

The CCAR Pulse

Where Our Members Live and Work



Dallas North

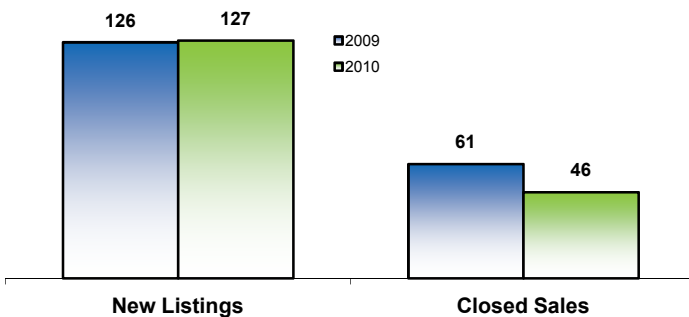
October

Entire Year

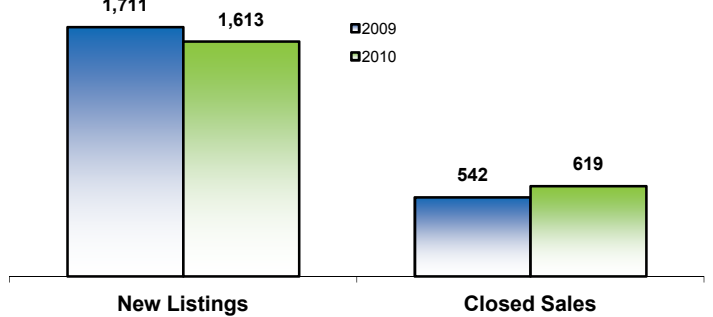
Dallas County, TX	2009	2010	Change	2009	2010	Change
New Listings	126	127	+ 0.8%	1,711	1,613	- 5.7%
Closed Sales* (reported)	61	46	- 24.6%	542	619	+ 14.2%
Closed Sales* (projected)	61	51	- 16.4%	542	624	+ 15.1%
Listings Under Contract	61	49	- 19.7%	582	651	+ 11.9%
Average Sales Price**	\$680,251	\$573,118	- 15.7%	\$641,549	\$619,052	- 3.5%
Median Sales Price**	\$475,000	\$442,250	- 6.9%	\$410,000	\$415,000	+ 1.2%
Percent of Original List Price Received at Sale**	88.7%	87.5%	- 1.4%	89.0%	87.9%	- 1.2%
Average Days on Market Until Sale	162	132	- 18.6%	142	150	+ 6.0%
Single-Family Detached Inventory	625	524	- 16.2%	--	--	--
Townhouse-Condo Inventory	170	189	+ 11.2%	--	--	--

*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.

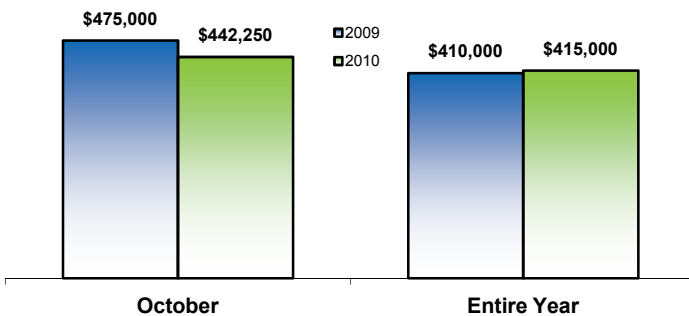
Activity—Most Recent Month



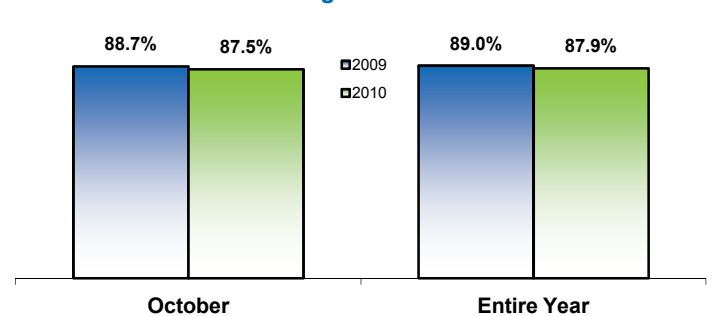
Activity—Entire Year



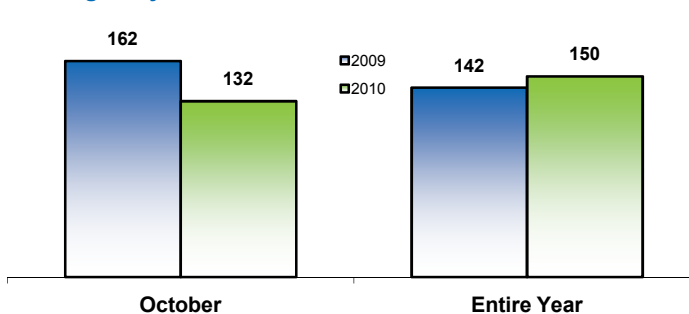
Median Sales Price



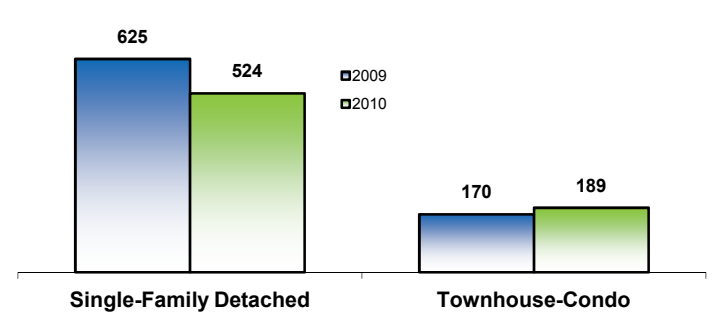
Ratio of Sales Price to Original List Price



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.