

Local Market Update – May 2011

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



METROLIST®

Jefferson County

- 3.2%

Change in
New Listings

- 21.8%

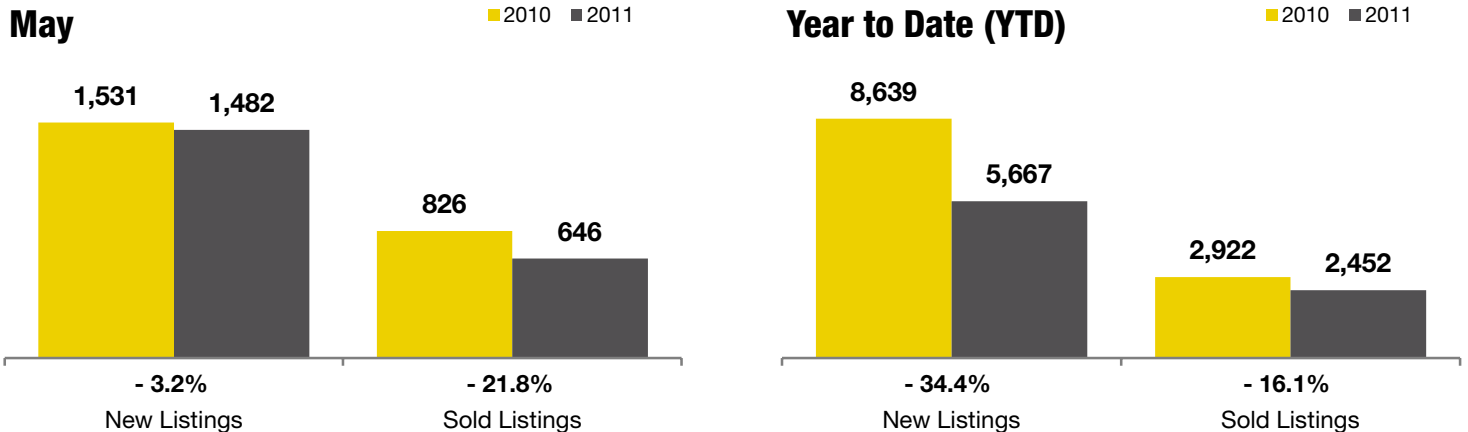
Change in
Closed Sales

- 3.8%

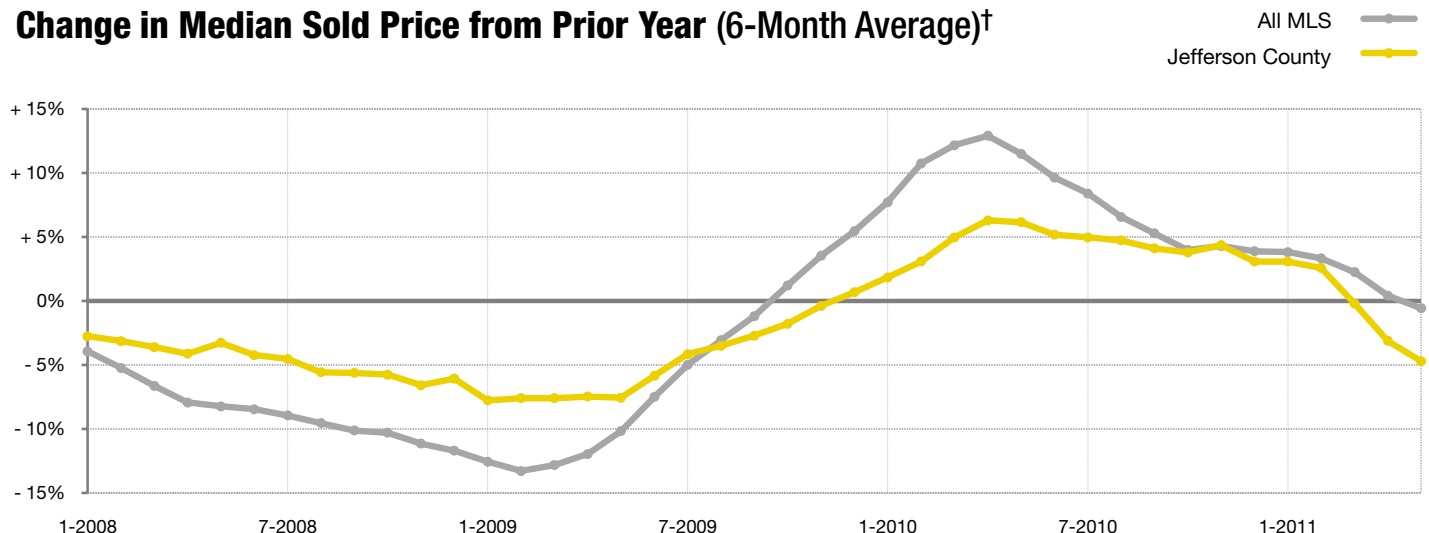
Change in
Median Sales Price

	May			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	3,946	3,018	- 23.5%	--	--	--
Pending Sales*	92	281	+ 205.4%	--	--	--
Under Contract Listings	469	807	+ 72.1%	3,351	3,161	- 5.7%
New Listings	1,531	1,482	- 3.2%	8,639	5,667	- 34.4%
Sold Listings	826	646	- 21.8%	2,922	2,452	- 16.1%
Total Days on Market	74	106	+ 42.9%	82	112	+ 37.1%
Median Sold Price**	\$224,000	\$215,500	- 3.8%	\$220,500	\$212,500	- 3.6%
Average Sold Price**	\$250,858	\$247,420	- 1.4%	\$256,017	\$245,719	- 4.0%
Percent of Sold Price to List Price**	98.1%	97.0%	- 1.1%	97.6%	96.8%	- 0.9%

* 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.



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



† 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®.