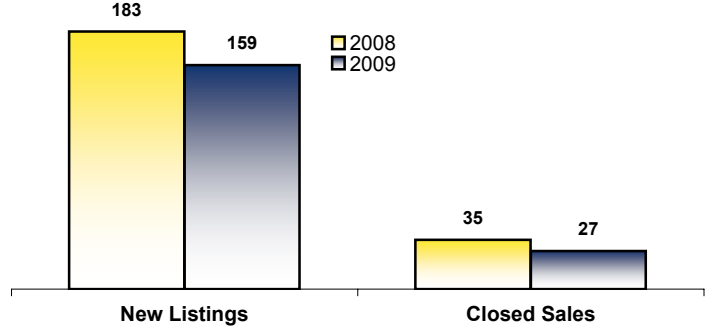
	2008	2009	Change	2008	2009	Change
New Listings	92	107	+ 16.3%	183	159	- 13.1%
Closed Sales	21	13	- 38.1%	35	27	- 22.9%
Median Sales Price	\$172,000	\$174,500	+ 1.5%	\$172,000	\$174,500	+ 1.5%
Average Sales Price	\$321,277	\$248,692	- 22.6%	\$265,506	\$232,433	- 12.5%
Percent of Original List Price Received at Sale*	90.7%	91.8%	+ 1.3%	90.7%	90.7%	+ 0.1%
Average Days on Market Until Sale	72	104	+ 45.0%	75	110	+ 45.3%
Single-Family Detached Inventory**	NA	234	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

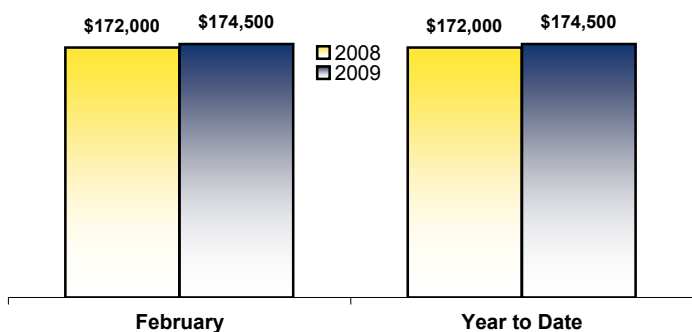
Activity—Most Recent Month



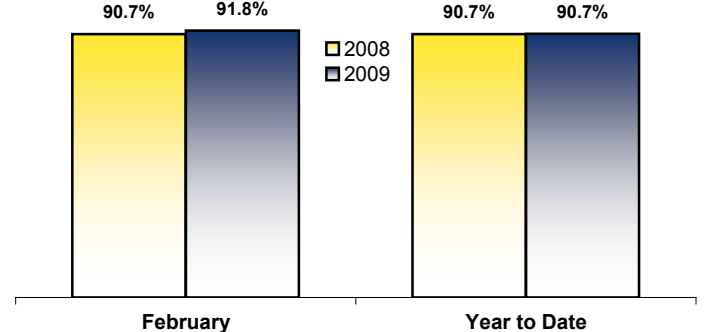
Activity—Year to Date



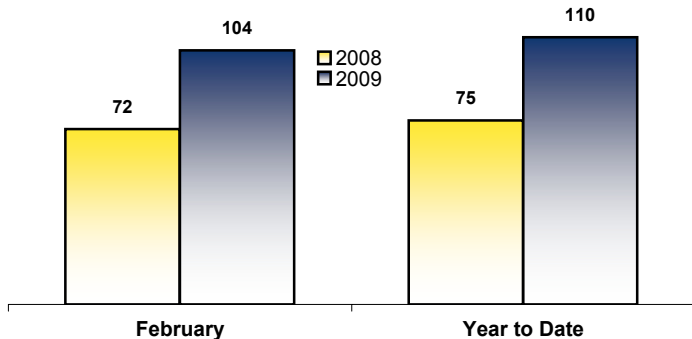
Median Sales Price



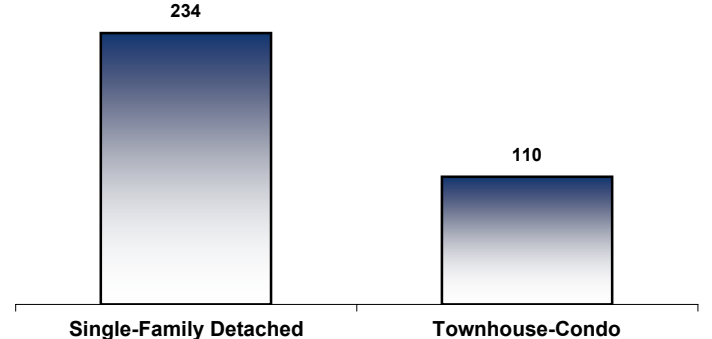
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

LS

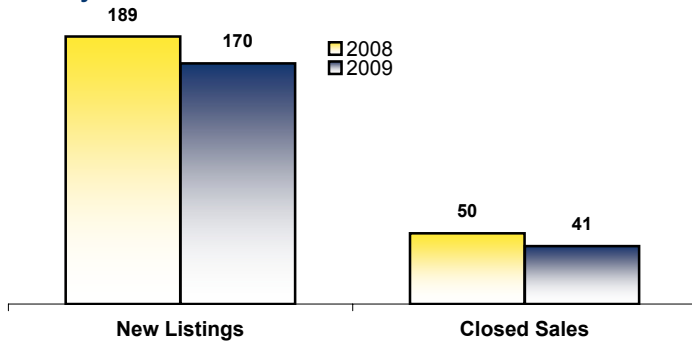
February

Year to Date

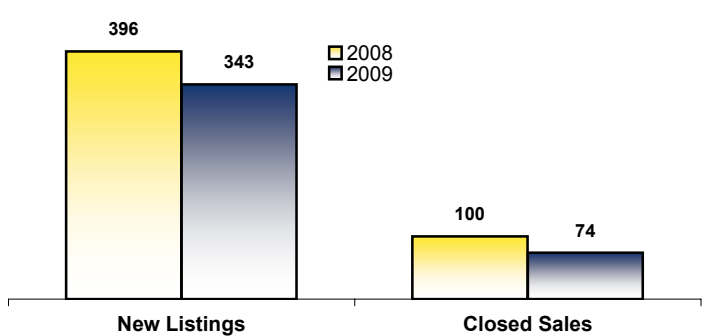
	2008	2009	Change	2008	2009	Change
New Listings	189	170	- 10.1%	396	343	- 13.4%
Closed Sales	50	41	- 18.0%	100	74	- 26.0%
Median Sales Price	\$295,000	\$339,000	+ 14.9%	\$305,000	\$324,500	+ 6.4%
Average Sales Price	\$372,144	\$379,376	+ 1.9%	\$419,228	\$370,371	- 11.7%
Percent of Original List Price Received at Sale*	91.5%	86.2%	- 5.9%	90.4%	87.5%	- 3.2%
Average Days on Market Until Sale	97	135	+ 39.4%	113	122	+ 7.9%
Single-Family Detached Inventory**	NA	674	NA	--	--	--
Townhouse-Condo Inventory**	NA	75	NA	--	--	--

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

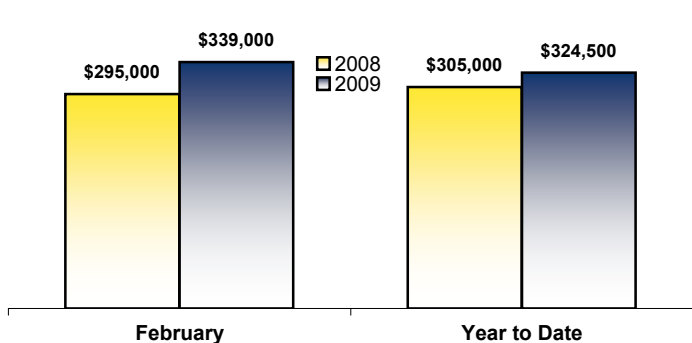
Activity—Most Recent Month



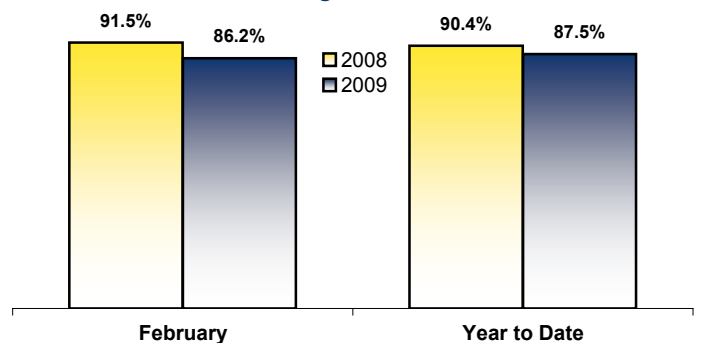
Activity—Year to Date



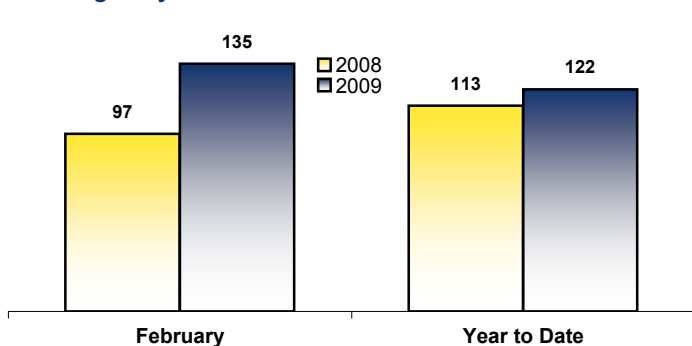
Median Sales Price



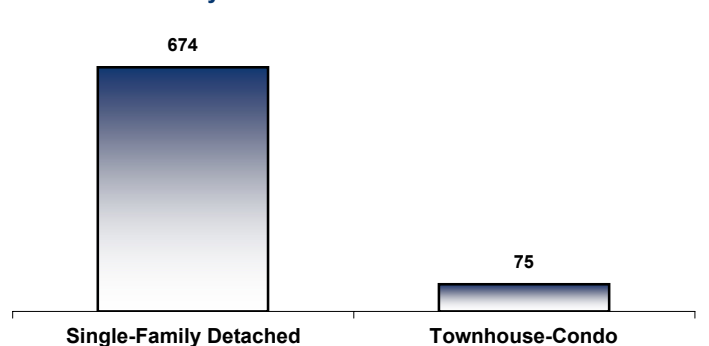
Ratio of Sales Price to Original List Price



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

LW

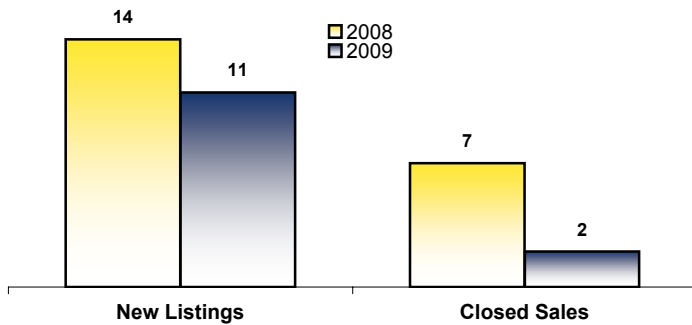
February

Year to Date

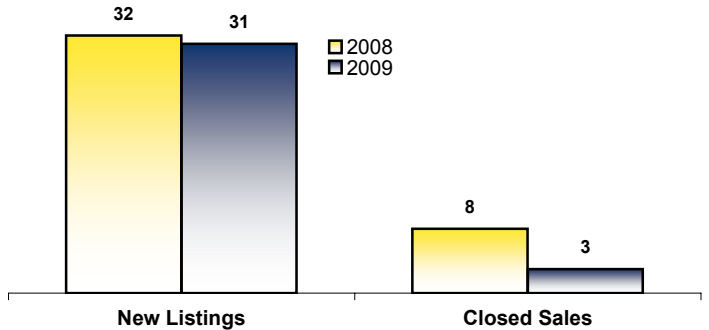
	2008	2009	Change	2008	2009	Change
New Listings	14	11	- 21.4%	32	31	- 3.1%
Closed Sales	7	2	- 71.4%	8	3	- 62.5%
Median Sales Price	\$221,450	\$200,750	- 9.3%	\$422,725	\$265,000	- 37.3%
Average Sales Price	\$356,179	\$200,750	- 43.6%	\$395,406	\$222,167	- 43.8%
Percent of Original List Price Received at Sale*	95.9%	94.3%	- 1.7%	96.2%	90.1%	- 6.4%
Average Days on Market Until Sale	90	53	- 41.4%	80	77	- 3.6%
Single-Family Detached Inventory**	NA	81	NA	--	--	--
Townhouse-Condo Inventory**	NA	3	NA	--	--	--

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

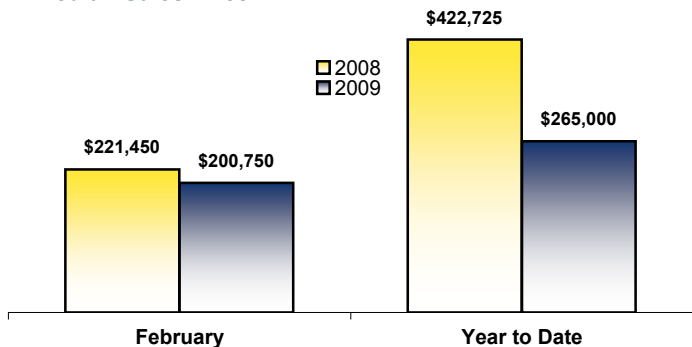
Activity—Most Recent Month



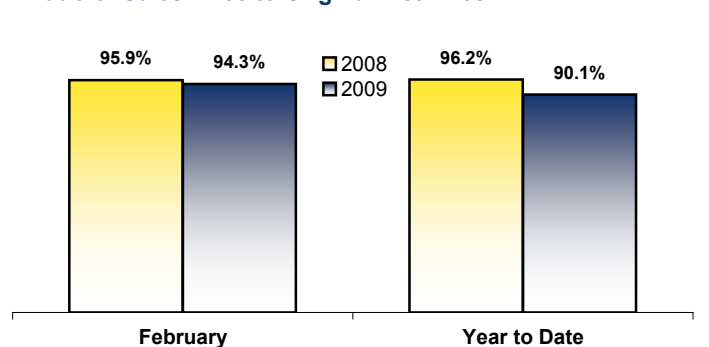
Activity—Year to Date



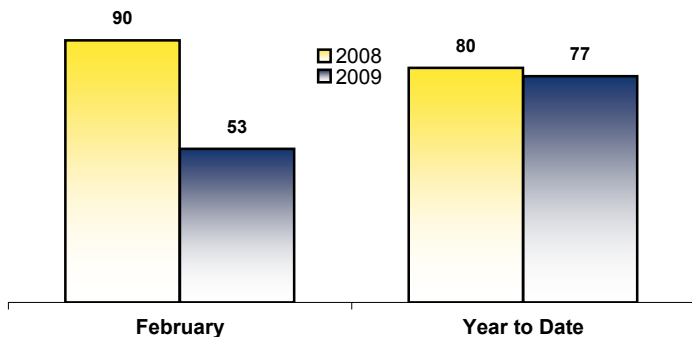
Median Sales Price



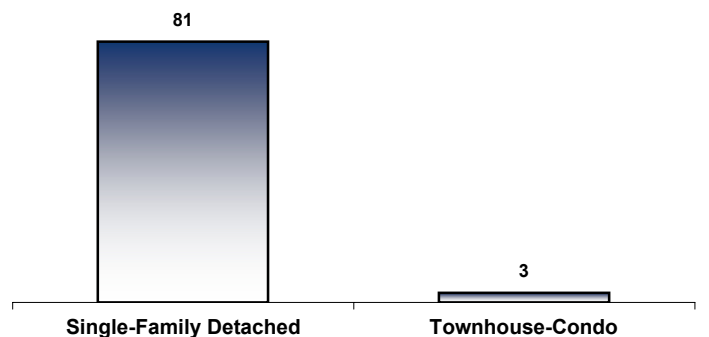
Ratio of Sales Price to Original List Price



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

MA

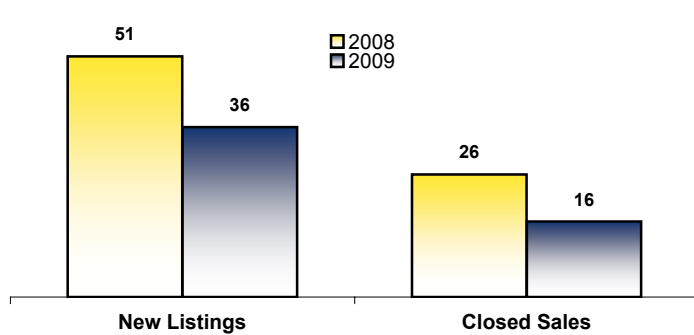
February

Year to Date

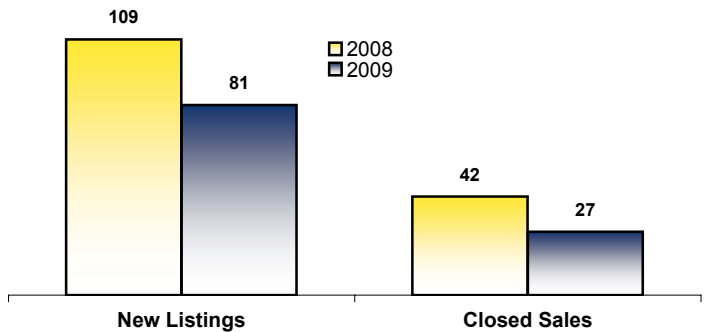
	2008	2009	Change	2008	2009	Change
New Listings	51	36	- 29.4%	109	81	- 25.7%
Closed Sales	26	16	- 38.5%	42	27	- 35.7%
Median Sales Price	\$139,810	\$113,000	- 19.2%	\$139,810	\$97,000	- 30.6%
Average Sales Price	\$149,552	\$125,311	- 16.2%	\$151,581	\$116,255	- 23.3%
Percent of Original List Price Received at Sale*	94.9%	92.2%	- 2.9%	93.6%	93.2%	- 0.4%
Average Days on Market Until Sale	69	122	+ 77.1%	72	93	+ 28.6%
Single-Family Detached Inventory**	NA	137	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

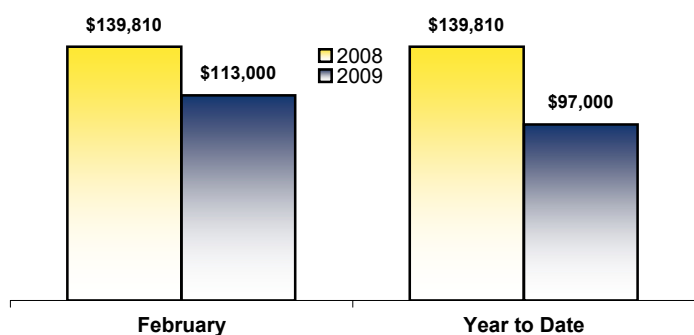
Activity—Most Recent Month



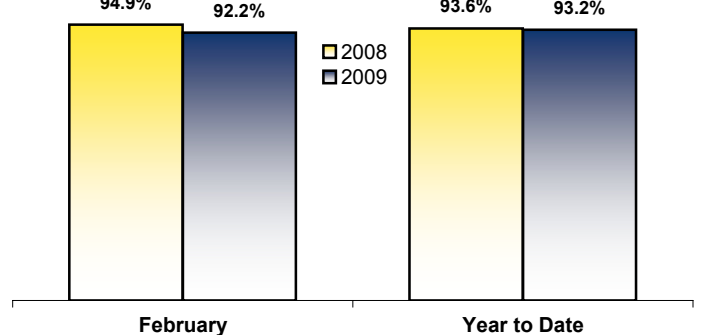
Activity—Year to Date



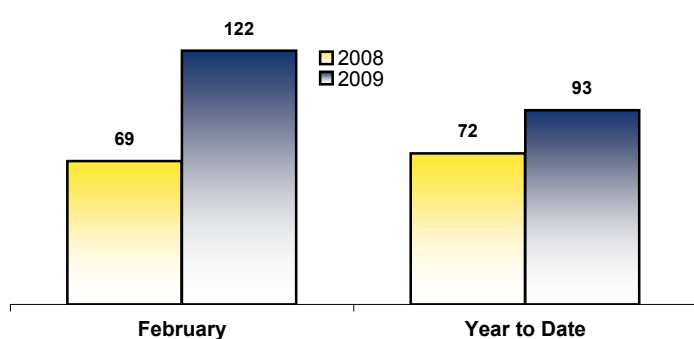
Median Sales Price



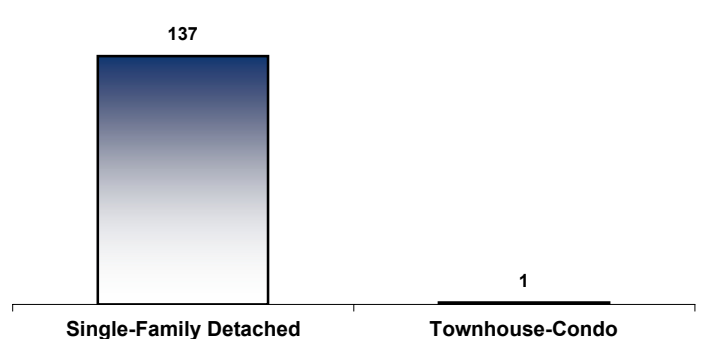
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

MC

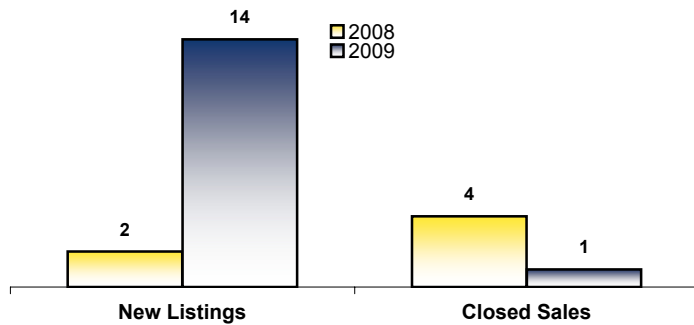
February

Year to Date

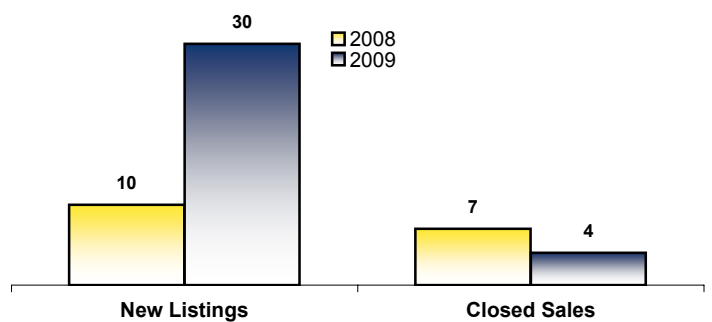
	2008	2009	Change	2008	2009	Change
New Listings	2	14	+ 600.0%	10	30	+ 200.0%
Closed Sales	4	1	- 75.0%	7	4	- 42.9%
Median Sales Price	\$80,500	\$20,000	- 75.2%	\$77,000	\$64,250	- 16.6%
Average Sales Price	\$82,200	\$20,000	- 75.7%	\$125,086	\$72,125	- 42.3%
Percent of Original List Price Received at Sale*	87.6%	52.6%	- 39.9%	92.1%	83.3%	- 9.6%
Average Days on Market Until Sale	80	117	+ 46.7%	72	92	+ 28.1%
Single-Family Detached Inventory**	NA	58	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

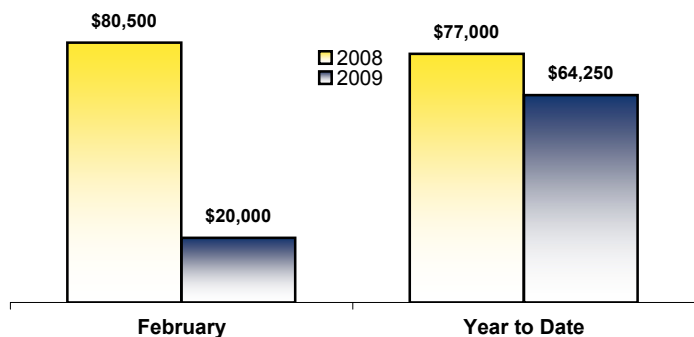
Activity—Most Recent Month



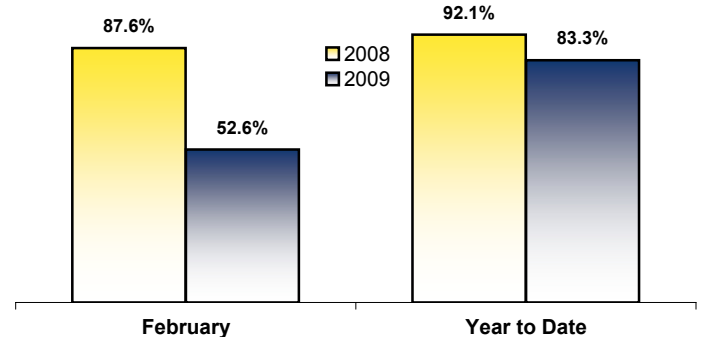
Activity—Year to Date



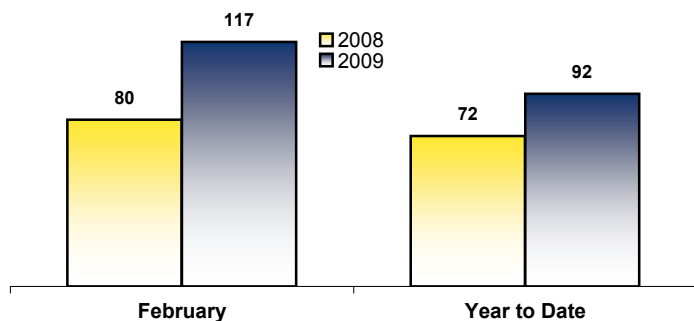
Median Sales Price



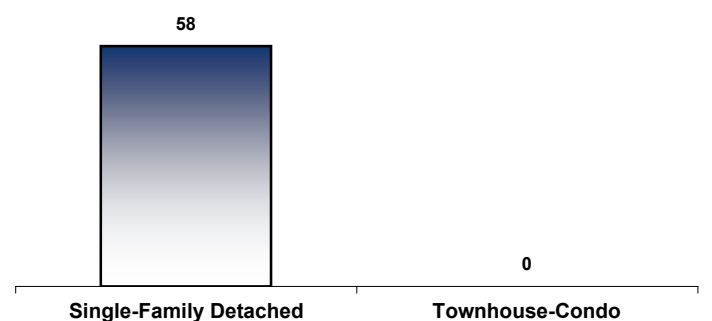
Ratio of Sales Price to Original List Price



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

MT

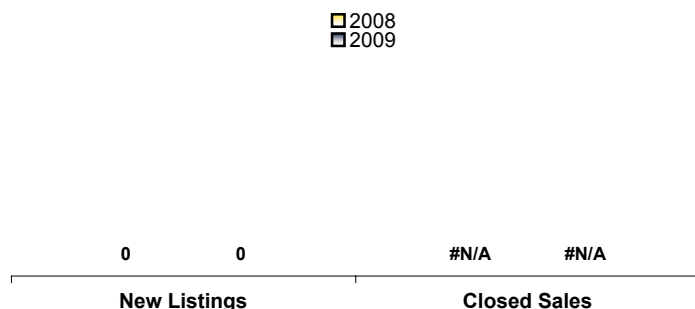
February

Year to Date

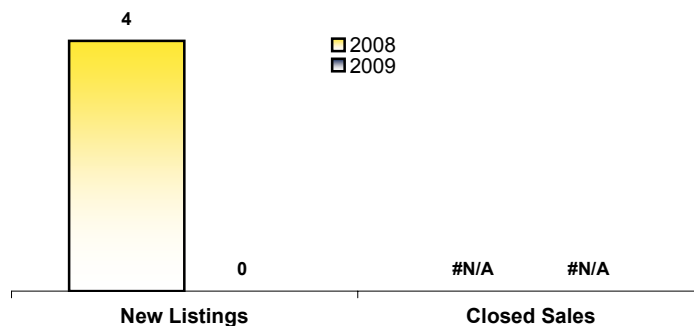
	2008	2009	Change	2008	2009	Change
New Listings	0	0	NA	4	0	- 100.0%
Closed Sales	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
Median Sales Price	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
Average Sales Price	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
Percent of Original List Price Received at Sale*	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
Average Days on Market Until Sale	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
Single-Family Detached Inventory**	NA	2	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

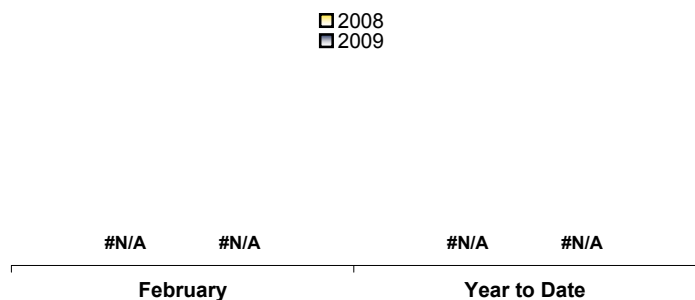
Activity—Most Recent Month



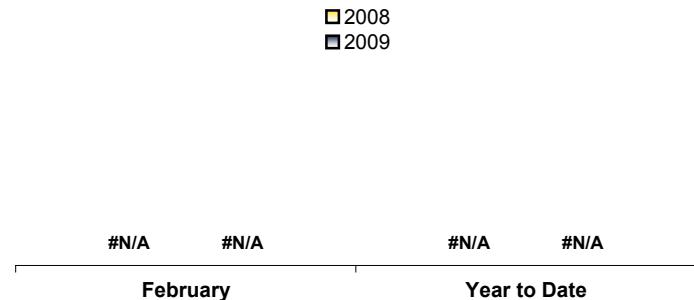
Activity—Year to Date



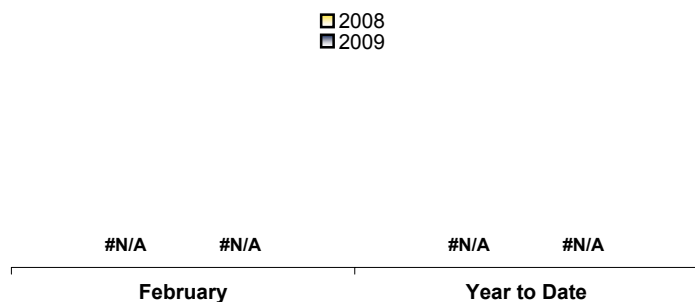
Median Sales Price



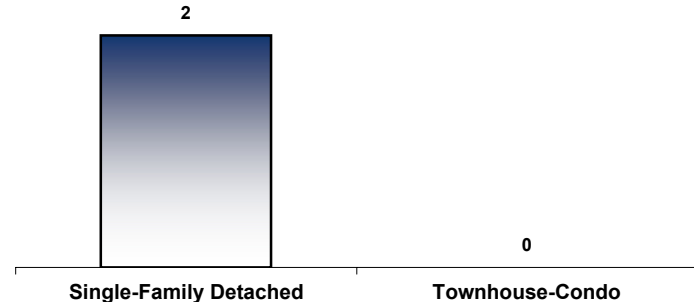
Ratio of Sales Price to Original List Price



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

N

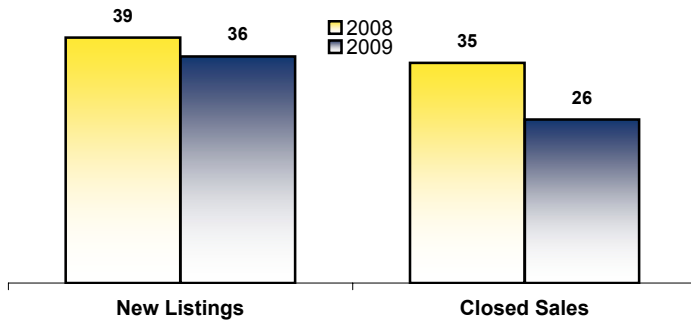
February

Year to Date

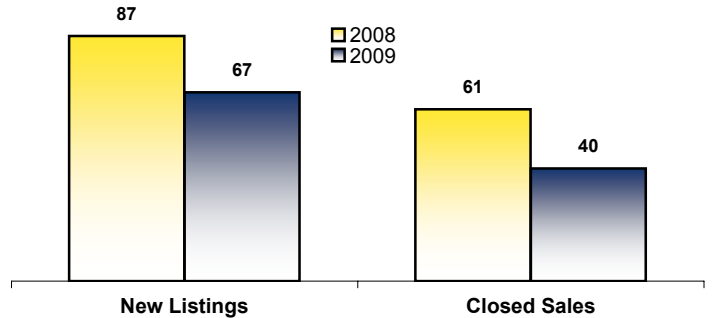
	2008	2009	Change	2008	2009	Change
New Listings	39	36	- 7.7%	87	67	- 23.0%
Closed Sales	35	26	- 25.7%	61	40	- 34.4%
Median Sales Price	\$178,825	\$198,000	+ 10.7%	\$179,900	\$192,500	+ 7.0%
Average Sales Price	\$196,063	\$190,997	- 2.6%	\$190,774	\$189,876	- 0.5%
Percent of Original List Price Received at Sale*	97.3%	94.8%	- 2.5%	96.8%	94.3%	- 2.6%
Average Days on Market Until Sale	45	52	+ 14.9%	47	54	+ 16.4%
Single-Family Detached Inventory**	NA	53	NA	--	--	--
Townhouse-Condo Inventory**	NA	15	NA	--	--	--

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

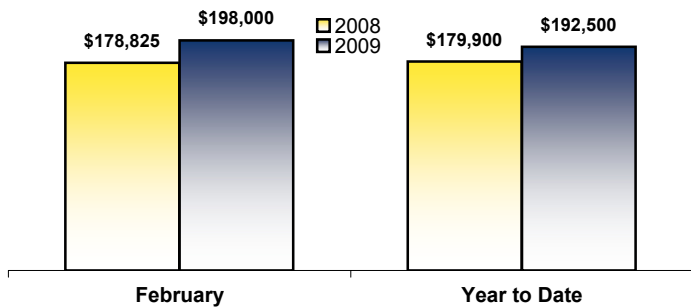
Activity—Most Recent Month



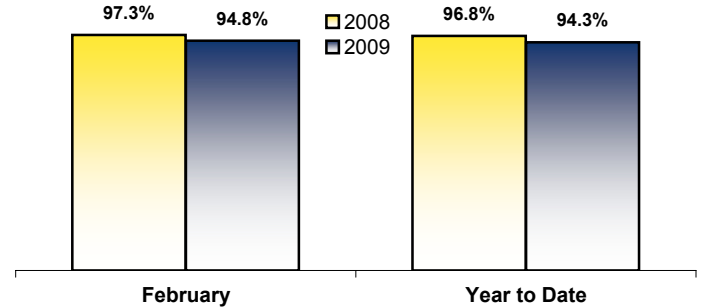
Activity—Year to Date



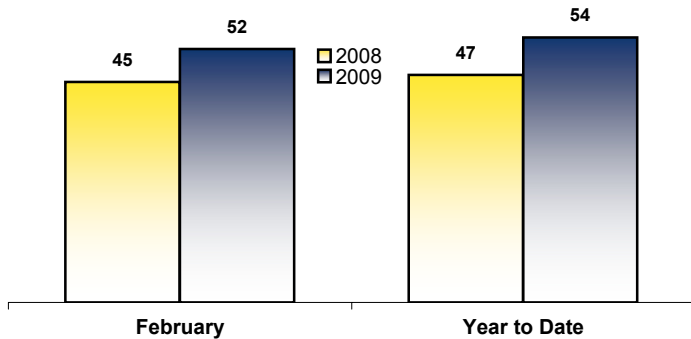
Median Sales Price



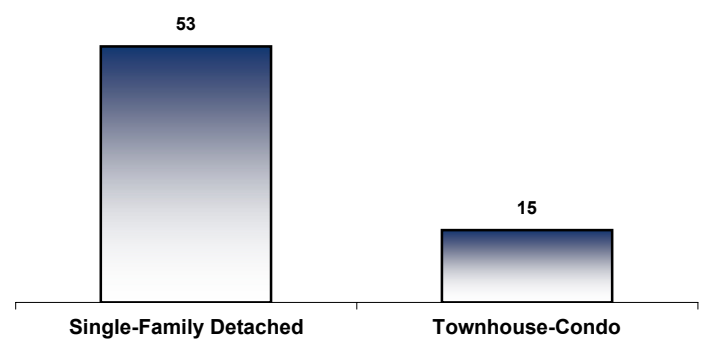
Ratio of Sales Price to Original List Price



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

NE

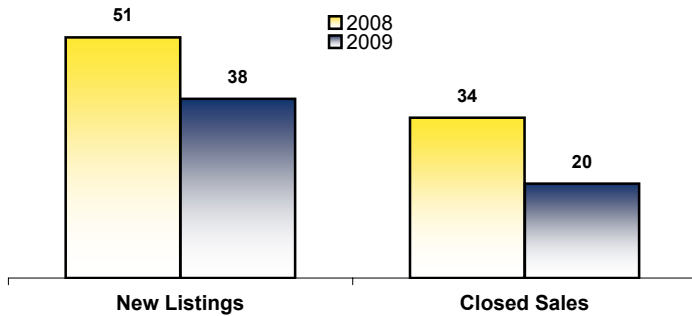
February

Year to Date

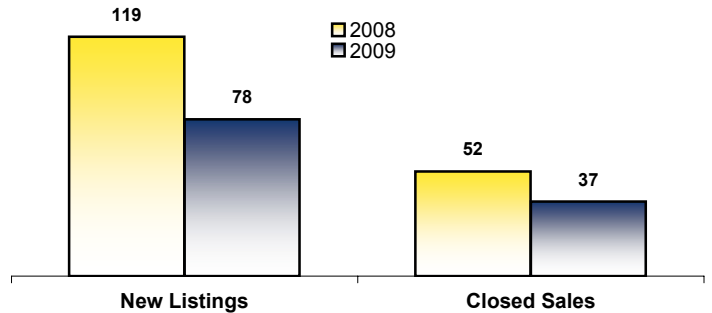
	2008	2009	Change	2008	2009	Change
New Listings	51	38	- 25.5%	119	78	- 34.5%
Closed Sales	34	20	- 41.2%	52	37	- 28.8%
Median Sales Price	\$148,950	\$140,700	- 5.5%	\$158,500	\$140,000	- 11.7%
Average Sales Price	\$145,946	\$148,855	+ 2.0%	\$154,915	\$145,360	- 6.2%
Percent of Original List Price Received at Sale*	94.6%	92.7%	- 2.0%	94.6%	92.2%	- 2.6%
Average Days on Market Until Sale	53	55	+ 4.1%	54	59	+ 9.1%
Single-Family Detached Inventory**	NA	108	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

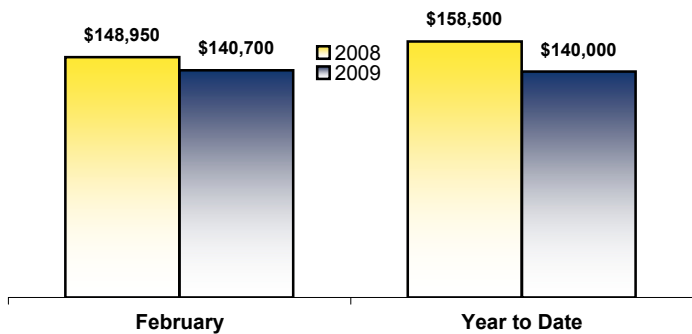
Activity—Most Recent Month



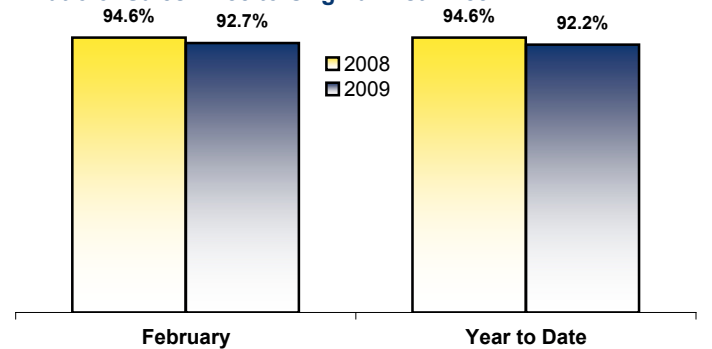
Activity—Year to Date



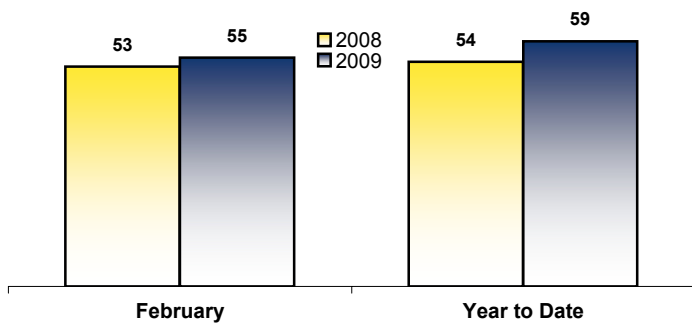
Median Sales Price



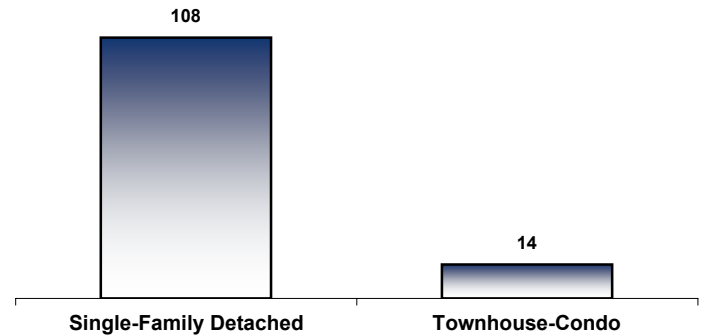
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

NW

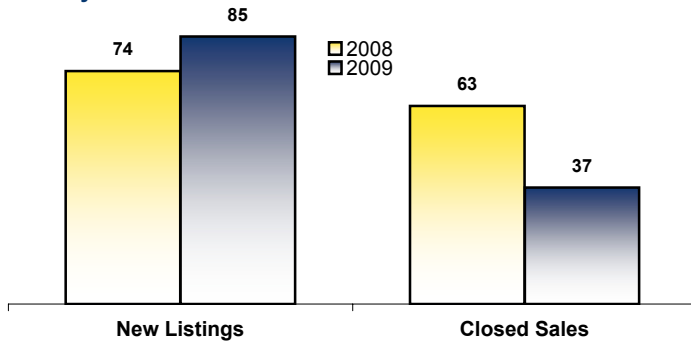
February

Year to Date

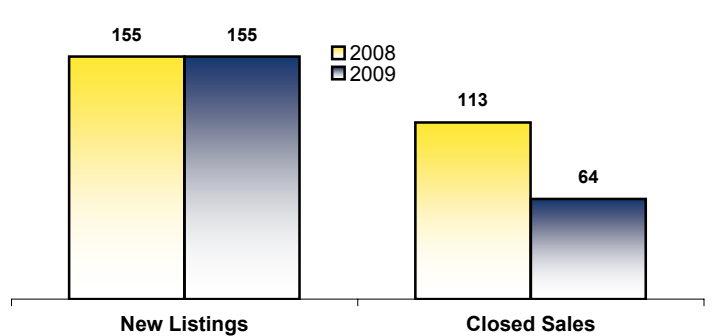
	2008	2009	Change	2008	2009	Change
New Listings	74	85	+ 14.9%	155	155	- 0.0%
Closed Sales	63	37	- 41.3%	113	64	- 43.4%
Median Sales Price	\$190,700	\$186,000	- 2.5%	\$194,796	\$182,619	- 6.3%
Average Sales Price	\$225,976	\$226,079	+ 0.0%	\$232,690	\$210,555	- 9.5%
Percent of Original List Price Received at Sale*	96.8%	94.5%	- 2.4%	96.5%	94.3%	- 2.3%
Average Days on Market Until Sale	46	67	+ 45.3%	57	68	+ 18.5%
Single-Family Detached Inventory**	NA	128	NA	--	--	--
Townhouse-Condo Inventory**	NA	56	NA	--	--	--

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

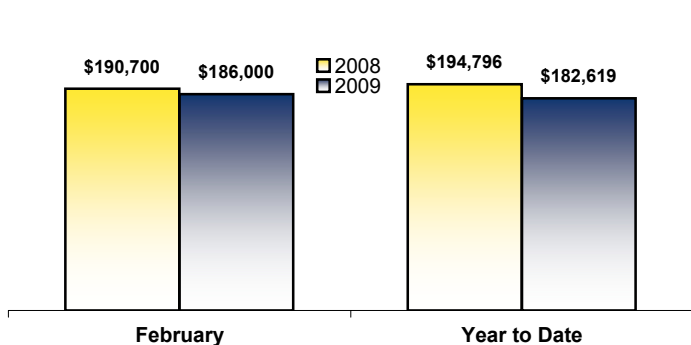
Activity—Most Recent Month



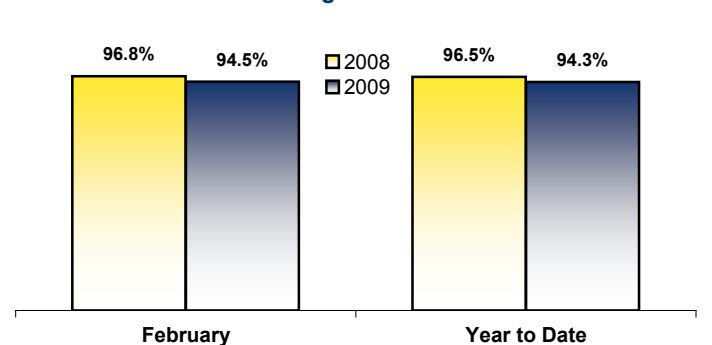
Activity—Year to Date



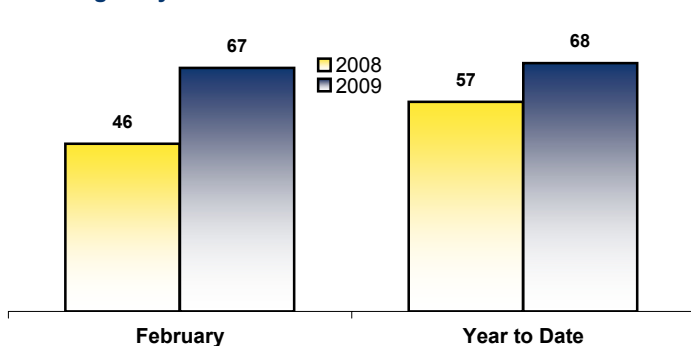
Median Sales Price



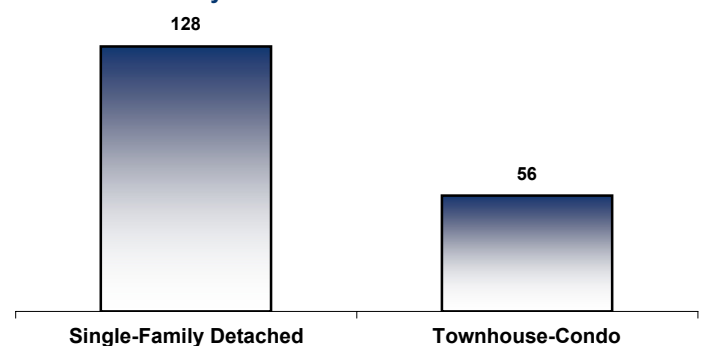
Ratio of Sales Price to Original List Price



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

OT

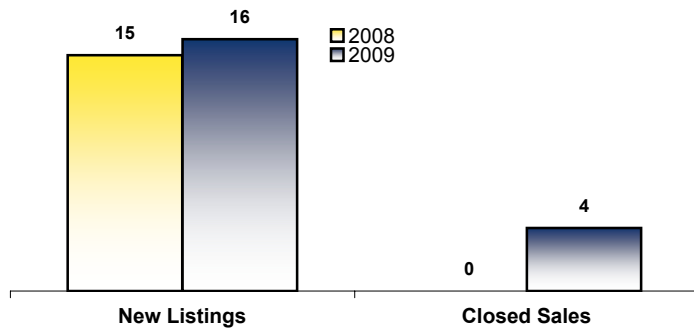
February

Year to Date

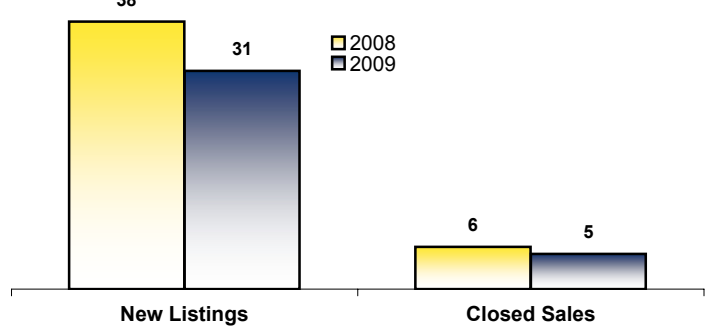
	2008	2009	Change	2008	2009	Change
New Listings	15	16	+ 6.7%	38	31	- 18.4%
Closed Sales	0	4	NA	6	5	- 16.7%
Median Sales Price	\$0	\$265,000	NA	\$265,895	\$157,500	- 40.8%
Average Sales Price	\$0	\$264,167	NA	\$238,898	\$203,125	- 15.0%
Percent of Original List Price Received at Sale*	0.0%	86.3%	NA	91.0%	84.0%	- 7.7%
Average Days on Market Until Sale	0	153	NA	124	123	- 0.4%
Single-Family Detached Inventory**	NA	73	NA	--	--	--
Townhouse-Condo Inventory**	NA	8	NA	--	--	--

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

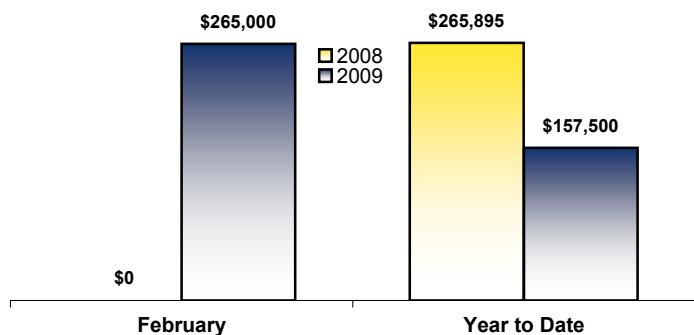
Activity—Most Recent Month



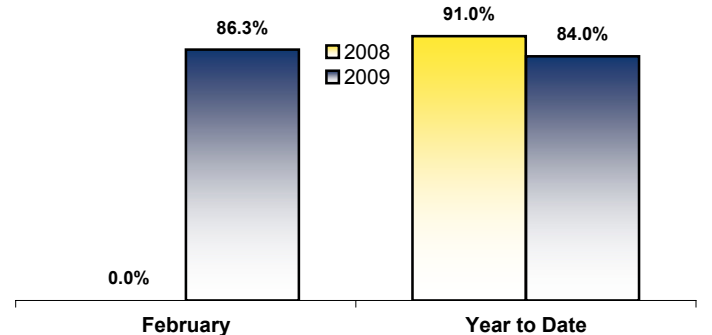
Activity—Year to Date



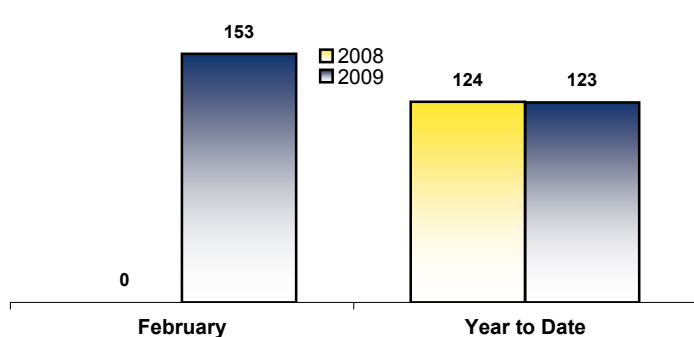
Median Sales Price



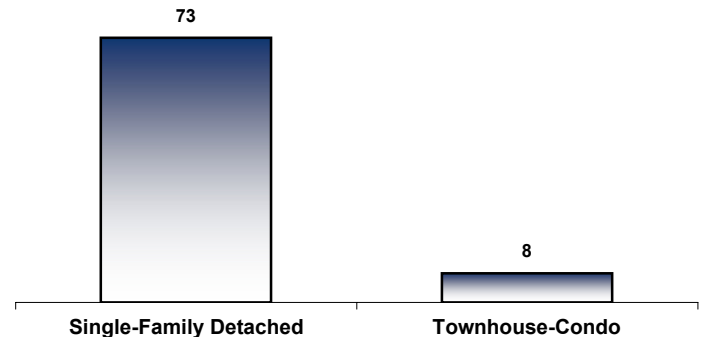
Ratio of Sales Price to Original List Price



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

PF

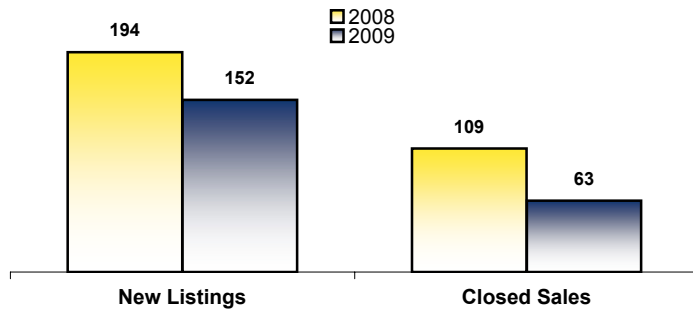
February

Year to Date

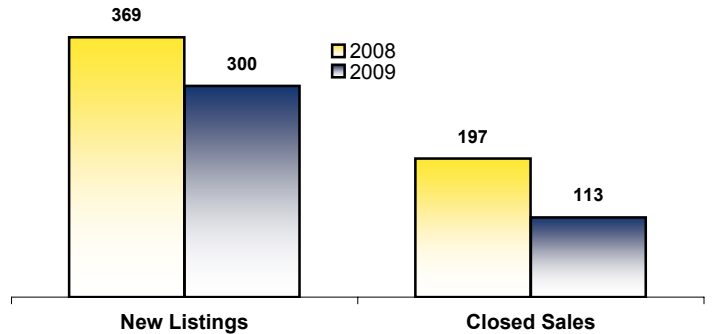
	2008	2009	Change	2008	2009	Change
New Listings	194	152	- 21.6%	369	300	- 18.7%
Closed Sales	109	63	- 42.2%	197	113	- 42.6%
Median Sales Price	\$163,350	\$153,000	- 6.3%	\$158,571	\$152,900	- 3.6%
Average Sales Price	\$169,038	\$157,412	- 6.9%	\$166,704	\$163,844	- 1.7%
Percent of Original List Price Received at Sale*	94.4%	93.9%	- 0.5%	94.7%	93.3%	- 1.4%
Average Days on Market Until Sale	76	73	- 3.5%	68	75	+ 10.7%
Single-Family Detached Inventory**	NA	368	NA	--	--	--
Townhouse-Condo Inventory**	NA	9	NA	--	--	--

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

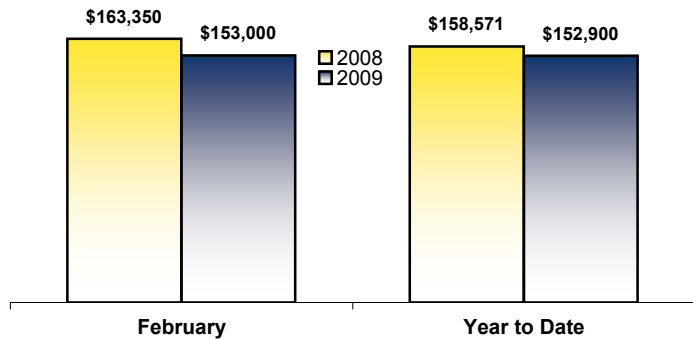
Activity—Most Recent Month



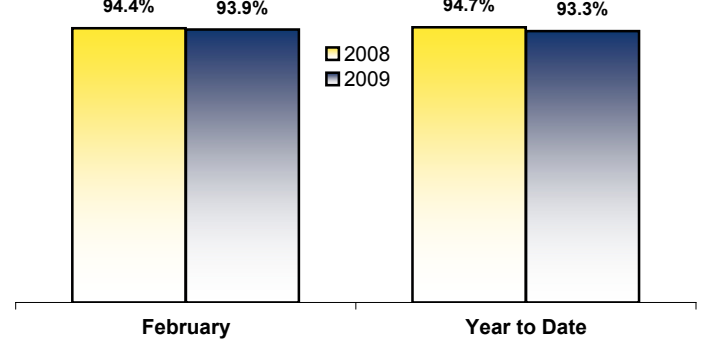
Activity—Year to Date



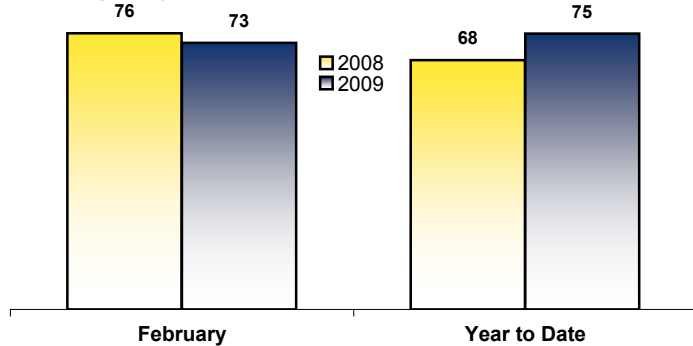
Median Sales Price



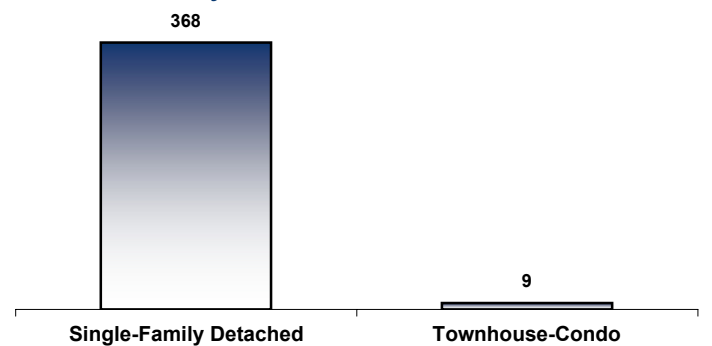
Ratio of Sales Price to Original List Price



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

RN

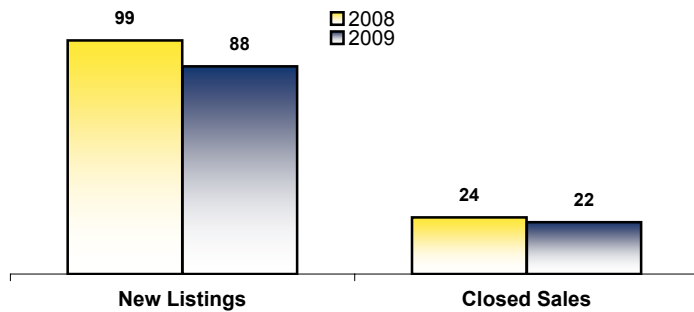
February

Year to Date

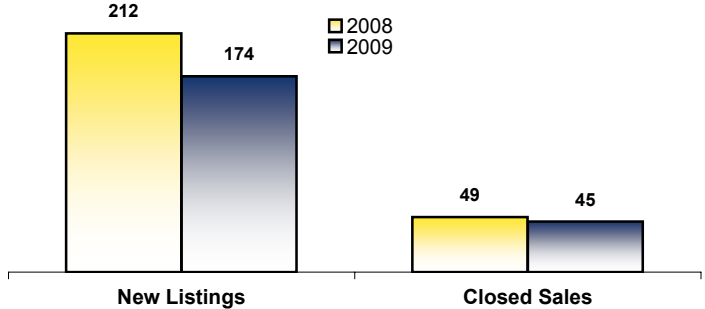
	2008	2009	Change	2008	2009	Change
New Listings	99	88	- 11.1%	212	174	- 17.9%
Closed Sales	24	22	- 8.3%	49	45	- 8.2%
Median Sales Price	\$394,150	\$336,450	- 14.6%	\$380,000	\$401,000	+ 5.5%
Average Sales Price	\$477,847	\$411,159	- 14.0%	\$493,545	\$500,390	+ 1.4%
Percent of Original List Price Received at Sale*	94.1%	87.4%	- 7.1%	93.5%	87.6%	- 6.3%
Average Days on Market Until Sale	111	122	+ 9.8%	115	128	+ 11.3%
Single-Family Detached Inventory**	NA	287	NA	--	--	--
Townhouse-Condo Inventory**	NA	33	NA	--	--	--

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

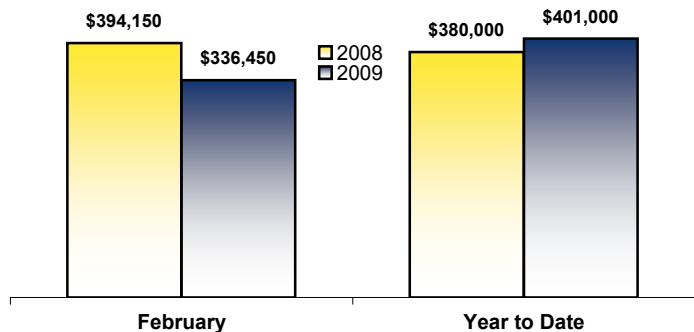
Activity—Most Recent Month



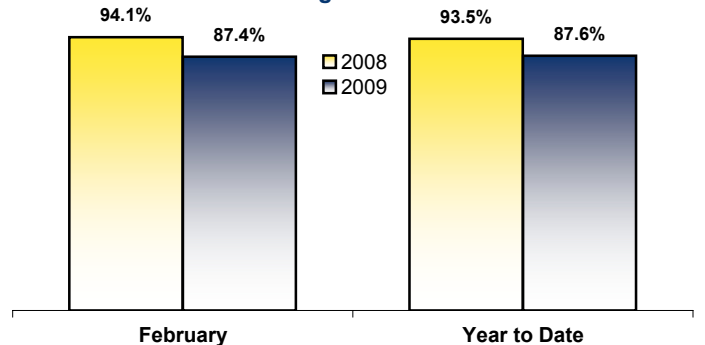
Activity—Year to Date



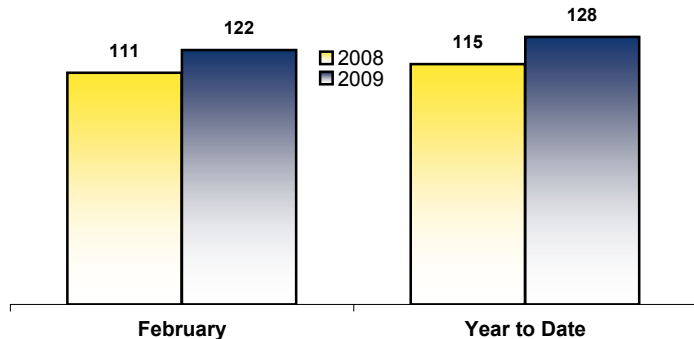
Median Sales Price



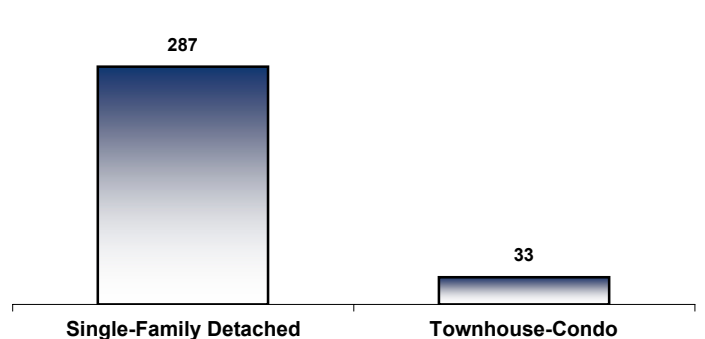
Ratio of Sales Price to Original List Price



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

RRE

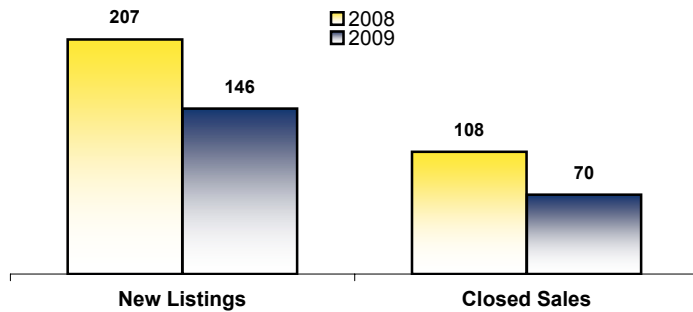
February

Year to Date

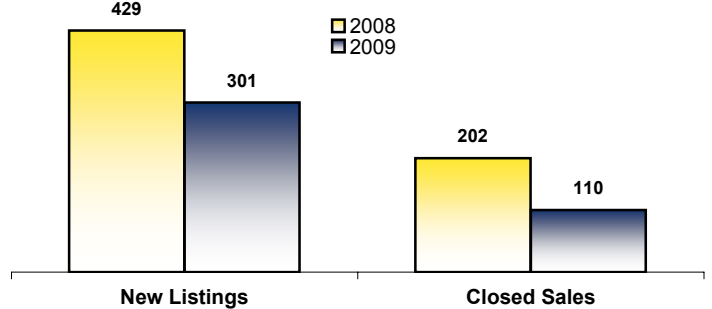
	2008	2009	Change	2008	2009	Change
New Listings	207	146	- 29.5%	429	301	- 29.8%
Closed Sales	108	70	- 35.2%	202	110	- 45.5%
Median Sales Price	\$166,500	\$170,000	+ 2.1%	\$172,000	\$165,000	- 4.1%
Average Sales Price	\$185,187	\$185,511	+ 0.2%	\$189,547	\$182,578	- 3.7%
Percent of Original List Price Received at Sale*	96.3%	92.2%	- 4.2%	95.2%	92.0%	- 3.4%
Average Days on Market Until Sale	59	84	+ 42.0%	69	85	+ 23.4%
Single-Family Detached Inventory**	NA	457	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

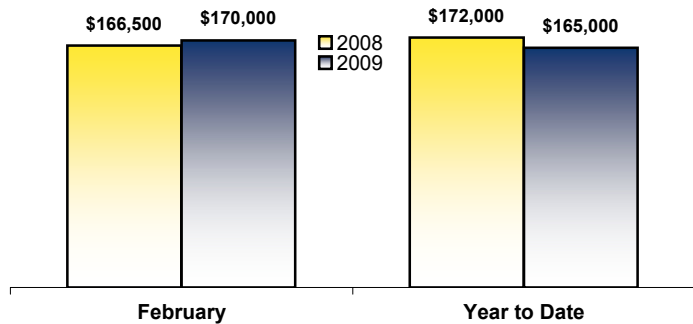
Activity—Most Recent Month



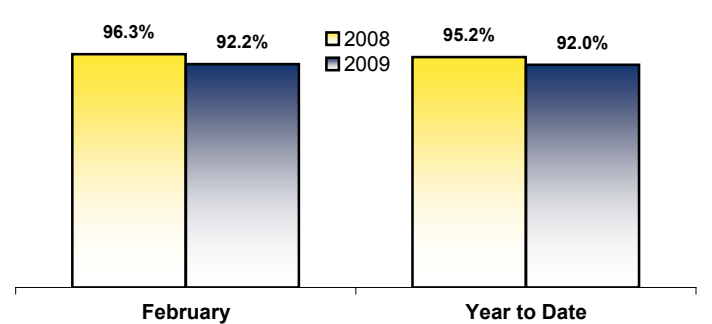
Activity—Year to Date



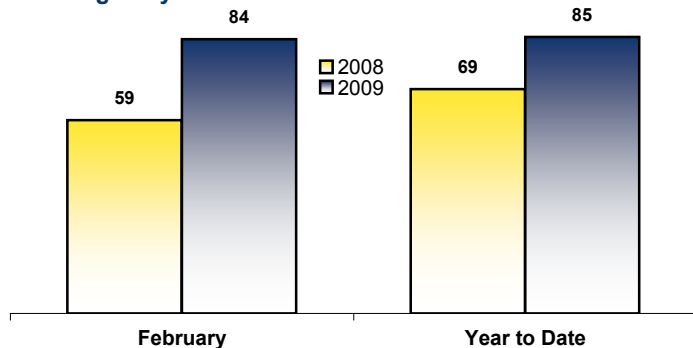
Median Sales Price



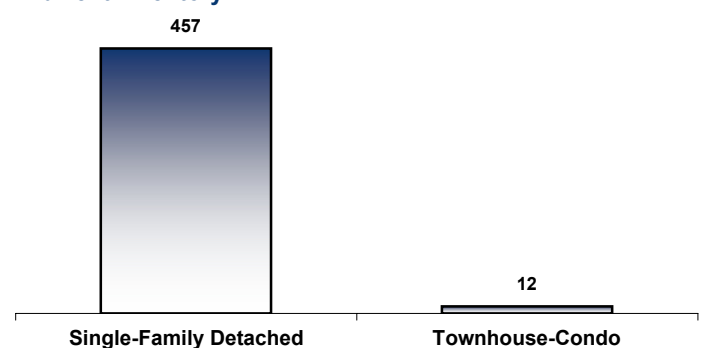
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

RRW

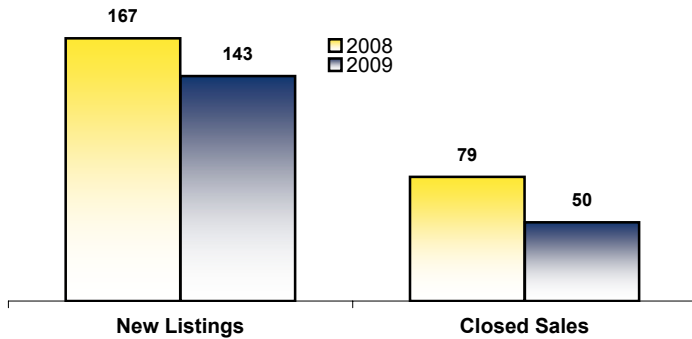
February

Year to Date

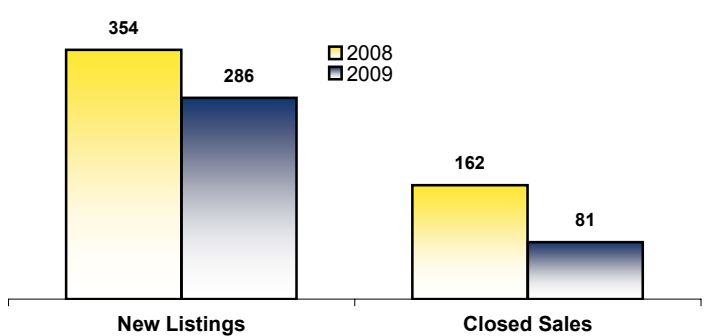
	2008	2009	Change	2008	2009	Change
New Listings	167	143	- 14.4%	354	286	- 19.2%
Closed Sales	79	50	- 36.7%	162	81	- 50.0%
Median Sales Price	\$225,000	\$224,500	- 0.2%	\$219,950	\$229,000	+ 4.1%
Average Sales Price	\$233,220	\$238,308	+ 2.2%	\$236,838	\$238,160	+ 0.6%
Percent of Original List Price Received at Sale*	93.7%	91.3%	- 2.6%	93.3%	90.6%	- 2.9%
Average Days on Market Until Sale	79	90	+ 13.7%	81	89	+ 10.2%
Single-Family Detached Inventory**	NA	434	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

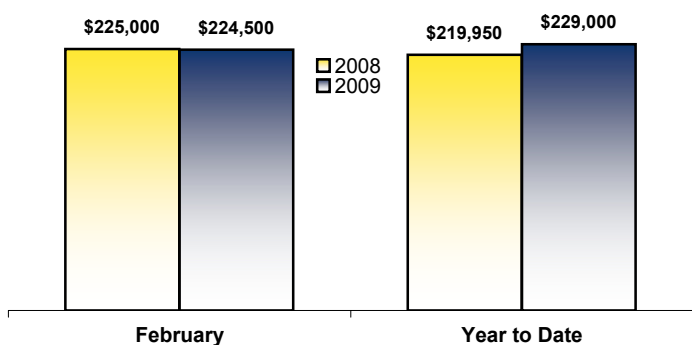
Activity—Most Recent Month



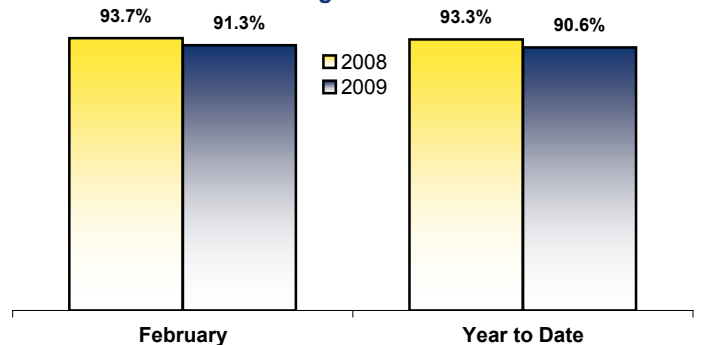
Activity—Year to Date



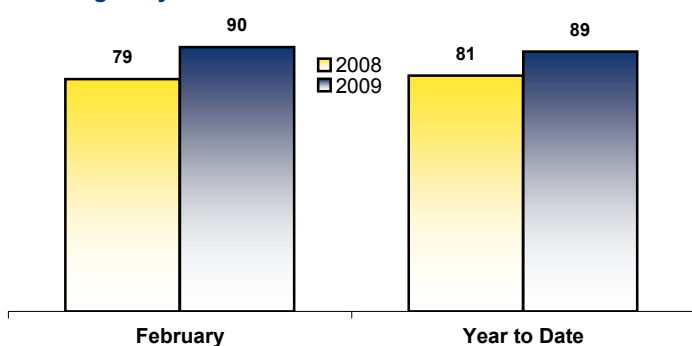
Median Sales Price



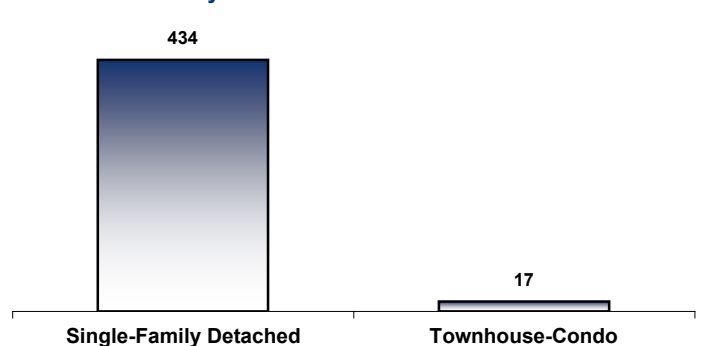
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

SC

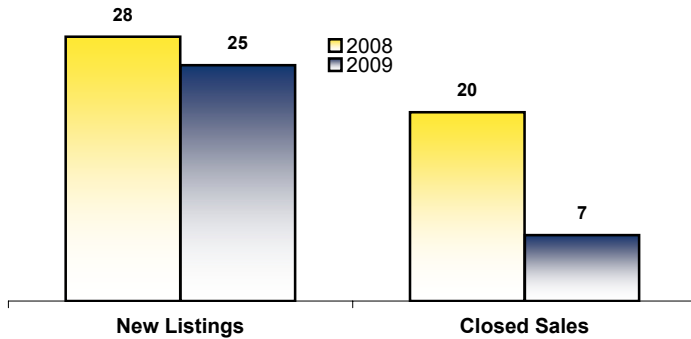
February

Year to Date

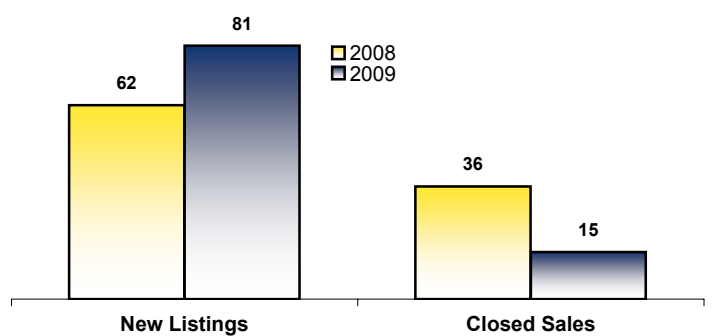
	2008	2009	Change	2008	2009	Change
New Listings	28	25	- 10.7%	62	81	+ 30.6%
Closed Sales	20	7	- 65.0%	36	15	- 58.3%
Median Sales Price	\$189,968	\$131,000	- 31.0%	\$160,620	\$149,000	- 7.2%
Average Sales Price	\$200,965	\$159,413	- 20.7%	\$186,339	\$179,105	- 3.9%
Percent of Original List Price Received at Sale*	97.1%	91.7%	- 5.5%	96.3%	93.3%	- 3.1%
Average Days on Market Until Sale	46	71	+ 55.3%	63	75	+ 18.5%
Single-Family Detached Inventory**	NA	74	NA	--	--	--
Townhouse-Condo Inventory**	NA	48	NA	--	--	--

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

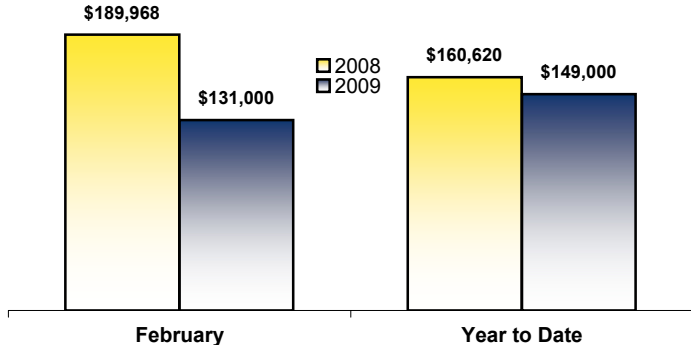
Activity—Most Recent Month



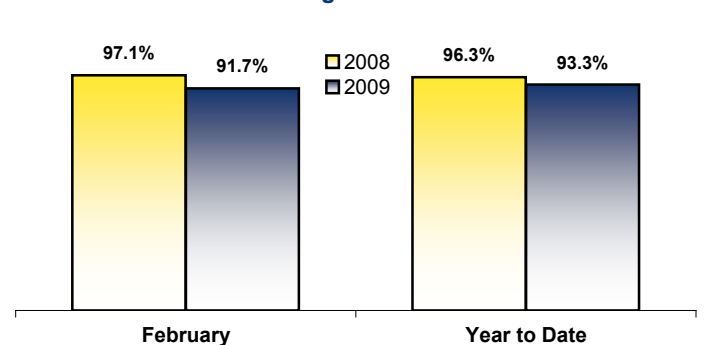
Activity—Year to Date



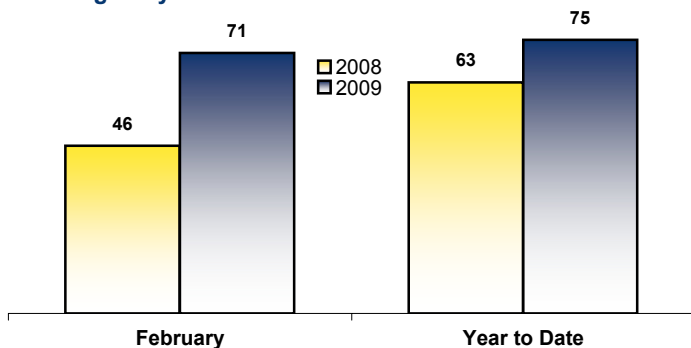
Median Sales Price



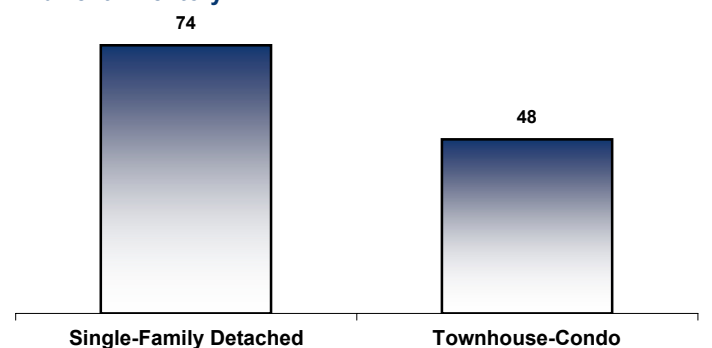
Ratio of Sales Price to Original List Price



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

SE

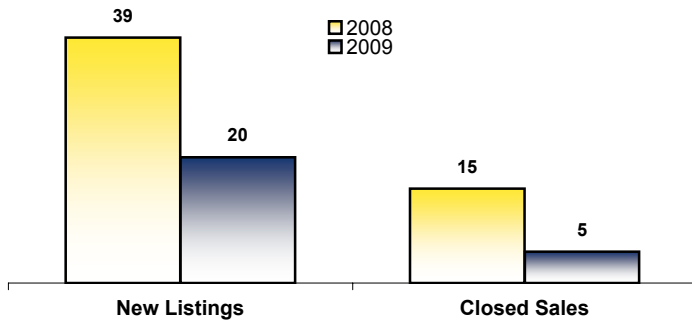
February

Year to Date

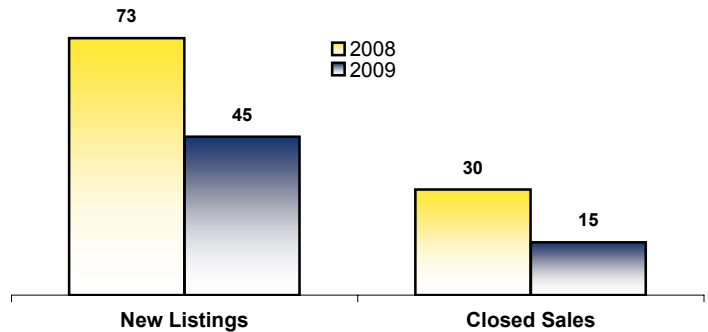
	2008	2009	Change	2008	2009	Change
New Listings	39	20	- 48.7%	73	45	- 38.4%
Closed Sales	15	5	- 66.7%	30	15	- 50.0%
Median Sales Price	\$130,000	\$125,000	- 3.8%	\$127,905	\$115,000	- 10.1%
Average Sales Price	\$122,771	\$149,920	+ 22.1%	\$122,044	\$115,380	- 5.5%
Percent of Original List Price Received at Sale*	91.2%	82.9%	- 9.1%	93.1%	88.4%	- 5.1%
Average Days on Market Until Sale	57	144	+ 151.9%	51	73	+ 44.6%
Single-Family Detached Inventory**	NA	58	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

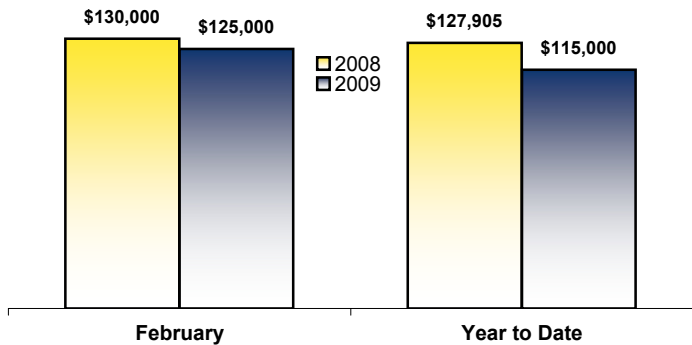
Activity—Most Recent Month



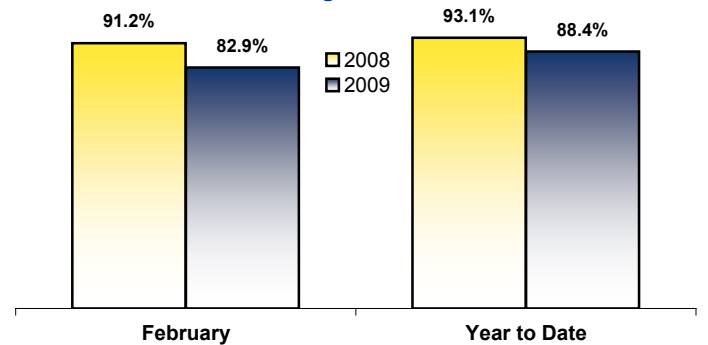
Activity—Year to Date



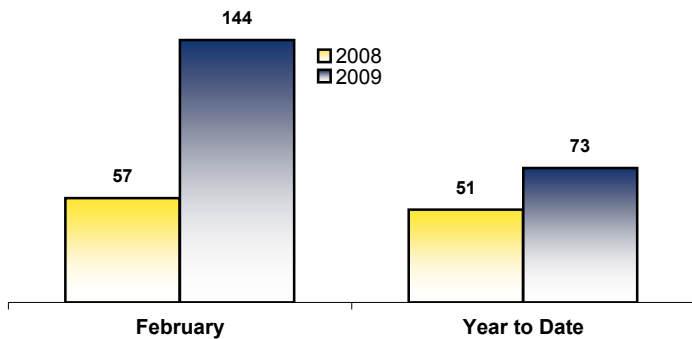
Median Sales Price



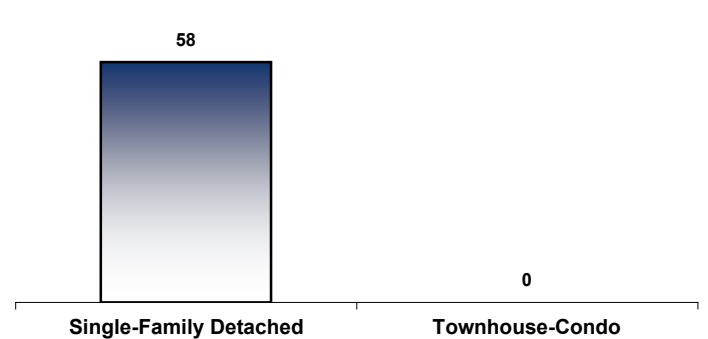
Ratio of Sales Price to Original List Price



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.

Local Market Updates

A free research tool from the **Austin Board of REALTORS®**
Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

SH

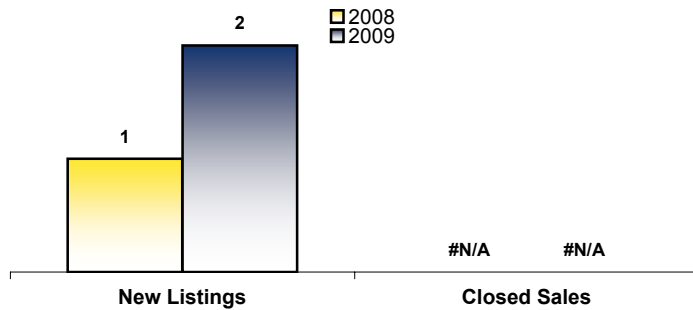
February

Year to Date

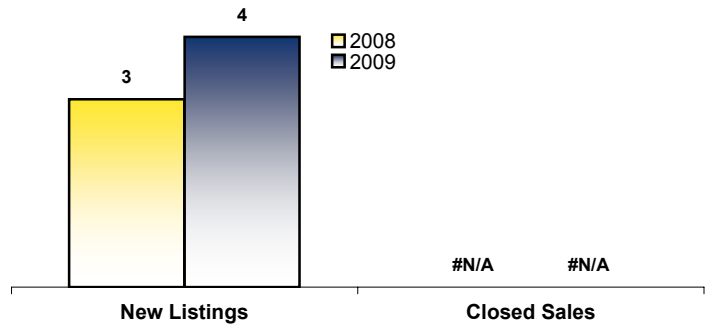
	2008	2009	Change	2008	2009	Change
New Listings	1	2	+ 100.0%	3	4	+ 33.3%
Closed Sales	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
Median Sales Price	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
Average Sales Price	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
Percent of Original List Price Received at Sale*	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
Average Days on Market Until Sale	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
Single-Family Detached Inventory**	NA	8	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

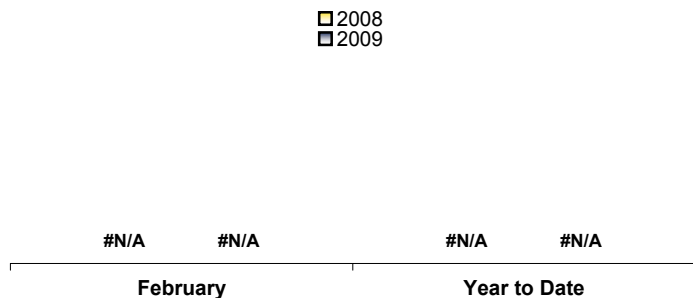
Activity—Most Recent Month



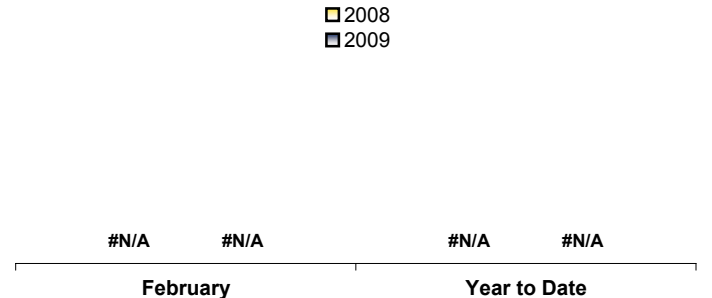
Activity—Year to Date



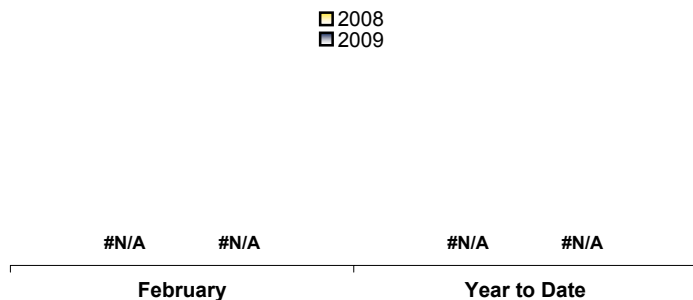
Median Sales Price



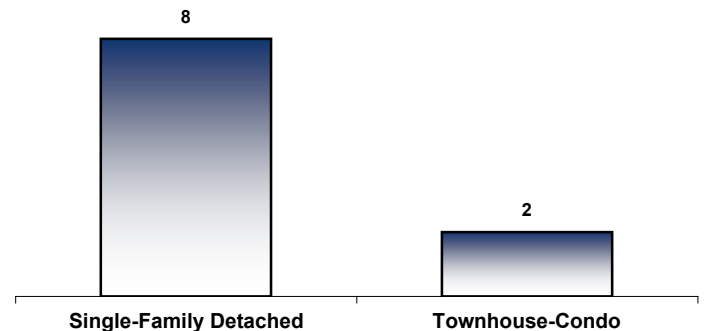
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

SV

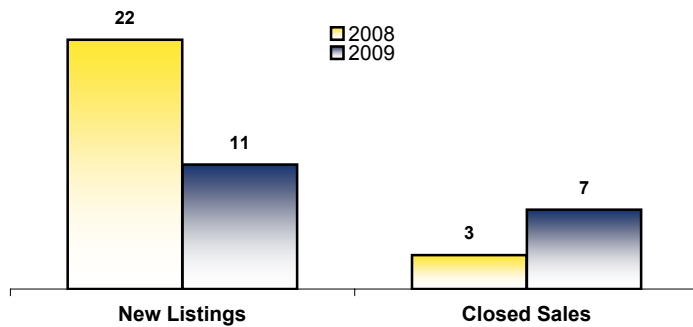
February

Year to Date

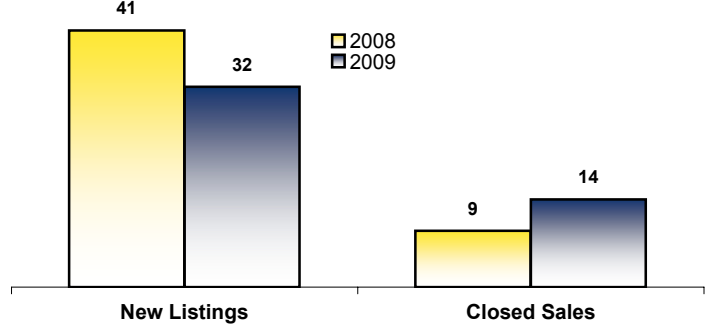
	2008	2009	Change	2008	2009	Change
New Listings	22	11	- 50.0%	41	32	- 22.0%
Closed Sales	3	7	+ 133.3%	9	14	+ 55.6%
Median Sales Price	\$123,000	\$105,000	- 14.6%	\$109,900	\$93,500	- 14.9%
Average Sales Price	\$116,167	\$133,229	+ 14.7%	\$110,089	\$100,732	- 8.5%
Percent of Original List Price Received at Sale*	93.2%	88.8%	- 4.8%	94.2%	88.1%	- 6.5%
Average Days on Market Until Sale	15	65	+ 346.1%	37	76	+ 105.9%
Single-Family Detached Inventory**	NA	57	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

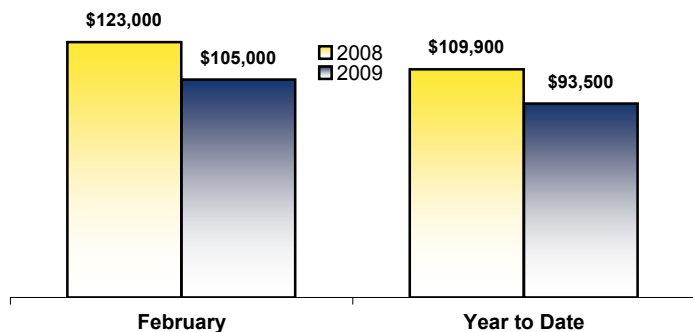
Activity—Most Recent Month



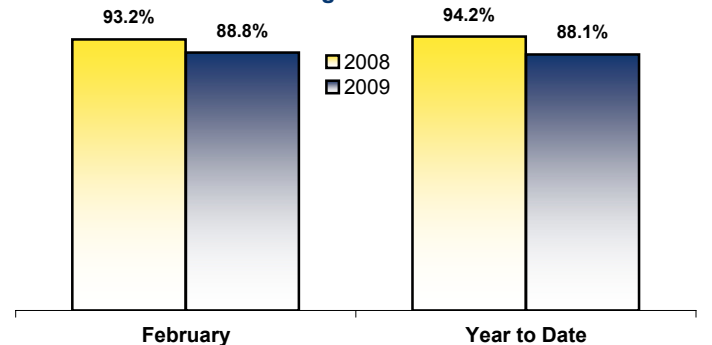
Activity—Year to Date



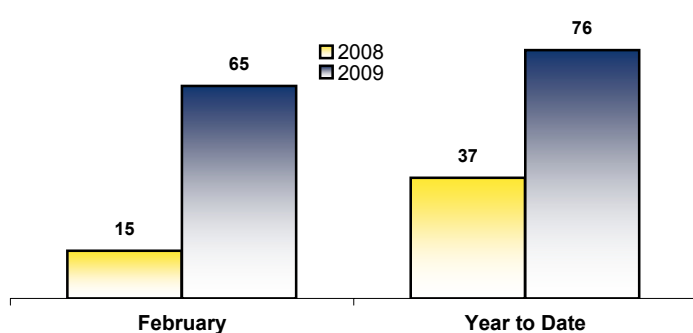
Median Sales Price



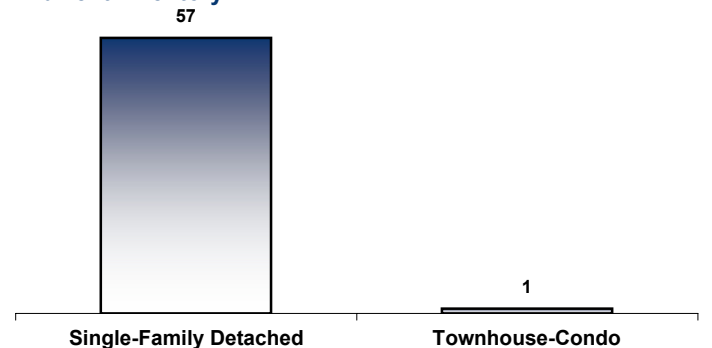
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

SWE

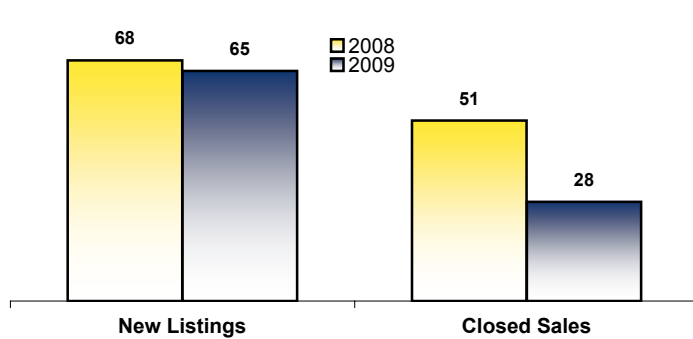
February

Year to Date

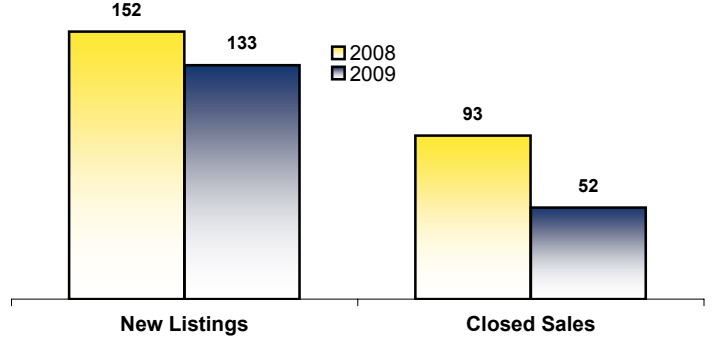
	2008	2009	Change	2008	2009	Change
New Listings	68	65	- 4.4%	152	133	- 12.5%
Closed Sales	51	28	- 45.1%	93	52	- 44.1%
Median Sales Price	\$207,000	\$197,500	- 4.6%	\$207,000	\$184,750	- 10.7%
Average Sales Price	\$220,466	\$214,945	- 2.5%	\$214,908	\$213,699	- 0.6%
Percent of Original List Price Received at Sale*	96.1%	93.3%	- 3.0%	95.3%	93.1%	- 2.3%
Average Days on Market Until Sale	59	59	+ 0.7%	64	67	+ 5.4%
Single-Family Detached Inventory**	NA	187	NA	--	--	--
Townhouse-Condo Inventory**	NA	4	NA	--	--	--

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

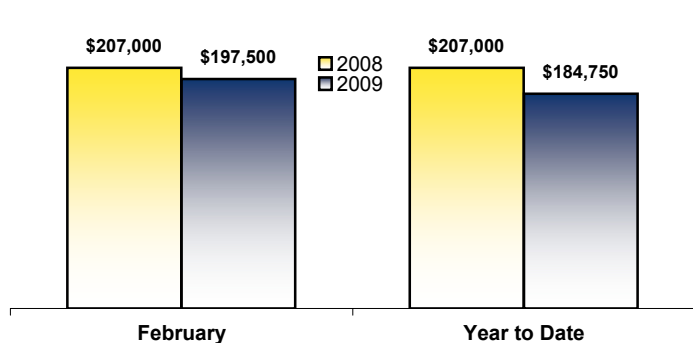
Activity—Most Recent Month



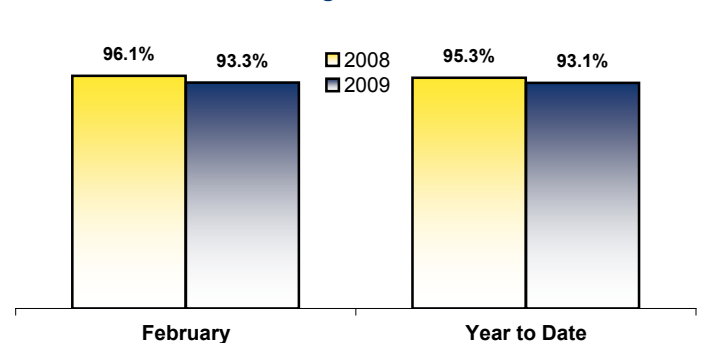
Activity—Year to Date



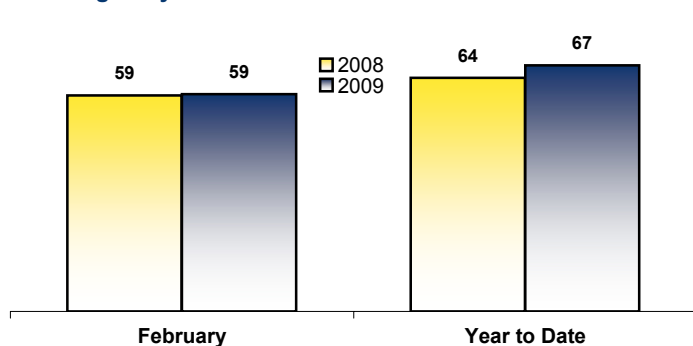
Median Sales Price



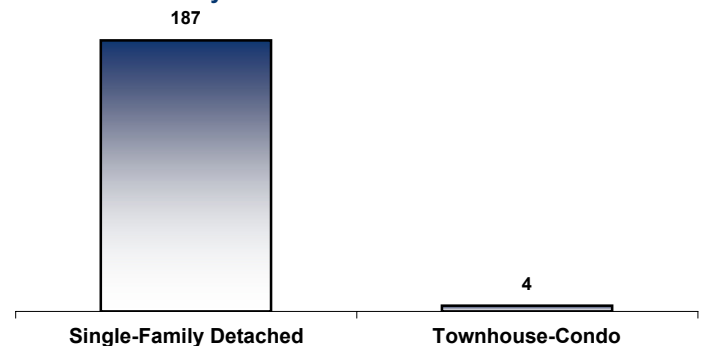
Ratio of Sales Price to Original List Price



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

SWW

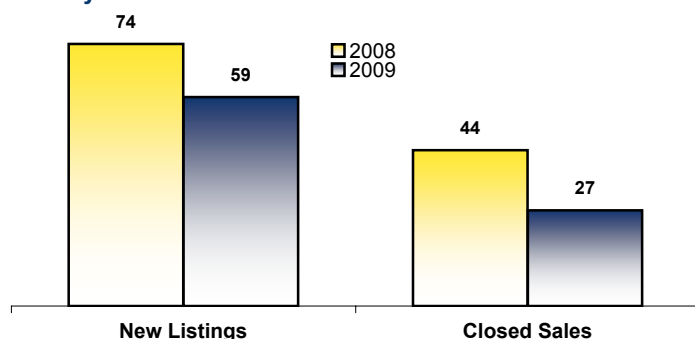
February

Year to Date

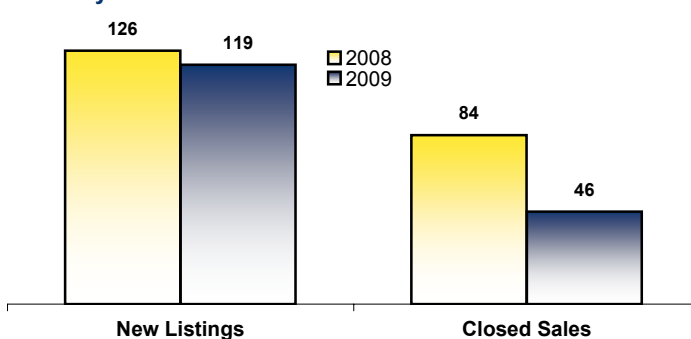
	2008	2009	Change	2008	2009	Change
New Listings	74	59	- 20.3%	126	119	- 5.6%
Closed Sales	44	27	- 38.6%	84	46	- 45.2%
Median Sales Price	\$306,512	\$270,000	- 11.9%	\$292,232	\$258,725	- 11.5%
Average Sales Price	\$322,234	\$303,320	- 5.9%	\$317,463	\$280,941	- 11.5%
Percent of Original List Price Received at Sale*	95.6%	94.6%	- 1.0%	94.7%	93.3%	- 1.5%
Average Days on Market Until Sale	70	65	- 7.4%	69	67	- 3.2%
Single-Family Detached Inventory**	NA	160	NA	--	--	--
Townhouse-Condo Inventory**	NA	11	NA	--	--	--

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

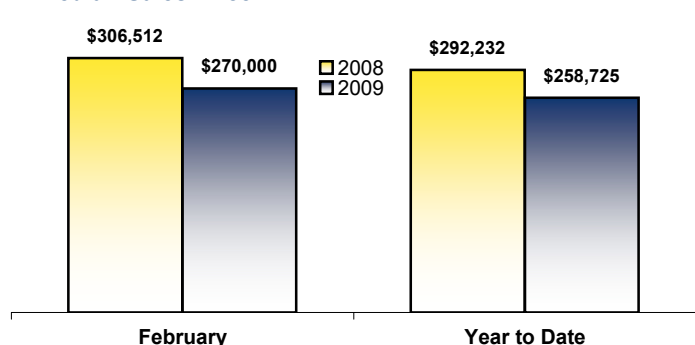
Activity—Most Recent Month



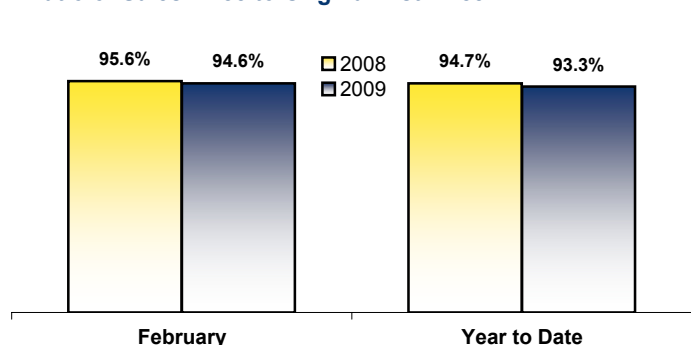
Activity—Year to Date



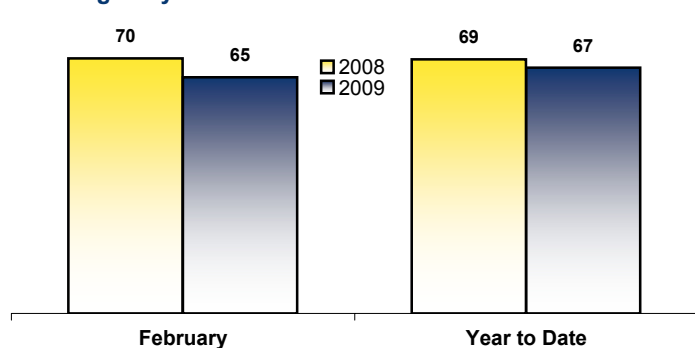
Median Sales Price



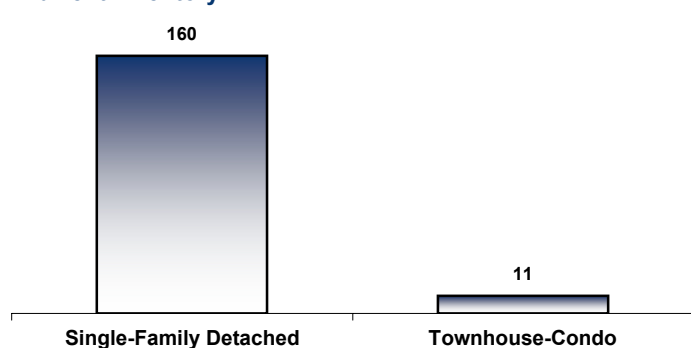
Ratio of Sales Price to Original List Price



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

TC

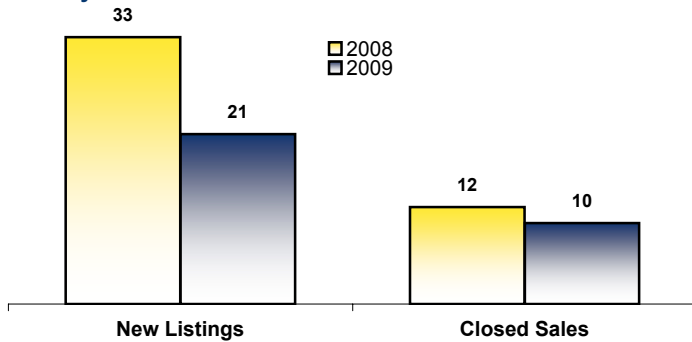
February

Year to Date

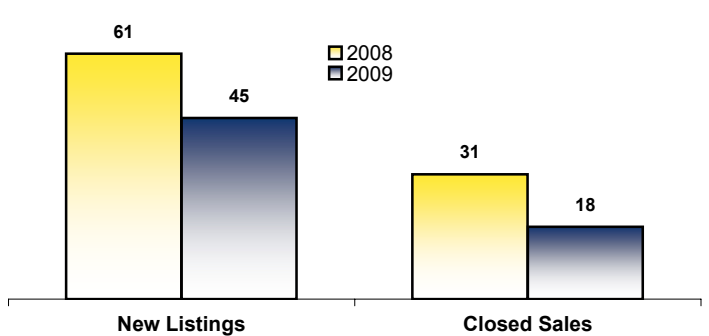
	2008	2009	Change	2008	2009	Change
New Listings	33	21	- 36.4%	61	45	- 26.2%
Closed Sales	12	10	- 16.7%	31	18	- 41.9%
Median Sales Price	\$125,750	\$95,750	- 23.9%	\$121,500	\$97,500	- 19.8%
Average Sales Price	\$144,219	\$91,382	- 36.6%	\$145,195	\$92,545	- 36.3%
Percent of Original List Price Received at Sale*	92.4%	92.5%	+ 0.0%	92.2%	90.3%	- 2.0%
Average Days on Market Until Sale	93	44	- 52.2%	87	47	- 45.8%
Single-Family Detached Inventory**	NA	77	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

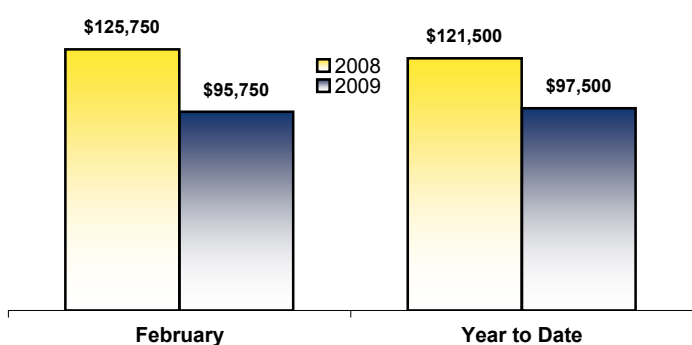
Activity—Most Recent Month



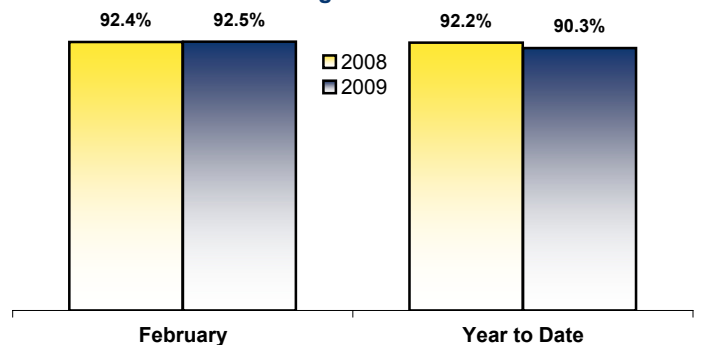
Activity—Year to Date



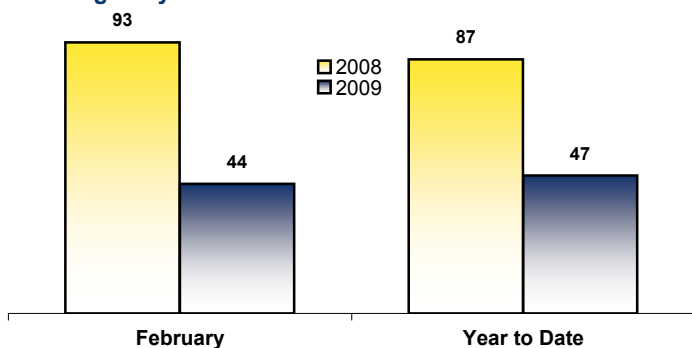
Median Sales Price



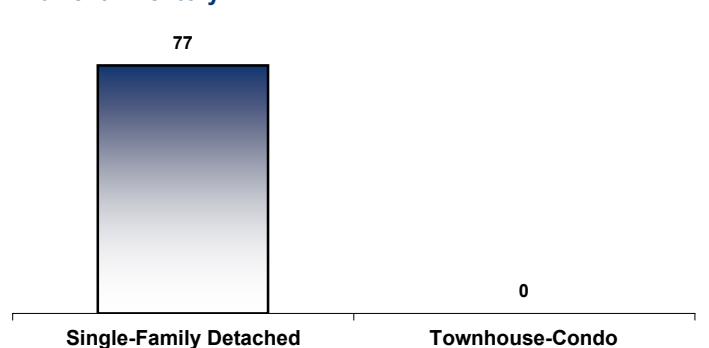
Ratio of Sales Price to Original List Price



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

UT

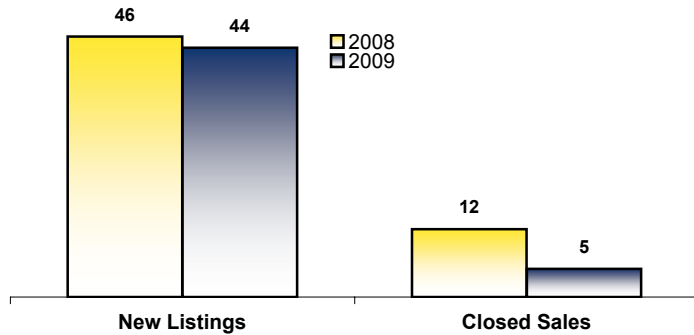
February

Year to Date

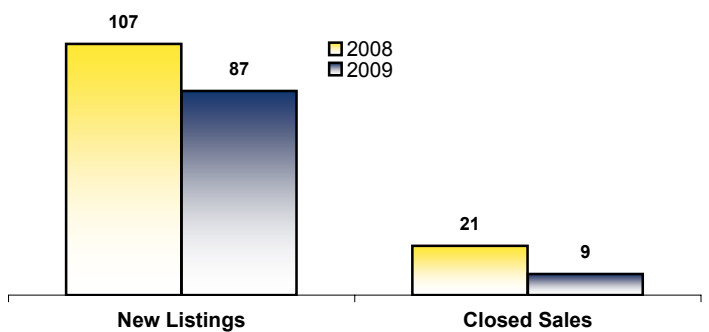
	2008	2009	Change	2008	2009	Change
New Listings	46	44	- 4.3%	107	87	- 18.7%
Closed Sales	12	5	- 58.3%	21	9	- 57.1%
Median Sales Price	\$229,700	\$279,000	+ 21.5%	\$190,000	\$279,000	+ 46.8%
Average Sales Price	\$248,177	\$282,560	+ 13.9%	\$252,675	\$259,867	+ 2.8%
Percent of Original List Price Received at Sale*	94.6%	94.5%	- 0.1%	97.6%	93.3%	- 4.4%
Average Days on Market Until Sale	55	69	+ 26.8%	65	82	+ 25.4%
Single-Family Detached Inventory**	NA	25	NA	--	--	--
Townhouse-Condo Inventory**	NA	128	NA	--	--	--

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

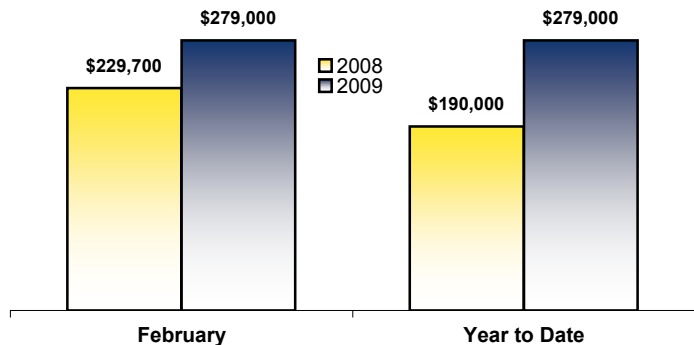
Activity—Most Recent Month



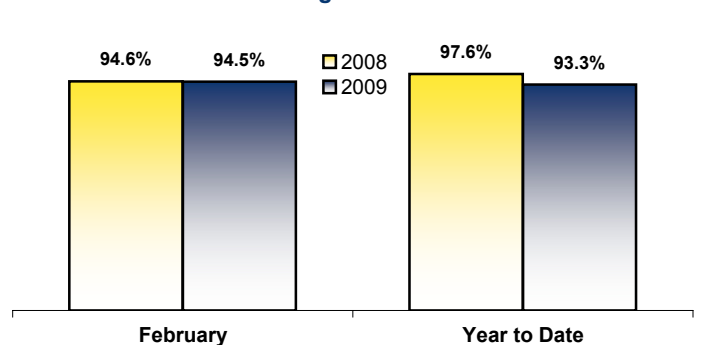
Activity—Year to Date



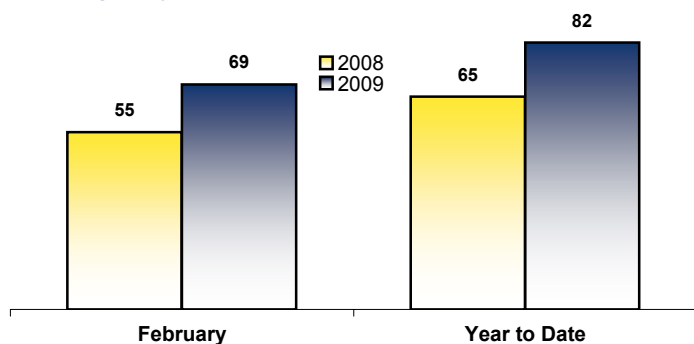
Median Sales Price



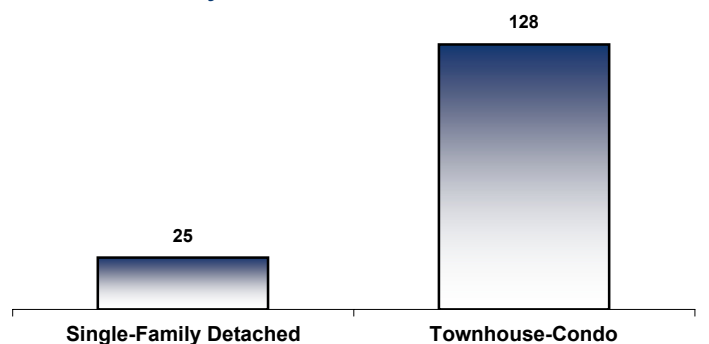
Ratio of Sales Price to Original List Price



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

W

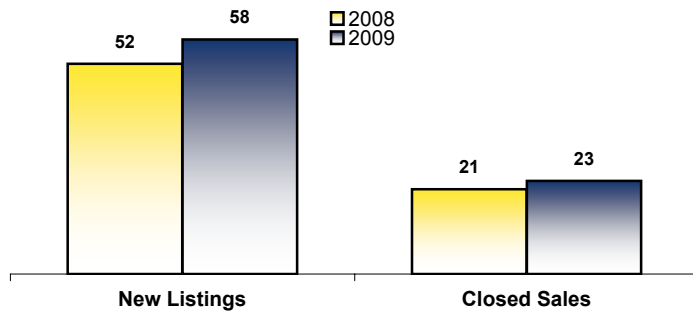
February

Year to Date

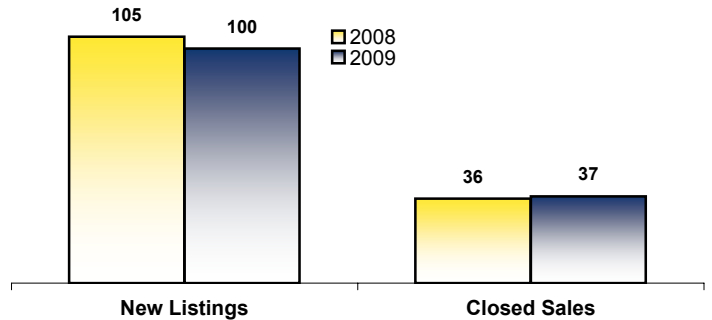
	2008	2009	Change	2008	2009	Change
New Listings	52	58	+ 11.5%	105	100	- 4.8%
Closed Sales	21	23	+ 9.5%	36	37	+ 2.8%
Median Sales Price	\$370,000	\$361,000	- 2.4%	\$412,500	\$342,500	- 17.0%
Average Sales Price	\$436,786	\$545,389	+ 24.9%	\$551,842	\$618,028	+ 12.0%
Percent of Original List Price Received at Sale*	95.0%	90.4%	- 4.9%	93.1%	90.8%	- 2.5%
Average Days on Market Until Sale	78	87	+ 12.4%	106	100	- 5.8%
Single-Family Detached Inventory**	NA	115	NA	--	--	--
Townhouse-Condo Inventory**	NA	51	NA	--	--	--

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

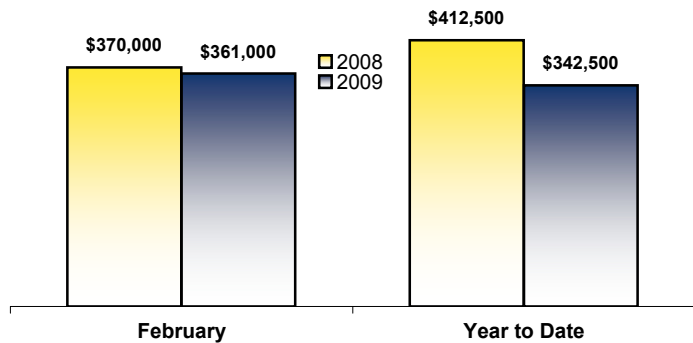
Activity—Most Recent Month



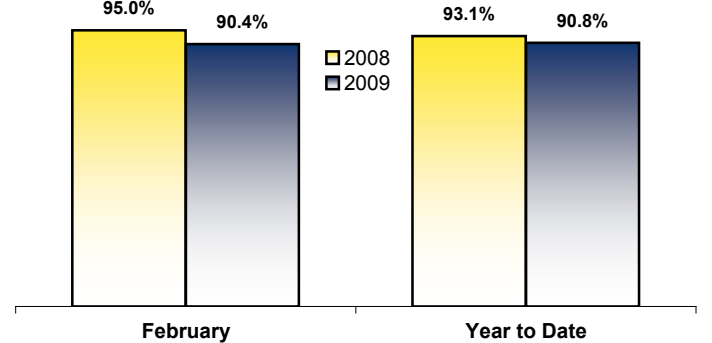
Activity—Year to Date



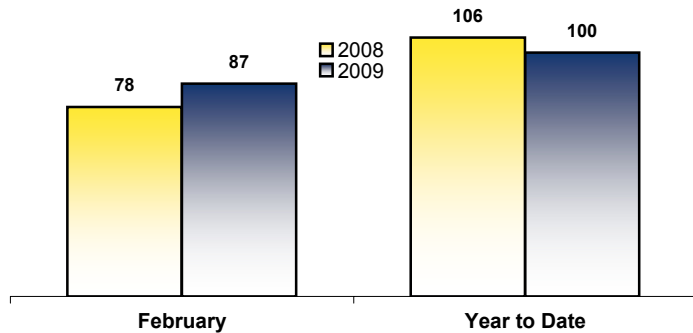
Median Sales Price



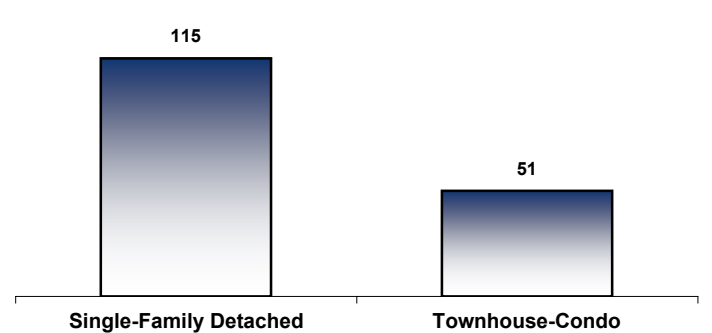
Ratio of Sales Price to Original List Price



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

WE

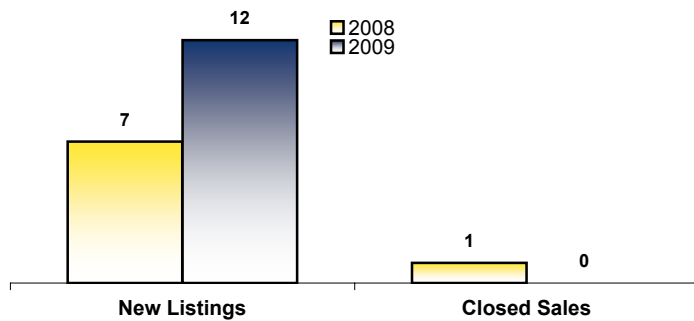
February

Year to Date

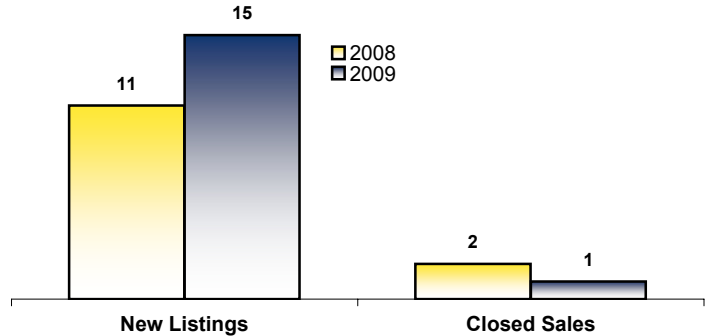
	2008	2009	Change	2008	2009	Change
New Listings	7	12	+ 71.4%	11	15	+ 36.4%
Closed Sales	1	0	- 100.0%	2	1	- 50.0%
Median Sales Price	\$20,000	\$0	- 100.0%	\$190,000	\$225,000	+ 18.4%
Average Sales Price	\$20,000	\$0	- 100.0%	\$190,000	\$225,000	+ 18.4%
Percent of Original List Price Received at Sale*	71.4%	0.0%	- 100.0%	83.7%	98.9%	+ 18.1%
Average Days on Market Until Sale	42	0	- 100.0%	77	102	+ 33.3%
Single-Family Detached Inventory**	NA	28	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

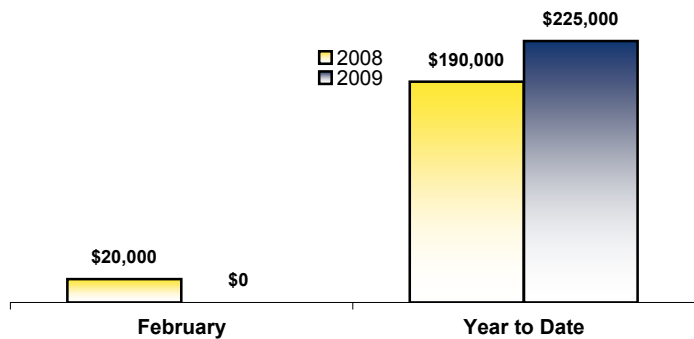
Activity—Most Recent Month



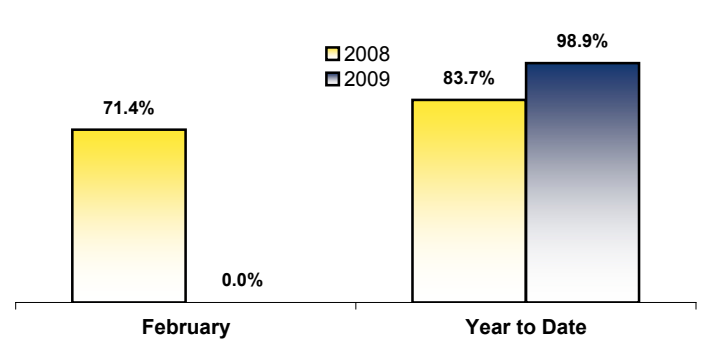
Activity—Year to Date



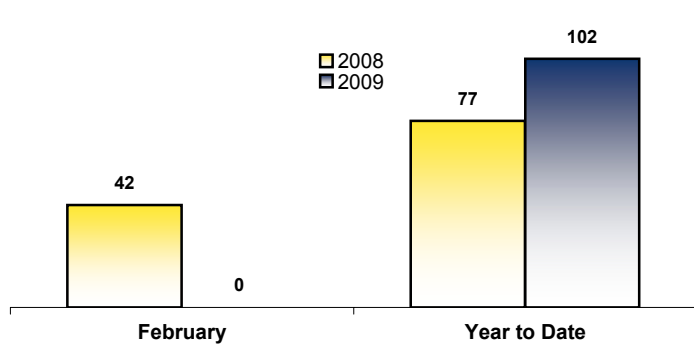
Median Sales Price



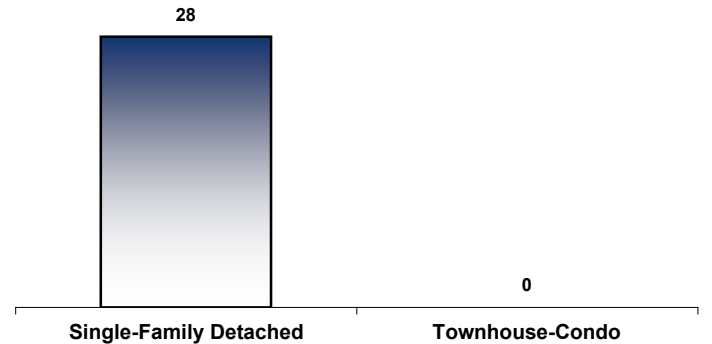
Ratio of Sales Price to Original List Price



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.

Local Market Updates

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

Brought to you by the unique data-sharing traditions of the REALTOR® community



MLS Area:

WW

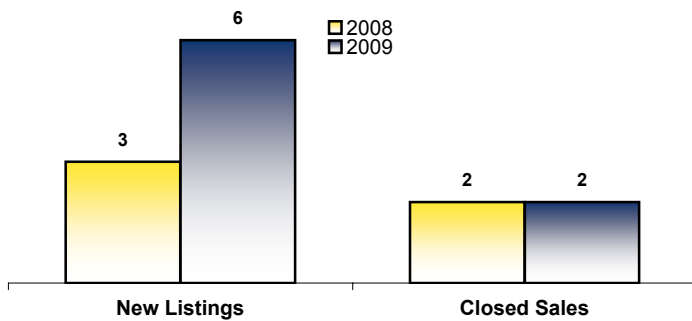
February

Year to Date

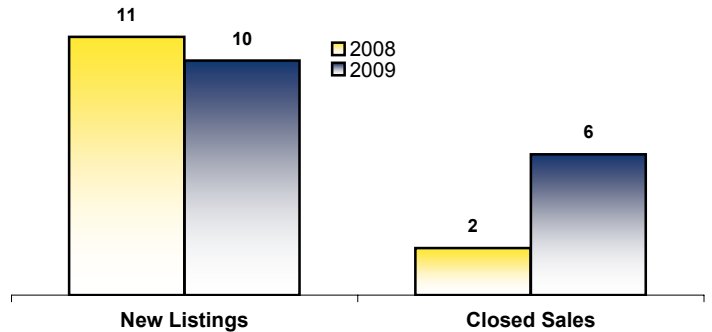
	2008	2009	Change	2008	2009	Change
New Listings	3	6	+ 100.0%	11	10	- 9.1%
Closed Sales	2	2	- 0.0%	2	6	+ 200.0%
Median Sales Price	\$119,450	\$89,850	- 24.8%	\$119,450	\$101,400	- 15.1%
Average Sales Price	\$119,450	\$89,850	- 24.8%	\$119,450	\$103,083	- 13.7%
Percent of Original List Price Received at Sale*	80.5%	75.9%	- 5.8%	80.5%	89.2%	+ 10.8%
Average Days on Market Until Sale	166	36	- 78.3%	166	51	- 69.5%
Single-Family Detached Inventory**	NA	25	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

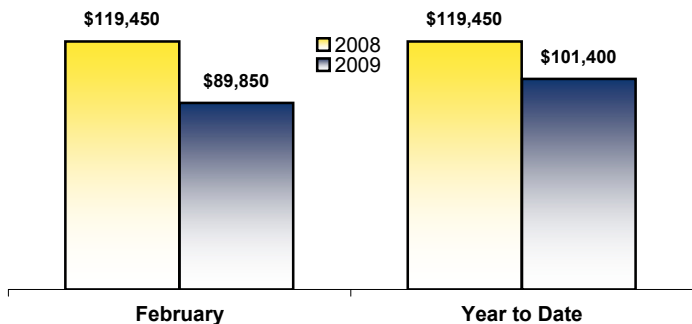
Activity—Most Recent Month



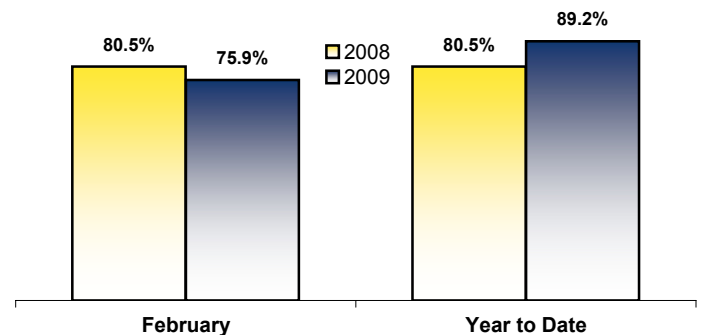
Activity—Year to Date



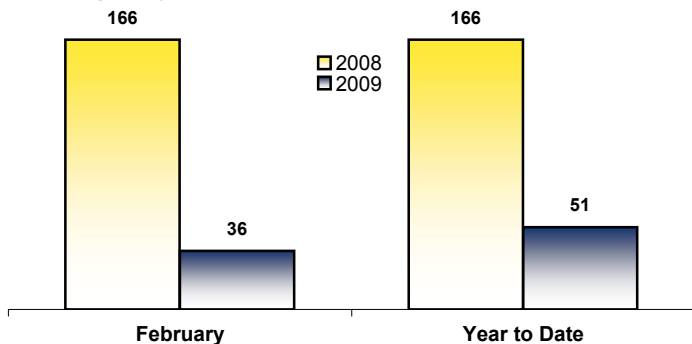
Median Sales Price



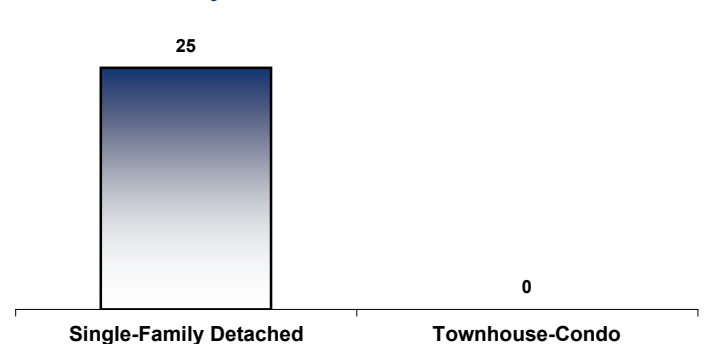
Ratio of Sales Price to Original List Price



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.