

Market Analysis Report: Jan 1, 2010 - Dec 31, 2010

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Statistical Report For: Jan 1, 2010 - Dec 31, 2010

Total Number of Active Listing	1157	Volume:	\$275,643,839
Total Number of Pending Listings	117	Volume:	\$24,196,180
Listed 01/01/2010 - 12/31/2010	2527	Volume:	\$566,219,732
Closed 01/01/2010 - 12/31/2010	1535	Volume:	\$312,570,224
Pending 01/01/2010 - 12/31/2010	1555	Volume:	\$331,430,034
Closed Listings YTD	1535	Volume:	\$312,570,224
Co-op Sales	43.4 %		
List Broker Sales	56.5 %		

Listings That Went Active/Pending or Sold Between: Dec 1, 2010 - Dec 31, 2010

Property Type	Number of Listings	Average List Price	Median List Price	# Went Pending	# Went Sold
Residential	55	\$203,797	\$162,000	69	115
Multi-Unit	5	\$391,980	\$495,000	1	3
Building Site	15	\$114,427	\$99,000	8	12
Commercial	1	\$248,500		3	1
Farm	0			3	2

Listings That Went Closed Between: Jul 1, 2010 - Dec 31, 2010

Property Type	Number Closed	% of Closed Listings	Avg List Price Closed Only	Avg Sell Price Closed Only	% Closed Price To List Price	Avg Mkt Time Closed
Residential	638	55.7 %	\$219,411	\$203,997	93.0 %	112
Multi-Unit	16	51.6 %	\$369,925	\$330,938	89.5 %	162
Building Site	59	32.6 %	\$164,495	\$141,576	86.1 %	280
Commercial	14	31.8 %	\$178,482	\$148,593	83.3 %	176
Farm	4	44.4 %	\$439,500	\$353,750	80.5 %	270

Listings That Went Expired or Cancel Off-Market Between: Jul 1, 2010 - Dec 31, 2010

Property Type	Number Expired	% of Expired Listings	Avg List Price Expired Only	Number Cancel	% COffMkt Of All OffMkt	Avg List Price COffMkt Only
Residential	223	19.5 %	\$266,044	203	17.7 %	\$263,200
Multi-Unit	11	35.5 %	\$103,445	4	12.9 %	\$88,450
Building Site	69	38.1 %	\$146,016	55	30.4 %	\$185,326
Commercial	18	41.9 %	\$363,597	7	16.3 %	\$320,243
Farm	2	22.2 %	\$627,000	1	11.1 %	\$650,000