

The CCAR Pulse

Where Our Members Live and Work



Denton

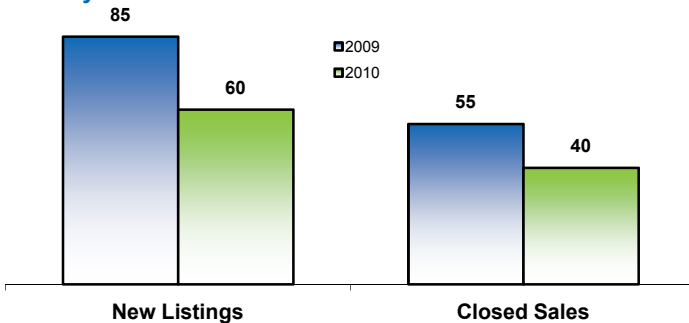
October

Entire Year

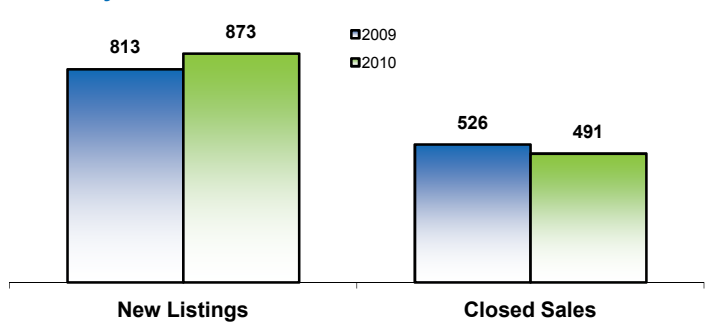
Denton County, TX	2009	2010	Change	2009	2010	Change
New Listings	85	60	- 29.4%	813	873	+ 7.4%
Closed Sales* (reported)	55	40	- 27.3%	526	491	- 6.7%
Closed Sales* (projected)	55	44	- 20.0%	526	495	- 5.9%
Listings Under Contract	52	40	- 23.1%	557	505	- 9.3%
Average Sales Price**	\$145,834	\$112,877	- 22.6%	\$137,047	\$128,870	- 6.0%
Median Sales Price**	\$132,900	\$106,750	- 19.7%	\$129,500	\$123,400	- 4.7%
Percent of Original List Price Received at Sale**	96.4%	89.5%	- 7.1%	94.8%	95.0%	+ 0.3%
Average Days on Market Until Sale	71	115	+ 62.7%	95	78	- 17.9%
Single-Family Detached Inventory	221	244	+ 10.4%	--	--	--
Townhouse-Condo Inventory	8	15	+ 87.5%	--	--	--

*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.

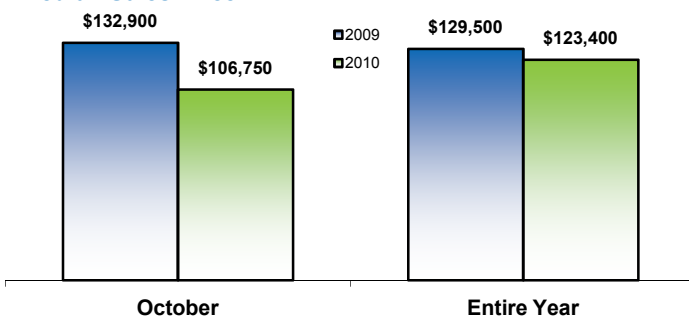
Activity—Most Recent Month



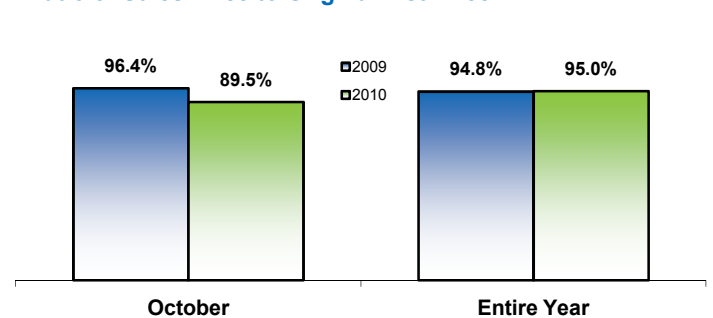
Activity—Entire Year



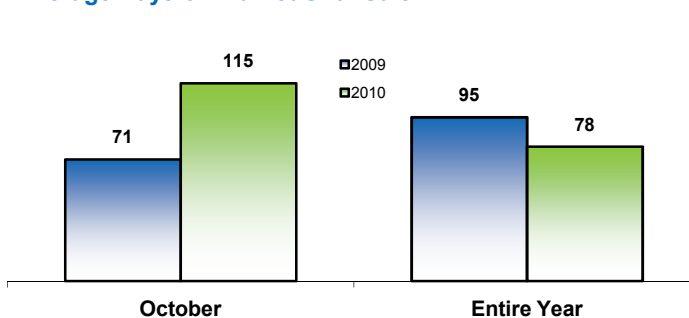
Median Sales Price



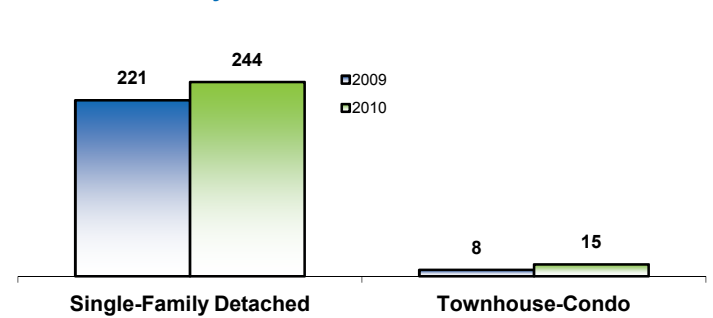
Ratio of Sales Price to Original List Price



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.