

# The CCAR Pulse

Where Our Members Live and Work



## Fairview/Lucas

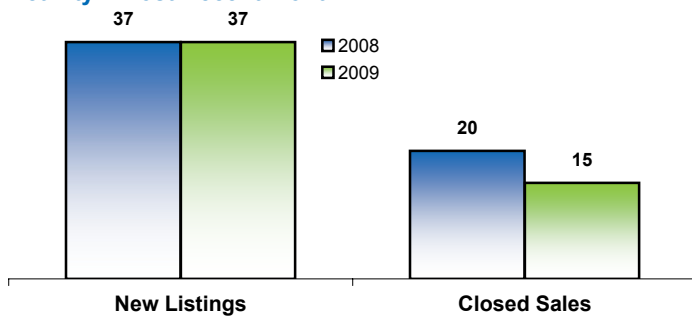
April

Entire Year

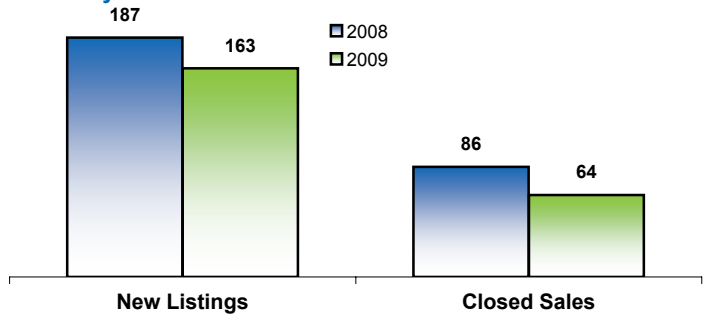
Collin County, TX	2008	2009	Change	2008	2009	Change
New Listings	37	37	- 0.0%	187	163	- 12.8%
Closed Sales* (reported)	20	15	- 25.0%	86	64	- 25.6%
Closed Sales* (projected)	20	16	- 20.0%	86	65	- 24.4%
Average Sales Price**	\$349,048	<b>\$307,225</b>	- 12.0%	\$396,213	<b>\$335,418</b>	- 15.3%
Median Sales Price**	\$236,500	<b>\$237,000</b>	+ 0.2%	\$275,750	<b>\$282,450</b>	+ 2.4%
Percent of Original List Price Received at Sale**	93.9%	<b>94.3%</b>	+ 0.4%	94.8%	<b>91.8%</b>	- 3.2%
Average Days on Market Until Sale	149	<b>116</b>	- 21.8%	134	<b>144</b>	+ 7.2%
Single-Family Detached Inventory	205	<b>148</b>	- 27.8%	--	--	--
Townhouse-Condo Inventory	6	<b>4</b>	- 33.3%	--	--	--

\*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.

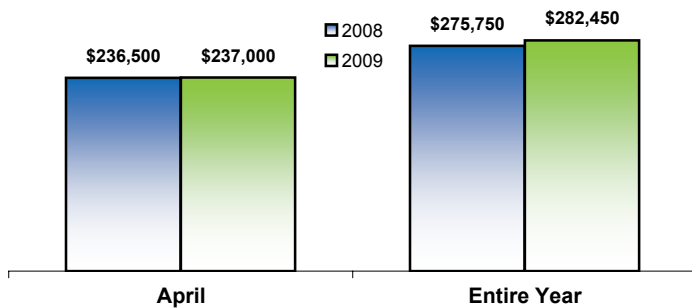
Activity—Most Recent Month



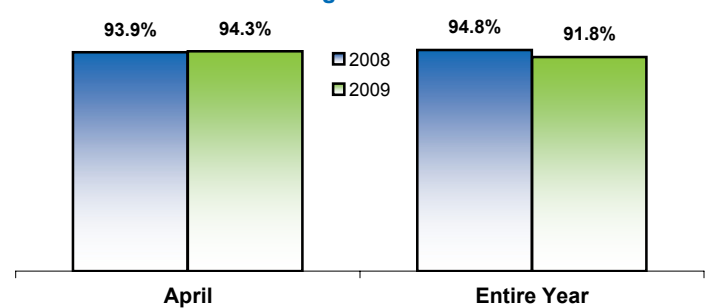
Activity—Entire Year



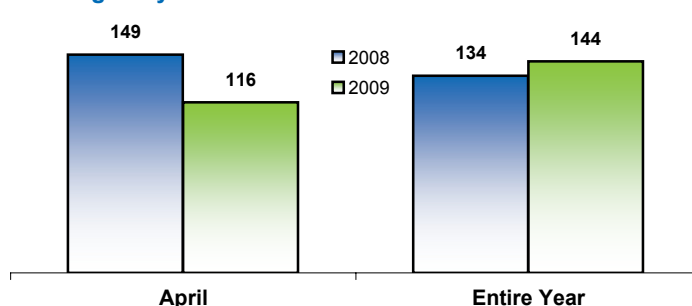
Median Sales Price



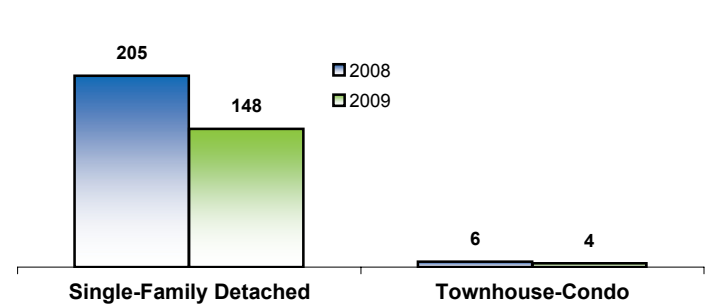
Ratio of Sales Price to Original List Price



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.