

Local Market Updates



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

Round Rock

April

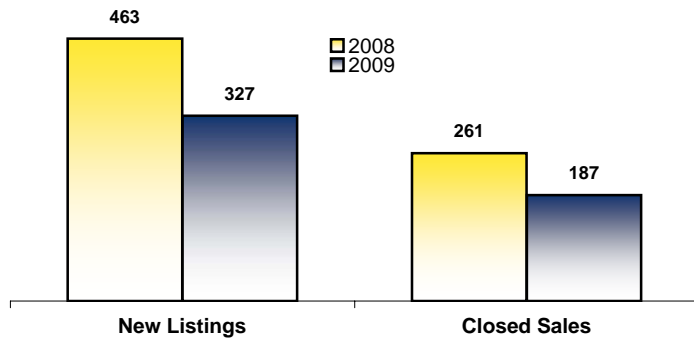
Year to Date

Williamson County, TX

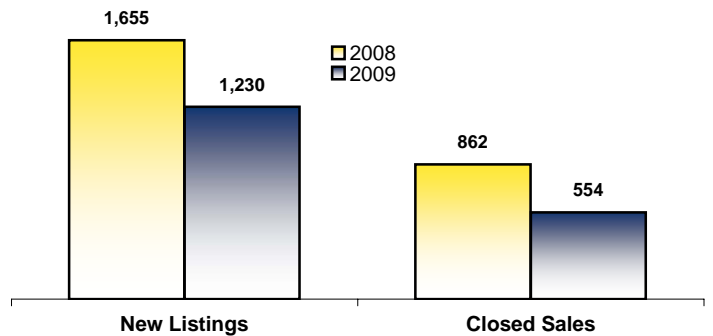
| | 2008 | 2009 | Change | 2008 | 2009 | Change |
|---|-----------|-----------|---------|-----------|-----------|---------|
| New Listings | 463 | 327 | - 29.4% | 1,655 | 1,230 | - 25.7% |
| Closed Sales | 261 | 187 | - 28.4% | 862 | 554 | - 35.7% |
| Median Sales Price | \$189,950 | \$193,251 | + 1.7% | \$190,000 | \$191,500 | + 0.8% |
| Average Sales Price | \$208,006 | \$209,749 | + 0.8% | \$212,040 | \$210,556 | - 0.7% |
| Percent of Original List Price Received at Sale* | 95.1% | 93.5% | - 1.7% | 94.7% | 92.3% | - 2.5% |
| Average Days on Market Until Sale | 66 | 89 | + 33.8% | 72 | 87 | + 21.9% |
| Single-Family Detached Inventory** | NA | 905 | 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

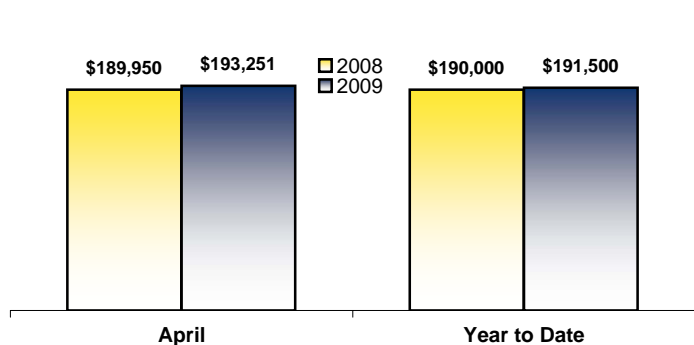
Activity—Most Recent Month



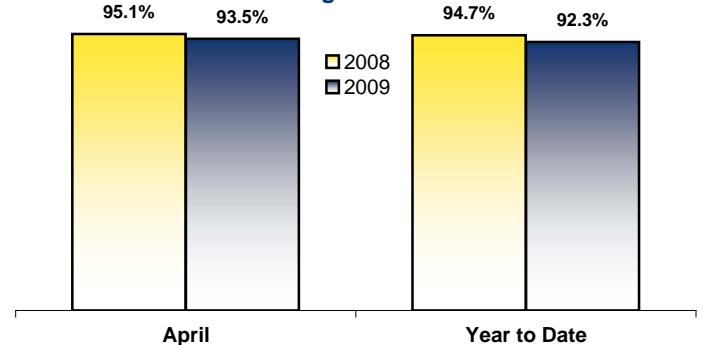
Activity—Year to Date



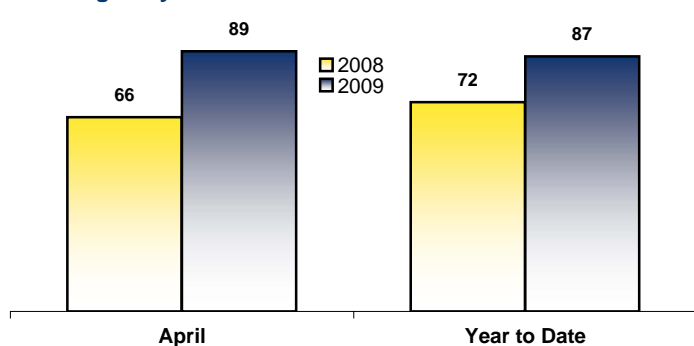
Median Sales Price



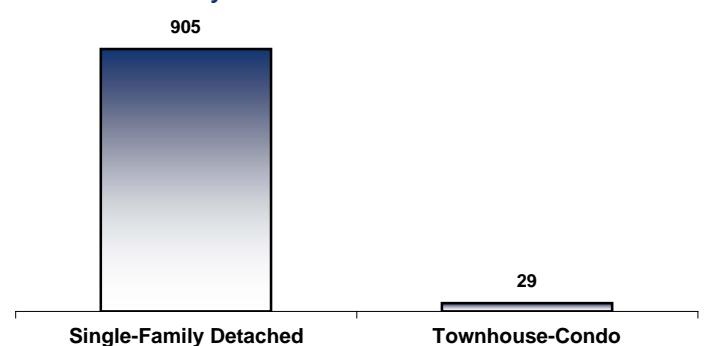
Ratio of Sales Price to Original List Price



Average Days on Market Until Sale



Current Inventory



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.