

Austin Association of Realtors MLS
Year-to-Date Summary MLS Report for: August 2009

Property Type	Sales	% Change Year Ago	Dollar Volume	% Change Year Ago	Average Price	% Change Year Ago
Single Family	12,515	-17%	\$3,033,321,411	-19%	\$242,375	-3%
Townhouse/Condominium	1,167	-29%	\$205,434,867	-39%	\$176,037	-14%
Farm/Ranches	233	-42%	\$77,342,497	-51%	\$331,942	-16%
Multifamily	277	-31%	\$52,760,083	-36%	\$190,470	-7%
Lots	665	-41%	\$66,521,776	-44%	\$100,033	-6%
Commercial	121	-29%	\$41,469,039	-41%	\$342,719	-17%
Lease	10,070	17%	\$13,178,862	17%	\$1,309	0%
Commercial Lease	93	12%	\$129,028	2%	\$1,387	-9%

Property Type	Median Price	% Change Year Ago	Price/ Sqft	% Change Year Ago	DOM	% Change Year Ago
Single Family	\$190,000	-1%	\$111	-5%	81	17%
Townhouse/Condominiu	\$154,900	-10%	\$151	-11%	85	14%
Farm/Ranches	\$187,500	-7%	\$155	-23%	157	14%
Multifamily	\$170,000	-8%	\$77	-15%	79	8%
Lots	\$50,000	-4%	\$157	168%	145	7%
Commercial	\$247,350	-2%	\$79	-35%	149	11%
Lease	\$1,200	0%	\$68	2%	54	25%
Commercial Lease	\$1,300	-13%	\$36	48%	146	13%

Property Type	Pending Sales	% Change Year Ago	New Listings	% Change Year Ago	Active Listings	% Change Year Ago
Single Family	14,690	-7%	24,261	-14%	9,662	-4%
Townhouse/Condominium	1,498	-20%	3,298	-19%	1,545	-13%
Farm/Ranches	292	-29%	1,173	-6%	1,094	19%
Multifamily	327	-24%	829	-26%	413	-17%
Lots	780	-35%	4,024	-13%	4,416	14%
Commercial	169	-22%	880	-21%	1,055	18%
Lease	10,367	19%	12,847	16%	2,535	51%
Commercial Lease	94	8%	308	-2%	238	28%

Note: Current month sales are preliminary

Austin Association of Realtors MLS

Sales Closed by Month: August 2009

Lease

Year	Month	Leases	Average Rent	Median Rent	Price per 100 Sqft	New Listings	Active Listings	Pending Sales	DOM	Sold to List Price
2007	Jan	931	\$1,138	\$1,050	\$59	1,051	1,654	1,049	56	99.6%
2007	Feb	992	\$1,135	\$1,050	\$61	1,019	1,429	1,017	58	99.3%
2007	Mar	995	\$1,172	\$1,100	\$60	1,079	1,360	1,017	50	99.5%
2007	Apr	887	\$1,201	\$1,100	\$62	1,055	1,285	931	48	99.4%
2007	May	1,080	\$1,249	\$1,150	\$66	1,267	1,328	1,195	41	99.6%
2007	Jun	1,121	\$1,256	\$1,180	\$61	1,434	1,395	1,092	40	99.6%
2007	Jul	1,227	\$1,255	\$1,180	\$66	1,405	1,408	1,284	40	99.4%
2007	Aug	1,235	\$1,280	\$1,150	\$67	1,447	1,418	1,146	38	99.1%
2007	Sep	918	\$1,228	\$1,150	\$57	1,004	1,511	847	43	99.1%
2007	Oct	862	\$1,224	\$1,180	\$63	1,211	1,597	869	40	98.9%
2007	Nov	762	\$1,267	\$1,150	\$64	1,003	1,487	677	43	98.9%
2007	Dec	731	\$1,248	\$1,150	\$67	865	1,506	521	51	99.1%
2008	Jan	855	\$1,258	\$1,150	\$66	1,195	1,484	933	51	99.4%
2008	Feb	901	\$1,228	\$1,150	\$63	991	1,387	919	50	99.4%
2008	Mar	925	\$1,276	\$1,200	\$66	1,000	1,312	922	48	99.2%
2008	Apr	906	\$1,270	\$1,200	\$68	1,232	1,402	953	46	99.5%
2008	May	1,045	\$1,342	\$1,240	\$65	1,316	1,527	1,120	43	99.3%
2008	Jun	1,134	\$1,343	\$1,250	\$68	1,654	1,830	1,165	40	99.3%
2008	Jul	1,444	\$1,338	\$1,200	\$68	1,923	2,109	1,537	37	99.3%
2008	Aug	1,382	\$1,342	\$1,200	\$70	1,747	2,352	1,156	38	99.2%
2008	Sep	991	\$1,284	\$1,200	\$70	1,531	2,605	1,029	43	98.7%
2008	Oct	1,065	\$1,268	\$1,150	\$68	1,608	2,725	1,061	48	98.6%
2008	Nov	877	\$1,251	\$1,150	\$64	1,313	2,735	882	50	98.8%
2008	Dec	948	\$1,265	\$1,150	\$65	1,176	2,570	955	58	98.7%
2009	Jan	1,071	\$1,272	\$1,150	\$67	1,375	2,381	1,150	62	98.7%
2009	Feb	980	\$1,223	\$1,150	\$65	1,221	2,301	1,004	60	98.8%
2009	Mar	1,050	\$1,226	\$1,150	\$63	1,306	2,232	1,064	57	99.0%
2009	Apr	1,032	\$1,315	\$1,200	\$68	1,352	2,339	1,141	59	99.0%
2009	May	1,167	\$1,343	\$1,200	\$68	1,705	2,665	1,268	55	99.3%
2009	Jun	1,370	\$1,347	\$1,200	\$70	1,997	2,837	1,438	52	99.0%
2009	Jul	1,697	\$1,365	\$1,240	\$71	2,088	2,740	1,891	47	99.2%
2009	Aug	1,703	\$1,318	\$1,200	\$70	1,803	2,782	1,411	48	99.1%

Note: Current month data are preliminary

Austin Association of Realtors MLS

Sales Closed by Area for: August 2009

Lease

Year	Month	Leases	Average Rent	Median Rent	Rent per 100 Sqft	Sold to List Price	Coop Leases	New Listings	Active Listings	Pending Leases	DOM	Estimated Days-to-Sell
Area: 10N												
2008	YTD	211	\$1,065	\$1,050	\$65	99%		235	24	214	35	15
2009	YTD	243	\$1,027	\$1,000	\$59	99%		320	53	248	45	32
Area: 10S												
2008	YTD	358	\$1,119	\$1,150	\$63	100%		387	34	354	31	12
2009	YTD	399	\$1,107	\$1,140	\$64	99%		457	61	404	41	21
Area: 11												
2008	YTD	114	\$984	\$960	\$64	100%		134	14	114	39	16
2009	YTD	122	\$977	\$950	\$60	99%		146	23	124	45	25
Area: 1A												
2008	YTD	190	\$1,362	\$1,200	\$72	99%		234	35	192	46	27
2009	YTD	201	\$1,334	\$1,200	\$74	98%		296	67	212	61	47
Area: 1B												
2008	YTD	223	\$1,913	\$1,650	\$116	98%		321	52	233	44	37
2009	YTD	272	\$1,904	\$1,630	\$100	98%		403	97	289	58	49
Area: 1N												
2008	YTD	218	\$1,294	\$1,250	\$66	99%		266	40	214	47	27
2009	YTD	236	\$1,319	\$1,240	\$72	99%		300	59	239	52	35
Area: 2												
2008	YTD	203	\$1,182	\$1,180	\$75	100%		251	35	202	37	22
2009	YTD	273	\$1,097	\$1,100	\$67	99%		329	67	280	51	35
Area: 2N												
2008	YTD	239	\$916	\$850	\$54	100%		281	37	238	40	18
2009	YTD	301	\$882	\$820	\$48	99%		390	72	299	45	32
Area: 3												
2008	YTD	204	\$1,159	\$1,100	\$73	99%		248	41	203	51	29
2009	YTD	264	\$1,101	\$1,080	\$64	99%		325	67	262	57	41
Area: 3E												
2008	YTD	53	\$1,020	\$1,100	\$64	99%		54	10	52	64	19
2009	YTD	53	\$1,079	\$1,100	\$67	100%		74	18	58	68	50
Area: 4												
2008	YTD	392	\$1,381	\$1,250	\$62	99%		529	77	397	40	31
2009	YTD	465	\$1,436	\$1,300	\$72	99%		659	127	485	52	41
Area: 5												
2008	YTD	180	\$1,202	\$1,200	\$82	99%		263	47	180	50	40
2009	YTD	193	\$1,157	\$1,100	\$80	98%		255	60	201	59	42
Area: 5E												
2008	YTD	41	\$1,059	\$1,100	\$64	100%		57	10	39	54	35
2009	YTD	32	\$1,012	\$1,000	\$66	99%		35	8	32	58	22
Area: 6												
2008	YTD	249	\$1,349	\$1,200	\$83	99%		339	51	260	40	32
2009	YTD	349	\$1,342	\$1,200	\$82	98%		462	85	361	47	38
Area: 7												
2008	YTD	61	\$1,369	\$1,350	\$92	99%		86	13	61	41	28
2009	YTD	106	\$1,447	\$1,320	\$101	99%		133	20	108	46	32
Area: 8E												
2008	YTD	89	\$2,359	\$2,200	\$107	100%		145	28	95	52	47
2009	YTD	125	\$2,389	\$2,100	\$102	97%		182	44	130	65	51

Note: Current month data are preliminary

Austin Association of Realtors MLS

Sales Closed by Area for: August 2009

Lease			Average	Median	Rent	Sold	Coop	New	Active	Pending	Estimated	
Year	Month	Leases	Rent	Rent	per	to List	Leases	Listings	Listings	Leases	Days-to-	
					100	Price					Sell	
					Sqft					DOM		
Area: 8W												
2008	YTD	56	\$2,258	\$2,180	\$98	99%		89	18	59	60	40
2009	YTD	88	\$2,383	\$2,150	\$91	100%		133	28	93	61	51
Area: 9												
2008	YTD	143	\$932	\$880	\$51	100%		170	49	146	65	51
2009	YTD	149	\$903	\$850	\$53	98%		190	52	151	66	47
Area: BA												
2008	YTD	69	\$1,035	\$1,050	\$61	100%		79	10	72	43	16
2009	YTD	66	\$1,053	\$1,050	\$64	99%		80	13	66	44	27
Area: BL												
2009	YTD	4	\$1,324	\$1,450	\$82	99%		1	2	2	63	183
Area: BU												
2008	YTD	3	\$924	\$680	\$45	100%			2	2	61	67
2009	YTD	2	\$1,225	\$1,220	\$76	97%		5	4	2	15	190
Area: BW												
2008	YTD	14	\$1,010	\$1,000	\$67	97%		19	5	14	48	44
2009	YTD	19	\$1,018	\$1,000	\$60	100%		22	4	19	51	29
Area: CC												
2008	YTD	6	\$906	\$920	\$60	96%		3	2	6	44	49
2009	YTD	10	\$922	\$900	\$66	98%		12	5	9	94	88
Area: CLN												
2008	YTD	373	\$1,184	\$1,150	\$63	100%		436	48	380	33	16
2009	YTD	336	\$1,167	\$1,120	\$62	100%		352	50	339	49	18
Area: CLS												
2008	YTD	258	\$1,443	\$1,400	\$68	99%		339	45	259	38	22
2009	YTD	359	\$1,397	\$1,350	\$65	99%		450	66	373	46	28
Area: CM												
2008	YTD	2	\$800	\$800	\$62	97%			2	1	116	122
2009	YTD	2	\$673	\$670	\$58	100%		1	2	2	21	183
Area: DT												
2008	YTD	133	\$1,827	\$1,750	\$168	98%		270	62	136	54	73
2009	YTD	216	\$1,759	\$1,640	\$159	98%		299	83	224	72	50
Area: EL												
2008	YTD	48	\$918	\$1,000	\$50	100%		49	10	48	61	23
2009	YTD	49	\$918	\$950	\$53	101%		64	11	49	49	25
Area: GTE												
2008	YTD	106	\$1,001	\$1,040	\$48	100%		133	19	108	43	27
2009	YTD	110	\$1,003	\$1,050	\$50	100%		152	27	108	45	28
Area: GTW												
2008	YTD	110	\$1,202	\$1,200	\$57	100%		141	25	117	53	34
2009	YTD	111	\$1,269	\$1,110	\$58	99%		133	28	112	58	31
Area: HD												
2008	YTD	83	\$1,838	\$1,800	\$76	99%		100	21	84	53	43
2009	YTD	83	\$1,663	\$1,700	\$72	99%		120	27	86	60	44
Area: HH												
2008	YTD	347	\$1,187	\$1,180	\$65	100%		383	44	349	38	17
2009	YTD	344	\$1,186	\$1,150	\$63	100%		363	53	350	44	20
Area: HS												
2008	YTD	16	\$1,008	\$1,050	\$69	99%		22	4	16	61	33
2009	YTD	15	\$1,066	\$1,150	\$76	99%		13	3	15	38	34

Note: Current month data are preliminary

Austin Association of Realtors MLS

Sales Closed by Area for: August 2009

Lease

Year	Month	Leases	Average Rent	Median Rent	Rent per 100 Sqft	Sold to List Price	Coop Leases	New Listings	Active Listings	Pending Leases	DOM	Estimated Days-to-Sell
Area: HU												
2008	YTD	203	\$1,104	\$1,100	\$59	99%		230	29	207	41	17
2009	YTD	208	\$1,063	\$1,050	\$57	99%		235	43	211	57	26
Area: HW												
2008	YTD	42	\$1,089	\$1,060	\$80	101%		66	12	43	56	38
2009	YTD	59	\$1,102	\$1,000	\$72	98%		66	20	61	77	48
Area: JA												
2008	YTD	3	\$1,117	\$1,100	\$62	102%		1		3	22	
2009	YTD	7	\$996	\$1,000	\$72	102%		9	3	8	46	53
Area: KL												
2008	YTD	1	\$995	\$1,000	\$49	100%			1		57	183
2009	YTD	1	\$875	\$880	\$50	98%				1	229	
Area: LC												
2009	YTD	1	\$850	\$850	\$38	94%			1		136	183
Area: LH												
2008	YTD	8	\$1,152	\$1,180	\$65	98%		6	3	6	37	47
2009	YTD	13	\$1,534	\$1,500	\$68	100%		14	3	11	47	24
Area: LL												
2008	YTD	1	\$550	\$550	\$65	100%				1	26	
2009	YTD	2	\$1,823	\$1,820	\$72	100%			1	1	147	91
Area: LN												
2008	YTD	91	\$972	\$900	\$53	98%		136	37	92	81	57
2009	YTD	94	\$1,021	\$950	\$67	97%		147	52	93	85	72
Area: LS												
2008	YTD	352	\$1,866	\$1,700	\$81	98%		536	119	351	63	47
2009	YTD	384	\$1,888	\$1,700	\$79	97%		553	172	402	74	63
Area: LW												
2008	YTD	5	\$1,515	\$1,200	\$75	100%		6	4	4	91	124
2009	YTD	10	\$1,710	\$1,200	\$76	99%		8	11	8	135	189
Area: MA												
2008	YTD	100	\$1,147	\$1,100	\$61	100%		129	21	103	54	29
2009	YTD	98	\$1,112	\$1,040	\$61	99%		109	24	96	63	30
Area: MT												
2009	YTD	1	\$265	\$260	\$55	76%				1	347	
Area: N												
2008	YTD	147	\$1,214	\$1,200	\$69	99%		194	25	151	36	21
2009	YTD	171	\$1,180	\$1,180	\$65	99%		213	39	171	51	29
Area: NE												
2008	YTD	152	\$1,140	\$1,200	\$62	99%		198	32	151	47	26
2009	YTD	166	\$1,105	\$1,150	\$61	99%		199	32	174	55	25
Area: NW												
2008	YTD	327	\$1,209	\$1,180	\$62	100%		416	60	321	42	26
2009	YTD	340	\$1,172	\$1,120	\$62	100%		433	83	355	58	32
Area: OT												
2008	YTD	2	\$838	\$840	\$69	96%		1		2	96	
Area: PF												
2008	YTD	454	\$1,227	\$1,200	\$63	99%		567	70	485	37	20
2009	YTD	462	\$1,192	\$1,200	\$62	99%		544	94	473	50	26

Note: Current month data are preliminary

Austin Association of Realtors MLS

Sales Closed by Area for: August 2009

Lease			Average	Median	Rent	Sold	Coop	New	Active	Pending	Estimated	
Year	Month	Leases	Rent	Rent	per	to List	Leases	Listings	Listings	Leases	DOM	Days-to-Sell
					100	Price						
Area: RN												
2008	YTD	108	\$2,230	\$2,200	\$83	99%		190	37	116	41	43
2009	YTD	157	\$2,256	\$2,000	\$80	98%		222	56	157	69	57
Area: RRE												
2008	YTD	625	\$1,194	\$1,200	\$59	100%		729	92	605	37	18
2009	YTD	714	\$1,175	\$1,150	\$58	99%		820	134	733	50	26
Area: RRW												
2008	YTD	316	\$1,324	\$1,300	\$60	100%		396	47	323	38	19
2009	YTD	414	\$1,353	\$1,300	\$59	100%		482	72	422	50	27
Area: SC												
2008	YTD	43	\$1,287	\$1,280	\$59	97%		66	11	45	48	36
2009	YTD	49	\$1,233	\$1,200	\$65	99%		75	16	50	51	38
Area: SE												
2008	YTD	45	\$1,071	\$1,100	\$58	99%		43	7	42	48	21
2009	YTD	46	\$1,046	\$1,050	\$60	99%		60	13	52	48	45
Area: SV												
2008	YTD	6	\$1,234	\$960	\$77	99%		1	3	6	47	28
2009	YTD	6	\$1,358	\$1,080	\$95	116%		4	3	6	84	50
Area: SWE												
2008	YTD	248	\$1,368	\$1,350	\$65	99%		278	31	249	36	16
2009	YTD	289	\$1,338	\$1,300	\$64	100%		339	52	301	45	25
Area: SWW												
2008	YTD	149	\$1,677	\$1,650	\$76	100%		194	22	163	35	19
2009	YTD	190	\$1,694	\$1,650	\$74	99%		240	38	194	51	28
Area: TC												
2008	YTD	25	\$873	\$920	\$51	99%		23	4	24	45	23
2009	YTD	32	\$836	\$800	\$44	100%		33	9	30	47	39
Area: UT												
2008	YTD	251	\$1,233	\$1,150	\$75	99%		414	75	262	44	47
2009	YTD	434	\$1,172	\$1,050	\$82	99%		649	142	485	63	56
Area: W												
2008	YTD	91	\$1,820	\$1,750	\$76	99%		116	20	92	57	30
2009	YTD	119	\$1,785	\$1,580	\$72	99%		167	37	119	60	48
Area: WE												
2008	YTD	2	\$825	\$820	\$53	100%		1	1		46	91
2009	YTD	3	\$917	\$950	\$61	100%		2	2	3	36	91
Area: WW												
2008	YTD	3	\$1,098	\$1,000	\$71	100%				3	92	
2009	YTD	3	\$1,415	\$1,450	\$61	100%		2	2	3	52	97

Note: Current month data are preliminary