

MARKET ACTION REPORT

July 2010

Zip Code: 20002

COLDWELL BANKER GEORGETOWN

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Direct: (202) 333.6100

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www.cbmove.com/Georgetown



Price Range: All | Properties: Single Family - TwnHm

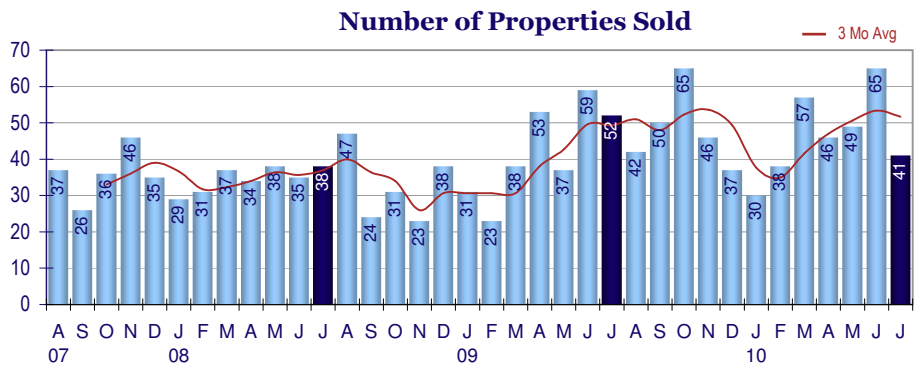
Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$350,000	↑		↑				
Average List Price of all Current Listings	\$424,264	↑		↑				
July Median Sales Price	\$399,900	↓	↑	↓	\$350,000	↓		↓
July Average Sales Price	\$403,172	↓	↓	↓	\$391,521	↓		↓
Total Properties Currently for Sale (Inventory)	148	↓		↓				
July Number of Properties Sold	41	↓		↓	326	↑		
July Average Days on Market (Solds)	47	↑	↑	↓	51	↓		↓
July Month's Supply of Inventory	3.6	↑	↑	↓	3.9	↓		↓
July Sale Price vs List Price Ratio	97.7%	↓	↓	↔	99.2%	↑		↑

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year (2009) / YTD = Year-to-date | Arrows indicate if Month / YTD values are higher (up), lower (down) or unchanged (flat)

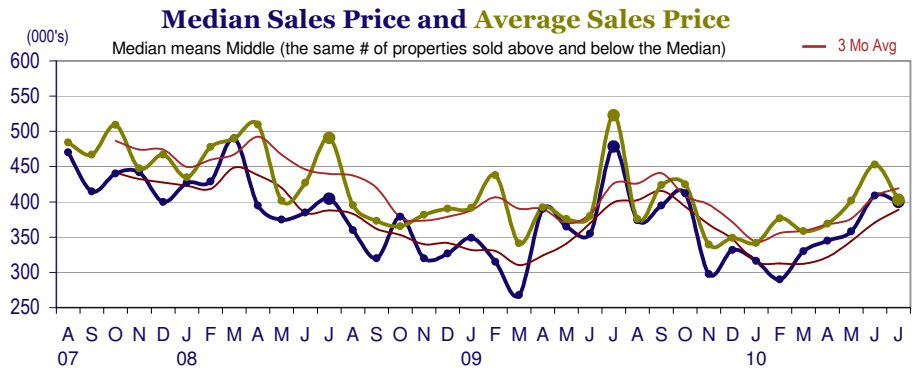
Property Sales

July Property sales were 41, down 21.2% from 52 in July of 2009 and 36.9% lower than the 65 sales last month. July 2010 sales were at a mid level compared to July of 2009 and 2008. July YTD sales of 326 are running 11.3% ahead of last year's year-to-date sales of 293.



Prices

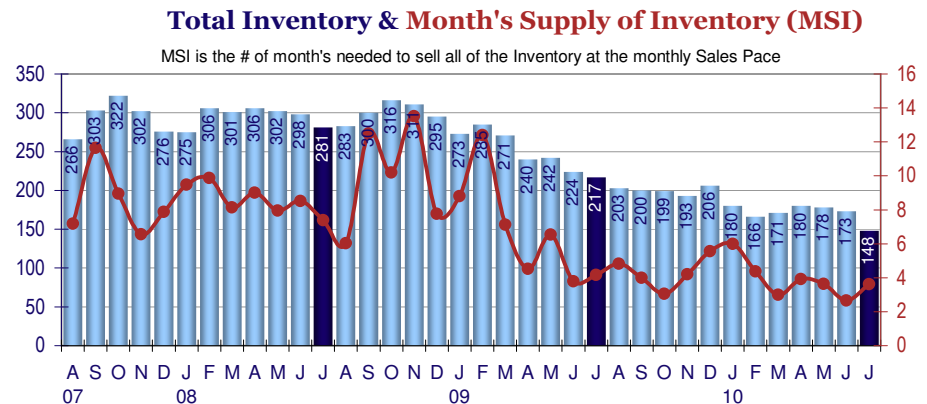
The Median Sales Price in July was \$399,900, down 16.4% from \$478,475 in July of 2009 and down 2.2% from \$409,000 last month. The Average Sales Price in July was \$403,172, down 22.9% from \$522,688 in July of 2009 and down 11.0% from \$453,053 last month. July 2010 ASP was at the lowest level compared to July of 2009 and 2008.



Inventory & MSI

The Total Inventory of Properties available for sale as of July was 148, down 14.5% from 173 last month and down 31.8% from 217 in July of last year. July 2010 Inventory was at its lowest level compared with July of 2009 and 2008.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The July 2010 MSI of 3.6 months was at its lowest level compared with July of 2009 and 2008.



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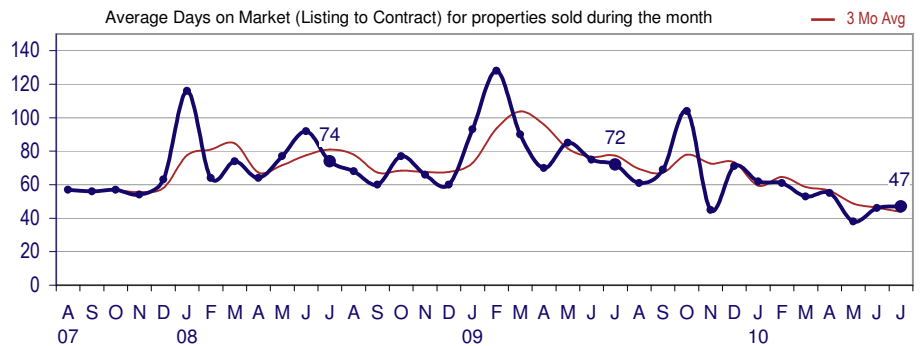


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Market Time

The average Days On Market (DOM) shows how many days the average Property is on the market before it sells. An upward trend in DOM tends to indicate a move towards more of a Buyer's market, a downward trend a move towards more of a Seller's market. The DOM for July was 47, up 2.2% from 46 days last month and down 34.7% from 72 days in July of last year. The July 2010 DOM was at its lowest level compared with July of 2009 and 2008.

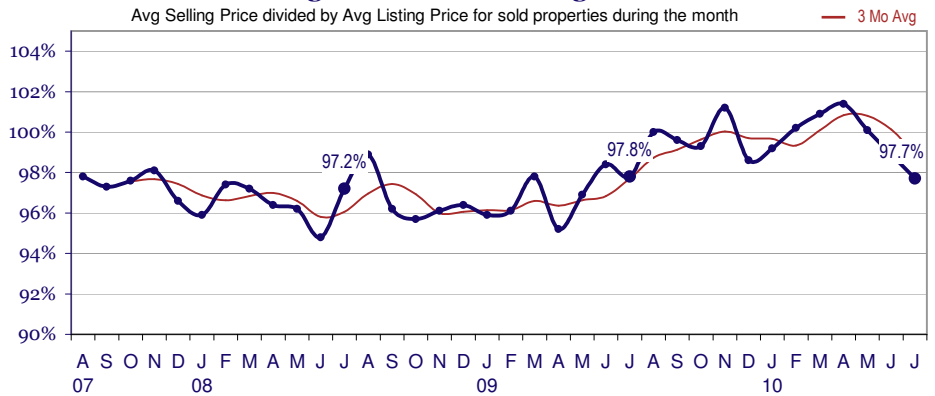
Days On Market for Sold Properties



Selling Price vs Original Listing Price

The Selling Price vs Original Listing Price reveals the average amount that Sellers are agreeing to come down from their original list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The July 2010 Selling Price vs Original List Price of 97.7% was down from 98.9% last month and down from 97.8% in July of last year.

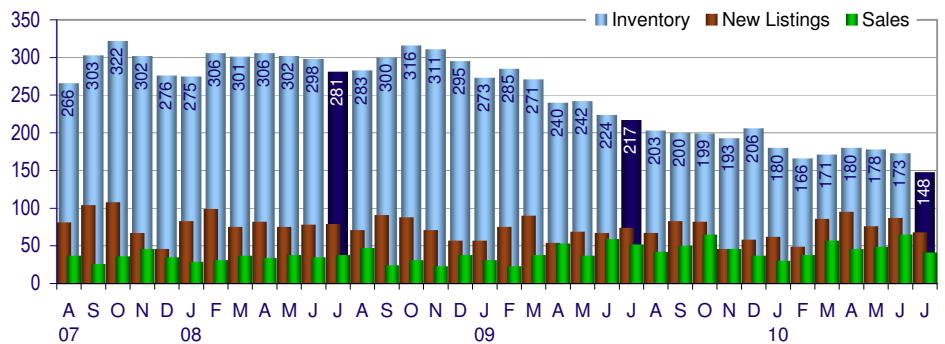
Selling Price versus Listing Price Ratio



Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in July 2010 was 68, down 21.8% from 87 last month and down 8.1% from 74 in July of last year.

Inventory / New Listings / Sales



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Inventory / Listings / Sales

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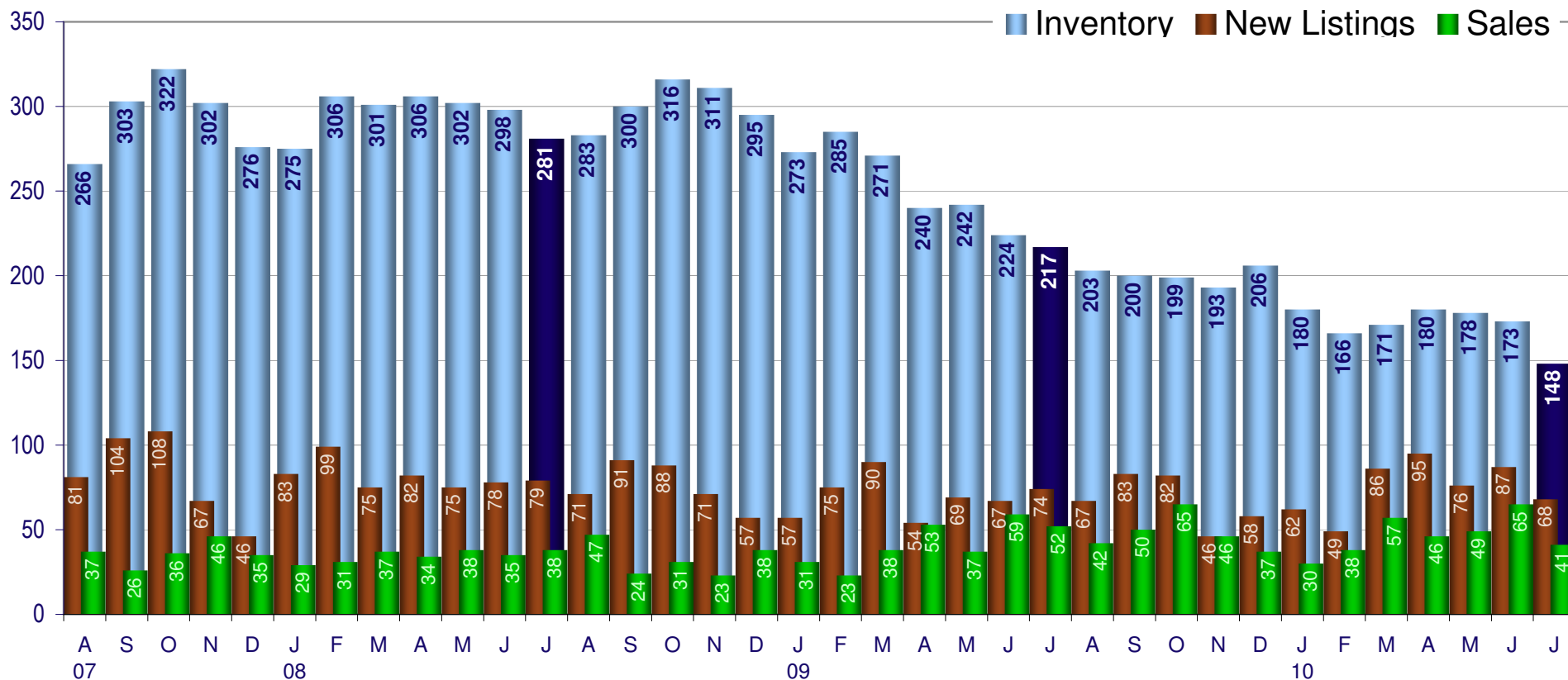
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