

MARKET ACTION REPORT

County: Carroll

January 2010



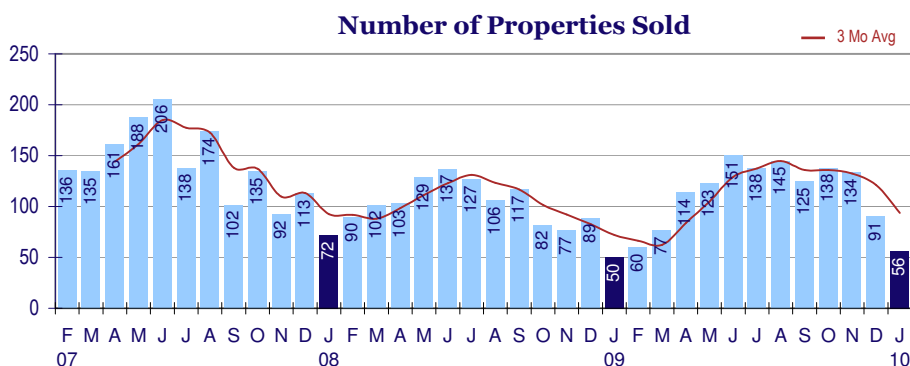
Market Profile & Trends Overview

	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	\$434,318	↓		↔				
January Median Sales Price	\$257,500	↔	↓	↔	↓	\$257,500	↔	
January Average Sales Price	\$311,180	↑	↑	↑	↑	\$311,180	↑	
Total Properties Currently for Sale (Inventory)	908	↔		↓				
January Number of Properties Sold	56	↓		↑		56	↑	
January Average Days on Market (Solds)	91	↓	↑	↓	↓	91	↓	
January Month's Supply of Inventory	16.2	↑	↑	↓	↑	16.2	↑	
January Sale Price vs List Price Ratio	90.8%	↓	↓	↑	↑	90.0%	↓	

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year / YTD = Year-to-date

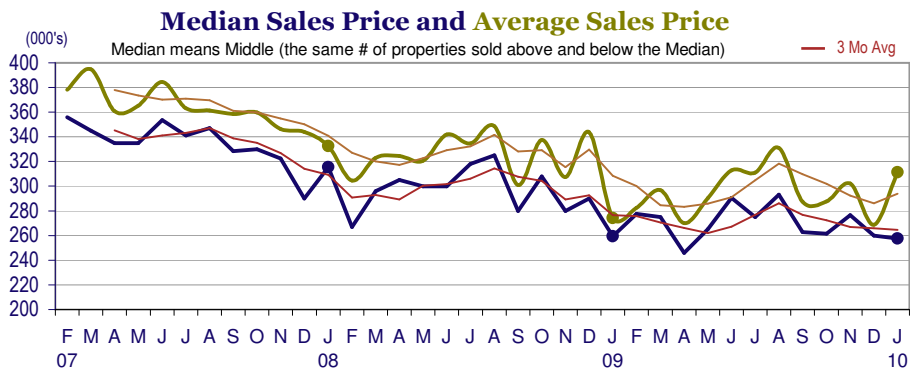
Property Sales

January Property sales were 56, up 12.0% from 50 in January of 2009 and -38.5% lower than the 91 sales last month. January 2010 sales were at a mid level compared to January of 2009 and 2008. January YTD sales of 56 are running 12.0% ahead of last year's year-to-date sales of 50.



Prices

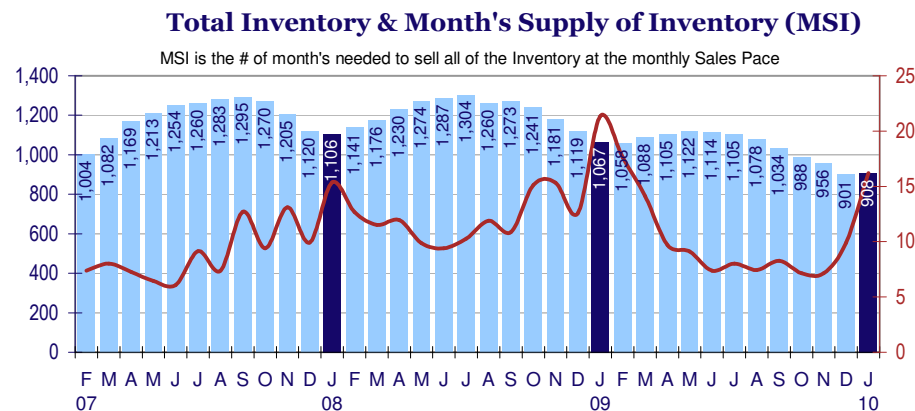
The Median Sales Price in January was \$257,500, down -0.8% from \$259,500 in January of 2009 and down -0.9% from \$259,900 last month. The Average Sales Price in January was \$311,180, up 13.5% from \$274,205 in January of 2009 and up 15.8% from \$268,699 last month. January 2010 ASP was at a mid range compared to January of 2009 and 2008.



Inventory & MSI

The Total Inventory of Properties available for sale as of January was 908, up 0.8% from 901 last month and down -14.9% from 1,067 in January of last year. January 2010 Inventory was at its lowest level compared with January of 2009 and 2008.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The January 2010 MSI of 16.2 months was at a mid level compared with January of 2009 and 2008.

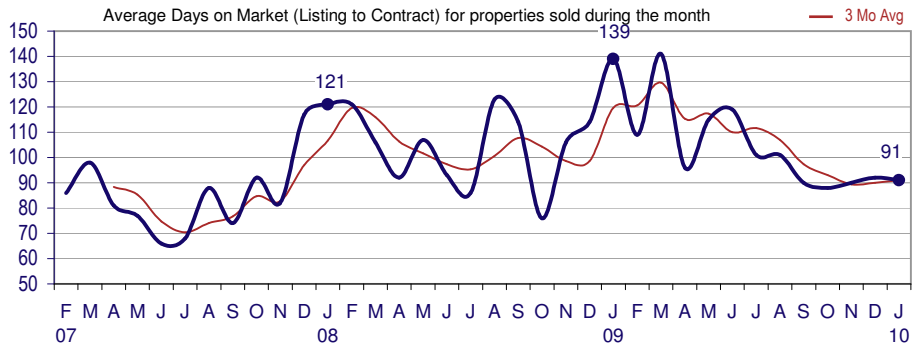




Market Time

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 January was 91, down -1.1% from 92 days last month and down -34.5% from 139 days in January of last year. The January 2010 DOM was at its lowest level compared with January 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 January 2010 Selling Price vs Original List Price of 90.8% was down from 91.0% last month and up from 88.7% in January 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 January 2010 was 197, up 74.3% from 113 last month and up 11.9% from 176 in January of last year.

