

The CCAR Pulse

Where Our Members Live and Work



Addison

Multiple Counties, TX

April

Year to Date

| | 2007 | 2008 | Change | 2007 | 2008 | Change |
|---|-----------|-----------|--------|-----------|-----------|--------|
| New Listings | 310 | 255 | -17.7% | 1,140 | 913 | -19.9% |
| Closed Sales* (reported) | 186 | 117 | -37.1% | 616 | 392 | -36.4% |
| Closed Sales* (projected) | 186 | 131 | -29.3% | 616 | 406 | -34.0% |
| Average Sales Price** | \$276,540 | \$284,125 | 2.7% | \$269,620 | \$276,778 | 2.7% |
| Percent of Original List Price Received at Sale** | 95.0% | 94.7% | -0.4% | 95.3% | 93.4% | -2.0% |
| Average Days on Market Until Sale | 66 | 78 | 18.9% | 71 | 81 | 15.3% |
| Single-Family Detached Inventory*** | NA | 548 | NA | -- | -- | -- |
| Townhouse-Condo Inventory | NA | 225 | NA | -- | -- | -- |

*Due to the delay experienced in reporting closed sales into MLS, reported unit activity will appear artificially low for the most recent month. Our higher projected unit activity assumes that only 89% of all sales are reported in in time for this report -- a number we use based upon historical analysis. **Does not account for seller concessions ***Inventory figures were first tracked in September 2007

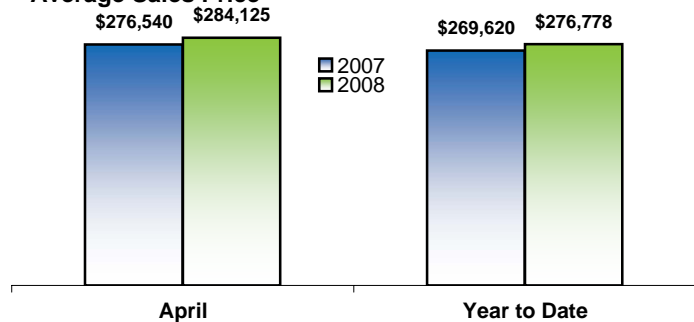
Activity—Most Recent Month



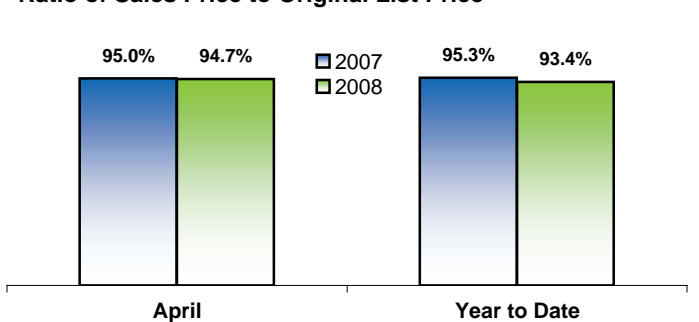
Activity—Year to Date



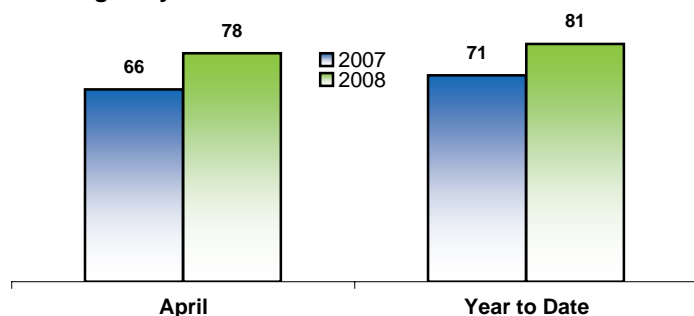
Average Sales Price



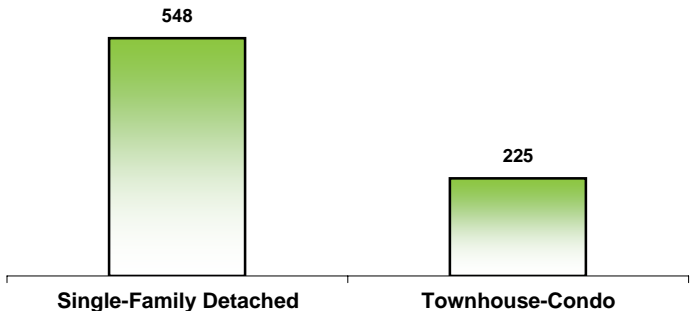
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



Some of the figures referenced in this report are for only one month worth of activity. As such, they can sometimes look extreme due to the small sample size involved.