



## Countryside Real Estate Statistics

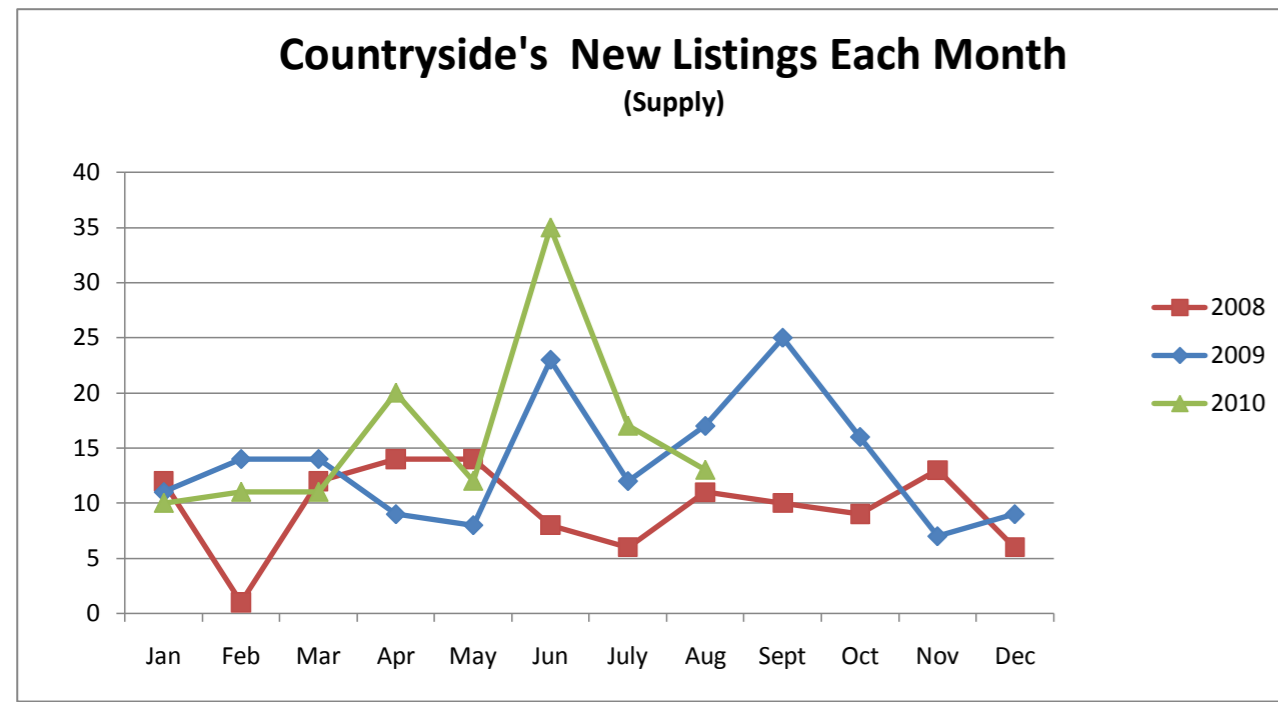
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All Countryside Filings      2670      Homes

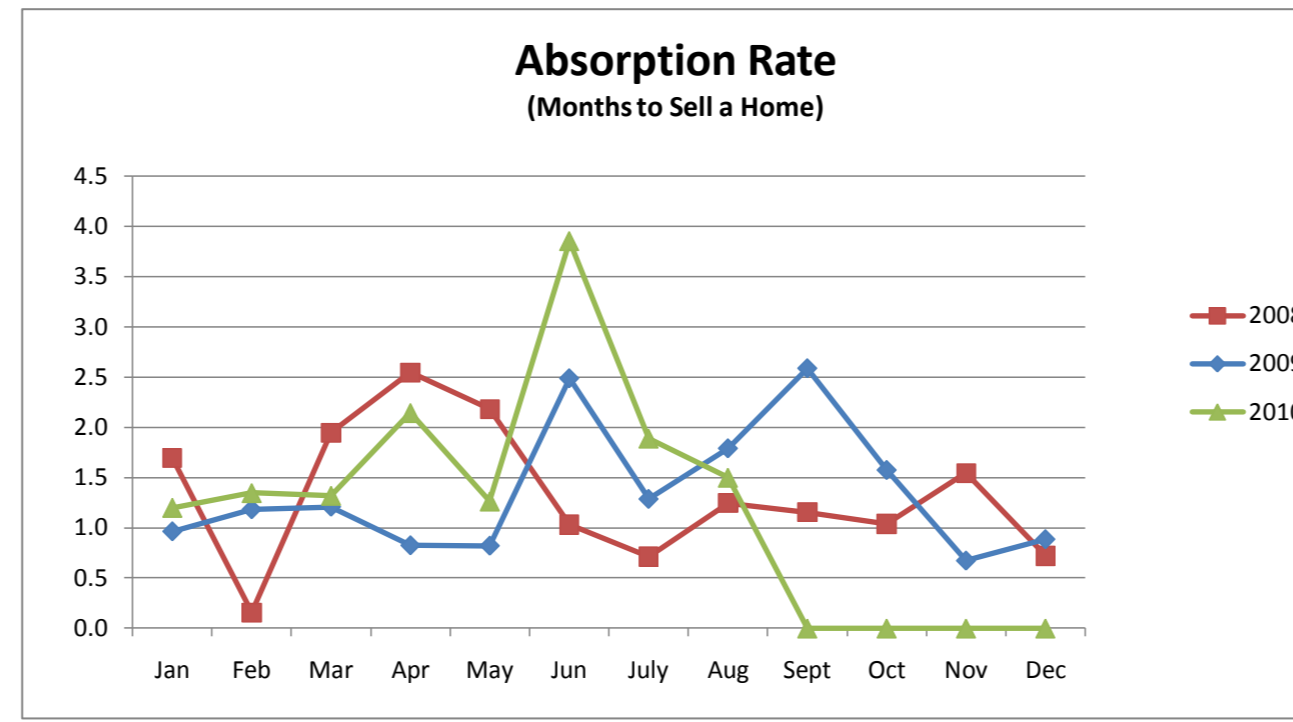
			2010	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sept	Oct	Nov	Dec
# New Listings This Month	Sum	129		10	11	11	20	12	35	17	13				
# Homes Sold this month	Sum	63		5	6	8	16	9	3	7	9				
# Bank Owned Sold	Sum	10		0	2	1	2	1	0	1	3				
# Short Sales Sold	Sum	8		1	1	1	0	1	1	2	1				
# Sold Past 12 Months	Avg	106		100	98	100	112	114	109	108	104				
Sales Rate (Sold Per Month)	Avg	6		8	8	8	9	10	9	9	9	0	0	0	0
Absorption Rate (Months to Sell a Home)				1.2	1.3	1.3	2.1	1.3	3.9	1.9	1.5	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Turn Over Rate (#Sold/#Homes in Nhood)				0.19%	0.22%	0.30%	0.60%	0.34%	0.11%	0.26%	0.34%	0.00%	0.00%	0.00%	0.00%
Average Net Sold Price	Avg	\$187,540	\$189,185	\$172,825	\$208,188	\$196,575	\$195,106	\$180,268	\$178,465	\$179,707					
Avg Sold DOM for this month	Avg	61	71	110	69	30	55	42	75	33					

			2009	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sept	Oct	Nov	Dec
# New Listings This Month	Sum	165		11	14	14	9	8	23	12	17	25	16	7	9
# Homes Sold this month	Sum	106		13	7	7	3	7	12	9	10	11	13	11	3
# Bank Owned Sold	Sum	15		5	1	2	1	2	1	1	2				
# Short Sales Sold	Sum	6		2	0	3	0	0	0	0	1				
# Sold Past 12 Months	Avg	124		137	142	139	131	117	111	112	114	116	122	125	122
Sales Rate (Sold Per Month)	Avg	10		11	12	12	11	10	9	9	10	10	10	10	10
Absorption Rate (Months to Sell)				1.0	1.2	1.2	0.8	0.8	2.5	1.3	1.8	2.6	1.6	0.7	0.9
Turn Over Rate (#Sold/#Homes in Nhood)				0.49%	0.26%	0.26%	0.11%	0.26%	0.45%	0.34%	0.37%	0.41%	0.49%	0.41%	0.11%
Average Net Sold Price	Avg	\$184,856	\$162,890	\$215,357	\$146,677	\$166,875	\$173,968	\$201,107	\$199,394	\$193,444	\$187,322	\$208,791	\$193,143	\$169,300	
Average DOM	Avg	71	76	111	96	107	59	78	33	33	28	84	68	67	40

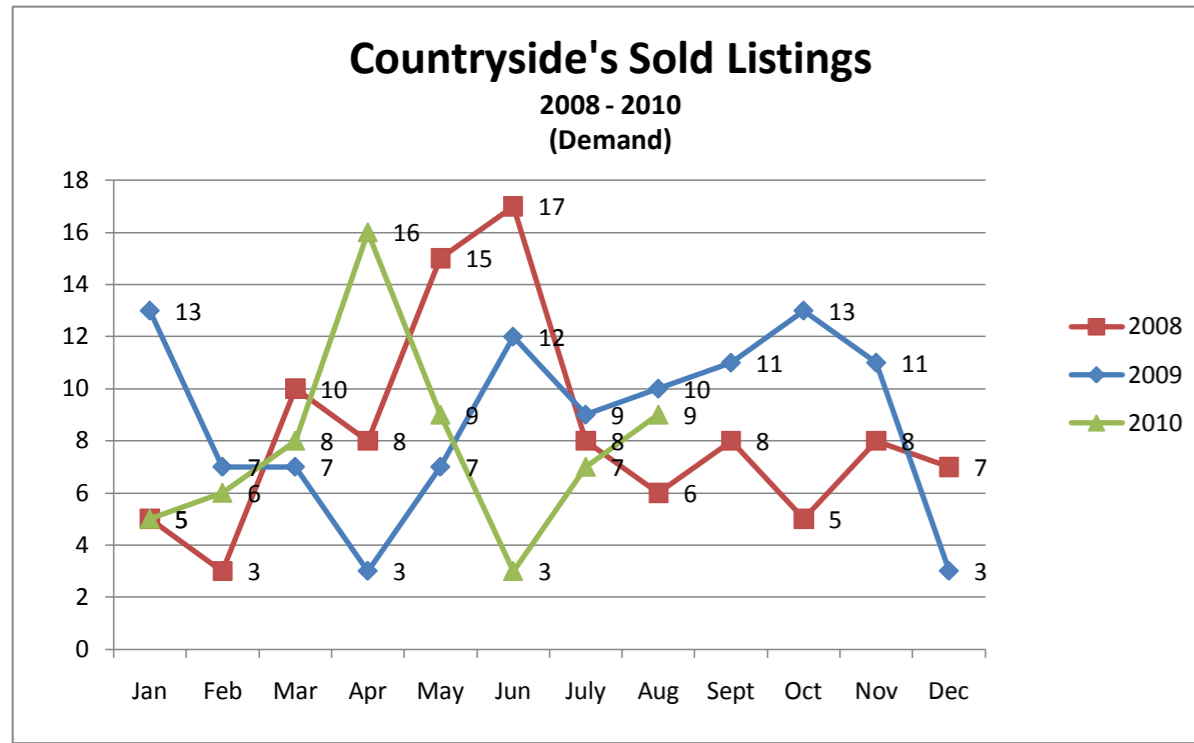
			2008	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sept	Oct	Nov	Dec
# New Listings This Month	Sum	116		12	1	12	14	14	8	6	11	10	9	13	6
# Homes Sold this month	Sum	100		5	3	10	8	15	17	8	6	8	5	8	7
# Sold Past Year To Date	Avg	90.75		85	78	74	66	77	93	101	106	104	104	101	100
Sales Rate (Sold Per Month)				7	7	6	6	6	8	8	9	9	9	8	8
Absorption Rate (Months to Sell)				1.7	0.2	1.9	2.5	2.2	1.0	0.7	1.2	1.2	1.0	1.5	0.7
Turn Over Rate (#Sold/#Homes)				0.19%	0.11%	0.37%	0.30%	0.56%	0.64%	0.30%	0.22%	0.30%	0.19%	0.30%	0.26%
Average Net Sale Price	Avg	\$184,881	\$175,210	\$166,541	\$189,568	\$183,345	\$192,555	\$216,262	\$203,732	\$155,903	\$169,620	\$205,819	\$188,518	\$171,493	
Average DOM	Avg	74	50	113	104	102	71	95	57	79	59	59	60	59	37



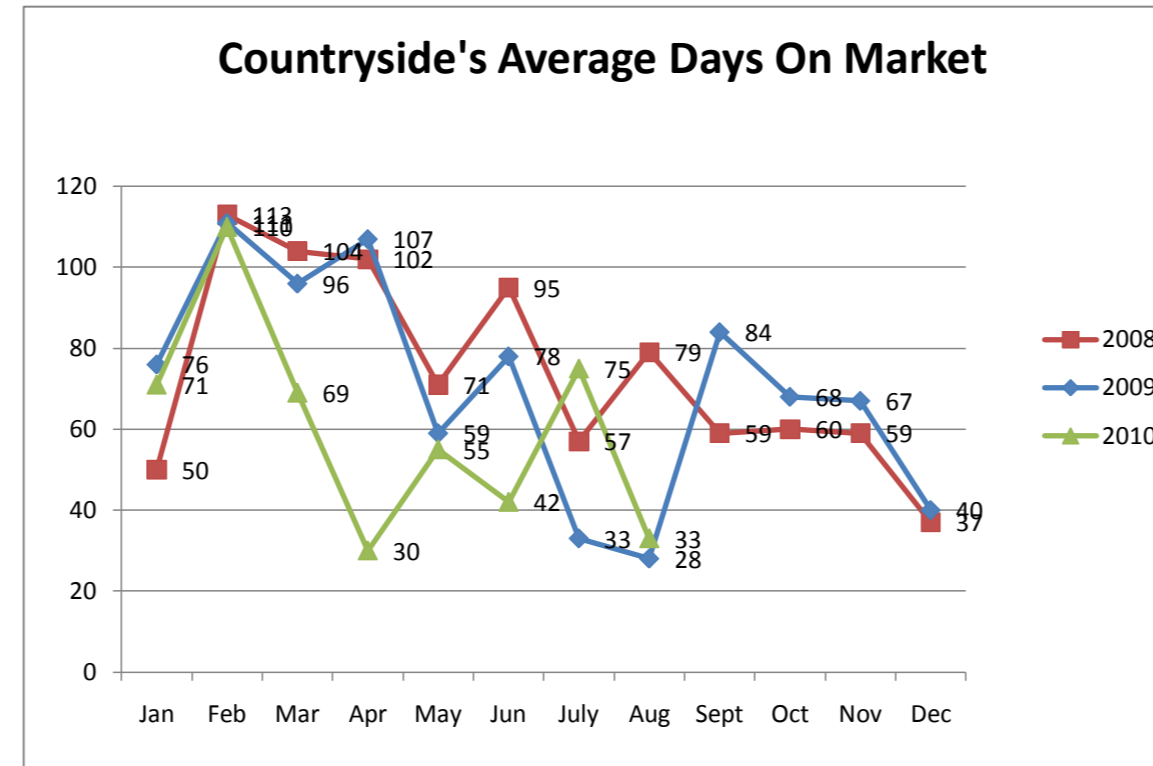
August New listings were at their lowest level since May. Trackign below 2009 levels yet above 2008 levels. The Total new listings for the year to date 2010 is 129 which is above 2009's August y-t-d new listing count of 108. While we see a current slow down in the



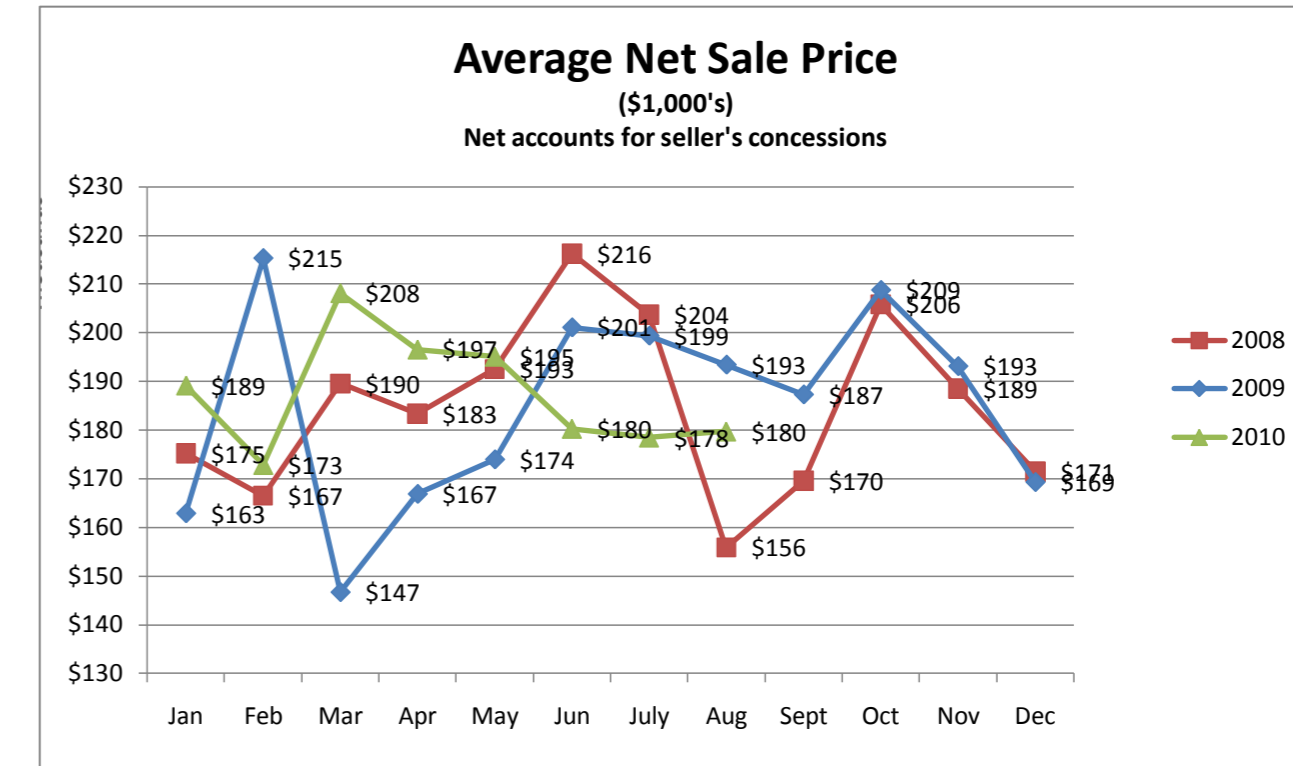
The August Absorption Rate Graph look very similar to the New Listings Graph. Low figures are desirable for a Seller's market however this figure is low based on the Low number of new listings this month compared to the high number of Sales (based on prior listings goign Under Contract). We've typically seen an increase in Absorption Rate in the past two years. Bucking the trend.



August 2010 number of sold listings continues to trend upwards from the very low June count of 3 for that month. Good news is August's 9 sold listings is just below 2009's level and still above 2008. The Y-T-D August 2010 Sold Count is 63 2009's Y-T-D Aug Sold Count was 68. So we're not far behind last year.



A dramatic drop in days on market for August 2010 Sold Homes reveals the effect of the April tax credit's affect. This level is close to 2009's level and less than Half of 2008's 79



August 2010's Average Net Sales Price is tracking steady at an average of \$180k. This value is still much closer to the 2009 level and far above 2008's DROP. Remember the 2008 crash was about to happen this time of that year.

