

MARKET ACTION REPORT

July 2010

Zip Code: 20016

COLDWELL BANKER GEORGETOWN

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www.cbmove.com/Georgetown



Price Range: All | Properties: Single Family - TwnHm

Market Profile & Trends Overview

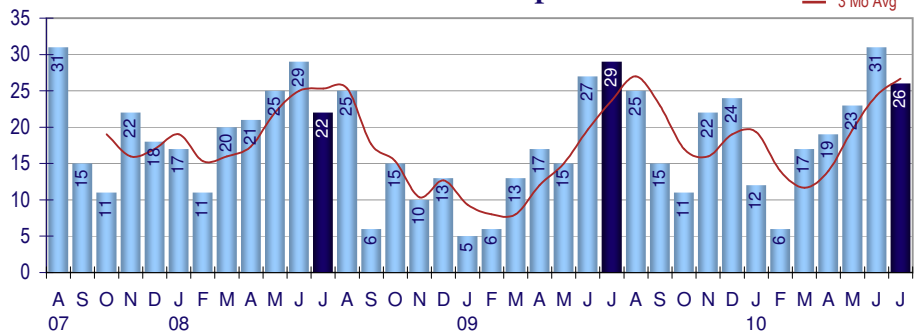
	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$1,097,500	↓		↓				
Average List Price of all Current Listings	\$1,544,904	↓						
July Median Sales Price	\$859,500	↓	↓	↔	↓	\$899,450	↔	↔
July Average Sales Price	\$1,123,784	↓	↓	↑	↓	\$1,143,546	↑	↓
Total Properties Currently for Sale (Inventory)	70	↑		↓				
July Number of Properties Sold	26	↓		↓		134	↑	
July Average Days on Market (Solds)	24	↓	↓	↓	↓	49	↓	↓
July Month's Supply of Inventory	2.7	↑	↑	↑	↓	4.1	↓	↓
July Sale Price vs List Price Ratio	99.7%	↑	↑	↑	↑	97.1%	↑	↑

* 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 26, down 10.3% from 29 in July of 2009 and 16.1% lower than the 31 sales last month. July 2010 sales were at a mid level compared to July of 2009 and 2008. July YTD sales of 134 are running 19.6% ahead of last year's year-to-date sales of 112.

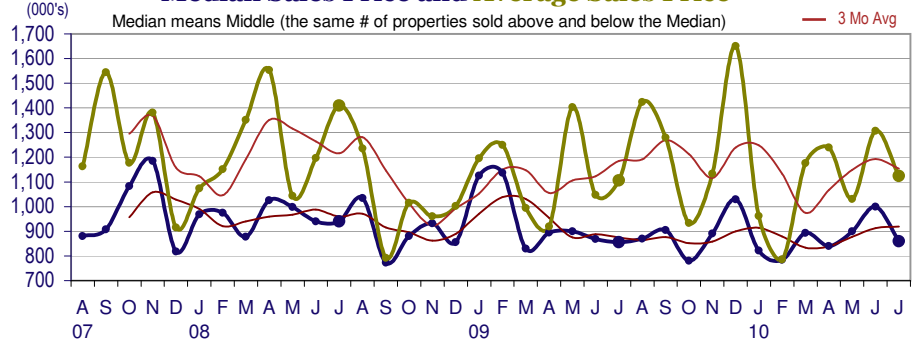
Number of Properties Sold



Prices

The Median Sales Price in July was \$859,500, up 0.5% from \$855,000 in July of 2009 and down 14.1% from \$1,000,000 last month. The Average Sales Price in July was \$1,123,784, up 1.7% from \$1,105,462 in July of 2009 and down 14.0% from \$1,306,404 last month. July 2010 ASP was at a mid range compared to July of 2009 and 2008.

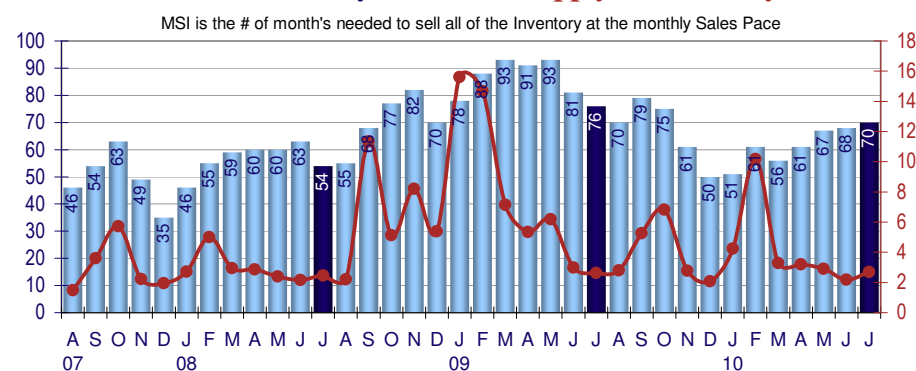
Median Sales Price and Average Sales Price



Inventory & MSI

The Total Inventory of Properties available for sale as of July was 70, up 2.9% from 68 last month and down 7.9% from 76 in July of last year. July 2010 Inventory was at a mid level compared with July of 2009 and 2008.

Total Inventory & Month's Supply of Inventory (MSI)



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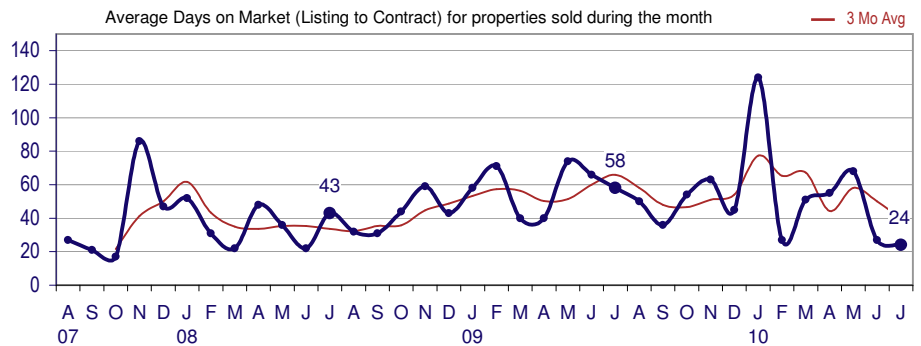


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Market Time

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 24, down 11.1% from 27 days last month and down 58.6% from 58 days in July of last year. The July 2010 DOM was at its lowest level compared with July of 2009 and 2008.

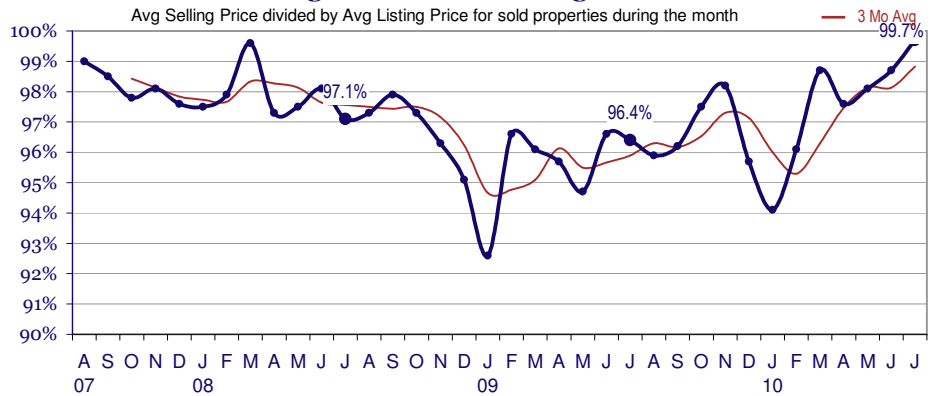
Days On Market for Sold Properties



Selling Price versus 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 99.7% was up from 98.7% last month and up from 96.4% in July of last year.

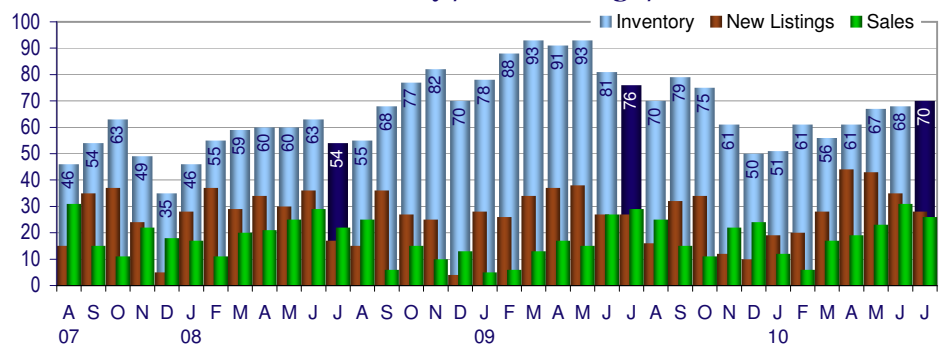
Selling Price versus Listing Price Ratio



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 28, down 20.0% from 35 last month and up 3.7% from 27 in July of last year.

Inventory / New Listings / Sales



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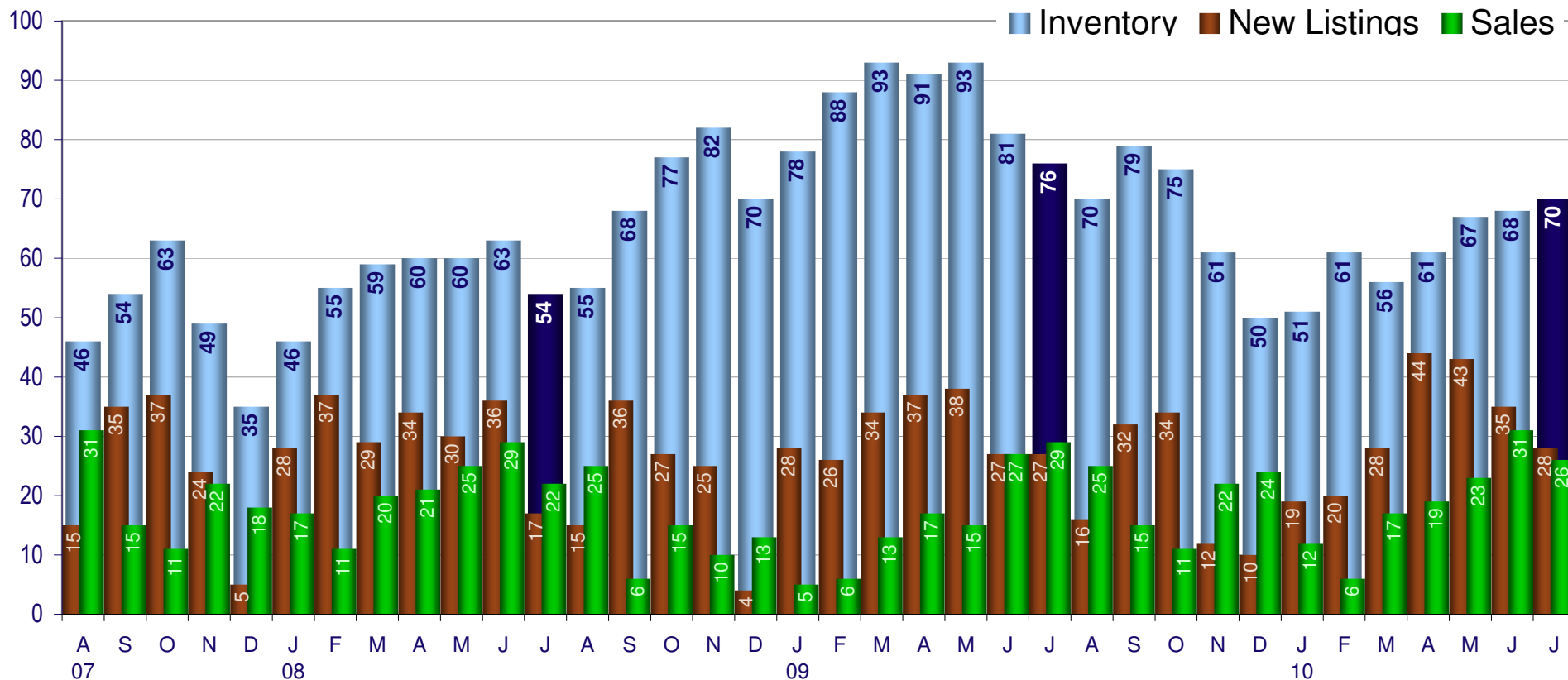
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