

February 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	10	5	1	16	2	128	69	<\$99,999	9	6	152	78	
\$100 - \$199,999	9	17	4	30	25	696	419	\$100 - \$199,999	12	9	432	460	
\$200 - \$299,999	7	11	3	21	24	651	676	\$200 - \$299,999	6	4	229	283	
\$300 - \$399,999	2	9	4	15	15	410	540	\$300 - \$399,999	3	3	178	230	
\$400 - \$499,999	0	5	3	8	6	262	350	\$400 - \$499,999	1	5	119	159	
\$500 - \$599,999	0	2	0	2	1	166	248	\$500 - \$599,999	0	2	58	85	
\$600 - \$699,999	0	1	2	3	6	107	152	\$600 - \$699,999	1	1	33	55	
\$700 - \$799,999	0	1	0	1	3	82	110	\$700 - \$799,999	0	3	18	22	
\$800 - \$899,999	0	1	2	3	1	62	64	\$800 - \$899,999	0	3	16	13	
\$900 - \$999,999	0	1	0	1	1	37	63	\$900 - \$999,999	0	1	9	14	
\$1 - \$1,499,999	1	0	0	1	6	87	96	\$1 - \$1,499,999	0	0	25	12	
\$1.5 - \$1,749,999	0	0	0	0	0	20	28	\$1.5 - \$1,749,999	0	0	9	8	
\$1.75 - \$1,999,999	0	0	0	0	0	26	27	\$1.75 - \$1,999,999	0	0	4	1	
\$2 - \$2,499,999	0	0	0	0	0	24	21	\$2 - \$2,499,999	0	0	8	7	
\$2.5 - \$2,999,999	0	0	0	0	2	19	21	\$2.5 - \$2,999,999	0	0	2	4	
\$3 - \$3,499,999	0	0	1	1	0	5	13	\$3 - \$3,499,999	0	0	0	0	
\$3.5 - \$3,999,999	0	0	0	0	0	8	14	\$3.5 - \$3,999,999	0	0	0	0	
\$4 - \$4,999,999	0	0	0	0	0	5	8	\$4 - \$4,999,999	0	0	0	0	
>\$5,000,000	0	0	0	0	0	14	11	>\$5,000,000	0	0	0	0	
Total Units	29	53	20	102	92	2,809	2,930	Total Units	32	37	1,292	1,431	
Avg Price	189,252	293,059	513,091	306,689	427,591	488,019	537,755	Avg Price	176,603	363,311	326,314	339,405	
Med Price	129,950	270,000	350,000	221,910	265,250	295,250	352,556	Med Price	120,950	285,000	234,900	259,000	
Total Val	5,488,300	15,532,150	10,261,820	31,282,270	39,338,350	1,373,286,646	1,575,623,210	Total Val	5,651,300	13,442,508	421,924,148	485,688,795	

Solds by Financing Type

Residential

Type	2008	2007
Assum	0	0
Cash	56	29
Conv	40	62
FHA	3	0
VA	2	0
Seller	1	0
Other	0	1

Absorption Rate

Residential

2008	2007
27.54	31.85

Absorption Rate

Condo

2008	2007
40.38	38.68

Solds by Financing Type

Condo

Type	2008	2007
Assum	0	0
Cash	15	15
Conv	17	21
FHA	0	0
VA	0	0
Seller	0	0
Other	0	1

Solds by Number by DOM

Residential

DOM	2008	2007
1-30	22	13
31-60	22	6
61-90	11	16
91-120	7	14
121+	40	43

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	3	12
31-60	1	6
61-90	5	1
91-120	4	4
121+	18	14

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