

Local Market Update

A RESEARCH TOOL PROVIDED BY METROLIST®
SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



Jefferson County

- 6.5%

Change in
New Listings

- 11.6%

Change in
Closed Sales

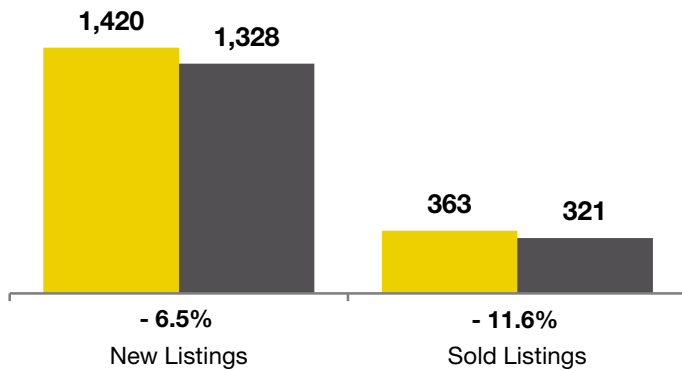
+ 2.5%

Change in
Median Sales Price

	January			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	3,145	3,529	+ 12.2%	--	--	--
Pending Sales*	--	71	--	--	--	--
Under Contract Listings	490	473	- 3.5%	490	473	- 3.5%
New Listings	1,420	1,328	- 6.5%	1,420	1,328	- 6.5%
Sold Listings	363	321	- 11.6%	363	321	- 11.6%
Total Days on Market	92	119	+ 29.7%	92	119	+ 29.7%
Median Sold Price**	\$200,000	\$205,000	+ 2.5%	\$200,000	\$205,000	+ 2.5%
Average Sold Price**	\$245,063	\$233,655	- 4.7%	\$245,063	\$233,655	- 4.7%
Percent of Sold Price to List Price**	97.8%	96.0%	- 1.8%	97.8%	96.0%	- 1.8%

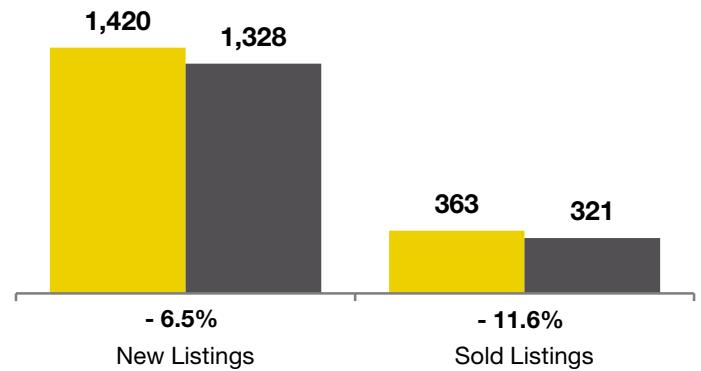
January

■ 2010 ■ 2011



Year to Date (YTD)

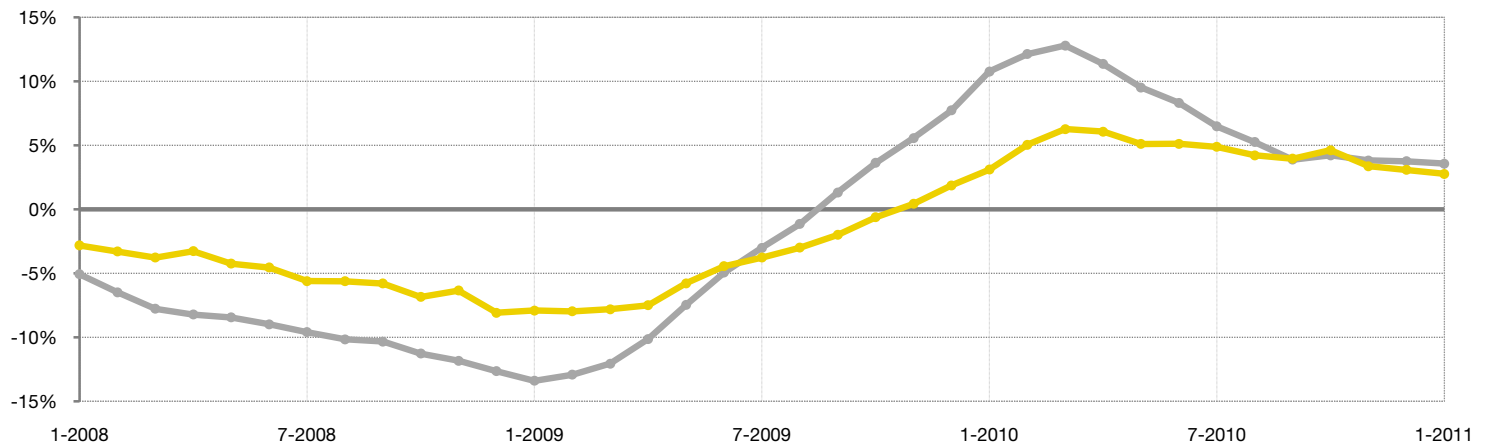
■ 2010 ■ 2011



Change in Median Sold Price

6-Month Smoothed Average†

All MLS —
Jefferson County —



* Does not account for seller concessions and/or down payment assistance. ** Pending Sales is a count of the number of homes that were in "pending" status at the end of the month. This information was not available prior to February 2010. † This chart uses a rolling six months of average change in Median Sold Price to account for small sample size. Some figures are for one month of activity and can look extreme due to small sample size. | All data from Metrolist®. Powered by 10K Research and Marketing. Due to differences in statistical methodologies, figures may vary from other market reports provided by Metrolist.