

January 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	3	2	0	5	1	133	65	<\$99,999	9	3	145	70
\$100 - \$199,999	6	8	0	14	16	698	394	\$100 - \$199,999	9	6	419	429
\$200 - \$299,999	5	9	3	17	31	689	667	\$200 - \$299,999	5	5	223	269
\$300 - \$399,999	0	5	1	6	15	432	532	\$300 - \$399,999	3	2	173	235
\$400 - \$499,999	1	1	3	5	5	265	354	\$400 - \$499,999	3	0	120	159
\$500 - \$599,999	0	2	0	2	11	183	247	\$500 - \$599,999	2	7	60	79
\$600 - \$699,999	0	3	3	6	3	111	153	\$600 - \$699,999	0	4	34	59
\$700 - \$799,999	0	1	1	2	0	77	109	\$700 - \$799,999	0	1	19	23
\$800 - \$899,999	0	0	0	0	3	68	64	\$800 - \$899,999	0	1	18	11
\$900 - \$999,999	0	0	0	0	2	36	57	\$900 - \$999,999	0	0	9	15
\$1 - \$1,499,999	0	1	1	2	1	85	94	\$1 - \$1,499,999	0	0	21	14
\$1.5 - \$1,749,999	0	0	0	0	2	16	23	\$1.5 - \$1,749,999	0	0	6	9
\$1.75 - \$1,999,999	0	0	0	0	1	33	29	\$1.75 - \$1,999,999	0	0	4	4
\$2 - \$2,499,999	0	0	0	0	0	22	21	\$2 - \$2,499,999	0	0	7	5
\$2.5 - \$2,999,999	0	0	0	0	0	21	20	\$2.5 - \$2,999,999	0	0	2	2
\$3 - \$3,499,999	0	0	0	0	1	6	12	\$3 - \$3,499,999	0	0	0	0
\$3.5 - \$3,999,999	0	0	0	0	0	9	12	\$3.5 - \$3,999,999	0	0	0	0
\$4 - \$4,999,999	0	0	0	0	0	6	9	\$4 - \$4,999,999	0	0	0	0
>\$5,000,000	0	0	0	0	1	14	10	>\$5,000,000	0	0	0	0
Total Units	15	32	12	59	93	2,904	2,872	Total Units	31	29	1,260	1,383
Avg Price	187,745	331,684	512,992	331,966	486,467	489,332	535,454	Avg Price	210,284	391,650	323,733	345,410
Med Price	205,500	280,000	455,000	255,000	296,000	295,000	359,000	Med Price	165,000	305,000	239,000	265,000
Total Val	2,816,180	10,613,900	6,155,900	19,585,980	45,241,455	1,423,957,269	1,537,822,960	Total Val	6,518,800	11,357,849	408,227,873	477,702,394

Solds by Financing Type

Residential

Type	2008	2007
Assum	0	0
Cash	20	26
Conv	38	62
FHA	0	0
VA	1	0
Seller	0	0
Other	0	5

Absorption Rate

Residential

2008	2007
49.22	30.88

Absorption Rate

Condo

2008	2007
40.65	47.69

Solds by Financing Type

Condo

Type	2008	2007
Assum	0	0
Cash	21	2
Conv	9	27
FHA	0	0
VA	0	0
Seller	0	0
Other	1	0

Solds by Number by DOM

Residential

DOM	2008	2007
1-30	10	17
31-60	6	8
61-90	4	4
91-120	6	18
121+	32	46

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	5	13
31-60	0	3
61-90	6	3
91-120	2	1
121+	18	9

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