

## February 2010

Residential								Condominium				
Sold by # of Bedrooms						Inventories		Sold			Inventories	
Price Range	0-2	3	4+	10 Total Units	09 Total Units	2010	2009	Price Range	10 Total Units	09 Total Units	2010	2009
<\$99,999	27	12	3	42	29	228	224	<\$99,999	23	13	270	259
\$100 - \$199,999	11	21	6	38	43	419	550	\$100 - \$199,999	13	10	208	331
\$200 - \$299,999	7	15	4	26	23	321	430	\$200 - \$299,999	5	11	181	235
\$300 - \$399,999	1	6	2	9	8	288	283	\$300 - \$399,999	4	2	99	143
\$400 - \$499,999	0	1	2	3	5	143	218	\$400 - \$499,999	0	0	48	71
\$500 - \$599,999	0	1	1	2	1	99	118	\$500 - \$599,999	0	0	26	28
\$600 - \$699,999	0	2	0	2	0	70	82	\$600 - \$699,999	0	0	31	28
\$700 - \$799,999	0	1	0	1	0	58	62	\$700 - \$799,999	0	0	15	24
\$800 - \$899,999	0	0	0	0	0	46	53	\$800 - \$899,999	0	0	7	7
\$900 - \$999,999	0	1	0	1	0	35	34	\$900 - \$999,999	0	0	8	7
\$1 - \$1,499,999	0	1	1	2	1	75	102	\$1 - \$1,499,999	0	1	14	19
\$1.5 - \$1,749,999	0	0	0	0	0	26	21	\$1.5 - \$1,749,999	0	0	6	4
\$1.75 - \$1,999,999	0	0	0	0	1	18	26	\$1.75 - \$1,999,999	0	0	1	6
\$2 - \$2,499,999	0	0	1	1	1	15	21	\$2 - \$2,499,999	1	0	1	1
\$2.5 - \$2,999,999	0	0	0	0	0	21	17	\$2.5 - \$2,999,999	0	0	1	0
\$3 - \$3,499,999	0	0	0	0	0	6	7	\$3 - \$3,499,999	0	0	0	0
\$3.5 - \$3,999,999	0	0	0	0	0	7	7	\$3.5 - \$3,999,999	0	0	0	0
\$4 - \$4,999,999	0	0	0	0	0	10	2	\$4 - \$4,999,999	0	0	0	0
>\$5,000,000	0	0	0	0	0	15	11	>\$5,000,000	0	0	0	0
<b>Total Units</b>	46	61	20	127	112	1,900	2,268	<b>Total Units</b>	46	37	916	1,163
<b>Avg Price</b>	102,937	239,559	373,956	211,239	208,390	537,219	489,556	<b>Avg Price</b>	170,298	183,762	269,951	275,566
<b>Med Price</b>	54,500	175,000	233,750	130,000	138,500	299,056	289,900	<b>Med Price</b>	101,000	150,000	194,500	199,000
<b>Total Val</b>	4,735,100	14,613,122	7,479,125	26,827,347	23,339,713	1,020,716,185	1,112,761,440	<b>Total Val</b>	7,833,717	6,799,200	247,274,958	320,482,801

### Solds by Financing Type Residential

Type	2010	2009
Assum	0	0
Cash	81	51
Conv	32	48
FHA	13	10
VA	0	2
Seller	0	1
Other	1	0

### Absorption Rate Residential

2010	2009
14.96	20.25

### Absorption Rate Condo

2010	2009
19.91	31.43

### Solds by Financing Type Condo

Type	2010	2009
Assum	0	0
Cash	37	18
Conv	7	18
FHA	0	0
VA	1	0
Seller	0	0
Other	1	1

### Solds by Number of DOM Residential

DOM	2010	2009
1-30	44	39
31-60	16	13
61-90	13	14
91-120	11	12
121+	40	34

**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 of DOM Condo

DOM	2010	2009
1-30	10	6
31-60	4	6
61-90	6	4
91-120	4	1
121+	21	20

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

All Areas

Residential	2009	2010
Sales - Units	112	127
Median Sold Price	138,500	130,000
Pendings - Units	347	578
Median List Price - Pendings	179,000	149,400

Condo	2009	2010
Sales - Units	37	46
Median Sold Price	150,000	101,000
Pendings - Units	101	169
Median List Price - Pendings	136,000	105,000

Martin County Only

Residential	2009	2010
Sales - Units	62	86
Median Sold Price	205,000	175,000
Pendings - Units	204	351
Median List Price - Pendings	239,000	199,111

Condo	2009	2010
Sales - Units	28	40
Median Sold Price	119,500	84,000
Pendings - Units	74	115
Median List Price - Pendings	124,750	99,000