

April 2008

Residential								Condominium				
Sold by # of Bedrooms						Inventories		Sold			Inventories	
Price Range	0-2	3	4+	08 Total Units	07 Total Units	2008	2007	Price Range	08 Total Units	07 Total Units	2008	2007
<\$99,999	7	5	0	12	7	147	81	<\$99,999	17	6	154	69
\$100 - \$199,999	17	25	5	47	30	632	427	\$100 - \$199,999	19	18	389	473
\$200 - \$299,999	12	20	1	33	39	573	745	\$200 - \$299,999	11	9	230	248
\$300 - \$399,999	2	8	5	15	26	386	492	\$300 - \$399,999	4	5	176	235
\$400 - \$499,999	2	6	3	11	15	218	328	\$400 - \$499,999	3	3	109	142
\$500 - \$599,999	0	4	3	7	8	158	216	\$500 - \$599,999	1	1	56	70
\$600 - \$699,999	0	0	4	4	4	108	136	\$600 - \$699,999	2	2	24	35
\$700 - \$799,999	1	0	1	2	3	87	100	\$700 - \$799,999	2	2	16	22
\$800 - \$899,999	0	0	1	1	2	59	60	\$800 - \$899,999	1	1	12	11
\$900 - \$999,999	0	1	0	1	3	37	58	\$900 - \$999,999	0	0	6	11
\$1 - \$1,499,999	0	4	1	5	1	86	93	\$1 - \$1,499,999	0	1	19	12
\$1.5 - \$1,749,999	0	0	0	0	2	25	24	\$1.5 - \$1,749,999	0	0	2	4
\$1.75 - \$1,999,999	0	0	0	0	0	24	29	\$1.75 - \$1,999,999	0	0	6	1
\$2 - \$2,499,999	0	0	1	1	0	27	21	\$2 - \$2,499,999	1	0	3	8
\$2.5 - \$2,999,999	0	0	0	0	1	16	23	\$2.5 - \$2,999,999	0	0	2	4
\$3 - \$3,499,999	0	0	0	0	0	7	13	\$3 - \$3,499,999	0	0	0	0
\$3.5 - \$3,999,999	0	0	1	1	0	8	12	\$3.5 - \$3,999,999	0	0	0	0
\$4 - \$4,999,999	0	0	0	0	0	4	2	\$4 - \$4,999,999	0	0	0	0
>\$5,000,000	0	0	1	1	0	16	14	>\$5,000,000	0	0	0	0
Total Units	41	73	27	141	141	2,618	2,874	Total Units	61	48	1,204	1,345
Avg Price	192,241	304,534	1,249,207	452,777	363,738	510,002	525,013	Avg Price	256,554	289,019	303,636	327,889
Med Price	114,450	210,000	450,000	220,000	285,000	299,000	339,056	Med Price	160,000	185,000	229,000	249,950
Total Val	7,881,900	22,231,000	33,728,600	63,841,500	51,287,105	1,338,754,443	1,510,987,972	Total Val	15,649,800	13,872,929	365,578,288	441,010,086

Solds by Financing Type

Residential

Type	2008	2007
Assum	0	0
Cash	50	37
Conv	72	98
FHA	13	1
VA	5	0
Seller	0	0
Other	1	5

Absorption Rate

Residential

2008	2007
18.57	20.38

Absorption Rate

Condo

2008	2007
19.74	28.02

Solds by Financing Type

Condo

Type	2008	2007
Assum	0	0
Cash	30	19
Conv	27	28
FHA	2	0
VA	0	0
Seller	1	0
Other	1	1

Solds by Number by DOM

Residential

DOM	2008	2007
1-30	16	23
31-60	20	15
61-90	18	26
91-120	19	15
121+	66	62

Absorption rate: indication of average length of DOM

To calculate the absorption rate, divide the number of listings in your market by the number of sales during that month. For example, if your market had 300 home listings last month and 100 sales, the absorption rate is three months.

Solds by Number by DOM

Condo

DOM	2008	2007
1-30	11	7
31-60	4	10
61-90	10	7
91-120	5	3
121+	30	21

Based on MLS information from the Realtor Association of Martin County, Inc.