

Market Analysis Report: Jan 1, 2009 - Dec 31, 2009

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Statistical Report For: Jan 1, 2009 - Dec 31, 2009

Total Number of Active Listing	1180	Volume:	\$290,569,116
Total Number of Pending Listings	119	Volume:	\$25,019,766
Listed 01/01/2009 - 12/31/2009	2564	Volume:	\$564,031,549
Closed 01/01/2009 - 12/31/2009	1565	Volume:	\$297,563,217
Pending 01/01/2009 - 12/31/2009	1578	Volume:	\$311,331,142
Closed Listings YTD	1565	Volume:	\$297,563,217
Co-op Sales	41.4 %		
List Broker Sales	58.6 %		

Listings That Went Active/Pending or Sold Between: Dec 1, 2009 - Dec 31, 2009

Property Type	Number of Listings	Average List Price	Median List Price	# Went Pending	# Went Sold
Residential	81	\$216,158	\$179,900	70	75
Multi-Unit	2	\$829,500	\$1,550,000	3	4
Building Site	12	\$184,642	\$149,900	9	11
Commercial	11	\$163,879	\$140,000	3	3
Farm	1	\$475,000		1	0

Listings That Went Closed Between: Jul 1, 2009 - Dec 31, 2009

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	755	65.4 %	\$203,830	\$193,329	94.8 %	94
Multi-Unit	14	36.8 %	\$172,500	\$166,053	96.3 %	81
Building Site	52	28.6 %	\$104,218	\$93,986	90.2 %	266
Commercial	15	25.9 %	\$287,620	\$260,007	90.4 %	114
Farm	1	16.7 %	\$425,000	\$300,000	70.6 %	292

Listings That Went Expired or Cancel Off-Market Between: Jul 1, 2009 - Dec 31, 2009

Property Type	Number Expired	% of Expired Listings	Avg List Price Expired Only	Number Cancel	% COffMkt Of All OffMkt	Avg List Price COffMkt Only
Residential	209	18.1 %	\$254,939	159	13.8 %	\$294,498
Multi-Unit	18	47.4 %	\$159,089	3	7.9 %	\$128,133
Building Site	83	45.6 %	\$198,642	47	25.8 %	\$141,195
Commercial	33	56.9 %	\$422,343	9	15.5 %	\$177,272
Farm	3	50.0 %	\$591,333	1	16.7 %	\$550,000