

The CCAR Pulse

Where Our Members Live and Work



Dallas Uptown

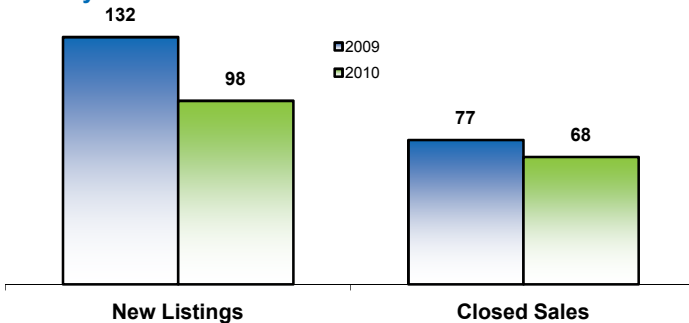
December

Entire Year

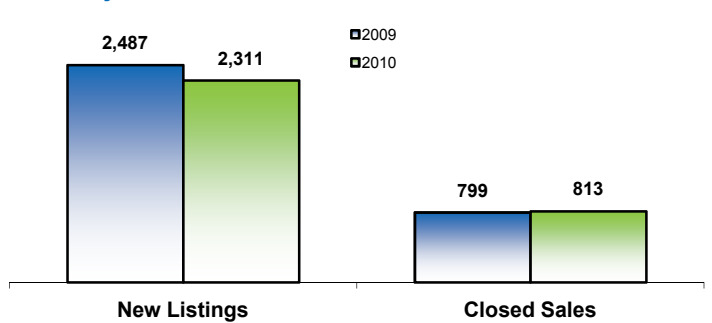
Dallas County, TX	2009	2010	Change	2009	2010	Change
New Listings	132	98	- 25.8%	2,487	2,311	- 7.1%
Closed Sales* (reported)	77	68	- 11.7%	799	813	+ 1.8%
Closed Sales* (projected)	77	76	- 1.3%	799	821	+ 2.8%
Listings Under Contract	53	61	+ 15.1%	811	837	+ 3.2%
Average Sales Price**	\$321,022	\$406,858	+ 26.7%	\$310,141	\$340,122	+ 9.7%
Median Sales Price**	\$236,500	\$279,500	+ 18.2%	\$206,277	\$220,500	+ 6.9%
Percent of Original List Price Received at Sale**	90.0%	87.2%	- 3.1%	91.1%	90.4%	- 0.7%
Average Days on Market Until Sale	131	160	+ 22.3%	128	136	+ 6.4%
Single-Family Detached Inventory	57	64	+ 12.3%	--	--	--
Townhouse-Condo Inventory	937	677	- 27.7%	--	--	--

*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.

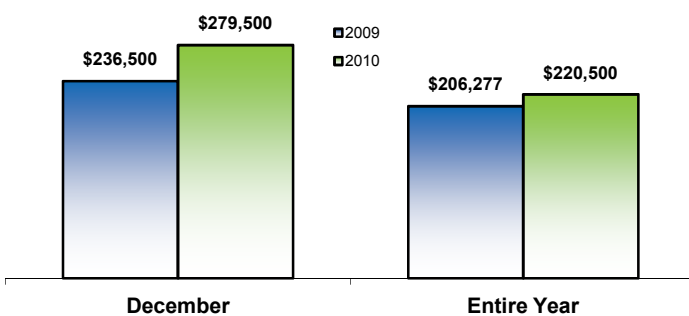
Activity—Most Recent Month



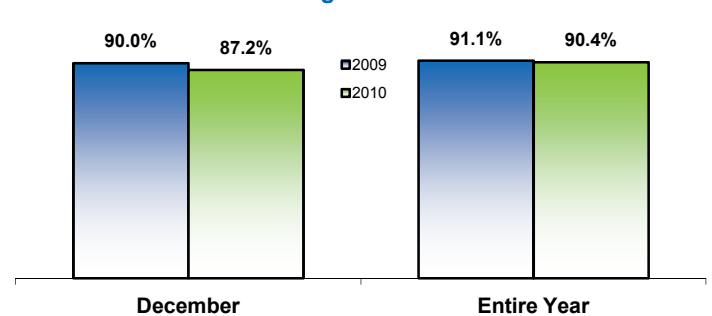
Activity—Entire Year



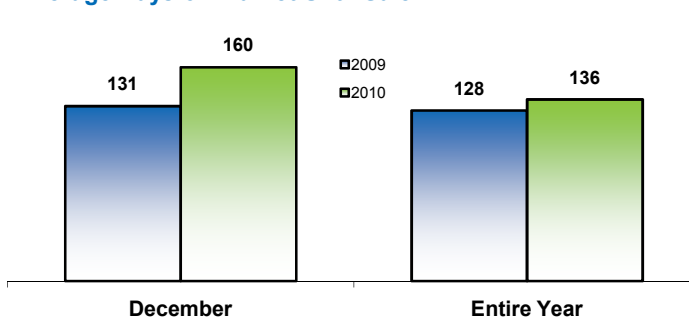
Median Sales Price



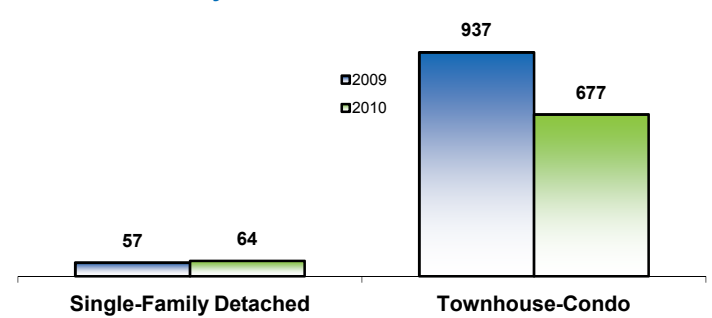
Ratio of Sales Price to Original List Price



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.