

Hidden River

Sales Statistics and Trends

as of 06/01/2012



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Grade: S **185**

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	YE 5/31/12	YE 5/31/11	% Δ	QE 5/31/12	QE 2/28/12	% Δ	Active	Pending	U/C
# of Solds (Count)	33	35	-5.7%	12	4	200.0%	5	1	3
Avg Total DOM	71	93	-23.7%	41	67	-38.8%	19	121	12
Median Total DOM	39	79	-50.6%	15	64	-76.6%	14	121	13
Months of Inventory	1.25								
Median Orig List Price	280,000	259,900	7.7%	292,249	230,000	27.1%			
Median List Price	274,900	249,750	10.1%	289,749	230,000	26.0%	310,000	254,900	263,000
Average Sold Price	274,619	254,711	7.8%	284,665	243,166	17.1%			
Median Sold Price	270,000	247,500	9.1%	279,750	227,750	22.8%			
Average Net Sold Price	272,598	252,646	7.9%	283,296	240,658	17.7%			
Median Net Sold Price	270,000	244,400	10.5%	279,500	225,984	23.7%			
List to Net Sold Price	-1.81%	-2.19%		-3.67%	-1.78%				
Sold to Net Sold Price	0.00%	-1.27%		-0.09%	-0.78%				

% Change	% Δ	Strong Sellers Market	Weak Buyers Market
Days on Market	DOM	Medium Sellers Market	Medium Buyers Market
Neutral Market		Weak Sellers Market	Strong Buyers Market

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