

Local Market Updates

A free research tool from the **Austin Board of REALTORS®**
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Region:

Austin - Central

February

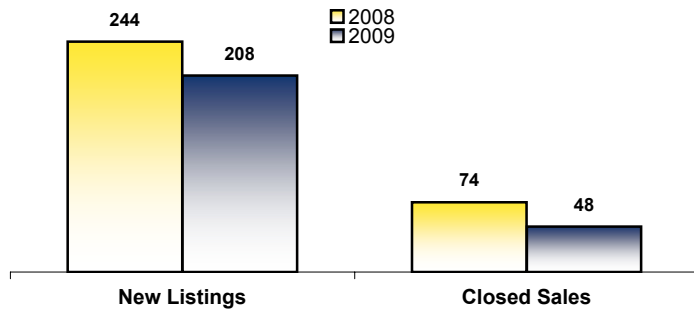
Year to Date

Travis County, TX

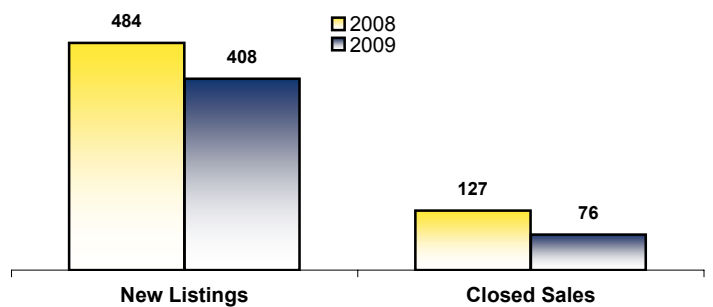
	2008	2009	Change	2008	2009	Change
New Listings	244	208	- 14.8%	484	408	- 15.7%
Closed Sales	74	48	- 35.1%	127	76	- 40.2%
Median Sales Price	\$322,250	\$342,500	+ 6.3%	\$329,250	\$349,250	+ 6.1%
Average Sales Price	\$362,858	\$430,143	+ 18.5%	\$421,217	\$410,604	- 2.5%
Percent of Original List Price Received at Sale*	93.2%	87.8%	- 5.8%	92.7%	88.5%	- 4.6%
Average Days on Market Until Sale	61	109	+ 78.6%	68	102	+ 49.1%
Single-Family Detached Inventory**	NA	340	NA	--	--	--
Townhouse-Condo Inventory**	NA	448	NA	--	--	--

*Does not account for list prices from any previous listing contracts or seller concessions **City inventory figures were first tracked in June 2008

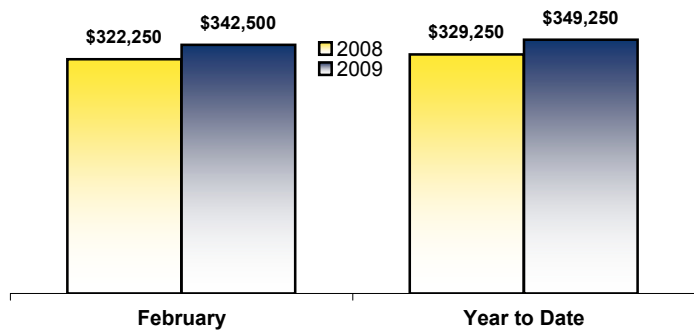
Activity—Most Recent Month



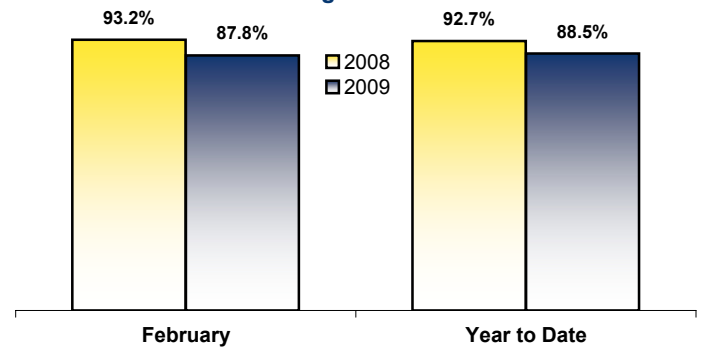
Activity—Year to Date



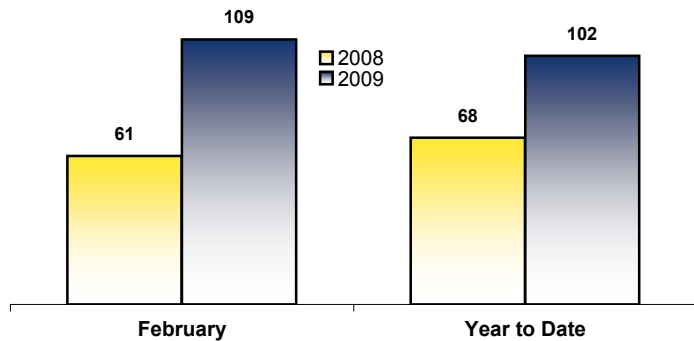
Median Sales Price



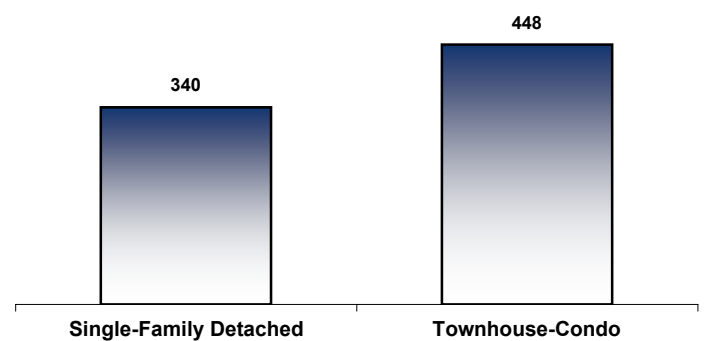
Ratio of Sales Price to Original List Price



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.

Local Market Updates



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AUSTIN BOARD
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Region:

Austin - East

February

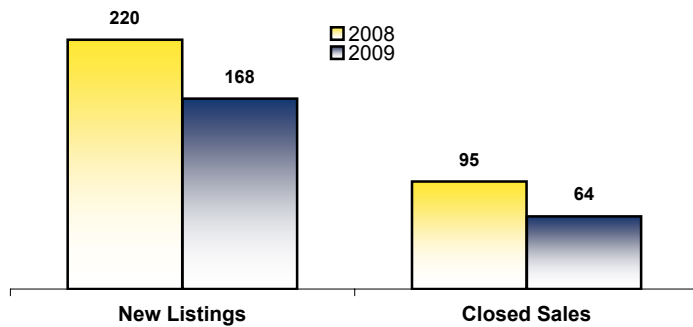
Year to Date

Travis County, TX

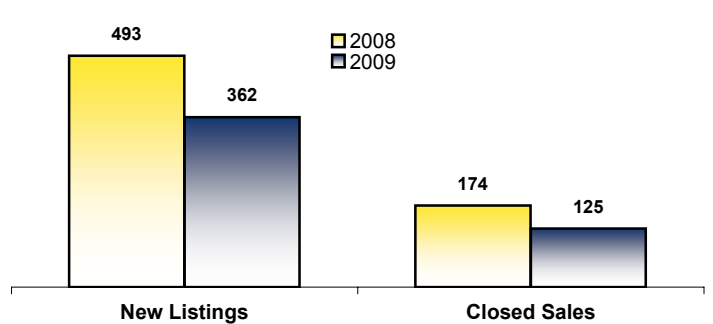
	2008	2009	Change	2008	2009	Change
New Listings	220	168	- 23.6%	493	362	- 26.6%
Closed Sales	95	64	- 32.6%	174	125	- 28.2%
Median Sales Price	\$164,490	\$153,953	- 6.4%	\$165,250	\$160,000	- 3.2%
Average Sales Price	\$184,388	\$178,678	- 3.1%	\$185,206	\$184,010	- 0.6%
Percent of Original List Price Received at Sale*	93.4%	92.0%	- 1.5%	93.5%	92.1%	- 1.5%
Average Days on Market Until Sale	65	70	+ 7.8%	64	70	+ 8.6%
Single-Family Detached Inventory**	NA	544	NA	--	--	--
Townhouse-Condo Inventory**	NA	97	NA	--	--	--

*Does not account for list prices from any previous listing contracts or seller concessions **City inventory figures were first tracked in June 2008

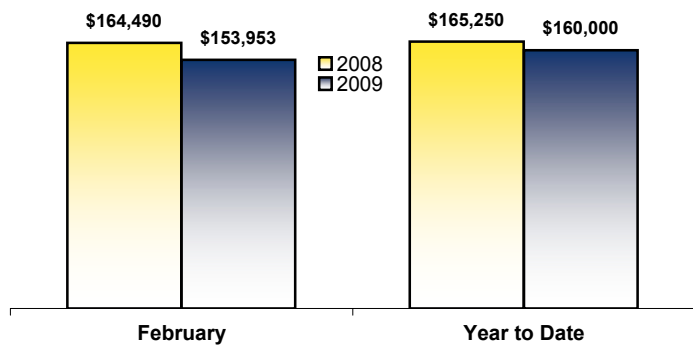
Activity—Most Recent Month



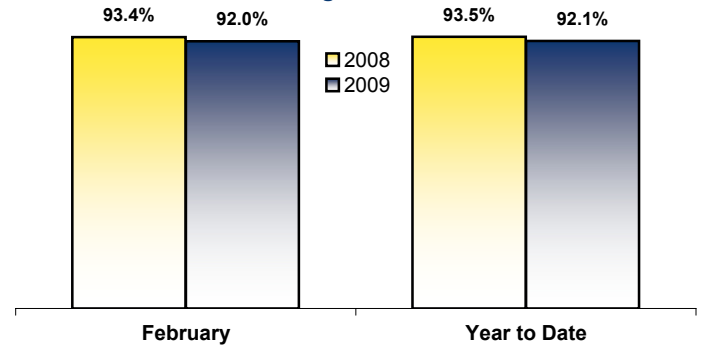
Activity—Year to Date



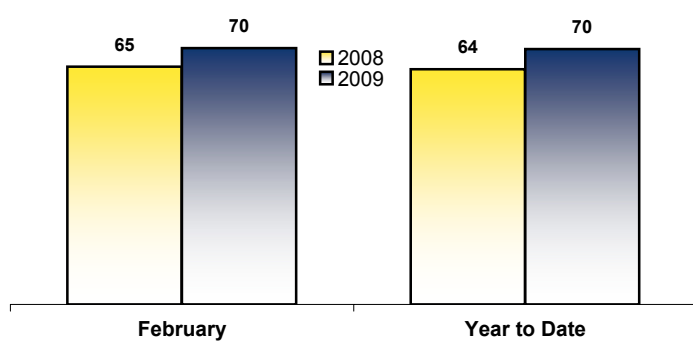
Median Sales Price



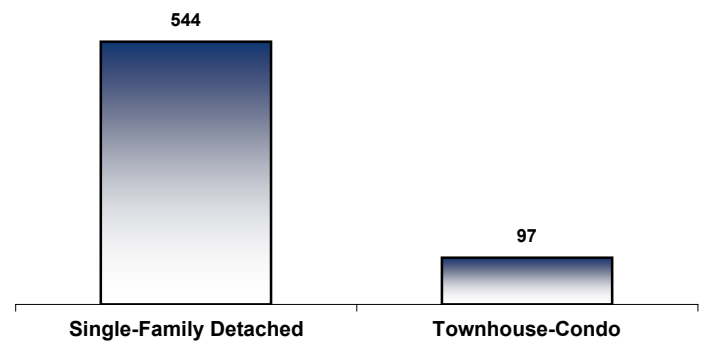
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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Local Market Updates

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Region:

Austin - North Central

February

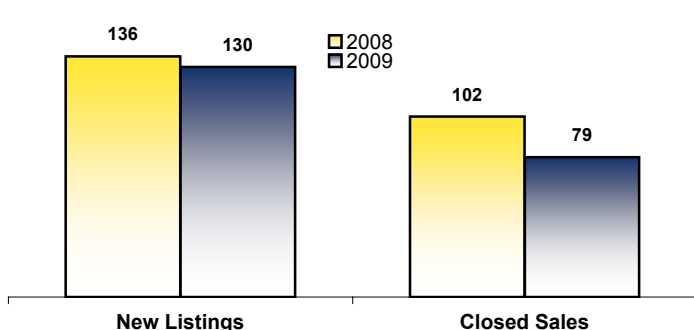
Year to Date

Travis County, TX

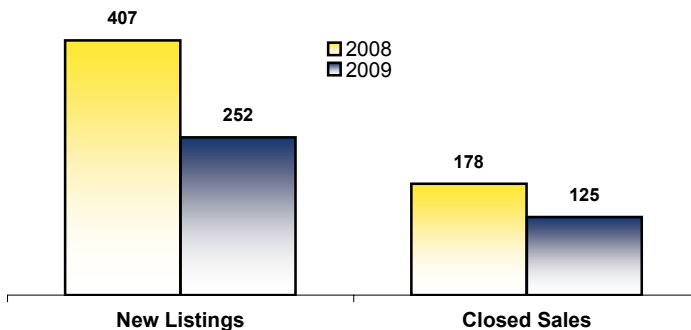
	2008	2009	Change	2008	2009	Change
New Listings	136	130	- 4.4%	407	252	- 38.1%
Closed Sales	102	79	- 22.5%	178	125	- 29.8%
Median Sales Price	\$173,500	\$176,000	+ 1.4%	\$173,250	\$170,000	- 1.9%
Average Sales Price	\$190,674	\$176,670	- 7.3%	\$186,153	\$171,960	- 7.6%
Percent of Original List Price Received at Sale*	95.3%	95.0%	- 0.3%	95.2%	94.5%	- 0.8%
Average Days on Market Until Sale	56	49	- 12.4%	56	54	- 3.7%
Single-Family Detached Inventory**	NA	221	NA	--	--	--
Townhouse-Condo Inventory**	NA	96	NA	--	--	--

*Does not account for list prices from any previous listing contracts or seller concessions **City inventory figures were first tracked in June 2008

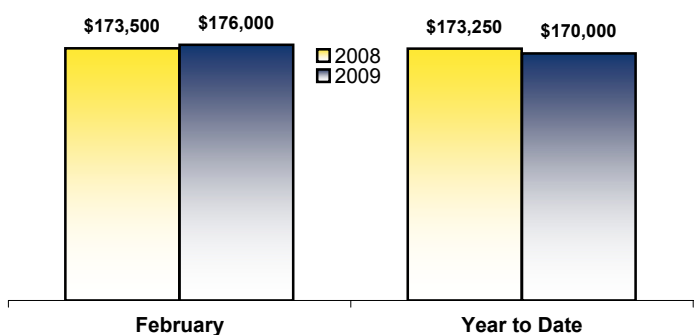
Activity—Most Recent Month



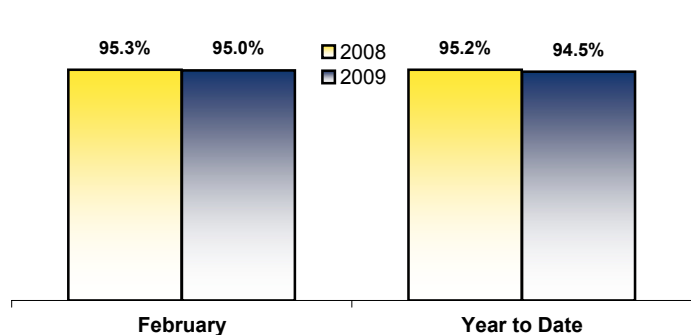
Activity—Year to Date



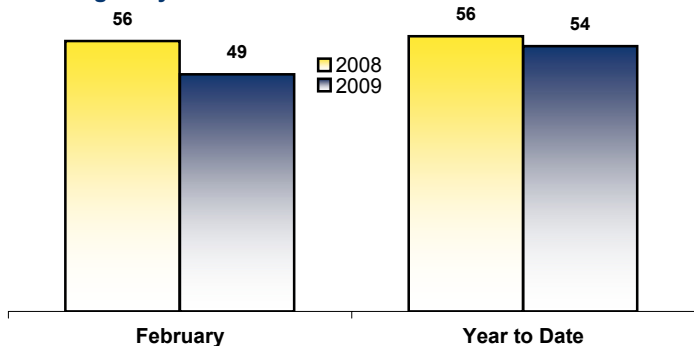
Median Sales Price



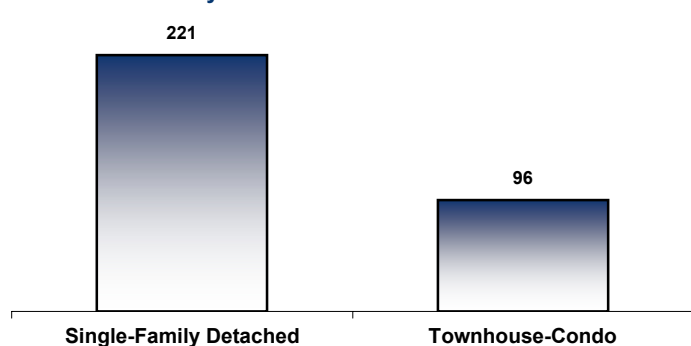
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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Local Market Updates



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AUSTIN BOARD
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Region:

Austin - Northwest

February

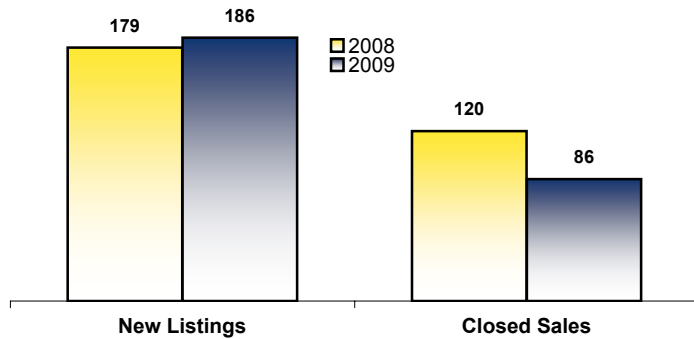
Year to Date

Travis and Williamson Counties, TX

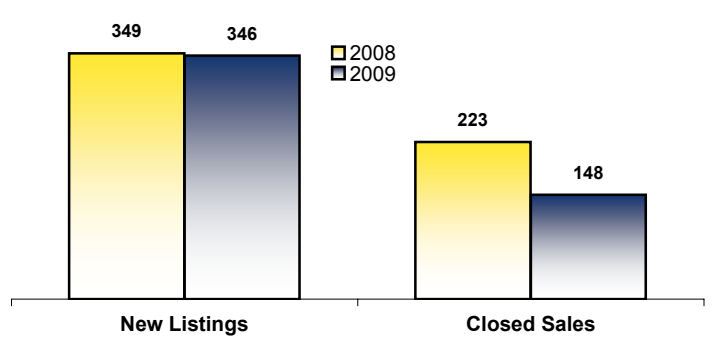
	2008	2009	Change	2008	2009	Change
New Listings	179	186	+ 3.9%	349	346	- 0.9%
Closed Sales	120	86	- 28.3%	223	148	- 33.6%
Median Sales Price	\$204,000	\$217,500	+ 6.6%	\$210,500	\$205,000	- 2.6%
Average Sales Price	\$251,876	\$263,914	+ 4.8%	\$261,133	\$247,752	- 5.1%
Percent of Original List Price Received at Sale*	95.7%	93.3%	- 2.5%	95.7%	93.2%	- 2.5%
Average Days on Market Until Sale	58	70	+ 19.9%	62	66	+ 7.1%
Single-Family Detached Inventory**	NA	298	NA	--	--	--
Townhouse-Condo Inventory**	NA	122	NA	--	--	--

*Does not account for list prices from any previous listing contracts or seller concessions **City inventory figures were first tracked in June 2008

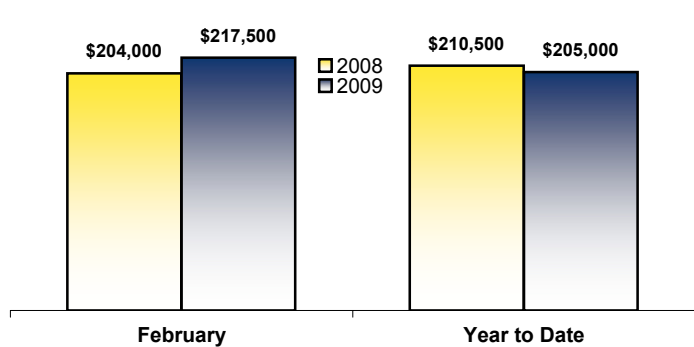
Activity—Most Recent Month



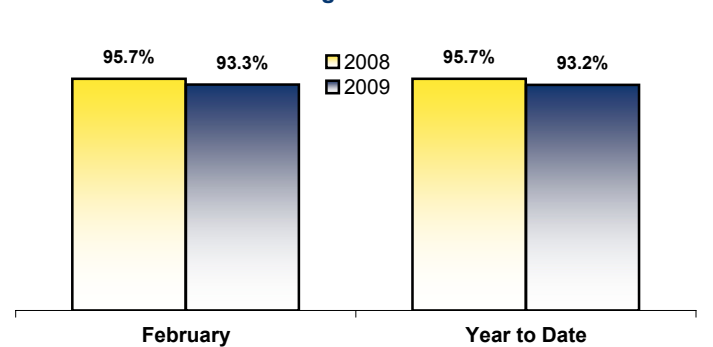
Activity—Year to Date



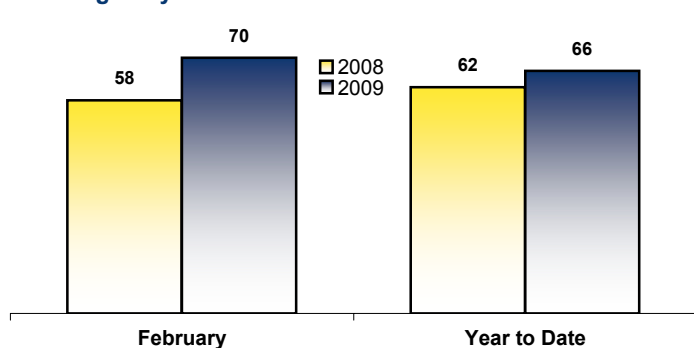
Median Sales Price



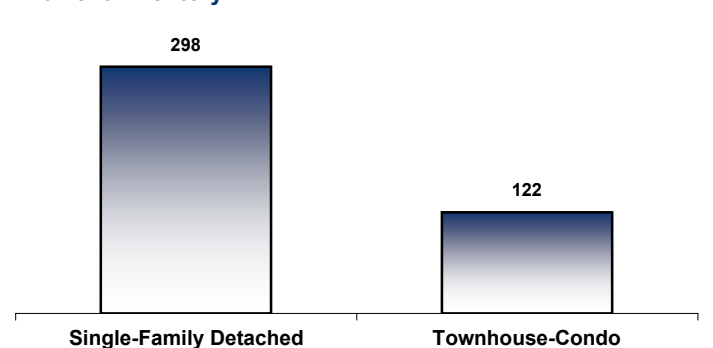
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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Region:

Austin - South

February

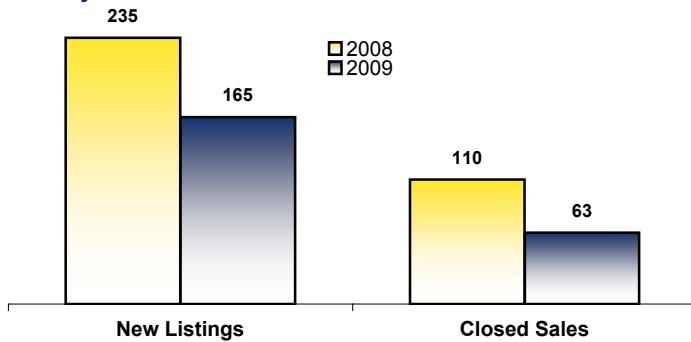
Year to Date

Travis County, TX

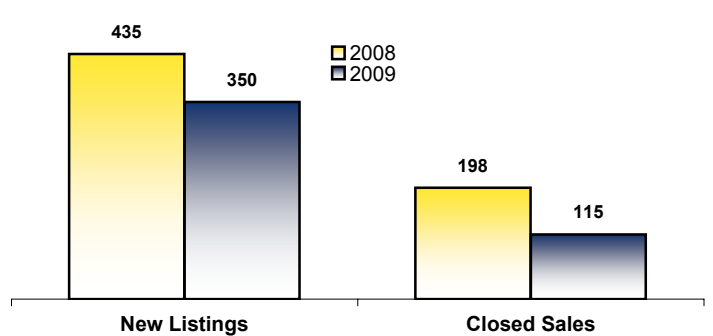
	2008	2009	Change	2008	2009	Change
New Listings	235	165	- 29.8%	435	350	- 19.5%
Closed Sales	110	63	- 42.7%	198	115	- 41.9%
Median Sales Price	\$175,500	\$180,000	+ 2.6%	\$184,750	\$184,500	- 0.1%
Average Sales Price	\$220,350	\$230,026	+ 4.4%	\$233,879	\$226,900	- 3.0%
Percent of Original List Price Received at Sale*	95.5%	91.5%	- 4.2%	95.1%	91.5%	- 3.8%
Average Days on Market Until Sale	64	73	+ 14.5%	63	80	+ 27.2%
Single-Family Detached Inventory**	NA	307	NA	--	--	--
Townhouse-Condo Inventory**	NA	240	NA	--	--	--

*Does not account for list prices from any previous listing contracts or seller concessions **City inventory figures were first tracked in June 2008

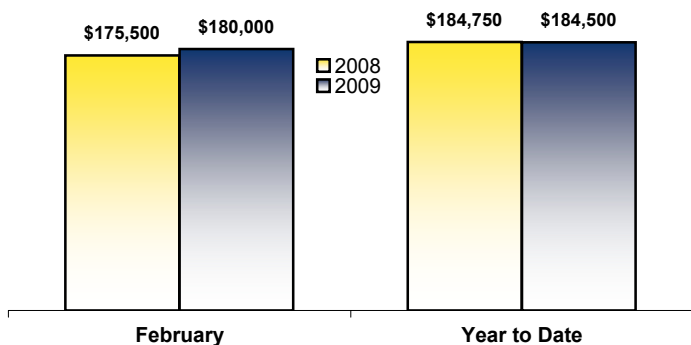
Activity—Most Recent Month



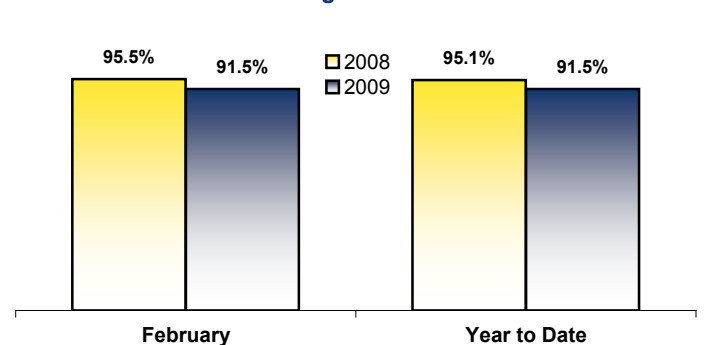
Activity—Year to Date



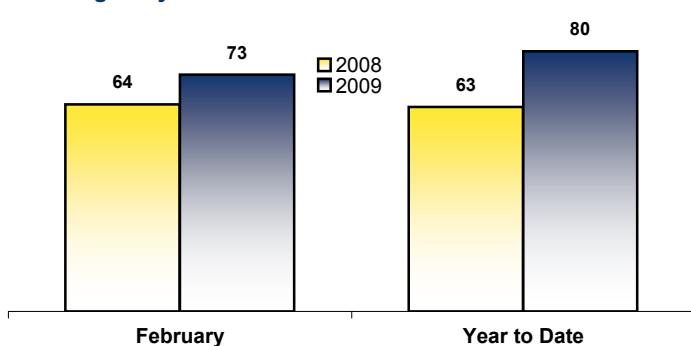
Median Sales Price



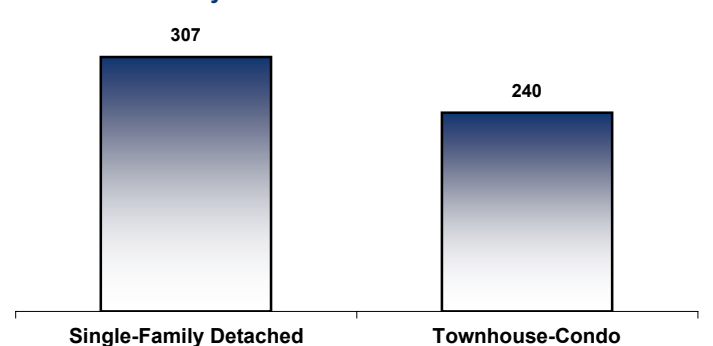
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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Region:

Austin - Southeast

February

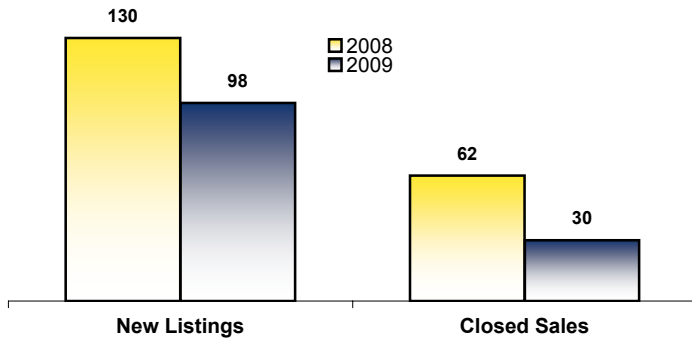
Year to Date

Travis County, TX

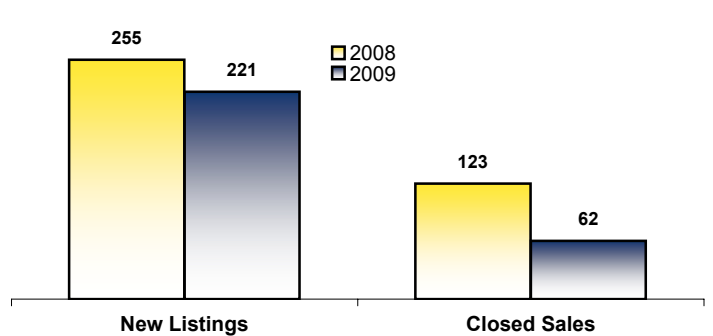
	2008	2009	Change	2008	2009	Change
New Listings	130	98	- 24.6%	255	221	- 13.3%
Closed Sales	62	30	- 51.6%	123	62	- 49.6%
Median Sales Price	\$133,500	\$106,950	- 19.9%	\$129,975	\$114,875	- 11.6%
Average Sales Price	\$146,129	\$118,604	- 18.8%	\$142,129	\$125,862	- 11.4%
Percent of Original List Price Received at Sale*	95.4%	91.0%	- 4.7%	95.2%	92.2%	- 3.2%
Average Days on Market Until Sale	65	63	- 3.3%	63	59	- 6.5%
Single-Family Detached Inventory**	NA	238	NA	--	--	--
Townhouse-Condo Inventory**	NA	100	NA	--	--	--

*Does not account for list prices from any previous listing contracts or seller concessions **City inventory figures were first tracked in June 2008

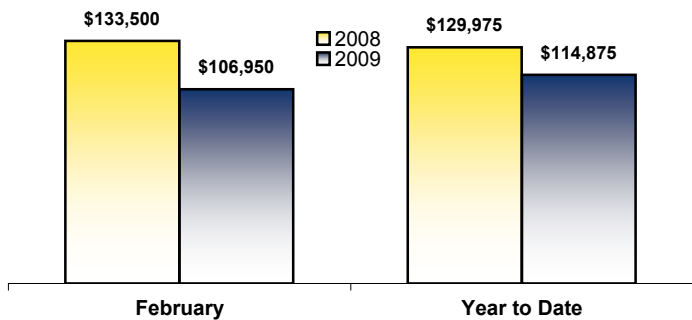
Activity—Most Recent Month



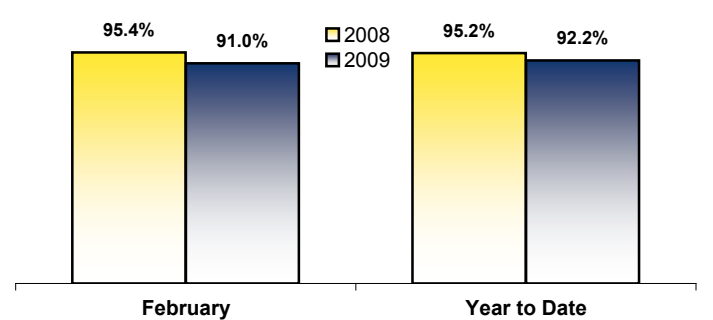
Activity—Year to Date



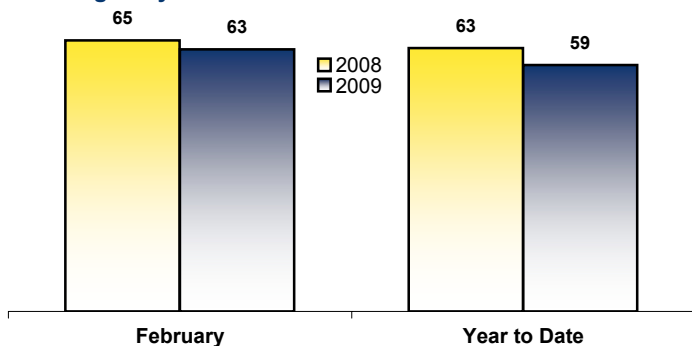
Median Sales Price



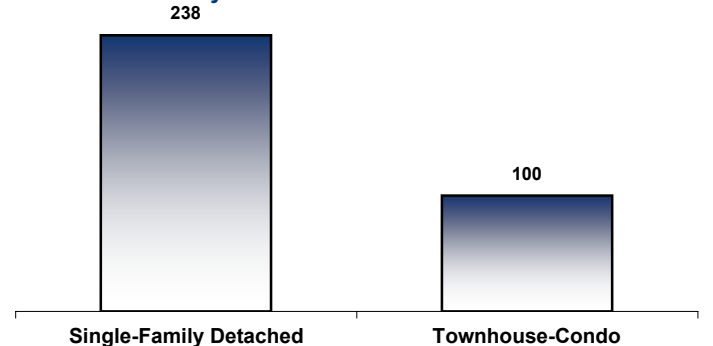
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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Local Market Updates

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Region:

Austin - Southwest

February

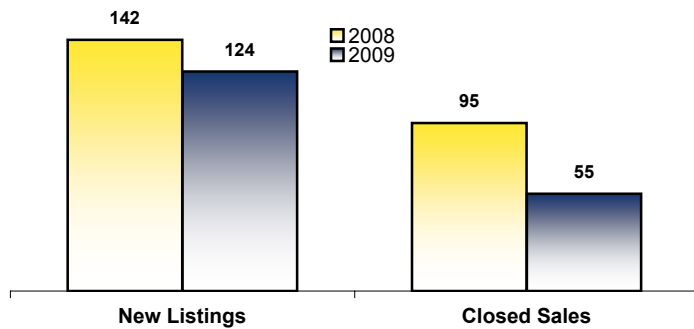
Year to Date

Travis County, TX

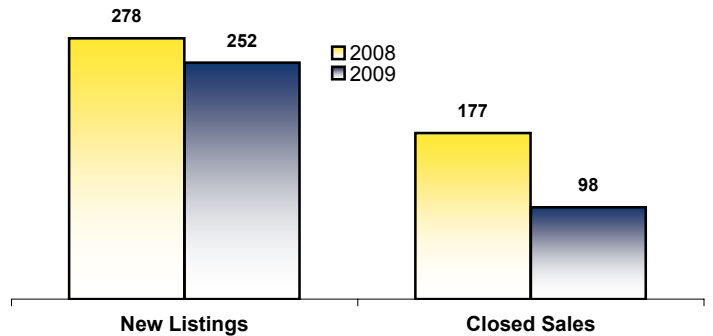
	2008	2009	Change	2008	2009	Change
New Listings	142	124	- 12.7%	278	252	- 9.4%
Closed Sales	95	55	- 42.1%	177	98	- 44.6%
Median Sales Price	\$242,000	\$244,985	+ 1.2%	\$239,000	\$230,000	- 3.8%
Average Sales Price	\$267,600	\$258,329	- 3.5%	\$263,578	\$244,894	- 7.1%
Percent of Original List Price Received at Sale*	95.9%	93.9%	- 2.0%	95.0%	93.2%	- 1.9%
Average Days on Market Until Sale	64	62	- 3.2%	67	67	+ 1.1%
Single-Family Detached Inventory**	NA	347	NA	--	--	--
Townhouse-Condo Inventory**	NA	15	NA	--	--	--

*Does not account for list prices from any previous listing contracts or seller concessions **City inventory figures were first tracked in June 2008

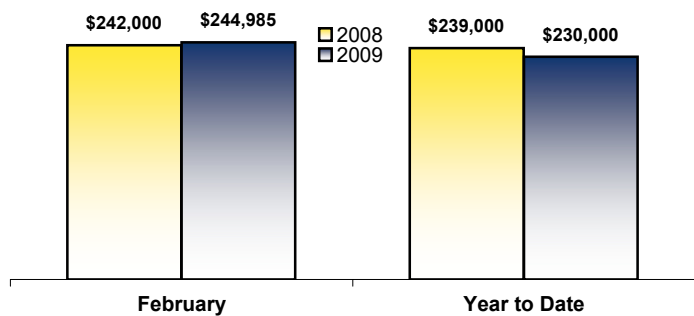
Activity—Most Recent Month



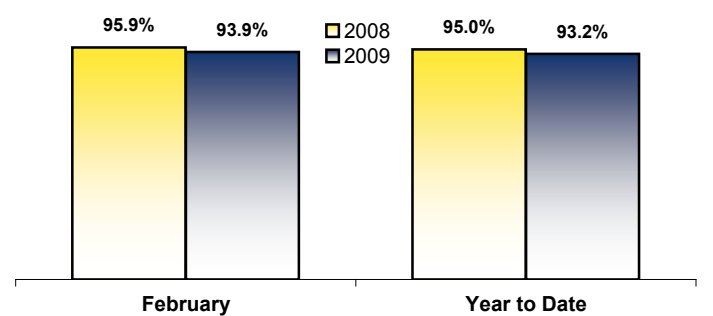
Activity—Year to Date



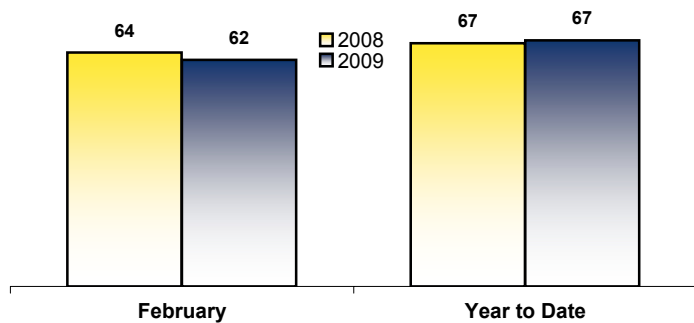
Median Sales Price



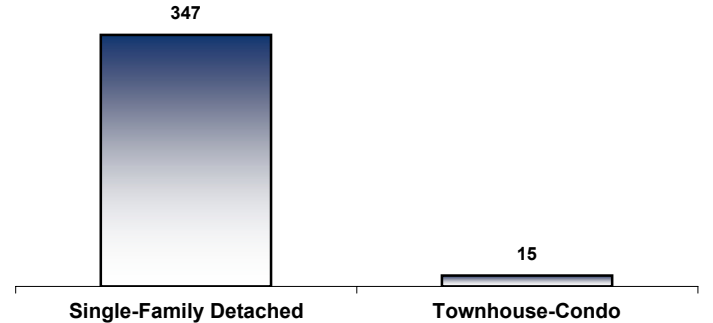
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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Local Market Updates



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AUSTIN BOARD
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Region:

Austin - West/Westlake

February

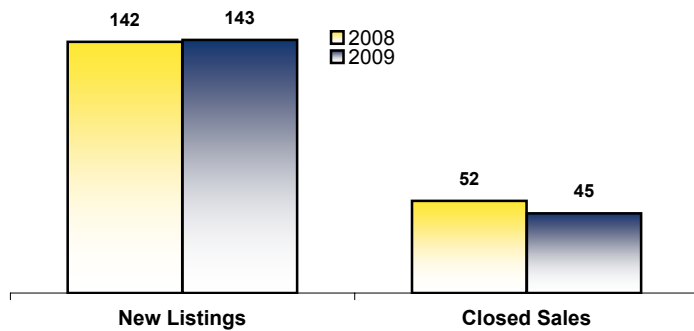
Year to Date

Travis County, TX

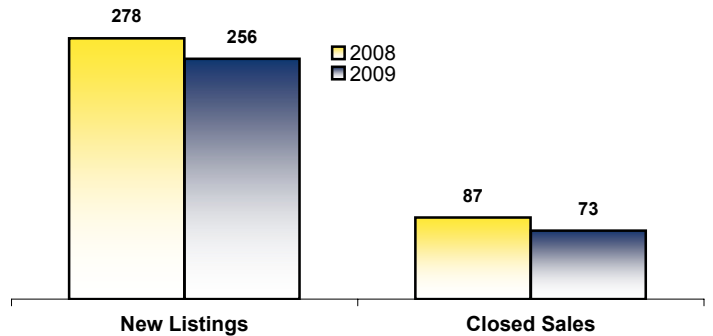
	2008	2009	Change	2008	2009	Change
New Listings	142	143	+ 0.7%	278	256	- 7.9%
Closed Sales	52	45	- 13.5%	87	73	- 16.1%
Median Sales Price	\$465,000	\$444,250	- 4.5%	\$475,000	\$427,500	- 10.0%
Average Sales Price	\$625,949	\$663,970	+ 6.1%	\$641,990	\$653,399	+ 1.8%
Percent of Original List Price Received at Sale*	93.5%	90.1%	- 3.7%	93.1%	89.2%	- 4.2%
Average Days on Market Until Sale	86	104	+ 21.1%	96	109	+ 13.6%
Single-Family Detached Inventory**	NA	371	NA	--	--	--
Townhouse-Condo Inventory**	NA	97	NA	--	--	--

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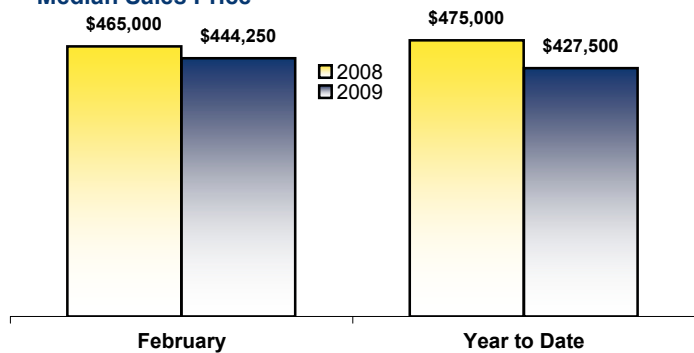
Activity—Most Recent Month



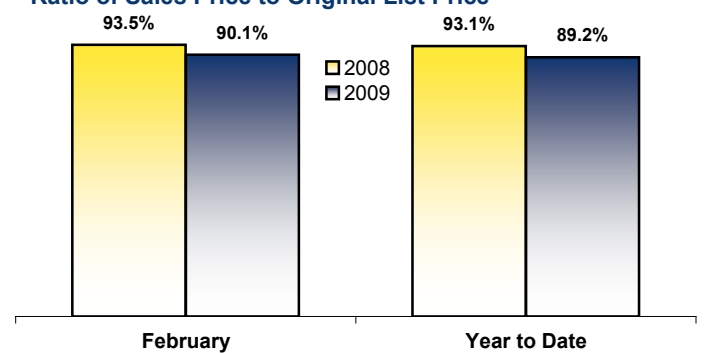
Activity—Year to Date



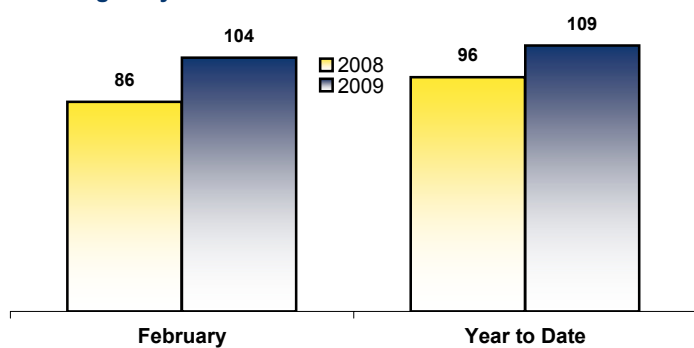
Median Sales Price



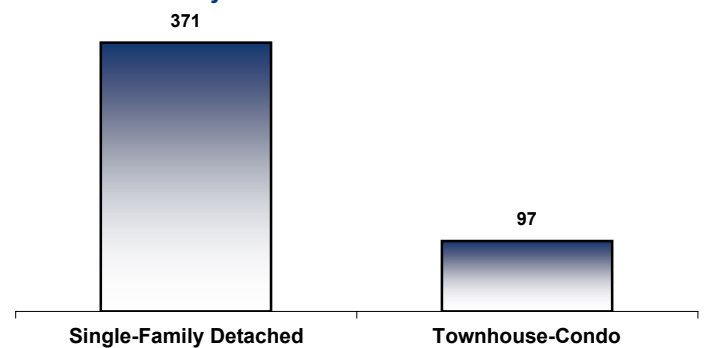
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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Local Market Updates

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Region:

Bastrop/Smithville

February

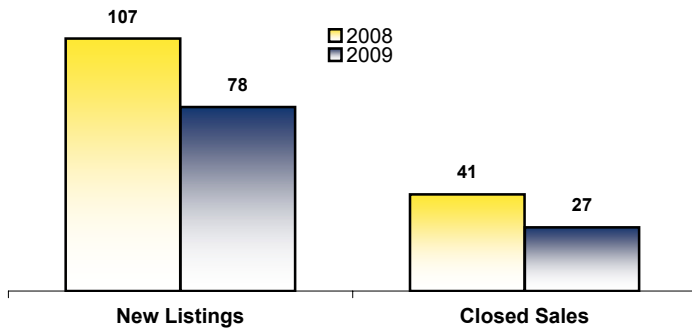
Year to Date

Bastrop County, TX

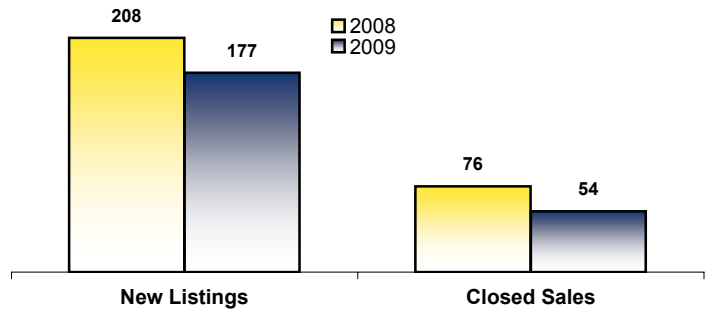
	2008	2009	Change	2008	2009	Change
New Listings	107	78	- 27.1%	208	177	- 14.9%
Closed Sales	41	27	- 34.1%	76	54	- 28.9%
Median Sales Price	\$147,100	\$116,500	- 20.8%	\$145,000	\$112,500	- 22.4%
Average Sales Price	\$161,932	\$134,590	- 16.9%	\$163,460	\$137,255	- 16.0%
Percent of Original List Price Received at Sale*	94.3%	92.6%	- 1.9%	94.2%	90.8%	- 3.5%
Average Days on Market Until Sale	58	63	+ 8.4%	58	70	+ 20.8%
Single-Family Detached Inventory**	NA	320	NA	--	--	--
Townhouse-Condo Inventory**	NA	2	NA	--	--	--

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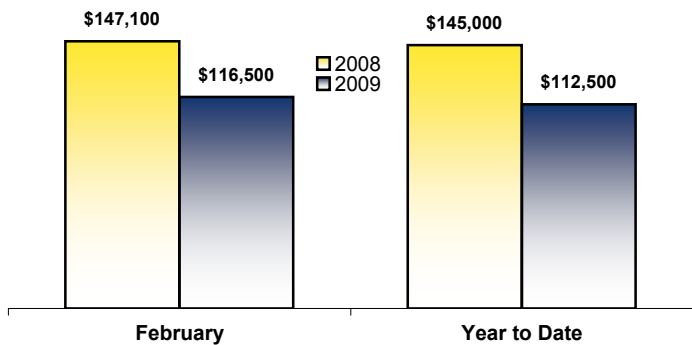
Activity—Most Recent Month



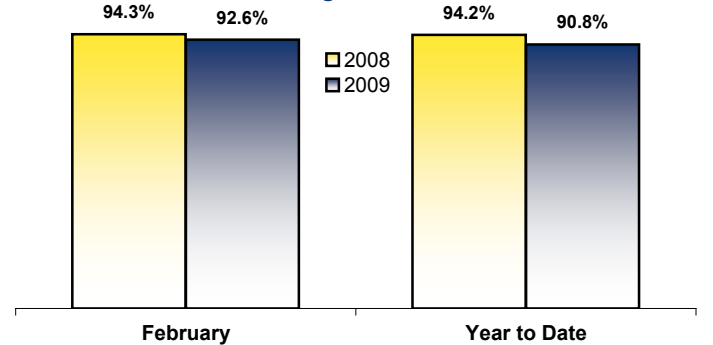
Activity—Year to Date



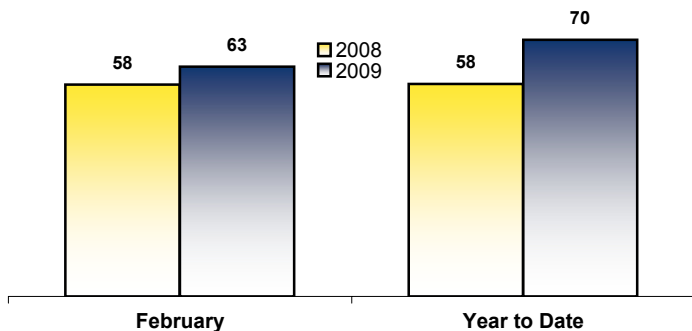
Median Sales Price



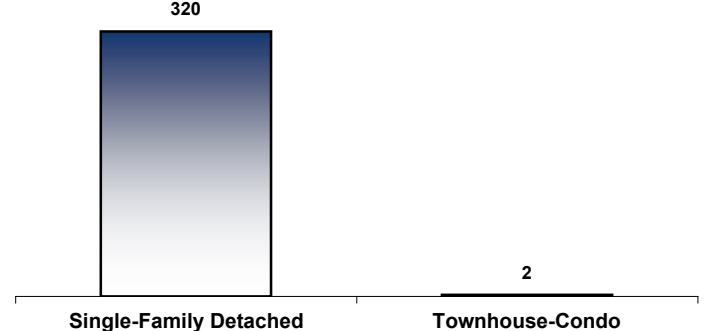
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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Local Market Updates

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Region:

Bell

Bell County, TX

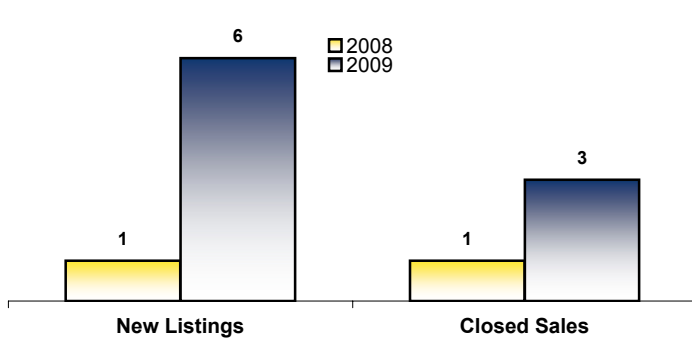
February

Year to Date

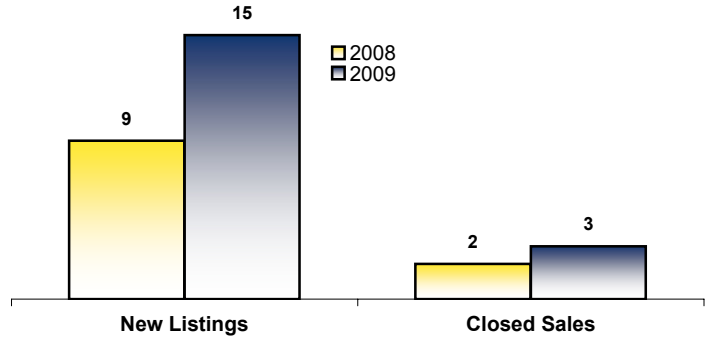
	2008	2009	Change	2008	2009	Change
New Listings	1	6	+ 500.0%	9	15	+ 66.7%
Closed Sales	1	3	+ 200.0%	2	3	+ 50.0%
Median Sales Price	\$119,900	\$47,500	- 60.4%	\$116,900	\$47,500	- 59.4%
Average Sales Price	\$119,900	\$65,133	- 45.7%	\$116,900	\$65,133	- 44.3%
Percent of Original List Price Received at Sale*	85.7%	96.5%	+ 12.6%	92.9%	96.5%	+ 3.9%
Average Days on Market Until Sale	140	33	- 76.7%	74	33	- 55.6%
Single-Family Detached Inventory**	NA	39	NA	--	--	--
Townhouse-Condo Inventory**	NA	2	NA	--	--	--

*Does not account for list prices from any previous listing contracts or seller concessions **City inventory figures were first tracked in June 2008

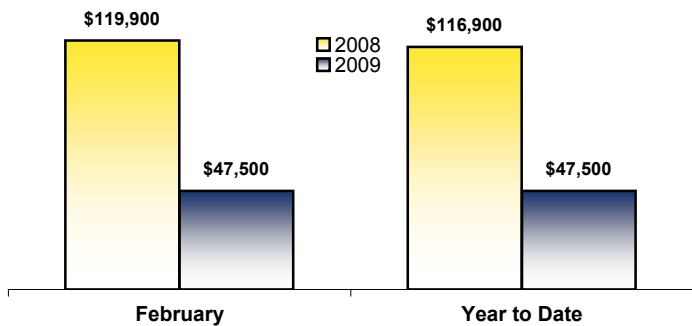
Activity—Most Recent Month



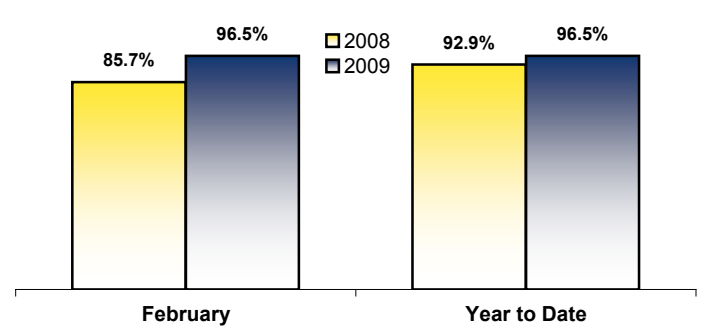
Activity—Year to Date



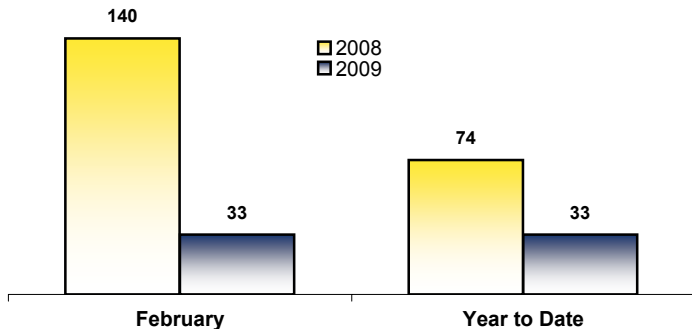
Median Sales Price



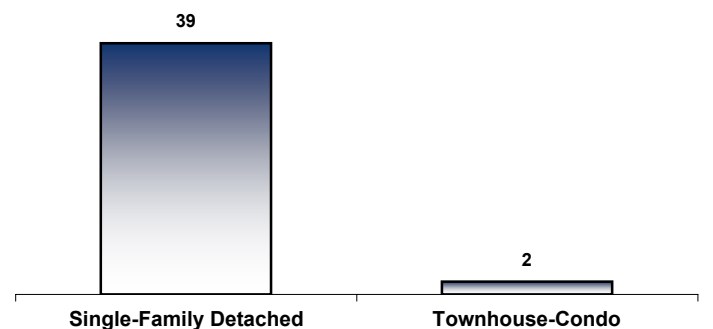
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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Local Market Updates

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Region:

Burnet/Llano

Burnet and Llano Counties, TX

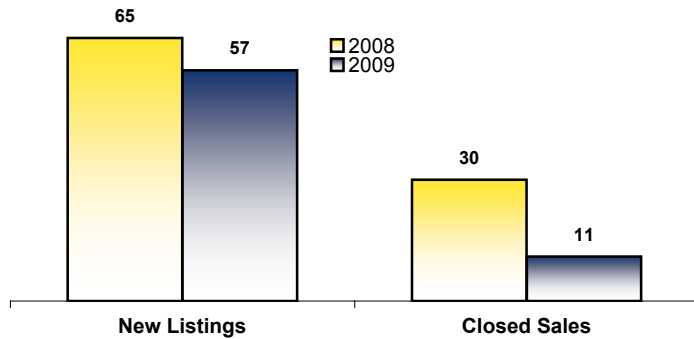
February

Year to Date

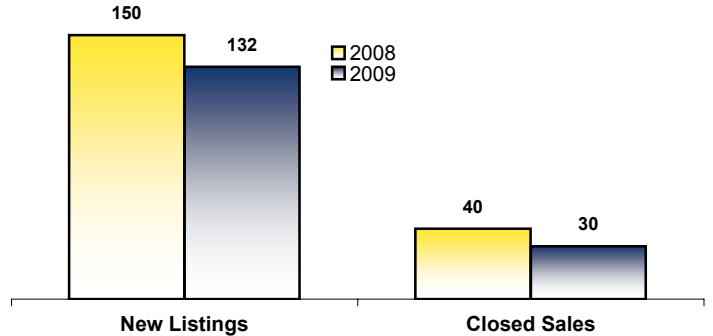
	2008	2009	Change	2008	2009	Change
New Listings	65	57	- 12.3%	150	132	- 12.0%
Closed Sales	30	11	- 63.3%	40	30	- 25.0%
Median Sales Price	\$119,000	\$144,450	+ 21.4%	\$115,000	\$146,475	+ 27.4%
Average Sales Price	\$200,083	\$167,841	- 16.1%	\$185,756	\$169,185	- 8.9%
Percent of Original List Price Received at Sale*	91.3%	87.2%	- 4.4%	92.5%	84.3%	- 8.9%
Average Days on Market Until Sale	101	112	+ 11.1%	88	110	+ 24.2%
Single-Family Detached Inventory**	NA	313	NA	--	--	--
Townhouse-Condo Inventory**	NA	13	NA	--	--	--

*Does not account for list prices from any previous listing contracts or seller concessions **City inventory figures were first tracked in June 2008

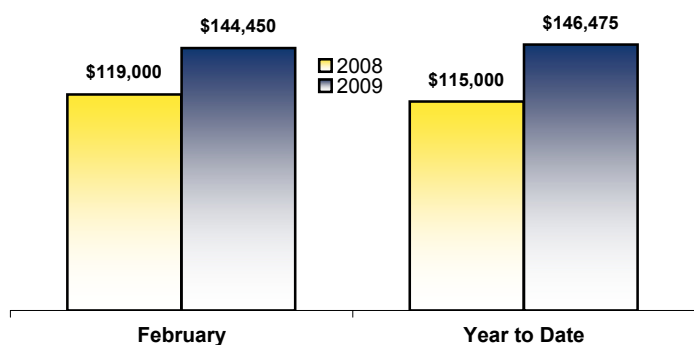
Activity—Most Recent Month



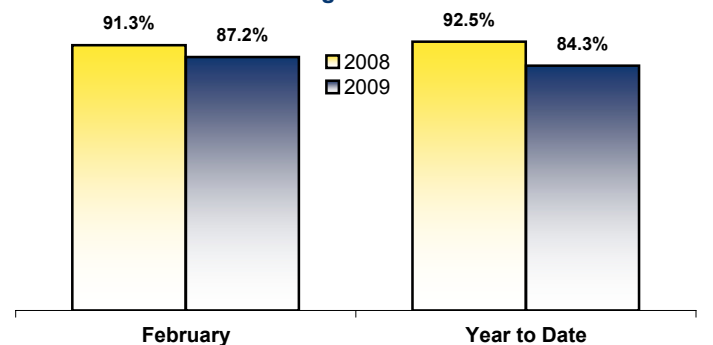
Activity—Year to Date



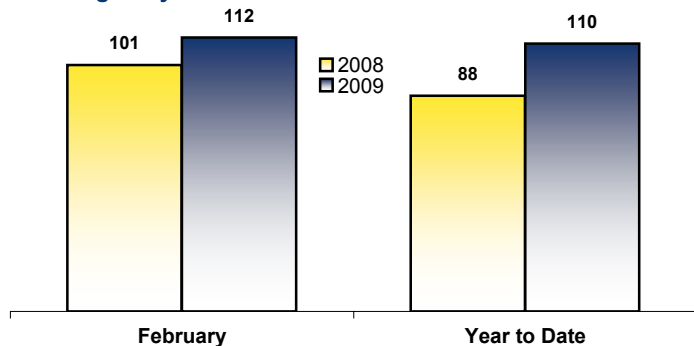
Median Sales Price



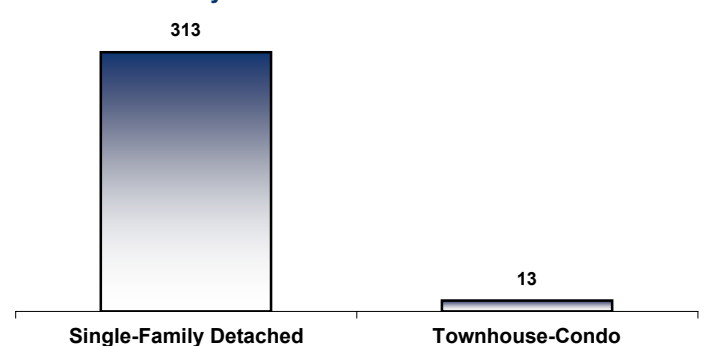
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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Local Market Updates

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Region:

Caldwell/Fayette

February

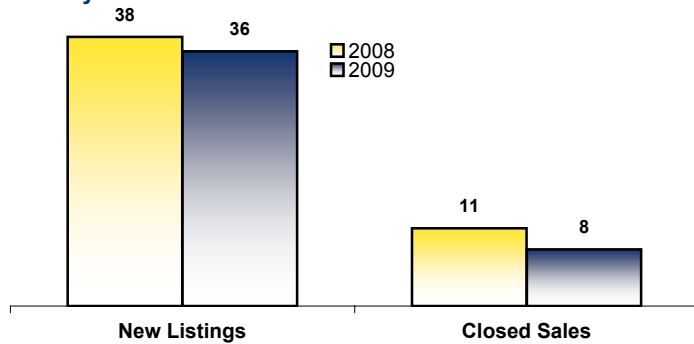
Year to Date

Caldwell and Fayette Counties, TX

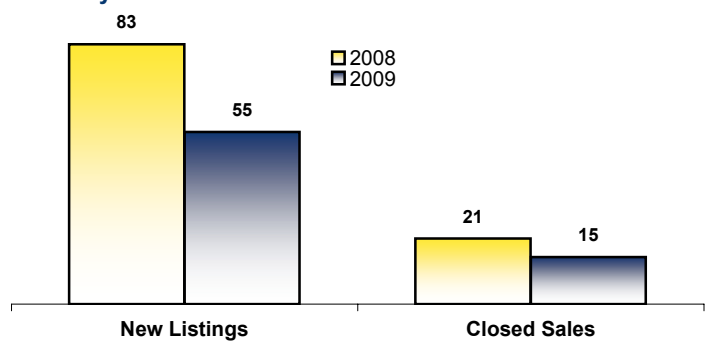
	2008	2009	Change	2008	2009	Change
New Listings	38	36	- 5.3%	83	55	- 33.7%
Closed Sales	11	8	- 27.3%	21	15	- 28.6%
Median Sales Price	\$88,000	\$115,250	+ 31.0%	\$100,000	\$91,000	- 9.0%
Average Sales Price	\$97,232	\$131,731	+ 35.5%	\$117,998	\$101,546	- 13.9%
Percent of Original List Price Received at Sale*	92.8%	89.9%	- 3.1%	92.2%	88.2%	- 4.3%
Average Days on Market Until Sale	70	134	+ 89.8%	114	108	- 5.1%
Single-Family Detached Inventory**	NA	147	NA	--	--	--
Townhouse-Condo Inventory**	NA	1	NA	--	--	--

*Does not account for list prices from any previous listing contracts or seller concessions **City inventory figures were first tracked in June 2008

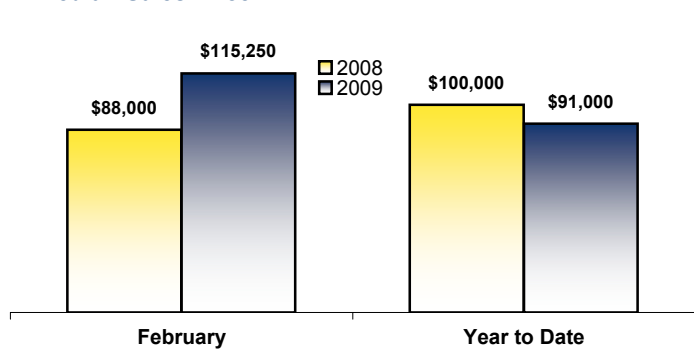
Activity—Most Recent Month



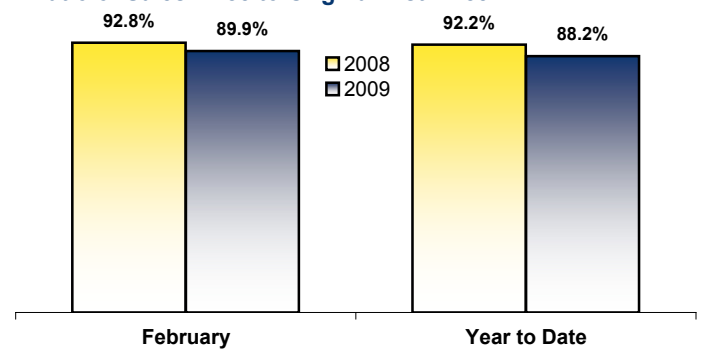
Activity—Year to Date



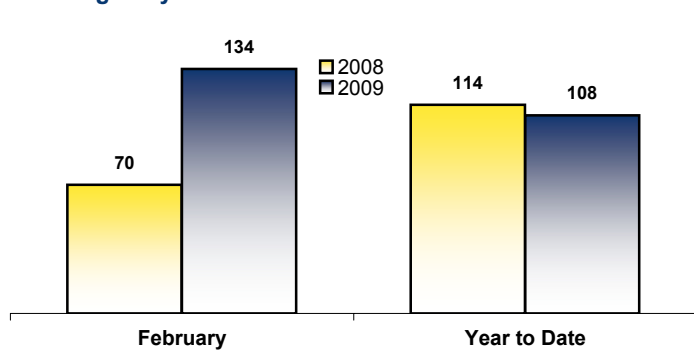
Median Sales Price



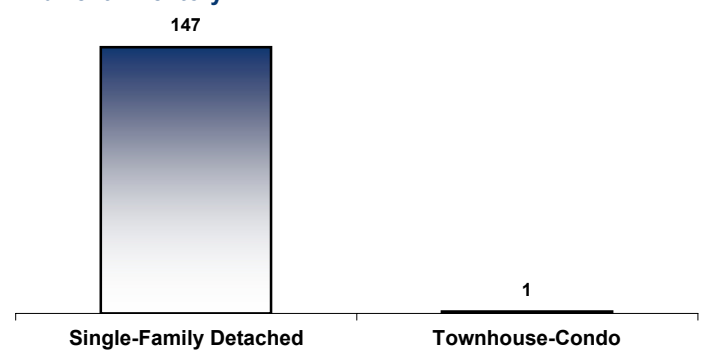
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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Region:

Cedar Park/Leander

February

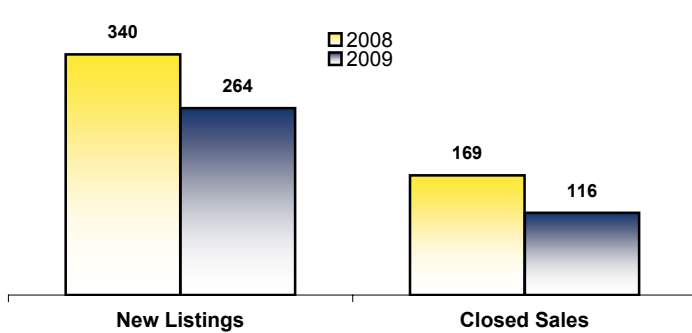
Year to Date

Travis and Williamson Counties, TX

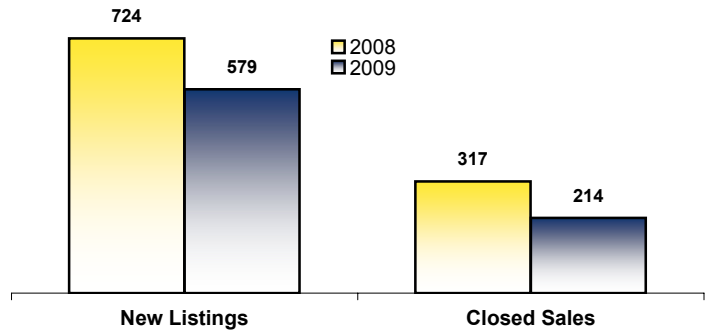
	2008	2009	Change	2008	2009	Change
New Listings	340	264	- 22.4%	724	579	- 20.0%
Closed Sales	169	116	- 31.4%	317	214	- 32.5%
Median Sales Price	\$170,000	\$178,525	+ 5.0%	\$167,685	\$173,979	+ 3.8%
Average Sales Price	\$196,829	\$197,162	+ 0.2%	\$199,618	\$200,817	+ 0.6%
Percent of Original List Price Received at Sale*	95.2%	92.5%	- 2.8%	95.0%	92.2%	- 2.9%
Average Days on Market Until Sale	64	83	+ 29.3%	62	86	+ 38.3%
Single-Family Detached Inventory**	NA	857	NA	--	--	--
Townhouse-Condo Inventory**	NA	40	NA	--	--	--

*Does not account for list prices from any previous listing contracts or seller concessions **City inventory figures were first tracked in June 2008

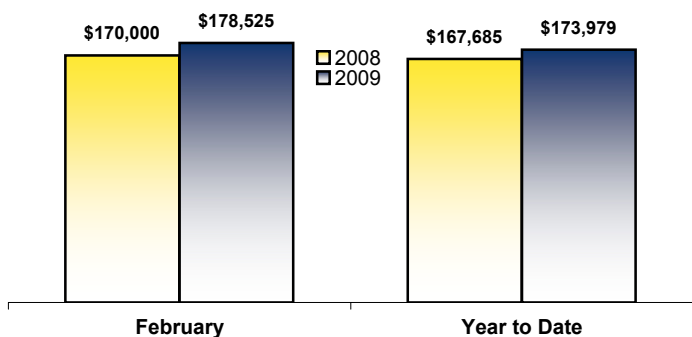
Activity—Most Recent Month



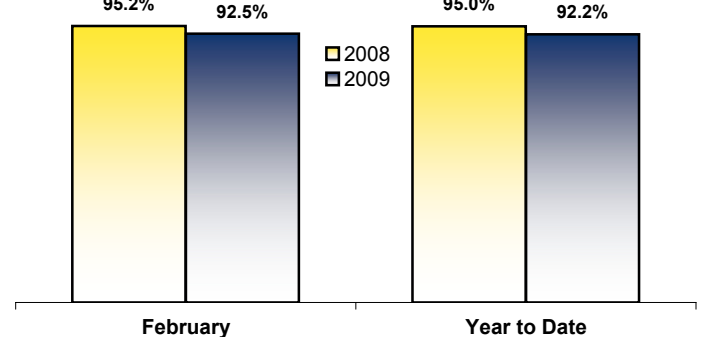
Activity—Year to Date



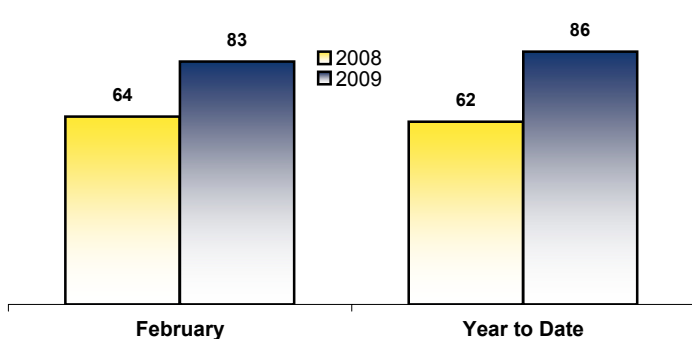
Median Sales Price



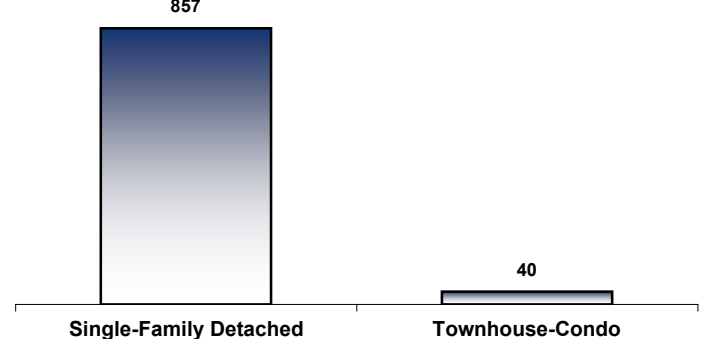
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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Region:

Comal/Gonzalez

February

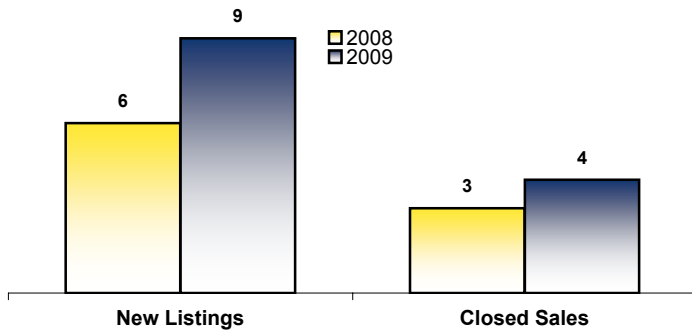
Year to Date

Comal and Gonzales Counties, TX

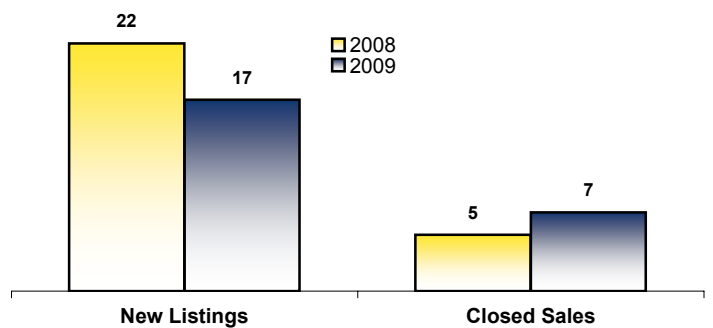
	2008	2009	Change	2008	2009	Change
New Listings	6	9	+ 50.0%	22	17	- 22.7%
Closed Sales	3	4	+ 33.3%	5	7	+ 40.0%
Median Sales Price	\$225,000	\$286,000	+ 27.1%	\$165,000	\$165,000	- 0.0%
Average Sales Price	\$201,667	\$314,500	+ 56.0%	\$182,000	\$243,871	+ 34.0%
Percent of Original List Price Received at Sale*	88.3%	92.4%	+ 4.6%	91.3%	93.5%	+ 2.5%
Average Days on Market Until Sale	95	229	+ 141.6%	72	171	+ 139.2%
Single-Family Detached Inventory**	NA	46	NA	--	--	--
Townhouse-Condo Inventory**	NA	1	NA	--	--	--

*Does not account for list prices from any previous listing contracts or seller concessions **City inventory figures were first tracked in June 2008

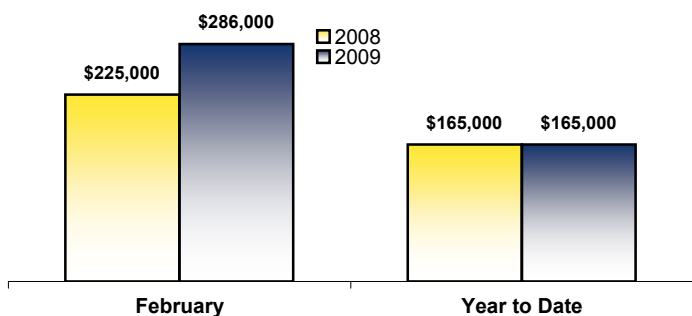
Activity—Most Recent Month



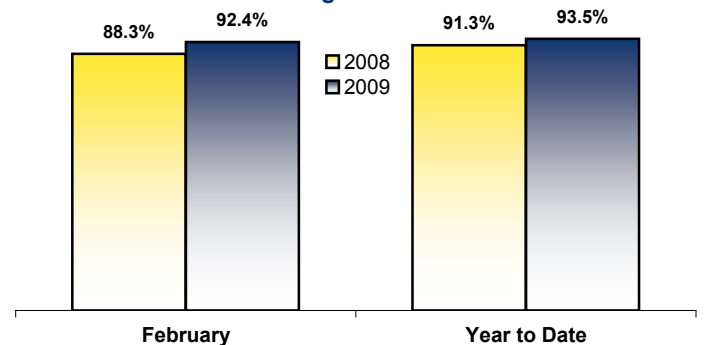
Activity—Year to Date



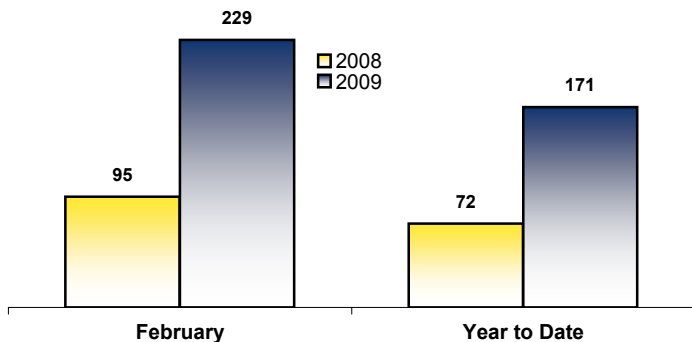
Median Sales Price



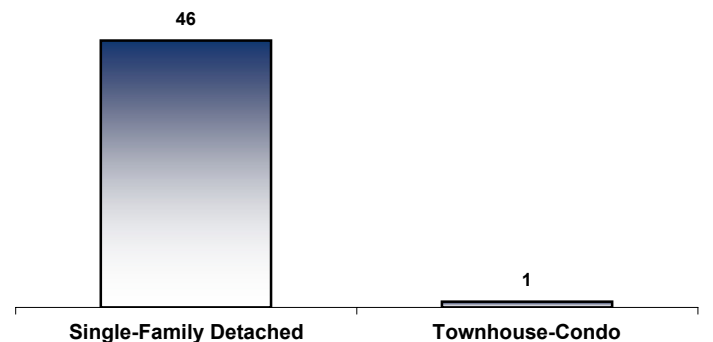
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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Region:

Dripping Springs/Wimberley

February

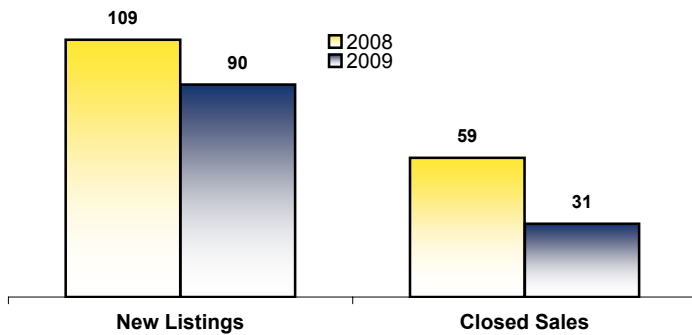
Year to Date

Hays County, TX

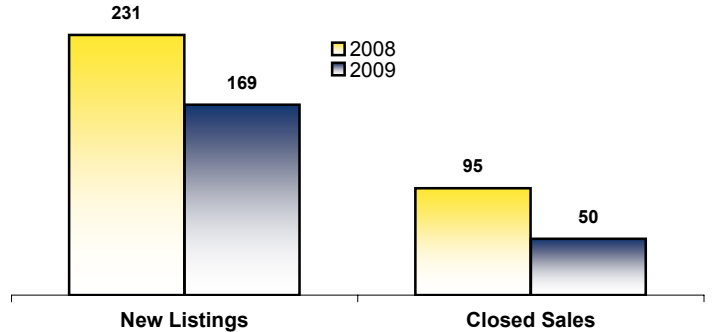
	2008	2009	Change	2008	2009	Change
New Listings	109	90	- 17.4%	231	169	- 26.8%
Closed Sales	59	31	- 47.5%	95	50	- 47.4%
Median Sales Price	\$281,655	\$299,000	+ 6.2%	\$281,655	\$274,000	- 2.7%
Average Sales Price	\$314,823	\$300,631	- 4.5%	\$297,467	\$298,573	+ 0.4%
Percent of Original List Price Received at Sale*	92.3%	87.8%	- 4.9%	92.7%	89.8%	- 3.2%
Average Days on Market Until Sale	115	103	- 10.2%	107	104	- 2.4%
Single-Family Detached Inventory**	NA	399	NA	--	--	--
Townhouse-Condo Inventory**	NA	13	NA	--	--	--

*Does not account for list prices from any previous listing contracts or seller concessions **City inventory figures were first tracked in June 2008

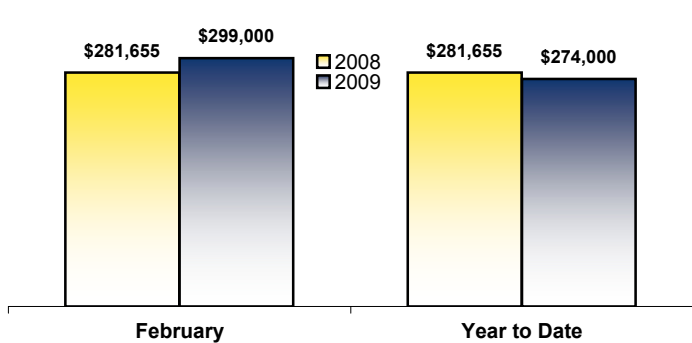
Activity—Most Recent Month



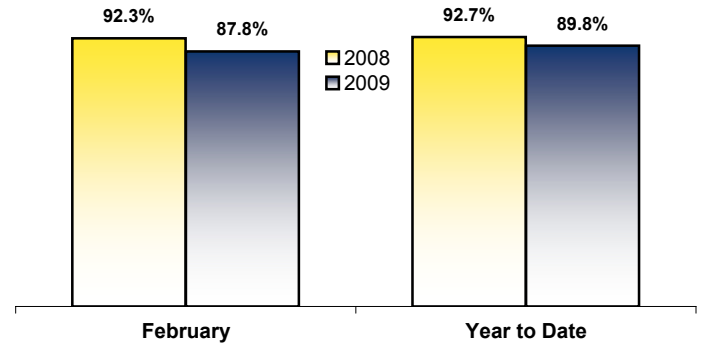
Activity—Year to Date



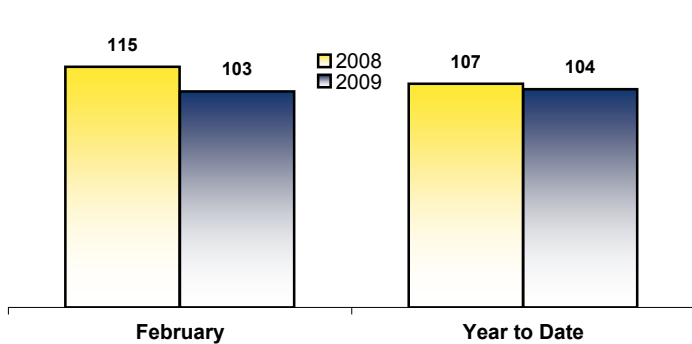
Median Sales Price



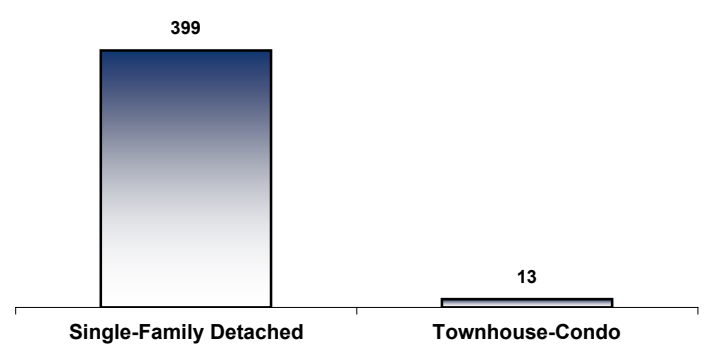
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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Region:

Elgin/Manor

Bastrop and Travis Counties, TX

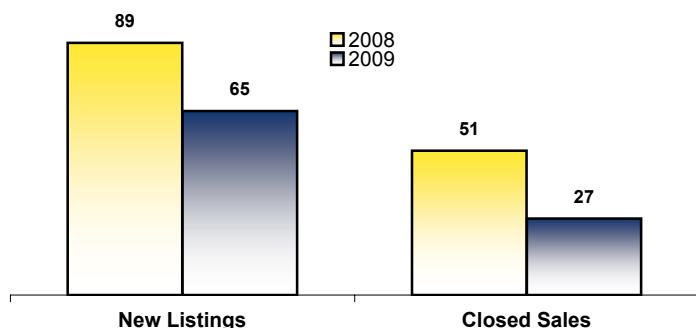
February

Year to Date

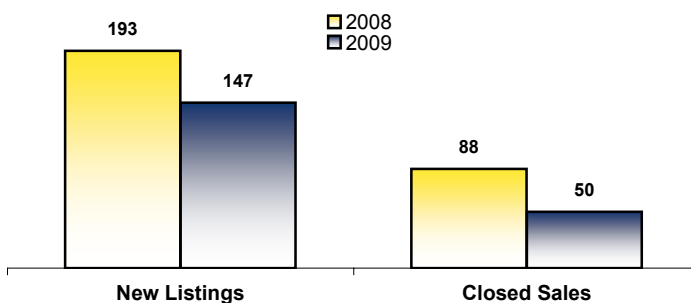
	2008	2009	Change	2008	2009	Change
New Listings	89	65	- 27.0%	193	147	- 23.8%
Closed Sales	51	27	- 47.1%	88	50	- 43.2%
Median Sales Price	\$130,000	\$104,662	- 19.5%	\$129,421	\$97,000	- 25.1%
Average Sales Price	\$135,203	\$121,003	- 10.5%	\$135,739	\$114,401	- 15.7%
Percent of Original List Price Received at Sale*	92.6%	90.9%	- 1.9%	92.0%	91.9%	- 0.1%
Average Days on Market Until Sale	72	99	+ 37.6%	74	81	+ 9.6%
Single-Family Detached Inventory**	NA	247	NA	--	--	--
Townhouse-Condo Inventory**	NA	2	NA	--	--	--

*Does not account for list prices from any previous listing contracts or seller concessions **City inventory figures were first tracked in June 2008

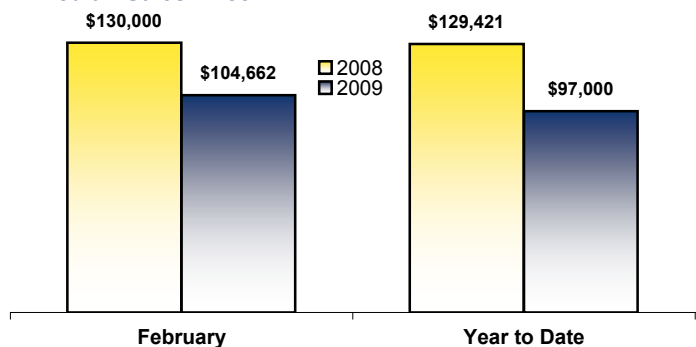
Activity—Most Recent Month



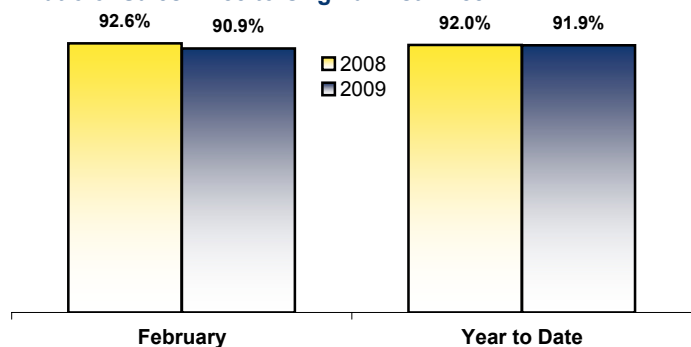
Activity—Year to Date



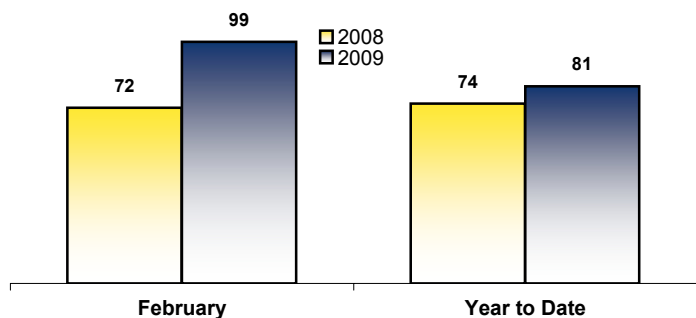
Median Sales Price



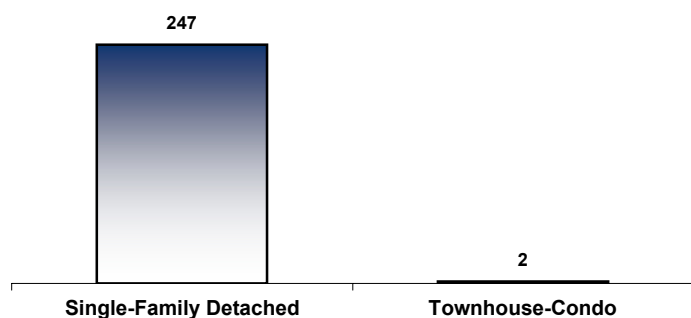
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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Region:

Georgetown

February

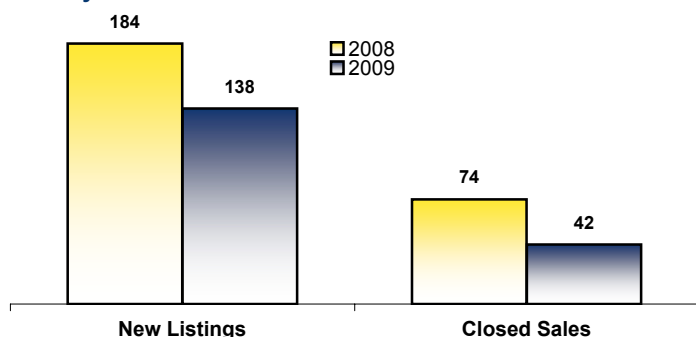
Year to Date

Williamson County, TX

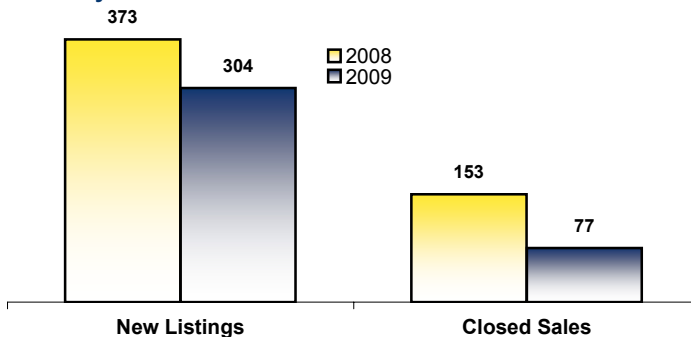
	2008	2009	Change	2008	2009	Change
New Listings	184	138	- 25.0%	373	304	- 18.5%
Closed Sales	74	42	- 43.2%	153	77	- 49.7%
Median Sales Price	\$178,000	\$215,000	+ 20.8%	\$187,500	\$195,000	+ 4.0%
Average Sales Price	\$222,687	\$241,199	+ 8.3%	\$227,121	\$225,301	- 0.8%
Percent of Original List Price Received at Sale*	94.2%	90.3%	- 4.2%	94.6%	90.6%	- 4.2%
Average Days on Market Until Sale	88	109	+ 24.0%	86	106	+ 22.7%
Single-Family Detached Inventory**	NA	609	NA	--	--	--
Townhouse-Condo Inventory**	NA	15	NA	--	--	--

*Does not account for list prices from any previous listing contracts or seller concessions **City inventory figures were first tracked in June 2008

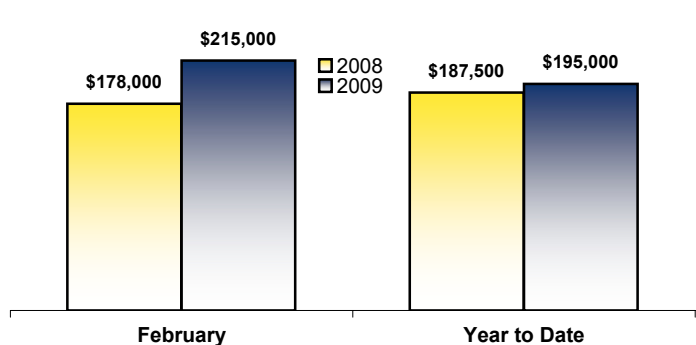
Activity—Most Recent Month



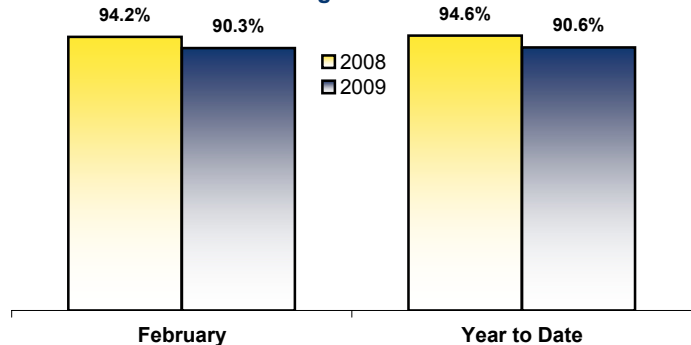
Activity—Year to Date



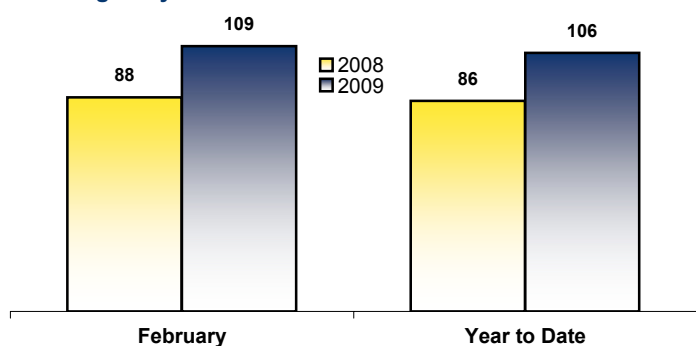
Median Sales Price



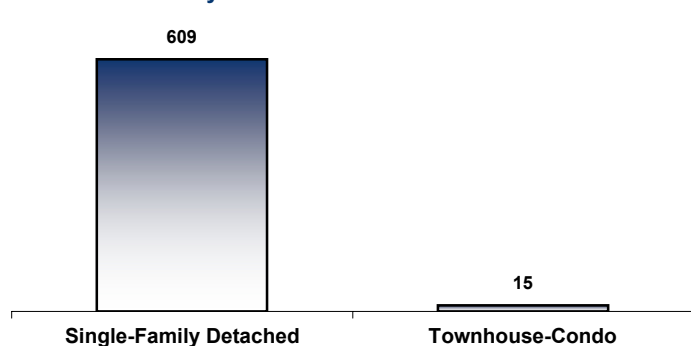
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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Region:

Gillespie/Blanco

February

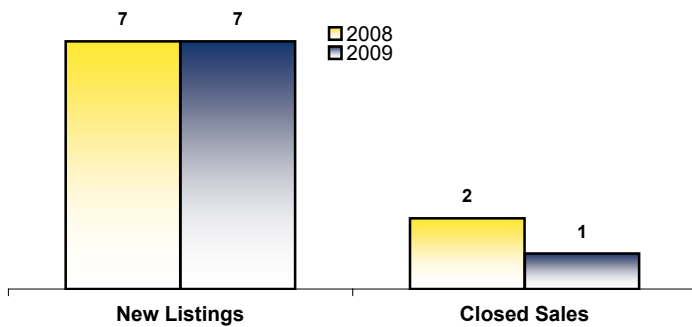
Year to Date

Gillespie and Blanco Counties, TX

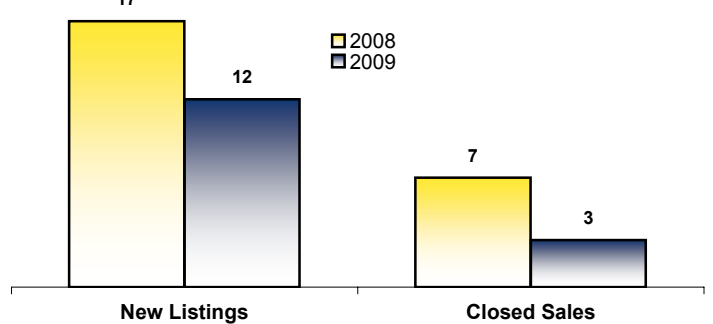
	2008	2009	Change	2008	2009	Change
New Listings	7	7	- 0.0%	17	12	- 29.4%
Closed Sales	2	1	- 50.0%	7	3	- 57.1%
Median Sales Price	\$102,250	\$306,000	+ 199.3%	\$232,700	\$168,500	- 27.6%
Average Sales Price	\$102,250	\$306,000	+ 199.3%	\$209,868	\$203,167	- 3.2%
Percent of Original List Price Received at Sale*	95.0%	91.3%	- 3.8%	94.6%	93.8%	- 0.9%
Average Days on Market Until Sale	99	84	- 14.7%	168	40	- 76.4%
Single-Family Detached Inventory**	NA	50	NA	--	--	--
Townhouse-Condo Inventory**	NA	0	NA	--	--	--

*Does not account for list prices from any previous listing contracts or seller concessions **City inventory figures were first tracked in June 2008

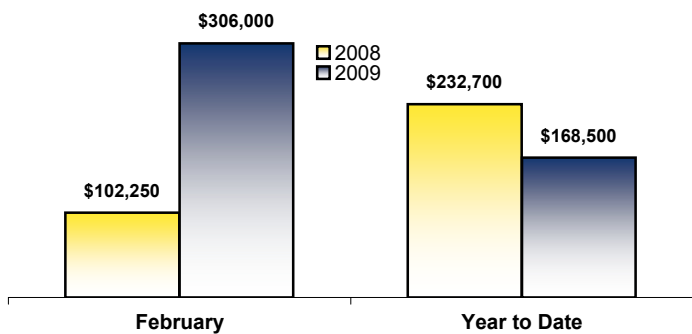
Activity—Most Recent Month



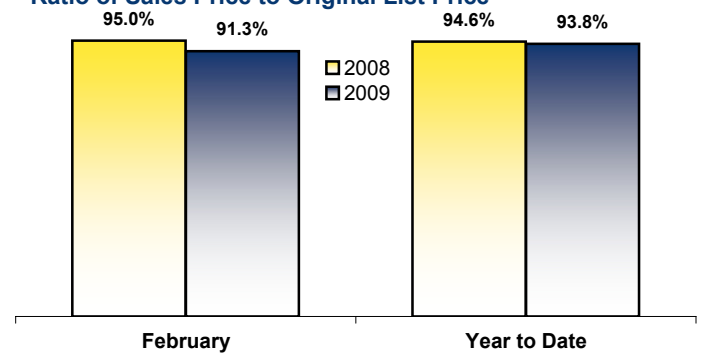
Activity—Year to Date



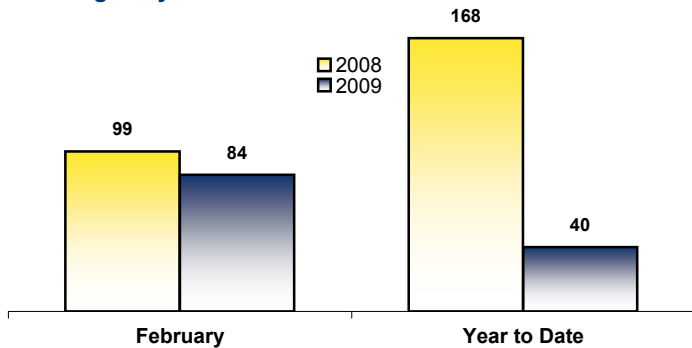
Median Sales Price



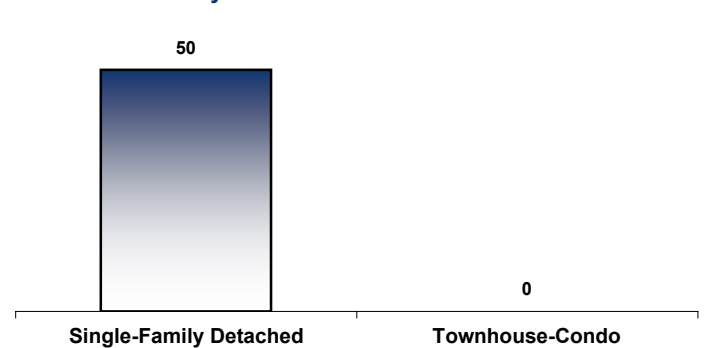
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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Local Market Updates



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AUSTIN BOARD
 of REALTORS®

Region:

Hutto/Taylor/Copeland

February

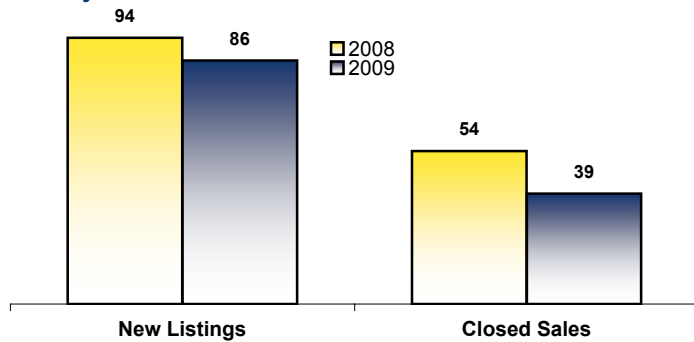
Year to Date

Williamson County, TX

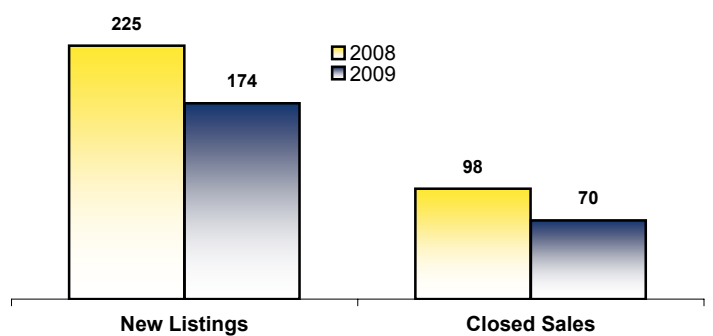
	2008	2009	Change	2008	2009	Change
New Listings	94	86	- 8.5%	225	174	- 22.7%
Closed Sales	54	39	- 27.8%	98	70	- 28.6%
Median Sales Price	\$140,211	\$136,000	- 3.0%	\$135,630	\$135,500	- 0.1%
Average Sales Price	\$149,078	\$141,421	- 5.1%	\$148,410	\$140,458	- 5.4%
Percent of Original List Price Received at Sale*	95.2%	92.1%	- 3.3%	94.0%	91.9%	- 2.2%
Average Days on Market Until Sale	73	66	- 9.4%	74	66	- 10.9%
Single-Family Detached Inventory**	NA	275	NA	--	--	--
Townhouse-Condo Inventory**	NA	0	NA	--	--	--

*Does not account for list prices from any previous listing contracts or seller concessions **City inventory figures were first tracked in June 2008

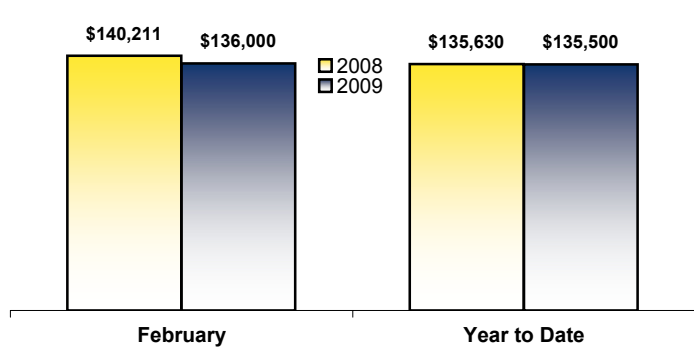
Activity—Most Recent Month



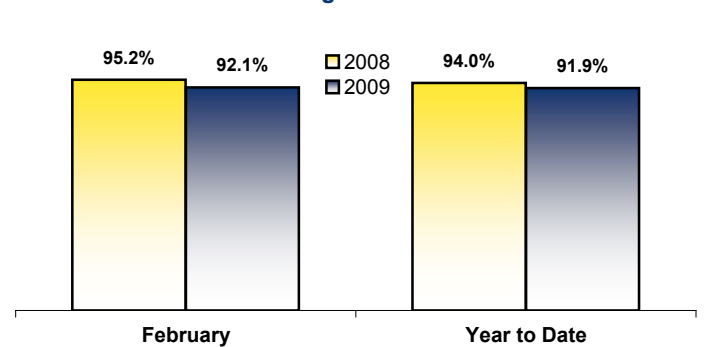
Activity—Year to Date



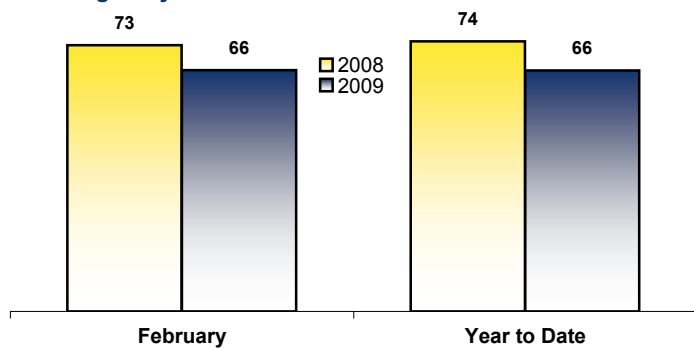
Median Sales Price



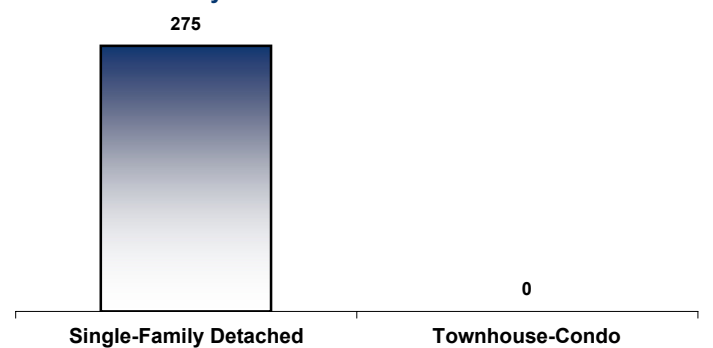
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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Local Market Updates

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Region:

Kyle/Buda/San Marcos

February

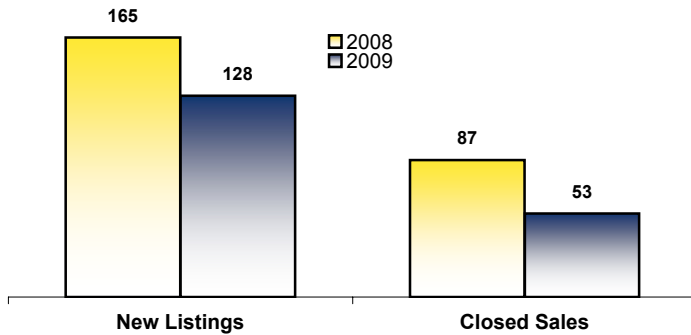
Year to Date

Hays County, TX

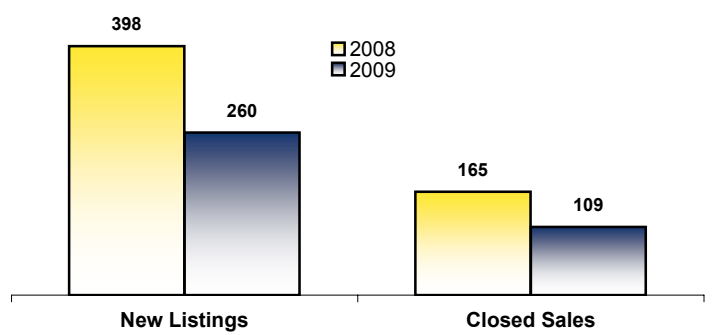
	2008	2009	Change	2008	2009	Change
New Listings	165	128	- 22.4%	398	260	- 34.7%
Closed Sales	87	53	- 39.1%	165	109	- 33.9%
Median Sales Price	\$149,000	\$150,000	+ 0.7%	\$151,410	\$147,100	- 2.8%
Average Sales Price	\$162,172	\$163,725	+ 1.0%	\$170,986	\$154,696	- 9.5%
Percent of Original List Price Received at Sale*	94.7%	91.9%	- 3.0%	93.9%	91.4%	- 2.6%
Average Days on Market Until Sale	64	73	+ 14.0%	67	69	+ 3.8%
Single-Family Detached Inventory**	NA	410	NA	--	--	--
Townhouse-Condo Inventory**	NA	7	NA	--	--	--

*Does not account for list prices from any previous listing contracts or seller concessions **City inventory figures were first tracked in June 2008

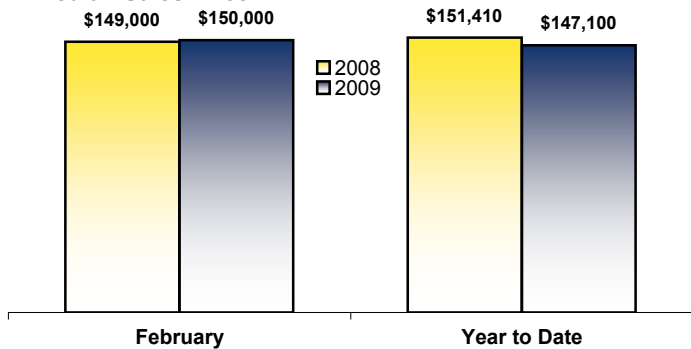
Activity—Most Recent Month



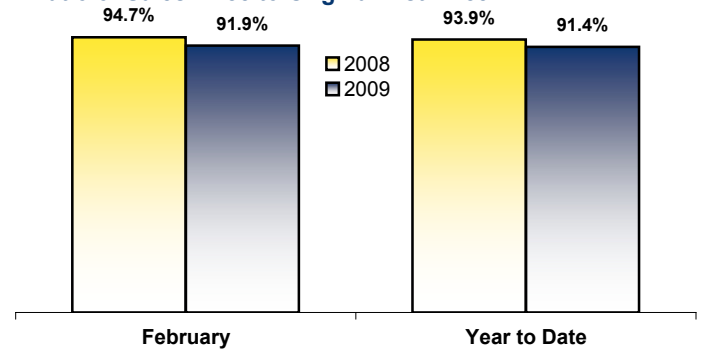
Activity—Year to Date



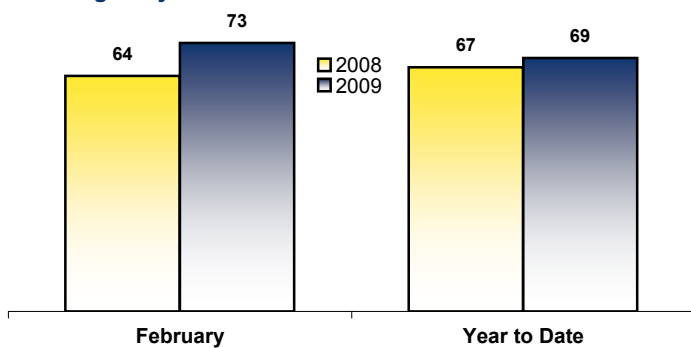
Median Sales Price



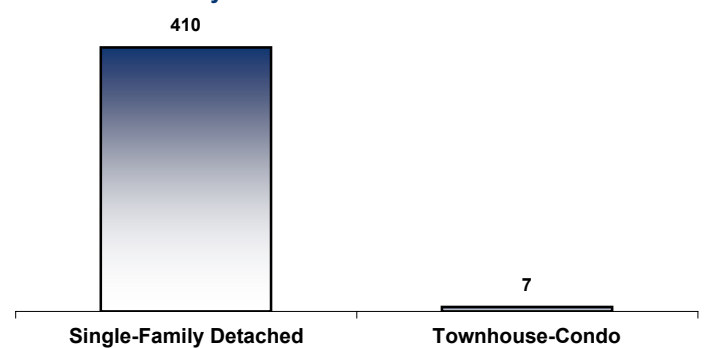
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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Local Market Updates

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Region:

Milam/Lee

Milam and Lee Counties, TX

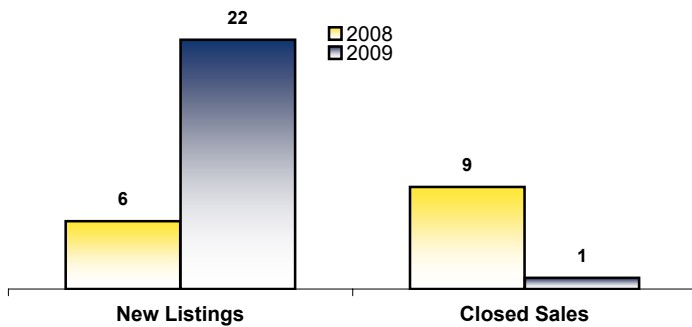
February

Year to Date

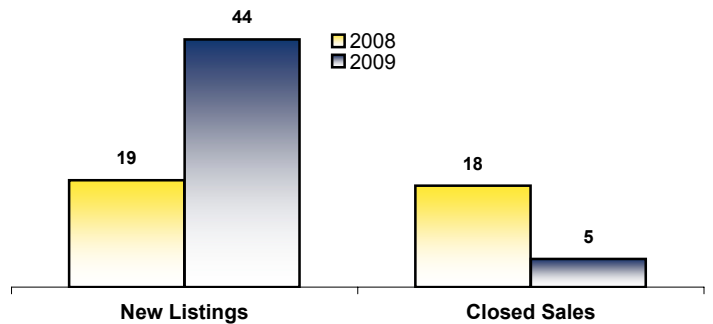
	2008	2009	Change	2008	2009	Change
New Listings	6	22	+ 266.7%	19	44	+ 131.6%
Closed Sales	9	1	- 88.9%	18	5	- 72.2%
Median Sales Price	\$110,000	\$20,000	- 81.8%	\$101,000	\$75,000	- 25.7%
Average Sales Price	\$121,978	\$20,000	- 83.6%	\$132,391	\$122,200	- 7.7%
Percent of Original List Price Received at Sale*	86.7%	52.6%	- 39.3%	88.8%	82.8%	- 6.7%
Average Days on Market Until Sale	121	117	- 3.1%	81	133	+ 63.6%
Single-Family Detached Inventory**	NA	90	NA	--	--	--
Townhouse-Condo Inventory**	NA	0	NA	--	--	--

*Does not account for list prices from any previous listing contracts or seller concessions **City inventory figures were first tracked in June 2008

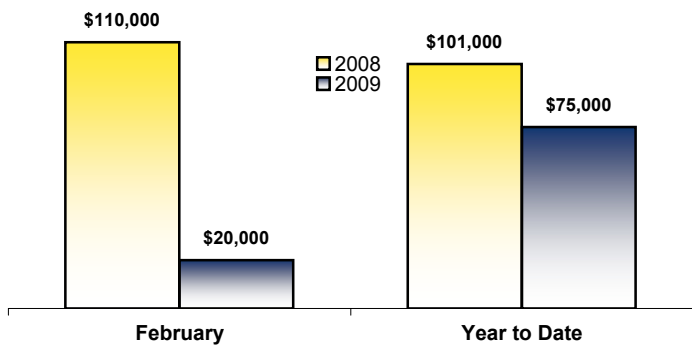
Activity—Most Recent Month



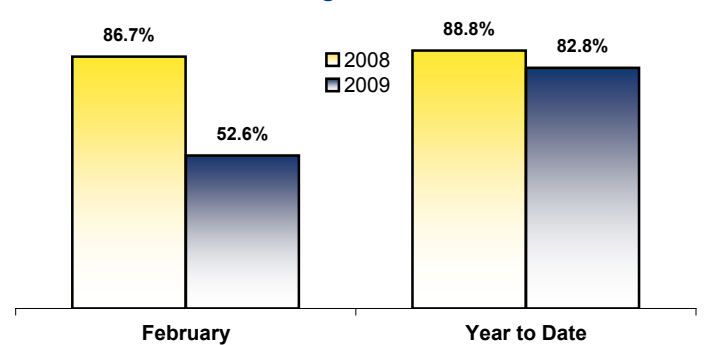
Activity—Year to Date



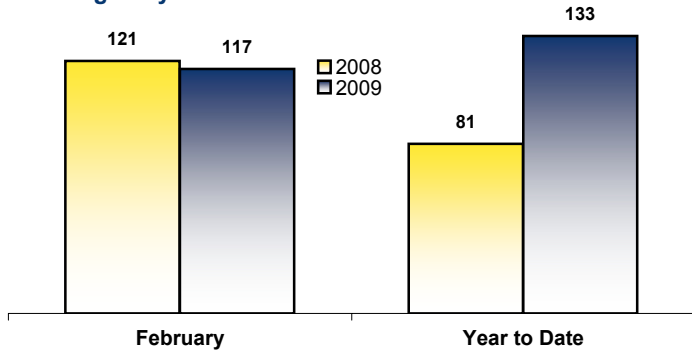
Median Sales Price



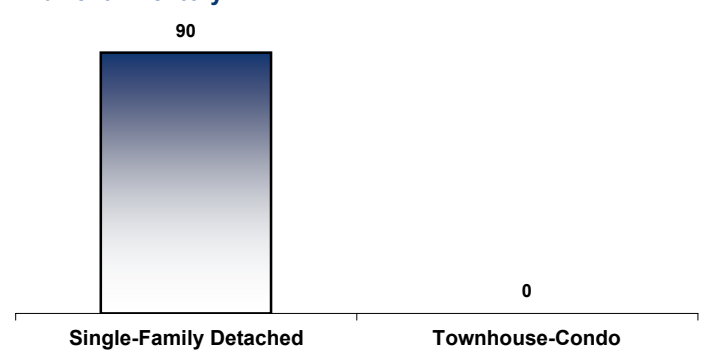
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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Local Market Updates

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Region:

Northwest Travis Co.

February

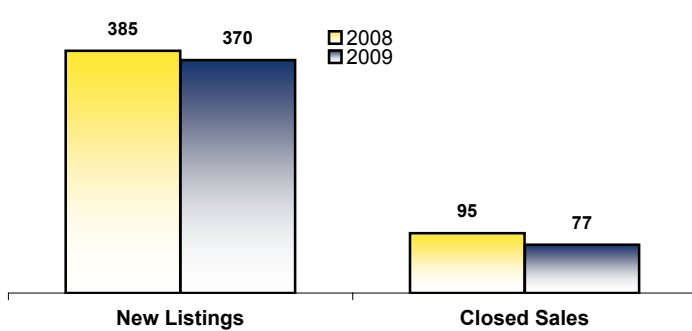
Year to Date

Travis County, TX

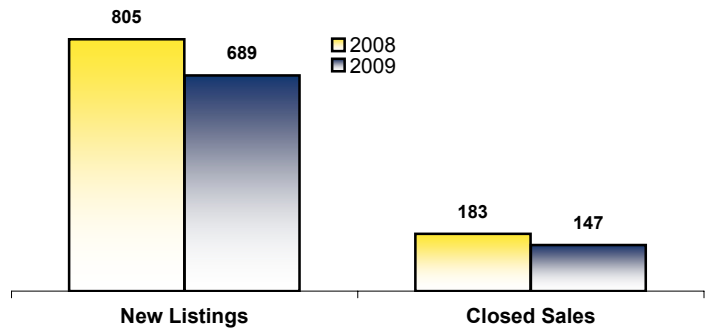
	2008	2009	Change	2008	2009	Change
New Listings	385	370	- 3.9%	805	689	- 14.4%
Closed Sales	95	77	- 18.9%	183	147	- 19.7%
Median Sales Price	\$324,250	\$320,000	- 1.3%	\$310,000	\$320,000	+ 3.2%
Average Sales Price	\$398,960	\$365,687	- 8.3%	\$419,231	\$384,529	- 8.3%
Percent of Original List Price Received at Sale*	91.9%	87.6%	- 4.8%	91.4%	88.2%	- 3.5%
Average Days on Market Until Sale	94	126	+ 33.9%	105	121	+ 14.8%
Single-Family Detached Inventory**	NA	1,224	NA	--	--	--
Townhouse-Condo Inventory**	NA	218	NA	--	--	--

*Does not account for list prices from any previous listing contracts or seller concessions **City inventory figures were first tracked in June 2008

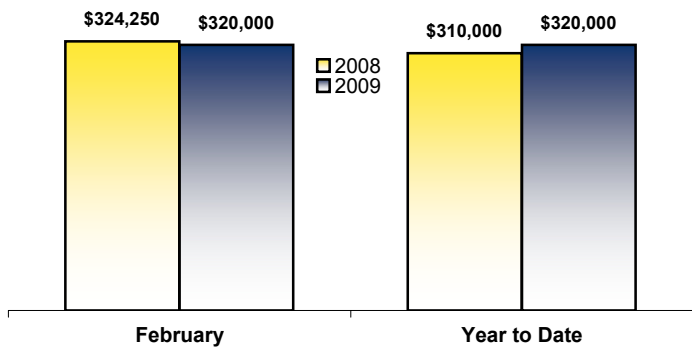
Activity—Most Recent Month



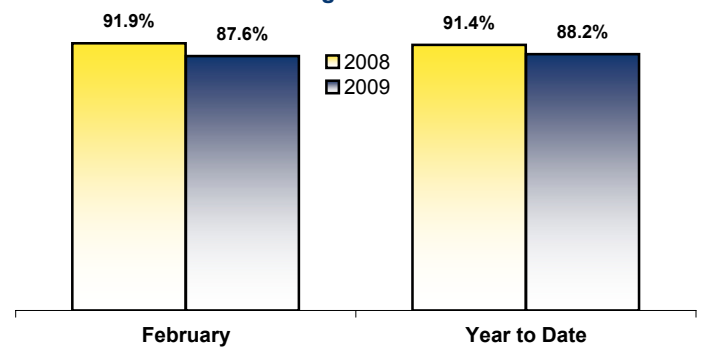
Activity—Year to Date



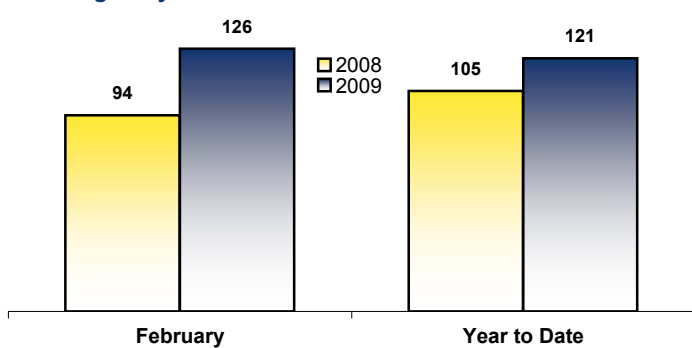
Median Sales Price



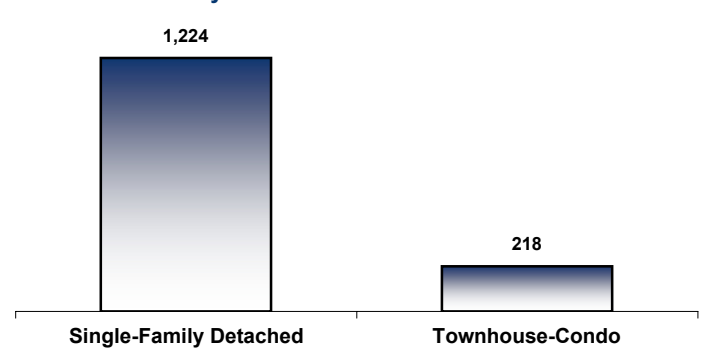
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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Local Market Updates

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Region:

Other

February

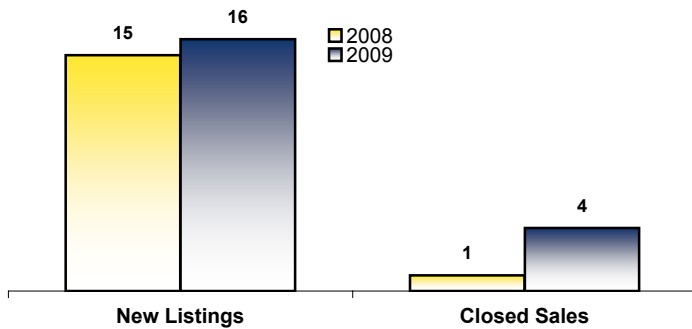
Year to Date

Other Counties

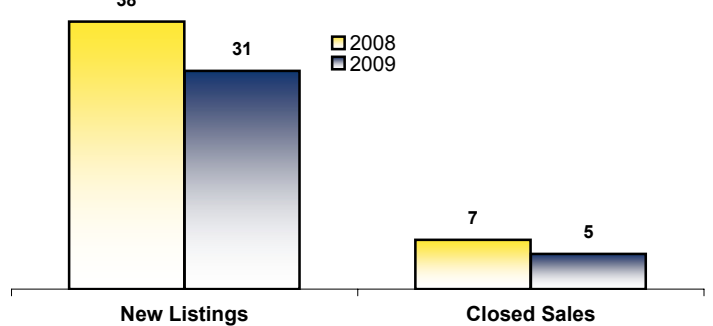
	2008	2009	Change	2008	2009	Change
New Listings	15	16	+ 6.7%	38	31	- 18.4%
Closed Sales	1	4	+ 300.0%	7	5	- 28.6%
Median Sales Price	\$221,450	\$265,000	+ 19.7%	\$264,000	\$157,500	- 40.3%
Average Sales Price	\$221,450	\$264,167	+ 19.3%	\$236,406	\$203,125	- 14.1%
Percent of Original List Price Received at Sale*	98.9%	86.3%	- 12.7%	92.1%	84.0%	- 8.8%
Average Days on Market Until Sale	96	153	+ 59.4%	120	123	+ 2.9%
Single-Family Detached Inventory**	NA	73	NA	--	--	--
Townhouse-Condo Inventory**	NA	8	NA	--	--	--

*Does not account for list prices from any previous listing contracts or seller concessions **City inventory figures were first tracked in June 2008

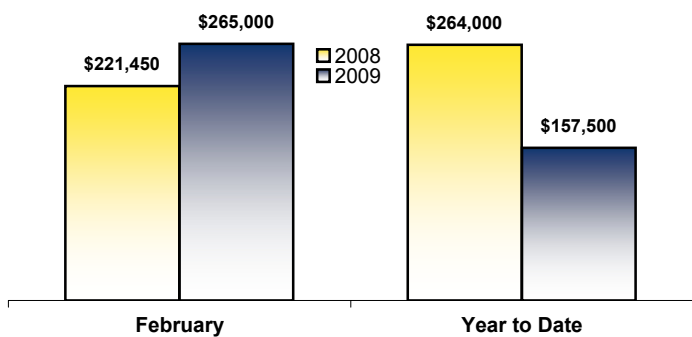
Activity—Most Recent Month



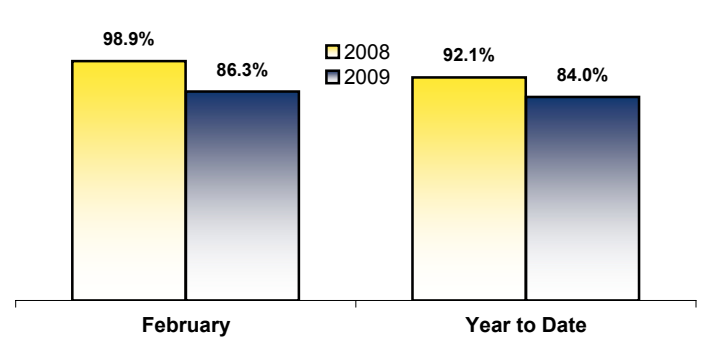
Activity—Year to Date



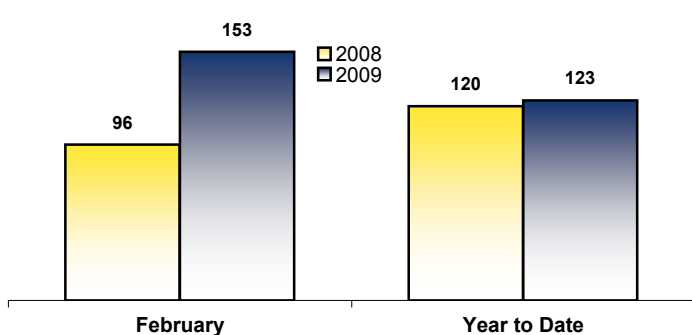
Median Sales Price



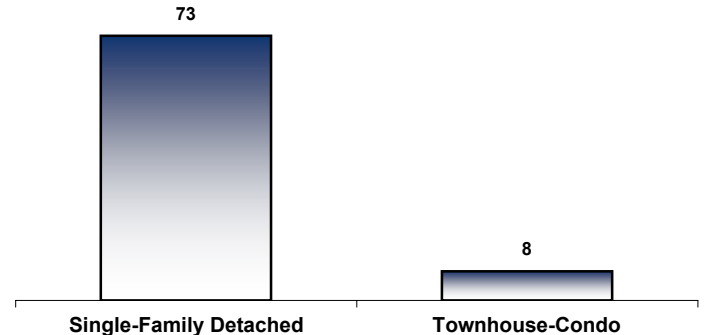
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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Local Market Updates

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Region:

Pflugerville

Travis County, TX

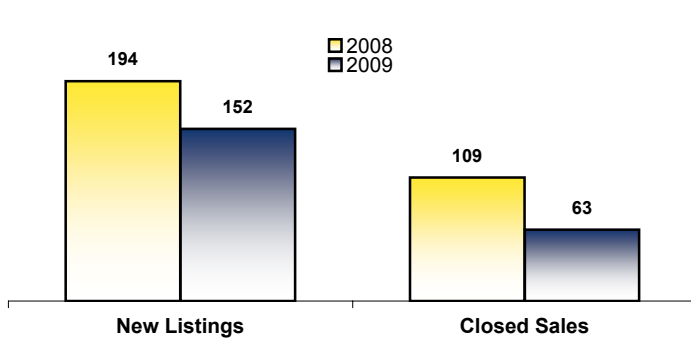
February

Year to Date

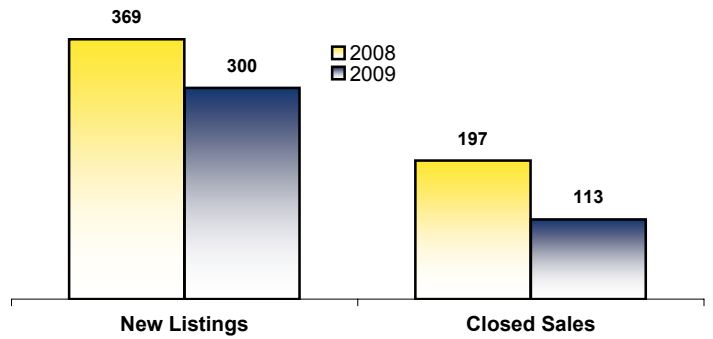
	2008	2009	Change	2008	2009	Change
New Listings	194	152	- 21.6%	369	300	- 18.7%
Closed Sales	109	63	- 42.2%	197	113	- 42.6%
Median Sales Price	\$163,350	\$153,000	- 6.3%	\$158,571	\$152,900	- 3.6%
Average Sales Price	\$169,038	\$157,412	- 6.9%	\$166,704	\$163,844	- 1.7%
Percent of Original List Price Received at Sale*	94.4%	93.9%	- 0.5%	94.7%	93.3%	- 1.4%
Average Days on Market Until Sale	76	73	- 3.5%	68	75	+ 10.7%
Single-Family Detached Inventory**	NA	368	NA	--	--	--
Townhouse-Condo Inventory**	NA	9	NA	--	--	--

*Does not account for list prices from any previous listing contracts or seller concessions **City inventory figures were first tracked in June 2008

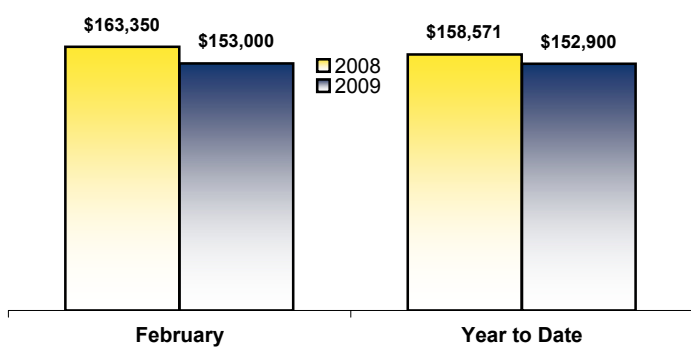
Activity—Most Recent Month



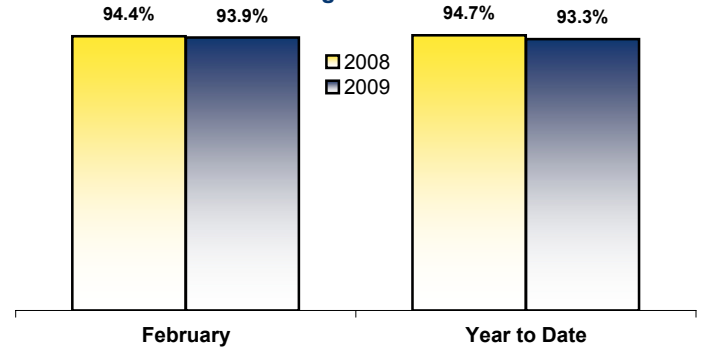
Activity—Year to Date



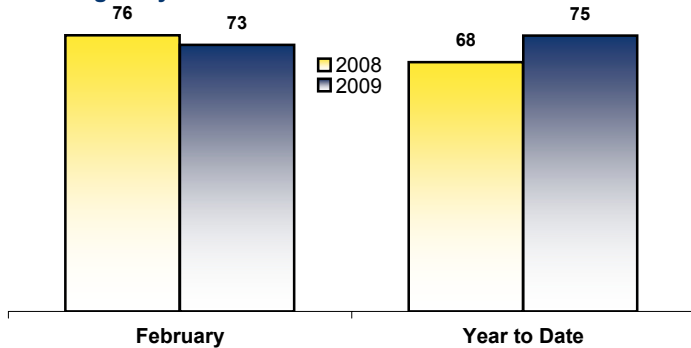
Median Sales Price



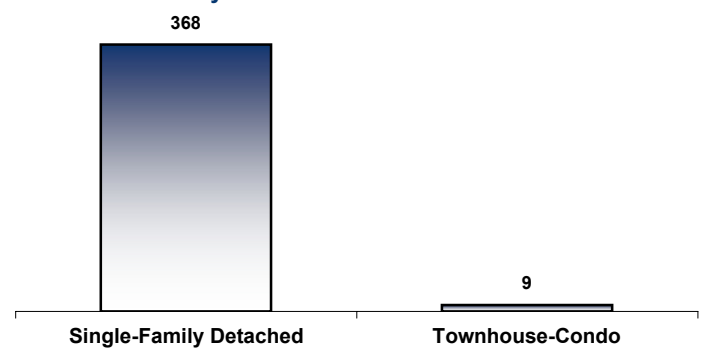
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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Local Market Updates

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Region:

Round Rock

February

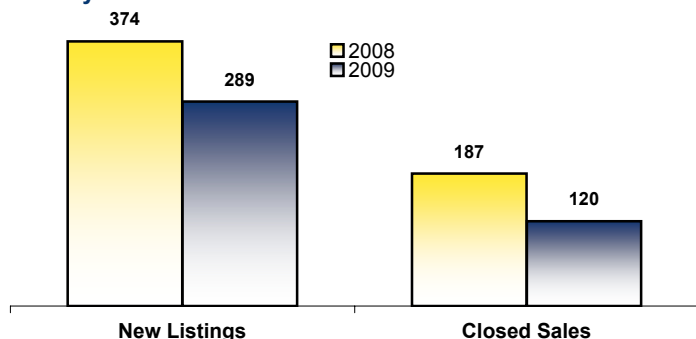
Year to Date

Williamson County, TX

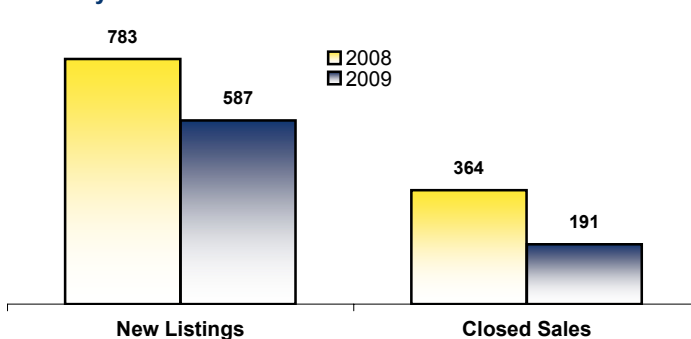
	2008	2009	Change	2008	2009	Change
New Listings	374	289	- 22.7%	783	587	- 25.0%
Closed Sales	187	120	- 35.8%	364	191	- 47.5%
Median Sales Price	\$191,000	\$191,000	- 0.0%	\$190,990	\$189,000	- 1.0%
Average Sales Price	\$205,479	\$207,510	+ 1.0%	\$210,652	\$206,149	- 2.1%
Percent of Original List Price Received at Sale*	95.2%	91.9%	- 3.6%	94.3%	91.4%	- 3.1%
Average Days on Market Until Sale	68	87	+ 27.9%	74	87	+ 16.9%
Single-Family Detached Inventory**	NA	891	NA	--	--	--
Townhouse-Condo Inventory**	NA	29	NA	--	--	--

*Does not account for list prices from any previous listing contracts or seller concessions **City inventory figures were first tracked in June 2008

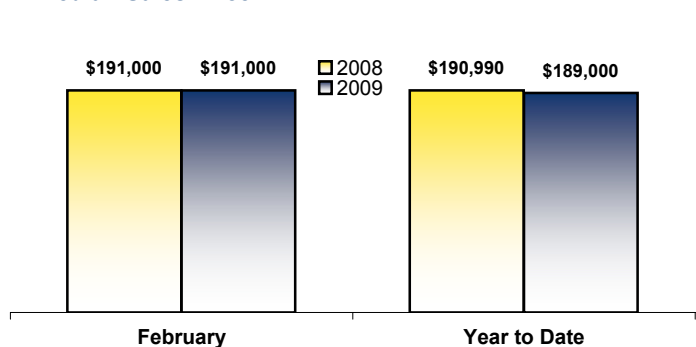
Activity—Most Recent Month



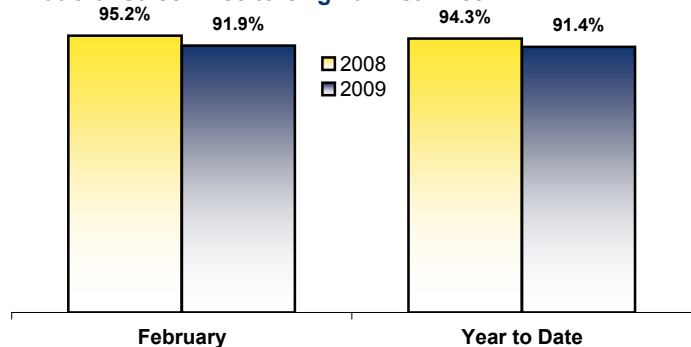
Activity—Year to Date



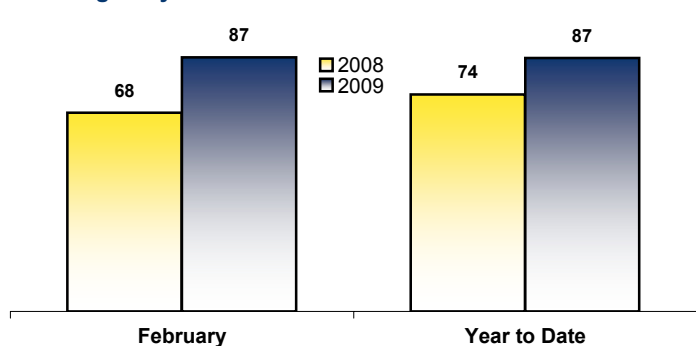
Median Sales Price



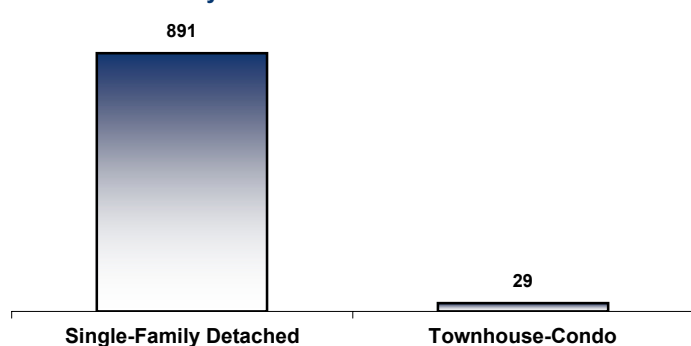
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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Local Market Updates

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Region:

Williamson East

February

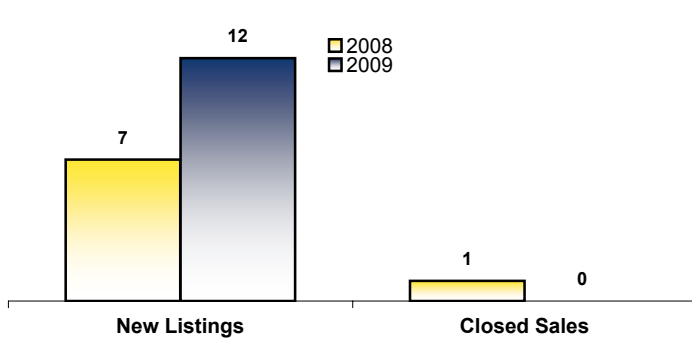
Year to Date

Williamson County, TX

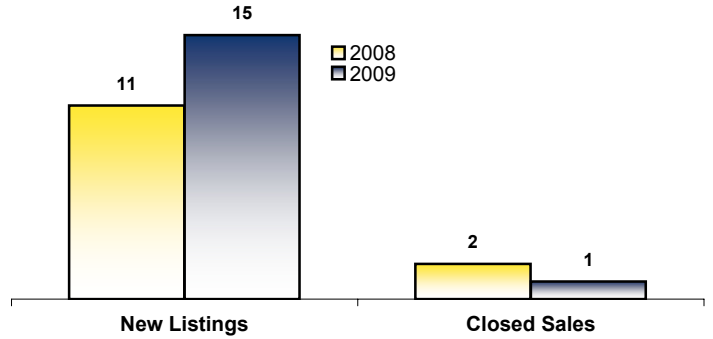
	2008	2009	Change	2008	2009	Change
New Listings	7	12	+ 71.4%	11	15	+ 36.4%
Closed Sales	1	0	- 100.0%	2	1	- 50.0%
Median Sales Price	\$20,000	\$0	- 100.0%	\$190,000	\$225,000	+ 18.4%
Average Sales Price	\$20,000	\$0	- 100.0%	\$190,000	\$225,000	+ 18.4%
Percent of Original List Price Received at Sale*	71.4%	0.0%	- 100.0%	83.7%	98.9%	+ 18.1%
Average Days on Market Until Sale	42	0	- 100.0%	77	102	+ 33.3%
Single-Family Detached Inventory**	NA	28	NA	--	--	--
Townhouse-Condo Inventory**	NA	0	NA	--	--	--

*Does not account for list prices from any previous listing contracts or seller concessions **City inventory figures were first tracked in June 2008

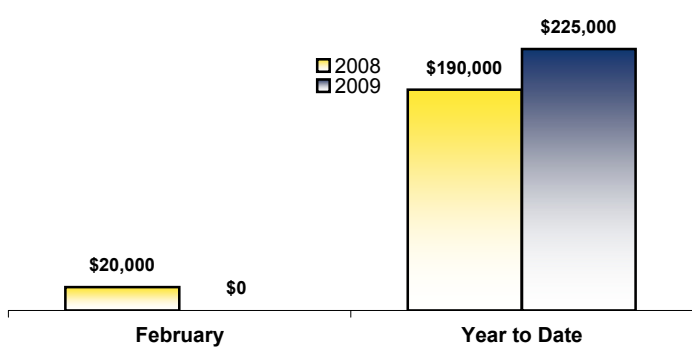
Activity—Most Recent Month



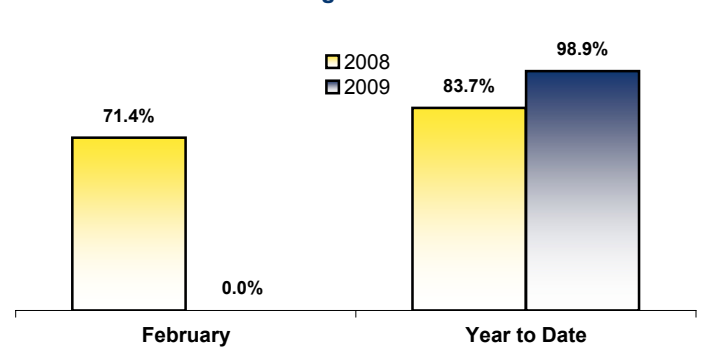
Activity—Year to Date



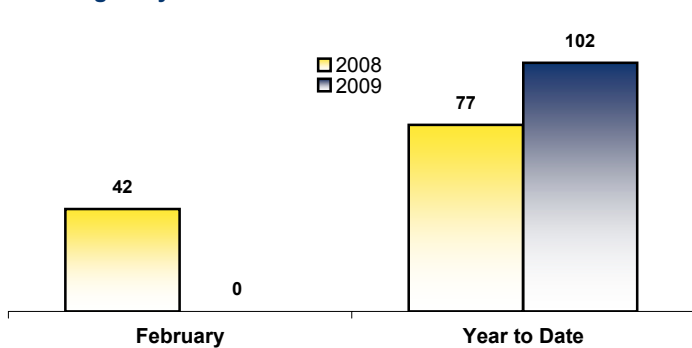
Median Sales Price



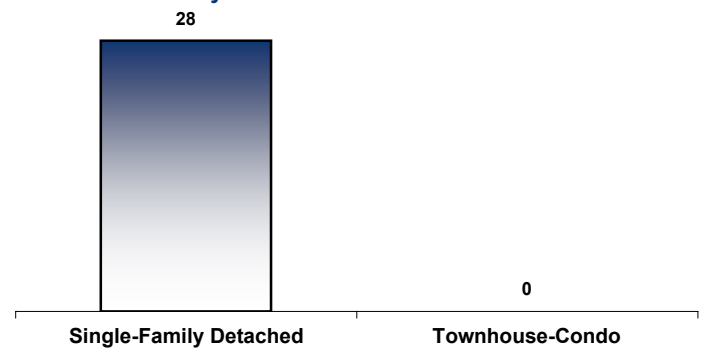
Ratio of Sales Price to Original List Price



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.

Local Market Updates

A free research tool from the **Austin Board of REALTORS®**
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Region:

Williamson North

February

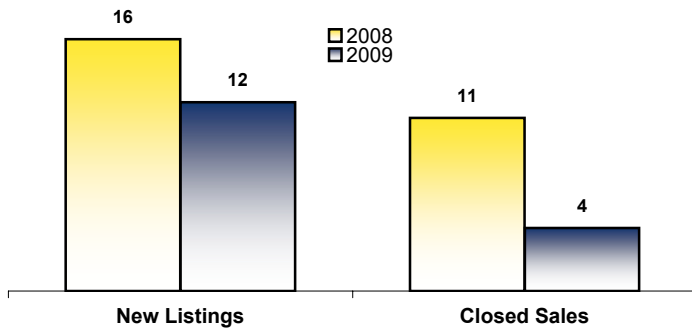
Year to Date

Williamson County, TX

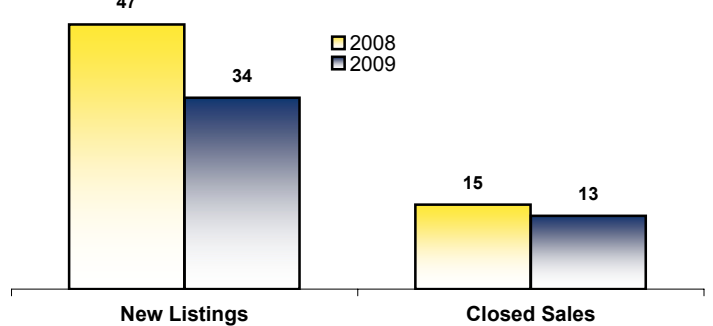
	2008	2009	Change	2008	2009	Change
New Listings	16	12	- 25.0%	47	34	- 27.7%
Closed Sales	11	4	- 63.6%	15	13	- 13.3%
Median Sales Price	\$133,790	\$95,495	- 28.6%	\$133,790	\$82,000	- 38.7%
Average Sales Price	\$145,569	\$92,673	- 36.3%	\$153,384	\$98,099	- 36.0%
Percent of Original List Price Received at Sale*	96.5%	82.5%	- 14.4%	96.8%	89.4%	- 7.6%
Average Days on Market Until Sale	84	71	- 15.3%	79	73	- 6.8%
Single-Family Detached Inventory**	NA	60	NA	--	--	--
Townhouse-Condo Inventory**	NA	0	NA	--	--	--

*Does not account for list prices from any previous listing contracts or seller concessions **City inventory figures were first tracked in June 2008

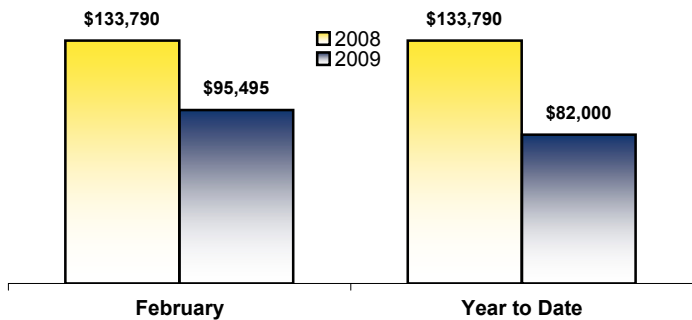
Activity—Most Recent Month



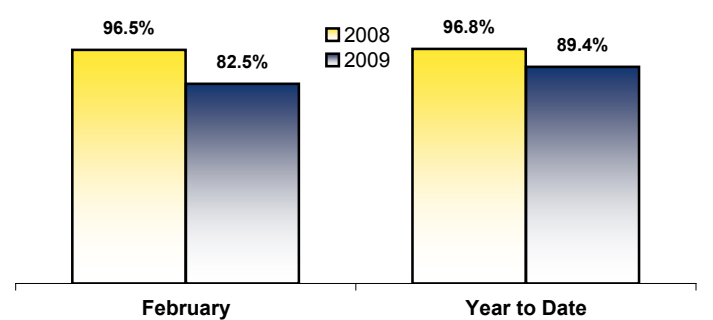
Activity—Year to Date



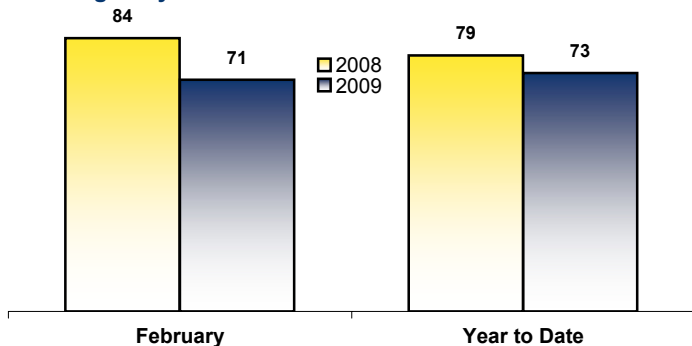
Median Sales Price



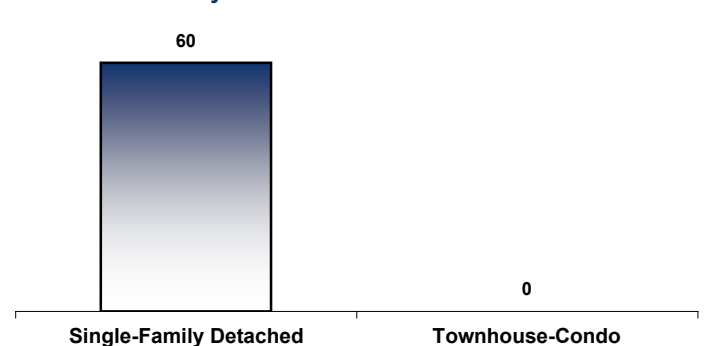
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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