

**Sales and Inventory Report**  
**Category - Residential**  
**Statistics for Entire MLS from 5/1/2007 - 4/30/2011**

Category:1  
Property Type:CND,PCD  
Area:05

Month	Year	Monthly Sales	Monthly Volume	Avg List \$	Avg Sale \$	Median Sold \$	Avg DOM	Avg CDOM	% Sold/List	Current Inventory	Months Inventory
May	2007	15	\$3,365,203	\$234,203	\$224,346	\$215,000	76	76	95.79%	122	8.13
June	2007	12	\$2,677,000	\$229,530	\$223,083	\$220,000	75	75	97.19%	119	9.91
July	2007	22	\$3,811,878	\$189,316	\$173,267	\$164,950	65	65	91.52%	112	5.09
August	2007	15	\$3,247,184	\$225,600	\$216,478	\$209,900	56	56	95.95%	122	8.13
September	2007	12	\$4,367,785	\$365,578	\$363,982	\$327,500	97	97	99.56%	124	10.33
October	2007	13	\$3,299,700	\$258,815	\$253,823	\$272,500	76	76	98.07%	127	9.76
November	2007	9	\$1,769,850	\$200,147	\$196,650	\$179,900	78	78	98.25%	116	12.88
December	2007	14	\$5,699,683	\$411,992	\$407,120	\$399,900	159	159	98.81%	121	8.64
January	2008	7	\$3,378,152	\$489,192	\$482,593	\$285,000	171	166	98.65%	129	18.42
February	2008	9	\$2,356,700	\$269,477	\$261,855	\$179,000	87	88	97.17%	121	13.44
March	2008	7	\$2,548,191	\$375,558	\$364,027	\$299,000	106	106	96.92%	128	18.28
April	2008	9	\$2,067,402	\$243,638	\$229,711	\$186,000	86	86	94.28%	133	14.77
<b>Annual:</b>		<b>144</b>	<b>\$38,588,728</b>	<b>\$276,447</b>	<b>\$267,977</b>	<b>\$221,892</b>	<b>89</b>	<b>89</b>	<b>96.93%</b>	<b>123</b>	<b>10.25</b>

Month	Year	Monthly Sales	Monthly Volume	Avg List \$	Avg Sale \$	Median Sold \$	Avg DOM	Avg CDOM	% Sold/List	Current Inventory	Months Inventory
May	2008	16	\$3,184,250	\$217,175	\$199,015	\$187,450	66	72	91.63%	119	7.43
June	2008	11	\$3,644,250	\$349,195	\$331,295	\$265,000	119	132	94.87%	110	10.00
July	2008	19	\$5,464,155	\$311,249	\$287,587	\$243,900	181	219	92.39%	98	5.15
August	2008	11	\$2,529,100	\$259,258	\$229,918	\$152,000	33	96	88.68%	100	9.09
September	2008	13	\$2,060,499	\$196,384	\$158,499	\$101,650	44	69	80.70%	99	7.61
October	2008	5	\$954,930	\$218,740	\$190,986	\$178,000	50	50	87.31%	77	15.40
November	2008	1	\$720,000	\$779,900	\$720,000	\$720,000	271	486	92.31%	80	80.00
December	2008	6	\$1,578,400	\$299,850	\$263,066	\$193,500	26	26	87.73%	78	13.00
January	2009	2	\$739,900	\$387,400	\$369,950	\$369,950	117	125	95.49%	82	41.00
February	2009	1	\$150,000	\$199,000	\$150,000	\$150,000	650	650	75.37%	88	88.00
March	2009	0	0	0	0	0	0	0	0.00%	97	N/A
April	2009	2	\$430,000	\$231,450	\$215,000	\$215,000	452	476	92.89%	92	46.00
<b>Annual:</b>		<b>87</b>	<b>\$21,455,484</b>	<b>\$272,918</b>	<b>\$246,614</b>	<b>\$189,900</b>	<b>106</b>	<b>132</b>	<b>90.36%</b>	<b>93</b>	<b>12.82</b>

Month	Year	Monthly Sales	Monthly Volume	Avg List \$	Avg Sale \$	Median Sold \$	Avg DOM	Avg CDOM	% Sold/List	Current Inventory	Months Inventory
May	2009	10	\$1,576,000	\$183,320	\$157,600	\$124,500	85	106	85.96%	94	9.40
June	2009	14	\$3,003,500	\$231,332	\$214,535	\$166,925	139	190	92.73%	92	6.57
July	2009	9	\$1,795,259	\$211,438	\$199,473	\$180,000	44	123	94.34%	79	8.77
August	2009	7	\$1,454,500	\$219,457	\$207,785	\$184,900	119	212	94.68%	75	10.71
September	2009	7	\$1,958,400	\$303,414	\$279,771	\$217,900	117	131	92.20%	75	10.71
October	2009	7	\$1,186,600	\$196,735	\$169,514	\$104,000	96	124	86.16%	76	10.85
November	2009	4	\$687,900	\$181,150	\$171,975	\$154,450	227	227	94.93%	78	19.50
December	2009	3	\$992,000	\$347,000	\$330,666	\$392,000	81	80	95.29%	76	25.33
January	2010	0	0	0	0	0	0	0	0.00%	74	N/A
February	2010	2	\$464,500	\$244,900	\$232,250	\$232,250	58	58	94.83%	82	41.00
March	2010	9	\$1,713,400	\$205,250	\$190,377	\$152,000	121	132	92.75%	78	8.66
April	2010	3	\$1,218,415	\$434,738	\$406,138	\$216,915	215	164	93.42%	93	31.00
<b>Annual:</b>		<b>75</b>	<b>\$16,050,474</b>	<b>\$232,252</b>	<b>\$214,006</b>	<b>\$162,500</b>	<b>113</b>	<b>147</b>	<b>92.14%</b>	<b>81</b>	<b>12.96</b>

<b>Month</b>	<b>Year</b>	<b>Monthly Sales</b>	<b>Monthly Volume</b>	<b>Avg List \$</b>	<b>Avg Sale \$</b>	<b>Median Sold \$</b>	<b>Avg DOM</b>	<b>Avg CDOM</b>	<b>% Sold/List</b>	<b>Current Inventory</b>	<b>Months Inventory</b>
<b>May</b>	2010	8	\$1,766,072	\$214,255	\$220,759	\$226,043	38	136	103.03%	103	12.87
<b>June</b>	2010	10	\$2,524,578	\$261,662	\$252,457	\$258,789	63	62	96.48%	100	10.00
<b>July</b>	2010	7	\$2,669,360	\$391,908	\$381,337	\$229,000	50	53	97.30%	104	14.85
<b>August</b>	2010	20	\$4,879,096	\$241,421	\$243,954	\$216,226	75	101	101.04%	101	5.05
<b>September</b>	2010	6	\$2,263,500	\$381,466	\$377,250	\$367,500	17	22	98.89%	106	17.66
<b>October</b>	2010	2	\$609,000	\$304,500	\$304,500	\$304,500	3	3	100.00%	104	52.00
<b>November</b>	2010	3	\$729,000	\$259,333	\$243,000	\$224,000	76	74	93.70%	90	30.00
<b>December</b>	2010	10	\$2,995,393	\$284,312	\$299,539	\$223,280	116	124	105.35%	87	8.70
<b>January</b>	2011	6	\$2,257,027	\$383,673	\$376,171	\$216,063	147	108	98.04%	72	12.00
<b>February</b>	2011	5	\$1,829,000	\$392,540	\$365,800	\$260,000	482	526	93.18%	69	13.80
<b>March</b>	2011	11	\$2,906,501	\$267,306	\$264,227	\$219,850	129	173	98.84%	72	6.54

<b>April</b>	2011	6	\$1,213,153	\$208,096	\$202,192	\$203,573	87	116	97.16%	75	12.50
<b>Annual:</b>		<b>94</b>	<b>\$26,641,680</b>	<b>\$285,904</b>	<b>\$283,422</b>	<b>\$221,626</b>	<b>101</b>	<b>123</b>	<b>99.13%</b>	<b>90</b>	<b>11.48</b>

<b>Annual:</b>	<b>2007 - 2011</b>	<b>400</b>	<b>\$102,736,366</b>	<b>\$269,615</b>	<b>\$256,840</b>	<b>\$202,045</b>	<b>100</b>	<b>117</b>	<b>95.26%</b>	<b>97</b>	<b>11.64</b>
----------------	--------------------	------------	----------------------	------------------	------------------	------------------	------------	------------	---------------	-----------	--------------

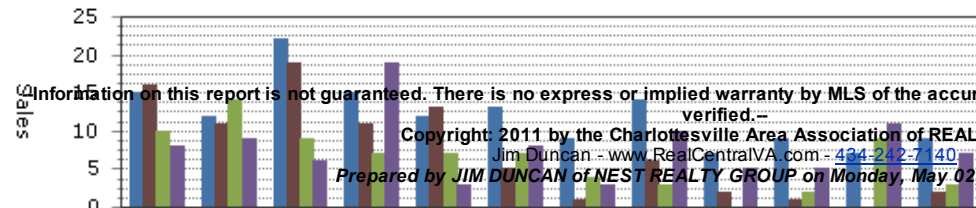
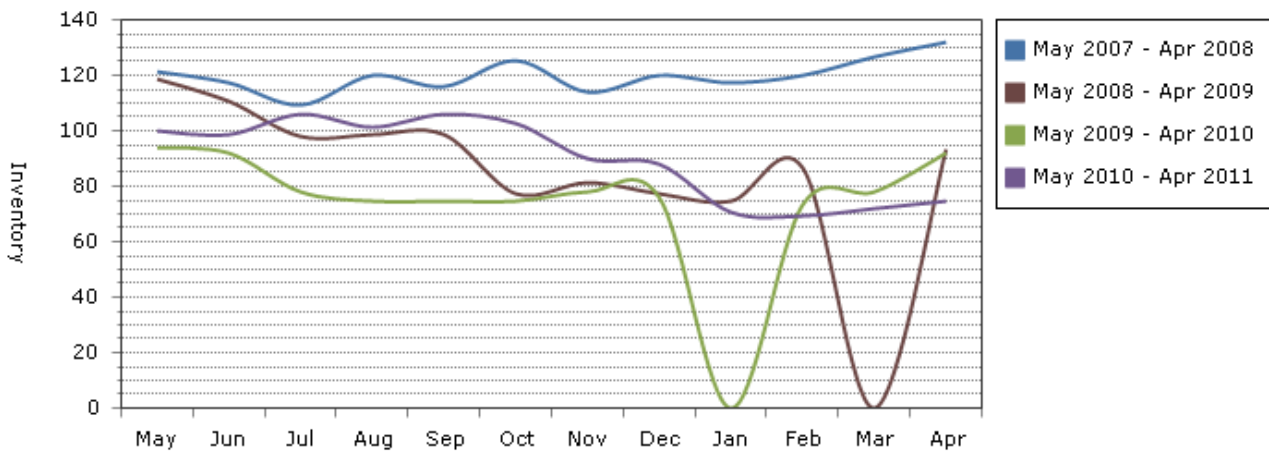
**Note:** The "Current Inventory" column(s) reflect the number of active(on market) listings on the 2nd day of each month.

The "Months Inventory" column(s) value(s) equal "Current Inventory" divided by "Monthly Sales".

This reflects how many months it would take to sell out of inventory at the current month's rate of sale.

- Total Months Inventory = Total Current Inventory / (Total Monthly Sales/12 Months)

**Sales and Inventory: 5/1/2007 - 4/30/2011**



Information on this report is not guaranteed. There is no express or implied warranty by MLS of the accuracy of information which should be independently verified.

Copyright: 2011 by the Charlottesville Area Association of REALTORS®.

Jim Duncan - www.RealCentralVA.com - 434-242-7140

Prepared by JIM DUNCAN of NEST REALTY GROUP on Monday, May 02, 2011 6:58 AM.