

# North Texas Real Estate Information System

## MLS Current Month Summary for: December 2008



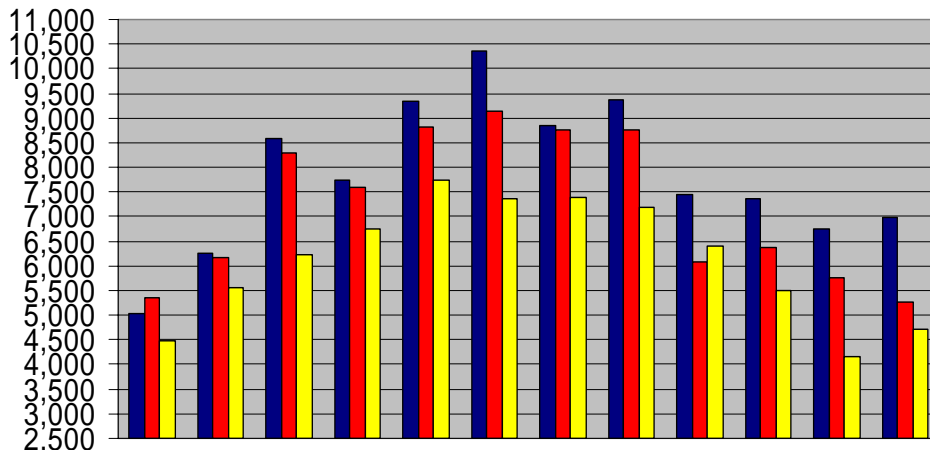
Property Type	Sales	% Change Year Ago	Average Price	% Change Year Ago	DOM	% Change Year Ago
Single Family	4,712	-18%	\$188,028	-3%	83	-2%
Condos and Townhomes	257	-32%	\$200,599	0%	107	11%
Farms and Ranches	42	-22%	\$218,872	1%	96	7%
Multifamily	47	-34%	\$134,678	-33%	137	65%
Lots and Vacant Land	210	-30%	\$124,091	-30%	166	8%
Commercial	35	-53%	\$212,316	-5%	185	41%
Rentals	1,565	26%	\$1,343	3%	50	-4%

Property Type	Pending Sales	% Change Year Ago	New Listings	% Change Year Ago	Active Listings	% Change Year Ago
Single Family	3,890	-20%	6,931	-9%	35,999	-14%
Condos and Townhomes	192	-31%	574	-4%	3,556	-3%
Farms and Ranches	33	43%	86	6%	1,101	19%
Multifamily	45	-29%	129	19%	949	-9%
Lots and Vacant Land	167	-38%	1,012	-18%	16,034	14%
Commercial	28	-53%	293	31%	3,028	5%
Rentals	1,417	20%	2,453	30%	5,637	27%

*Note: Current month's sales are preliminary and the previous 11 months were revised*

*Source: Real Estate Center for NTREIS.*

**NTREIS Single Family Sold Listings  
2006 / 2007 / 2008**



	January	February	March	April	May	June	July	August	September	October	November	December
■ Single Family 2006	5,041	6,253	8,586	7,740	9,344	10,359	8,845	9,379	7,435	7,356	6,758	6,990
■ Single Family 2007	5,349	6,177	8,284	7,606	8,805	9,139	8,758	8,750	6,084	6,385	5,762	5,257
■ Single Family 2008	4,490	5,556	6,223	6,751	7,750	7,371	7,394	7,198	6,392	5,502	4,446	4,712

# NTREIS MLS Area Housing Activity Report

Compiled for North Texas Real Estate Information System



## Sales Closed by Price Class for: December 2008 Single Family

Price Class	Sales	Percent Distribution	Sales Year-to-Date	% Change Year Ago	Active Listings	Months Inventory
\$1 to \$19,999	58	1.2%	757	45%	133	2.1
\$20,000 to \$29,999	115	2.4%	1,225	40%	246	2.4
\$30,000 to \$39,999	135	2.9%	1,669	32%	467	3.4
\$40,000 to \$49,999	164	3.5%	1,998	12%	655	3.9
\$50,000 to \$59,999	139	2.9%	2,042	0%	833	4.9
\$60,000 to \$69,999	183	3.9%	2,429	-2%	1,032	5.1
\$70,000 to \$79,999	210	4.5%	2,937	-7%	1,304	5.3
\$80,000 to \$89,999	212	4.5%	3,376	-14%	1,451	5.2
\$90,000 to \$99,999	215	4.6%	3,493	-15%	1,445	5.0
\$100,000 to \$109,999	229	4.9%	3,350	-21%	1,115	4.0
\$110,000 to \$119,999	229	4.9%	4,051	-20%	1,675	5.0
\$120,000 to \$129,999	273	5.8%	4,488	-18%	1,742	4.7
\$130,000 to \$139,999	231	4.9%	4,125	-18%	1,575	4.6
\$140,000 to \$149,999	205	4.4%	3,661	-17%	1,474	4.8
\$150,000 to \$159,999	193	4.1%	3,354	-20%	1,288	4.6
\$160,000 to \$169,999	180	3.8%	3,109	-21%	1,291	5.0
\$170,000 to \$179,999	173	3.7%	2,775	-19%	1,198	5.2
\$180,000 to \$189,999	142	3.0%	2,429	-15%	994	4.9
\$190,000 to \$199,999	121	2.6%	1,975	-17%	1,027	6.2
\$200,000 to \$249,999	448	9.5%	7,323	-15%	3,375	5.5
\$250,000 to \$299,999	284	6.0%	4,777	-13%	2,707	6.8
\$300,000 to \$399,999	264	5.6%	4,921	-18%	3,107	7.6
\$400,000 to \$499,999	125	2.7%	2,194	-17%	1,775	9.7
\$500,000 to \$599,999	49	1.0%	1,003	-18%	990	11.8
\$600,000 to \$699,999	31	0.7%	661	-17%	706	12.8
\$700,000 to \$799,999	22	0.5%	452	-18%	496	13.2
\$800,000 to \$899,999	11	0.2%	258	-27%	347	16.1
\$900,000 to \$999,999	13	0.3%	185	-20%	252	16.3
\$1,000,000 and more	57	1.2%	822	-11%	1,299	19.0
<b>Total</b>	<b>4,712</b>		<b>75,840</b>	<b>-14%</b>	<b>35,999</b>	<b>5.7</b>

*Note: Current month's sales are preliminary and the previous 11 months were revised*

*Source: Real Estate Center for NTREIS.*

This information was obtained from 3rd parties. Republic Title makes no express or implied representation as to the accuracy thereof. All information should be verified with the appropriate provider.

# North Texas Regional Information System (NTREIS) Information

## Area Code Descriptions



001 - CEDAR HILL	080 - ARCHER COUNTY
002 - DESOTO	081 - COMANCHE
003 - LANCASTER	082 - ARLINGTON
004 - WILMER/HUTCHENS	083 - ARLINGTON
005 - MESQUITE	084 - ARLINGTON
006 - ELLIS COUNTY	085 - ARLINGTON
008 - SACHSE/ROWLETT	086 - ARLINGTON
009 - THE COLONY	087 - ARLINGTON
010 - ADDISON/FAR NORTH DALLAS	088 - ARLINGTON
011 - DALLAS NORTH	089 - ARLINGTON
012 - DALLAS EAST	090 - ARLINGTON (KENNEDALE)
013 - DALLAS SOUTHEAST	091 - HAMILTON COUNTY
014 - DALLAS NORTH OAK CLIFF	092 - BOSQUE COUNTY
015 - DALLAS SOUTH OAK CLIFF	093 - WICHITA COUNTY
016 - DALLAS NORTHWEST	094 - YOUNG COUNTY
017 - DALLAS OAK LAWN	095 - EASTLAND COUNTY
018 - DALLAS NORTHEAST	096 - MONTAGUE COUNTY
019 - SUNNYVALE	097 - CLAY COUNTY
020 - PLANO	098 - SMITH COUNTY
021 - COPPELL	101 - FW (DOWNTOWN)
022 - CARROLLTON/FARMERS BRANCH	102 - FORT WORTH(SAGINAW/NORTHSIDE)
023 - RICHARDSON	104 - FORT WORTH EAST
024 - GARLAND	105 - FORT WORTH-SE (ROSEDALE)
025 - UNIVERSITY PARK/HIGHLAND PARK	106 - FW SOUTH (EVERMAN/FOREST HILL)
026 - IRVING	107 - FW-CENTRAL WEST & SOUTHWEST(TCU)
027 - GRAND PRAIRIE	108 - FORT WORTH CENTRAL WEST
028 - DUNCANVILLE	109 - FW NW(EAGLE MT.LK/RIV.OAKS/AZLE)
031 - DENTON COUNTY	111 - FW (SOUTH OF I20/CROWLEY)
033 - HUNT COUNTY	112 - FW FAR WEST-BENBROOK/WH.SETTLEM.
034 - ROCKWALL COUNTY	120 - BEDFORD
035 - KAUFMAN COUNTY	121 - EULESS
036 - VAN ZANDT COUNTY	122 - HURST
037 - GRAYSON COUNTY	123 - COLLEYVILLE
038 - JOHNSON COUNTY	124 - GRAPEVINE
041 - DENTON COUNTY SOUTHEAST	125 - SOUTHLAKE
042 - HENDERSON COUNTY	126 - KELLER
043 - COOKE COUNTY	127 - N RICHLAND HILLS/RICHLAND HILLS
044 - HILL COUNTY	128 - WATAUGA
045 - HOPKINS COUNTY	129 - FW-HALTOM CITY/RIVERSIDE
046 - LAMAR COUNTY	130 - FW-SUMMERFIELD/PARK GLEN
047 - DELTA COUNTY	131 - ROANOKE
048 - NAVARRO COUNTY	132 - TROPHY CLUB/WEST LAKE
050 - WYLIE ISD	140 - PARKER COUNTY
051 - ALLEN ISD	141 - PARKER COUNTY
052 - LOVEJOY ISD	142 - PARKER COUNTY
053 - MCKINNEY ISD	143 - PARKER COUNTY
054 - PRINCETON ISD	144 - PARKER COUNTY
055 - FRISCO / DENTON COUNTY EAST	145 - PARKER COUNTY
056 - COMMUNITY RHSD	146 - PARKER COUNTY
057 - ROYSE CITY ISD	147 - PARKER COUNTY
058 - FARMERSVILLE ISD	148 - PARKER COUNTY
059 - PROSPER ISD	149 - PARKER COUNTY
060 - CELINA ISD	150 - PARKER COUNTY
061 - RAINS ISD	151 - PARKER COUNTY
062 - VAN ALSTYNE ISD	152 - PARKER COUNTY
063 - ANNA ISD	153 - PARKER COUNTY
064 - WESTMINISTER ISD	154 - PARKER COUNTY
065 - WHITEWRIGHT ISD	155 - PARKER COUNTY
066 - TRENTON ISD	156 - MCCLENNAN COUNTY
067 - BLUE RIDGE ISD	157 - LIMESTONE COUNTY
068 - MELISSA RHSD	158 - FREESTONE COUNTY
069 - LEONARD ISD	271 - GRAND PRAIRIE-NEW
070 - BLAND ISD	272 - GRAND PRAIRIE-NEW 1
071 - FANNIN COUNTY	273 - GRAND PRAIRIE-NEW 2
072 - WISE COUNTY	274 - GRAND PRAIRIE-NEW 3
073 - HOOD COUNTY	275 - GRAND PRAIRIE-NEW 4
074 - WOOD COUNTY	276 - GRAND PRAIRIE-NEW 5
075 - SOMERVELL CITY	600 - WEST OF SERVICE AREA
076 - PALO PINTO COUNTY	700 - SOUTH OF SERVICE AREA
077 - JACK COUNTY	800 - EAST OF SERVICE AREA
078 - ERATH COUNTY	900 - OKLAHOMA
079 - ANDERSON COUNTY	999 - OTHER AREAS



NTREIS MLS Area Housing Activity Report  
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Year-to-Date Sales Closed by Area for: December 2008  
 Single Family

Area	Sales	% Change Year Ago	Average Price	% Change Year Ago	DOM	% Change Year Ago	Months Inventory	% Change Year Ago
1	715	-24%	\$145,737	-7%	85	4%	7.4	9%
2	978	1%	\$133,696	-9%	87	-5%	6.0	-25%
3	569	-20%	\$96,483	-14%	90	2%	5.9	0%
4	38	-16%	\$89,220	18%	79	11%	6.3	18%
5	1,740	-14%	\$93,207	-11%	82	6%	6.2	-6%
6	1,501	-11%	\$149,851	-5%	90	2%	8.4	1%
7	1		\$140,000		32		24.0	
8	993	-16%	\$152,998	-4%	73	3%	5.6	-7%
9	523	-13%	\$149,272	-2%	69	19%	4.9	-5%
10	938	-26%	\$346,029	2%	75	34%	6.5	31%
11	510	-28%	\$983,753	5%	102	44%	13.6	79%
12	2,096	-18%	\$252,360	-1%	77	20%	7.1	14%
13	1,085	0%	\$61,952	-15%	80	1%	6.3	-16%
14	1,291	-8%	\$93,258	-15%	76	9%	6.9	-2%
15	593	6%	\$60,818	-19%	73	-3%	5.7	-18%
16	474	-32%	\$238,913	5%	76	25%	7.2	43%
17	64	-32%	\$390,540	-6%	91	17%	11.4	16%
18	572	-20%	\$252,695	2%	61	20%	4.8	18%
19	65	23%	\$323,859	3%	92	14%	7.9	-22%
20	3,429	-16%	\$274,276	-1%	68	24%	4.9	-1%
21	530	-20%	\$312,513	7%	54	13%	3.8	11%
22	1,647	-11%	\$191,783	6%	61	11%	4.6	0%
23	1,025	-19%	\$172,970	-2%	63	13%	4.2	-2%
24	1,889	-19%	\$117,380	-6%	73	1%	6.1	-5%
25	658	-16%	\$1,221,166	0%	93	39%	10.9	60%
26	1,283	-9%	\$186,000	-4%	76	9%	6.4	-1%
28	694	-12%	\$107,300	-10%	89	-15%	7.4	-5%
31	2,610	-12%	\$151,098	-5%	75	-3%	6.8	4%
33	689	-9%	\$106,958	2%	98	4%	10.7	9%
34	1,202	-21%	\$229,163	3%	91	6%	8.6	14%
35	1,153	-16%	\$129,651	-7%	89	7%	8.5	9%
36	290	-13%	\$103,755	-11%	105	6%	12.7	9%
37	1,194	-16%	\$116,973	-4%	113	15%	10.6	10%
38	1,771	-19%	\$128,720	1%	81	0%	6.2	1%
41	3,521	-21%	\$239,322	-4%	70	19%	5.5	14%
42	288	-6%	\$167,038	3%	107	13%	15.2	7%
43	315	-7%	\$150,065	-10%	102	15%	9.7	2%
44	270	-13%	\$105,210	4%	122	13%	11.0	2%

Area	Sales	% Change Year Ago	Average Price	% Change Year Ago	DOM	% Change Year Ago	Months Inventory	% Change Year Ago
45	242	-16%	\$101,811	-8%	85	5%	9.1	21%
46	167	-14%	\$104,771	0%	101	12%	11.9	6%
47	53	18%	\$68,997	-12%	89	-33%	11.5	-13%
48	380	4%	\$116,201	5%	98	10%	8.8	-16%
49	19	27%	\$342,525	37%	125	-13%	15.8	-10%
50	874	-7%	\$175,900	0%	83	9%	5.7	-10%
51	1,248	-19%	\$243,508	4%	82	19%	5.3	6%
52	260	-8%	\$363,898	7%	93	18%	8.4	6%
53	1,978	-22%	\$221,887	-2%	79	10%	7.0	12%
54	212	-6%	\$113,563	0%	78	4%	6.3	7%
55	2,790	-10%	\$295,517	1%	89	16%	6.8	0%
56	127	-10%	\$154,708	3%	79	1%	7.9	2%
57	42	-60%	\$160,265	7%	114	-5%	8.0	36%
58	48	-41%	\$120,144	-1%	107	-2%	11.8	27%
59	338	3%	\$321,580	12%	133	27%	9.6	-12%
60	100	-36%	\$216,929	4%	114	11%	14.3	47%
61	67	-25%	\$116,392	-22%	109	-8%	16.5	26%
63	210	-14%	\$126,839	-1%	91	-1%	7.0	-16%
67	24	-17%	\$83,069	-24%	87	-25%	10.5	-6%
68	114	-34%	\$180,638	-3%	112	-2%	8.6	17%
71	260	-14%	\$113,858	15%	110	5%	12.3	13%
72	543	-9%	\$159,803	11%	97	18%	9.1	12%
73	844	-12%	\$201,132	0%	95	23%	8.8	17%
74	145	-3%	\$141,912	-1%	131	21%	15.8	7%
75	68	8%	\$192,594	-1%	146	29%	11.6	-3%
76	269	5%	\$210,334	21%	123	40%	12.5	31%
77	6	-14%	\$65,257	-34%	82	-21%	16.0	17%
78	292	-14%	\$126,394	9%	92	11%	8.3	31%
79	4	-43%	\$105,000	-27%	60	-31%	30.0	59%
81	33	57%	\$76,196	-7%	153	17%	14.9	13%
82	270	-23%	\$208,671	2%	90	27%	7.2	14%
83	296	-23%	\$147,441	3%	82	21%	6.6	14%
84	281	-2%	\$62,006	-13%	79	10%	5.4	-19%
85	486	-22%	\$168,544	-3%	78	22%	6.6	4%
86	262	-28%	\$82,484	-7%	69	-3%	4.9	-12%
87	638	-17%	\$170,624	5%	80	13%	6.2	-1%
88	1,272	-22%	\$121,790	-3%	71	3%	5.2	-1%
89	1,013	-14%	\$189,990	-2%	78	4%	6.7	-2%
90	48	-29%	\$188,930	3%	89	-18%	8.8	10%
91	23	5%	\$97,751	-3%	120	22%	18.3	1%
92	56	-27%	\$111,045	9%	113	-16%	21.9	69%
94	25	47%	\$113,273	-9%	104	93%	10.1	59%
95	78	129%	\$83,147	34%	74	-35%	10.3	8%
96	51	-26%	\$100,098	-4%	104	-27%	15.1	60%

Area	Sales	% Change Year Ago	Average Price	% Change Year Ago	DOM	% Change Year Ago	Months Inventory	% Change Year Ago
98	108	-25%	\$195,372	2%	104	14%	19.2	50%
99	29	314%	\$98,774	24%	141	58%	3.7	-46%
101	11	-45%	\$49,973	85%	162	69%	17.5	94%
102	1,461	-19%	\$140,916	-3%	80	-18%	5.9	-1%
104	672	-7%	\$98,707	-4%	88	13%	6.4	-16%
105	275	-21%	\$39,107	-21%	76	7%	7.1	9%
106	325	-12%	\$62,804	-16%	73	6%	5.2	-4%
107	500	-20%	\$228,916	18%	71	13%	6.4	22%
108	635	-12%	\$273,563	4%	84	15%	6.3	7%
109	1,220	-5%	\$158,758	-1%	88	2%	7.7	-4%
111	1,686	-20%	\$120,549	-4%	87	-1%	6.4	0%
112	825	-12%	\$136,061	-1%	78	3%	6.0	4%
120	533	-7%	\$165,986	0%	59	18%	3.6	-8%
121	434	-18%	\$156,820	2%	56	2%	4.1	-1%
122	550	-10%	\$150,725	-2%	82	39%	4.3	-1%
123	373	-19%	\$515,652	-3%	73	18%	7.8	25%
124	486	-16%	\$247,593	3%	51	13%	3.9	17%
125	485	-19%	\$634,944	3%	78	10%	7.8	60%
126	750	-19%	\$339,281	5%	81	27%	7.4	26%
127	765	-16%	\$167,451	0%	68	5%	5.4	9%
128	304	-28%	\$102,044	-2%	65	-2%	4.8	3%
129	355	-18%	\$76,171	-13%	66	0%	5.8	11%
130	1,963	-12%	\$161,649	1%	74	4%	5.5	-4%
131	171	-20%	\$160,480	3%	79	34%	6.8	38%
132	164	-15%	\$472,345	3%	85	25%	10.0	29%
140	67	-4%	\$122,676	12%	84	2%	5.2	-31%
141	104	7%	\$129,654	0%	152	79%	6.7	-18%
142	53	-13%	\$118,687	-11%	111	3%	7.5	-19%
143	41	-9%	\$84,995	-7%	72	14%	6.4	-22%
144	77	10%	\$183,473	5%	99	15%	6.5	-9%
145	92	-23%	\$258,724	-12%	124	18%	12.1	16%
146	138	-3%	\$198,641	-6%	95	1%	8.6	-7%
147	181	12%	\$272,766	0%	94	-8%	7.7	-11%
148	149	-11%	\$293,830	13%	100	4%	9.5	11%
149	100	-23%	\$202,763	18%	107	1%	10.0	28%
150	7	-13%	\$278,986	22%	133	71%	22.3	24%
151	55	-41%	\$199,930	9%	113	19%	10.3	24%
152	40	25%	\$203,421	-3%	103	13%	8.7	-3%
153	43	8%	\$171,058	0%	92	26%	9.5	-7%
154	118	-7%	\$128,808	5%	94	11%	7.7	20%
155	225	-27%	\$120,724	8%	90	17%	9.0	21%
156	5	-67%	\$169,940	12%	182	37%	28.8	50%
157	6	-40%	\$55,162	20%	95	-43%	8.0	-5%
158	72	6%	\$108,977	-21%	97	2%	10.5	21%

Area	Sales	% Change Year Ago	Average Price	% Change Year Ago	DOM	% Change Year Ago	Months Inventory	% Change Year Ago
271	165	-16%	\$127,099	4%	83	2%	6.3	-5%
272	60	-15%	\$48,370	-27%	71	-5%	6.0	-7%
273	226	-13%	\$82,723	-5%	81	16%	6.5	-3%
274	412	-9%	\$115,028	-6%	77	10%	5.4	-7%
275	491	-19%	\$141,282	-3%	74	7%	5.6	-8%
276	312	-5%	\$208,623	-4%	94	-11%	8.2	-1%
301	196	416%	\$73,560	-1%	65	5%	6.4	
302	177	343%	\$106,987	23%	80	33%	3.9	
303	711	228%	\$130,283	-2%	75	14%	5.9	
304	291	206%	\$125,441	-11%	65	0%	6.1	
305	6	500%	\$114,317	25%	106	152%	16.0	
306	4	300%	\$120,900	680%	103	26%	3.0	
307	61	281%	\$136,398	29%	64	-15%	8.3	
309	50	355%	\$190,799	14%	73	-46%	8.2	
320	1		\$87,000		30		0.0	
321	3	200%	\$27,667	-50%	91	160%	8.0	
322	1		\$47,000		3		12.0	
323	5	67%	\$40,106	86%	31	-60%	2.4	
325	51	410%	\$71,307	-4%	66	-33%	6.6	
326	1	0%	\$129,900	-32%	144	64%	12.0	
327	16	167%	\$54,372	-14%	20	-62%	3.0	
329	47	135%	\$93,680	2%	70	-34%	9.2	
330	2		\$44,815		61		12.0	
331	2		\$165,500		24		6.0	
332	20	567%	\$72,289	51%	56	-30%	4.8	
350	10	150%	\$52,592	66%	23	10%	1.2	
600	12	-14%	\$85,510	79%	49	-69%	6.0	-30%
700	14	180%	\$144,749	126%	154	108%	18.9	-56%
800	64	-23%	\$104,809	14%	93	15%	16.5	52%
900	15	67%	\$162,003	-9%	128	39%	29.6	-3%
999	1		\$575,000		149		108.0	

**Note: Current month's sales are preliminary and the previous 11 months were revised**

**Source: Real Estate Center for NTREIS.**

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