

The CCAR Pulse

Where Our Members Live and Work



The Colony

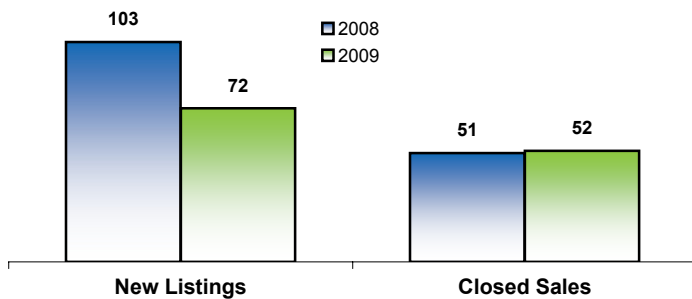
April

Entire Year

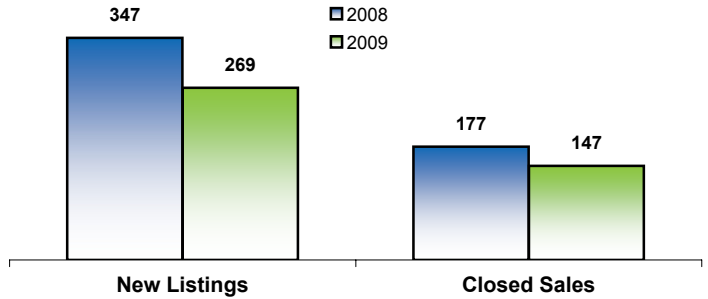
Denton County, TX	2008	2009	Change	2008	2009	Change
New Listings	103	72	- 30.1%	347	269	- 22.5%
Closed Sales* (reported)	51	52	+ 2.0%	177	147	- 16.9%
Closed Sales* (projected)	51	58	+ 13.7%	177	153	- 13.6%
Average Sales Price**	\$151,141	\$140,643	- 6.9%	\$149,328	\$140,424	- 6.0%
Median Sales Price**	\$143,000	\$140,500	- 1.7%	\$132,250	\$134,000	+ 1.3%
Percent of Original List Price Received at Sale**	94.7%	95.1%	+ 0.5%	94.8%	93.4%	- 1.4%
Average Days on Market Until Sale	95	66	- 31.1%	100	76	- 24.0%
Single-Family Detached Inventory	223	154	- 30.9%	--	--	--
Townhouse-Condo Inventory	21	13	- 38.1%	--	--	--

*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.

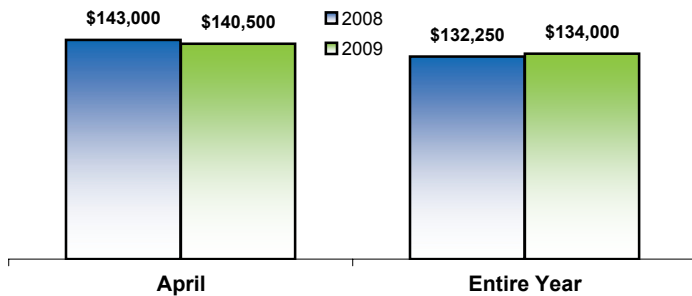
Activity—Most Recent Month



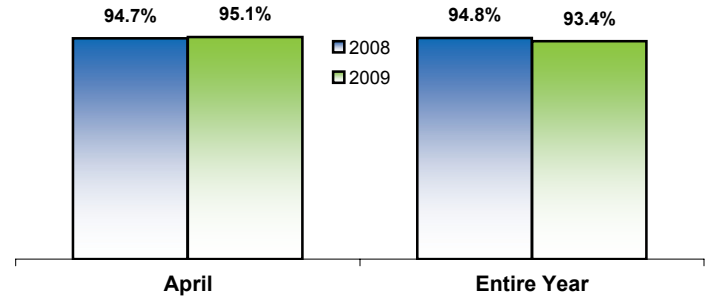
Activity—Entire Year



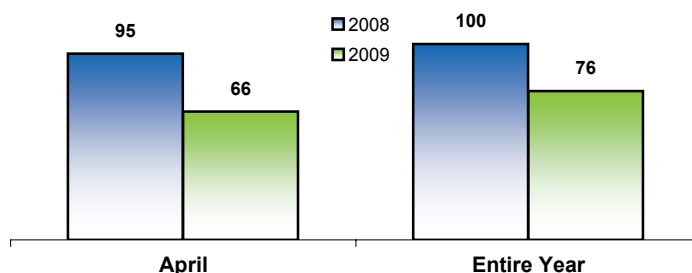
Median Sales Price



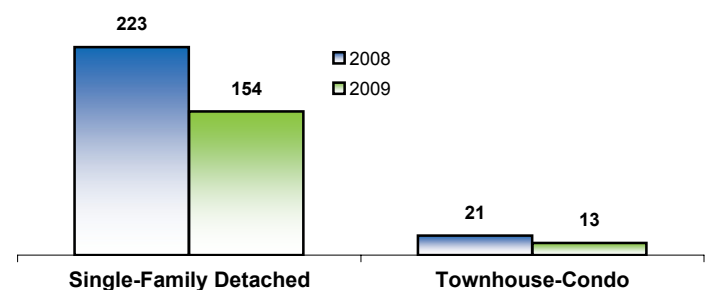
Ratio of Sales Price to Original List Price



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.