

Local Market Updates

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

Austin - Northwest

April

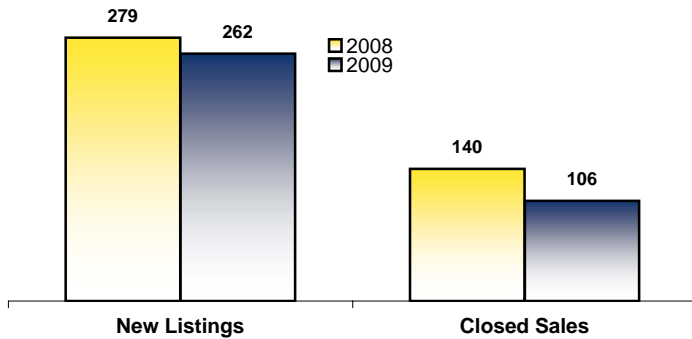
Year to Date

Travis and Williamson Counties, TX

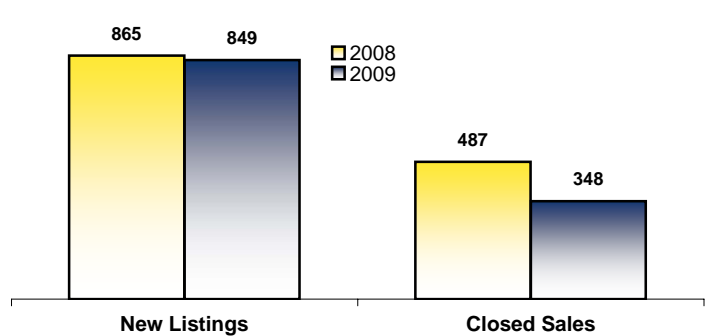
	2008	2009	Change	2008	2009	Change
New Listings	279	262	- 6.1%	865	849	- 1.8%
Closed Sales	140	106	- 24.3%	487	348	- 28.5%
Median Sales Price	\$242,500	\$253,000	+ 4.3%	\$223,000	\$212,500	- 4.7%
Average Sales Price	\$282,901	\$270,742	- 4.3%	\$270,594	\$256,168	- 5.3%
Percent of Original List Price Received at Sale*	96.2%	94.9%	- 1.4%	95.5%	94.1%	- 1.5%
Average Days on Market Until Sale	42	48	+ 13.4%	55	60	+ 9.6%
Single-Family Detached Inventory**	NA	431	NA	--	--	--
Townhouse-Condo Inventory**	NA	161	NA	--	--	--

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

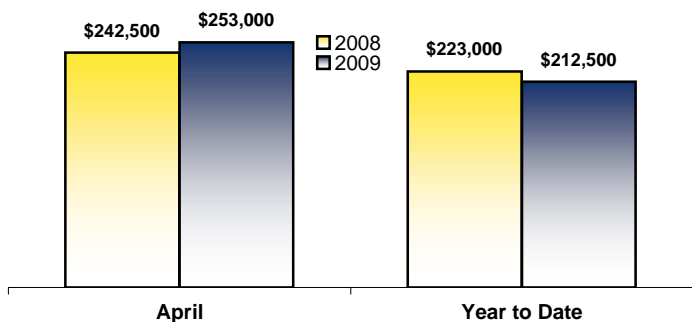
Activity—Most Recent Month



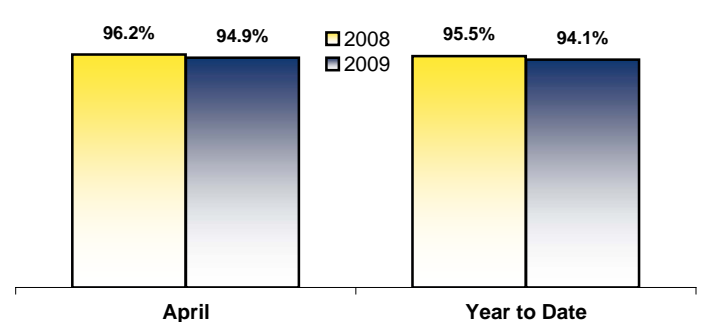
Activity—Year to Date



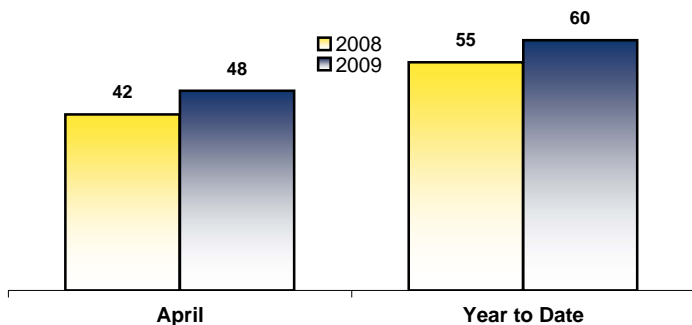
Median Sales Price



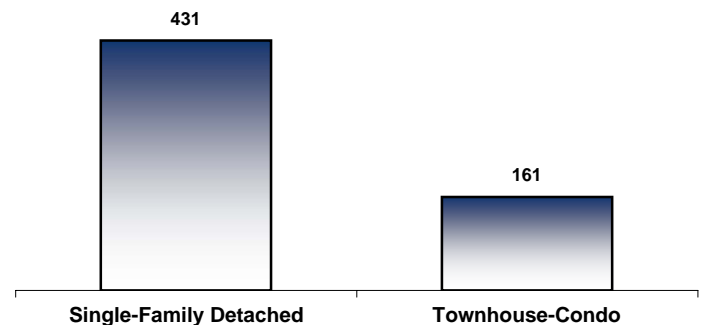
Ratio of Sales Price to Original List Price



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.