

The CCAR Pulse

Where Our Members Live and Work



Denton

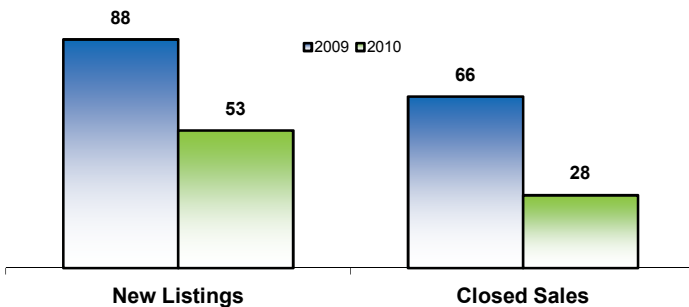
June

Entire Year

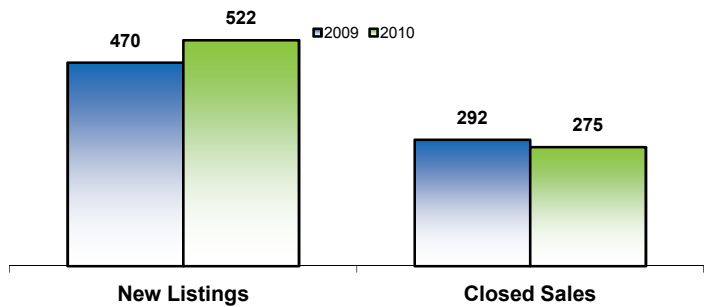
Denton County, TX	2009	2010	Change	2009	2010	Change
New Listings	88	53	- 39.8%	470	522	+ 11.1%
Closed Sales* (reported)	66	28	- 57.6%	292	275	- 5.8%
Closed Sales* (projected)	66	31	- 53.0%	292	278	- 4.8%
Listings Under Contract	79	11	- 86.1%	347	297	- 14.4%
Average Sales Price**	\$140,756	\$142,604	+ 1.3%	\$137,425	\$130,612	- 5.0%
Median Sales Price**	\$135,000	\$126,000	- 6.7%	\$129,900	\$123,000	- 5.3%
Percent of Original List Price Received at Sale**	96.8%	96.9%	+ 0.1%	94.5%	96.0%	+ 1.6%
Average Days on Market Until Sale	99	53	- 46.5%	107	75	- 30.2%
Single-Family Detached Inventory	216	244	+ 13.0%	--	--	--
Townhouse-Condo Inventory	10	13	+ 30.0%	--	--	--

*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.

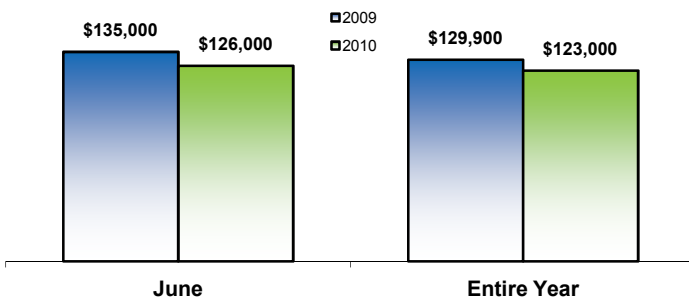
Activity—Most Recent Month



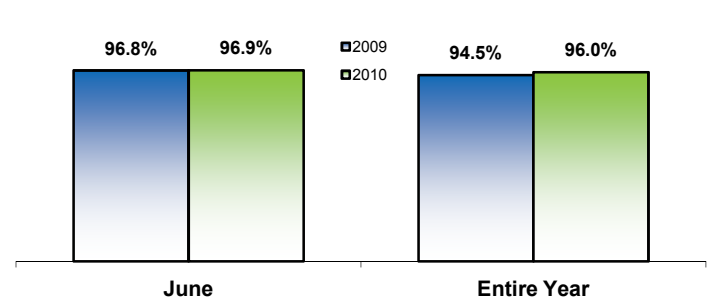
Activity—Entire Year



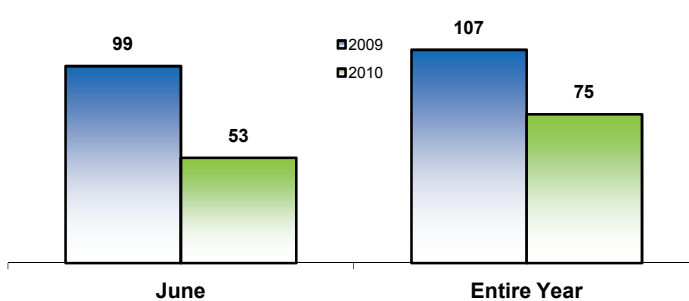
Median Sales Price



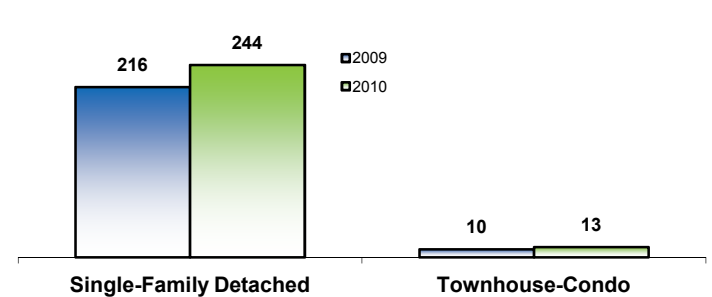
Ratio of Sales Price to Original List Price



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.