

# 2011 Astoria Oregon Real Estate Report

presented by

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[Astoria Oregon Real Estate Blog](#)

*disclaimer: information gathered from the Clatsop MLS January 4, 2011. data  
deemed to be reliable but not guaranteed.*

## 2011 Astoria Oregon Real Estate Market Review

As we begin the new year let's take a quick review of the Astoria Oregon real estate market for 2011.

We didn't see big changes in 2011 compared with the previous year, mostly more of the same. The overall number of listings in Astoria did decrease a little (a good thing) while the overall number of sales and the respective sold prices also decreased a little (not a good thing).

Many metro areas around the county that were leading indicators of the coming collapse back in 2006 are beginning to show signs of price stabilization and decreased inventory levels- all signs that point to a recovery of some kind. While nobody can accurately predict what a recovery looks like or when one might occur in the Astoria area I do believe we are getting closer. The next 6 months could be rough as a surge of bank owned properties hit the market but once those are cleared out (sold) there's a good chance the second half of next year will begin to look brighter.

Here's a big picture look at how last year compared to 2010:

<b>97103 Zipcode, SFR</b>	<b>2010</b>	<b>2011</b>	<b>% change</b>
New Listings	362	309	(-14%)
Units Sold	126	122	(-3%)
Total Sold Volume	\$26M	\$24M	(-7%)
Median Sold Price	\$191,500	\$183,750	(-4%)

I should also note that the average number of active listings also decreased by 8% in 2011. The main thing I take away from those stats is decreasing inventory levels and a slower rate of decline.

The stats above take in to account every single family detached sale reported in the Clatsop MLS for the 97103 zipcode Jan. 1-Dec 31, including outlying areas like Knappa and Olney.

2010 vs. 2011 Astoria real estate statistics broken down by neighborhood:

Astoria Neighborhood	2010 Units Sold	2011 Units Sold
-Astoria (city limits)	82	86
-John Day	1	2
-Knappa/Svensen	19	15
-Lewis & Clark/Y.R.	16	7
-Olney	3	3
-Jeffers Garden	1	2
-River Point	2	4
Total All Areas	126	122

No monumental changes at the neighborhood level either with the exception of fewer sales in the outlying areas overall. I did compute changes in median sold price for these areas too. The low number of sales means the output is very easily skewed and the result is misleading so I won't post it here.

Of the 122 single family detached homes sold in Astoria during 2011 I did dig up a few fun facts:

Oldest Home: built in 1865

Newest Home: built in 2010

Most Expensive: \$797,000

Least Expensive: \$10,000

Largest Home: 5,500 sq-ft

Smallest Home: 600 sq-ft

Quickest Sale: 15 days list to close

Longest Sale: 997 days list to close




















## 2011 Single Family Closed Sales (Astoria, Oregon)

		Price / Status / MLS #	List Price	Sold Price	Sold Date	Agent Days on Market	Approx. SqFt.	Total Bedrooms	Total Bathrooms	Year Built
1		<b>\$797,000</b> 1656 Jerome Astoria, OR 97103 Closed / 10-1080	997,500	797,000	04/15/2011	284	5,500	3	2.5	1920
2		<b>\$450,000</b> 2895 Mill Pond Lane Astoria, OR 97103 Closed / 11-709	499,500	450,000	07/01/2011	29	2,284	3	2.5	2005
3		<b>\$380,000</b> 36687 Christians Ln Astoria, OR 97103 Closed / 10-461	435,000	380,000	02/02/2011	320	2,920	4	3	1975
4		<b>\$375,000</b> 765 30th St Astoria, OR 97103 Closed / 11-361	399,000	375,000	06/30/2011	101	1,656	4	2.5	1900
5		<b>\$365,000</b> 230 Roundhouse Rd Astoria, OR 97103 Closed / 11-561	399,950	365,000	09/02/2011	110	2,100	3	3	2006
6		<b>\$350,000</b> 1804 Jerome Astoria, OR 97103 Closed / 11-197	390,000	350,000	06/20/2011	119	2,684	3	2.5	2001
7		<b>\$350,000</b> 225 McClure Ave Astoria, OR 97103 Closed / 10-956	380,000	350,000	08/01/2011	410	3,746	4	3	1979
8		<b>\$328,000</b> 144 Skyline Astoria, OR 97103 Closed / 10-279	369,000	328,000	08/16/2011	544	1,611	3	3	1955
9		<b>\$326,150</b> 245 W Grand Ave Astoria, OR 97103 Closed / 10-1785	374,900	326,150	08/04/2011	258	2,380	3	3	2003
10		<b>\$325,000</b> 1050 3rd St Astoria, OR 97103 Closed / 11-436	339,500	325,000	09/12/2011	156	1,972	3	3.5	2007
11		<b>\$325,000</b> 290 Chelmsford Astoria, OR 97103 Closed / 10-1589	349,950	325,000	01/28/2011	104	1,746	4	2	1967
12		<b>\$322,000</b> 300 W Irving Astoria, OR 97103 Closed / 11-62	322,100	322,000	04/26/2011	98	2,465	2	2	1975
13		<b>\$320,500</b> 36373 Riverpoint Drive Astoria, OR 97103 Closed / 11-4	339,000	320,500	06/10/2011	158	2,666	4	2.5	2003
14		<b>\$320,000</b> 140 Grand Ave Astoria, OR 97103 Closed / 11-632	325,000	320,000	06/10/2011	18	2,450	3	2	1951
15		<b>\$320,000</b> 2555 Mill Pond Ln Astoria, OR 97103 Closed / 10-321	382,500	320,000	04/15/2011	414	1,880	2	2	2007
16		<b>\$319,000</b> 36341 Riverpoint Dr Astoria, OR 97103 Closed / 11-905	333,000	319,000	09/01/2011	58	1,862	3	2.5	2000
17		<b>\$310,000</b> 1840 SE 3RD ST Astoria, OR 97103 Closed / 10-1487	325,000	310,000	03/16/2011	358	2,292	3	2.5	2004
18		<b>\$304,000</b> 2798 Grand Ave Astoria, OR 97103 Closed / 11-169	308,000	304,000	06/21/2011	127	1,991	4	2	1923










19		<b>\$300,000</b> 1830 SE Hancock St Astoria, OR 97103 Closed / 09-15	325,000	300,000	02/16/2011	997	2,000	2	2	2004
20		<b>\$296,000</b> 91569 George Hill Rd Astoria, OR 97103 Closed / 11-1110	298,000	296,000	09/16/2011	204	2,943	4	3	1967
21		<b>\$295,000</b> 685 1st St Astoria, OR 97103 Closed / 10-1279	349,000	295,000	08/17/2011	377	2,729	3	3	1969
22		<b>\$290,000</b> 40041 Hwy 30 Astoria, OR 97103 Closed / 11-1103	318,000	290,000	11/18/2011	93	1,544	3	2	2000
23		<b>\$289,000</b> 36430 River Point Dr Astoria, OR 97103 Closed / 11-962	289,000	289,000	09/19/2011	61	2,242	4	3	1999
24		<b>\$285,000</b> 1572 Jerome Astoria, OR 97103 Closed / 10-786	299,000	285,000	04/21/2011	338	2,720	4	3	1893
25		<b>\$279,000</b> 5276 ASH ST Astoria, OR 97103 Closed / 10-1100	295,000	279,000	01/03/2011	180	1,149	2	2	1949
26		<b>\$270,000</b> 38120 Hwy 30 Astoria, OR 97103 Closed / 11-1052	270,000	270,000	11/08/2011	91	2,600	4	2	1948
27		<b>\$257,500</b> 125 W Grand Astoria, OR 97103 Closed / 10-1547	275,000	257,500	07/08/2011	280	1,200	3	2	1978
28		<b>\$255,000</b> 3429 Harrison Ave Astoria, OR 97103 Closed / 09-1483	269,500	255,000	01/10/2011	472	1,913	3	2	1895
29		<b>\$255,000</b> 1810 SE Kearney Astoria, OR 97103 Closed / 11-362	275,000	255,000	06/21/2011	89	1,394	3	1	1945
30		<b>\$255,000</b> 145 South Place Astoria, OR 97103 Closed / 11-835	265,000	255,000	12/22/2011	187	2,136	3	3	1994
31		<b>\$252,500</b> 42263 Bagley Ln Astoria, OR 97103 Closed / 11-914	267,000	252,500	10/21/2011	106	1,377	3	2	1992
32		<b>\$250,000</b> 92065 GLASGOW DR Astoria, OR 97103 Closed / 10-392	282,500	250,000	07/05/2011	481	1,758	3	2	2003
33		<b>\$249,900</b> 1092 Jerome Avenue Astoria, OR 97103 Closed / 11-373	259,900	249,900	07/22/2011	112	1,666	3	1.5	1915
34		<b>\$248,000</b> 2991 Irving Ave Astoria, OR 97103 Closed / 11-864	274,500	248,000	08/19/2011	53	2,300	4	2	1915
35		<b>\$242,000</b> 570 Madison Astoria, OR 97103 Closed / 11-955	260,000	242,000	11/18/2011	122	1,336	3	2.5	2003
36		<b>\$240,000</b> 295 Waldorf Pl Astoria, OR 97103 Closed / 10-1546	260,000	240,000	06/28/2011	266	1,726	3	2.5	1997
37		<b>\$238,000</b> 92336 Simonsen Rd Astoria, OR 97103 Closed / 11-462	249,000	238,000	07/07/2011	76	1,677	3	2	1950

38		<b>\$235,500</b> 114 W. Lexington Ave. Astoria, OR 97103 Closed / 10-1606	247,000	235,500	04/26/2011	188	1,832	3	2.5	1995
39		<b>\$227,000</b> 811 Harrison Ave Astoria, OR 97103 Closed / 11-476	245,000	227,000	06/15/2011	53	2,100	3	2	1890
40		<b>\$221,000</b> 333 W Niagara Astoria, OR 97103 Closed / 10-1590	225,000	221,000	03/04/2011	136	1,854	3	2	1955
41		<b>\$219,000</b> 92896 Keller Astoria, OR 97103 Closed / 10-1273	219,000	219,000	07/26/2011	356	1,529	3	2	2010
42		<b>\$215,000</b> 162 W Grand Astoria, OR 97103 Closed / 10-1411	250,000	215,000	08/08/2011	333	1,479	3	1	1945
43		<b>\$215,000</b> 91945 George Hill Rd Astoria, OR 97103 Closed / 11-999	225,000	215,000	09/20/2011	55	1,468	2	2	1987
44		<b>\$215,000</b> 1745 SE 3rd Astoria, OR 97103 Closed / 11-1150	228,500	215,000	12/20/2011	444	1,860	3	2.5	2010
45		<b>\$215,000</b> 340 South Street Astoria, OR 97103 Closed / 11-1249	230,000	215,000	12/09/2011	74	1,327	3	2	1987
46		<b>\$212,000</b> 92879 Pearson Rd Astoria, OR 97103 Closed / 10-1521	212,000	212,000	01/25/2011	123	1,300	3	2	1993
47		<b>\$209,900</b> 92946 Keller Rd Astoria, OR 97103 Closed / 10-1874	209,950	209,900	07/22/2011	213	1,529	3	2	2010
48		<b>\$208,000</b> 510 Duane Street Astoria, OR 97103 Closed / 11-844	205,000	208,000	08/31/2011	68	1,950	4	2	1890
49		<b>\$204,000</b> 679 Alameda Ave Astoria, OR 97103 Closed / 10-1538	249,000	204,000	04/05/2011	186	3,535	5	2	1910
50		<b>\$200,000</b> 40124 Hunt Ln Astoria, OR 97103 Closed / 09-1504	219,000	200,000	01/31/2011	489	1,116	3	1	1950
51		<b>\$199,950</b> 1465 5th St Astoria, OR 97103 Closed / 10-1688	199,950	199,950	09/22/2011	314	2,046	4	2.5	1951
52		<b>\$197,000</b> 539 Kensington Astoria, OR 97103 Closed / 11-337	197,000	197,000	06/01/2011	69	1,166	2	1	1921
53		<b>\$193,698</b> 911 Denver Pl Astoria, OR 97103 Closed / 11-103	199,000	193,698	06/21/2011	141	1,132	3	1.5	1953
54		<b>\$190,000</b> 89597 Green Mountain Astoria, OR 97103 Closed / 11-1118	200,000	190,000	11/10/2011	78	5,070	4	3.5	1989
55		<b>\$189,900</b> 91982 Koppish Rd Astoria, OR 97103 Closed / 11-676	200,000	189,900	09/15/2011	114	1,748	4	2.5	1967
56		<b>\$189,500</b> 35218 Mudd Lane Astoria, OR 97103 Closed / 11-777	199,900	189,500	08/05/2011	52	1,050	3	1	1920

57		<b>\$189,000</b> 390 Atlantic Astoria, OR 97103 Closed / 11-689	189,000	189,000	12/16/2011	205	1,524	2	2	1949
58		<b>\$188,000</b> 675 15th St Astoria, OR 97103 Closed / 10-1055	199,500	188,000	03/16/2011	257	1,564	3	1	1906
59		<b>\$188,000</b> 4 Auburn Ave Astoria, OR 97103 Closed / 11-366	198,000	188,000	06/15/2011	76	1,580	3	2	2006
60		<b>\$186,000</b> 623 W. Marine Dr. Astoria, OR 97103 Closed / 11-151	189,900	186,000	05/18/2011	96	1,152	3	1.1	1954
61		<b>\$185,000</b> 75 Ithica Astoria, OR 97103 Closed / 11-666	199,900	185,000	11/07/2011	167	2,283	4	2	2005
62		<b>\$182,500</b> 39469 Hwy 30 Astoria, OR 97103 Closed / 11-836	169,900	182,500	07/28/2011	35	2,112	4	2	1971
63		<b>\$182,000</b> 22 Auburn Ave Astoria, OR 97103 Closed / 10-1646	184,900	182,000	03/16/2011	134	1,344	3	2	1924
64		<b>\$180,000</b> 306 W Exchange Astoria, OR 97103 Closed / 11-1187	199,800	180,000	10/21/2011	41	1,920	4	3	1902
65		<b>\$178,500</b> 818 Glasgow Ave Astoria, OR 97103 Closed / 11-597	179,900	178,500	10/27/2011	162	1,863	4	2	1920
66		<b>\$178,000</b> 35133 Reith-Larson Ln Astoria, OR 97103 Closed / 11-1072	185,900	178,000	11/07/2011	89	1,456	4	1.5	1984
67		<b>\$176,000</b> 500 Duane St Astoria, OR 97103 Closed / 11-943	185,000	176,000	08/18/2011	38	1,274	3	1	1900
68		<b>\$175,000</b> 3712 Franklin Astoria, OR 97103 Closed / 11-757	169,900	175,000	11/15/2011	159	1,380	3	2.25	1912
69		<b>\$173,250</b> 35034 7th Ln Astoria, OR 97103 Closed / 09-1139	199,900	173,250	08/29/2011	777	1,189	4	1	1937
70		<b>\$170,000</b> 3583 Franklin Astoria, OR 97103 Closed / 10-1676	174,900	170,000	06/13/2011	217	1,948	4	3	1917
71		<b>\$170,000</b> 1341 Miller Lane Astoria, OR 97103 Closed / 11-188	185,000	170,000	04/27/2011	68	1,442	3	2	1941
72		<b>\$170,000</b> 1388 Franklin Astoria, OR 97103 Closed / 11-1207	164,000	170,000	12/22/2011	259	2,016	5	2	1868
73		<b>\$168,500</b> 1845 5th St Astoria, OR 97103 Closed / 11-1308	179,000	168,500	11/30/2011	202	1,730	3	1	1956
74		<b>\$168,000</b> 388 Pleasant Astoria, OR 97103 Closed / 10-1603	181,000	168,000	04/01/2011	164	1,085	3	1.25	1960
75		<b>\$168,000</b> 737 Jerome Astoria, OR 97103 Closed / 11-467	174,500	168,000	10/25/2011	183	1,117	2	1	1896

76		<b>\$165,100</b> 35275 Lyngstad Heights Ln Astoria, OR 97103 Closed / 10-1563	156,900	165,100	03/09/2011	152	1,644	4	2	1958
77		<b>\$163,000</b> 583 W Marine Dr Astoria, OR 97103 Closed / 11-206	182,500	163,000	06/15/2011	204	1,495	2	1.5	1950
78		<b>\$160,000</b> 805 Glasgow Ave Astoria, OR 97103 Closed / 10-1855	169,000	160,000	04/07/2011	118	1,656	3	2	1976
79		<b>\$158,000</b> 40134 Hunt Ln Astoria, OR 97103 Closed / 10-1014	144,900	158,000	02/04/2011	225	1,035	2	1	1945
80		<b>\$156,000</b> 365 53rd Street Astoria, OR 97103 Closed / 11-1106	156,000	156,000	09/16/2011	29	1,196	2	2	1911
81		<b>\$153,100</b> 92624 Astor Rd Astoria, OR 97103 Closed / 11-224	150,000	153,100	10/12/2011	226	1,008	2	1	1982
82		<b>\$150,000</b> 639 Clatsop Street Astoria, OR 97103 Closed / 10-1853	149,000	150,000	05/23/2011	161	2,117	3	3	1949
83		<b>\$150,000</b> 1788 Irving Astoria, OR 97103 Closed / 11-651	283,000	150,000	08/30/2011	184	2,471	3	2.5	1909
84		<b>\$150,000</b> 1549 4th St Astoria, OR 97103 Closed / 11-696	179,000	150,000	07/14/2011	48	1,212	3	2	1997
85		<b>\$141,000</b> 309 FRANKLIN AVE Astoria, OR 97103 Closed / 10-233	159,900	141,000	06/17/2011	490	1,287	4	1	1886
86		<b>\$140,000</b> 89919 Hwy 202 Astoria, OR 97103 Closed / 10-1338	159,000	140,000	08/12/2011	353	1,058	2	1	1957
87		<b>\$135,000</b> 740 Florence Ave Astoria, OR 97103 Closed / 10-1878	145,000	135,000	09/02/2011	469	1,287	3	1	1925
88		<b>\$130,000</b> 1570 SE 2nd St Astoria, OR 97103 Closed / 11-951	148,500	130,000	09/09/2011	58	1,062	4	1	1943
89		<b>\$129,150</b> 775 Clatsop Ave Astoria, OR 97103 Closed / 10-1194	174,900	129,150	02/15/2011	208	2,162	4	2	1973
90		<b>\$128,000</b> 1386 Olney Ave Astoria, OR 97103 Closed / 11-299	134,500	128,000	06/02/2011	77	1,090	3	3	1996
91		<b>\$126,900</b> 1842 8th St Astoria, OR 97103 Closed / 10-1829	119,900	126,900	04/18/2011	138	1,122	2	1	1948
92		<b>\$125,000</b> 92511 Tomberg Rd Astoria, OR 97103 Closed / 11-96	125,000	125,000	07/06/2011	161	2,142	4	1	1920
93		<b>\$125,000</b> 92272 Nowlans Dr Astoria, OR 97103 Closed / 11-826	150,000	125,000	08/23/2011	149	1,554	3	1	1957
94		<b>\$123,000</b> 93206 Brownsmead Hill Rd Astoria, OR 97103 Closed / 11-174	129,900	123,000	08/15/2011	183	1,232	3	1	1925

95		<b>\$117,000</b> 4534 Commercial St Astoria, OR 97103 Closed / 11-687	124,900	117,000	08/19/2011	86	1,084	2	1.5	1914
96		<b>\$115,000</b> 35133 Reith Larson Lane Astoria, OR 97103 Closed / 10-1673	120,600	115,000	03/09/2011	123	1,456	4	2	1985
97		<b>\$115,000</b> 92715 Holly Ln Astoria, OR 97103 Closed / 10-771	124,900	115,000	07/15/2011	430	1,794	3	2	1967
98		<b>\$110,000</b> 3547 Harrison Astoria, OR 97103 Closed / 10-1680	125,000	110,000	01/03/2011	56	1,404	2	1	1948
99		<b>\$109,900</b> 5323 Ash Astoria, OR 97103 Closed / 11-17	148,050	109,900	05/12/2011	126	2,232	4	3	1904
100		<b>\$108,015</b> 318 Klaskanine Avenue Astoria, OR 97103 Closed / 11-1116	105,300	108,015	11/01/2011	70	2,227	4	1	1924
101		<b>\$107,225</b> 507 ALAMEDA AVE Astoria, OR 97103 Closed / 10-113	120,000	107,225	06/13/2011	668	1,254	3	1	1918
102		<b>\$107,000</b> 818 Florence Ave Astoria, OR 97103 Closed / 10-1838	109,500	107,000	02/10/2011	72	789	2	1	1927
103		<b>\$106,301</b> 923 Denver Pl Astoria, OR 97103 Closed / 11-1311	98,800	106,301	12/05/2011	48	672	2	1	1953
104		<b>\$103,500</b> 719 Florence Astoria, OR 97103 Closed / 10-1875	99,900	103,500	04/26/2011	126	2,288	3	3	1924
105		<b>\$101,000</b> 493 Lexington Astoria, OR 97103 Closed / 11-115	101,900	101,000	04/19/2011	77	1,192	3	1.5	1919
106		<b>\$95,000</b> 1744 Franklin Astoria, OR 97103 Closed / 11-1235	100,000	95,000	11/02/2011	43	1,532	2	2	1865
107		<b>\$91,350</b> 651 Klaskanine Astoria, OR 97103 Closed / 11-219	134,900	91,350	06/28/2011	120	1,355	3	2	1947
108		<b>\$90,000</b> 350 Floral Astoria, OR 97103 Closed / 10-1600	90,000	90,000	02/15/2011	120	3,080	3	2	1910
109		<b>\$89,000</b> 708 Lexington Astoria, OR 97103 Closed / 10-1888	89,900	89,000	01/21/2011	23	776	1	2	1954
110		<b>\$84,900</b> 35210 Lyngstad Heights Ln Astoria, OR 97103 Closed / 11-1000	84,900	84,900	09/30/2011	66	908	2	1	1953
111		<b>\$84,000</b> 92587 Fernhill Rd Astoria, OR 97103 Closed / 10-1385	84,900	84,000	02/23/2011	174	960	3	1	1973
112		<b>\$83,310</b> 1886 SE HOWARD ST Astoria, OR 97103 Closed / 11-758	84,900	83,310	09/06/2011	89	1,393	2	1.5	1924
113		<b>\$82,690</b> 35770 ART JOHNSON LN Astoria, OR 97103 Closed / 11-333	94,950	82,690	05/23/2011	165	1,370	3	2	1952

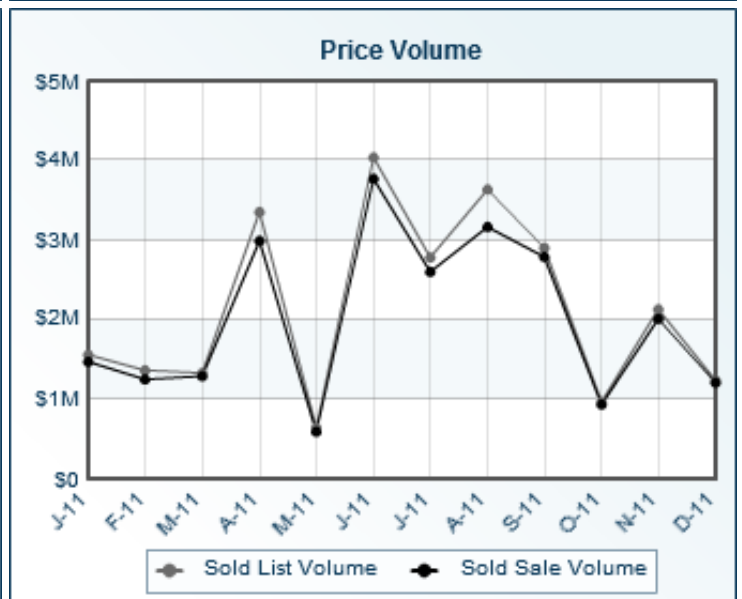
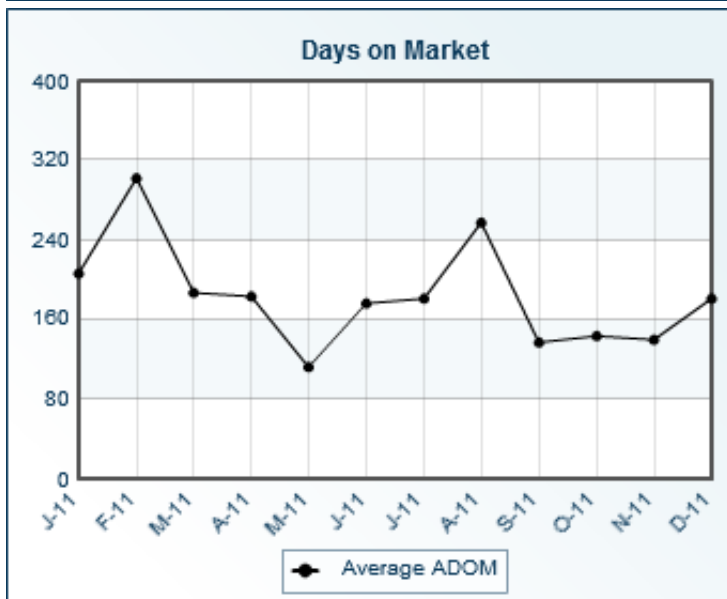
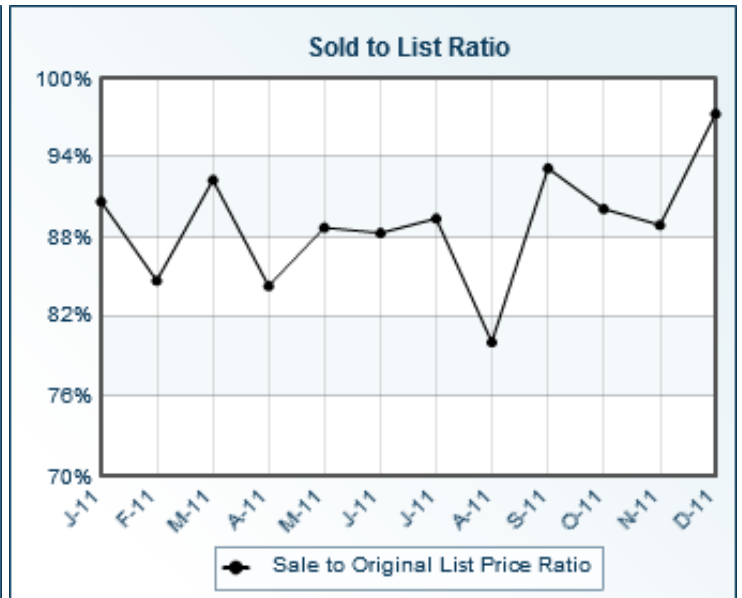
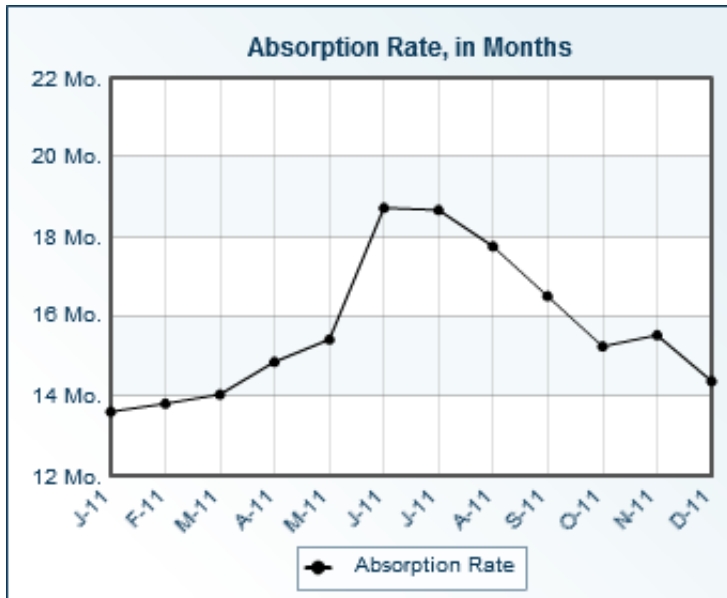
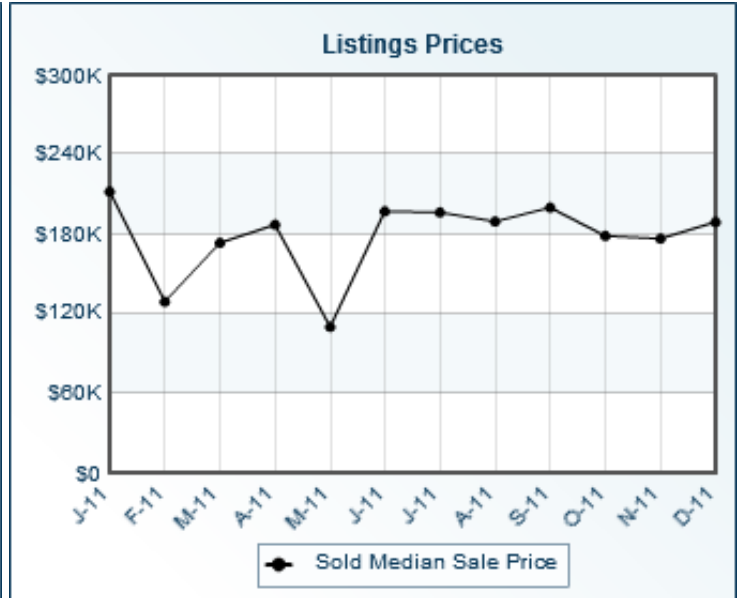
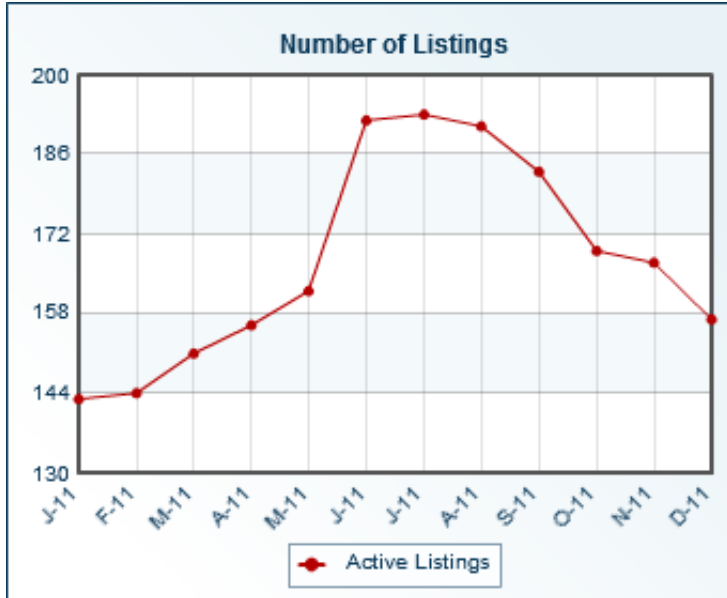
114		<b>\$74,000</b> 1719 SE 2nd St Astoria, OR 97103 Closed / 11-253	74,000	74,000	07/07/2011	122	720	3	1.5	1918
115		<b>\$71,400</b> 92170 KC Creek Rd Astoria, OR 97103 Closed / 11-1098	68,900	71,400	11/30/2011	106	1,782	5	3	1994
116		<b>\$69,000</b> 1744 Franklin Astoria, OR 97103 Closed / 11-136	75,000	69,000	07/28/2011	170	1,532	2	1	1865
117		<b>\$66,000</b> 37583 Brandon Ln Astoria, OR 97103 Closed / 11-537	64,900	66,000	05/24/2011	15	1,716	3	2	1995
118		<b>\$62,500</b> 92553 Svensen Market Rd Astoria, OR 97103 Closed / 11-37	69,900	62,500	03/14/2011	61	1,340	2	2	1935
119		<b>\$59,900</b> 34808 Hwy 105 Astoria, OR 97103 Closed / 11-1387	59,900	59,900	12/29/2011	52	1,450	4	1.5	1947
120		<b>\$43,725</b> 1130 8th St Astoria, OR 97103 Closed / 10-1813	45,900	43,725	03/15/2011	275	600	1	1	1941
121		<b>\$39,100</b> 668 44th St Astoria, OR 97103 Closed / 10-1344	75,000	39,100	11/22/2011	455	1,157	3	1	1885
122		<b>\$10,000</b> 402 Alameda Ave Astoria, OR 97103 Closed / 11-843	40,000	10,000	07/14/2011	21	2,400	4	2.5	1918

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Prepared by Jeremy Linder on Wednesday, January 04, 2012 4:52 PM

## 2011 Market Summary Charts (Astoria Oregon)

# Market Summary

Astoria Single Family Res, December 2011



<b>Summary Statistics</b>						
	<b>Dec-11</b>	<b>Dec-10</b>	<b>% Chg</b>	<b>2011 YTD</b>	<b>2010 YTD</b>	<b>% Chg</b>
Absorption Rate	14.38	17.89	-19.62	15.72	N/A	N/A
Average List Price	\$258,381	\$261,217	-1.09	\$248,493	\$257,407	-3.46
Median List Price	\$219,000	\$229,945	-4.76	\$219,000	\$229,000	-4.37
Average Sale Price	\$172,886	\$196,497	-12.02	\$197,294	\$206,496	-4.46
Median Sale Price	\$189,000	\$183,500	3.00	\$183,750	\$191,500	-4.05
Average ADOM	181	128	41.41	185	184	0.54
Median ADOM	187	122	53.28	135	122	10.66

<b>Sold Listings</b>							<b>Pending Listings</b>						
	<b>This Month</b>			<b>Year to Date</b>				<b>This Month</b>			<b>Year to Date</b>		
	<b>2011</b>	<b>2010</b>	<b>% Chg</b>	<b>2011</b>	<b>2010</b>	<b>% Chg</b>		<b>2011</b>	<b>2010</b>	<b>% Chg</b>	<b>2011</b>	<b>2010</b>	<b>% Chg</b>
0-30k	0	0	0.0	1	0	N/A	0-30k	0	0	0.0	0	0	0.0
30k-40k	0	0	0.0	1	0	N/A	30k-40k	0	0	0.0	0	0	0.0
40k-50k	0	0	0.0	1	2	-50.0	40k-50k	0	0	0.0	2	2	0.0
50k-60k	1	0	N/A	1	0	N/A	50k-60k	1	0	N/A	1	0	N/A
60k-70k	0	1	-100.0	3	1	200.0	60k-70k	0	0	0.0	4	1	300.0
70k-80k	0	0	0.0	2	3	-33.3	70k-80k	0	0	0.0	3	0	N/A
80k-90k	0	2	-100.0	5	7	-28.6	80k-90k	0	1	-100.0	3	5	-40.0
90k-100k	0	1	-100.0	3	2	50.0	90k-100k	1	0	N/A	5	6	-16.7
100k-120k	1	0	N/A	11	4	175.0	100k-120k	0	1	-100.0	7	7	0.0
120k-140k	0	0	0.0	8	6	33.3	120k-140k	1	1	0.0	10	6	66.7
140k-160k	0	2	-100.0	8	12	-33.3	140k-160k	0	0	0.0	12	9	33.3
160k-180k	1	1	0.0	14	15	-6.7	160k-180k	0	1	-100.0	9	13	-30.8
180k-200k	1	3	-66.7	14	15	-6.7	180k-200k	0	0	0.0	19	15	26.7
200k-250k	2	3	-33.3	18	28	-35.7	200k-250k	1	1	0.0	17	31	-45.2
250k-300k	1	1	0.0	13	11	18.2	250k-300k	1	0	N/A	17	14	21.4
300k-400k	0	1	-100.0	17	14	21.4	300k-400k	0	1	-100.0	15	15	0.0
400k-500k	0	0	0.0	1	5	-80.0	400k-500k	1	1	0.0	2	6	-66.7
500k+	0	1	-100.0	1	1	0.0	500k+	0	0	0.0	1	1	0.0
Totals	7	16	-56.2	122	126	-3.2	Totals	6	7	-14.3	127	131	-3.1

<b>Active Listings</b>							<b>New Listings</b>						
	<b>This Month</b>			<b>Year to Date</b>				<b>This Month</b>			<b>Year to Date</b>		
	<b>2011</b>	<b>2010</b>	<b>% Chg</b>	<b>2011</b>	<b>2010</b>	<b>% Chg</b>		<b>2011</b>	<b>2010</b>	<b>% Chg</b>	<b>2011</b>	<b>2010</b>	<b>% Chg</b>
0-30k	0	0	0.0	0	0	0.0	0-30k	0	0	0.0	0	0	0.0
30k-40k	0	0	0.0	0	0	0.0	30k-40k	0	0	0.0	0	0	0.0
40k-50k	0	2	-100.0	3	5	-40.0	40k-50k	0	0	0.0	1	5	-80.0
50k-60k	2	0	N/A	2	0	N/A	50k-60k	0	0	0.0	2	0	N/A
60k-70k	3	0	N/A	6	2	200.0	60k-70k	0	0	0.0	6	1	500.0
70k-80k	1	2	-50.0	4	2	100.0	70k-80k	0	0	0.0	2	1	100.0
80k-90k	2	2	0.0	7	8	-12.5	80k-90k	0	1	-100.0	5	8	-37.5
90k-100k	4	3	33.3	10	12	-16.7	90k-100k	0	1	-100.0	6	8	-25.0
100k-120k	6	8	-25.0	15	17	-11.8	100k-120k	0	3	-100.0	8	12	-33.3
120k-140k	8	7	14.3	24	14	71.4	120k-140k	1	0	N/A	18	8	125.0
140k-160k	12	11	9.1	33	28	17.9	140k-160k	1	2	-50.0	22	21	4.8
160k-180k	16	13	23.1	43	46	-6.5	160k-180k	1	2	-50.0	32	33	-3.0
180k-200k	18	18	0.0	56	51	9.8	180k-200k	1	0	N/A	46	42	9.5
200k-250k	25	28	-10.7	79	104	-24.0	200k-250k	7	2	250.0	56	74	-24.3
250k-300k	19	29	-34.5	67	79	-15.2	250k-300k	0	1	-100.0	41	58	-29.3
300k-400k	20	23	-13.0	62	65	-4.6	300k-400k	3	0	N/A	43	53	-18.9
400k-500k	15	11	36.4	27	37	-27.0	400k-500k	1	2	-50.0	15	24	-37.5