



**ADDISON RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2011**

FEBRUARY 2010

FEBRUARY 2011

TOTALS

SOLD VOLUME ----- \$ 1,719,500
 NUMBER OF SALES - 4
 MEDIAN PRICE ----- \$ 305,000

SOLD VOLUME ----- \$ 1,766,200
 NUMBER OF SALES - 6
 MEDIAN PRICE ----- \$ 288,500

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- 54
 \$301K - \$500K ----- 4
 \$501K - \$750K ----- NONE
 \$751K+ ----- 533

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- 35
 \$301K - \$500K ----- 95
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- 98.9%
 \$301K - \$500K ----- 100.0%
 \$501K - \$750K ----- NONE
 \$751K+ ----- 81.0%

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- 97.6%
 \$301K - \$500K ----- 94.8%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- 50.0%
 \$301K - \$500K ----- 25.0%
 \$501K - \$750K ----- NONE
 \$751K+ ----- 25.0%

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



**ALLEN RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2011**

FEBRUARY 2010

FEBRUARY 2011

TOTALS

SOLD VOLUME ----- \$19,980,364
 NUMBER OF SALES - 79
 MEDIAN PRICE ----- \$ 200,000

SOLD VOLUME ----- \$15,970,728
 NUMBER OF SALES - 61
 MEDIAN PRICE ---- \$ 229,900

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- 126
 \$101K - \$150K ----- 86
 \$151K - \$200K ----- 50
 \$201K - \$300K ----- 75
 \$301K - \$500K ----- 105
 \$501K - \$750K ----- NONE
 \$751K+ ----- 380

0 - \$100K ----- 114
 \$101K - \$150K ----- 73
 \$151K - \$200K ----- 97
 \$201K - \$300K ----- 107
 \$301K - \$500K ----- 129
 \$501K - \$750K ----- 200
 \$751K+ ----- NONE

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- 92.6%
 \$101K - \$150K ----- 97.2%
 \$151K - \$200K ----- 97.5%
 \$201K - \$300K ----- 96.8%
 \$301K - \$500K ----- 93.8%
 \$501K - \$750K ----- NONE
 \$751K+ ----- 100.0%

0 - \$100K ----- 96.5%
 \$101K - \$150K ----- 97.7%
 \$151K - \$200K ----- 97.0%
 \$201K - \$300K ----- 96.1%
 \$301K - \$500K ----- 96.0%
 \$501K - \$750K ----- 95.2%
 \$751K+ ----- NONE

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- 3.8%
 \$101K - \$150K ----- 24.1%
 \$151K - \$200K ----- 22.8%
 \$201K - \$300K ----- 22.8%
 \$301K - \$500K ----- 25.3%
 \$501K - \$750K ----- NONE
 \$751K+ ----- 1.3%

0 - \$100K ----- 9.8%
 \$101K - \$150K ----- 19.7%
 \$151K - \$200K ----- 16.4%
 \$201K - \$300K ----- 19.7%
 \$301K - \$500K ----- 26.2%
 \$501K - \$750K ----- 8.2%
 \$751K+ ----- NONE



**ARGYLE RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2011**

FEBRUARY 2010

FEBRUARY 2011

TOTALS

SOLD VOLUME ----- \$ 1,144,500
 NUMBER OF SALES - 3
 MEDIAN PRICE ----- \$ 355,000

SOLD VOLUME ----- \$ 1,786,500
 NUMBER OF SALES - 4
 MEDIAN PRICE ----- \$ 442,500

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- NONE
 \$301K - \$500K ----- 236
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- NONE
 \$101K - \$150K ----- 49
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- NONE
 \$301K - \$500K ----- 228
 \$501K - \$750K ----- 331
 \$751K+ ----- 290

SALE PRICE AS PERCENT OF LIST PRICE

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

0 - \$100K ----- NONE
 \$101K - \$150K ----- 98.8%
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- NONE
 \$301K - \$500K ----- 92.9%
 \$501K - \$750K ----- 97.4%
 \$751K+ ----- 98.2%

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 ----- 25.0%
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- NONE
 \$301K - \$500K ----- 25.0%
 \$501K - \$750K ----- 25.0%
 \$751K+ ----- 25.0%



**CARROLLTON RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2011**

FEBRUARY 2010

FEBRUARY 2011

TOTALS

SOLD VOLUME ----- \$13,530,256
 NUMBER OF SALES - 73
 MEDIAN PRICE ----- \$ 167,500

SOLD VOLUME ----- \$8,510,292
 NUMBER OF SALES - 48
 MEDIAN PRICE ---- \$ 155,450

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- 102
 \$101K - \$150K ----- 70
 \$151K - \$200K ----- 67
 \$201K - \$300K ----- 82
 \$301K - \$500K ----- 92
 \$501K - \$750K ----- 147
 \$751K+ ----- NONE

0 - \$100K ----- 86
 \$101K - \$150K ----- 105
 \$151K - \$200K ----- 111
 \$201K - \$300K ----- 139
 \$301K - \$500K ----- 139
 \$501K - \$750K ----- 15
 \$751K+ ----- NONE

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- 92.0%
 \$101K - \$150K ----- 98.9%
 \$151K - \$200K ----- 97.8%
 \$201K - \$300K ----- 97.2%
 \$301K - \$500K ----- 97.1%
 \$501K - \$750K ----- 100.0%
 \$751K+ ----- NONE

0 - \$100K ----- 91.7%
 \$101K - \$150K ----- 97.4%
 \$151K - \$200K ----- 98.0%
 \$201K - \$300K ----- 97.0%
 \$301K - \$500K ----- 98.3%
 \$501K - \$750K ----- 101.0%
 \$751K+ ----- NONE

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- 12.3%
 \$101K - \$150K ----- 24.7%
 \$151K - \$200K ----- 31.5%
 \$201K - \$300K ----- 21.9%
 \$301K - \$500K ----- 8.2%
 \$501K - \$750K ----- 1.4%
 \$751K+ ----- NONE

0 - \$100K ----- 18.8%
 \$101K - \$150K ----- 29.2%
 \$151K - \$200K ----- 25.0%
 \$201K - \$300K ----- 18.8%
 \$301K - \$500K ----- 6.3%
 \$501K - \$750K ----- 2.1%
 \$751K+ ----- NONE



**COLLEYVILLE RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2011**

FEBRUARY 2010

FEBRUARY 2011

TOTALS

SOLD VOLUME ----- \$ 10,098,230
 NUMBER OF SALES - 23
 MEDIAN PRICE ----- \$ 395,000

SOLD VOLUME ----- \$ 4,727,190
 NUMBER OF SALES - 11
 MEDIAN PRICE ---- \$ 375,000

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- 72
 \$301K - \$500K ----- 95
 \$501K - \$750K ----- 112
 \$751K+ ----- 41

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- 95
 \$301K - \$500K ----- 125
 \$501K - \$750K ----- 192
 \$751K+ ----- NONE

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- 99.1%
 \$301K - \$500K ----- 96.5%
 \$501K - \$750K ----- 92.7%
 \$751K+ ----- 100.0%

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- 99.6%
 \$301K - \$500K ----- 94.5%
 \$501K - \$750K ----- 95.4%
 \$751K+ ----- NONE

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- 17.4%
 \$301K - \$500K ----- 52.2%
 \$501K - \$750K ----- 21.7%
 \$751K+ ----- 8.7%

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- 9.1%
 \$301K - \$500K ----- 63.6%
 \$501K - \$750K ----- 27.3%
 \$751K+ ----- NONE



**THE COLONY RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2011**

FEBRUARY 2010

FEBRUARY 2011

TOTALS

SOLD VOLUME ----- \$ 4,543,214
 NUMBER OF SALES - 27
 MEDIAN PRICE ----- \$ 144,000

SOLD VOLUME ----- \$ 3,447,211
 NUMBER OF SALES - 24
 MEDIAN PRICE ----- \$ 142,000

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- 156
 \$101K - \$150K ----- 37
 \$151K - \$200K ----- 63
 \$201K - \$300K ----- 216
 \$301K - \$500K ----- 239
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 70
 \$101K - \$150K ----- 93
 \$151K - \$200K ----- 121
 \$201K - \$300K ----- 83
 \$301K - \$500K ----- 55
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- 89.1%
 \$101K - \$150K ----- 99.5%
 \$151K - \$200K ----- 99.5%
 \$201K - \$300K ----- 94.3%
 \$301K - \$500K ----- 89.3%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 90.9%
 \$101K - \$150K ----- 98.0%
 \$151K - \$200K ----- 98.4%
 \$201K - \$300K ----- 98.6%
 \$301K - \$500K ----- 90.8%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- 18.5%
 \$101K - \$150K ----- 33.3%
 \$151K - \$200K ----- 29.6%
 \$201K - \$300K ----- 11.1%
 \$301K - \$500K ----- 7.4%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 25.0%
 \$101K - \$150K ----- 29.2%
 \$151K - \$200K ----- 37.5%
 \$201K - \$300K ----- 4.2%
 \$301K - \$500K ----- 4.2%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE



**COPPELL RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2011**

FEBRUARY 2010

FEBRUARY 2011

TOTALS

SOLD VOLUME ----- \$ 7,909,850
 NUMBER OF SALES - 28
 MEDIAN PRICE ----- \$ 253,500

SOLD VOLUME ----- \$5,675,550
 NUMBER OF SALES - 23
 MEDIAN PRICE ---- \$ 219,900

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- NONE
 \$101K - \$150K ----- 60
 \$151K - \$200K ----- 36
 \$201K - \$300K ----- 50
 \$301K - \$500K ----- 107
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- NONE
 \$101K - \$150K ----- 41
 \$151K - \$200K ----- 50
 \$201K - \$300K ----- 84
 \$301K - \$500K ----- 164
 \$501K - \$750K ----- 9
 \$751K+ ----- NONE

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- NONE
 \$101K - \$150K ----- 101.4%
 \$151K - \$200K ----- 99.4%
 \$201K - \$300K ----- 97.7%
 \$301K - \$500K ----- 97.0%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- NONE
 \$101K - \$150K ----- 93.2%
 \$151K - \$200K ----- 97.4%
 \$201K - \$300K ----- 97.2%
 \$301K - \$500K ----- 96.6%
 \$501K - \$750K ----- 99.8%
 \$751K+ ----- NONE

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- NONE
 \$101K - \$150K ----- 10.7%
 \$151K - \$200K ----- 28.6%
 \$201K - \$300K ----- 14.3%
 \$301K - \$500K ----- 46.4%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- NONE
 \$101K - \$150K ----- 4.3%
 \$151K - \$200K ----- 26.1%
 \$201K - \$300K ----- 47.8%
 \$301K - \$500K ----- 17.4%
 \$501K - \$750K ----- 4.3%
 \$751K+ ----- NONE



**CORINTH RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2011**

FEBRUARY 2010

FEBRUARY 2011

TOTALS

SOLD VOLUME ----- \$ 3,280,350
 NUMBER OF SALES - 18
 MEDIAN PRICE ----- \$ 166,125

SOLD VOLUME ----- \$3,313,920
 NUMBER OF SALES - 18
 MEDIAN PRICE ---- \$ 168,200

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- NONE
 \$101K - \$150K ----- 27
 \$151K - \$200K ----- 134
 \$201K - \$300K ----- 60
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 71
 \$101K - \$150K ----- 106
 \$151K - \$200K ----- 74
 \$201K - \$300K ----- 92
 \$301K - \$500K ----- 35
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- NONE
 \$101K - \$150K ----- 98.4%
 \$151K - \$200K ----- 97.6%
 \$201K - \$300K ----- 98.9%
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 95.2%
 \$101K - \$150K ----- 96.5%
 \$151K - \$200K ----- 100.6%
 \$201K - \$300K ----- 97.2%
 \$301K - \$500K ----- 90.0%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- NONE
 \$101K - \$150K ----- 27.8%
 \$151K - \$200K ----- 50.0%
 \$201K - \$300K ----- 22.2%
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 5.6%
 \$101K - \$150K ----- 16.7%
 \$151K - \$200K ----- 22.2%
 \$201K - \$300K ----- 27.8%
 \$301K - \$500K ----- 11.1%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE



**DALLAS(LESS AREAS 10,11,12,14,15,16,17,18) RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2011**

FEBRUARY 2010

FEBRUARY 2011

TOTALS

SOLD VOLUME ----- \$ 11,423,859
 NUMBER OF SALES - 96
 MEDIAN PRICE ----- \$ 66,150

SOLD VOLUME ----- \$ 16,671,903
 NUMBER OF SALES - 72
 MEDIAN PRICE ---- \$ 79,950

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- 90
 \$101K - \$150K ----- 86
 \$151K - \$200K ----- 142
 \$201K - \$300K ----- 169
 \$301K - \$500K ----- 107
 \$501K - \$750K ----- 420
 \$751K+ ----- 157

0 - \$100K ----- 75
 \$101K - \$150K ----- 117
 \$151K - \$200K ----- 203
 \$201K - \$300K ----- 42
 \$301K - \$500K ----- 374
 \$501K - \$750K ----- 156
 \$751K+ ----- 231

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- 94.8%
 \$101K - \$150K ----- 98.4%
 \$151K - \$200K ----- 96.7%
 \$201K - \$300K ----- 99.4%
 \$301K - \$500K ----- 98.3%
 \$501K - \$750K ----- 92.3%
 \$751K+ ----- 98.0%

0 - \$100K ----- 94.0%
 \$101K - \$150K ----- 99.5%
 \$151K - \$200K ----- 96.6%
 \$201K - \$300K ----- 92.4%
 \$301K - \$500K ----- 93.9%
 \$501K - \$750K ----- 94.1%
 \$751K+ ----- 90.1%

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- 67.7%
 \$101K - \$150K ----- 12.5%
 \$151K - \$200K ----- 5.2%
 \$201K - \$300K ----- 5.2%
 \$301K - \$500K ----- 6.3%
 \$501K - \$750K ----- 1.0%
 \$751K+ ----- 2.1%

0 - \$100K ----- 55.6%
 \$101K - \$150K ----- 11.1%
 \$151K - \$200K ----- 9.7%
 \$201K - \$300K ----- 2.8%
 \$301K - \$500K ----- 4.2%
 \$501K - \$750K ----- 8.3%
 \$751K+ ----- 8.3%



**FAR NORTH DALLAS (AREA 10) RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2011**

FEBRUARY 2010

FEBRUARY 2011

TOTALS

SOLD VOLUME ----- \$ 14,438,460
 NUMBER OF SALES - 48
 MEDIAN PRICE ----- \$ 245,750

SOLD VOLUME ----- \$ 13,800,550
 NUMBER OF SALES - 42
 MEDIAN PRICE ----- \$ 232,450

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- NONE
 \$101K - \$150K ----- 132
 \$151K - \$200K ----- 50
 \$201K - \$300K ----- 86
 \$301K - \$500K ----- 178
 \$501K - \$750K ----- 200
 \$751K+ ----- 311

0 - \$100K ----- NONE
 \$101K - \$150K ----- 115
 \$151K - \$200K ----- 113
 \$201K - \$300K ----- 66
 \$301K - \$500K ----- 167
 \$501K - \$750K ----- 126
 \$751K+ ----- 338

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- NONE
 \$101K - \$150K ----- 103.4%
 \$151K - \$200K ----- 94.8%
 \$201K - \$300K ----- 97.0%
 \$301K - \$500K ----- 97.8%
 \$501K - \$750K ----- 91.4%
 \$751K+ ----- 98.1%

0 - \$100K ----- NONE
 \$101K - \$150K ----- 92.8%
 \$151K - \$200K ----- 95.1%
 \$201K - \$300K ----- 96.8%
 \$301K - \$500K ----- 93.8%
 \$501K - \$750K ----- 96.5%
 \$751K+ ----- 100.0%

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- NONE
 \$101K - \$150K ----- 2.1%
 \$151K - \$200K ----- 16.7%
 \$201K - \$300K ----- 50.0%
 \$301K - \$500K ----- 25.0%
 \$501K - \$750K ----- 2.1%
 \$751K+ ----- 4.2%

0 - \$100K ----- NONE
 \$101K - \$150K ----- 9.5%
 \$151K - \$200K ----- 26.2%
 \$201K - \$300K ----- 28.6%
 \$301K - \$500K ----- 19.0%
 \$501K - \$750K ----- 11.9%
 \$751K+ ----- 4.8%



**DALLAS NORTH (AREA 11) RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2011**

FEBRUARY 2010

FEBRUARY 2011

TOTALS

SOLD VOLUME ----- \$ 22,661,060
 NUMBER OF SALES - 31
 MEDIAN PRICE ----- \$ 570,000

SOLD VOLUME ----- \$ 19,510,800
 NUMBER OF SALES - 29
 MEDIAN PRICE ---- \$ 519,000

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- 21
 \$101K - \$150K ----- 71
 \$151K - \$200K ----- 283
 \$201K - \$300K ----- 88
 \$301K - \$500K ----- 178
 \$501K - \$750K ----- 198
 \$751K+ ----- 317

0 - \$100K ----- NONE
 \$101K - \$150K ----- 74
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- 69
 \$301K - \$500K ----- 237
 \$501K - \$750K ----- 235
 \$751K+ ----- 269

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- 90.2%
 \$101K - \$150K ----- 96.8%
 \$151K - \$200K ----- 91.5%
 \$201K - \$300K ----- 94.9%
 \$301K - \$500K ----- 96.7%
 \$501K - \$750K ----- 92.9%
 \$751K+ ----- 95.4%

0 - \$100K ----- NONE
 \$101K - \$150K ----- 99.6%
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- 91.7%
 \$301K - \$500K ----- 95.6%
 \$501K - \$750K ----- 90.2%
 \$751K+ ----- 96.2%

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- 3.2%
 \$101K - \$150K ----- 3.2%
 \$151K - \$200K ----- 3.2%
 \$201K - \$300K ----- 19.4%
 \$301K - \$500K ----- 16.1%
 \$501K - \$750K ----- 22.6%
 \$751K+ ----- 32.3%

0 - \$100K ----- NONE
 \$101K - \$150K ----- 3.4%
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- 17.2%
 \$301K - \$500K ----- 27.6%
 \$501K - \$750K ----- 24.1%
 \$751K+ ----- 27.6%



**DALLAS EAST (AREA 12) RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2011**

FEBRUARY 2010

FEBRUARY 2011

TOTALS

SOLD VOLUME ----- \$29,906,338
 NUMBER OF SALES - 127
 MEDIAN PRICE ----- \$ 184,900

SOLD VOLUME ----- \$ 24,693,864
 NUMBER OF SALES - 83
 MEDIAN PRICE ---- \$ 179,500

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- 75
 \$101K - \$150K ----- 55
 \$151K - \$200K ----- 134
 \$201K - \$300K ----- 109
 \$301K - \$500K ----- 165
 \$501K - \$750K ----- 177
 \$751K+ ----- 207

0 - \$100K ----- 83
 \$101K - \$150K ----- 82
 \$151K - \$200K ----- 164
 \$201K - \$300K ----- 114
 \$301K - \$500K ----- 173
 \$501K - \$750K ----- 219
 \$751K+ ----- 209

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- 95.7%
 \$101K - \$150K ----- 100.3%
 \$151K - \$200K ----- 97.8%
 \$201K - \$300K ----- 96.2%
 \$301K - \$500K ----- 96.2%
 \$501K - \$750K ----- 96.0%
 \$751K+ ----- 98.8%

0 - \$100K ----- 98.7%
 \$101K - \$150K ----- 97.8%
 \$151K - \$200K ----- 96.6%
 \$201K - \$300K ----- 92.4%
 \$301K - \$500K ----- 96.3%
 \$501K - \$750K ----- 96.3%
 \$751K+ ----- 99.3%

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- 33.1%
 \$101K - \$150K ----- 6.3%
 \$151K - \$200K ----- 14.2%
 \$201K - \$300K ----- 17.3%
 \$301K - \$500K ----- 19.7%
 \$501K - \$750K ----- 7.9%
 \$751K+ ----- 1.6%

0 - \$100K ----- 34.9%
 \$101K - \$150K ----- 8.4%
 \$151K - \$200K ----- 13.3%
 \$201K - \$300K ----- 15.7%
 \$301K - \$500K ----- 16.9%
 \$501K - \$750K ----- 6.0%
 \$751K+ ----- 4.8%



**DALLAS NORTH OAK CLIFF (AREA 14) RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2011**

FEBRUARY 2010

FEBRUARY 2011

TOTALS

SOLD VOLUME ----- \$ 5,978,500
 NUMBER OF SALES - 65
 MEDIAN PRICE ----- \$ 80,100

SOLD VOLUME ----- \$ 3,998,289
 NUMBER OF SALES - 44
 MEDIAN PRICE ---- \$ 40,007

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- 108
 \$101K - \$150K ----- 106
 \$151K - \$200K ----- 58
 \$201K - \$300K ----- 159
 \$301K - \$500K ----- 68
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 54
 \$101K - \$150K ----- 70
 \$151K - \$200K ----- 88
 \$201K - \$300K ----- 144
 \$301K - \$500K ----- 101
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- 96.9%
 \$101K - \$150K ----- 95.5%
 \$151K - \$200K ----- 95.1%
 \$201K - \$300K ----- 94.1%
 \$301K - \$500K ----- 96.1%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 97.5%
 \$101K - \$150K ----- 98.9%
 \$151K - \$200K ----- 96.6%
 \$201K - \$300K ----- 99.7%
 \$301K - \$500K ----- 96.2%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- 72.3%
 \$101K - \$150K ----- 12.3%
 \$151K - \$200K ----- 7.7%
 \$201K - \$300K ----- 4.6%
 \$301K - \$500K ----- 3.1%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 72.7%
 \$101K - \$150K ----- 4.5%
 \$151K - \$200K ----- 9.1%
 \$201K - \$300K ----- 6.8%
 \$301K - \$500K ----- 6.8%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE



**DALLAS NORTHWEST (AREA 16) RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2011**

FEBRUARY 2010

FEBRUARY 2011

TOTALS

SOLD VOLUME ----- \$ 5,247,350
 NUMBER OF SALES - 32
 MEDIAN PRICE ----- \$ 140,200

SOLD VOLUME ----- \$ 5,347,750
 NUMBER OF SALES - 28
 MEDIAN PRICE ---- \$ 169,450

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- 78
 \$101K - \$150K ----- 114
 \$151K - \$200K ----- 44
 \$201K - \$300K ----- 102
 \$301K - \$500K ----- 139
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 141
 \$101K - \$150K ----- 145
 \$151K - \$200K ----- 103
 \$201K - \$300K ----- 110
 \$301K - \$500K ----- 186
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- 97.3%
 \$101K - \$150K ----- 95.3%
 \$151K - \$200K ----- 100.0%
 \$201K - \$300K ----- 95.7%
 \$301K - \$500K ----- 95.5%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 99.8%
 \$101K - \$150K ----- 98.5%
 \$151K - \$200K ----- 95.9%
 \$201K - \$300K ----- 94.6%
 \$301K - \$500K ----- 93.8%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- 21.9%
 \$101K - \$150K ----- 37.5%
 \$151K - \$200K ----- 9.4%
 \$201K - \$300K ----- 25.0%
 \$301K - \$500K ----- 6.3%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 21.4%
 \$101K - \$150K ----- 21.4%
 \$151K - \$200K ----- 14.3%
 \$201K - \$300K ----- 28.6%
 \$301K - \$500K ----- 14.3%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE



**DALLAS OAK LAWN (AREA 17)
SALES CLOSED FEBRUARY 2011**

FEBRUARY 2010

FEBRUARY 2011

TOTALS

SOLD VOLUME ----- \$ 7,426,200
 NUMBER OF SALES - 16
 MEDIAN PRICE ----- \$ 326,750

SOLD VOLUME ----- \$ 8,332,750
 NUMBER OF SALES - 13
 MEDIAN PRICE ---- \$ 400,000

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- 16
 \$101K - \$150K ----- 290
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- 87
 \$301K - \$500K ----- 74
 \$501K - \$750K ----- 252
 \$751K+ ----- 116

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- 496
 \$301K - \$500K ----- 183
 \$501K - \$750K ----- NONE
 \$751K+ ----- 129

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- 90.6%
 \$101K - \$150K ----- 82.7%
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- 95.9%
 \$301K - \$500K ----- 95.8%
 \$501K - \$750K ----- 95.9%
 \$751K+ ----- 100.0%

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- 107.0%
 \$301K - \$500K ----- 94.1%
 \$501K - \$750K ----- NONE
 \$751K+ ----- 94.5%

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- 6.3%
 \$101K - \$150K ----- 6.3%
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- 18.8%
 \$301K - \$500K ----- 43.1%
 \$501K - \$750K ----- 12.5%
 \$751K+ ----- 12.5%

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- 7.7%
 \$301K - \$500K ----- 69.2%
 \$501K - \$750K ----- NONE
 \$751K+ ----- 23.1%



**DALLAS NORTHEAST(AREA 18) RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2011**

FEBRUARY 2010

FEBRUARY 2011

TOTALS

SOLD VOLUME ----- \$ 11,198,629
 NUMBER OF SALES - 41
 MEDIAN PRICE ----- \$ 250,000

SOLD VOLUME ----- \$ 5,704,200
 NUMBER OF SALES - 28
 MEDIAN PRICE ---- \$ 214,250

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- 12
 \$101K - \$150K ----- 11
 \$151K - \$200K ----- 118
 \$201K - \$300K ----- 74
 \$301K - \$500K ----- 53
 \$501K - \$750K ----- 127
 \$751K+ ----- NONE

0 - \$100K ----- 166
 \$101K - \$150K ----- 112
 \$151K - \$200K ----- 71
 \$201K - \$300K ----- 103
 \$301K - \$500K ----- 174
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- 100.0%
 \$101K - \$150K ----- 96.0%
 \$151K - \$200K ----- 95.3%
 \$201K - \$300K ----- 97.7%
 \$301K - \$500K ----- 97.3%
 \$501K - \$750K ----- 97.7%
 \$751K+ ----- NONE

0 - \$100K ----- 90.1%
 \$101K - \$150K ----- 84.0%
 \$151K - \$200K ----- 98.3%
 \$201K - \$300K ----- 95.8%
 \$301K - \$500K ----- 96.9%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- 2.4%
 \$101K - \$150K ----- 4.9%
 \$151K - \$200K ----- 24.4%
 \$201K - \$300K ----- 39.0%
 \$301K - \$500K ----- 22.0%
 \$501K - \$750K ----- 7.3%
 \$751K+ ----- NONE

0 - \$100K ----- 17.9%
 \$101K - \$150K ----- 10.7%
 \$151K - \$200K ----- 14.3%
 \$201K - \$300K ----- 42.9%
 \$301K - \$500K ----- 14.3%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE



**DENTON RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2011**

FEBRUARY 2010

FEBRUARY 2011

TOTALS

SOLD VOLUME ----- \$ 9,939,090
 NUMBER OF SALES - 63
 MEDIAN PRICE ----- \$ 137,500

SOLD VOLUME ----- \$ 7,490,598
 NUMBER OF SALES - 43
 MEDIAN PRICE ---- \$ 125,000

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- 59
 \$101K - \$150K ----- 114
 \$151K - \$200K ----- 84
 \$201K - \$300K ----- 175
 \$301K - \$500K ----- 214
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 148
 \$101K - \$150K ----- 139
 \$151K - \$200K ----- 92
 \$201K - \$300K ----- 103
 \$301K - \$500K ----- 156
 \$501K - \$750K ----- 146
 \$751K+ ----- 234

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- 93.2%
 \$101K - \$150K ----- 98.9%
 \$151K - \$200K ----- 98.0%
 \$201K - \$300K ----- 93.9%
 \$301K - \$500K ----- 96.7%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 97.2%
 \$101K - \$150K ----- 97.0%
 \$151K - \$200K ----- 97.8%
 \$201K - \$300K ----- 96.7%
 \$301K - \$500K ----- 97.0%
 \$501K - \$750K ----- 105.0%
 \$751K+ ----- 93.1%

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- 22.2%
 \$101K - \$150K ----- 39.7%
 \$151K - \$200K ----- 19.0%
 \$201K - \$300K ----- 12.7%
 \$301K - \$500K ----- 6.3%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 20.9%
 \$101K - \$150K ----- 14.2%
 \$151K - \$200K ----- 11.6%
 \$201K - \$300K ----- 14.0%
 \$301K - \$500K ----- 4.7%
 \$501K - \$750K ----- 2.3%
 \$751K+ ----- 2.3%



**FAIRVIEW RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2011**

FEBRUARY 2010

FEBRUARY 2011

TOTALS

SOLD VOLUME ----- \$ 1,909,350
 NUMBER OF SALES - 6
 MEDIAN PRICE ----- \$ 331,250

SOLD VOLUME ----- \$ 3,217,300
 NUMBER OF SALES - 8
 MEDIAN PRICE ---- \$ 296,200

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- 152
 \$201K - \$300K ----- 463
 \$301K - \$500K ----- 224
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- 135
 \$301K - \$500K ----- 79
 \$501K - \$750K ----- 72
 \$751K+ ----- 136

SALE PRICE AS PERCENT OF LIST PRICE

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

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- 96.1%
 \$301K - \$500K ----- 98.2%
 \$501K - \$750K ----- 100.0%
 \$751K+ ----- 91.4%

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- 16.7%
 \$201K - \$300K ----- 16.7%
 \$301K - \$500K ----- 66.6%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- 50.0%
 \$301K - \$500K ----- 25.0%
 \$501K - \$750K ----- 12.5%
 \$751K+ ----- 12.5%



**FLOWER MOUND RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2011**

FEBRUARY 2010

FEBRUARY 2011

TOTALS

SOLD VOLUME ----- \$ 15,056,314
 NUMBER OF SALES - 57
 MEDIAN PRICE ----- \$ 232,000

SOLD VOLUME ----- \$ 12,466,368
 NUMBER OF SALES - 43
 MEDIAN PRICE ---- \$ 250,000

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- NONE
 \$101K - \$150K ----- 30
 \$151K - \$200K ----- 37
 \$201K - \$300K ----- 59
 \$301K - \$500K ----- 101
 \$501K - \$750K ----- 224
 \$751K+ ----- 280

0 - \$100K ----- NONE
 \$101K - \$150K ----- 90
 \$151K - \$200K ----- 111
 \$201K - \$300K ----- 113
 \$301K - \$500K ----- 121
 \$501K - \$750K ----- 127
 \$751K+ ----- NONE

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- NONE
 \$101K - \$150K ----- 98.7%
 \$151K - \$200K ----- 97.4%
 \$201K - \$300K ----- 98.3%
 \$301K - \$500K ----- 97.9%
 \$501K - \$750K ----- 97.6%
 \$751K+ ----- 87.9%

0 - \$100K ----- NONE
 \$101K - \$150K ----- 94.0%
 \$151K - \$200K ----- 97.6%
 \$201K - \$300K ----- 96.6%
 \$301K - \$500K ----- 97.6%
 \$501K - \$750K ----- 97.3%
 \$751K+ ----- NONE

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- NONE
 \$101K - \$150K ----- 15.8%
 \$151K - \$200K ----- 26.3%
 \$201K - \$300K ----- 38.6%
 \$301K - \$500K ----- 8.8%
 \$501K - \$750K ----- 8.8%
 \$751K+ ----- 1.8%

0 - \$100K ----- NONE
 \$101K - \$150K ----- 9.3%
 \$151K - \$200K ----- 27.9%
 \$201K - \$300K ----- 27.9%
 \$301K - \$500K ----- 23.3%
 \$501K - \$750K ----- 11.6%
 \$751K+ ----- NONE



**FRISCO RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2011**

FEBRUARY 2010

FEBRUARY 2011

TOTALS

SOLD VOLUME ----- \$31,677,626
 NUMBER OF SALES - 125
 MEDIAN PRICE ----- \$ 219,000

SOLD VOLUME ----- \$37,249,456
 NUMBER OF SALES - 135
 MEDIAN PRICE ---- \$ 230,000

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- 18
 \$101K - \$150K ----- 39
 \$151K - \$200K ----- 64
 \$201K - \$300K ----- 66
 \$301K - \$500K ----- 144
 \$501K - \$750K ----- 344
 \$751K+ ----- 40

0 - \$100K ----- 96
 \$101K - \$150K ----- 118
 \$151K - \$200K ----- 101
 \$201K - \$300K ----- 91
 \$301K - \$500K ----- 111
 \$501K - \$750K ----- 175
 \$751K+ ----- 316

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- 98.6%
 \$101K - \$150K ----- 102.1%
 \$151K - \$200K ----- 97.6%
 \$201K - \$300K ----- 97.0%
 \$301K - \$500K ----- 96.2%
 \$501K - \$750K ----- 98.3%
 \$751K+ ----- 90.8%

0 - \$100K ----- 94.7%
 \$101K - \$150K ----- 95.9%
 \$151K - \$200K ----- 97.9%
 \$201K - \$300K ----- 96.8%
 \$301K - \$500K ----- 96.0%
 \$501K - \$750K ----- 93.4%
 \$751K+ ----- 84.3%

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- 1.6%
 \$101K - \$150K ----- 8.0%
 \$151K - \$200K ----- 27.2%
 \$201K - \$300K ----- 44.0%
 \$301K - \$500K ----- 16.8%
 \$501K - \$750K ----- 0.8%
 \$751K+ ----- 1.6%

0 - \$100K ----- 0.7%
 \$101K - \$150K ----- 8.1%
 \$151K - \$200K ----- 26.7%
 \$201K - \$300K ----- 34.8%
 \$301K - \$500K ----- 23.7%
 \$501K - \$750K ----- 3.7%
 \$751K+ ----- 2.2%



**GARLAND RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2011**

FEBRUARY 2010

FEBRUARY 2011

TOTALS

SOLD VOLUME ----- \$ 13,844,737
 NUMBER OF SALES - 123
 MEDIAN PRICE ----- \$ 92,000

SOLD VOLUME ----- \$9,575,323
 NUMBER OF SALES - 90
 MEDIAN PRICE ---- \$ 90,000

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- 83
 \$101K - \$150K ----- 106
 \$151K - \$200K ----- 120
 \$201K - \$300K ----- 139
 \$301K - \$500K ----- 189
 \$501K - \$750K ----- 144
 \$751K+ ----- NONE

0 - \$100K ----- 107
 \$101K - \$150K ----- 155
 \$151K - \$200K ----- 199
 \$201K - \$300K ----- 86
 \$301K - \$500K ----- 92
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- 98.4%
 \$101K - \$150K ----- 98.1%
 \$151K - \$200K ----- 98.2%
 \$201K - \$300K ----- 93.9%
 \$301K - \$500K ----- 96.8%
 \$501K - \$750K ----- 100.0%
 \$751K+ ----- NONE

0 - \$100K ----- 99.7%
 \$101K - \$150K ----- 96.8%
 \$151K - \$200K ----- 95.1%
 \$201K - \$300K ----- 98.1%
 \$301K - \$500K ----- 101.5%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- 54.5%
 \$101K - \$150K ----- 27.6%
 \$151K - \$200K ----- 8.9%
 \$201K - \$300K ----- 7.3%
 \$301K - \$500K ----- 0.8%
 \$501K - \$750K ----- 0.8%
 \$751K+ ----- NONE

0 - \$100K ----- 55.6%
 \$101K - \$150K ----- 28.9%
 \$151K - \$200K ----- 6.7%
 \$201K - \$300K ----- 7.8%
 \$301K - \$500K ----- 1.1%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE



**GRAND PRAIRIE RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2011**

FEBRUARY 2010

FEBRUARY 2011

TOTALS

SOLD VOLUME ----- \$ 13,164,231
 NUMBER OF SALES - 95
 MEDIAN PRICE ----- \$ 130,900

SOLD VOLUME ----- \$10,173,655
 NUMBER OF SALES - 76
 MEDIAN PRICE ---- \$ 134,500

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- 85
 \$101K - \$150K ----- 82
 \$151K - \$200K ----- 123
 \$201K - \$300K ----- 102
 \$301K - \$500K ----- 417
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 110
 \$101K - \$150K ----- 86
 \$151K - \$200K ----- 113
 \$201K - \$300K ----- 95
 \$301K - \$500K ----- 92
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- 97.9%
 \$101K - \$150K ----- 99.5%
 \$151K - \$200K ----- 99.4%
 \$201K - \$300K ----- 95.3%
 \$301K - \$500K ----- 93.9%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 97.8%
 \$101K - \$150K ----- 97.9%
 \$151K - \$200K ----- 97.5%
 \$201K - \$300K ----- 96.2%
 \$301K - \$500K ----- 94.5%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- 34.7%
 \$101K - \$150K ----- 31.6%
 \$151K - \$200K ----- 15.8%
 \$201K - \$300K ----- 16.8%
 \$301K - \$500K ----- 1.1%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 36.8%
 \$101K - \$150K ----- 27.6%
 \$151K - \$200K ----- 17.1%
 \$201K - \$300K ----- 14.5%
 \$301K - \$500K ----- 3.9%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE



**GRAPEVINE RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2011**

FEBRUARY 2010

FEBRUARY 2011

TOTALS

SOLD VOLUME ----- \$7,427,572
 NUMBER OF SALES - 28
 MEDIAN PRICE ----- \$ 242,000

SOLD VOLUME ----- \$ 6,304,700
 NUMBER OF SALES - 25
 MEDIAN PRICE ---- \$ 223,900

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- NONE
 \$101K - \$150K ----- 161
 \$151K - \$200K ----- 63
 \$201K - \$300K ----- 50
 \$301K - \$500K ----- 84
 \$501K - \$750K ----- 46
 \$751K+ ----- NONE

0 - \$100K ----- NONE
 \$101K - \$150K ----- 133
 \$151K - \$200K ----- 167
 \$201K - \$300K ----- 91
 \$301K - \$500K ----- 149
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- NONE
 \$101K - \$150K ----- 98.4%
 \$151K - \$200K ----- 97.6%
 \$201K - \$300K ----- 98.5%
 \$301K - \$500K ----- 95.2%
 \$501K - \$750K ----- 83.7%
 \$751K+ ----- NONE

0 - \$100K ----- NONE
 \$101K - \$150K ----- 97.4%
 \$151K - \$200K ----- 96.9%
 \$201K - \$300K ----- 98.4%
 \$301K - \$500K ----- 96.6%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- NONE
 \$101K - \$150K ----- 3.6%
 \$151K - \$200K ----- 21.4%
 \$201K - \$300K ----- 50.0%
 \$301K - \$500K ----- 21.4%
 \$501K - \$750K ----- 3.6%
 \$751K+ ----- NONE

0 - \$100K ----- NONE
 \$101K - \$150K ----- 8.0%
 \$151K - \$200K ----- 28.0%
 \$201K - \$300K ----- 40.0%
 \$301K - \$500K ----- 24.0%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE



**HIGHLAND PARK RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2011**

FEBRUARY 2010

FEBRUARY 2011

TOTALS

SOLD VOLUME ----- \$ 7,987,000
 NUMBER OF SALES - 6
 MEDIAN PRICE ----- \$ 1,012,500

SOLD VOLUME ----- \$ 19,582,200
 NUMBER OF SALES - 9
 MEDIAN PRICE ----- \$ 1,000,000

AVERAGE DAYS ON THE MARKET

0 - \$500K ----- NONE
 \$501K - \$1MIL ----- 54
 \$1MIL - \$2MIL ----- 297
 \$2MIL - \$3MIL ----- 52
 \$3MIL - \$4MIL ----- NONE
 \$4MIL - \$5MIL ----- NONE
 \$5MIL+ ----- NONE

0 - \$500K ----- 118
 \$501K - \$1MIL ----- 63
 \$1MIL - \$2MIL ----- 441
 \$2MIL - \$3MIL ----- NONE
 \$3MIL - \$4MIL ----- 1
 \$4MIL - \$5MIL ----- NONE
 \$5MIL+ ----- 27

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$500K ----- NONE
 \$501K - \$1MIL ----- 93.2%
 \$1MIL - \$2MIL ----- 87.9%
 \$2MIL - \$3MIL ----- 88.4%
 \$3MIL - \$4MIL ----- NONE
 \$4MIL - \$5MIL ----- NONE
 \$5MIL+ ----- NONE

0 - \$500K ----- 97.1%
 \$501K - \$1MIL ----- 96.2%
 \$1MIL - \$2MIL ----- 95.4%
 \$2MIL - \$3MIL ----- NONE
 \$3MIL - \$4MIL ----- 100.0%
 \$4MIL - \$5MIL ----- NONE
 \$5MIL+ ----- 100.0%

PERCENT OF SALES BY PRICE RANGE

0 - \$500K ----- NONE
 \$501K - \$1MIL ----- 50.0%
 \$1MIL - \$2MIL ----- 33.3%
 \$2MIL - \$3MIL ----- 16.7%
 \$3MIL - \$4MIL ----- NONE
 \$4MIL - \$5MIL ----- NONE
 \$5MIL+ ----- NONE

0 - \$500K ----- 11.1%
 \$501K - \$1MIL ----- 44.4%
 \$1MIL - \$2MIL ----- 22.2%
 \$2MIL - \$3MIL ----- NONE
 \$3MIL - \$4MIL ----- 11.1%
 \$4MIL - \$5MIL ----- NONE
 \$5MIL+ ----- 11.1%



**HIGHLAND VILLAGE, RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2011**

FEBRUARY 2010

FEBRUARY 2011

TOTALS

SOLD VOLUME ----- \$ 1,914,165
 NUMBER OF SALES - 7
 MEDIAN PRICE ----- \$ 243,000

SOLD VOLUME ----- \$ 2,948,800
 NUMBER OF SALES - 10
 MEDIAN PRICE ----- \$ 280,450

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- NONE
 \$101K - \$150K ----- 26
 \$151K - \$200K ----- 10
 \$201K - \$300K ----- 135
 \$301K - \$500K ----- 230
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- 90
 \$201K - \$300K ----- 38
 \$301K - \$500K ----- 52
 \$501K - \$750K ----- 197
 \$751K+ ----- NONE

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- NONE
 \$101K - \$150K ----- 99.4%
 \$151K - \$200K ----- 97.4%
 \$201K - \$300K ----- 96.0%
 \$301K - \$500K ----- 98.8%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- 96.0%
 \$201K - \$300K ----- 98.5%
 \$301K - \$500K ----- 95.0%
 \$501K - \$750K ----- 91.8%
 \$751K+ ----- NONE

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- NONE
 \$101K - \$150K ----- 14.3%
 \$151K - \$200K ----- 14.3%
 \$201K - \$300K ----- 42.9%
 \$301K - \$500K ----- 28.6%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- 40.0%
 \$201K - \$300K ----- 10.0%
 \$301K - \$500K ----- 40.0%
 \$501K - \$750K ----- 10.0%
 \$751K+ ----- NONE



**HURST RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2011**

FEBRUARY 2010

FEBRUARY 2011

TOTALS

SOLD VOLUME ----- \$ 2,642,444
 NUMBER OF SALES - 18
 MEDIAN PRICE ----- \$ 137,950

SOLD VOLUME ----- \$ 2,151,602
 NUMBER OF SALES - 18
 MEDIAN PRICE ----- \$ 106,250

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- 172
 \$101K - \$150K ----- 36
 \$151K - \$200K ----- 298
 \$201K - \$300K ----- 194
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 66
 \$101K - \$150K ----- 38
 \$151K - \$200K ----- 72
 \$201K - \$300K ----- NONE
 \$301K - \$500K ----- 108
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- 94.0%
 \$101K - \$150K ----- 99.4%
 \$151K - \$200K ----- 95.8%
 \$201K - \$300K ----- 94.6%
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 101.6%
 \$101K - \$150K ----- 97.4%
 \$151K - \$200K ----- 96.3%
 \$201K - \$300K ----- NONE
 \$301K - \$500K ----- 94.6%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- 22.2%
 \$101K - \$150K ----- 44.4%
 \$151K - \$200K ----- 5.6%
 \$201K - \$300K ----- 27.8%
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 44.4%
 \$101K - \$150K ----- 27.7%
 \$151K - \$200K ----- 22.2%
 \$201K - \$300K ----- NONE
 \$301K - \$500K ----- 5.5%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE



**KELLER RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2011**

FEBRUARY 2010

FEBRUARY 2011

TOTALS

SOLD VOLUME ----- \$ 10,561,557
 NUMBER OF SALES - 41
 MEDIAN PRICE ----- \$ 240,000

SOLD VOLUME ----- \$ 8,959,541
 NUMBER OF SALES - 30
 MEDIAN PRICE ----- \$ 263,500

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- 47
 \$101K - \$150K ----- 80
 \$151K - \$200K ----- 54
 \$201K - \$300K ----- 167
 \$301K - \$500K ----- 144
 \$501K - \$750K ----- 96
 \$751K+ ----- NONE

0 - \$100K ----- 28
 \$101K - \$150K ----- 186
 \$151K - \$200K ----- 181
 \$201K - \$300K ----- 95
 \$301K - \$500K ----- 145
 \$501K - \$750K ----- 161
 \$751K+ ----- 148

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- 89.0%
 \$101K - \$150K ----- 98.9%
 \$151K - \$200K ----- 96.2%
 \$201K - \$300K ----- 96.6%
 \$301K - \$500K ----- 97.0%
 \$501K - \$750K ----- 95.8%
 \$751K+ ----- NONE

0 - \$100K ----- 96.6%
 \$101K - \$150K ----- 97.1%
 \$151K - \$200K ----- 100.0%
 \$201K - \$300K ----- 97.6%
 \$301K - \$500K ----- 96.4%
 \$501K - \$750K ----- 95.0%
 \$751K+ ----- 98.9%

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- 7.3%
 \$101K - \$150K ----- 14.6%
 \$151K - \$200K ----- 9.8%
 \$201K - \$300K ----- 34.1%
 \$301K - \$500K ----- 31.7%
 \$501K - \$750K ----- 2.4%
 \$751K+ ----- NONE

0 - \$100K ----- 6.7%
 \$101K - \$150K ----- 10.0%
 \$151K - \$200K ----- 3.3%
 \$201K - \$300K ----- 43.3%
 \$301K - \$500K ----- 23.3%
 \$501K - \$750K ----- 10.0%
 \$751K+ ----- 3.3%



**LAKE DALLAS RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2011**

FEBRUARY 2010

FEBRUARY 2011

TOTALS

SOLD VOLUME ----- \$ 150,000
 NUMBER OF SALES - 1
 MEDIAN PRICE ----- \$ 150,000

SOLD VOLUME ----- \$ 332,000
 NUMBER OF SALES - 3
 MEDIAN PRICE ---- \$ 135,000

AVERAGE DAYS ON THE MARKET

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

0 - \$100K ----- 8
 \$101K - \$150K ----- 184
 \$151K - \$200K ----- 113
 \$201K - \$300K ----- NONE
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

SALE PRICE AS PERCENT OF LIST PRICE

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

0 - \$100K ----- 91.7%
 \$101K - \$150K ----- 98.2%
 \$151K - \$200K ----- 97.1%
 \$201K - \$300K ----- NONE
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

PERCENT OF SALES BY PRICE RANGE

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

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



**LEWISVILLE RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2011**

FEBRUARY 2010

FEBRUARY 2011

TOTALS

SOLD VOLUME ----- \$ 14,573,520
 NUMBER OF SALES - 65
 MEDIAN PRICE ----- \$ 168,000

SOLD VOLUME ----- \$ 8,030,349
 NUMBER OF SALES - 44
 MEDIAN PRICE ---- \$ 149,950

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- 50
 \$101K - \$150K ----- 69
 \$151K - \$200K ----- 99
 \$201K - \$300K ----- 53
 \$301K - \$500K ----- 100
 \$501K - \$750K ----- 106
 \$751K+ ----- 308

0 - \$100K ----- 112
 \$101K - \$150K ----- 59
 \$151K - \$200K ----- 71
 \$201K - \$300K ----- 156
 \$301K - \$500K ----- 109
 \$501K - \$750K ----- 136
 \$751K+ ----- NONE

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- 98.0%
 \$101K - \$150K ----- 97.2%
 \$151K - \$200K ----- 97.8%
 \$201K - \$300K ----- 96.3%
 \$301K - \$500K ----- 95.5%
 \$501K - \$750K ----- 96.0%
 \$751K+ ----- 100.0%

0 - \$100K ----- 93.1%
 \$101K - \$150K ----- 99.3%
 \$151K - \$200K ----- 96.7%
 \$201K - \$300K ----- 95.0%
 \$301K - \$500K ----- 96.0%
 \$501K - \$750K ----- 97.7%
 \$751K+ ----- NONE

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- 12.3%
 \$101K - \$150K ----- 26.2%
 \$151K - \$200K ----- 29.2%
 \$201K - \$300K ----- 13.8%
 \$301K - \$500K ----- 12.3%
 \$501K - \$750K ----- 4.6%
 \$751K+ ----- 1.5%

0 - \$100K ----- 25.0%
 \$101K - \$150K ----- 27.3%
 \$151K - \$200K ----- 25.0%
 \$201K - \$300K ----- 9.1%
 \$301K - \$500K ----- 9.1%
 \$501K - \$750K ----- 4.5%
 \$751K+ ----- NONE



**LUCAS RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2011**

FEBRUARY 2010

FEBRUARY 2011

TOTALS

SOLD VOLUME ----- \$ 2,273,400
 NUMBER OF SALES - 5
 MEDIAN PRICE ----- \$ 346,000

SOLD VOLUME ----- \$ 1,721,500
 NUMBER OF SALES - 4
 MEDIAN PRICE ----- \$ 433,500

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- 88
 \$301K - \$500K ----- 7
 \$501K - \$750K ----- 105
 \$751K+ ----- 159

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- NONE
 \$301K - \$500K ----- 284
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- 95.2%
 \$301K - \$500K ----- 100.0%
 \$501K - \$750K ----- 100.0%
 \$751K+ ----- 95.6%

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- NONE
 \$301K - \$500K ----- 98.2%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- 40.0%
 \$301K - \$500K ----- 20.0%
 \$501K - \$750K ----- 20.0%
 \$751K+ ----- 10.0%

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



**MCKINNEY RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2011**

FEBRUARY 2010

FEBRUARY 2011

TOTALS

SOLD VOLUME ----- \$32,272,180
 NUMBER OF SALES - 147
 MEDIAN PRICE ----- \$ 175,325

SOLD VOLUME ----- \$ 23,309,878
 NUMBER OF SALES - 104
 MEDIAN PRICE ---- \$ 185,910

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- 64
 \$101K - \$150K ----- 68
 \$151K - \$200K ----- 97
 \$201K - \$300K ----- 118
 \$301K - \$500K ----- 173
 \$501K - \$750K ----- 283
 \$751K+ ----- 290

0 - \$100K ----- 107
 \$101K - \$150K ----- 111
 \$151K - \$200K ----- 136
 \$201K - \$300K ----- 121
 \$301K - \$500K ----- 139
 \$501K - \$750K ----- 103
 \$751K+ ----- 95

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- 95.2%
 \$101K - \$150K ----- 98.9%
 \$151K - \$200K ----- 97.1%
 \$201K - \$300K ----- 97.3%
 \$301K - \$500K ----- 95.7%
 \$501K - \$750K ----- 97.4%
 \$751K+ ----- 92.1%

0 - \$100K ----- 82.4%
 \$101K - \$150K ----- 97.1%
 \$151K - \$200K ----- 97.5%
 \$201K - \$300K ----- 96.5%
 \$301K - \$500K ----- 95.9%
 \$501K - \$750K ----- 95.8%
 \$751K+ ----- 100.0%

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- 2.7%
 \$101K - \$150K ----- 22.4%
 \$151K - \$200K ----- 38.8%
 \$201K - \$300K ----- 21.8%
 \$301K - \$500K ----- 10.2%
 \$501K - \$750K ----- 2.0%
 \$751K+ ----- 2.0%

0 - \$100K ----- 2.9%
 \$101K - \$150K ----- 24.0%
 \$151K - \$200K ----- 31.7%
 \$201K - \$300K ----- 28.8%
 \$301K - \$500K ----- 8.7%
 \$501K - \$750K ----- 2.9%
 \$751K+ ----- 1.0%



**MURPHY RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2011**

FEBRUARY 2010

FEBRUARY 2011

TOTALS

SOLD VOLUME ----- \$ 5,339,229
 NUMBER OF SALES - 18
 MEDIAN PRICE ----- \$ 268,500

SOLD VOLUME ----- \$ 2,468,800
 NUMBER OF SALES - 10
 MEDIAN PRICE ---- \$ 252,450

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- NONE
 \$101K - \$150K ----- 156
 \$151K - \$200K ----- 30
 \$201K - \$300K ----- 121
 \$301K - \$500K ----- 69
 \$501K - \$750K ----- 81
 \$751K+ ----- NONE

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- 61
 \$201K - \$300K ----- 139
 \$301K - \$500K ----- 52
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- NONE
 \$101K - \$150K ----- 115.1%
 \$151K - \$200K ----- 95.3%
 \$201K - \$300K ----- 95.8%
 \$301K - \$500K ----- 100.0%
 \$501K - \$750K ----- 98.2%
 \$751K+ ----- NONE

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- 96.0%
 \$201K - \$300K ----- 97.1%
 \$301K - \$500K ----- 94.4%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- NONE
 \$101K - \$150K ----- 5.6%
 \$151K - \$200K ----- 22.2%
 \$201K - \$300K ----- 50.0%
 \$301K - \$500K ----- 5.6%
 \$501K - \$750K ----- 16.7%
 \$751K+ ----- NONE

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- 30.0%
 \$201K - \$300K ----- 50.0%
 \$301K - \$500K ----- 20.0%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE



**PLANO RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2011**

FEBRUARY 2010

FEBRUARY 2011

TOTALS

SOLD VOLUME ----- \$ 42,146,944
 NUMBER OF SALES - 173
 MEDIAN PRICE ----- \$ 205,000

SOLD VOLUME ----- \$ 35,364,536
 NUMBER OF SALES - 128
 MEDIAN PRICE ---- \$ 215,000

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- 142
 \$101K - \$150K ----- 69
 \$151K - \$200K ----- 50
 \$201K - \$300K ----- 79
 \$301K - \$500K ----- 105
 \$501K - \$750K ----- 201
 \$751K+ ----- 159

0 - \$100K ----- 109
 \$101K - \$150K ----- 90
 \$151K - \$200K ----- 84
 \$201K - \$300K ----- 90
 \$301K - \$500K ----- 110
 \$501K - \$750K ----- 134
 \$751K+ ----- 146

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- 82.9%
 \$101K - \$150K ----- 98.7%
 \$151K - \$200K ----- 97.6%
 \$201K - \$300K ----- 96.8%
 \$301K - \$500K ----- 96.1%
 \$501K - \$750K ----- 92.4%
 \$751K+ ----- 93.2%

0 - \$100K ----- 96.0%
 \$101K - \$150K ----- 96.1%
 \$151K - \$200K ----- 97.4%
 \$201K - \$300K ----- 95.1%
 \$301K - \$500K ----- 97.0%
 \$501K - \$750K ----- 93.2%
 \$751K+ ----- 93.1%

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- 1.7%
 \$101K - \$150K ----- 21.4%
 \$151K - \$200K ----- 26.0%
 \$201K - \$300K ----- 29.5%
 \$301K - \$500K ----- 16.2%
 \$501K - \$750K ----- 3.5%
 \$751K+ ----- 1.7%

0 - \$100K ----- 5.5%
 \$101K - \$150K ----- 22.7%
 \$151K - \$200K ----- 18.0%
 \$201K - \$300K ----- 28.9%
 \$301K - \$500K ----- 18.0%
 \$501K - \$750K ----- 2.3%
 \$751K+ ----- 4.7%



**PROSPER RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2011**

FEBRUARY 2010

FEBRUARY 2011

TOTALS

SOLD VOLUME ----- \$ 6,239,623
 NUMBER OF SALES - 12
 MEDIAN PRICE ----- \$ 385,000

SOLD VOLUME ----- \$5,586,980
 NUMBER OF SALES - 11
 MEDIAN PRICE ---- \$ 409,990

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- 53
 \$201K - \$300K ----- 14
 \$301K - \$500K ----- 159
 \$501K - \$750K ----- 180
 \$751K+ ----- 254

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- 145
 \$201K - \$300K ----- 55
 \$301K - \$500K ----- 137
 \$501K - \$750K ----- 125
 \$751K+ ----- 301

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- 100.4%
 \$201K - \$300K ----- 100.0%
 \$301K - \$500K ----- 99.5%
 \$501K - \$750K ----- 96.4%
 \$751K+ ----- 100.0%

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- 96.4%
 \$201K - \$300K ----- 95.0%
 \$301K - \$500K ----- 97.2%
 \$501K - \$750K ----- 94.2%
 \$751K+ ----- 100.0%

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- 16.7%
 \$201K - \$300K ----- 8.3%
 \$301K - \$500K ----- 33.3%
 \$501K - \$750K ----- 33.3%
 \$751K+ ----- 8.3%

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- 9.1%
 \$201K - \$300K ----- 18.2%
 \$301K - \$500K ----- 36.4%
 \$501K - \$750K ----- 27.3%
 \$751K+ ----- 9.1%



**RICHARDSON RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2011**

FEBRUARY 2010

FEBRUARY 2011

TOTALS

SOLD VOLUME ----- \$ 9,760,011
 NUMBER OF SALES - 54
 MEDIAN PRICE ----- \$ 164,200

SOLD VOLUME ----- \$ 11,457,038
 NUMBER OF SALES - 54
 MEDIAN PRICE ---- \$ 173,500

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- 38
 \$101K - \$150K ----- 55
 \$151K - \$200K ----- 57
 \$201K - \$300K ----- 60
 \$301K - \$500K ----- 180
 \$501K - \$750K ----- 916
 \$751K+ ----- NONE

0 - \$100K ----- 29
 \$101K - \$150K ----- 94
 \$151K - \$200K ----- 104
 \$201K - \$300K ----- 104
 \$301K - \$500K ----- 31
 \$501K - \$750K ----- 139
 \$751K+ ----- NONE

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- 86.9%
 \$101K - \$150K ----- 95.5%
 \$151K - \$200K ----- 97.0%
 \$201K - \$300K ----- 98.3%
 \$301K - \$500K ----- 99.7%
 \$501K - \$750K ----- 103.6%
 \$751K+ ----- NONE

0 - \$100K ----- 92.4%
 \$101K - \$150K ----- 94.6%
 \$151K - \$200K ----- 97.5%
 \$201K - \$300K ----- 96.6%
 \$301K - \$500K ----- 97.5%
 \$501K - \$750K ----- 100.0%
 \$751K+ ----- NONE

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- 9.3%
 \$101K - \$150K ----- 25.9%
 \$151K - \$200K ----- 38.9%
 \$201K - \$300K ----- 20.4%
 \$301K - \$500K ----- 3.7%
 \$501K - \$750K ----- 1.9%
 \$751K+ ----- NONE

0 - \$100K ----- 11.1%
 \$101K - \$150K ----- 20.4%
 \$151K - \$200K ----- 29.6%
 \$201K - \$300K ----- 27.2%
 \$301K - \$500K ----- 13.0%
 \$501K - \$750K ----- 3.7%
 \$751K+ ----- NONE



**ROCKWALL RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2011**

FEBRUARY 2010

FEBRUARY 2011

TOTALS

SOLD VOLUME ----- \$7,083,435
 NUMBER OF SALES - 34
 MEDIAN PRICE ----- \$ 196,250

SOLD VOLUME ----- \$7,654,295
 NUMBER OF SALES - 31
 MEDIAN PRICE ---- \$ 190,000

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- NONE
 \$101K - \$150K ----- 86
 \$151K - \$200K ----- 56
 \$201K - \$300K ----- 122
 \$301K - \$500K ----- 187
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 46
 \$101K - \$150K ----- 154
 \$151K - \$200K ----- 144
 \$201K - \$300K ----- 157
 \$301K - \$500K ----- 158
 \$501K - \$750K ----- NONE
 \$751K+ ----- 381

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- NONE
 \$101K - \$150K ----- 94.3%
 \$151K - \$200K ----- 95.3%
 \$201K - \$300K ----- 94.8%
 \$301K - \$500K ----- 98.1%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 103.8%
 \$101K - \$150K ----- 96.7%
 \$151K - \$200K ----- 96.6%
 \$201K - \$300K ----- 98.1%
 \$301K - \$500K ----- 93.1%
 \$501K - \$750K ----- NONE
 \$751K+ ----- 100.0%

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- NONE
 \$101K - \$150K ----- 32.4%
 \$151K - \$200K ----- 20.6%
 \$201K - \$300K ----- 35.3%
 \$301K - \$500K ----- 11.8%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 3.2%
 \$101K - \$150K ----- 19.4%
 \$151K - \$200K ----- 29.0%
 \$201K - \$300K ----- 19.4%
 \$301K - \$500K ----- 25.8%
 \$501K - \$750K ----- NONE
 \$751K+ ----- 3.2%



**ROWLETT RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2011**

FEBRUARY 2010

FEBRUARY 2011

TOTALS

SOLD VOLUME ----- \$ 5,440,339
 NUMBER OF SALES - 41
 MEDIAN PRICE ----- \$ 129,900

SOLD VOLUME ----- \$5,414,400
 NUMBER OF SALES - 38
 MEDIAN PRICE ---- \$ 130,000

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- 89
 \$101K - \$150K ----- 90
 \$151K - \$200K ----- 80
 \$201K - \$300K ----- 127
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 64
 \$101K - \$150K ----- 119
 \$151K - \$200K ----- 83
 \$201K - \$300K ----- 85
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- 102.3%
 \$101K - \$150K ----- 98.6%
 \$151K - \$200K ----- 99.6%
 \$201K - \$300K ----- 97.9%
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 92.6%
 \$101K - \$150K ----- 98.8%
 \$151K - \$200K ----- 98.4%
 \$201K - \$300K ----- 97.1%
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- 39.0%
 \$101K - \$150K ----- 31.7%
 \$151K - \$200K ----- 19.5%
 \$201K - \$300K ----- 9.8%
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 15.8%
 \$101K - \$150K ----- 52.6%
 \$151K - \$200K ----- 13.2%
 \$201K - \$300K ----- 18.4%
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE



**SACHSE RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2011**

FEBRUARY 2010

FEBRUARY 2011

TOTALS

SOLD VOLUME ----- \$ 2,610,590
 NUMBER OF SALES - 14
 MEDIAN PRICE ----- \$ 145,800

SOLD VOLUME ----- \$ 2,152,140
 NUMBER OF SALES - 12
 MEDIAN PRICE ----- \$ 160,825

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- NONE
 \$101K - \$150K ----- 53
 \$151K - \$200K ----- 73
 \$201K - \$300K ----- 97
 \$301K - \$500K ----- 105
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 7
 \$101K - \$150K ----- 76
 \$151K - \$200K ----- 91
 \$201K - \$300K ----- 170
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- NONE
 \$101K - \$150K ----- 99.3%
 \$151K - \$200K ----- 97.6%
 \$201K - \$300K ----- 95.5%
 \$301K - \$500K ----- 99.5%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 93.3%
 \$101K - \$150K ----- 98.0%
 \$151K - \$200K ----- 94.4%
 \$201K - \$300K ----- 96.8%
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- NONE
 \$101K - \$150K ----- 57.1%
 \$151K - \$200K ----- 7.1%
 \$201K - \$300K ----- 21.4%
 \$301K - \$500K ----- 14.3%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 8.3%
 \$101K - \$150K ----- 25.0%
 \$151K - \$200K ----- 25.0%
 \$201K - \$300K ----- 41.7%
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE



**SOUTHLAKE RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2011**

FEBRUARY 2010

FEBRUARY 2011

TOTALS

SOLD VOLUME ----- \$ 8,038,400
 NUMBER OF SALES - 16
 MEDIAN PRICE ----- \$ 570,000

SOLD VOLUME ----- \$7,934,307
 NUMBER OF SALES - 14
 MEDIAN PRICE ---- \$ 496,000

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- 82
 \$301K - \$500K ----- 206
 \$501K - \$750K ----- 261
 \$751K+ ----- 209

0 - \$100K ----- NONE
 \$101K - \$150K ----- 71
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- NONE
 \$301K - \$500K ----- 175
 \$501K - \$750K ----- 120
 \$751K+ ----- 100

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- 97.4%
 \$301K - \$500K ----- 96.8%
 \$501K - \$750K ----- 96.7%
 \$751K+ ----- 95.2%

0 - \$100K ----- NONE
 \$101K - \$150K ----- 90.4%
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- NONE
 \$301K - \$500K ----- 95.5%
 \$501K - \$750K ----- 97.6%
 \$751K+ ----- 95.9%

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- NONE
 \$101K - \$150K ----- NONE
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- 25.0%
 \$301K - \$500K ----- 25.0%
 \$501K - \$750K ----- 37.5%
 \$751K+ ----- 12.5%

0 - \$100K ----- NONE
 \$101K - \$150K ----- 7.1%
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- NONE
 \$301K - \$500K ----- 50.0%
 \$501K - \$750K ----- 21.4%
 \$751K+ ----- 21.4%



**SOUTH OAK CLIFF RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2011**

FEBRUARY 2010

TOTALS

FEBRUARY 2011

SOLD VOLUME ----- \$ 1,909,529
 NUMBER OF SALES - 32
 MEDIAN PRICE ----- \$ 57,000

SOLD VOLUME ----- \$1,278,880
 NUMBER OF SALES - 22
 MEDIAN PRICE ---- \$ 54,000

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- 86
 \$101K - \$150K ----- 350
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- NONE
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 100
 \$101K - \$150K ----- 13
 \$151K - \$200K ----- 298
 \$201K - \$300K ----- NONE
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- 103.8%
 \$101K - \$150K ----- 94.7%
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- NONE
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 95.4%
 \$101K - \$150K ----- 96.6%
 \$151K - \$200K ----- 102.0%
 \$201K - \$300K ----- NONE
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- 93.8%
 \$101K - \$150K ----- 6.2%
 \$151K - \$200K ----- NONE
 \$201K - \$300K ----- NONE
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 90.9%
 \$101K - \$150K ----- 4.5%
 \$151K - \$200K ----- 4.5%
 \$201K - \$300K ----- NONE
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE



**UNIVERSITY PARK RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2011**

FEBRUARY 2010

FEBRUARY 2011

TOTALS

SOLD VOLUME ----- \$ 28,471,000
 NUMBER OF SALES - 15
 MEDIAN PRICE ----- \$ 1,625,000

SOLD VOLUME ----- \$ 12,324,000
 NUMBER OF SALES - 12
 MEDIAN PRICE ----- \$ 844,500

AVERAGE DAYS ON THE MARKET

0 - \$500K ----- NONE
 \$501K - \$1MIL ----- 198
 \$1MIL - \$2MIL ----- 201
 \$2MIL - \$3MIL ----- 599
 \$3MIL - \$4MIL ----- 20
 \$4MIL - \$5MIL ----- 113
 \$5MIL+ ----- NONE

0 - \$500K ----- NONE
 \$501K - \$1MIL ----- 161
 \$1MIL - \$2MIL ----- 125
 \$2MIL - \$3MIL ----- NONE
 \$3MIL - \$4MIL ----- NONE
 \$4MIL - \$5MIL ----- NONE
 \$5MIL+ ----- NONE

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$500K ----- NONE
 \$501K - \$1MIL ----- 95.2%
 \$1MIL - \$2MIL ----- 94.0%
 \$2MIL - \$3MIL ----- 93.1%
 \$3MIL - \$4MIL ----- 100.0%
 \$4MIL - \$5MIL ----- 100.0%
 \$5MIL+ ----- NONE

0 - \$500K ----- NONE
 \$501K - \$1MIL ----- 95.7%
 \$1MIL - \$2MIL ----- 94.3%
 \$2MIL - \$3MIL ----- NONE
 \$3MIL - \$4MIL ----- NONE
 \$4MIL - \$5MIL ----- NONE
 \$5MIL+ ----- NONE

PERCENT OF SALES BY PRICE RANGE

0 - \$500K ----- NONE
 \$501K - \$1MIL ----- 20.0%
 \$1MIL - \$2MIL ----- 53.3%
 \$2MIL - \$3MIL ----- 13.3%
 \$3MIL - \$4MIL ----- 6.7%
 \$4MIL - \$5MIL ----- 6.7%
 \$5MIL+ ----- NONE

0 - \$500K ----- NONE
 \$501K - \$1MIL ----- 66.7%
 \$1MIL - \$2MIL ----- 33.3%
 \$2MIL - \$3MIL ----- NONE
 \$3MIL - \$4MIL ----- NONE
 \$4MIL - \$5MIL ----- NONE
 \$5MIL+ ----- NONE



**WYLIE RESIDENTIAL, SINGLE FAMILY
SALES CLOSED FEBRUARY 2011**

FEBRUARY 2010

FEBRUARY 2011

TOTALS

SOLD VOLUME ----- \$ 7,033,059
 NUMBER OF SALES - 42
 MEDIAN PRICE ----- \$ 152,000

SOLD VOLUME ----- \$3,424,903
 NUMBER OF SALES - 23
 MEDIAN PRICE ---- \$ 146,400

AVERAGE DAYS ON THE MARKET

0 - \$100K ----- 57
 \$101K - \$150K ----- 63
 \$151K - \$200K ----- 106
 \$201K - \$300K ----- 78
 \$301K - \$500K ----- 13
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 110
 \$101K - \$150K ----- 150
 \$151K - \$200K ----- 44
 \$201K - \$300K ----- 59
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

SALE PRICE AS PERCENT OF LIST PRICE

0 - \$100K ----- 93.2%
 \$101K - \$150K ----- 96.8%
 \$151K - \$200K ----- 96.7%
 \$201K - \$300K ----- 93.9%
 \$301K - \$500K ----- 95.4%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 85.6%
 \$101K - \$150K ----- 97.8%
 \$151K - \$200K ----- 98.2%
 \$201K - \$300K ----- 92.4%
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

PERCENT OF SALES BY PRICE RANGE

0 - \$100K ----- 7.1%
 \$101K - \$150K ----- 42.9%
 \$151K - \$200K ----- 28.6%
 \$201K - \$300K ----- 19.0%
 \$301K - \$500K ----- 3.4%
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE

0 - \$100K ----- 21.7%
 \$101K - \$150K ----- 39.1%
 \$151K - \$200K ----- 21.7%
 \$201K - \$300K ----- 17.4%
 \$301K - \$500K ----- NONE
 \$501K - \$750K ----- NONE
 \$751K+ ----- NONE