



--- Cross Creek ---
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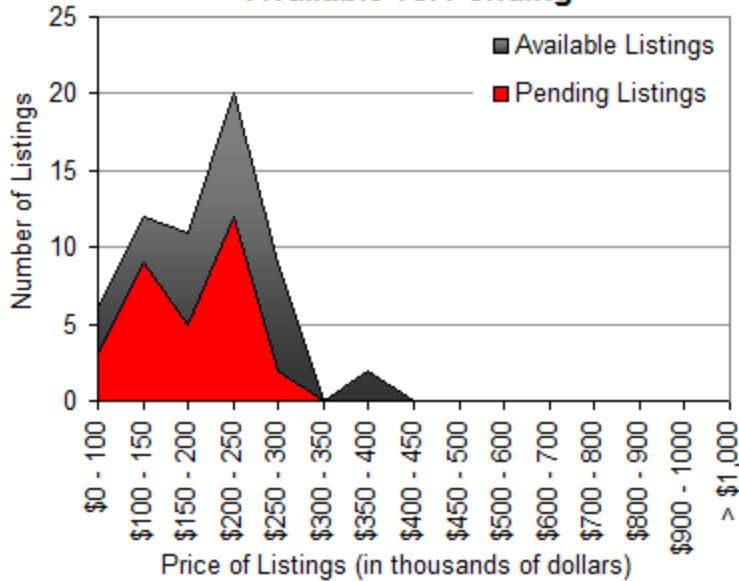
Market Summary Table
 Single-Family Residential Listings

Price Range		Active Listings			Pending Listings		Exp.*	Sold Listings - Last 6 Months *						
From	To	Number Active	Average Days on Market	Average List Price	Number Pending	Pending Ratio	Number Expired	Number Sold	Average Days on Market	Average Orig List Price	Average Final List Price	Average Sold Price	List to Sales Ratio	Absorption Rate (mo.)
\$0	\$99,999	3	222	\$ 91,300	3	50.0%	0	2	84	\$ 112,450	\$ 101,200	\$ 93,150	92.0%	9.0
\$100,000	\$149,999	3	92	\$ 120,417	9	75.0%	6	13	84	\$ 158,085	\$ 140,161	\$ 129,231	92.2%	1.4
\$150,000	\$199,999	6	107	\$ 188,600	5	45.5%	42	11	89	\$ 195,800	\$ 181,373	\$ 179,309	98.9%	3.3
\$200,000	\$249,999	8	105	\$ 235,263	12	60.0%	38	15	188	\$ 266,327	\$ 236,120	\$ 220,883	93.5%	3.2
\$250,000	\$299,999	7	106	\$ 272,543	2	22.2%	53	5	190	\$ 303,560	\$ 275,780	\$ 260,800	94.6%	8.4
\$300,000	\$349,999	0	-	-	0	-	46	0	-	-	-	-	-	-
\$350,000	\$399,999	2	413	\$ 364,950	0	-	31	0	-	-	-	-	-	-
\$400,000	\$449,999	0	-	-	0	-	13	0	-	-	-	-	-	-
\$450,000	\$499,999	0	-	-	0	-	7	0	-	-	-	-	-	-
\$500,000	\$599,999	0	-	-	0	-	4	0	-	-	-	-	-	-
\$600,000	\$699,999	0	-	-	0	-	0	0	-	-	-	-	-	-
\$700,000	\$799,999	0	-	-	0	-	0	0	-	-	-	-	-	-
\$800,000	\$899,999	0	-	-	0	-	0	0	-	-	-	-	-	-
\$900,000	\$999,999	0	-	-	0	-	0	0	-	-	-	-	-	-
\$1,000,000	+	0	-	-	0	-	0	0	-	-	-	-	-	-
Market Summary -->		29	138	\$ 216,778	31	51.7%	240	46	131	\$ 216,228	\$ 194,354	\$ 183,825	94.6%	3.8

* Dates are from March 15, 2009 to September 14, 2009
 MLS search areas: {Cross Creek}

Market Dashboard

Available vs. Pending



As of this week, there are currently 31 sales pending in Cross Creek, leaving 29 active listings. Additionally, the average list price, or asking price, for all homes in this market is \$216,778.

Homes in the \$200K - \$250K price range have the largest active inventory of 8 listings. Taking a closer look, we notice that the \$200K - \$250K price range has the largest number of contracts that are currently pending.

The pending ratio for Cross Creek this week is 51.7 percent.

Sold vs. Expired (Last 6 Months)



A total of 46 Cross Creek homes have sold in the last 6 months since March 15, 2009. Additionally, 240 listings have expired in that same time frame.

Breaking it down, we see that 15 homes have sold in the \$200K - \$250K price range, followed by 13 homes in the \$100K - \$150K price range. The average sold price for homes in the last 6 months is \$183,825.

The \$250K - \$300K price range has the largest number expired at 53 listings.

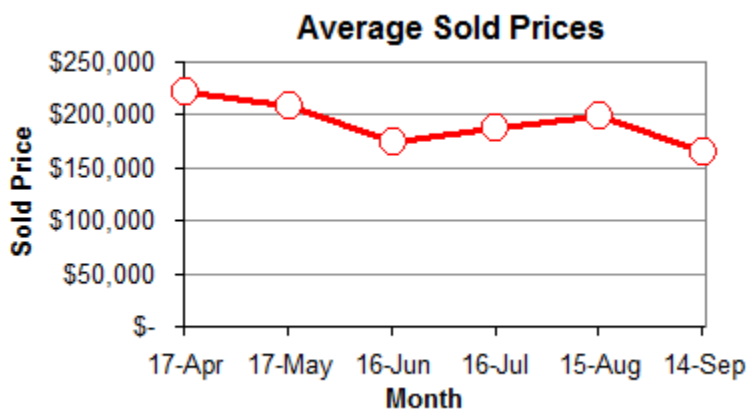
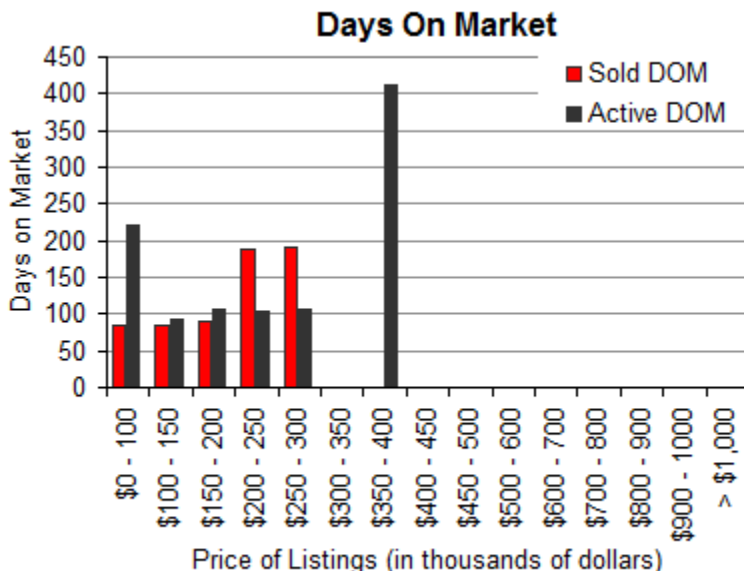


Market Dashboard

Currently active listings in Cross Creek have been on the market for an average of 138 days. Please note that this does not account for some listings which have had a previous listing period, but were re-entered as a new listing.

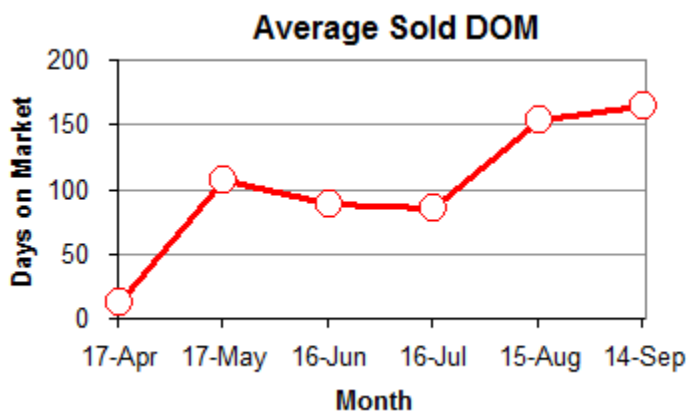
Taking a closer look, we see that active listings in the \$350K - \$400K price range have the longest days on market at 413 days.

Analysis of sold homes for the last 6 months reveals an average days on market (DOM) of 131 days. The chart indicates that homes in the \$250K - \$300K price range have typically taken longest to sell with an average DOM of 190 days.



The average sold price in Cross Creek for the last 30 days is \$164,480. This is a 17.5% decrease from the previous 30 day period.

There was an average of 164 days on market for homes that sold in Cross Creek in the last 30 days. This is a 6.4% increase from the previous 30 day period.





Glossary & Definitions

1. ACTIVE LISTINGS

- a. **Number Active:** The number of listings which are currently being marketed but do not yet have a purchase agreement.
- b. **Average Days on Market (DOM):** The average marketing period of currently active listings. This does not account for some listings which have had a previous listing period, but were re-entered as a new listing.
- c. **Average List Price:** The average price that a seller is currently asking. Otherwise known as the asking price of a home.

2. PENDING LISTINGS

- a. **Number Pending:** The number of current listings for which a contract has been signed but has not yet closed.
- b. **Pending Ratio:** Sometimes called a "list to pending ratio". This is a measure of how fast homes are going under contract vs. how fast they are being listed.

$$\text{Pending Ratio} = \frac{P \text{ (Number of Pending Listings)}}{A+P \text{ (Number of Active + Pending)}}$$

(P) represents homes that buyers have chosen

(A+P) represents the entire pool from which they have chosen

3. EXPIRED LISTINGS

- a. **Number Expired:** The number of listing agreements that have expired in the last 6 months.

4. SOLD LISTINGS

- a. **Number Sold:** The number of homes that have gone to a closing in the last 6 months.
- b. **Average Days on Market (DOM):** The average amount of time it has taken homes to sell in the last six (6) months.
- c. **Average Original List Price:** The average price at which a sold home was originally marketed.
- d. **Average List Price:** The average price at which a sold home was marketed just prior to selling.
- e. **Average Sold Price:** The average price for which a home sold.
- f. **List to Sales Ratio:** The percentage of the list price that the buyer ultimately paid for the home.

$$\text{List to Sales Ratio} = \frac{\text{Average Sold Price}}{\text{Average List Price}}$$

- g. **Absorption Rate:** An estimate of how fast listings are currently selling, measured in months. This calculation helps determine whether an area is trending towards a buyers or sellers market.

$$\text{Absorption Rate} = \frac{\text{Number of Active Listings}}{\text{Avg Number of Sales per Month (Over 6 mos. Period)}}$$