

The CCAR Pulse

Where Our Members Live and Work



Carrollton/Farmers Branch

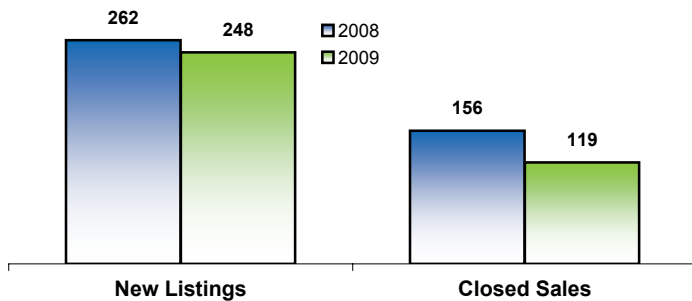
April

Entire Year

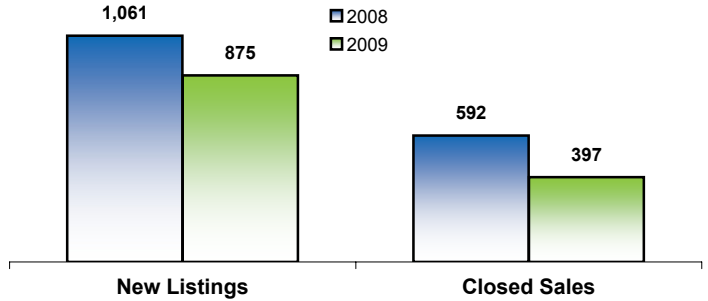
Dallas and Denton Counties, TX	2008	2009	Change	2008	2009	Change
New Listings	262	248	- 5.3%	1,061	875	- 17.5%
Closed Sales* (reported)	156	119	- 23.7%	592	397	- 32.9%
Closed Sales* (projected)	156	133	- 14.7%	592	411	- 30.6%
Average Sales Price**	\$182,507	\$184,667	+ 1.2%	\$180,744	\$179,282	- 0.8%
Median Sales Price**	\$166,810	\$150,000	- 10.1%	\$158,000	\$162,250	+ 2.7%
Percent of Original List Price Received at Sale**	94.8%	93.8%	- 1.0%	93.8%	93.6%	- 0.2%
Average Days on Market Until Sale	86	95	+ 10.6%	94	98	+ 4.1%
Single-Family Detached Inventory	628	555	- 11.6%	--	--	--
Townhouse-Condo Inventory	121	78	- 35.5%	--	--	--

*Due to the typical delays in recording sales, reported unit activity will appear artificially low for the most recent month. Our **projected** unit activity assumes that only 89% of all sales are reported in in time for this report. **Year-to-Date** figures are now updated each month in the interest of accuracy. **Does not include seller's concessions.

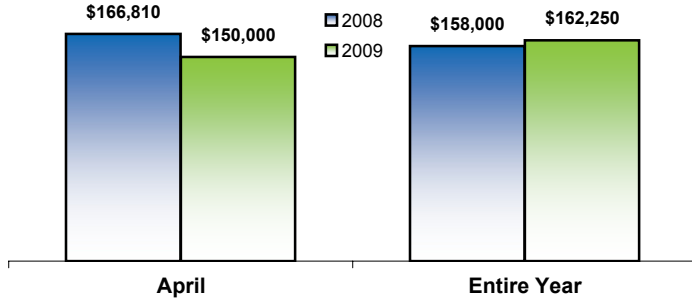
Activity—Most Recent Month



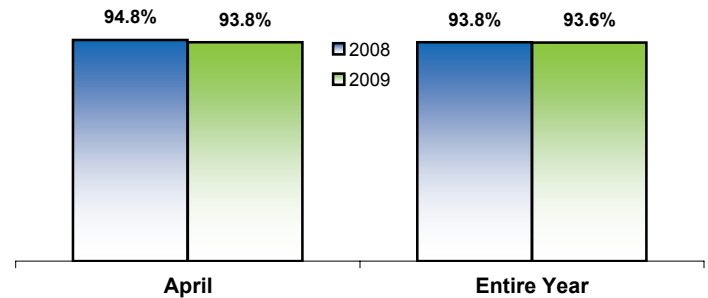
Activity—Entire Year



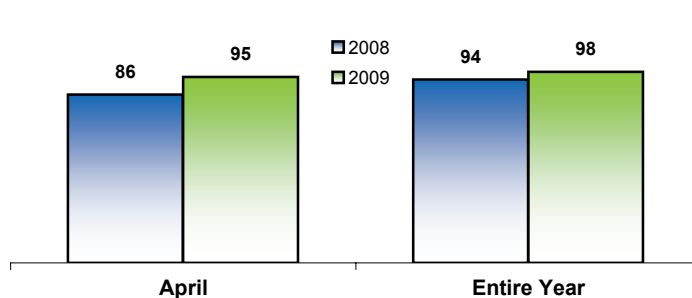
Median Sales Price



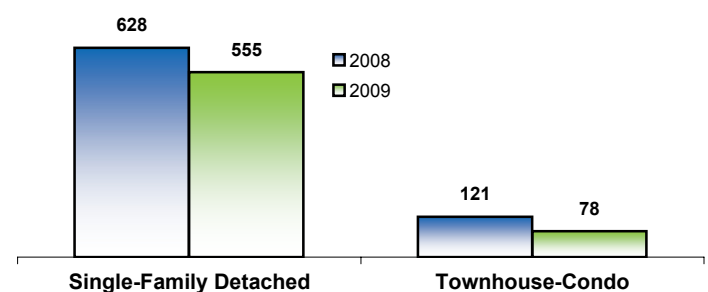
Ratio of Sales Price to Original List Price



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.