

Local Market Update – December 2011

A RESEARCH TOOL PROVIDED BY 10K RESEARCH AND MARKETING
SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



Adams County

- 46.0%

Change in
New Listings

- 0.9%

Change in
Sold Listings

- 0.7%

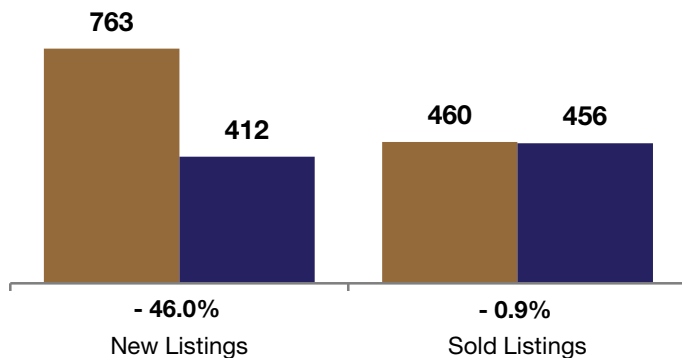
Change in
Median Sales Price

	December			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	2,326	1,225	- 47.3%	--	--	--
Pending Sales*	111	316	+ 184.7%	--	--	--
Under Contract Listings	349	458	+ 31.2%	5,540	5,803	+ 4.7%
New Listings	763	412	- 46.0%	13,035	7,778	- 40.3%
Sold Listings	460	456	- 0.9%	5,696	5,442	- 4.5%
Total Days on Market	107	100	- 6.5%	78	98	+ 25.1%
Median Sold Price**	\$156,350	\$155,300	- 0.7%	\$159,625	\$154,000	- 3.5%
Average Sold Price**	\$181,151	\$172,644	- 4.7%	\$177,181	\$172,378	- 2.7%
Percent of Sold Price to List Price**	97.3%	97.8%	+ 0.5%	98.5%	97.7%	- 0.9%

* Pending Sales is a count of the number of homes that were in "pending" status at the end of the month. | ** Does not account for sale concessions and/or down payment assistance. This information was not available prior to January 2010. | Note: Activity for one month can sometimes look extreme due to small sample size.

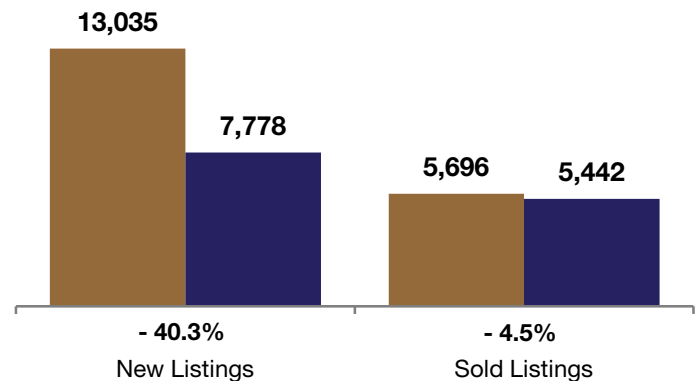
December

■ 2010 ■ 2011

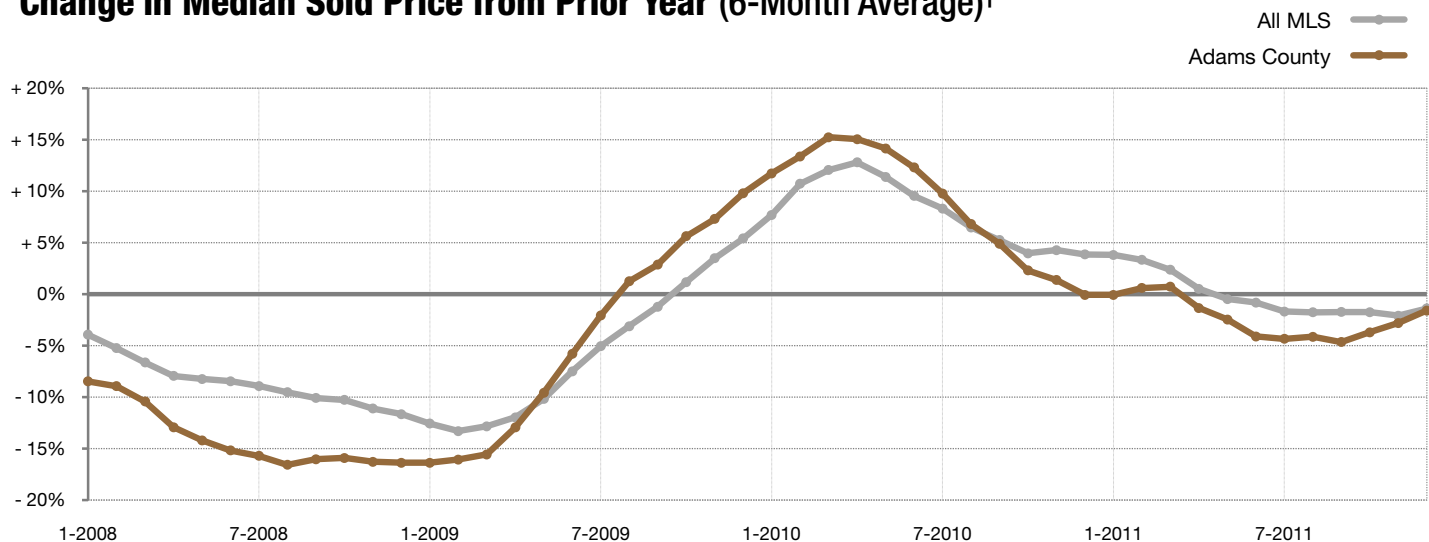


Year to Date (YTD)

■ 2010 ■ 2011



Change in Median Sold Price from Prior Year (6-Month Average)†



† Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | All data from Metrolist®. | Powered by 10K Research and Marketing. Due to differences in statistical methodologies, figures may vary from other market reports provided by Metrolist®.