

# Local Market Updates

A free research tool from the **Austin Board of REALTORS®**  
 Brought to you by the unique data-sharing traditions of the REALTOR® community



Region:

## Cedar Park/Leander

### April

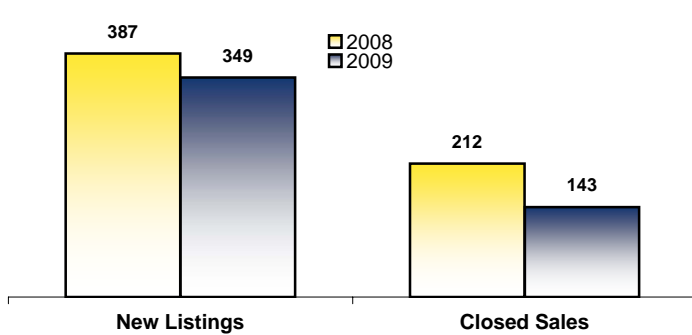
### Year to Date

Travis and Williamson Counties, TX

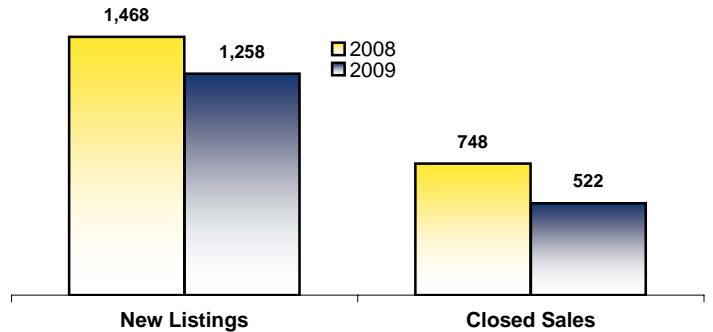
	2008	2009	Change	2008	2009	Change
<b>New Listings</b>	387	349	- 9.8%	1,468	1,258	- 14.3%
<b>Closed Sales</b>	212	143	- 32.5%	748	522	- 30.2%
<b>Median Sales Price</b>	\$184,400	\$177,400	- 3.8%	\$179,000	\$178,550	- 0.3%
<b>Average Sales Price</b>	\$217,683	\$201,900	- 7.3%	\$210,928	\$204,641	- 3.0%
<b>Percent of Original List Price Received at Sale*</b>	96.2%	94.5%	- 1.8%	95.4%	93.3%	- 2.1%
<b>Average Days on Market Until Sale</b>	57	65	+ 13.6%	64	77	+ 21.5%
<b>Single-Family Detached Inventory**</b>	NA	934	NA	--	--	--
<b>Townhouse-Condo Inventory**</b>	NA	53	NA	--	--	--

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

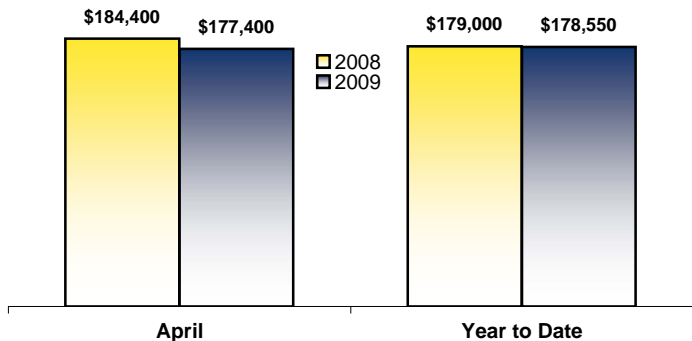
#### Activity—Most Recent Month



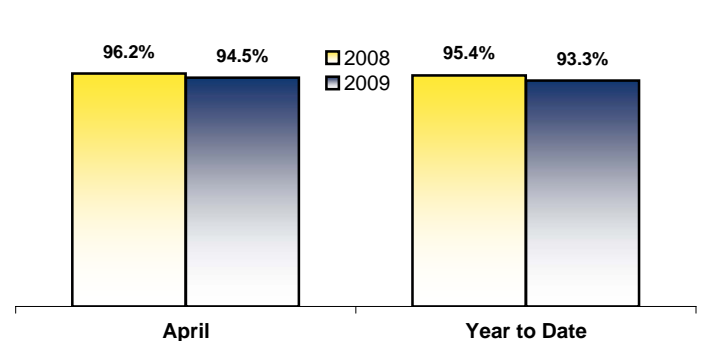
#### Activity—Year to Date



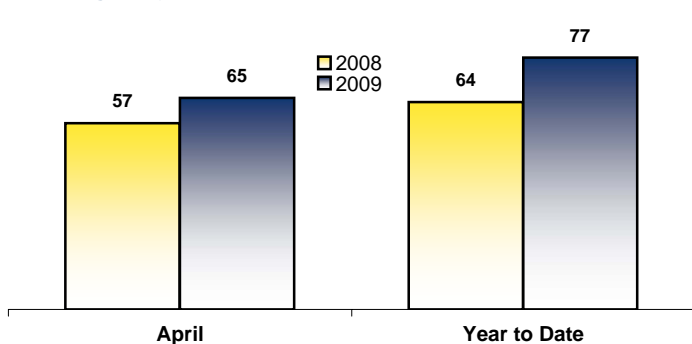
#### Median Sales Price



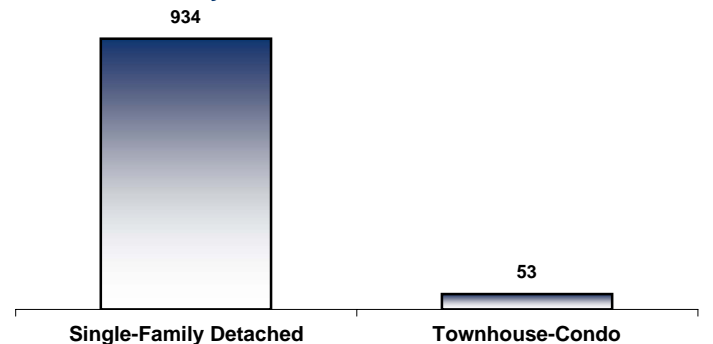
#### Ratio of Sales Price to Original List Price



#### 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.