

# The CCAR Pulse

Where Our Members Live and Work



## Carrollton/Farmers Branch

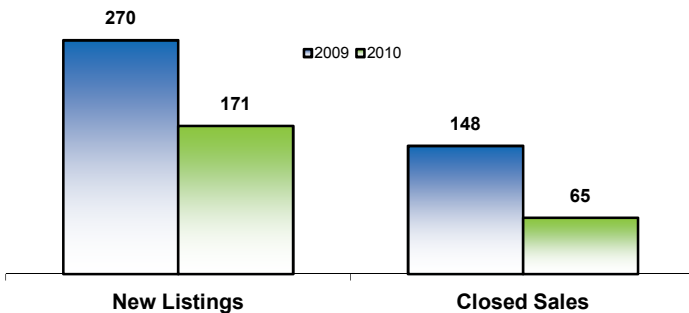
June

Entire Year

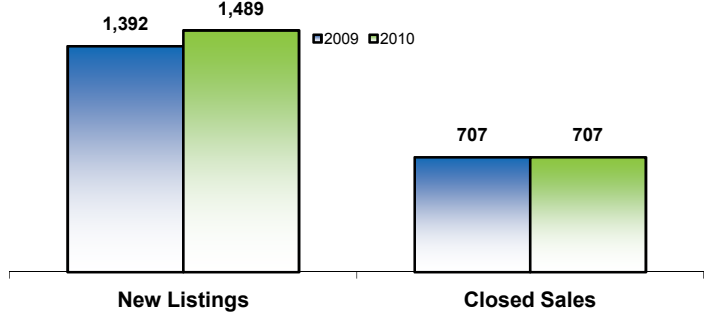
Dallas and Denton Counties, TX	2009	2010	Change	2009	2010	Change
New Listings	270	171	- 36.7%	1,392	1,489	+ 7.0%
Closed Sales* (reported)	148	65	- 56.1%	707	707	- 0.0%
Closed Sales* (projected)	148	73	- 50.7%	707	715	+ 1.1%
Listings Under Contract	150	49	- 67.3%	800	822	+ 2.8%
Average Sales Price**	\$202,091	\$229,407	+ 13.5%	\$186,696	\$202,939	+ 8.7%
Median Sales Price**	\$168,188	\$206,000	+ 22.5%	\$160,000	\$169,900	+ 6.2%
Percent of Original List Price Received at Sale**	95.2%	93.5%	- 1.8%	94.1%	94.5%	+ 0.5%
Average Days on Market Until Sale	78	108	+ 37.5%	90	84	- 7.1%
Single-Family Detached Inventory	667	662	- 0.7%	--	--	--
Townhouse-Condo Inventory	81	87	+ 7.4%	--	--	--

\*Due to the typical delays in recording sales, reported unit activity will appear artificially low for the most recent month. Our projected unit activity assumes that only 89% of all sales are reported in time for this report. Year-to-Date figures are now updated each month in the interest of accuracy. \*\*Does not include seller's concessions.

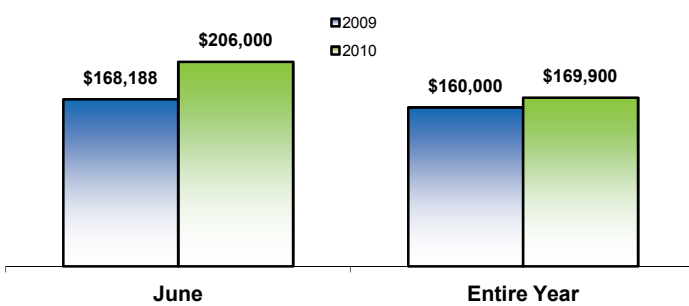
Activity—Most Recent Month



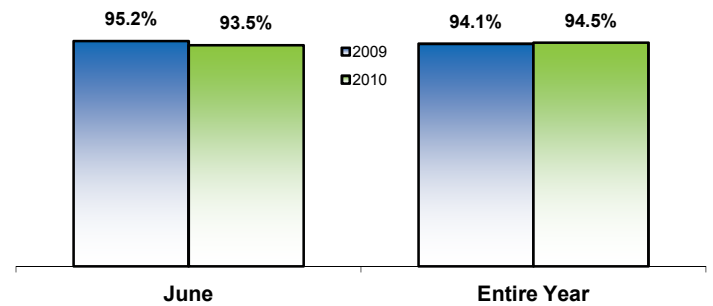
Activity—Entire Year



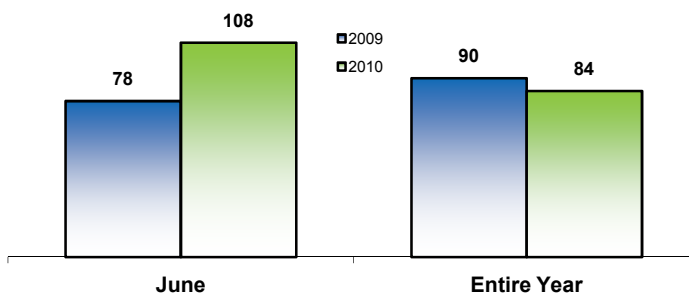
Median Sales Price



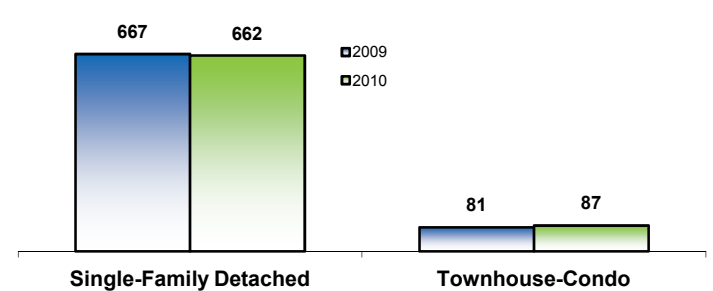
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



Some of the figures referenced in this report are for only one month worth of activity. As such, they can sometimes look extreme due to the small sample size involved.