

MLS of Greater Cincinnati - Single Family and Condo - New vs Existing Sales - Revised: March 19, 2008

Closings:	2007												% Dec Variance '06-'07	2007 Total/Avg YTD	Jan-Dec Variance '06-'07	2008		% Feb Variance '07-'08	2008 Total/Avg YTD	Jan-Feb Variance '07-'08
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec				Jan	Feb			
Single Family - Total	1,213	1,354	1,751	1,745	2,059	2,136	1,868	1,943	1,519	1,552	1,425	1,215	-19.54%	19,780	-11.65%	1,017	1,182	-12.70%	2,199	-14.34%
\$ Volume (000's)	\$193,133	\$226,664	\$310,937	\$304,544	\$371,869	\$430,812	\$364,075	\$352,022	\$253,542	\$262,607	\$238,326	\$207,925	-22.11%	\$3,516,454	-13.33%	\$154,983	\$185,618	-18.11%	\$340,601	-18.87%
Avg. DOM	86	85	87	80	78	76	72	73	79	79	80	84	3.54%	79	10.46%	86	89	5.60%	88	3.31%
Avg. Price	\$159,219	\$167,403	\$177,577	\$174,524	\$180,607	\$201,691	\$194,901	\$181,174	\$166,914	\$169,206	\$167,246	\$171,131	-3.20%	\$177,778	-1.90%	\$152,392	\$157,037	-6.19%	\$154,889	-5.29%
Median Price	\$131,000	\$137,000	\$138,000	\$142,000	\$144,950	\$157,900	\$152,900	\$146,000	\$138,843	\$131,750	\$131,500	\$127,500	-8.27%	\$140,500		\$115,000	\$122,925	-10.27%	\$119,589	
Single Family - Existing	1,091	1,243	1,586	1,626	1,926	1,993	1,735	1,831	1,413	1,431	1,317	1,101	-17.96%	18,293	-10.46%	962	1,091	-12.23%	2,053	-12.04%
\$ Volume (000's)	\$158,855	\$193,514	\$260,515	\$268,046	\$328,947	\$378,576	\$316,870	\$314,423	\$221,006	\$221,406	\$203,039	\$168,103	-20.45%	\$3,033,300	-12.18%	\$135,491	\$154,518	-20.15%	\$290,009	-17.70%
Avg. DOM	79	82	81	77	74	70	69	70	76	76	76	80	5.26%	75	11.68%	83	88	7.32%	86	6.28%
Avg. Price	\$145,605	\$155,683	\$164,259	\$164,850	\$170,793	\$189,953	\$182,634	\$171,722	\$156,409	\$154,721	\$154,168	\$152,682	-3.04%	\$165,818	-1.93%	\$140,843	\$141,630	-9.03%	\$141,261	-6.43%
Median Price	\$123,000	\$129,750	\$129,550	\$137,000	\$138,500	\$151,000	\$144,000	\$139,900	\$131,500	\$125,000	\$124,900	\$119,500	-8.60%	\$134,000		\$110,000	\$116,000	-10.60%	\$113,250	
Single Family - New	122	111	165	119	133	143	133	112	106	121	108	114	-32.14%	1,487	-24.13%	55	91	-18.02%	146	-37.34%
\$ Volume (000's)	\$34,278	\$33,150	\$50,423	\$36,498	\$42,922	\$52,235	\$47,205	\$37,599	\$32,536	\$41,201	\$35,286	\$39,822	-28.40%	\$483,154	-19.92%	\$19,492	\$31,099	-6.18%	\$50,592	-24.97%
Avg. DOM	144	113	146	128	140	152	118	121	120	120	127	125	0.81%	131	9.82%	141	104	-7.56%	118	-8.57%
Avg. Price	\$280,968	\$298,645	\$305,591	\$306,707	\$322,720	\$365,281	\$354,922	\$335,704	\$306,943	\$340,506	\$326,726	\$349,313	5.51%	\$324,919	5.56%	\$354,403	\$341,752	14.43%	\$346,518	19.74%
Median Price	\$226,843	\$242,500	\$252,000	\$228,000	\$243,900	\$270,762	\$270,000	\$253,233	\$252,515	\$266,850	\$257,051	\$257,069	5.18%	\$250,000		\$253,150	\$240,850	-0.68%	\$244,435	
Condominiums - Total	157	161	201	223	275	294	245	233	194	190	168	138	-18.34%	2,479	-12.28%	110	139	-13.66%	249	-21.70%
\$ Volume (000's)	\$20,270	\$21,782	\$26,738	\$31,245	\$40,610	\$43,960	\$34,214	\$32,822	\$28,108	\$28,275	\$23,109	\$22,864	-16.11%	\$353,997	-19.49%	\$16,972	\$18,523	-14.96%	\$35,495	-15.59%
Avg. DOM	102	96	98	101	96	90	88	82	100	90	93	117	19.86%	95	12.26%	105	105	9.63%	105	6.22%
Avg. Price	\$129,110	\$135,290	\$133,025	\$140,113	\$147,671	\$149,523	\$139,651	\$140,866	\$144,886	\$148,814	\$137,556	\$165,684	2.74%	\$142,798	-8.22%	\$154,289	\$133,262	-1.50%	\$142,551	7.80%
Median Price	\$114,000	\$118,000	\$120,500	\$119,000	\$125,500	\$131,750	\$117,395	\$118,900	\$121,500	\$123,500	\$125,000	\$143,000	15.79%	\$122,550		\$127,825	\$116,000	-1.69%	\$120,248	
Condominiums - Existing	129	140	175	184	236	241	208	200	162	155	142	104	-19.38%	2,076	-9.70%	93	118	-15.71%	211	-21.56%
\$ Volume (000's)	\$15,662	\$16,794	\$21,807	\$22,787	\$31,715	\$33,643	\$25,681	\$25,561	\$22,082	\$20,122	\$18,447	\$15,341	-13.06%	\$269,643	-12.30%	\$13,474	\$14,776	-12.01%	\$28,250	-12.96%
Avg. DOM	93	84	94	83	82	74	79	69	83	81	88	99	22.22%	83	11.88%	95	95	13.10%	95	7.34%
Avg. Price	\$121,413	\$119,956	\$124,614	\$123,845	\$134,385	\$139,596	\$123,465	\$127,805	\$136,310	\$129,821	\$129,910	\$147,510	7.83%	\$129,886	-2.87%	\$144,877	\$125,223	4.39%	\$133,886	10.97%
Median Price	\$104,000	\$114,500	\$115,000	\$111,000	\$118,875	\$120,000	\$110,000	\$109,500	\$119,450	\$112,000	\$119,250	\$125,000	9.17%	\$114,000		\$118,000	\$111,750	-2.40%	\$112,500	
Condominiums - New	28	21	26	39	39	53	37	33	32	35	26	34	-15.00%	403	-23.53%	17	21	0.00%	38	-22.45%
\$ Volume (000's)	\$4,608	\$4,988	\$4,931	\$8,458	\$8,895	\$10,317	\$8,534	\$7,261	\$6,026	\$8,152	\$4,662	\$7,523	-21.70%	\$84,354	-36.21%	\$3,498	\$3,747	-24.87%	\$7,245	-24.49%
Avg. DOM	141	173	121	187	180	160	138	167	187	129	121	173	13.82%	158	20.57%	159	160	-7.51%	160	3.13%
Avg. Price	\$164,573	\$237,514	\$189,641	\$216,863	\$228,068	\$194,664	\$230,641	\$220,025	\$188,304	\$232,924	\$179,317	\$221,276	-7.88%	\$209,316	-16.58%	\$205,779	\$178,436	-24.87%	\$190,668	-2.64%
Median Price	\$158,300	\$176,825	\$181,473	\$177,238	\$190,515	\$171,296	\$201,650	\$184,000	\$127,981	\$194,000	\$155,770	\$165,685	4.78%	\$177,310		\$168,350	\$149,900	-15.23%	\$159,500	
Sing-Fam & Condo - Total	1,370	1,515	1,952	1,968	2,334	2,430	2,113	2,176	1,713	1,742	1,593	1,353	-19.42%	22,259	-11.72%	1,127	1,321	-12.81%	2,448	-15.15%
\$ Volume (000's)	\$213,403	\$248,445	\$337,675	\$335,789	\$412,479	\$474,771	\$398,289	\$384,844	\$281,650	\$290,882	\$261,435	\$230,789	-21.55%	\$3,870,452	-13.93%	\$171,955	\$204,141	-17.83%	\$376,096	-18.57%
Avg. DOM	87	86	88	82	80	78	74	74	81	81	81	88	5.53%	81	10.68%	88	91	6.06%	90	3.51%
Avg. Price	\$155,769	\$163,990	\$172,989	\$170,625	\$176,726	\$195,379	\$188,495	\$176,858	\$164,419	\$166,981	\$164,115	\$170,576	-2.65%	\$173,883	-2.50%	\$152,578	\$154,535	-5.77%	\$153,634	-4.03%
Median Price	\$128,700	\$134,250	\$135,000	\$138,400	\$141,500	\$153,885	\$145,250	\$141,600	\$136,000	\$129,900	\$130,000	\$128,900	-5.84%	\$138,000		\$116,000	\$122,000	-9.12%	\$119,900	
Sing-Fam & Condo - Exist	1,220	1,383	1,761	1,810	2,162	2,234	1,943	2,031	1,575	1,586	1,459	1,205	-18.08%	20,369	-10.38%	1,055	1,209	-12.58%	2,264	-13.02%
\$ Volume (000's)	\$174,517	\$210,308	\$282,322	\$290,834	\$360,662	\$412,219	\$342,551	\$339,984	\$243,088	\$241,528	\$221,486	\$183,444	-19.88%	\$3,302,943	-12.19%	\$148,965	\$169,295	-19.50%	\$318,259	-17.30%
Avg. DOM	81	82	82	77	75	71	70	70	77	76	77	82	6.80%	76	11.71%	84	89	7.88%	87	6.28%
Avg. Price	\$143,047	\$152,066	\$160,319	\$160,682	\$166,819	\$184,521	\$176,300	\$167,397	\$154,342	\$152,288	\$151,807	\$152,236	-2.20%	\$162,155	-2.02%	\$141,199	\$140,029	-7.92%	\$140,574	-4.91%
Median Price	\$119,000	\$127,500	\$126,000	\$133,000	\$134,360	\$147,000	\$138,500	\$135,000	\$130,000	\$124,000	\$124,500	\$120,000	-6.44%	\$130,000		\$110,000	\$115,000	-9.80%	\$113,000	
Sing-Fam & Condo - New	150	132	191	158	172	196	170	145	138	156	134	148	-28.85%	1,890	-24.00%	72	112	-15.15%	184	-34.75%
\$ Volume (000's)	\$38,886	\$38,137	\$55,353	\$44,956	\$51,816	\$62,552	\$55,738	\$44,860	\$38,562	\$49,354	\$39,949	\$47,345	-27.42%	\$567,508	-22.85%	\$22,990	\$34,847	-8.63%	\$57,837	-24.91%
Avg. DOM	143	122	143	143	149	154	122	131	136	122	126	136	5.13%	136	12.31%	145	115	-6.24%	127	-5.19%
Avg. Price	\$259,241	\$288,920	\$289,807	\$284,530	\$301,258	\$319,145	\$327,873	\$309,377	\$279,433	\$316,369	\$298,124	\$319,899	2.01%	\$300,269	1.53%	\$319,311	\$311,130	7.69%	\$314,332	15.08%
Median Price	\$215,000	\$221,467	\$240,000	\$215,000	\$225,959	\$244,900	\$240,961	\$234,293	\$225,265	\$236,400	\$237,888	\$230,355	-0.73%	\$231,000		\$246,797	\$213,750	-3.48%	\$223,571	