

Multiple Listing Service Residential Sales Statistics - December 2008

Area	Properties			Aggregate List	Sale Price	% Sale/ List	Average Sale	Sold Range		Area	Properties			Aggregate List	Sale Price	% Sale/ List	Average Sale	Sold Range	
	List	Inventory	Sold					Low	High		List	Inventory	Sold					Low	High
10	35	188	20	\$2,308,200	\$2,069,142	89.64%	\$103,457	\$16,000	\$230,000	520	21	179	25	\$477,399	\$373,097	78.15%	\$14,924	\$2,900	\$63,000
21	16	96	11	\$2,050,650	\$1,959,838	95.57%	\$178,167	\$122,438	\$336,000	530	14	115	3	\$95,400	\$63,000	66.04%	\$21,000	\$8,000	\$35,000
22	26	133	14	\$3,104,700	\$2,970,182	95.67%	\$212,156	\$25,000	\$495,000	540	10	58	8	\$221,400	\$183,700	82.97%	\$22,963	\$9,000	\$78,100
30	10	112	8	\$1,628,800	\$1,534,500	94.21%	\$191,813	\$72,000	\$302,000	550	7	44	7	\$403,000	\$383,000	95.04%	\$54,714	\$13,000	\$90,000
50	35	199	14	\$1,089,900	\$1,053,200	96.63%	\$75,229	\$13,000	\$164,900	561	44	260	8	\$989,849	\$928,200	93.77%	\$116,025	\$35,000	\$182,000
60	2	9	2	\$164,800	\$154,900	93.99%	\$77,450	\$74,900	\$80,000	562	5	70	6	\$640,800	\$588,500	91.84%	\$98,083	\$35,500	\$172,500
70	17	66	2	\$353,900	\$352,700	99.66%	\$176,350	\$112,500	\$240,200	610	11	80	2	\$25,900	\$23,400	90.35%	\$11,700	\$7,500	\$15,900
110	4	62	5	\$581,305	\$545,500	93.84%	\$109,100	\$54,000	\$149,000	620	22	155	16	\$393,500	\$337,901	85.87%	\$21,119	\$1,800	\$63,000
120	43	265	25	\$1,315,957	\$1,181,727	89.80%	\$47,269	\$2,500	\$136,900	630	21	170	12	\$508,300	\$452,515	89.03%	\$37,710	\$10,500	\$70,000
211	25	173	18	\$1,909,292	\$1,797,979	94.17%	\$99,888	\$18,000	\$165,500	661	8	77	2	\$143,900	\$137,300	95.41%	\$68,650	\$38,500	\$98,800
212	45	314	32	\$7,889,975	\$7,514,300	95.24%	\$234,822	\$88,000	\$469,000	710	18	99	7	\$72,350	\$45,100	62.34%	\$6,443	\$1,000	\$14,500
213	16	80	4	\$906,700	\$860,000	94.85%	\$215,000	\$175,000	\$264,000	720	5	31	3	\$21,400	\$18,000	84.11%	\$6,000	\$4,000	\$9,500
214	25	178	12	\$2,494,606	\$2,406,496	96.47%	\$200,541	\$85,900	\$342,660	730	8	35	3	\$69,050	\$30,200	43.74%	\$10,067	\$6,500	\$14,700
215	15	145	5	\$958,800	\$874,000	91.16%	\$174,800	\$113,000	\$273,000	740	5	28	4	\$270,800	\$251,400	92.84%	\$62,850	\$35,400	\$124,000
220	16	107	4	\$364,400	\$316,000	86.72%	\$79,000	\$13,500	\$187,500	810	1	30	2	\$50,990	\$48,000	94.14%	\$24,000	\$6,000	\$42,000
251	29	140	12	\$649,100	\$626,401	96.50%	\$52,200	\$13,151	\$149,900	820	13	64	5	\$43,199	\$31,000	71.76%	\$6,200	\$2,000	\$10,500
252	4	26	2	\$189,800	\$182,900	96.36%	\$91,450	\$45,000	\$137,900	840	1	20	1	\$180,000	\$174,000	96.67%	\$174,000	\$174,000	\$174,000
253	4	29	3	\$369,800	\$343,900	93.00%	\$114,633	\$64,900	\$205,000	850	5	43	4	\$158,800	\$148,450	93.48%	\$37,113	\$5,000	\$75,000
254	0	2	1	\$137,900	\$137,000	99.35%	\$137,000	\$137,000	\$137,000	860	4	45	4	\$326,000	\$290,400	89.08%	\$72,600	\$64,500	\$85,900
255	22	100	7	\$793,500	\$714,700	90.07%	\$102,100	\$39,900	\$205,000	870	4	59	5	\$733,200	\$693,000	94.52%	\$138,600	\$48,000	\$178,000
256	1	2	1	\$121,900	\$111,000	91.06%	\$111,000	\$111,000	\$111,000	910	11	90	7	\$1,333,600	\$1,249,190	93.67%	\$178,456	\$56,190	\$330,000
257	4	51	4	\$831,900	\$772,500	92.86%	\$193,125	\$90,000	\$290,000	920	3	27	4	\$355,727	\$338,000	95.02%	\$84,500	\$27,000	\$150,000
258	0	2	2	\$229,900	\$206,300	89.73%	\$103,150	\$56,300	\$150,000	924	18	79	6	\$854,663	\$810,501	94.83%	\$135,084	\$45,101	\$269,000
261	31	219	24	\$2,842,000	\$2,749,500	96.75%	\$114,563	\$13,000	\$350,000	925	16	98	14	\$1,360,150	\$1,305,900	96.01%	\$93,279	\$53,000	\$167,000
263	23	155	8	\$877,600	\$829,000	94.46%	\$103,625	\$17,000	\$285,000	926	10	35	4	\$788,300	\$681,800	86.49%	\$170,450	\$143,000	\$235,000
265	4	16	4	\$222,392	\$210,492	94.65%	\$52,623	\$24,692	\$87,000	927	7	45	8	\$720,550	\$680,700	94.47%	\$85,088	\$53,000	\$128,000
266	2	12	2	\$269,400	\$244,500	90.76%	\$122,250	\$28,000	\$216,500	928	12	38	6	\$458,000	\$427,600	93.36%	\$71,267	\$45,000	\$103,000
267	11	55	5	\$548,600	\$516,000	94.06%	\$103,200	\$36,000	\$175,500	929	2	30	1	\$115,000	\$101,500	88.26%	\$101,500	\$101,500	\$101,500
268	17	101	6	\$1,613,500	\$1,461,500	90.58%	\$243,583	\$87,500	\$555,000	930	8	51	5	\$231,500	\$216,800	93.65%	\$43,360	\$21,000	\$78,000
269	4	27	4	\$666,400	\$591,000	88.69%	\$147,750	\$35,000	\$218,500	971	11	94	8	\$556,500	\$510,000	91.64%	\$63,750	\$14,000	\$138,500
270	11	153	10	\$881,100	\$761,120	86.38%	\$76,112	\$22,400	\$164,000	972	21	150	18	\$2,429,295	\$2,342,270	96.42%	\$130,126	\$28,100	\$268,520
271	16	61	3	\$325,300	\$304,400	93.58%	\$101,467	\$50,500	\$128,900	973	18	116	14	\$2,065,800	\$1,991,200	96.39%	\$142,229	\$45,000	\$268,500
272	7	19	1	\$23,000	\$20,000	86.96%	\$20,000	\$20,000	\$20,000	981	7	89	6	\$1,734,500	\$1,610,750	92.87%	\$268,458	\$143,750	\$362,000
273	0	11	1	\$39,000	\$39,000	100.00%	\$39,000	\$39,000	\$39,000	982	7	53	5	\$964,700	\$921,250	95.50%	\$184,250	\$106,000	\$360,000
274	3	21	1	\$69,000	\$70,000	101.45%	\$70,000	\$70,000	\$70,000	983	13	118	7	\$1,641,300	\$1,528,400	93.12%	\$218,343	\$140,500	\$320,000
275	6	35	1	\$154,000	\$146,000	94.81%	\$146,000	\$146,000	\$146,000	984	8	74	3	\$604,700	\$550,900	91.10%	\$183,633	\$121,500	\$280,000
281	12	50	5	\$341,500	\$299,100	87.58%	\$59,820	\$20,100	\$130,000	999	96	365	28	\$3,066,287	\$2,892,200	94.32%	\$103,293	\$6,250	\$389,250
282	6	34	3	\$259,300	\$253,000	97.57%	\$84,333	\$52,000	\$122,000	1369	8491	720	\$79,479,912	\$74,359,982	93.56%	\$103,278	\$1,000	\$900,000	
283	46	211	26	\$3,290,688	\$3,142,000	95.48%	\$120,846	\$9,000	\$900,000										
290	86	497	28	\$2,542,299	\$2,410,251	94.81%	\$86,080	\$4,500	\$252,900										
320	15	85	8	\$244,250	\$204,504	83.73%	\$25,563	\$3,800	\$105,900										
330	21	141	14	\$275,800	\$238,050	86.31%	\$17,004	\$2,200	\$59,000										
350	11	70	12	\$739,000	\$678,600	91.83%	\$56,550	\$26,000	\$152,000										
410	12	47	8	\$208,700	\$183,150	87.76%	\$22,894	\$3,600	\$54,500										
430	2	6	1	\$129,900	\$129,900	100.00%	\$129,900	\$129,900	\$129,900										
440	12	54	3	\$204,900	\$175,000	85.41%	\$58,333	\$27,000	\$95,000										
461	3	24	2	\$194,900	\$171,000	87.74%	\$85,500	\$76,000	\$95,000										
462	6	47	9	\$1,009,200	\$978,400	96.95%	\$108,711	\$32,000	\$151,700										
471	17	106	12	\$821,100	\$763,220	92.95%	\$63,602	\$34,000	\$143,900										
472	25	120	13	\$1,586,200	\$1,523,126	96.02%	\$117,164	\$40,500	\$208,000										
473	7	54	8	\$1,045,299	\$985,100	94.24%	\$123,138	\$51,100	\$163,000										
481	9	75	7	\$1,645,600	\$1,413,525	85.90%	\$201,932	\$96,000	\$500,000										
482	16	76	6	\$677,190	\$663,200	97.93%	\$110,533	\$44,500	\$232,800										
510	8	47	6	\$181,200	\$162,055	89.43%	\$27,009	\$2,500	\$130,000										

DECEMBER 2008 MLS SINGLE-FAMILY SALES SUMMARY			
	2008	2007	% Change
Single-Family Listings	1369	1449	-5.52%
Solds	720	802	-10.22%
Total List Price	\$79,479,912	\$100,906,414	-21.23%
Total Sale Price	\$74,359,982	\$96,311,086	-22.79%
% Sale/List Price	93.56	95.45	-1.98%
Median Sales Price	\$80,750	\$100,800	-19.89%
Average Sales Price	\$103,278	\$120,089	-14.00%