

# Market Trends Report - Dallas

## 1st Quarter, 2010

January 2010

| Price Ranges     | Current #<br>of Listings<br>on the Market | Number of<br>Sales<br>this Month | Sales Price<br>% of<br>List Price | Average<br>Days on Market | Remaining #<br>of Months<br>Inventory |
|------------------|---|----------------------------------|-----------------------------------|---------------------------|---------------------------------------|
| \$100k to \$225k | 73  | 2                                | 96%                               | 153                       | 36.50                                 |
| \$225k to \$325k | 36  | 2                                | 99%                               | 113                       | 18.00                                 |
| \$325k to \$425k | 14  | 3                                | 91%                               | 223                       | 4.67                                  |
| \$425k to \$525k | 10  | 1                                | 100%                              | 329                       | 10.00                                 |
| \$525k +         | 8   | 0                                | -                                 | -                         | -                                     |

February 2010

| Price Ranges     | Current #<br>of Listings<br>on the Market | Number of<br>Sales<br>this Month | Sales Price<br>% of<br>List Price | Average<br>Days on Market | Remaining #<br>of Months<br>Inventory |
|------------------|---|----------------------------------|-----------------------------------|---------------------------|---------------------------------------|
| \$100k to \$225k | 87  | 6                                | 84%                               | 125                       | 14.50                                 |
| \$225k to \$325k | 33  | 4                                | 87%                               | 196                       | 8.25                                  |
| \$325k to \$425k | 15  | 1                                | 86%                               | 258                       | 15.00                                 |
| \$425k to \$525k | 9   | 0                                | -                                 | -                         | -                                     |
| \$525k +         | 8   | 0                                | -                                 | -                         | -                                     |

March 2010

| Price Ranges     | Current #<br>of Listings<br>on the Market | Number of<br>Sales<br>this Month | Sales Price<br>% of<br>List Price | Average<br>Days on Market | Remaining #<br>of Months<br>Inventory |
|------------------|---|----------------------------------|-----------------------------------|---------------------------|---------------------------------------|
| \$100k to \$225k | 82  | 7                                | 7%                                | 99                        | 11.71                                 |
| \$225k to \$325k | 38  | 3                                | 92%                               | 179                       | 12.67                                 |
| \$325k to \$425k | 16  | 1                                | 86%                               | 333                       | 16.00                                 |
| \$425k to \$525k | 9   | 0                                | 0%                                | 0                         | 0.00                                  |
| \$525k +         | 10  | 0                                | 0%                                | 0                         | 0.00                                  |



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## 2nd Quarter, 2010

April 2010

| Price Ranges     | Current #<br>of Listings<br>on the Market | Number of<br>Sales<br>this Month | Sales Price<br>% of<br>List Price | Average<br>Days on Market | Remaining #<br>of Months<br>Inventory |
|------------------|---|----------------------------------|-----------------------------------|---------------------------|---------------------------------------|
| \$100k to \$225k | 87  | 12                               | 94%                               | 116                       | 7.25                                  |
| \$225k to \$325k | 47  | 4                                | 87%                               | 230                       | 11.75                                 |
| \$325k to \$425k | 20  | 0                                | 0%                                | 0                         | 0.00                                  |
| \$425k to \$525k | 10  | 1                                | 91%                               | 154                       | 10.00                                 |
| \$525k +         | 13  | 0                                | 0%                                | 0                         | 0.00                                  |

May 2010

| Price Ranges     | Current #<br>of Listings<br>on the Market | Number of<br>Sales<br>this Month | Sales Price<br>% of<br>List Price | Average<br>Days on Market | Remaining #<br>of Months<br>Inventory |
|------------------|---|----------------------------------|-----------------------------------|---------------------------|---------------------------------------|
| \$100k to \$225k | 91  | 8                                | 92%                               | 175                       | 11.38                                 |
| \$225k to \$325k | 46  | 0                                | 0%                                | 0                         | 0.00                                  |
| \$325k to \$425k | 23  | 3                                | 97%                               | 126                       | 7.67                                  |
| \$425k to \$525k | 14  | 0                                | 0%                                | 0                         | 0.00                                  |
| \$525k +         | 12  | 0                                | 0%                                | 0                         | 0.00                                  |

June 2010

| Price Ranges     | Current #<br>of Listings<br>on the Market | Number of<br>Sales<br>this Month | Sales Price<br>% of<br>List Price | Average<br>Days on Market | Remaining #<br>of Months<br>Inventory |
|------------------|---|----------------------------------|-----------------------------------|---------------------------|---------------------------------------|
| \$100k to \$225k | 93  | 5                                | 95%                               | 117                       | 18.60                                 |
| \$225k to \$325k | 52  | 4                                | 90%                               | 185                       | 13.00                                 |
| \$325k to \$425k | 25  | 1                                | 95%                               | 83                        | 25.00                                 |
| \$425k to \$525k | 12  | 0                                | 0%                                | 0                         | 0.00                                  |
| \$525k +         | 9   | 0                                | 0%                                | 0                         | 0.00                                  |



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## 3rd Quarter, 2010

July 2010

| Price Ranges     | Current #<br>of Listings<br>on the Market | Number of<br>Sales<br>this Month | Sales Price<br>% of<br>List Price | Average<br>Days on Market | Remaining #<br>of Months<br>Inventory |
|------------------|---|----------------------------------|-----------------------------------|---------------------------|---------------------------------------|
| \$100k to \$225k | 95  | 7                                | 83%                               | 312                       | 13.57                                 |
| \$225k to \$325k | 57  | 4                                | 98%                               | 82                        | 14.25                                 |
| \$325k to \$425k | 26  | 1                                | 96%                               | 92                        | 26.00                                 |
| \$425k to \$525k | 11  | 0                                | 0%                                | 0                         | 0.00                                  |
| \$525k +         | 12  | 0                                | 0%                                | 0                         | 0.00                                  |

August 2010

| Price Ranges     | Current #<br>of Listings<br>on the Market | Number of<br>Sales<br>this Month | Sales Price<br>% of<br>List Price | Average<br>Days on Market | Remaining #<br>of Months<br>Inventory |
|------------------|---|----------------------------------|-----------------------------------|---------------------------|---------------------------------------|
| \$100k to \$225k | 90  | 7                                | 99%                               | 158                       | 12.86                                 |
| \$225k to \$325k | 50  | 0                                | 0%                                | 0                         | 0.00                                  |
| \$325k to \$425k | 25  | 2                                | 97%                               | 47                        | 12.50                                 |
| \$425k to \$525k | 11  | 0                                | 0%                                | 0                         | 0.00                                  |
| \$525k +         | 12  | 0                                | 0%                                | 0                         | 0.00                                  |

September 2010

| Price Ranges     | Current #<br>of Listings<br>on the Market | Number of<br>Sales<br>this Month | Sales Price<br>% of<br>List Price | Average<br>Days on Market | Remaining #<br>of Months<br>Inventory |
|------------------|---|----------------------------------|-----------------------------------|---------------------------|---------------------------------------|
| \$100k to \$225k | 94  | 9                                | 93%                               | 121                       | 10.44                                 |
| \$225k to \$325k | 50  | 2                                | 96%                               | 55                        | 25.00                                 |
| \$325k to \$425k | 29  | 1                                | 99%                               | 227                       | 29.00                                 |
| \$425k to \$525k | 8   | 0                                | 0%                                | 0                         | 0.00                                  |
| \$525k +         | 13  | 0                                | 0%                                | 0                         | 0.00                                  |



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## 4th Quarter, 2010

October 2010

| Price Ranges     | Current #<br>of Listings<br>on the Market | Number of<br>Sales<br>this Month | Sales Price<br>% of<br>List Price | Average<br>Days on Market | Remaining #<br>of Months<br>Inventory |
|------------------|---|----------------------------------|-----------------------------------|---------------------------|---------------------------------------|
| \$100k to \$225k | 88  | 6                                | 93%                               | 151                       | 14.67                                 |
| \$225k to \$325k | 49  | 3                                | 93%                               | 139                       | 16.33                                 |
| \$325k to \$425k | 27  | 0                                | 0%                                | 0                         | 0.00                                  |
| \$425k to \$525k | 7   | 0                                | 0%                                | 0                         | 0.00                                  |
| \$525k +         | 9   | 0                                | 0%                                | 0                         | 0.00                                  |

November 2010

| Price Ranges     | Current #<br>of Listings<br>on the Market | Number of<br>Sales<br>this Month | Sales Price<br>% of<br>List Price | Average<br>Days on Market | Remaining #<br>of Months<br>Inventory |
|------------------|---|----------------------------------|-----------------------------------|---------------------------|---------------------------------------|
| \$100k to \$225k | 81  | 9                                | 87%                               | 110                       | 9.00                                  |
| \$225k to \$325k | 47  | 1                                | 75%                               | 157                       | 47.00                                 |
| \$325k to \$425k | 23  | 0                                | 0%                                | 0                         | 0.00                                  |
| \$425k to \$525k | 6   | 0                                | 0%                                | 0                         | 0.00                                  |
| \$525k +         | 10  | 0                                | 0%                                | 0                         | 0.00                                  |



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