



**ADDISON RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2009**

FEBRUARY 2008

FEBRUARY 2009

TOTALS

SOLD VOLUME ----- \$ 894,000
 NUMBER OF SALES - 4
 AVERAGE PRICE --- \$ 223,500

SOLD VOLUME ----- \$ 1,075,000
 NUMBER OF SALES - 4
 AVERAGE PRICE --- \$ 268,750

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- 133
 \$201K - \$300K ----- 76
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- 31
 \$301K - \$500K ----- 14
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- 98.8%
 \$201K - \$300K ----- 97.3%
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- 97.1%
 \$301K - \$500K ----- 100.5%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- 50.0%
 \$201K - \$300K ----- 50.0%
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- 75.0%
 \$301K - \$500K ----- 25.0%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE



**ALLEN RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2009**

FEBRUARY 2008

FEBRUARY 2009

TOTALS

SOLD VOLUME ----- \$26,969,344
 NUMBER OF SALES - 116
 AVERAGE PRICE --- \$ 232,494

SOLD VOLUME ----- \$ 10,023,373
 NUMBER OF SALES - 50
 AVERAGE PRICE --- \$ 200,467

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- 73
 \$101K - \$150K ----- 69
 \$151K - \$200K ----- 86
 \$201K - \$300K ----- 128
 \$301K - \$500K ----- 133
 \$501K - \$750K ----- 11
 \$751K+ ----- 59

0 - \$100K ----- 20
 \$101K - \$150K ----- 106
 \$151K - \$200K ----- 108
 \$201K - \$300K ----- 131
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- 222
 \$751K+ ----- NONE

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- 94.9%
 \$101K - \$150K ----- 98.0%
 \$151K - \$200K ----- 98.8%
 \$201K - \$300K ----- 97.9%
 \$301K - \$500K ----- 96.8%
 \$501K - \$750K ----- 100.0%
 \$751K+ ----- 100.0%

0 - \$100K ----- 96.2%
 \$101K - \$150K ----- 96.9%
 \$151K - \$200K ----- 97.7%
 \$201K - \$300K ----- 97.3%
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- 89.9%
 \$751K+ ----- NONE

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- 5.2%
 \$101K - \$150K ----- 19.8%
 \$151K - \$200K ----- 27.6%
 \$201K - \$300K ----- 26.7%
 \$301K - \$500K ----- 18.1%
 \$501K - \$750K ----- 0.9%
 \$751K+ ----- 1.7%

0 - \$100K ----- 4.0%
 \$101K - \$150K ----- 20.0%
 \$151K - \$200K ----- 38.0%
 \$201K - \$300K ----- 34.0%
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- 4.0%
 \$751K+ ----- NONE

ALL INFORMATION OBTAINED FROM NTRUIS



**CARROLLTON RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2009**

FEBRUARY 2008

FEBRUARY 2009

TOTALS

SOLD VOLUME ----- \$17,484,472
 NUMBER OF SALES - 107
 AVERAGE PRICE --- \$ 166,808

SOLD VOLUME ----- \$7,743,033
 NUMBER OF SALES - 47
 AVERAGE PRICE --- \$ 164,745

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- 97
 \$101K - \$150K ----- 96
 \$151K - \$200K ----- 92
 \$201K - \$300K ----- 86
 \$301K - \$500K ----- 244
 \$501K - \$750K ----- 183
 \$751K+ ----- NONE

0 - \$100K ----- 58
 \$101K - \$150K ----- 75
 \$151K - \$200K ----- 78
 \$201K - \$300K ----- 130
 \$301K - \$500K ----- 47
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- 92.9%
 \$101K - \$150K ----- 98.0%
 \$151K - \$200K ----- 97.6%
 \$201K - \$300K ----- 98.5%
 \$301K - \$500K ----- 93.3%
 \$501K - \$750K ----- 99.9%
 \$751K+ ----- NONE

0 - \$100K ----- 91.8%
 \$101K - \$150K ----- 98.9%
 \$151K - \$200K ----- 97.6%
 \$201K - \$300K ----- 96.6%
 \$301K - \$500K ----- 96.0%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- 17.8%
 \$101K - \$150K ----- 29.0%
 \$151K - \$200K ----- 31.8%
 \$201K - \$300K ----- 16.8%
 \$301K - \$500K ----- 2.8%
 \$501K - \$750K ----- 1.9%
 \$751K+ ----- NONE

0 - \$100K ----- 8.5%
 \$101K - \$150K ----- 42.6%
 \$151K - \$200K ----- 31.9%
 \$201K - \$300K ----- 12.8%
 \$301K - \$500K ----- 4.3%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

ALL INFORMATION OBTAINED FROM NTREIS



**CEDAR HILL RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2009**

FEBRUARY 2008

FEBRUARY 2009

TOTALS

SOLD VOLUME ----- \$ 6,963,956
 NUMBER OF SALES - 52
 AVERAGE PRICE --- \$ 133,922

SOLD VOLUME ----- \$ 6,640,079
 NUMBER OF SALES - 41
 AVERAGE PRICE --- \$ 161,953

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- 132
 \$101K - \$150K ----- 144
 \$151K - \$200K ----- 198
 \$201K - \$300K ----- 154
 \$301K - \$500K ----- 154
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 88
 \$101K - \$150K ----- 55
 \$151K - \$200K ----- 241
 \$201K - \$300K ----- 240
 \$301K - \$500K ----- 174
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- 95.1%
 \$101K - \$150K ----- 100.7%
 \$151K - \$200K ----- 93.8%
 \$201K - \$300K ----- 91.7%
 \$301K - \$500K ----- 99.4%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 96.2%
 \$101K - \$150K ----- 100.1%
 \$151K - \$200K ----- 95.2%
 \$201K - \$300K ----- 92.6%
 \$301K - \$500K ----- 97.2%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- 44.2%
 \$101K - \$150K ----- 32.7%
 \$151K - \$200K ----- 5.8%
 \$201K - \$300K ----- 11.5%
 \$301K - \$500K ----- 5.8%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 39.0%
 \$101K - \$150K ----- 22.0%
 \$151K - \$200K ----- 7.3%
 \$201K - \$300K ----- 22.0%
 \$301K - \$500K ----- 9.8%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE



**COPPELL RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2009**

FEBRUARY 2008

FEBRUARY 2009

TOTALS

SOLD VOLUME ----- \$ 10,048,597
 NUMBER OF SALES - 33
 AVERAGE PRICE --- \$ 304,502

SOLD VOLUME ----- \$6,562,750
 NUMBER OF SALES - 20
 AVERAGE PRICE --- \$ 328,137

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- 56
 \$201K - \$300K ----- 104
 \$301K - \$500K ----- 109
 \$501K - \$750K ----- 244
 \$751K+ ----- 40

0 - \$100K ----- NONE
 \$101K - \$150K ----- 161
 \$151K - \$200K ----- 58
 \$201K - \$300K ----- 41
 \$301K - \$500K ----- 19
 \$501K - \$750K ----- 110
 \$751K+ ----- NONE

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- 96.9%
 \$201K - \$300K ----- 97.6%
 \$301K - \$500K ----- 96.9%
 \$501K - \$750K ----- 95.0%
 \$751K+ ----- 97.1%

0 - \$100K ----- NONE
 \$101K - \$150K ----- 100.0%
 \$151K - \$200K ----- 97.5%
 \$201K - \$300K ----- 97.9%
 \$301K - \$500K ----- 96.7%
 \$501K - \$750K ----- 93.7%
 \$751K+ ----- NONE

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- 15.2%
 \$201K - \$300K ----- 39.4%
 \$301K - \$500K ----- 39.4%
 \$501K - \$750K ----- 3.0%
 \$751K+ ----- 3.0%

0 - \$100K ----- NONE
 \$101K - \$150K ----- 5.0%
 \$151K - \$200K ----- 20.0%
 \$201K - \$300K ----- 35.0%
 \$301K - \$500K ----- 20.0%
 \$501K - \$750K ----- 20.0%
 \$751K+ ----- NONE

ALL INFORMATION OBTAINED FROM NTREIS



**DALLAS(LESS AREAS 10,11,12,15,17,18) RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2009**

FEBRUARY 2008

FEBRUARY 2009

TOTALS

SOLD VOLUME ----- \$ 49,271,652
 NUMBER OF SALES - 280
 AVERAGE PRICE --- \$ 175,970

SOLD VOLUME ----- \$ 20,888,052
 NUMBER OF SALES - 176
 AVERAGE PRICE --- \$ 118,682

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- 114
 \$101K - \$150K ----- 93
 \$151K - \$200K ----- 83
 \$201K - \$300K ----- 122
 \$301K - \$500K ----- 74
 \$501K - \$750K ----- 266
 \$751K+ ----- 190

0 - \$100K ----- 93
 \$101K - \$150K ----- 90
 \$151K - \$200K ----- 116
 \$201K - \$300K ----- 152
 \$301K - \$500K ----- 132
 \$501K - \$750K ----- 327
 \$751K+ ----- 21

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- 94.3%
 \$101K - \$150K ----- 98.4%
 \$151K - \$200K ----- 98.2%
 \$201K - \$300K ----- 96.4%
 \$301K - \$500K ----- 98.7%
 \$501K - \$750K ----- 96.4%
 \$751K+ ----- 96.2%

0 - \$100K ----- 93.1%
 \$101K - \$150K ----- 95.0%
 \$151K - \$200K ----- 97.6%
 \$201K - \$300K ----- 96.6%
 \$301K - \$500K ----- 97.1%
 \$501K - \$750K ----- 98.9%
 \$751K+ ----- 97.2%

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- 61.8%
 \$101K - \$150K ----- 13.6%
 \$151K - \$200K ----- 6.8%
 \$201K - \$300K ----- 7.1%
 \$301K - \$500K ----- 3.6%
 \$501K - \$750K ----- 3.6%
 \$751K+ ----- 3.6%

0 - \$100K ----- 62.5%
 \$101K - \$150K ----- 14.2%
 \$151K - \$200K ----- 8.0%
 \$201K - \$300K ----- 6.8%
 \$301K - \$500K ----- 5.7%
 \$501K - \$750K ----- 2.3%
 \$751K+ ----- 0.6%

ALL INFORMATION OBTAINED FROM NTREIS



**FAR NORTH DALLAS (AREA 10) RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2009**

FEBRUARY 2008

FEBRUARY 2009

TOTALS

SOLD VOLUME ----- \$ 20,595,088
 NUMBER OF SALES - 64
 AVERAGE PRICE --- \$ 321,798

SOLD VOLUME ----- \$ 16,440,552
 NUMBER OF SALES - 54
 AVERAGE PRICE --- \$ 304,454

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- 117
 \$101K - \$150K ----- 122
 \$151K - \$200K ----- 129
 \$201K - \$300K ----- 84
 \$301K - \$500K ----- 71
 \$501K - \$750K ----- 132
 \$751K+ ----- 212

0 - \$100K ----- NONE
 \$101K - \$150K ----- 113
 \$151K - \$200K ----- 190
 \$201K - \$300K ----- 102
 \$301K - \$500K ----- 103
 \$501K - \$750K ----- 200
 \$751K+ ----- 907

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- 96.8%
 \$101K - \$150K ----- 96.8%
 \$151K - \$200K ----- 97.4%
 \$201K - \$300K ----- 97.4%
 \$301K - \$500K ----- 95.4%
 \$501K - \$750K ----- 100.0%
 \$751K+ ----- 83.9%

0 - \$100K ----- NONE
 \$101K - \$150K ----- 86.5%
 \$151K - \$200K ----- 96.0%
 \$201K - \$300K ----- 97.9%
 \$301K - \$500K ----- 95.5%
 \$501K - \$750K ----- 96.3%
 \$751K+ ----- 93.9%

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- 6.3%
 \$101K - \$150K ----- 4.7%
 \$151K - \$200K ----- 18.8%
 \$201K - \$300K ----- 32.8%
 \$301K - \$500K ----- 25.0%
 \$501K - \$750K ----- 6.3%
 \$751K+ ----- 6.3%

0 - \$100K ----- NONE
 \$101K - \$150K ----- 9.3%
 \$151K - \$200K ----- 16.7%
 \$201K - \$300K ----- 37.0%
 \$301K - \$500K ----- 31.5%
 \$501K - \$750K ----- 3.7%
 \$751K+ ----- 1.9%

ALL INFORMATION OBTAINED FROM NTREIS



**DALLAS NORTH (AREA 11) RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2009**

FEBRUARY 2008

FEBRUARY 2009

TOTALS

SOLD VOLUME ----- \$ 39,672,352
 NUMBER OF SALES - 43
 AVERAGE PRICE --- \$ 922,612

SOLD VOLUME ----- \$ 15,236,400
 NUMBER OF SALES - 23
 AVERAGE PRICE --- \$ 662,452

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- NONE
 \$101K - \$150K ----- 59
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- 78
 \$301K - \$500K ----- 131
 \$501K - \$750K ----- 98
 \$751K+ ----- 92

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- 80
 \$301K - \$500K ----- 199
 \$501K - \$750K ----- 313
 \$751K+ ----- 92

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- NONE
 \$101K - \$150K ----- 100.0%
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- 94.9%
 \$301K - \$500K ----- 95.5%
 \$501K - \$750K ----- 96.2%
 \$751K+ ----- 95.8%

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- 92.4%
 \$301K - \$500K ----- 95.3%
 \$501K - \$750K ----- 98.1%
 \$751K+ ----- 97.0%

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- NONE
 \$101K - \$150K ----- 2.3%
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- 9.3%
 \$301K - \$500K ----- 25.6%
 \$501K - \$750K ----- 20.9%
 \$751K+ ----- 41.9%

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- 13.0%
 \$301K - \$500K ----- 52.2%
 \$501K - \$750K ----- 8.7%
 \$751K+ ----- 26.1%

ALL INFORMATION OBTAINED FROM NTREIS



**DALLAS EAST (AREA 12) RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2009**

FEBRUARY 2008

FEBRUARY 2009

TOTALS

SOLD VOLUME ----- \$38,551,692
 NUMBER OF SALES - 164
 AVERAGE PRICE --- \$ 235,021

SOLD VOLUME ----- \$ 21,072,494
 NUMBER OF SALES - 102
 AVERAGE PRICE --- \$ 206,593

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- 90
 \$101K - \$150K ----- 130
 \$151K - \$200K ----- 61
 \$201K - \$300K ----- 93
 \$301K - \$500K ----- 134
 \$501K - \$750K ----- 153
 \$751K+ ----- 33

0 - \$100K ----- 84
 \$101K - \$150K ----- 99
 \$151K - \$200K ----- 97
 \$201K - \$300K ----- 84
 \$301K - \$500K ----- 156
 \$501K - \$750K ----- 91
 \$751K+ ----- 294

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- 90.1%
 \$101K - \$150K ----- 97.3%
 \$151K - \$200K ----- 96.1%
 \$201K - \$300K ----- 96.2%
 \$301K - \$500K ----- 98.2%
 \$501K - \$750K ----- 97.2%
 \$751K+ ----- 91.6%

0 - \$100K ----- 90.2%
 \$101K - \$150K ----- 95.5%
 \$151K - \$200K ----- 95.2%
 \$201K - \$300K ----- 97.2%
 \$301K - \$500K ----- 95.0%
 \$501K - \$750K ----- 96.6%
 \$751K+ ----- 91.5%

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- 28.0%
 \$101K - \$150K ----- 12.8%
 \$151K - \$200K ----- 7.9%
 \$201K - \$300K ----- 25.0%
 \$301K - \$500K ----- 16.5%
 \$501K - \$750K ----- 7.9%
 \$751K+ ----- 1.8%

0 - \$100K ----- 33.3%
 \$101K - \$150K ----- 12.7%
 \$151K - \$200K ----- 12.7%
 \$201K - \$300K ----- 20.6%
 \$301K - \$500K ----- 13.7%
 \$501K - \$750K ----- 4.9%
 \$751K+ ----- 2.0%

ALL INFORMATION OBTAINED FROM NTRDIS



**DALLAS OAK LAWN (AREA 17)
SALES CLOSED FEBRUARY 2009**

FEBRUARY 2008

FEBRUARY 2009

TOTALS

SOLD VOLUME ----- \$ 5,263,053
 NUMBER OF SALES - 14
 AVERAGE PRICE --- \$ 375,932

SOLD VOLUME ----- \$ 2,255,810
 NUMBER OF SALES - 9
 AVERAGE PRICE --- \$ 250,645

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- 71
 \$101K - \$150K ----- 9
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- 175
 \$301K - \$500K ----- 165
 \$501K - \$750K ----- 33
 \$751K+ ----- 165

0 - \$100K ----- 78
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- 31
 \$201K - \$300K ----- 80
 \$301K - \$500K ----- 134
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- 109.6%
 \$101K - \$150K ----- 100.1%
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- 91.4%
 \$301K - \$500K ----- 97.4%
 \$501K - \$750K ----- 96.8%
 \$751K+ ----- 100.0%

0 - \$100K ----- 91.6%
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- 90.8%
 \$201K - \$300K ----- 92.2%
 \$301K - \$500K ----- 98.0%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- 14.3%
 \$101K - \$150K ----- 7.1%
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- 14.3%
 \$301K - \$500K ----- 42.9%
 \$501K - \$750K ----- 14.3%
 \$751K+ ----- 7.1%

0 - \$100K ----- 33.3%
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- 11.1%
 \$201K - \$300K ----- 11.1%
 \$301K - \$500K ----- 44.4%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

ALL INFORMATION OBTAINED FROM NTREIS



**DALLAS NORTHEAST(AREA 18) RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2009**

FEBRUARY 2008

FEBRUARY 2009

TOTALS

SOLD VOLUME ----- \$ 9,437,477
 NUMBER OF SALES - 45
 AVERAGE PRICE --- \$ 209,721

SOLD VOLUME ----- \$ 8,282,680
 NUMBER OF SALES - 33
 AVERAGE PRICE --- \$ 250,990

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- 55
 \$101K - \$150K ----- 172
 \$151K - \$200K ----- 107
 \$201K - \$300K ----- 49
 \$301K - \$500K ----- 91
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 154
 \$101K - \$150K ----- 114
 \$151K - \$200K ----- 181
 \$201K - \$300K ----- 88
 \$301K - \$500K ----- 123
 \$501K - \$750K ----- 127
 \$751K+ ----- NONE

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- 94.7%
 \$101K - \$150K ----- 95.3%
 \$151K - \$200K ----- 97.9%
 \$201K - \$300K ----- 99.5%
 \$301K - \$500K ----- 99.9%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 90.3%
 \$101K - \$150K ----- 93.8%
 \$151K - \$200K ----- 95.7%
 \$201K - \$300K ----- 96.0%
 \$301K - \$500K ----- 95.8%
 \$501K - \$750K ----- 99.7%
 \$751K+ ----- NONE

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- 11.1%
 \$101K - \$150K ----- 8.9%
 \$151K - \$200K ----- 31.1%
 \$201K - \$300K ----- 40.0%
 \$301K - \$500K ----- 8.9%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 12.1%
 \$101K - \$150K ----- 12.1%
 \$151K - \$200K ----- 15.2%
 \$201K - \$300K ----- 27.3%
 \$301K - \$500K ----- 27.3%
 \$501K - \$750K ----- 6.1%
 \$751K+ ----- NONE

ALL INFORMATION OBTAINED FROM NTREIS



**DENTON RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2009**

FEBRUARY 2008

FEBRUARY 2009

TOTALS

SOLD VOLUME ----- \$ 12,604,261
 NUMBER OF SALES - 86
 AVERAGE PRICE --- \$ 146,561

SOLD VOLUME ----- \$ 5,768,406
 NUMBER OF SALES - 38
 AVERAGE PRICE --- \$ 151,800

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- 68
 \$101K - \$150K ----- 83
 \$151K - \$200K ----- 93
 \$201K - \$300K ----- 185
 \$301K - \$500K ----- 91
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 76
 \$101K - \$150K ----- 88
 \$151K - \$200K ----- 69
 \$201K - \$300K ----- 32
 \$301K - \$500K ----- 1
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- 94.1%
 \$101K - \$150K ----- 97.7%
 \$151K - \$200K ----- 98.3%
 \$201K - \$300K ----- 97.6%
 \$301K - \$500K ----- 96.9%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 98.4%
 \$101K - \$150K ----- 97.5%
 \$151K - \$200K ----- 95.8%
 \$201K - \$300K ----- 94.1%
 \$301K - \$500K ----- 88.8%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- 22.1%
 \$101K - \$150K ----- 34.9%
 \$151K - \$200K ----- 33.7%
 \$201K - \$300K ----- 8.1%
 \$301K - \$500K ----- 1.2%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 18.4%
 \$101K - \$150K ----- 34.2%
 \$151K - \$200K ----- 34.2%
 \$201K - \$300K ----- 10.5%
 \$301K - \$500K ----- 2.6%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE



**DESOTO RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2009**

FEBRUARY 2008

FEBRUARY 2009

TOTALS

SOLD VOLUME ----- \$ 10,324,448
 NUMBER OF SALES - 73
 AVERAGE PRICE --- \$ 141,430

SOLD VOLUME ----- \$ 5,109,353
 NUMBER OF SALES - 35
 AVERAGE PRICE --- \$ 145,981

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- 128
 \$101K - \$150K ----- 128
 \$151K - \$200K ----- 129
 \$201K - \$300K ----- 173
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 107
 \$101K - \$150K ----- 90
 \$151K - \$200K ----- 102
 \$201K - \$300K ----- 39
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- 80
 \$751K+ ----- NONE

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- 90.2%
 \$101K - \$150K ----- 100.4%
 \$151K - \$200K ----- 99.4%
 \$201K - \$300K ----- 95.2%
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 95.6%
 \$101K - \$150K ----- 96.0%
 \$151K - \$200K ----- 101.7%
 \$201K - \$300K ----- 103.3%
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- 100.0%
 \$751K+ ----- NONE

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- 26.0%
 \$101K - \$150K ----- 35.6%
 \$151K - \$200K ----- 19.2%
 \$201K - \$300K ----- 19.2%
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 37.1%
 \$101K - \$150K ----- 31.4%
 \$151K - \$200K ----- 14.3%
 \$201K - \$300K ----- 11.4%
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- 5.7%
 \$751K+ ----- NONE

ALL INFORMATION OBTAINED FROM NTRIS



**DUNCANVILLE RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2009**

FEBRUARY 2008

FEBRUARY 2009

TOTALS

SOLD VOLUME ----- \$ 3,141,411
 NUMBER OF SALES - 34
 AVERAGE PRICE --- \$ 92,394

SOLD VOLUME ----- \$ 1,042,600
 NUMBER OF SALES - 14
 AVERAGE PRICE --- \$ 74,471

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- 152
 \$101K - \$150K ----- 118
 \$151K - \$200K ----- 38
 \$201K - \$300K ----- NONE
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 102
 \$101K - \$150K ----- 531
 \$151K - \$200K ----- 443
 \$201K - \$300K ----- NONE
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- 91.9%
 \$101K - \$150K ----- 97.9%
 \$151K - \$200K ----- 99.3%
 \$201K - \$300K ----- NONE
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 94.4%
 \$101K - \$150K ----- 99.4%
 \$151K - \$200K ----- 98.3%
 \$201K - \$300K ----- NONE
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- 58.8%
 \$101K - \$150K ----- 35.3%
 \$151K - \$200K ----- 5.9%
 \$201K - \$300K ----- NONE
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 78.6%
 \$101K - \$150K ----- 14.3%
 \$151K - \$200K ----- 7.1%
 \$201K - \$300K ----- NONE
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

ALL INFORMATION OBTAINED FROM NTRUIS



**FAIRVIEW RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2009**

FEBRUARY 2008

FEBRUARY 2009

TOTALS

SOLD VOLUME ----- \$ 6,628,618
 NUMBER OF SALES - 16
 AVERAGE PRICE --- \$ 414,288

SOLD VOLUME ----- \$ 2,128,500
 NUMBER OF SALES - 8
 AVERAGE PRICE --- \$ 266,062

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- 333
 \$201K - \$300K ----- 111
 \$301K - \$500K ----- 127
 \$501K - \$750K ----- 154
 \$751K+ ----- 70

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- 217
 \$201K - \$300K ----- 92
 \$301K - \$500K ----- 212
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- 97.9%
 \$201K - \$300K ----- 94.0%
 \$301K - \$500K ----- 91.8%
 \$501K - \$750K ----- 97.2%
 \$751K+ ----- 100.0%

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- 93.0%
 \$201K - \$300K ----- 94.1%
 \$301K - \$500K ----- 95.3%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- 12.5%
 \$201K - \$300K ----- 43.8%
 \$301K - \$500K ----- 18.8%
 \$501K - \$750K ----- 18.8%
 \$751K+ ----- 6.3%

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- 12.5%
 \$201K - \$300K ----- 50.0%
 \$301K - \$500K ----- 37.5%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

ALL INFORMATION OBTAINED FROM NTREIS



**FLOWER MOUND RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2009**

FEBRUARY 2008

FEBRUARY 2009

TOTALS

SOLD VOLUME ----- \$ 18,189,430
 NUMBER OF SALES - 67
 AVERAGE PRICE --- \$ 271,484

SOLD VOLUME ----- \$ 12,234,167
 NUMBER OF SALES - 46
 AVERAGE PRICE --- \$ 265,960

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- 182
 \$101K - \$150K ----- 80
 \$151K - \$200K ----- 69
 \$201K - \$300K ----- 90
 \$301K - \$500K ----- 96
 \$501K - \$750K ----- 113
 \$751K+ ----- NONE

0 - \$100K ----- 31
 \$101K - \$150K ----- 44
 \$151K - \$200K ----- 76
 \$201K - \$300K ----- 91
 \$301K - \$500K ----- 143
 \$501K - \$750K ----- 14
 \$751K+ ----- 577

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- 97.6%
 \$101K - \$150K ----- 98.9%
 \$151K - \$200K ----- 97.7%
 \$201K - \$300K ----- 98.0%
 \$301K - \$500K ----- 97.4%
 \$501K - \$750K ----- 95.3%
 \$751K+ ----- NONE

0 - \$100K ----- 112.5%
 \$101K - \$150K ----- 97.2%
 \$151K - \$200K ----- 98.6%
 \$201K - \$300K ----- 97.2%
 \$301K - \$500K ----- 93.8%
 \$501K - \$750K ----- 94.6%
 \$751K+ ----- 100.0%

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- 1.5%
 \$101K - \$150K ----- 7.5%
 \$151K - \$200K ----- 22.4%
 \$201K - \$300K ----- 29.9%
 \$301K - \$500K ----- 35.8%
 \$501K - \$750K ----- 3.0%
 \$751K+ ----- NONE

0 - \$100K ----- 2.2%
 \$101K - \$150K ----- 6.5%
 \$151K - \$200K ----- 23.9%
 \$201K - \$300K ----- 47.8%
 \$301K - \$500K ----- 15.2%
 \$501K - \$750K ----- 2.2%
 \$751K+ ----- 2.2%

ALL INFORMATION OBTAINED FROM NTRDIS



**FRISCO RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2009**

FEBRUARY 2008

FEBRUARY 2009

TOTALS

SOLD VOLUME ----- \$50,840,484
 NUMBER OF SALES - 161
 AVERAGE PRICE --- \$ 315,779

SOLD VOLUME ----- \$39,187,948
 NUMBER OF SALES - 132
 AVERAGE PRICE --- \$ 296,878

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- NONE
 \$101K - \$150K ----- 53
 \$151K - \$200K ----- 101
 \$201K - \$300K ----- 140
 \$301K - \$500K ----- 164
 \$501K - \$750K ----- 202
 \$751K+ ----- 814

0 - \$100K ----- 87
 \$101K - \$150K ----- 62
 \$151K - \$200K ----- 122
 \$201K - \$300K ----- 102
 \$301K - \$500K ----- 176
 \$501K - \$750K ----- 234
 \$751K+ ----- 157

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- NONE
 \$101K - \$150K ----- 97.0%
 \$151K - \$200K ----- 98.4%
 \$201K - \$300K ----- 96.0%
 \$301K - \$500K ----- 94.4%
 \$501K - \$750K ----- 93.9%
 \$751K+ ----- 91.8%

0 - \$100K ----- 70.2%
 \$101K - \$150K ----- 97.7%
 \$151K - \$200K ----- 98.6%
 \$201K - \$300K ----- 95.4%
 \$301K - \$500K ----- 95.9%
 \$501K - \$750K ----- 95.6%
 \$751K+ ----- 96.2%

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- NONE
 \$101K - \$150K ----- 5.6%
 \$151K - \$200K ----- 25.5%
 \$201K - \$300K ----- 31.1%
 \$301K - \$500K ----- 30.4%
 \$501K - \$750K ----- 6.2%
 \$751K+ ----- 1.2%

0 - \$100K ----- 3.8%
 \$101K - \$150K ----- 5.3%
 \$151K - \$200K ----- 25.0%
 \$201K - \$300K ----- 39.4%
 \$301K - \$500K ----- 17.4%
 \$501K - \$750K ----- 4.5%
 \$751K+ ----- 4.5%

ALL INFORMATION OBTAINED FROM NTRUIS



**GARLAND RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2009**

FEBRUARY 2008

FEBRUARY 2009

TOTALS

SOLD VOLUME ----- \$ 20,055,150
 NUMBER OF SALES - 184
 AVERAGE PRICE --- \$ 108,995

SOLD VOLUME ----- \$ 15,462,723
 NUMBER OF SALES - 128
 AVERAGE PRICE --- \$ 120,802

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- 88
 \$101K - \$150K ----- 106
 \$151K - \$200K ----- 104
 \$201K - \$300K ----- 132
 \$301K - \$500K ----- 76
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 100
 \$101K - \$150K ----- 111
 \$151K - \$200K ----- 94
 \$201K - \$300K ----- 88
 \$301K - \$500K ----- 195
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- 95.0%
 \$101K - \$150K ----- 98.4%
 \$151K - \$200K ----- 96.8%
 \$201K - \$300K ----- 94.9%
 \$301K - \$500K ----- 100.0%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 94.6%
 \$101K - \$150K ----- 96.4%
 \$151K - \$200K ----- 97.5%
 \$201K - \$300K ----- 97.4%
 \$301K - \$500K ----- 95.8%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- 47.3%
 \$101K - \$150K ----- 40.2%
 \$151K - \$200K ----- 7.6%
 \$201K - \$300K ----- 4.3%
 \$301K - \$500K ----- 0.5%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 49.2%
 \$101K - \$150K ----- 25.8%
 \$151K - \$200K ----- 11.7%
 \$201K - \$300K ----- 20.2%
 \$301K - \$500K ----- 3.1%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE



**GRAND PRAIRIE RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2009**

FEBRUARY 2008

FEBRUARY 2009

TOTALS

SOLD VOLUME ----- \$ 20,678,462
 NUMBER OF SALES - 149
 AVERAGE PRICE --- \$ 138,781

SOLD VOLUME ----- \$ 10,642,732
 NUMBER OF SALES - 87
 AVERAGE PRICE --- \$ 122,330

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- 61
 \$101K - \$150K ----- 98
 \$151K - \$200K ----- 133
 \$201K - \$300K ----- 121
 \$301K - \$500K ----- 89
 \$501K - \$750K ----- NONE
 \$751K+ ----- 5

0 - \$100K ----- 107
 \$101K - \$150K ----- 142
 \$151K - \$200K ----- 117
 \$201K - \$300K ----- 139
 \$301K - \$500K ----- 257
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- 93.9%
 \$101K - \$150K ----- 98.4%
 \$151K - \$200K ----- 94.0%
 \$201K - \$300K ----- 96.1%
 \$301K - \$500K ----- 98.0%
 \$501K - \$750K ----- NONE
 \$751K+ ----- 100.0%

0 - \$100K ----- 93.0%
 \$101K - \$150K ----- 98.6%
 \$151K - \$200K ----- 96.8%
 \$201K - \$300K ----- 94.1%
 \$301K - \$500K ----- 94.2%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- 35.6%
 \$101K - \$150K ----- 31.5%
 \$151K - \$200K ----- 19.5%
 \$201K - \$300K ----- 9.4%
 \$301K - \$500K ----- 3.4%
 \$501K - \$750K ----- NONE
 \$751K+ ----- 0.7%

0 - \$100K ----- 39.1%
 \$101K - \$150K ----- 39.1%
 \$151K - \$200K ----- 6.9%
 \$201K - \$300K ----- 10.3%
 \$301K - \$500K ----- 4.6%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

ALL INFORMATION OBTAINED FROM NTRIS



**HIGHLAND PARK RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2009**

FEBRUARY 2008

FEBRUARY 2009

TOTALS

SOLD VOLUME ----- \$ 10,430,000
 NUMBER OF SALES - 7
 AVERAGE PRICE --- \$ 1,490,000

SOLD VOLUME ----- \$ 14,013,000
 NUMBER OF SALES - 5
 AVERAGE PRICE --- \$ 2,802,600

AVERAGE DAYS ON THE MARKET

0 - \$500K ----- 54
 \$501K - \$1MIL ----- 70
 \$1MIL - \$2MIL ----- 265
 \$2MIL - \$3MIL ----- NONE
 \$3MIL - \$4MIL ----- 197
 \$4MIL - \$5MIL ----- NONE
 \$5MIL+ ----- NONE

0 - \$500K ----- NONE
 \$501K - \$1MIL ----- NONE
 \$1MIL - \$2MIL ----- 212
 \$2MIL - \$3MIL ----- NONE
 \$3MIL - \$4MIL ----- 291
 \$4MIL - \$5MIL ----- NONE
 \$5MIL+ ----- NONE

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$500K ----- 96.3%
 \$501K - \$1MIL ----- 97.2%
 \$1MIL - \$2MIL ----- 95.6%
 \$2MIL - \$3MIL ----- NONE
 \$3MIL - \$4MIL ----- 100.0%
 \$4MIL - \$5MIL ----- NONE
 \$5MIL+ ----- NONE

0 - \$500K ----- NONE
 \$501K - \$1MIL ----- NONE
 \$1MIL - \$2MIL ----- 100.4%
 \$2MIL - \$3MIL ----- NONE
 \$3MIL - \$4MIL ----- 96.7%
 \$4MIL - \$5MIL ----- NONE
 \$5MIL+ ----- NONE

PERCENT OF SALES BY PRICE RANGE

0 - \$500K ----- 14.3%
 \$501K - \$1MIL ----- 28.6%
 \$1MIL - \$2MIL ----- 42.9%
 \$2MIL - \$3MIL ----- NONE
 \$3MIL - \$4MIL ----- 14.3%
 \$4MIL - \$5MIL ----- NONE
 \$5MIL+ ----- NONE

0 - \$500K ----- NONE
 \$501K - \$1MIL ----- NONE
 \$1MIL - \$2MIL ----- 40.0%
 \$2MIL - \$3MIL ----- NONE
 \$3MIL - \$4MIL ----- 60.0%
 \$4MIL - \$5MIL ----- NONE
 \$5MIL+ ----- NONE

ALL INFORMATION OBTAINED FROM NTRDIS



**IRVING RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2009**

FEBRUARY 2008

FEBRUARY 2009

TOTALS

SOLD VOLUME ----- \$ 20,751,172
 NUMBER OF SALES - 100
 AVERAGE PRICE --- \$ 207,511

SOLD VOLUME ----- \$ 11,530,939
 NUMBER OF SALES - 66
 AVERAGE PRICE --- \$ 174,711

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- 73
 \$101K - \$150K ----- 104
 \$151K - \$200K ----- 118
 \$201K - \$300K ----- 111
 \$301K - \$500K ----- 146
 \$501K - \$750K ----- 5
 \$751K+ ----- 360

0 - \$100K ----- 72
 \$101K - \$150K ----- 86
 \$151K - \$200K ----- 154
 \$201K - \$300K ----- 105
 \$301K - \$500K ----- 192
 \$501K - \$750K ----- 481
 \$751K+ ----- NONE

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- 94.0%
 \$101K - \$150K ----- 103.1%
 \$151K - \$200K ----- 96.7%
 \$201K - \$300K ----- 96.5%
 \$301K - \$500K ----- 95.2%
 \$501K - \$750K ----- 90.1%
 \$751K+ ----- 91.2%

0 - \$100K ----- 94.8%
 \$101K - \$150K ----- 95.3%
 \$151K - \$200K ----- 91.3%
 \$201K - \$300K ----- 95.2%
 \$301K - \$500K ----- 92.8%
 \$501K - \$750K ----- 82.2%
 \$751K+ ----- NONE

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- 26.0%
 \$101K - \$150K ----- 24.0%
 \$151K - \$200K ----- 13.0%
 \$201K - \$300K ----- 25.0%
 \$301K - \$500K ----- 8.0%
 \$501K - \$750K ----- 1.0%
 \$751K+ ----- 3.0%

0 - \$100K ----- 37.9%
 \$101K - \$150K ----- 19.7%
 \$151K - \$200K ----- 4.5%
 \$201K - \$300K ----- 22.7%
 \$301K - \$500K ----- 13.6%
 \$501K - \$750K ----- 1.5%
 \$751K+ ----- NONE

ALL INFORMATION OBTAINED FROM NTRUIS



**LANCASTER RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2009**

FEBRUARY 2008

FEBRUARY 2009

TOTALS

SOLD VOLUME ----- \$ 4,744,685
 NUMBER OF SALES - 42
 AVERAGE PRICE --- \$ 112,968

SOLD VOLUME ----- \$ 1,533,050
 NUMBER OF SALES - 22
 AVERAGE PRICE --- \$ 69,684

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- 113
 \$101K - \$150K ----- 118
 \$151K - \$200K ----- 232
 \$201K - \$300K ----- 138
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 180
 \$101K - \$150K ----- 112
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- NONE
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- 95.0%
 \$101K - \$150K ----- 100.7%
 \$151K - \$200K ----- 99.8%
 \$201K - \$300K ----- 100.0%
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 92.1%
 \$101K - \$150K ----- 100.3%
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- NONE
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- 50.0%
 \$101K - \$150K ----- 33.3%
 \$151K - \$200K ----- 14.3%
 \$201K - \$300K ----- 2.4%
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 86.4%
 \$101K - \$150K ----- 13.6%
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- NONE
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

ALL INFORMATION OBTAINED FROM NTREIS



**LEWISVILLE RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2009**

FEBRUARY 2008

FEBRUARY 2009

TOTALS

SOLD VOLUME ----- \$ 17,652,836
 NUMBER OF SALES - 95
 AVERAGE PRICE --- \$ 185,819

SOLD VOLUME ----- \$ 11,991,847
 NUMBER OF SALES - 58
 AVERAGE PRICE --- \$ 206,755

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- 81
 \$101K - \$150K ----- 93
 \$151K - \$200K ----- 60
 \$201K - \$300K ----- 119
 \$301K - \$500K ----- 119
 \$501K - \$750K ----- 216
 \$751K+ ----- 549

0 - \$100K ----- 113
 \$101K - \$150K ----- 87
 \$151K - \$200K ----- 97
 \$201K - \$300K ----- 72
 \$301K - \$500K ----- 102
 \$501K - \$750K ----- 298
 \$751K+ ----- NONE

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- 93.6%
 \$101K - \$150K ----- 98.8%
 \$151K - \$200K ----- 98.2%
 \$201K - \$300K ----- 97.7%
 \$301K - \$500K ----- 95.6%
 \$501K - \$750K ----- 95.5%
 \$751K+ ----- 85.2%

0 - \$100K ----- 87.9%
 \$101K - \$150K ----- 97.5%
 \$151K - \$200K ----- 98.6%
 \$201K - \$300K ----- 96.2%
 \$301K - \$500K ----- 95.3%
 \$501K - \$750K ----- 94.4%
 \$751K+ ----- NONE

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- 11.6%
 \$101K - \$150K ----- 33.7%
 \$151K - \$200K ----- 30.5%
 \$201K - \$300K ----- 14.7%
 \$301K - \$500K ----- 6.3%
 \$501K - \$750K ----- 2.1%
 \$751K+ ----- 1.1%

0 - \$100K ----- 6.9%
 \$101K - \$150K ----- 25.9%
 \$151K - \$200K ----- 39.7%
 \$201K - \$300K ----- 8.6%
 \$301K - \$500K ----- 17.2%
 \$501K - \$750K ----- 1.7%
 \$751K+ ----- NONE

ALL INFORMATION OBTAINED FROM NTRDIS



**LOVEJOY ISD RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2009**

FEBRUARY 2008

FEBRUARY 2009

TOTALS

SOLD VOLUME ----- \$ 6,782,944
 NUMBER OF SALES - 17
 AVERAGE PRICE --- \$ 398,996

SOLD VOLUME ----- \$ 5,012,000
 NUMBER OF SALES - 15
 AVERAGE PRICE --- \$ 334,133

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- 520
 \$201K - \$300K ----- 170
 \$301K - \$500K ----- 52
 \$501K - \$750K ----- 225
 \$751K+ ----- 70

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- 217
 \$201K - \$300K ----- 107
 \$301K - \$500K ----- 279
 \$501K - \$750K ----- 277
 \$751K+ ----- NONE

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- 96.9%
 \$201K - \$300K ----- 94.8%
 \$301K - \$500K ----- 99.5%
 \$501K - \$750K ----- 95.0%
 \$751K+ ----- 100.0%

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- 93.0%
 \$201K - \$300K ----- 95.0%
 \$301K - \$500K ----- 96.4%
 \$501K - \$750K ----- 96.3%
 \$751K+ ----- NONE

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- 5.9%
 \$201K - \$300K ----- 41.2%
 \$301K - \$500K ----- 35.3%
 \$501K - \$750K ----- 11.8%
 \$751K+ ----- 5.9%

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- 6.7%
 \$201K - \$300K ----- 40.0%
 \$301K - \$500K ----- 46.7%
 \$501K - \$750K ----- 6.7%
 \$751K+ ----- NONE

ALL INFORMATION OBTAINED FROM NTREIS



**LUCAS RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2009**

FEBRUARY 2008

FEBRUARY 2009

TOTALS

SOLD VOLUME ----- \$ 710,544
 NUMBER OF SALES - 2
 AVERAGE PRICE --- \$ 355,207

SOLD VOLUME ----- \$ 2,634,500
 NUMBER OF SALES - 6
 AVERAGE PRICE --- \$ 439,083

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- NONE
 \$301K - \$500K ----- 71
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- 35
 \$301K - \$500K ----- 329
 \$501K - \$750K ----- 277
 \$751K+ ----- NONE

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- NONE
 \$301K - \$500K ----- 100.1%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- 95.3%
 \$301K - \$500K ----- 97.2%
 \$501K - \$750K ----- 96.3%
 \$751K+ ----- NONE

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- NONE
 \$301K - \$500K ----- 100.0%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- 16.7%
 \$301K - \$500K ----- 66.7%
 \$501K - \$750K ----- 16.7%
 \$751K+ ----- NONE



**MCKINNEY RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2009**

FEBRUARY 2008

FEBRUARY 2009

TOTALS

SOLD VOLUME ----- \$39,631,112
 NUMBER OF SALES - 181
 AVERAGE PRICE --- \$ 218,956

SOLD VOLUME ----- \$ 21,295,438
 NUMBER OF SALES - 116
 AVERAGE PRICE --- \$ 183,581

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- 170
 \$101K - \$150K ----- 79
 \$151K - \$200K ----- 116
 \$201K - \$300K ----- 151
 \$301K - \$500K ----- 126
 \$501K - \$750K ----- 213
 \$751K+ ----- 238

0 - \$100K ----- 37
 \$101K - \$150K ----- 70
 \$151K - \$200K ----- 123
 \$201K - \$300K ----- 152
 \$301K - \$500K ----- 180
 \$501K - \$750K ----- 1
 \$751K+ ----- NONE

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- 95.8%
 \$101K - \$150K ----- 97.8%
 \$151K - \$200K ----- 98.6%
 \$201K - \$300K ----- 96.6%
 \$301K - \$500K ----- 96.8%
 \$501K - \$750K ----- 98.8%
 \$751K+ ----- 86.5%

0 - \$100K ----- 90.5%
 \$101K - \$150K ----- 99.2%
 \$151K - \$200K ----- 97.6%
 \$201K - \$300K ----- 96.0%
 \$301K - \$500K ----- 92.4%
 \$501K - \$750K ----- 119.0%
 \$751K+ ----- NONE

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- 3.9%
 \$101K - \$150K ----- 22.7%
 \$151K - \$200K ----- 29.8%
 \$201K - \$300K ----- 26.5%
 \$301K - \$500K ----- 15.5%
 \$501K - \$750K ----- 1.1%
 \$751K+ ----- 0.6%

0 - \$100K ----- 6.9%
 \$101K - \$150K ----- 36.2%
 \$151K - \$200K ----- 26.7%
 \$201K - \$300K ----- 20.7%
 \$301K - \$500K ----- 8.6%
 \$501K - \$750K ----- 0.9%
 \$751K+ ----- NONE

ALL INFORMATION OBTAINED FROM NTRIS



**MURPHY RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2009**

FEBRUARY 2008

FEBRUARY 2009

TOTALS

SOLD VOLUME ----- \$ 6,720,994
 NUMBER OF SALES - 22
 AVERAGE PRICE --- \$ 305,499

SOLD VOLUME ----- \$ 3,524,979
 NUMBER OF SALES - 16
 AVERAGE PRICE --- \$ 220,311

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- 131
 \$201K - \$300K ----- 121
 \$301K - \$500K ----- 189
 \$501K - \$750K ----- 382
 \$751K+ ----- NONE

0 - \$100K ----- NONE
 \$101K - \$150K ----- 16
 \$151K - \$200K ----- 167
 \$201K - \$300K ----- 53
 \$301K - \$500K ----- 62
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- 97.1%
 \$201K - \$300K ----- 94.8%
 \$301K - \$500K ----- 96.5%
 \$501K - \$750K ----- 85.8%
 \$751K+ ----- NONE

0 - \$100K ----- NONE
 \$101K - \$150K ----- 100.0%
 \$151K - \$200K ----- 97.5%
 \$201K - \$300K ----- 94.8%
 \$301K - \$500K ----- 100.1%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- 9.1%
 \$201K - \$300K ----- 45.5%
 \$301K - \$500K ----- 40.9%
 \$501K - \$750K ----- 4.5%
 \$751K+ ----- NONE

0 - \$100K ----- NONE
 \$101K - \$150K ----- 12.5%
 \$151K - \$200K ----- 31.3%
 \$201K - \$300K ----- 50.0%
 \$301K - \$500K ----- 6.3%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE



**PLANO RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2009**

FEBRUARY 2008

FEBRUARY 2009

TOTALS

SOLD VOLUME ----- \$ 60,461,852
 NUMBER OF SALES - 251
 AVERAGE PRICE --- \$ 240,883

SOLD VOLUME ----- \$ 37,824,048
 NUMBER OF SALES - 135
 AVERAGE PRICE --- \$ 280,178

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- 90
 \$101K - \$150K ----- 102
 \$151K - \$200K ----- 93
 \$201K - \$300K ----- 98
 \$301K - \$500K ----- 101
 \$501K - \$750K ----- 35
 \$751K+ ----- 103

0 - \$100K ----- 43
 \$101K - \$150K ----- 76
 \$151K - \$200K ----- 62
 \$201K - \$300K ----- 68
 \$301K - \$500K ----- 82
 \$501K - \$750K ----- 90
 \$751K+ ----- 221

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- 90.9%
 \$101K - \$150K ----- 98.7%
 \$151K - \$200K ----- 96.9%
 \$201K - \$300K ----- 97.0%
 \$301K - \$500K ----- 96.6%
 \$501K - \$750K ----- 97.1%
 \$751K+ ----- 96.8%

0 - \$100K ----- 100.5%
 \$101K - \$150K ----- 96.8%
 \$151K - \$200K ----- 97.7%
 \$201K - \$300K ----- 97.5%
 \$301K - \$500K ----- 96.5%
 \$501K - \$750K ----- 97.2%
 \$751K+ ----- 96.1%

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- 6.0%
 \$101K - \$150K ----- 21.1%
 \$151K - \$200K ----- 25.9%
 \$201K - \$300K ----- 24.7%
 \$301K - \$500K ----- 16.7%
 \$501K - \$750K ----- 3.6%
 \$751K+ ----- 2.0%

0 - \$100K ----- 3.7%
 \$101K - \$150K ----- 16.3%
 \$151K - \$200K ----- 24.4%
 \$201K - \$300K ----- 28.1%
 \$301K - \$500K ----- 18.5%
 \$501K - \$750K ----- 4.4%
 \$751K+ ----- 4.4%

ALL INFORMATION OBTAINED FROM NTRUIS



**RICHARDSON RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2009**

FEBRUARY 2008

FEBRUARY 2009

TOTALS

SOLD VOLUME ----- \$ 11,654,250
 NUMBER OF SALES - 62
 AVERAGE PRICE --- \$ 187,971

SOLD VOLUME ----- \$ 8,561,750
 NUMBER OF SALES - 42
 AVERAGE PRICE --- \$ 203,851

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- 132
 \$101K - \$150K ----- 87
 \$151K - \$200K ----- 90
 \$201K - \$300K ----- 54
 \$301K - \$500K ----- 111
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 52
 \$101K - \$150K ----- 85
 \$151K - \$200K ----- 107
 \$201K - \$300K ----- 78
 \$301K - \$500K ----- 69
 \$501K - \$750K ----- 587
 \$751K+ ----- NONE

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- 95.0%
 \$101K - \$150K ----- 97.8%
 \$151K - \$200K ----- 97.9%
 \$201K - \$300K ----- 97.5%
 \$301K - \$500K ----- 95.6%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 100.0%
 \$101K - \$150K ----- 99.0%
 \$151K - \$200K ----- 96.5%
 \$201K - \$300K ----- 97.8%
 \$301K - \$500K ----- 92.2%
 \$501K - \$750K ----- 90.8%
 \$751K+ ----- NONE

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- 12.9%
 \$101K - \$150K ----- 25.8%
 \$151K - \$200K ----- 24.2%
 \$201K - \$300K ----- 24.2%
 \$301K - \$500K ----- 12.9%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 4.8%
 \$101K - \$150K ----- 28.6%
 \$151K - \$200K ----- 31.0%
 \$201K - \$300K ----- 21.4%
 \$301K - \$500K ----- 11.9%
 \$501K - \$750K ----- 2.4%
 \$751K+ ----- NONE



**ROCKWALL RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2009**

FEBRUARY 2008

FEBRUARY 2009

TOTALS

SOLD VOLUME ----- \$10,818,606
 NUMBER OF SALES - 41
 AVERAGE PRICE --- \$ 263,868

SOLD VOLUME ----- \$5,212,900
 NUMBER OF SALES - 25
 AVERAGE PRICE --- \$ 208,516

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- 128
 \$101K - \$150K ----- 110
 \$151K - \$200K ----- 111
 \$201K - \$300K ----- 77
 \$301K - \$500K ----- 172
 \$501K - \$750K ----- NONE
 \$751K+ ----- 66

0 - \$100K ----- 467
 \$101K - \$150K ----- 92
 \$151K - \$200K ----- 160
 \$201K - \$300K ----- 223
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- 91
 \$751K+ ----- NONE

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- 103.0%
 \$101K - \$150K ----- 99.0%
 \$151K - \$200K ----- 97.1%
 \$201K - \$300K ----- 95.2%
 \$301K - \$500K ----- 98.9%
 \$501K - \$750K ----- NONE
 \$751K+ ----- 100.0%

0 - \$100K ----- 100.1%
 \$101K - \$150K ----- 93.8%
 \$151K - \$200K ----- 95.6%
 \$201K - \$300K ----- 97.1%
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- 95.6%
 \$751K+ ----- NONE

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- 2.4%
 \$101K - \$150K ----- 14.6%
 \$151K - \$200K ----- 36.6%
 \$201K - \$300K ----- 31.7%
 \$301K - \$500K ----- 9.8%
 \$501K - \$750K ----- NONE
 \$751K+ ----- 4.9%

0 - \$100K ----- 4.0%
 \$101K - \$150K ----- 28.0%
 \$151K - \$200K ----- 20.0%
 \$201K - \$300K ----- 44.0%
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- 4.0%
 \$751K+ ----- NONE

ALL INFORMATION OBTAINED FROM NTREIS



**ROWLETT RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2009**

FEBRUARY 2008

FEBRUARY 2009

TOTALS

SOLD VOLUME ----- \$ 10,290,423
 NUMBER OF SALES - 68
 AVERAGE PRICE --- \$ 151,329

SOLD VOLUME ----- \$ 4,498,206
 NUMBER OF SALES - 34
 AVERAGE PRICE --- \$ 132,300

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- 66
 \$101K - \$150K ----- 113
 \$151K - \$200K ----- 163
 \$201K - \$300K ----- 111
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 66
 \$101K - \$150K ----- 83
 \$151K - \$200K ----- 98
 \$201K - \$300K ----- 86
 \$301K - \$500K ----- 151
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- 92.2%
 \$101K - \$150K ----- 98.6%
 \$151K - \$200K ----- 98.6%
 \$201K - \$300K ----- 95.2%
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 90.6%
 \$101K - \$150K ----- 97.5%
 \$151K - \$200K ----- 96.6%
 \$201K - \$300K ----- 97.7%
 \$301K - \$500K ----- 95.9%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- 11.8%
 \$101K - \$150K ----- 47.1%
 \$151K - \$200K ----- 22.1%
 \$201K - \$300K ----- 19.1%
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 23.5%
 \$101K - \$150K ----- 55.9%
 \$151K - \$200K ----- 11.8%
 \$201K - \$300K ----- 5.9%
 \$301K - \$500K ----- 2.9%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE



**SACHSE RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2009**

FEBRUARY 2008

FEBRUARY 2009

TOTALS

SOLD VOLUME ----- \$ 4,042,420
 NUMBER OF SALES - 22
 AVERAGE PRICE --- \$ 183,746

SOLD VOLUME ----- \$ 2,841,468
 NUMBER OF SALES - 17
 AVERAGE PRICE --- \$ 167,145

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- NONE
 \$101K - \$150K ----- 108
 \$151K - \$200K ----- 102
 \$201K - \$300K ----- 59
 \$301K - \$500K ----- 116
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 97
 \$101K - \$150K ----- 53
 \$151K - \$200K ----- 66
 \$201K - \$300K ----- 96
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- NONE
 \$101K - \$150K ----- 97.4%
 \$151K - \$200K ----- 97.8%
 \$201K - \$300K ----- 98.5%
 \$301K - \$500K ----- 100.0%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 86.7%
 \$101K - \$150K ----- 93.9%
 \$151K - \$200K ----- 95.0%
 \$201K - \$300K ----- 95.4%
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- NONE
 \$101K - \$150K ----- 22.7%
 \$151K - \$200K ----- 54.5%
 \$201K - \$300K ----- 18.2%
 \$301K - \$500K ----- 4.5%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 11.8%
 \$101K - \$150K ----- 23.5%
 \$151K - \$200K ----- 29.4%
 \$201K - \$300K ----- 35.3%
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE



**SOUTHLAKE RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2009**

FEBRUARY 2008

FEBRUARY 2009

TOTALS

SOLD VOLUME ----- \$ 23,052,596
 NUMBER OF SALES - 32
 AVERAGE PRICE --- \$ 720,393

SOLD VOLUME ----- \$6,203,800
 NUMBER OF SALES - 12
 AVERAGE PRICE --- \$ 516,983

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- NONE
 \$301K - \$500K ----- 61
 \$501K - \$750K ----- 140
 \$751K+ ----- 89

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- 147
 \$201K - \$300K ----- 4
 \$301K - \$500K ----- 36
 \$501K - \$750K ----- 102
 \$751K+ ----- 190

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- NONE
 \$301K - \$500K ----- 97.2%
 \$501K - \$750K ----- 94.8%
 \$751K+ ----- 97.8%

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- 96.2%
 \$201K - \$300K ----- 100.0%
 \$301K - \$500K ----- 96.9%
 \$501K - \$750K ----- 94.2%
 \$751K+ ----- 93.9%

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- NONE
 \$301K - \$500K ----- 43.8%
 \$501K - \$750K ----- 28.1%
 \$751K+ ----- 28.1%

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- 8.3%
 \$201K - \$300K ----- 8.3%
 \$301K - \$500K ----- 50.0%
 \$501K - \$750K ----- 16.7%
 \$751K+ ----- 16.7%

ALL INFORMATION OBTAINED FROM NTREIS



**SOUTH OAK CLIFF RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2009**

FEBRUARY 2008

FEBRUARY 2009

TOTALS

SOLD VOLUME ----- \$ 3,160,760
 NUMBER OF SALES - 48
 AVERAGE PRICE --- \$ 65,849

SOLD VOLUME ----- \$ 1,656,127
 NUMBER OF SALES - 26
 AVERAGE PRICE --- \$ 63,697

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- 111
 \$101K - \$150K ----- 195
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- NONE
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 130
 \$101K - \$150K ----- 120
 \$151K - \$200K ----- 86
 \$201K - \$300K ----- 33
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- 94.7%
 \$101K - \$150K ----- 98.1%
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- NONE
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 90.0%
 \$101K - \$150K ----- 99.8%
 \$151K - \$200K ----- 96.9%
 \$201K - \$300K ----- 105.2%
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- 87.5%
 \$101K - \$150K ----- 12.5%
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- NONE
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 84.6%
 \$101K - \$150K ----- 7.7%
 \$151K - \$200K ----- 3.8%
 \$201K - \$300K ----- 3.8%
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

ALL INFORMATION OBTAINED FROM NTREIS



**UNIVERSITY PARK RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2009**

FEBRUARY 2008

FEBRUARY 2009

TOTALS

SOLD VOLUME ----- \$ 17,310,000
 NUMBER OF SALES - 14
 AVERAGE PRICE --- \$ 1,236,428

SOLD VOLUME ----- \$ 10,156,500
 NUMBER OF SALES - 10
 AVERAGE PRICE --- \$ 1,015,650

AVERAGE DAYS ON THE MARKET

0 - \$500K ----- 156
 \$501K - \$1MIL ----- 122
 \$1MIL - \$2MIL ----- 170
 \$2MIL - \$3MIL ----- 206
 \$3MIL - \$4MIL ----- 148
 \$4MIL - \$5MIL ----- NONE
 \$5MIL+ ----- NONE

0 - \$500K ----- NONE
 \$501K - \$1MIL ----- 84
 \$1MIL - \$2MIL ----- 191
 \$2MIL - \$3MIL ----- NONE
 \$3MIL - \$4MIL ----- NONE
 \$4MIL - \$5MIL ----- NONE
 \$5MIL+ ----- NONE

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$500K ----- 97.8%
 \$501K - \$1MIL ----- 96.4%
 \$1MIL - \$2MIL ----- 98.7%
 \$2MIL - \$3MIL ----- 94.1%
 \$3MIL - \$4MIL ----- 100.0%
 \$4MIL - \$5MIL ----- NONE
 \$5MIL+ ----- NONE

0 - \$500K ----- NONE
 \$501K - \$1MIL ----- 94.2%
 \$1MIL - \$2MIL ----- 97.1%
 \$2MIL - \$3MIL ----- NONE
 \$3MIL - \$4MIL ----- NONE
 \$4MIL - \$5MIL ----- NONE
 \$5MIL+ ----- NONE

PERCENT OF SALES BY PRICE RANGE

0 - \$500K ----- 21.4%
 \$501K - \$1MIL ----- 35.7%
 \$1MIL - \$2MIL ----- 28.6%
 \$2MIL - \$3MIL ----- 7.1%
 \$3MIL - \$4MIL ----- 7.1%
 \$4MIL - \$5MIL ----- NONE
 \$5MIL+ ----- NONE

0 - \$500K ----- NONE
 \$501K - \$1MIL ----- 70.0%
 \$1MIL - \$2MIL ----- 30.0%
 \$2MIL - \$3MIL ----- NONE
 \$3MIL - \$4MIL ----- NONE
 \$4MIL - \$5MIL ----- NONE
 \$5MIL+ ----- NONE



**WYLIE RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2009**

FEBRUARY 2008

FEBRUARY 2009

TOTALS

SOLD VOLUME ----- \$ 9,098,416
 NUMBER OF SALES - 58
 AVERAGE PRICE --- \$ 156,869

SOLD VOLUME ----- \$4,092,526
 NUMBER OF SALES - 29
 AVERAGE PRICE --- \$ 141,121

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- 24
 \$101K - \$150K ----- 123
 \$151K - \$200K ----- 114
 \$201K - \$300K ----- 150
 \$301K - \$500K ----- 187
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 56
 \$101K - \$150K ----- 97
 \$151K - \$200K ----- 114
 \$201K - \$300K ----- 101
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- 95.3%
 \$101K - \$150K ----- 98.8%
 \$151K - \$200K ----- 96.7%
 \$201K - \$300K ----- 91.4%
 \$301K - \$500K ----- 100.0%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 85.7%
 \$101K - \$150K ----- 97.7%
 \$151K - \$200K ----- 100.3%
 \$201K - \$300K ----- 97.0%
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- 6.9%
 \$101K - \$150K ----- 43.1%
 \$151K - \$200K ----- 39.7%
 \$201K - \$300K ----- 8.6%
 \$301K - \$500K ----- 1.7%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 13.8%
 \$101K - \$150K ----- 58.6%
 \$151K - \$200K ----- 13.8%
 \$201K - \$300K ----- 13.8%
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE