

# The CCAR Pulse

Where Our Members Live and Work



## Carrollton/Farmers Branch

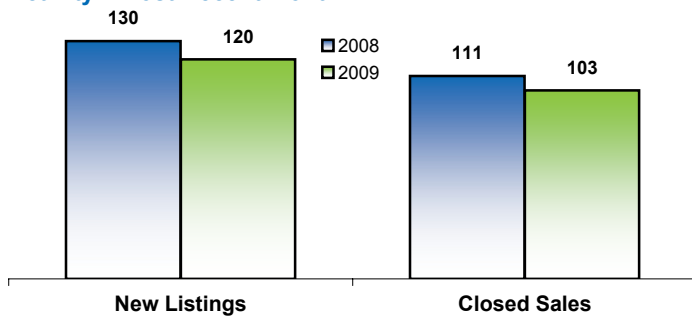
## December

## Entire Year

Dallas and Denton Counties, TX	2008	2009	Change	2008	2009	Change
New Listings	130	120	- 7.7%	2,870	2,633	- 8.3%
Closed Sales* (reported)	111	103	- 7.2%	1,823	1,590	- 12.8%
Closed Sales* (projected)	111	115	+ 3.6%	1,823	1,602	- 12.1%
Average Sales Price**	\$204,590	\$168,113	- 17.8%	\$188,939	\$184,238	- 2.5%
Median Sales Price**	\$179,000	\$150,500	- 15.9%	\$161,950	\$160,000	- 1.2%
Percent of Original List Price Received at Sale**	94.4%	93.5%	- 0.9%	94.8%	94.2%	- 0.6%
Average Days on Market Until Sale	93	91	- 1.3%	80	85	+ 6.3%
Single-Family Detached Inventory	576	526	- 8.7%	--	--	--
Townhouse-Condo Inventory	75	75	- 0.0%	--	--	--

\*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.

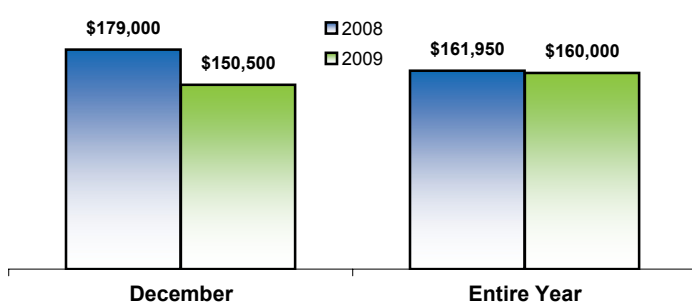
### Activity—Most Recent Month



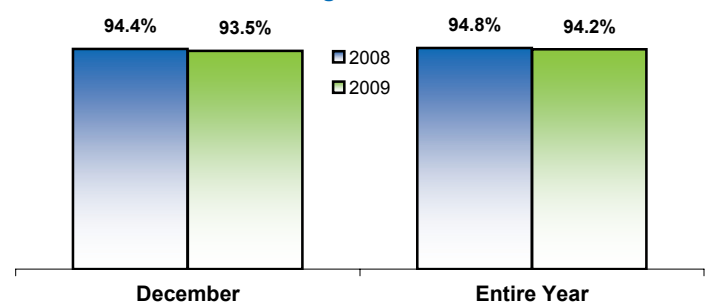
### Activity—Entire Year



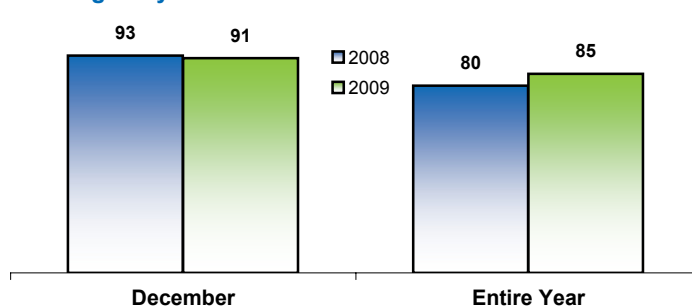
### Median Sales Price



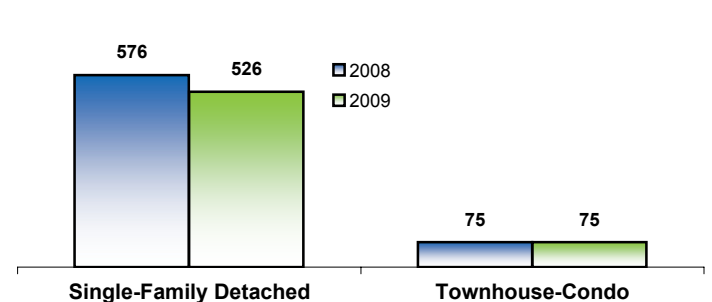
### Ratio of Sales Price to Original List Price



### 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.