Monthly Update - MLS of Greater Cincinnati

	2004 JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	2004 Total/Avg	Jan-Dec Variance 03 -'04
Membership:														
Offices	583	579	583	590	598	599	608	608	611	611	610	612	599	
Licensees	5,068	5,113	5,157	5,239	5,284	5,344	5,411	5,442	5,481	5,461	5,479	5,522	5,333	
Active Inventory	**12,590**	**12,790**	**13,378**	**13,804**	**14,293**	**14,850**	**15,133**	**15,439**	**15,463**	**15,257**	**14,753**	**13,470**	14,268	
Residential	9,546	9,652	10,153	10,569	10,924	11,383	11,598	11,947	12,003	11,789	11,259	10,350	10,931	
Multi-Fam. & Apts.	643	671	707	733	761	822	837	830	815	821	851	768	772	
Commercial & Indus.	487	493	519	511	506	508	513	541	512	497	512	471	506	
Land & Lots	1,914	1,974	1,999	1,991	2,102	2,137	2,185	2,121	2,133	2,150	2,131	1,881	2,060	
New Listings	3,820	3,727	5,187	4,819	4,781	5,088	4,746	4,879	4,490	4,180	3,591	2,613	51,921	
Expirations	1,152	922	915	973	998	1,169	1,123	1,232	1,461	1,496	1,405	1,956	1,234	9.64%
Pending Sales														
New (SF & C)	1,697	2,063	2,743	2,572	2,509	2,503	2,348	2,382	2,080	2,036	1,783	1,388	2,175	
New (Monthly) -Total	1,952	2,325	3,144	2,987	2,860	2,881	2,741	2,779	2,441	2,333	2,130	1,614	2,516	21.34%
Pending	*1,726*	*2,074*	*2,745*	*2,660*	*2,556*	*2,463*	*2,341*	*2,331*	*2,071*	*1,998*	*1,803*	*1,326*		
Sold	*221*	*236*	*382*	*313*	*298*	*401*	*390*	*436*	*359*	*328*	*314*	*280*		
Other (C,W,E)	*5*	*15*	*17*	*14*	*6*	*17*	*10*	*12*	*11*	*7*	*13*	*8*		
BOM (in Month)	542	657	660	667	641	791	728	713	478	638	558	491	630	
Waiting To Close	3,111	3,713	4,409	4,697	4,786	4,411	4,315	3,986	3,842	3,663	3,462	2,908	3,942	

Closings:	2004 JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	2004 Total/Avg	Jan-Dec Variance 03 -'04
Total Sold Properties	1,458	1,710	2,409	2,590	2,669	3,033	2,645	2,816	2,466	2,300	2,138	1,991	28,225	8.08%
$ Volume (000's)	$231,165	$276,223	$379,096	$432,606	$450,994	$542,737	$456,515	$481,966	$408,055	$387,791	$360,825	$342,136	4,750,108	11.15%
Single Family	1,128	1,371	1,911	2,102	2,179	2,477	2,128	2,243	1,966	1,841	1,732	1,588	22,666	6.84%
$ Volume (000's)	$186,747	$231,484	$315,837	$370,131	$392,022	$472,572	$392,848	$409,525	$344,987	$325,320	$306,099	$285,425	$4,032,995	10.01%
Avg. DOM	74	76	75	66	61	58	59	65	61	67	69	72	66	13.71%
Avg. Price	$165,556	$168,843	$165,273	$176,085	$179,909	$190,784	$184,609	$182,579	$175,476	$176,708	$176,731	$179,738	$177,931	2.96%
Median Price	$134,000	$135,950	$138,000	$142,000	$148,500	$150,000	$146,250	$148,250	$143,000	$142,000	$142,000	$143,500	$143,065	2.19%
Condominiums	150	167	248	261	274	289	276	319	254	220	195	206	2,859	11.77%
$ Volume (000's)	$19,738	$21,829	$31,989	$32,644	$35,491	$40,143	$36,715	$41,386	$33,973	$31,961	$25,130	$29,589	380,589	18.21%
Avg. DOM	75	81	80	67	64	62	64	69	65	70	73	82	70	4.45%
Avg. Price	$131,588	$130,714	$128,988	$125,071	$129,530	$138,902	$133,026	$129,737	$133,752	$145,278	$128,873	$143,636	$133,120	5.77%
Median Price	$114,500	$118,000	$113,650	$113,750	$114,450	$111,750	$115,000	$119,000	$123,000	$124,950	$117,000	$123,000	$117,300	6.64%
Multi-Family (2-4)	81	74	113	87	93	117	85	109	106	112	82	81	1,140	16.21%
$ Volume (000's)	$8,852	$7,919	$11,923	$9,620	$9,689	$13,733	$9,080	$11,473	$12,141	$12,067	$9,286	$8,552	124,335	11.08%
Apartments (5+)	11	5	11	11	2	6	10	11	12	5	11	13	108	20.00%
$ Volume (000's)	$4,956	$1,689	$5,246	$7,210	$1,580	$2,850	$2,747	$2,530	$3,186	$1,058	$3,518	$3,686	40,256	67.47%
Commercial/Invest	19	17	31	20	16	24	20	19	12	23	27	25	253	6.75%
$ Volume (000's)	$2,263	$2,216	$6,256	$3,389	$4,608	$4,210	$3,983	$3,624	$2,975	$6,504	$5,053	$3,906	48,987	-17.00%
Farms & Acreage	0	5	4	6	8	3	4	10	8	6	10	4	68	45.32%
$ Volume (000's)	$0	$2,587	$960	$1,526	$1,449	$1,580	$1,139	$3,451	$2,544	$2,114	$3,413	$1,763	22,526	56.78%
Construction Lots	69	71	91	103	97	117	122	105	108	93	81	74	1,131	14.59%
$ Volume (000's)	$8,608	$8,499	$6,885	$8,087	$6,155	$7,649	$10,003	$9,977	$8,249	$8,767	$8,326	$9,215	100,420	32.06%