



RESIDENTIAL *Market Insight*

All MLS Areas: Comparison Chart

2008/2009 Percent Change from Previous Year

January 2008 vs. 2009

Area	Jan-08 Avg LP	Jan-09 Avg LP	Jan-08 Avg SP	Jan-09 Avg SP	2008/2009 % Change SP	Jan-08 SP/LP	Jan-09 SP/LP	Jan-08 Avg CDOM	Jan-09 Avg CDOM	Jan-08 units	Jan-09 units	Jan-08 sales volume	Jan-09 sales volume	2008/2009 % Change	
10N	\$253,516	\$251,960	\$243,967	\$242,280	-0.69%	96%	96%	81	78	22	5	\$5,367,263	\$1,211,400	-77.43%	
10S	\$185,779	\$189,493	\$181,751	\$184,013	1.24%	98%	97%	65	82	40	25	\$7,270,020	\$4,600,335	-36.72%	
11	\$133,012	\$105,745	\$130,234	\$105,273	-19.17%	98%	100%	73	74	20	11	\$2,604,621	\$1,158,000	-55.54%	
1A	\$360,595	\$243,800	\$345,256	\$235,392	-31.82%	96%	97%	62	70	26	12	\$8,976,660	\$2,824,699	-68.53%	
1B	\$872,023	\$484,627	\$809,940	\$452,382	-44.15%	93%	93%	128	123	15	11	\$12,149,102	\$4,976,200	-59.04%	
1N	\$260,230	\$276,445	\$254,058	\$265,367	4.45%	98%	96%	77	54	27	22	\$6,859,575	\$5,838,080	-14.89%	
2	\$253,581	\$239,100	\$244,247	\$228,325	-6.52%	96%	95%	76	143	21	12	\$5,129,192	\$2,739,900	-46.58%	
2N	\$134,641	\$110,726	\$130,425	\$108,628	-16.71%	97%	98%	72	78	29	20	\$3,782,318	\$2,172,565	-42.56%	
3	\$176,880	\$256,364	\$172,607	\$241,400	39.86%	98%	94%	78	72	16	19	\$2,761,714	\$4,586,602	66.08%	
3E	\$167,742	\$104,900	\$162,929	\$93,626	-42.54%	97%	89%	124	60	10	1	\$1,629,285	\$93,626	-94.25%	
4	\$451,392	\$348,329	\$420,069	\$335,131	-20.22%	93%	96%	87	55	24	7	\$10,081,660	\$2,345,915	-76.73%	
5	\$226,950	\$216,650	\$218,192	\$207,348	-4.97%	96%	96%	91	121	31	15	\$6,763,946	\$3,110,220	-54.02%	
5E	\$120,173	\$110,039	\$115,175	\$104,226	-9.51%	96%	95%	109	47	4	6	\$460,700	\$625,357	35.74%	
6	\$301,344	\$264,047	\$292,613	\$256,020	-12.51%	97%	97%	196	184	11	15	\$3,218,738	\$3,840,300	19.31%	
7	\$430,660	\$389,600	\$414,243	\$359,693	-13.17%	96%	92%	101	69	15	4	\$6,213,644	\$1,438,770	-76.84%	
8E	\$771,070	\$790,488	\$750,600	\$695,125	-7.39%	97%	88%	126	135	10	8	\$7,506,000	\$5,561,000	-25.91%	
8W	\$528,727	\$431,818	\$510,400	\$400,986	-21.44%	97%	93%	130	155	10	7	\$5,104,000	\$2,806,900	-45.01%	
9	\$132,850	\$184,667	\$130,857	\$178,509	36.42%	99%	97%	68	103	10	3	\$1,308,568	\$535,527	-59.08%	
BA	\$165,454	\$138,155	\$161,632	\$127,254	-21.27%	98%	92%	74	102	18	10	\$2,909,370	\$1,272,541	-56.26%	
BL	\$271,570	\$157,450	\$252,915	\$151,750	-40.00%	93%	96%	209	18	5	2	\$1,264,575	\$303,500	-76.00%	
BT	\$113,900	No Data	\$113,900	No Data		100%	No Data	7	No Data	1	No Data	\$113,900	No Data		
BU	\$147,680	\$180,268	\$142,776	\$163,750	14.69%	97%	91%	71	102	10	14	\$1,427,756	\$2,292,500	60.57%	
BW	\$194,946	\$211,130	\$187,692	\$202,500	7.89%	96%	96%	88	106	13	10	\$2,440,000	\$2,025,000	-17.01%	
CC	\$170,163	\$71,457	\$157,438	\$67,049	-57.41%	93%	94%	205	79	8	7	\$1,259,500	\$469,345	-62.74%	
CLN	\$176,066	\$218,416	\$169,799	\$208,168	22.60%	96%	95%	82	98	72	48	\$1,225,528	\$9,992,070	-18.27%	
CLS	\$235,147	\$224,975	\$229,008	\$217,250	-5.13%	97%	97%	77	109	62	42	\$14,198,489	\$9,124,479	-35.74%	
CM	\$159,200	\$150,750	\$152,500	\$149,700	-1.84%	96%	99%	37	95	2	3	\$305,000	\$449,100	47.25%	
DT	\$412,124	\$379,080	\$384,600	\$352,180	-8.43%	93%	93%	141	77	5	5	\$1,923,000	\$1,760,900	-8.43%	
EL	\$131,128	\$108,027	\$122,458	\$103,127	-15.79%	93%	95%	101	105	21	13	\$2,571,615	\$1,340,650	-47.87%	
FC	\$64,900	\$151,699	\$60,000	\$143,994	139.99%	92%	95%	10	131	1	8	\$60,000	\$1,151,950	1819.92%	
GTE	\$183,565	\$237,064	\$174,990	\$224,661	28.39%	95%	95%	105	168	20	27	\$3,499,806	\$6,065,857	73.32%	
GTW	\$259,917	\$279,824	\$250,354	\$264,662	5.72%	96%	95%	119	131	59	13	\$14,770,858	\$3,440,610	-76.71%	
HD	\$301,628	\$153,180	\$290,409	\$147,283	-49.28%	96%	96%	132	72	23	42	\$6,679,411	\$6,185,874	-7.39%	
HH	\$188,575	\$150,561	\$178,816	\$143,374	-19.82%	95%	95%	92	64	70	12	\$12,517,143	\$1,720,486	-86.25%	
HS	\$209,588	\$161,466	\$198,313	\$154,983	-21.85%	95%	96%	75	92	8	23	\$1,586,500	\$3,564,610	124.68%	
HU	\$156,389	\$391,233	\$148,813	\$361,417	142.87%	95%	92%	95	154	25	6	\$3,720,320	\$2,168,500	-41.71%	
HW	\$241,795	\$99,110	\$236,676	\$93,160	-60.64%	98%	94%	152	145	11	5	\$2,603,435	\$468,800	-82.11%	
JA	\$183,841	\$349,900	\$174,874	\$322,500	84.42%	95%	92%	70	295	4	1	\$899,497	\$322,500	-53.90%	
LC	\$127,058	\$178,507	\$123,072	\$174,057	41.43%	97%	98%	130	230	6	7	\$738,431	\$1,218,400	65.00%	
LH	\$262,871	\$196,000	\$251,051	\$167,950	-33.10%	96%	86%	178	243	13	4	\$3,263,665	\$671,800	-79.42%	
LN	\$191,079	\$249,436	\$181,850	\$217,336	19.51%	95%	87%	118	180	14	14	\$2,545,900	\$3,042,700	19.51%	
LS	\$493,881	\$388,507	\$465,370	\$359,183	-22.82%	94%	92%	230	155	50	33	\$23,268,480	\$11,853,050	-49.06%	
LW	\$680,000	\$279,000	\$670,000	\$265,000	-60.45%	99%	95%	87	127	1	1	\$670,000	\$265,000	-60.45%	
MA	\$165,086	\$104,215	\$154,879	\$102,994	-33.50%	94%	99%	85	45	16	13	\$2,478,060	\$1,338,918	-45.97%	
MC	\$186,433	\$95,894	\$182,267	\$89,500	-50.90%	98%	93%	133	84	3	3	\$546,800	\$268,500	-50.90%	
N	\$187,243	\$196,440	\$183,655	\$187,873	2.30%	98%	96%	62	102	26	14	\$4,775,034	\$2,630,220	-44.92%	
NE	\$180,075	\$149,406	\$171,855	\$141,248	-17.81%	95%	95%	72	89	18	17	\$3,093,398	\$2,401,223	-22.38%	
NW	\$237,270	\$203,315	\$228,734	\$196,176	-14.23%	96%	96%	87	96	50	26	\$11,436,722	\$5,100,580	-55.40%	
OT	\$253,065	\$25,900	\$238,898	\$20,000	-91.63%	94%	77%	173	3	6	1	\$1,433,390	\$20,000	-98.60%	
PF	\$170,252	\$181,364	\$163,839	\$173,749	6.05%	96%	96%	79	118	88	48	\$14,417,820	\$8,339,940	-42.16%	
RN	\$540,311	\$629,495	\$508,616	\$585,742	15.16%	94%	93%	150	191	25	23	\$12,715,389	\$13,472,066	5.95%	
RRE	\$206,230	\$182,617	\$195,252	\$177,444	-9.12%	95%	97%	100	116	94	40	\$18,353,711	\$7,097,758	-61.33%	
RRW	\$254,910	\$268,571	\$240,282	\$251,920	4.84%	94%	94%	114	95	83	32	\$19,943,417	\$8,061,442	-59.58%	
SC	\$172,647	\$200,885	\$168,056	\$196,337	16.83%	97%	98%	129	109	16	8	\$2,688,900	\$1,570,692	-41.59%	
SE	\$128,330	\$101,340	\$121,317	\$98,110	-19.13%	95%	97%	67	65	15	10	\$1,819,760	\$981,097	-46.09%	
SV	\$108,617	\$72,257	\$107,050	\$68,236	-36.26%	99%	94%	64	87	6	7	\$642,300	\$477,650	-25.63%	
SWE	\$214,624	\$225,823	\$208,160	\$212,247	1.96%	97%	94%	87	85	42	24	\$8,742,708	\$5,093,916	-41.74%	
SWW	\$324,921	\$256,564	\$312,214	\$245,012	-21.52%	96%	95%	94	84	40	19	\$12,488,578	\$4,655,222	-62.72%	
TC	\$146,555	\$97,300	\$143,433	\$93,667	-34.70%	98%	96%	111	69	19	9	\$2,725,231	\$843,000	-69.07%	
UT	\$267,128	\$253,725	\$258,672	\$231,500	-10.50%	97%	91%	93	133	9	4	\$2,328,050	\$926,000	-60.22%	
W	\$795,710	\$809,214	\$712,920	\$737,364	3.43%	90%	91%	210	175	15	14	\$10,693,804	\$10,323,100	-3.47%	
WE	\$375,000	\$222,500	\$360,000	\$225,000	-37.50%	96%	101%	111	102	1	1	\$360,000	\$225,000	-37.50%	
WW	No Data	\$110,600	No Data	\$109,700		No Data	99%	No Data	58	No Data	4	No Data	\$438,800		

Market Wide Total Comparison

2009 Total Sales Volume \$195,897,775
 2008 Total Sales Volume \$346,132,323
 %Change -43.40%

Units 870
 Units 1435

Avg SP \$225,170
 Avg SP \$241,207
 % Change -6.65%

SP/LP 94%
 SP/LP 96%

For Monthly or Quarterly MLS Price Distribution Statistics visit the Market Statistics Area of www.austintitle.com.



All MLS Areas: Comparison Chart

2008/2009 Percent Change from Previous Year

February 2008 vs. 2009

Area	Feb-08 Avg LP	Feb-09 Avg LP	Feb-08 Avg SP	Feb-09 Avg SP	2008/2009 % Change SP	Feb-08 SP/LP	Feb-09 SP/LP	Feb-08 Avg CDOM	Feb-09 Avg CDOM	Feb-08 units	Feb-09 units	Feb-08 sales volume	Feb-09 sales volume	2008/2009 % Change
10N	\$196,047	\$158,772	\$192,387	\$155,092	-19.39%	98%	98%	86	95	23	16	\$4,424,900	\$2,481,475	-43.92%
10S	\$165,662	\$173,734	\$163,214	\$170,058	4.19%	99%	98%	62	79	53	22	\$8,650,332	\$3,741,268	-56.75%
11	\$116,981	\$100,936	\$115,782	\$90,969	-21.43%	99%	90%	69	46	11	8	\$1,273,600	\$727,750	-42.86%
1A	\$331,940	\$369,558	\$321,248	\$354,383	10.31%	97%	96%	101	128	20	12	\$6,424,960	\$4,252,600	-33.81%
1B	\$548,730	\$686,494	\$522,339	\$572,199	9.55%	95%	83%	80	167	23	18	\$12,013,800	\$10,299,581	-14.27%
1N	\$265,802	\$264,059	\$258,478	\$255,800	-1.04%	97%	97%	173	74	37	26	\$9,563,682	\$6,650,790	-30.46%
2	\$235,404	\$243,366	\$227,797	\$234,922	3.13%	97%	97%	81	65	38	19	\$8,656,300	\$4,463,518	-48.44%
2N	\$138,614	\$121,272	\$135,526	\$116,812	-13.81%	98%	96%	48	54	29	22	\$3,930,265	\$2,569,870	-34.61%
3	\$215,934	\$220,061	\$209,191	\$211,286	1.00%	97%	96%	69	109	23	17	\$4,811,398	\$3,591,870	-25.35%
3E	\$316,744	\$137,570	\$306,069	\$132,164	-56.82%	97%	96%	55	74	8	10	\$2,448,555	\$1,321,644	-46.02%
4	\$319,630	\$353,935	\$308,650	\$337,765	9.43%	97%	95%	76	133	33	17	\$10,185,450	\$5,742,000	-43.63%
5	\$203,503	\$273,780	\$197,080	\$254,584	29.18%	97%	93%	108	128	22	10	\$4,335,760	\$2,545,842	-41.28%
5E	\$120,756	\$107,035	\$119,875	\$108,535	-9.46%	99%	101%	108	85	8	2	\$959,000	\$217,070	-77.36%
6	\$326,426	\$336,609	\$317,809	\$308,164	-3.03%	97%	92%	155	132	27	11	\$8,580,838	\$3,389,800	-60.50%
7	\$383,943	\$483,438	\$368,914	\$450,779	22.19%	96%	93%	74	81	7	8	\$2,582,400	\$3,606,230	39.65%
8E	\$1,008,022	\$631,681	\$967,524	\$605,538	-37.41%	96%	96%	175	137	18	8	\$17,415,424	\$4,844,300	-72.18%
8W	\$466,346	\$998,689	\$458,569	\$926,569	102.06%	98%	93%	107	261	13	13	\$5,961,400	\$12,045,394	102.06%
9	\$122,300	\$83,936	\$120,344	\$81,393	-32.37%	98%	97%	113	44	16	7	\$1,925,500	\$569,750	-70.41%
BA	\$154,000	\$145,638	\$150,434	\$323,981	115.36%	98%	222%	87	81	24	13	\$3,610,406	\$4,211,755	16.66%
BL	\$131,633	\$335,000	\$124,833	\$306,000	145.13%	95%	91%	69	84	3	1	\$374,500	\$306,000	-18.29%
BT	No Data	\$42,500	No Data	\$38,000		No Data	89%	No Data	19	No Data	1	No Data	\$38,000	
BU	\$229,665	\$222,200	\$208,874	\$211,658	1.33%	91%	95%	129	146	18	6	\$3,759,736	\$1,269,950	-66.22%
BW	\$196,771	\$168,280	\$191,450	\$166,978	-12.78%	97%	99%	113	78	14	5	\$2,680,300	\$834,890	-68.85%
CC	\$93,050	\$120,036	\$88,955	\$113,836	27.97%	96%	95%	127	192	10	7	\$889,550	\$796,850	-10.42%
CLN	\$179,514	\$158,989	\$174,273	\$157,524	-9.61%	97%	99%	72	105	87	42	\$15,161,794	\$6,616,002	-56.36%
CLS	\$239,234	\$231,089	\$228,081	\$222,910	-2.27%	95%	96%	86	112	70	36	\$15,965,694	\$8,024,777	-49.74%
CM	\$289,878	\$343,350	\$262,500	\$314,500	19.81%	91%	92%	112	229	2	4	\$525,000	\$1,258,000	139.62%
DT	\$284,483	\$475,680	\$279,017	\$422,000	51.25%	98%	89%	125	127	6	5	\$1,674,100	\$2,110,000	26.04%
EL	\$135,551	\$117,100	\$120,281	\$112,674	-6.32%	89%	96%	99	74	25	12	\$3,007,037	\$1,352,089	-55.04%
FC	\$189,000	\$289,900	\$180,000	\$257,000	42.78%	95%	89%	503	54	1	1	\$180,000	\$257,000	42.78%
GTE	\$141,073	\$129,257	\$138,408	\$124,607	-9.97%	98%	96%	90	66	24	7	\$3,321,793	\$872,250	-73.74%
GTW	\$279,432	\$296,820	\$263,141	\$277,872	5.60%	94%	94%	154	150	50	32	\$13,157,035	\$8,891,910	-32.42%
HD	\$415,204	\$351,095	\$388,481	\$324,537	-16.46%	94%	92%	153	150	36	20	\$13,985,306	\$6,490,748	-53.59%
HH	\$169,092	\$166,700	\$163,032	\$160,087	-1.81%	96%	96%	79	85	75	36	\$12,227,384	\$5,763,133	-52.87%
HS	\$161,657	\$170,671	\$156,800	\$160,643	2.45%	97%	94%	95	88	12	7	\$1,881,600	\$1,124,500	-40.24%
HU	\$156,363	\$167,753	\$150,466	\$163,332	8.55%	96%	97%	104	101	42	25	\$6,319,580	\$4,083,311	-35.39%
HW	\$210,738	\$228,723	\$204,813	\$222,475	8.62%	97%	97%	115	129	20	8	\$4,096,250	\$1,779,800	-56.55%
JA	\$152,176	\$99,495	\$151,373	\$95,495	-36.91%	99%	96%	93	107	9	2	\$1,362,357	\$190,990	-85.98%
KL	\$119,900	\$109,900	\$119,900	\$109,900	-8.34%	100%	100%	163	29	1	1	\$119,900	\$109,900	-8.34%
LC	\$176,230	\$240,970	\$153,801	\$240,000	56.05%	87%	100%	160	144	5	10	\$769,005	\$2,400,000	212.09%
LH	\$181,998	\$129,950	\$178,057	\$124,950	-29.83%	98%	96%	105	213	12	4	\$2,136,680	\$499,800	-76.61%
LL	\$170,325	\$268,035	\$168,244	\$245,400	45.86%	99%	92%	106	61	8	10	\$1,345,950	\$2,454,000	82.32%
LN	\$340,052	\$420,442	\$321,277	\$389,774	21.32%	94%	93%	138	246	21	38	\$6,746,825	\$14,811,398	119.53%
LS	\$392,621	\$209,950	\$370,401	\$200,750	-45.80%	94%	96%	183	197	50	2	\$18,520,050	\$401,500	-97.83%
LW	\$378,786	\$117,726	\$356,179	\$115,160	-67.67%	94%	98%	149	138	7	15	\$2,493,250	\$1,727,396	-30.72%
MA	\$155,666	\$38,000	\$149,552	\$20,000	-86.63%	96%	53%	110	117	26	1	\$3,888,340	\$20,000	-99.49%
MC	\$84,725	\$190,372	\$82,200	\$186,883	127.35%	97%	98%	133	67	4	23	\$328,799	\$4,298,100	1207.28%
N	\$200,022	\$140,684	\$196,063	\$133,047	-32.14%	98%	95%	69	95	35	15	\$6,862,195	\$1,995,702	-70.92%
NE	\$153,017	\$230,829	\$145,946	\$224,497	53.82%	95%	97%	68	95	34	34	\$4,962,171	\$7,632,905	53.82%
NW	\$231,483	\$136,500	\$225,976	\$121,000	-46.45%	98%	89%	67	131	63	3	\$14,236,486	\$363,000	-97.45%
PF	\$176,984	\$165,934	\$168,542	\$158,113	-6.19%	95%	95%	120	109	109	51	\$18,371,083	\$8,063,787	-56.11%
RN	\$501,139	\$477,305	\$477,847	\$440,273	-7.86%	95%	92%	160	224	24	15	\$11,468,333	\$6,604,102	-42.41%
RRE	\$190,707	\$194,537	\$185,187	\$185,448	0.14%	97%	95%	83	120	108	59	\$20,000,154	\$10,941,448	-45.29%
RRW	\$243,902	\$260,990	\$233,220	\$251,045	7.64%	96%	96%	102	112	79	36	\$18,424,359	\$9,037,617	-50.95%
SC	\$202,434	\$145,320	\$200,965	\$142,380	-29.15%	99%	98%	79	67	20	5	\$4,019,302	\$711,900	-82.29%
SE	\$135,147	\$177,978	\$122,771	\$161,975	31.93%	91%	91%	68	222	15	4	\$1,841,570	\$647,900	-64.82%
SV	\$124,400	\$145,571	\$116,167	\$133,229	14.69%	93%	92%	80	149	3	7	\$348,500	\$932,600	167.60%
SWE	\$227,546	\$218,158	\$220,466	\$208,079	-5.62%	97%	95%	82	60	51	23	\$11,243,772	\$4,785,813	-57.44%
SWW	\$329,163	\$309,823	\$322,234	\$303,055	-5.95%	98%	98%	242	110	44	23	\$14,178,275	\$6,970,276	-50.84%
TC	\$150,119	\$94,000	\$144,219	\$90,450	-37.28%	96%	96%	164	95	12	8	\$1,730,633	\$723,600	-58.19%
UT	\$255,910	\$292,540	\$248,177	\$282,560	13.85%	97%	97%	67	186	12	5	\$2,978,120	\$1,412,800	-52.56%
W	\$455,458	\$593,257	\$436,786	\$558,655	27.90%	96%	94%	112	157	21	21	\$9,172,514	\$11,731,750	27.90%
WE	\$28,000	No Data	\$20,000	No Data		71%	No Data	42	No Data	1	No Data	\$20,000	No Data	

Market Wide Total Comparison

2009 Total Sales Volume \$228,660,154
 2008 Total Sales Volume \$394,848,187
 %Change -42.09%

Units 930
 Units 1705

Avg SP \$245,871
 Avg SP \$231,583
 % Change 6.17%

SP/LP 96%
 SP/LP 96%