

May 2010 Market Summary (As of 5/31/10)

The **overall market's** closed sales were up a whopping +31.5% over last May and pending sales were down -46.4% from May of 2009. Inventory is has increased +.6% or 31 units from last month. The average sale price decreased \$4,000 to \$158,000 compared to \$162,000 last May. Homes sold in May spent an average of 91 days on the market.

The **resale** segment of the market closed sales were up +29.7% over last May. Pending units were down -43.3% from May 2009. The average sale price of a resale listing was \$147,000 down \$5,000 from last May. The average time on market for a resale home in May was 75 days, down eleven days from last May.

The **new construction** segment's closed sales were up +38.7% over May 2009 and pending sales were down -58.8% from last May. Inventory increased by +3.1% or 27 units from April. The average sale price of a new home was \$204,000, the same as last May's average. The average square foot price for the month of May was \$128.70 per sq.ft. compared to \$127.40 per sq.ft. last May. The average days on market for a new home in May was 151 days.

Facts and Trends Report Definition

For Sale represents the number of homes for sale (or active listings) per month in last 15 months.

Sold represents the number of homes sold (or sold listings) per month in last 15 months.

Pended represents the number of homes pending (or pending listings) per month in last 15 months.

Months of Inventory Sold represents the comparison of the number of homes for sale (active listings) and the number of homes sold (sold listings) per month in last 15 months.

Months of Inventory Pending represents the comparison of the number of homes for sale (active listings) and the number of homes pending (pending listings) per month in last 15 months.

Absorption Rate On Sold is the number of homes sold divided by the number of homes for sale (active listings). This number is the percent of active listings that sold this month.

Absorption Rate On Pended is the number of homes pended divided by the number of homes for sale (active listings). This number is the percent of active listings that pended this month.

Average Active Price represents the average price of active listings per month, in thousands, in last 15 months.

Average Sold Price represents the average price of sold listings per month, in thousands, in last 15 months.

Average Square Foot Price represents the average price per square foot of homes sold per month in the last 15 months.

Sold/List Difference in % represents the comparison of the sold price and the list price of the sold listings in percentage per month in the last 15 months.

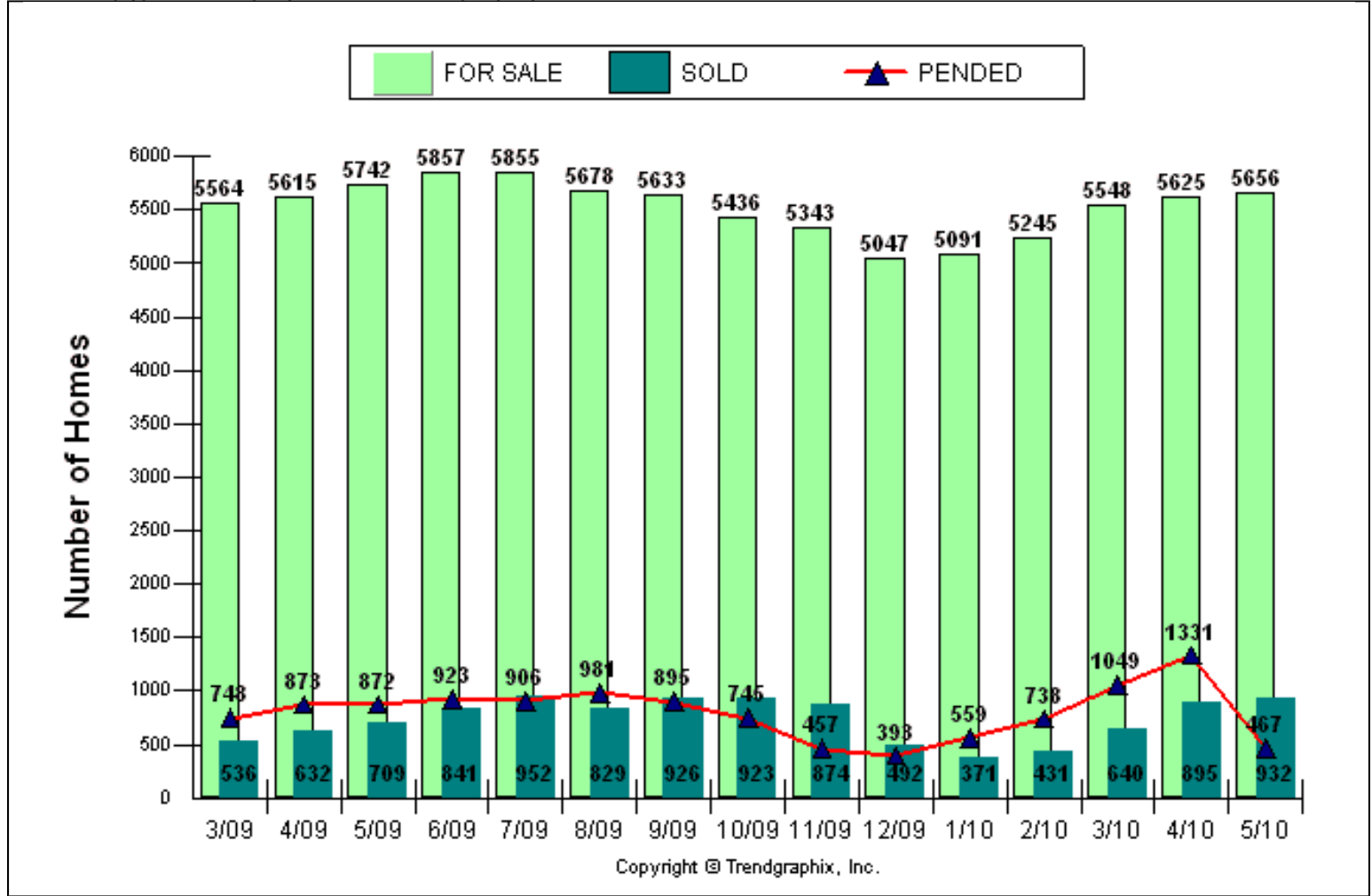
Days on Market represents the average days on Market of homes for sale (active listings) becoming pending.

Median Price represents the median price, in thousands, of the sold homes, in last 15 months at which an equal number of homes are sold above or below that price. Median price helps identify where the market activity is the strongest. It helps identify the best match for a buyer's price range. If the property's listing price is closer to the median price then there are more potential buyers available for the property.

Facts and Trends™

Published Jun. 2010**

Location : All Homeservices of Iowa MLX Areas Combined
 Number of Homes For Sale vs. Sold vs. Pended (Mar. 2009 - May, 2010)
 Price Range: \$0 - No Limit, SQFT Range: 0 - No Limit, Year Built: 0 - No Limit
 All Res. Proptypes - All Property Statuses - All Property Styles



	1 month			1 year			15 months		
	Apr 10	May 10	% Change	May 09	May 10	% Change	Mar 09	May 10	% Change
For Sale	5625	5656	0.6% ↑	5742	5656	-1.5% ↓	5564	5656	1.7% ↑
Sold	895	932	4.1% ↑	709	932	31.5% ↑	536	932	73.9% ↑
Pended	1331	467	-64.9% ↓	872	467	-46.4% ↓	748	467	-37.6% ↓

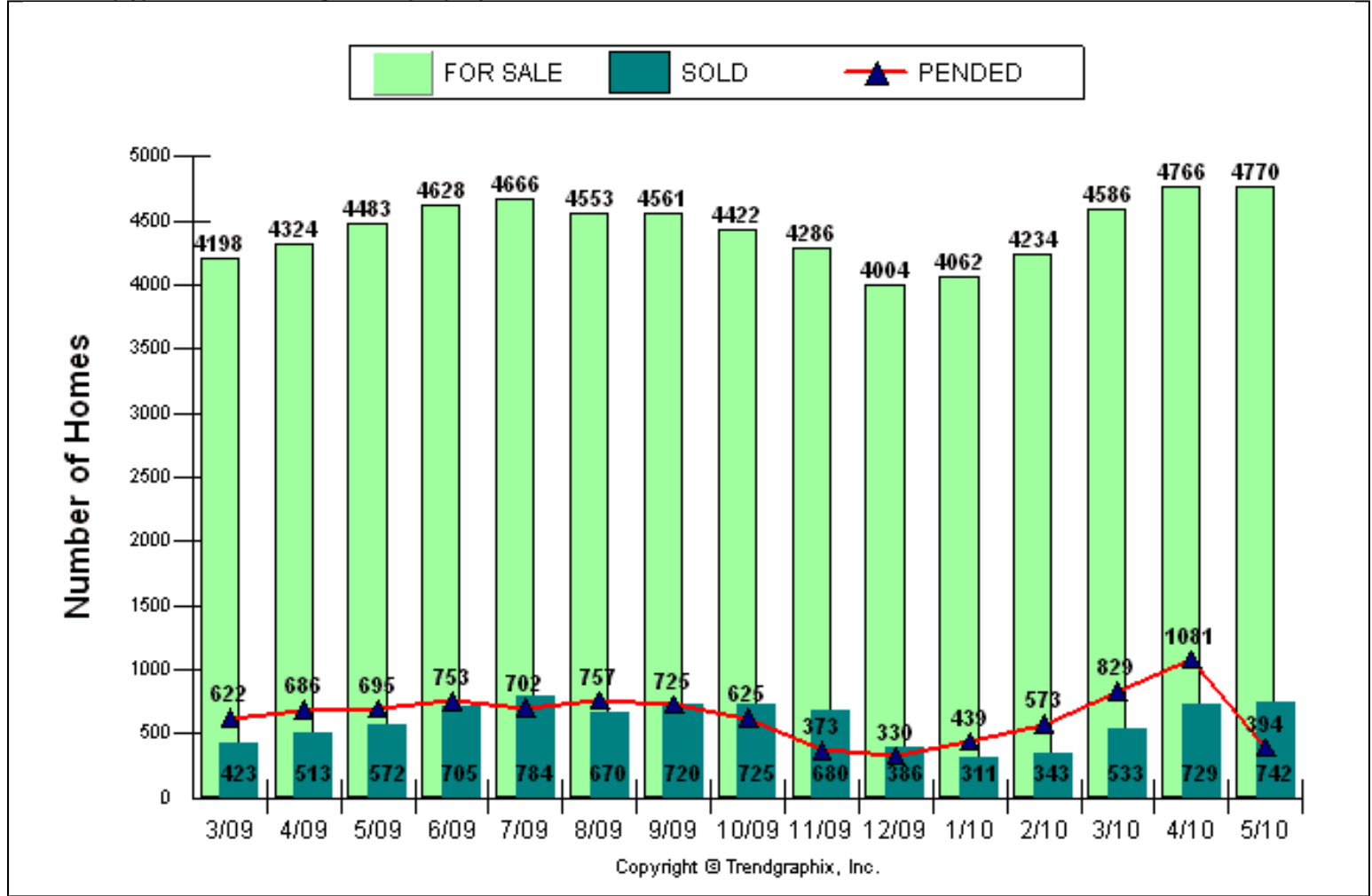
Date	3/09	4/09	5/09	6/09	7/09	8/09	9/09	10/09	11/09	12/09	1/10	2/10	3/10	4/10	5/10
For Sale	5564	5615	5742	5857	5855	5678	5633	5436	5343	5047	5091	5245	5548	5625	5656
New Listing	1404	1450	1536	1695	1440	1505	1499	1297	916	734	1211	1338	1930	1842	1140
Sold	536	632	709	841	952	829	926	923	874	492	371	431	640	895	932
Pended	748	873	872	923	906	981	895	745	457	393	559	738	1049	1331	467
Mon of Inv. on Sold	10.4	8.9	8.1	7	6.2	6.8	6.1	5.9	6.1	10.3	13.7	12.2	8.7	6.3	6.1
Mon of Inv. on Pended	7.4	6.4	6.6	6.3	6.5	5.8	6.3	7.3	11.7	12.8	9.1	7.1	5.3	4.2	12.1
Absorption Rt. on Sold (%)	9.6	11.3	12.3	14.4	16.3	14.6	16.4	17	16.4	9.7	7.3	8.2	11.5	15.9	16.5
Absorption Rt. on Pended (%)	13.4	15.5	15.2	15.8	15.5	17.3	15.9	13.7	8.6	7.8	11	14.1	18.9	23.7	8.3
Avg. Act Price	211	212	212	210	209	209	207	204	200	198	195	193	196	202	201
Avg. Sld Price	147	146	162	169	161	161	151	156	153	162	141	150	142	155	158
Avg. Sq Ft Price	100.5	102	107.8	113.5	110.1	109.7	106.3	110.4	107.1	105.9	95.9	103.1	101.8	107.5	109.5
Sold/List Diff. %	96	97	97	97	97	97	97	97	97	96	96	96	96	97	97
Days on Market	113	101	105	101	104	92	88	85	80	85	90	98	104	99	91
Sold/Orig LP Diff. %	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Avg CDOM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Median Price	137	140	150	150	148	149	146	139	138	144	129	132	130	145	148

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	1 month			1 year			15 months		
	Apr 10	May 10	% Change	May 09	May 10	% Change	Mar 09	May 10	% Change
For Sale	4766	4770	0.1% ↑	4483	4770	6.4% ↑	4198	4770	13.6% ↑
Sold	729	742	1.8% ↑	572	742	29.7% ↑	423	742	75.4% ↑
Pended	1081	394	-63.6% ↓	695	394	-43.3% ↓	622	394	-36.7% ↓

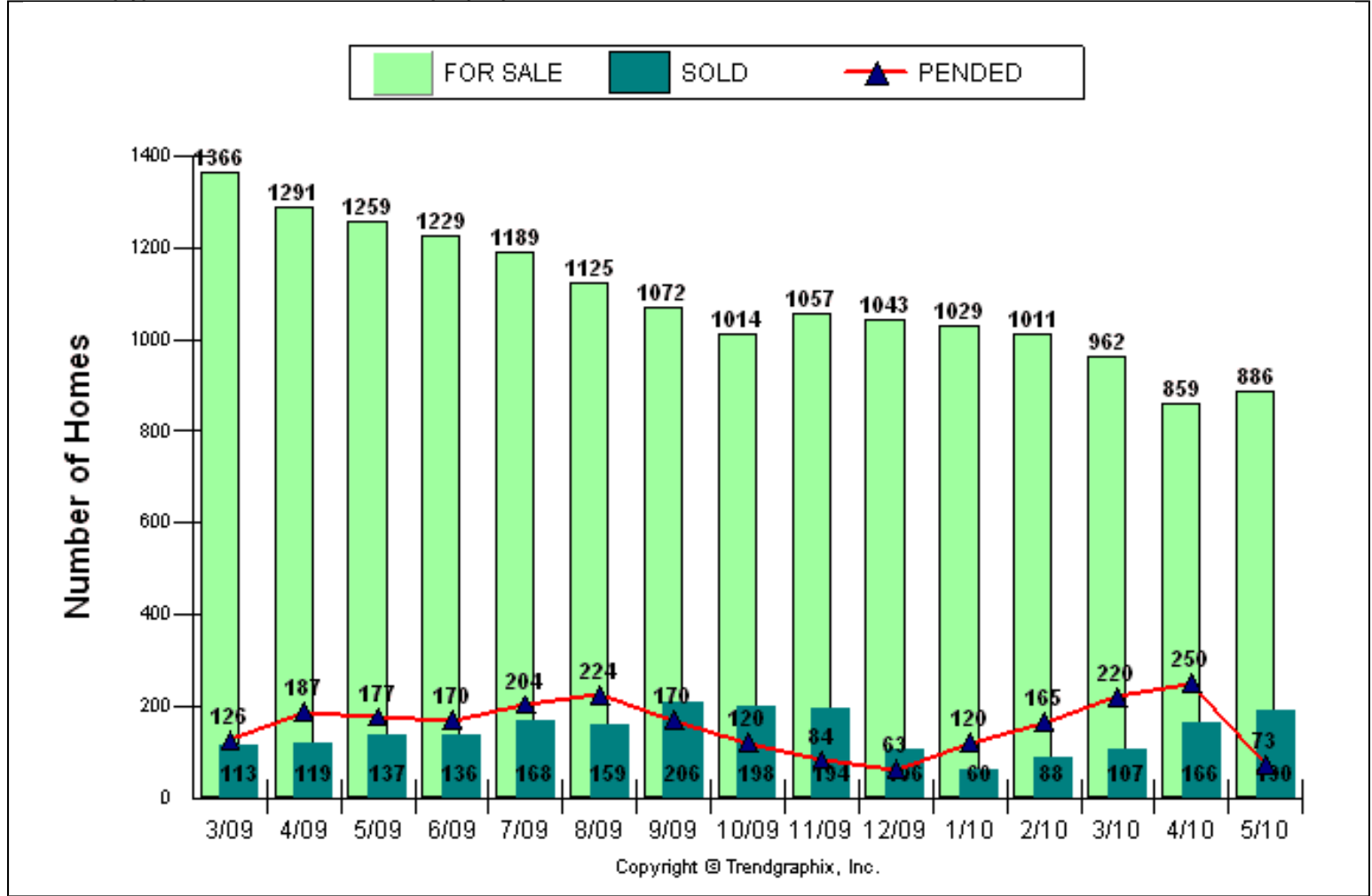
Date	3/09	4/09	5/09	6/09	7/09	8/09	9/09	10/09	11/09	12/09	1/10	2/10	3/10	4/10	5/10
For Sale	4198	4324	4483	4628	4666	4553	4561	4422	4286	4004	4062	4234	4586	4766	4770
New Listing	1224	1267	1285	1347	1231	1239	1277	1112	774	616	1018	1160	1684	1582	1003
Sold	423	513	572	705	784	670	720	725	680	386	311	343	533	729	742
Pended	622	686	695	753	702	757	725	625	373	330	439	573	829	1081	394
Mon of Inv. on Sold	9.9	8.4	7.8	6.6	6	6.8	6.3	6.1	6.3	10.4	13.1	12.3	8.6	6.5	6.4
Mon of Inv. on Pended	6.7	6.3	6.5	6.1	6.6	6	6.3	7.1	11.5	12.1	9.3	7.4	5.5	4.4	12.1
Absorption Rt. on Sold (%)	10.1	11.9	12.8	15.2	16.8	14.7	15.8	16.4	15.9	9.6	7.7	8.1	11.6	15.3	15.6
Absorption Rt. on Pended (%)	14.8	15.9	15.5	16.3	15	16.6	15.9	14.1	8.7	8.2	10.8	13.5	18.1	22.7	8.3
Avg. Act Price	196	199	200	199	198	198	197	195	190	187	185	183	187	194	195
Avg. Sld Price	135	134	152	159	149	153	141	142	141	141	125	135	129	145	147
Avg. Sq Ft Price	93.9	96.3	102.7	108.7	104.5	105.6	101	103.6	101.4	95.7	88.3	96	94.9	102.8	103.9
Sold/List Diff. %	95	96	96	96	96	96	96	96	96	95	95	94	96	97	97
Days on Market	88	83	86	81	85	83	80	73	78	80	81	90	92	86	75
Sold/Orig LP Diff. %	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Avg CDOM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Median Price	122	125	135	140	135	137	131	125	125	120	109	116	118	133	133

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All Res. Proptypes - New Construction - All Property Styles



	1 month			1 year			15 months		
	Apr 10	May 10	% Change	May 09	May 10	% Change	Mar 09	May 10	% Change
For Sale	859	886	3.1% ↑	1259	886	-29.6% ↓	1366	886	-35.1% ↓
Sold	166	190	14.5% ↑	137	190	38.7% ↑	113	190	68.1% ↑
Pended	250	73	-70.8% ↓	177	73	-58.8% ↓	126	73	-42.1% ↓

Date	3/09	4/09	5/09	6/09	7/09	8/09	9/09	10/09	11/09	12/09	1/10	2/10	3/10	4/10	5/10
For Sale	1366	1291	1259	1229	1189	1125	1072	1014	1057	1043	1029	1011	962	859	886
New Listing	180	183	251	348	209	266	222	185	142	118	193	178	246	260	137
Sold	113	119	137	136	168	159	206	198	194	106	60	88	107	166	190
Pended	126	187	177	170	204	224	170	120	84	63	120	165	220	250	73
Mon of Inv. on Sold	12.1	10.8	9.2	9	7.1	7.1	5.2	5.1	5.4	9.8	17.2	11.5	9	5.2	4.7
Mon of Inv. on Pended	10.8	6.9	7.1	7.2	5.8	5	6.3	8.5	12.6	16.6	8.6	6.1	4.4	3.4	12.1
Absorption Rt. on Sold (%)	8.3	9.2	10.9	11.1	14.1	14.1	19.2	19.5	18.4	10.2	5.8	8.7	11.1	19.3	21.4
Absorption Rt. on Pended (%)	9.2	14.5	14.1	13.8	17.2	19.9	15.9	11.8	7.9	6	11.7	16.3	22.9	29.1	8.2
Avg. Act Price	258	258	253	253	255	251	248	245	242	243	234	233	236	242	234
Avg. Sld Price	193	200	204	222	214	195	189	208	197	242	221	209	205	195	204
Avg. Sq Ft Price	123.4	123.3	127.4	135.9	133.7	125.8	123.6	132.6	125.4	138	129.5	128.2	131.8	126.4	128.7
Sold/List Diff. %	99	98	99	100	99	100	100	99	100	99	99	100	101	100	100
Days on Market	206	181	182	209	194	131	117	128	90	104	136	132	163	158	151
Sold/Orig LP Diff. %	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Avg CDOM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Median Price	176	173	182	190	185	181	184	185	182	200	198	190	192	182	188

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