

August 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	6	4	0	10	3	174	89	<\$99,999	13	6	182	90
\$100 - \$199,999	8	18	6	32	34	583	536	\$100 - \$199,999	9	17	330	455
\$200 - \$299,999	6	10	6	22	46	490	736	\$200 - \$299,999	3	7	237	236
\$300 - \$399,999	0	9	6	15	11	326	439	\$300 - \$399,999	6	4	177	185
\$400 - \$499,999	0	6	6	12	11	187	313	\$400 - \$499,999	1	2	88	127
\$500 - \$599,999	0	1	1	2	10	142	173	\$500 - \$599,999	2	1	41	53
\$600 - \$699,999	0	1	1	2	6	89	110	\$600 - \$699,999	0	0	16	34
\$700 - \$799,999	0	1	0	1	2	67	73	\$700 - \$799,999	0	0	17	14
\$800 - \$899,999	0	0	0	0	1	49	75	\$800 - \$899,999	0	0	14	9
\$900 - \$999,999	1	0	0	1	1	31	51	\$900 - \$999,999	0	0	7	9
\$1 - \$1,499,999	0	1	3	4	4	64	92	\$1 - \$1,499,999	0	0	16	11
\$1.5 - \$1,749,999	0	0	1	1	0	26	15	\$1.5 - \$1,749,999	0	0	2	3
\$1.75 - \$1,999,999	0	0	0	0	0	22	25	\$1.75 - \$1,999,999	0	0	7	0
\$2 - \$2,499,999	0	1	0	1	0	19	20	\$2 - \$2,499,999	0	0	2	8
\$2.5 - \$2,999,999	0	0	1	1	1	14	21	\$2.5 - \$2,999,999	0	0	0	3
\$3 - \$3,499,999	0	0	1	1	0	7	7	\$3 - \$3,499,999	0	0	0	0
\$3.5 - \$3,999,999	0	0	0	0	0	6	7	\$3.5 - \$3,999,999	0	0	0	0
\$4 - \$4,999,999	0	0	1	1	0	6	2	\$4 - \$4,999,999	0	0	0	0
>\$5,000,000	0	0	0	0	0	13	11	>\$5,000,000	0	0	0	0
Total Units	21	52	33	106	130	2,315	2,795	Total Units	34	37	1,136	1,237
Avg Price	176,210	320,262	743,797	423,579	351,059	484,754	485,497	Avg Price	195,424	203,161	292,702	310,783
Med Price	139,450	225,000	375,000	236,250	247,750	289,000	315,900	Med Price	132,500	159,000	229,000	236,500
Total Val	3,700,400	16,653,611	24,545,315	44,899,326	45,637,701	1,124,144,215	1,359,877,167	Total Val	6,644,400	7,516,959	332,509,709	384,749,968

Solds by Financing Type

Residential

Type	2008	2007
Assum	0	0
Cash	41	32
Conv	57	91
FHA	8	3
VA	0	1
Seller	0	0
Other	0	3

Absorption Rate

Residential

2008	2007
21.84	21.50

Absorption Rate

Condo

2008	2007
33.41	33.43

Solds by Financing Type

Condo

Type	2008	2007
Assum	0	0
Cash	23	13
Conv	10	23
FHA	1	0
VA	0	0
Seller	0	0
Other	0	1

Solds by Number by DOM

Residential

DOM	2008	2007
1-30	26	26
31-60	11	18
61-90	11	12
91-120	11	16
121+	46	58

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	2	4
31-60	4	3
61-90	5	7
91-120	5	1
121+	18	20

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