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Monthly Indicators

June 2009

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Buyer activity in the MRIS region in June was once again extremely strong. There were 12,805 signed purchase agreements during the month, which dwarfs the 9,501 written last June and represents an increase of 34.8 percent.

Sales prices continue to fall as a higher share of homes sold are foreclosures and short sales. The June median sales price of \$280,000 was a drop of 11.1 percent from last June.

In the "good news for sellers" category, both the Average Days on Market Until Sale and the Percent of Original List Price Received at Sale metrics appear to have bottomed out and are starting to slowly head back in the right direction.

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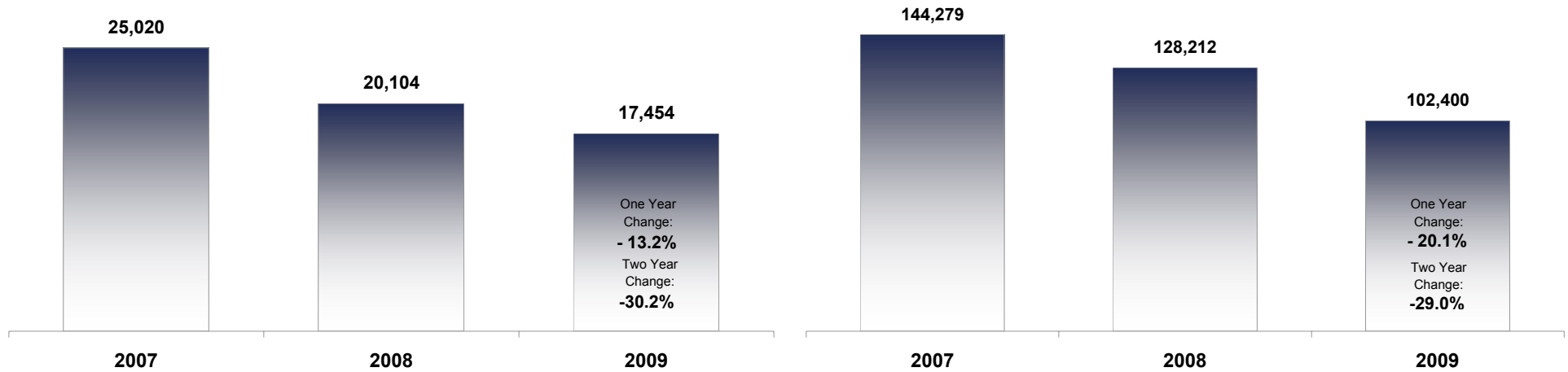
New Listings

A Monthly Indicator from MRIS, Inc.

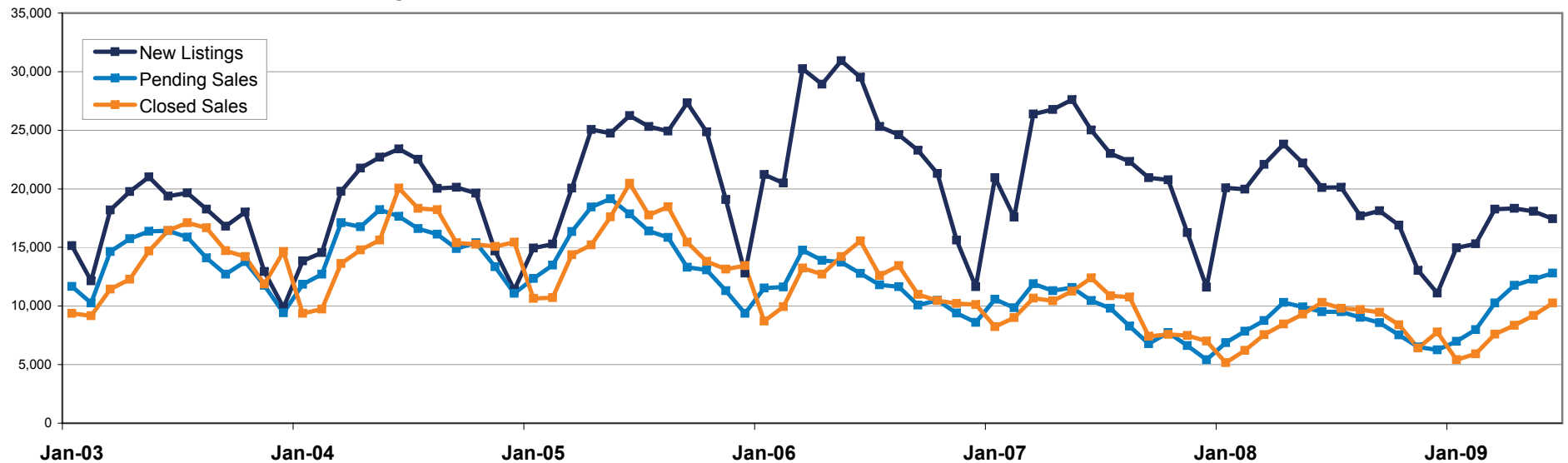


June

Year to Date



Historical Market Activity



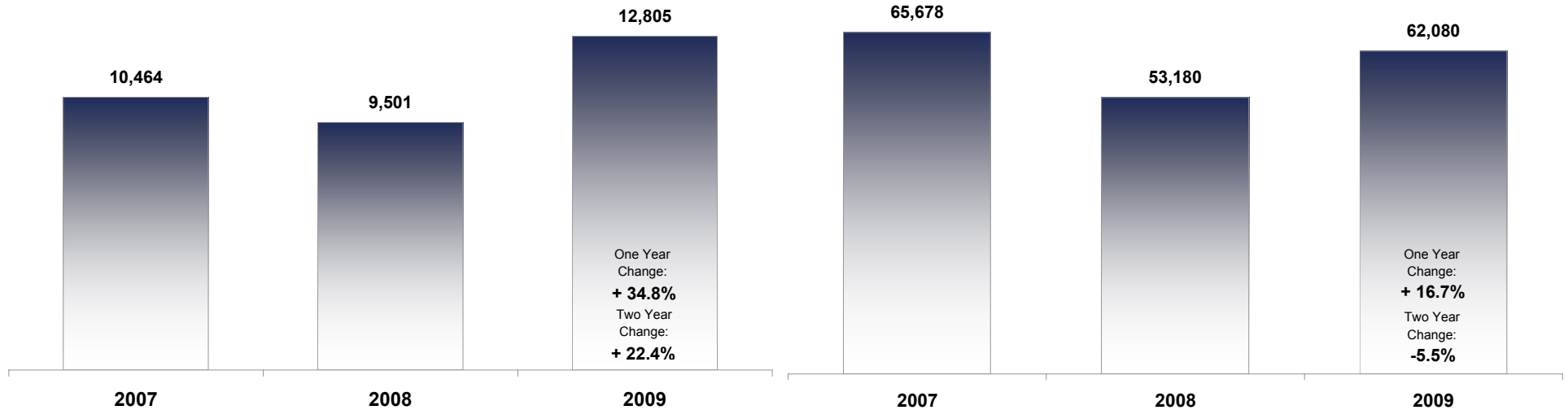
Pending Sales

A Monthly Indicator from MRIS, Inc.

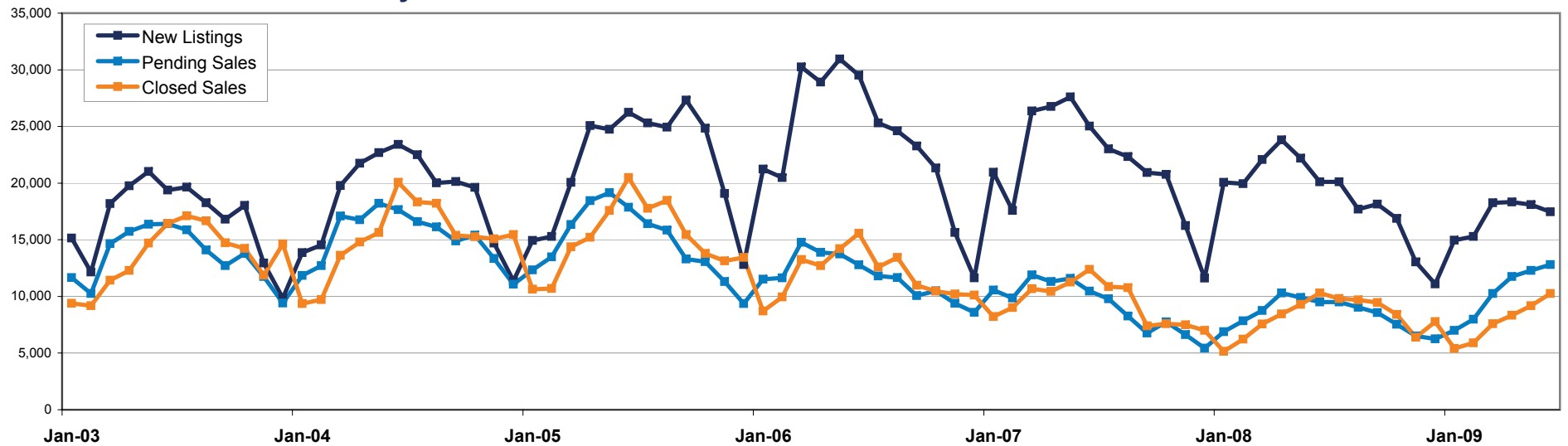


June

Year to Date



Historical Market Activity



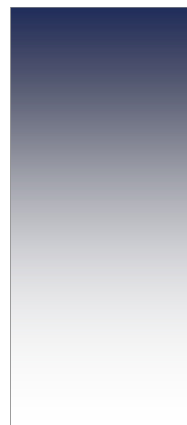
Closed Sales

A Monthly Indicator from MRIS, Inc.



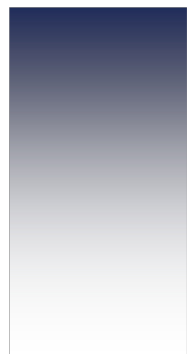
June

12,392



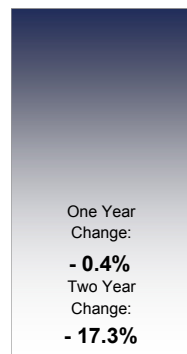
2007

10,291



2008

10,252



2009

One Year Change:
- 0.4%
Two Year Change:
- 17.3%

Year to Date

62,013



2007

46,983



2008

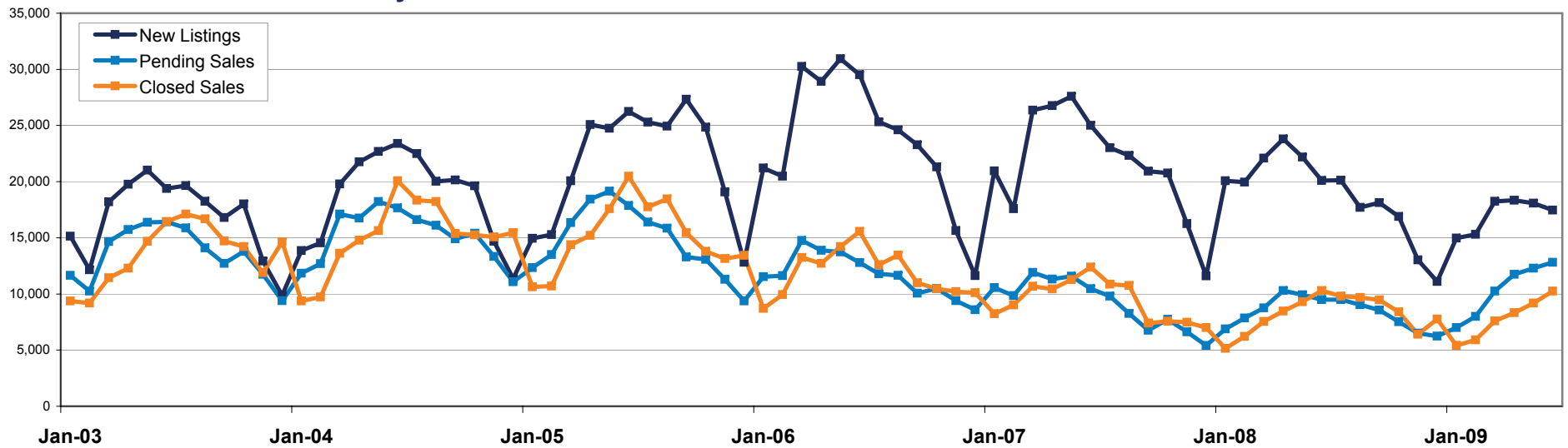
46,679



2009

One Year Change:
- 0.6%
Two Year Change:
- 24.7%

Historical Market Activity

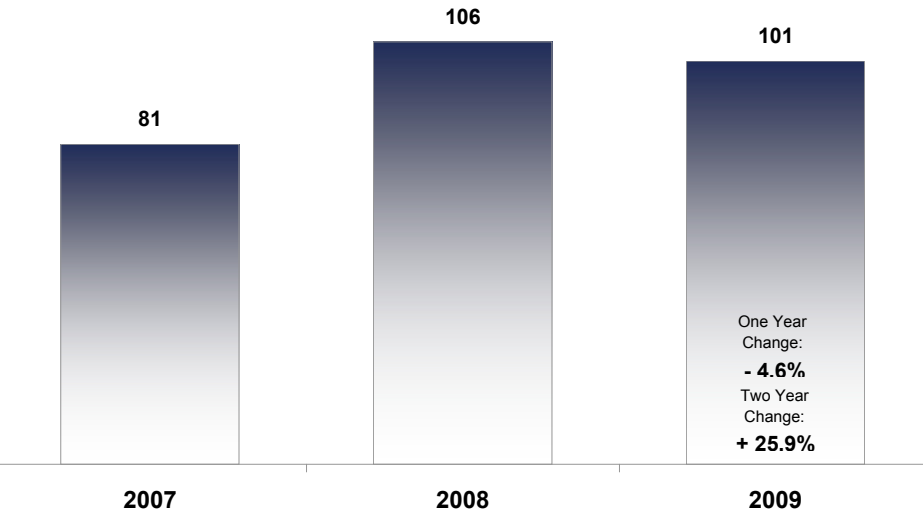


Days on Market Until Sale

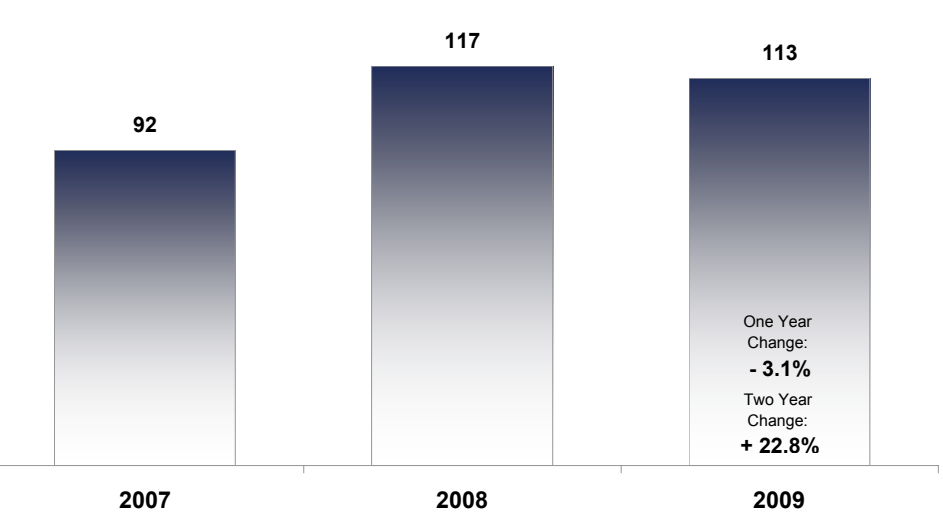
A Monthly Indicator from MRIS, Inc.



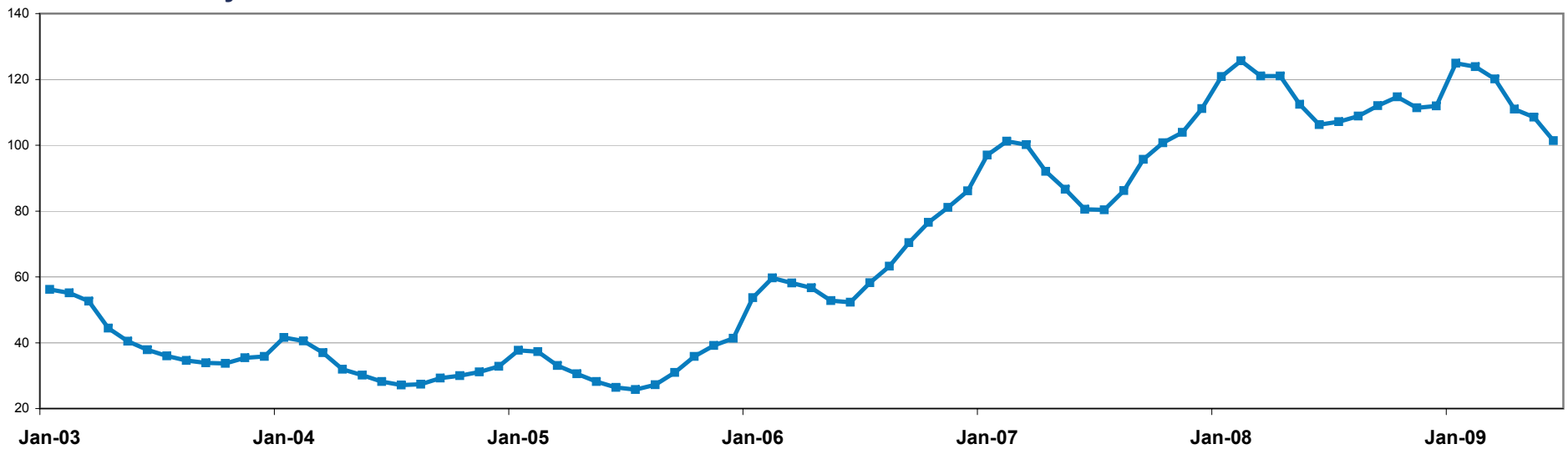
June



Year to Date



Historical Days on Market Until Sale



Median Sales Price

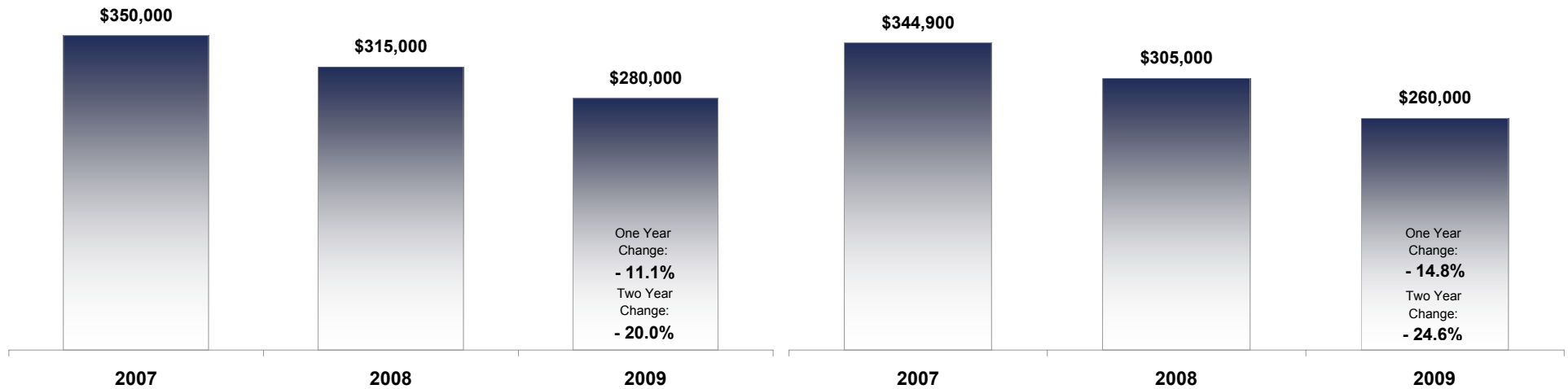
A Monthly Indicator from MRIS, Inc.



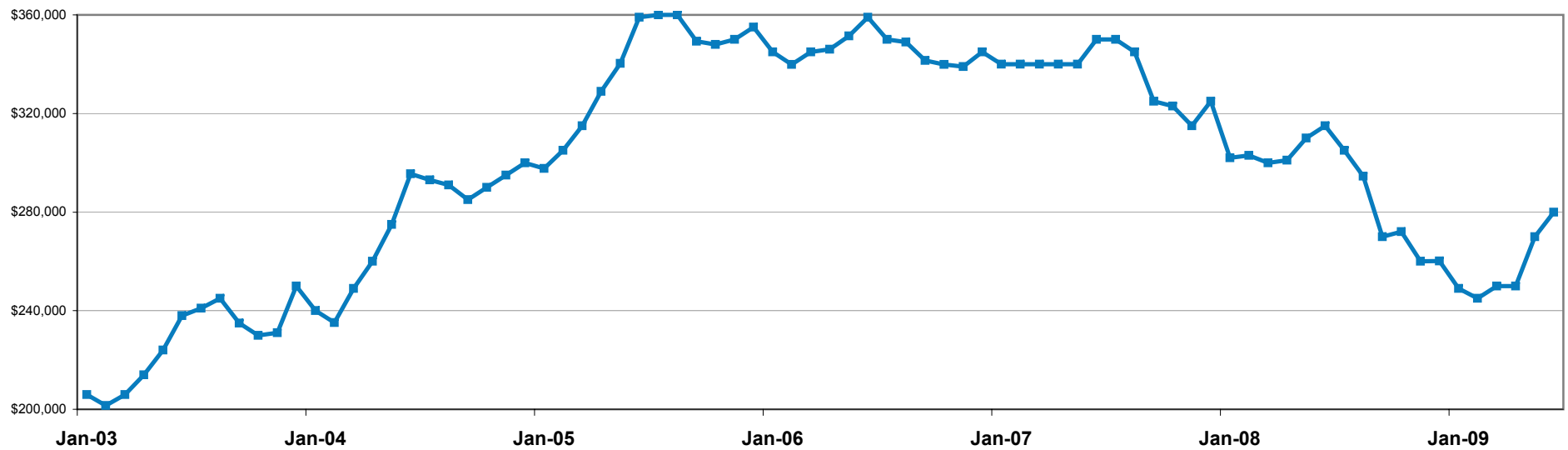
June

Year to Date

Figures do not take into account seller concessions.



Historical Median Prices

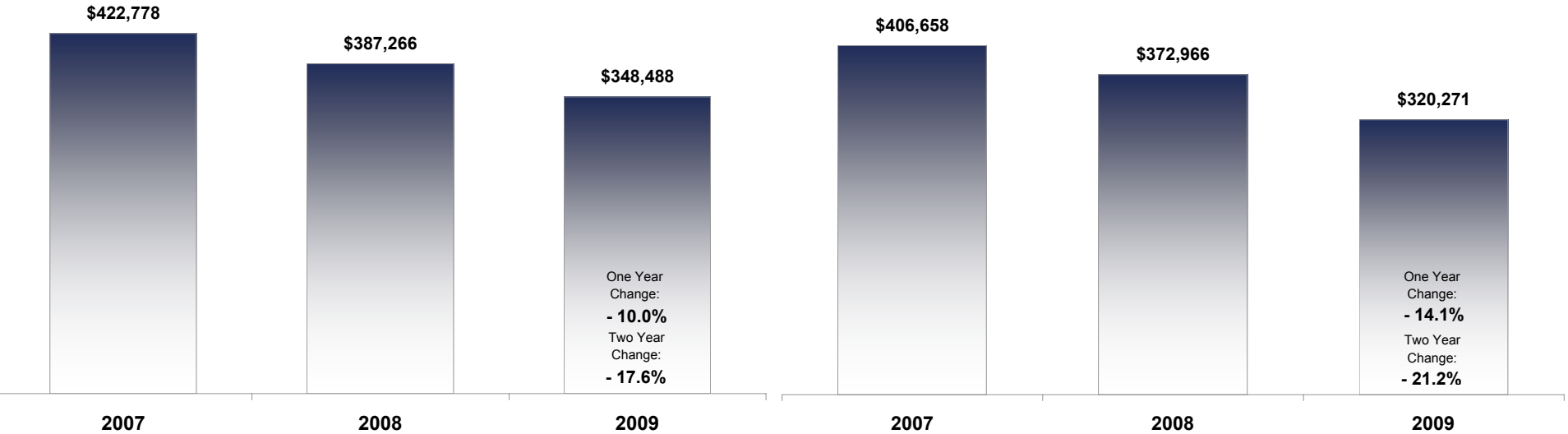


Average Sales Price

A Monthly Indicator from MRIS, Inc.

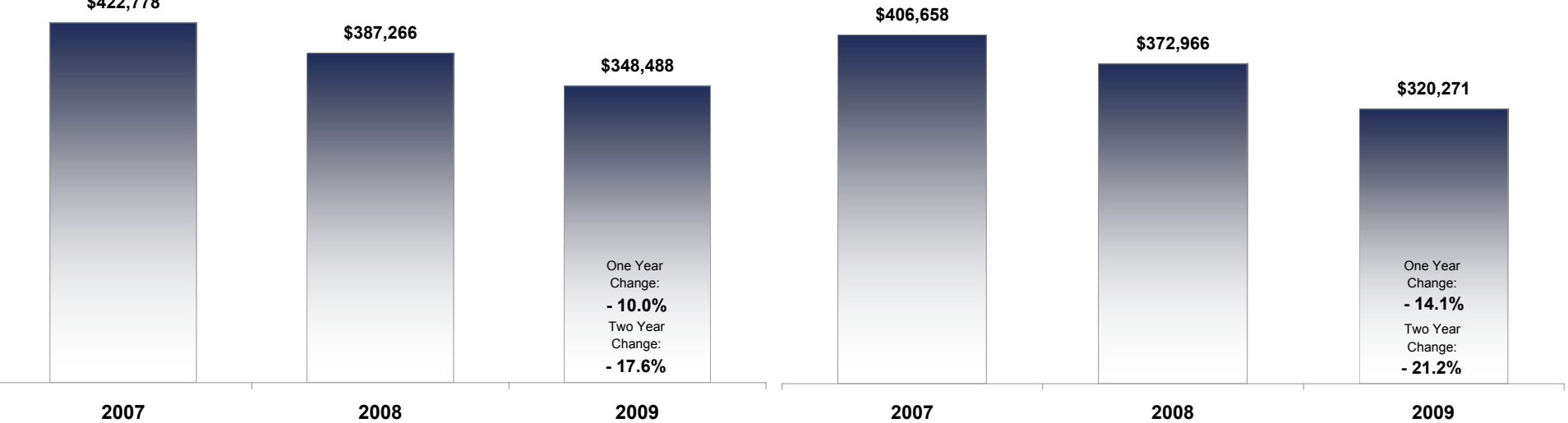


June

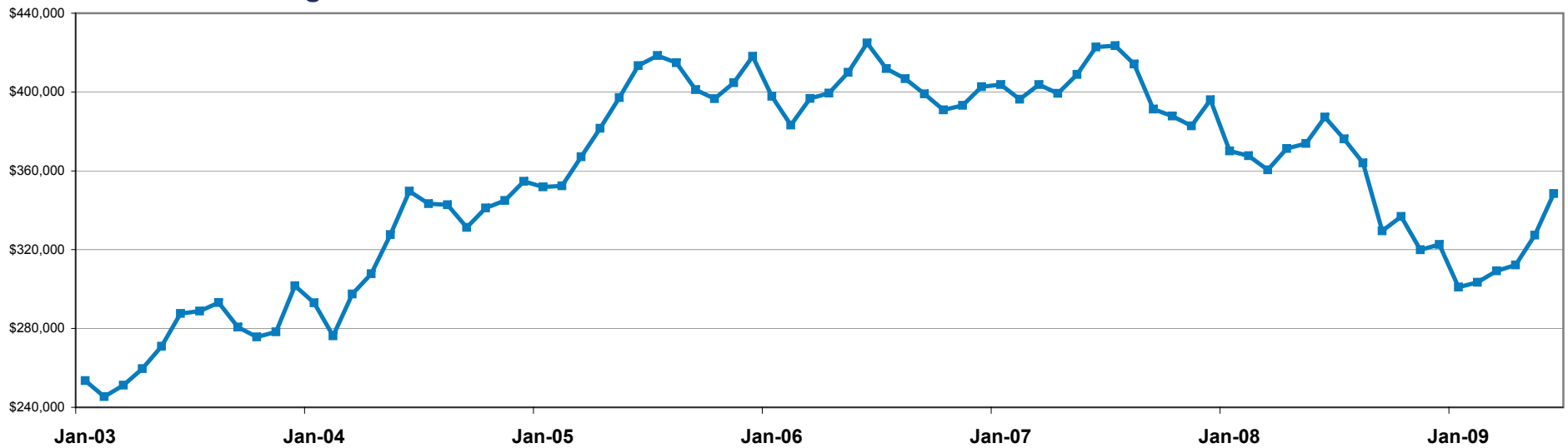


Year to Date

Figures do not take into account seller concessions.



Historical Average Prices

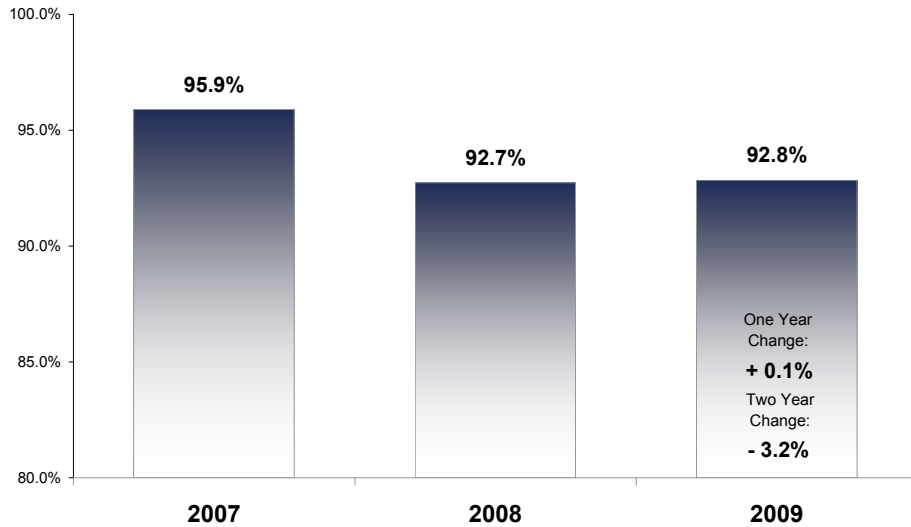


Percent of Original List Price Received at Sale

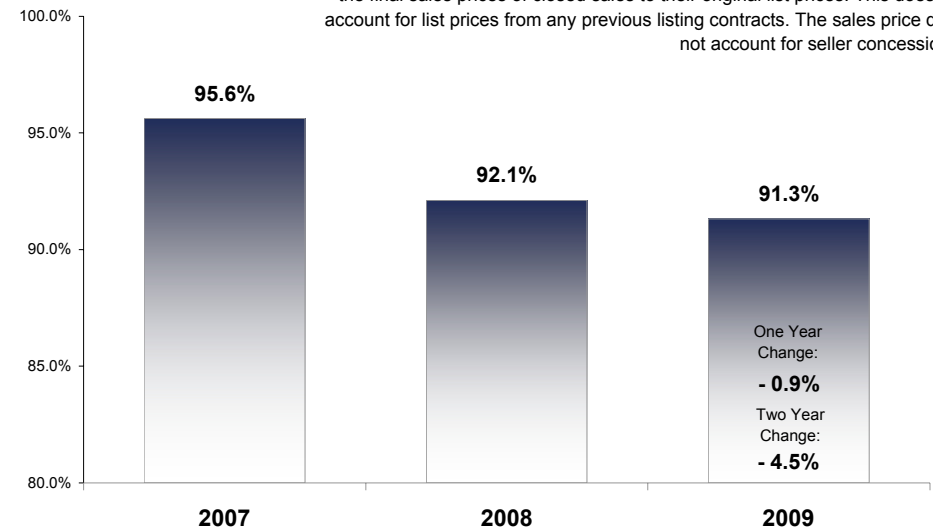
A Monthly Indicator from MRIS, Inc.



June

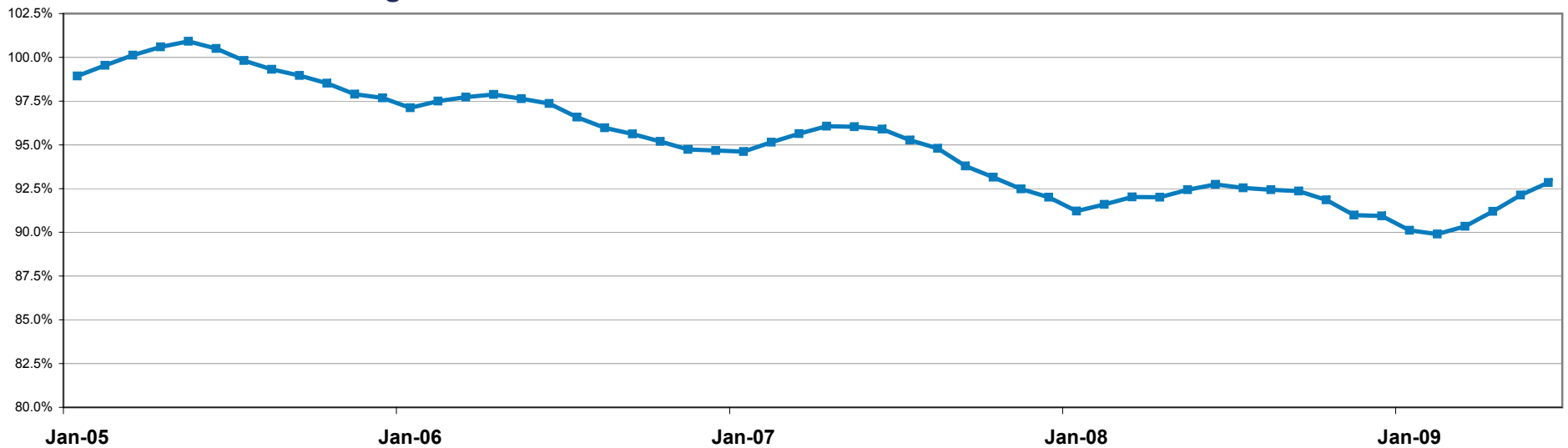


Year to Date



The Percent of Original List Price Received at Sale is calculated by comparing the final sales prices of closed sales to their original list prices. This does not account for list prices from any previous listing contracts. The sales price does not account for seller concessions.

Historical Percent of Original List Price Received at Sale



Housing Affordability Index

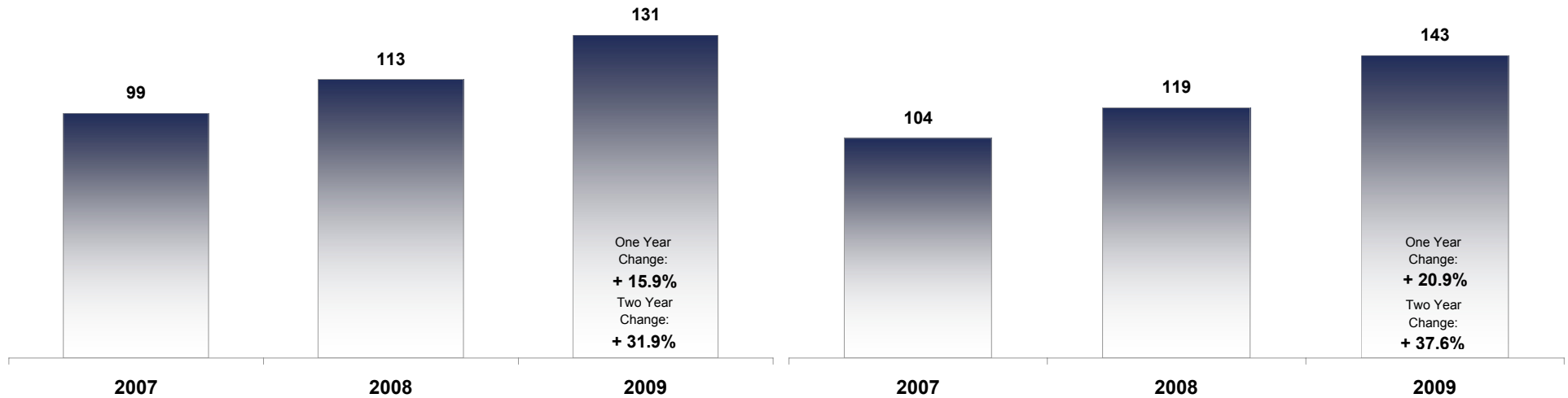
A Monthly Indicator from MRIS, Inc.



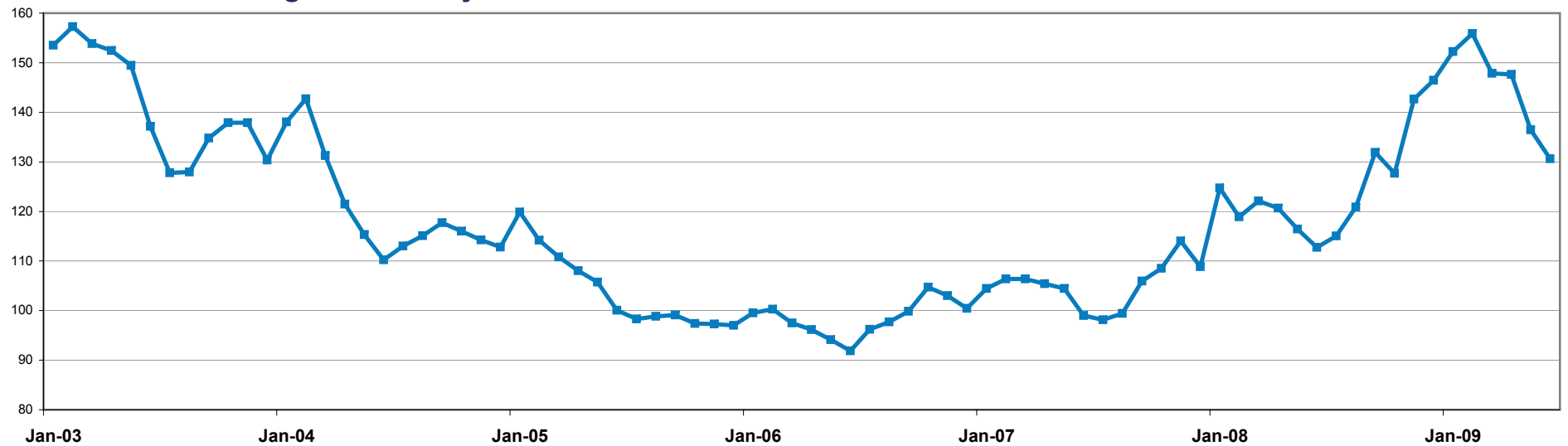
June

Year to Date

The HAI formula measures housing affordability for the MRIS Service Area. An HAI of 120 means the median family income is 120% of the necessary income to qualify for the median priced home using 20% downpayment, 30-year fixed rate mortgage.



Historical Housing Affordability Index

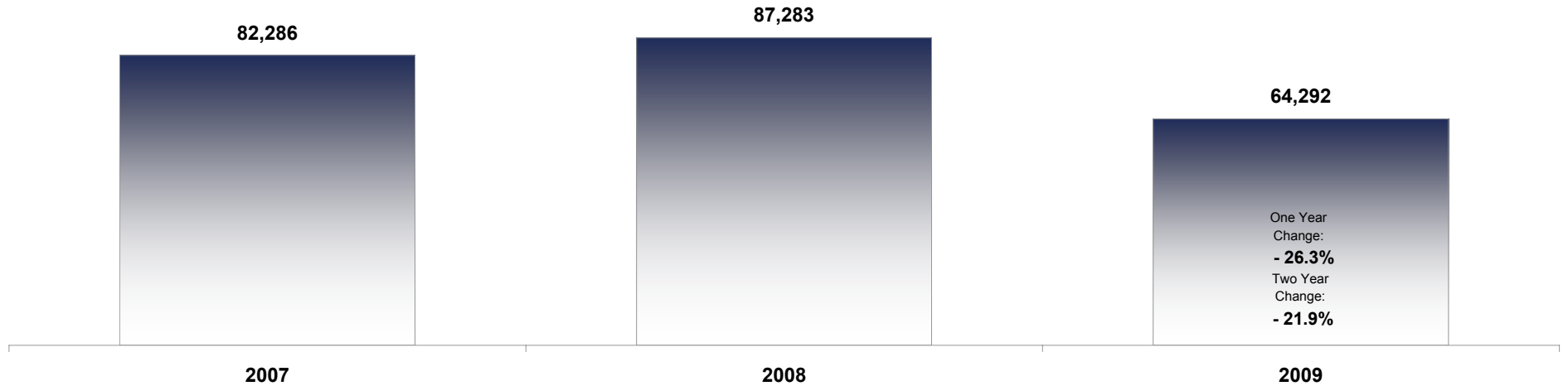


Inventory of Homes for Sale

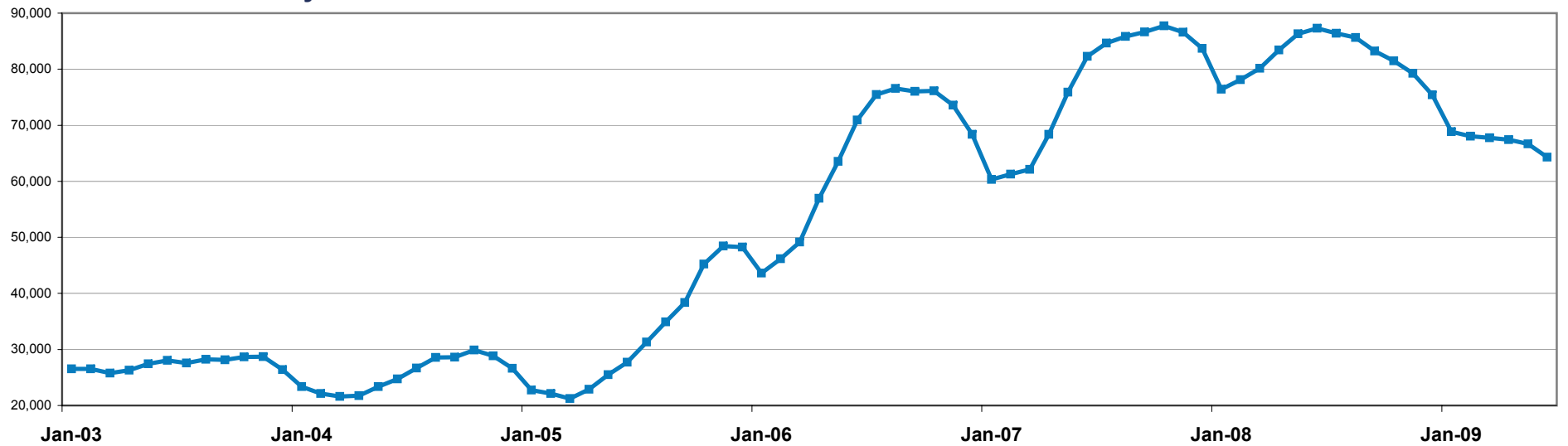
A Monthly Indicator from MRIS, Inc.



June



Historical Inventory of Homes for Sale

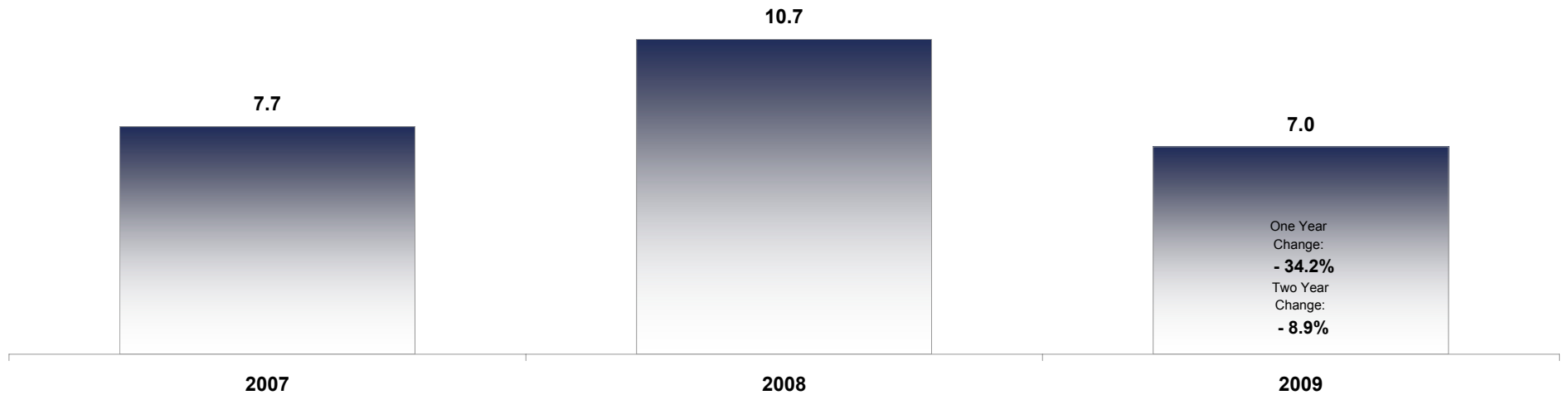


Months Supply of Inventory

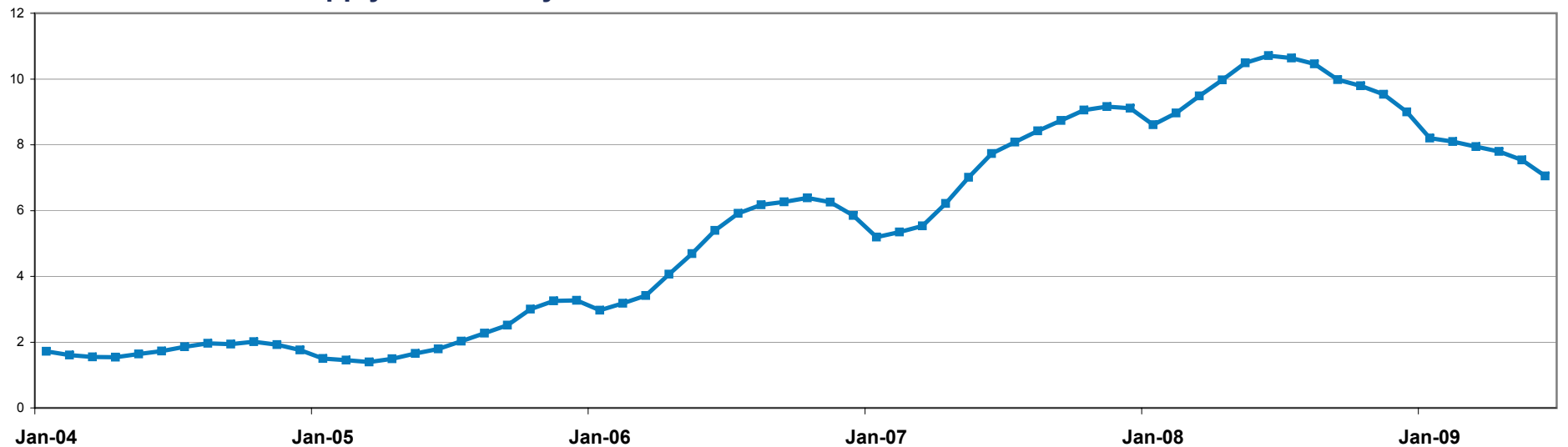
A Monthly Indicator from MRIS, Inc.



June



Historical Months Supply of Inventory



Market Overview

A Monthly Indicator from MRIS, Inc.



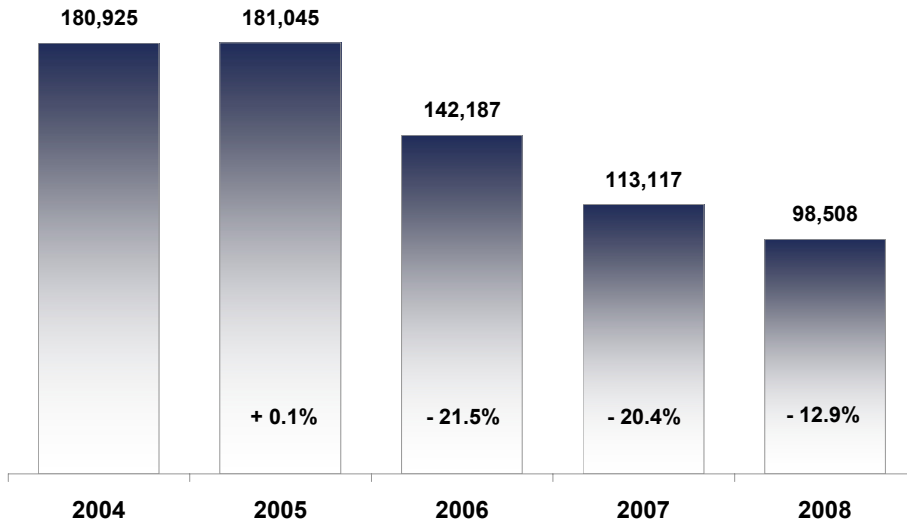
June 2009		2009	2008	Percent Change	5-Year Average	2009 Year-to-Date	2008 Year-to-Date	Percent Change	5-Year Year-to-Date Average
New Listings	Apr	18,336	23,805	- 23.0%	24,580	66,858	85,921	- 22.2%	84,135
	May	18,088	22,187	- 18.5%	24,713	84,946	108,108	- 21.4%	108,849
	Jun	17,454	20,104	- 13.2%	23,668	102,400	128,212	- 20.1%	132,517
Pending Sales	Apr	11,755	10,300	+ 14.1%	13,140	36,983	33,767	+ 9.5%	45,365
	May	12,292	9,912	+ 24.0%	13,334	49,275	43,679	+ 12.8%	58,699
	Jun	12,805	9,501	+ 34.8%	12,684	62,080	53,180	+ 16.7%	71,384
Closed Sales	Apr	8,335	8,463	- 1.5%	11,034	27,239	27,386	- 0.5%	37,705
	May	9,188	9,306	- 1.3%	12,314	36,427	36,692	- 0.7%	50,019
	Jun	10,252	10,291	- 0.4%	13,794	46,679	46,983	- 0.6%	63,813
Days on Market Until Sale	Apr	111	121	- 8.3%	82	119	122	- 2.4%	86
	May	109	112	- 3.5%	78	116	120	- 2.7%	84
	Jun	101	106	- 4.6%	73	113	117	- 3.1%	82
Median Sales Price	Apr	\$250,000	\$301,000	- 16.9%	\$313,200	\$250,000	\$300,000	- 16.7%	\$309,925
	May	\$270,000	\$310,000	- 12.9%	\$322,352	\$255,000	\$304,000	- 16.1%	\$313,000
	Jun	\$280,000	\$315,000	- 11.1%	\$332,600	\$260,000	\$305,000	- 14.8%	\$317,960
Average Sales Price	Apr	\$312,278	\$371,356	- 15.9%	\$372,770	\$307,273	\$367,279	- 16.3%	\$367,028
	May	\$327,319	\$373,889	- 12.5%	\$383,430	\$312,329	\$368,955	- 15.3%	\$371,123
	Jun	\$348,488	\$387,266	- 10.0%	\$399,347	\$320,271	\$372,966	- 14.1%	\$377,268
Inventory of Homes for Sale	Apr	67,442	83,426	- 19.2%					
	May	66,679	86,310	- 22.7%	--	--	--	--	--
	Jun	64,292	87,283	- 26.3%					
Percent of Original List Price	Apr	91.2%	92.0%	- 0.9%	95.5%	95.5%	91.8%	+ 4.1%	90.5%
	May	92.1%	92.4%	- 0.3%	95.8%	95.8%	91.9%	+ 4.2%	90.9%
	Jun	92.8%	92.7%	+ 0.1%	95.9%	95.9%	92.1%	+ 4.1%	91.3%
Housing Affordability Index	Apr	148	121	+ 22.4%	116	150	121	+ 23.9%	
	May	136	116	+ 17.2%	111	147	120	+ 22.2%	--
	Jun	131	113	+ 15.9%	107	143	119	+ 20.9%	
Months Supply of Inventory	Apr	7.8	10.0	- 21.8%					
	May	7.5	10.5	- 28.1%	--	--	--	--	--
	Jun	7.0	10.7	- 34.2%					

Annual Review

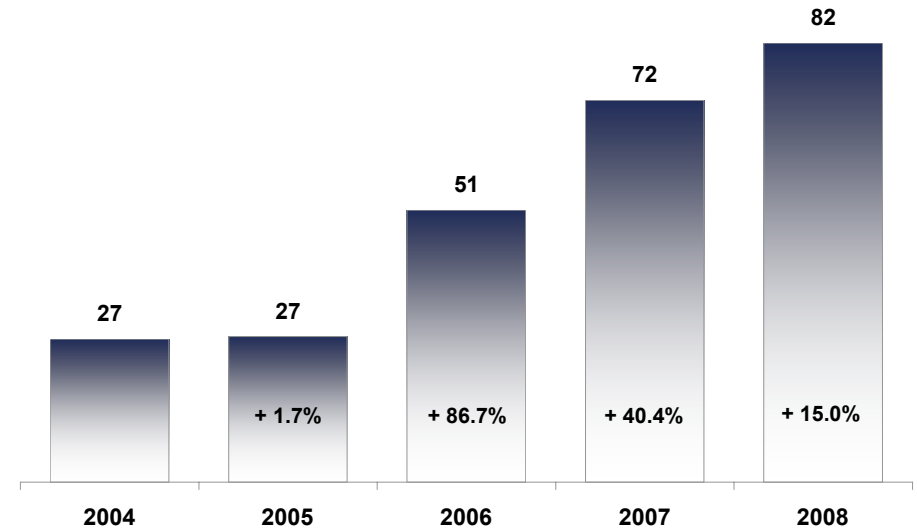
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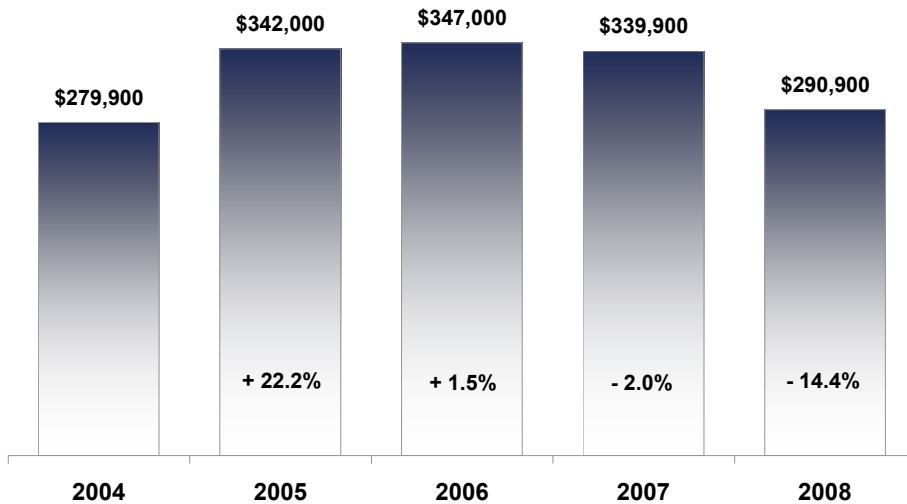
Closed Sales



Days on Market Until Sale



Median Sales Price



Percent of Original List Price Received at Sale

