

The CCAR Pulse

Where Our Members Live and Work



SE Denton County

April

Year to Date

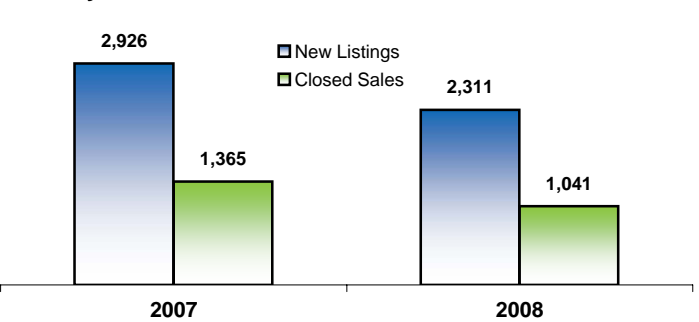
Denton County, TX	2007	2008	Change	2007	2008	Change
New Listings	840	642	-23.6%	2,926	2,311	-21.0%
Closed Sales* (reported)	389	283	-27.2%	1,365	1,041	-23.7%
Closed Sales* (projected)	389	318	-18.3%	1,365	1,076	-21.2%
Average Sales Price**	\$247,862	\$227,639	-8.2%	\$239,018	\$231,982	-2.9%
Percent of Original List Price Received at Sale**	96.3%	95.2%	-1.2%	96.5%	95.2%	-1.4%
Average Days on Market Until Sale	63	75	18.4%	65	79	21.1%
Single-Family Detached Inventory***	NA	1,830	NA	--	--	--
Townhouse-Condo Inventory	NA	98	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

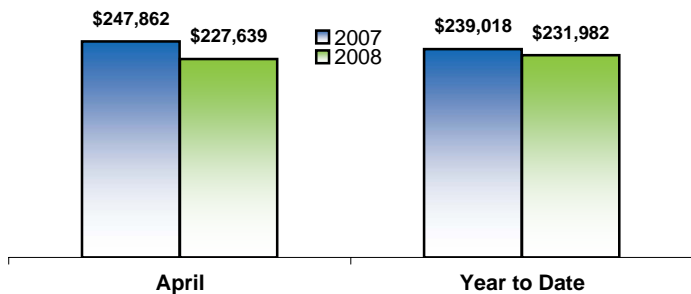
Activity—Most Recent Month



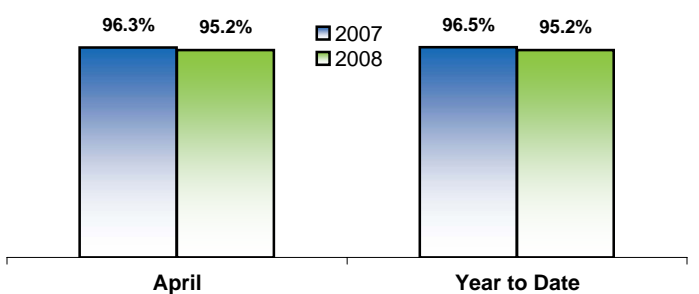
Activity—Year to Date



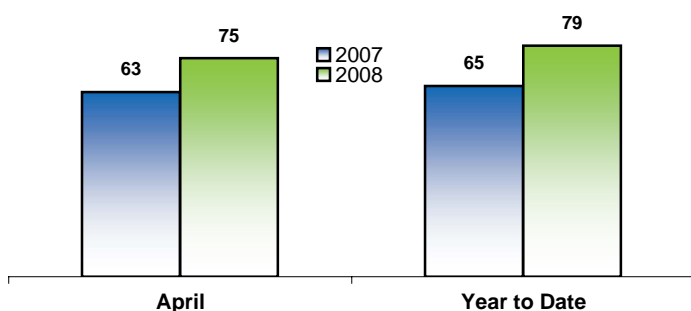
Average Sales Price



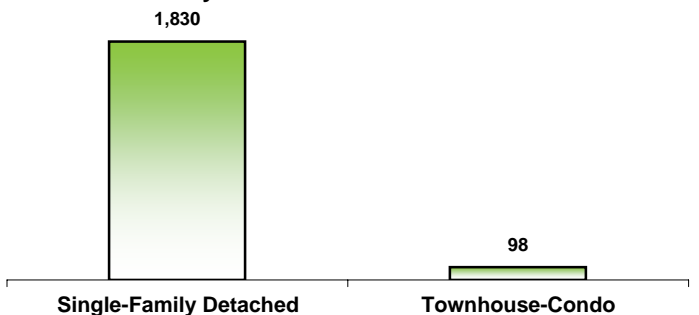
Ratio of Sales Price to Original List Price



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.