

May 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	13	5	0	18	5	158	83	<\$99,999	11	13	155	76
\$100 - \$199,999	16	25	2	43	32	606	442	\$100 - \$199,999	11	26	377	465
\$200 - \$299,999	8	20	6	34	37	512	750	\$200 - \$299,999	9	22	227	241
\$300 - \$399,999	4	14	9	27	18	366	468	\$300 - \$399,999	6	14	170	221
\$400 - \$499,999	1	3	1	5	11	210	327	\$400 - \$499,999	5	6	98	132
\$500 - \$599,999	0	3	3	6	6	156	213	\$500 - \$599,999	1	2	57	69
\$600 - \$699,999	0	2	2	4	4	104	131	\$600 - \$699,999	2	5	19	33
\$700 - \$799,999	0	0	2	2	5	86	86	\$700 - \$799,999	1	3	16	22
\$800 - \$899,999	0	2	0	2	4	59	72	\$800 - \$899,999	0	1	11	11
\$900 - \$999,999	0	0	1	1	1	31	53	\$900 - \$999,999	0	0	6	9
\$1 - \$1,499,999	0	0	0	0	3	78	100	\$1 - \$1,499,999	1	1	18	12
\$1.5 - \$1,749,999	0	0	1	1	2	23	23	\$1.5 - \$1,749,999	0	0	3	3
\$1.75 - \$1,999,999	0	0	0	0	1	22	29	\$1.75 - \$1,999,999	0	0	4	1
\$2 - \$2,499,999	0	1	0	1	0	20	22	\$2 - \$2,499,999	0	0	4	9
\$2.5 - \$2,999,999	0	0	0	0	0	14	24	\$2.5 - \$2,999,999	0	0	1	3
\$3 - \$3,499,999	0	0	0	0	1	7	13	\$3 - \$3,499,999	0	0	0	0
\$3.5 - \$3,999,999	0	0	0	0	0	7	10	\$3.5 - \$3,999,999	0	0	0	0
\$4 - \$4,999,999	0	0	0	0	0	5	3	\$4 - \$4,999,999	0	0	0	0
>\$5,000,000	0	0	0	0	0	16	14	>\$5,000,000	0	0	0	0
Total Units	42	75	27	144	130	2,480	2,863	Total Units	47	93	1,166	1,307
Avg Price	163,819	287,513	462,811	284,304	393,432	504,829	524,593	Avg Price	256,581	282,656	298,575	324,416
Med Price	107,500	233,500	350,000	227,500	277,500	299,000	335,000	Med Price	200,000	240,000	228,500	249,900
Total Val	6,880,400	21,563,475	12,495,900	40,939,775	51,146,099	1,254,501,036	1,504,008,010	Total Val	12,059,299	26,286,964	348,138,274	424,336,464

Solds by Financing Type

Residential

Type	2008	2007
Assum	1	0
Cash	58	26
Conv	74	97
FHA	9	4
VA	0	0
Seller	1	1
Other	1	2

Absorption Rate

Residential

2008	2007
17.22	22.02

Absorption Rate

Condo

2008	2007
24.81	14.05

Solds by Financing Type

Condo

Type	2008	2007
Assum	0	0
Cash	24	42
Conv	22	49
FHA	0	0
VA	0	0
Seller	1	1
Other	0	1

Solds by Number by DOM

Residential

DOM	2008	2007
1-30	18	27
31-60	29	20
61-90	25	17
91-120	9	14
121+	63	52

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	6	11
31-60	7	18
61-90	6	15
91-120	4	7
121+	24	40

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