

Local Market Update – February 2011

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



Jefferson County

- 28.4% **- 16.3%** **+ 1.1%**
Change in New Listings Change in Closed Sales Change in Median Sales Price

	February			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	3,342	3,968	+ 18.7%	--	--	--
Pending Sales*	37	114	+ 208.1%	--	--	--
Under Contract Listings	597	485	- 18.8%	1,085	950	- 12.4%
New Listings	1,544	1,105	- 28.4%	2,964	2,433	- 17.9%
Sold Listings	424	355	- 16.3%	787	675	- 14.2%
Total Days on Market	86	126	+ 46.1%	89	122	+ 37.3%
Median Sold Price**	\$220,000	\$222,500	+ 1.1%	\$212,500	\$215,750	+ 1.5%
Average Sold Price**	\$256,202	\$256,603	+ 0.2%	\$251,074	\$246,519	- 1.8%
Percent of Sold Price to List Price**	97.1%	96.4%	- 0.8%	97.4%	96.3%	- 1.2%

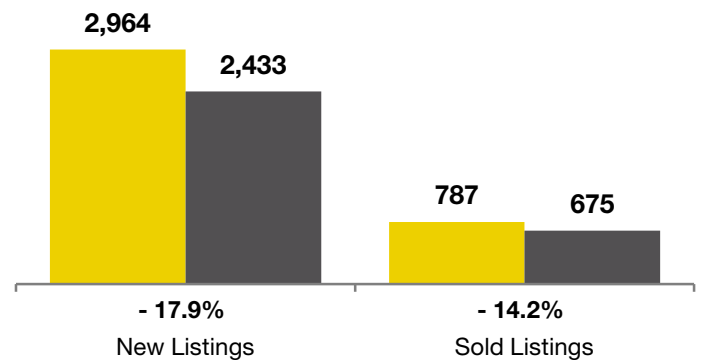
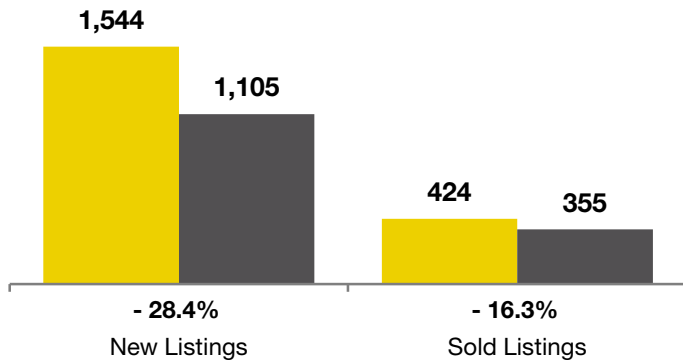
* Pending Sales is a count of the number of homes that were in "pending" status at the end of the month. | ** Does not account for sale concessions and/or down payment assistance. This information was not available prior to January 2010. | Note: Activity for one month can sometimes look extreme due to small sample size.

February

■ 2010 ■ 2011

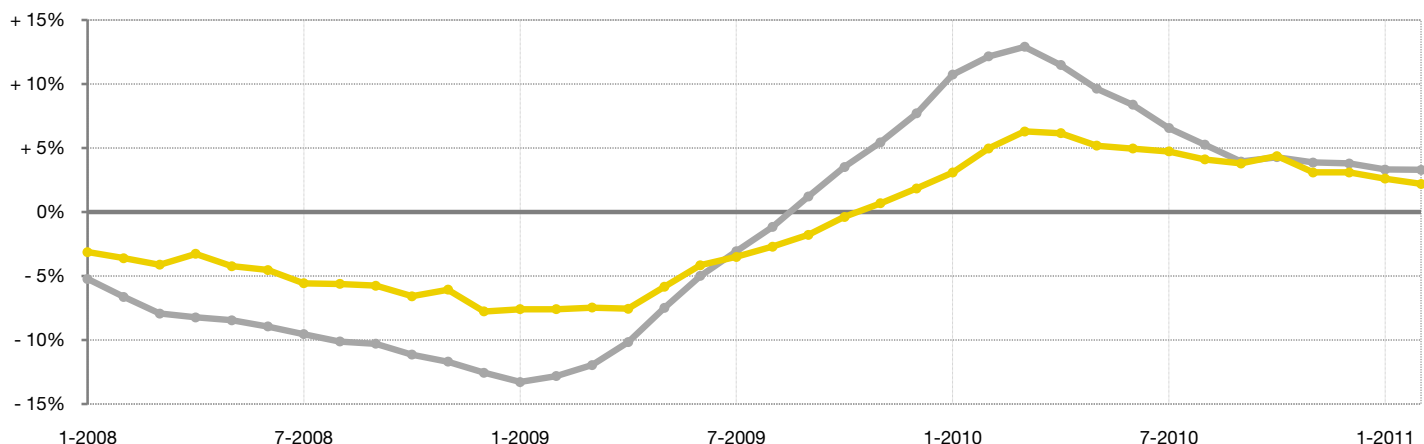
Year to Date (YTD)

■ 2010 ■ 2011



Change in Median Sold Price from Prior Year (6-Month Average)†

All MLS —
Jefferson County —



† Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | 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®.