

Facts and TrendsTM - Published September 2013*

Location: Altoona

Property Types: All Res. Proptypes - All Property Statuses - All Property Styles - All Properties

Price Range: \$0 - No Limit

SQFT Range: 0 - No Limit

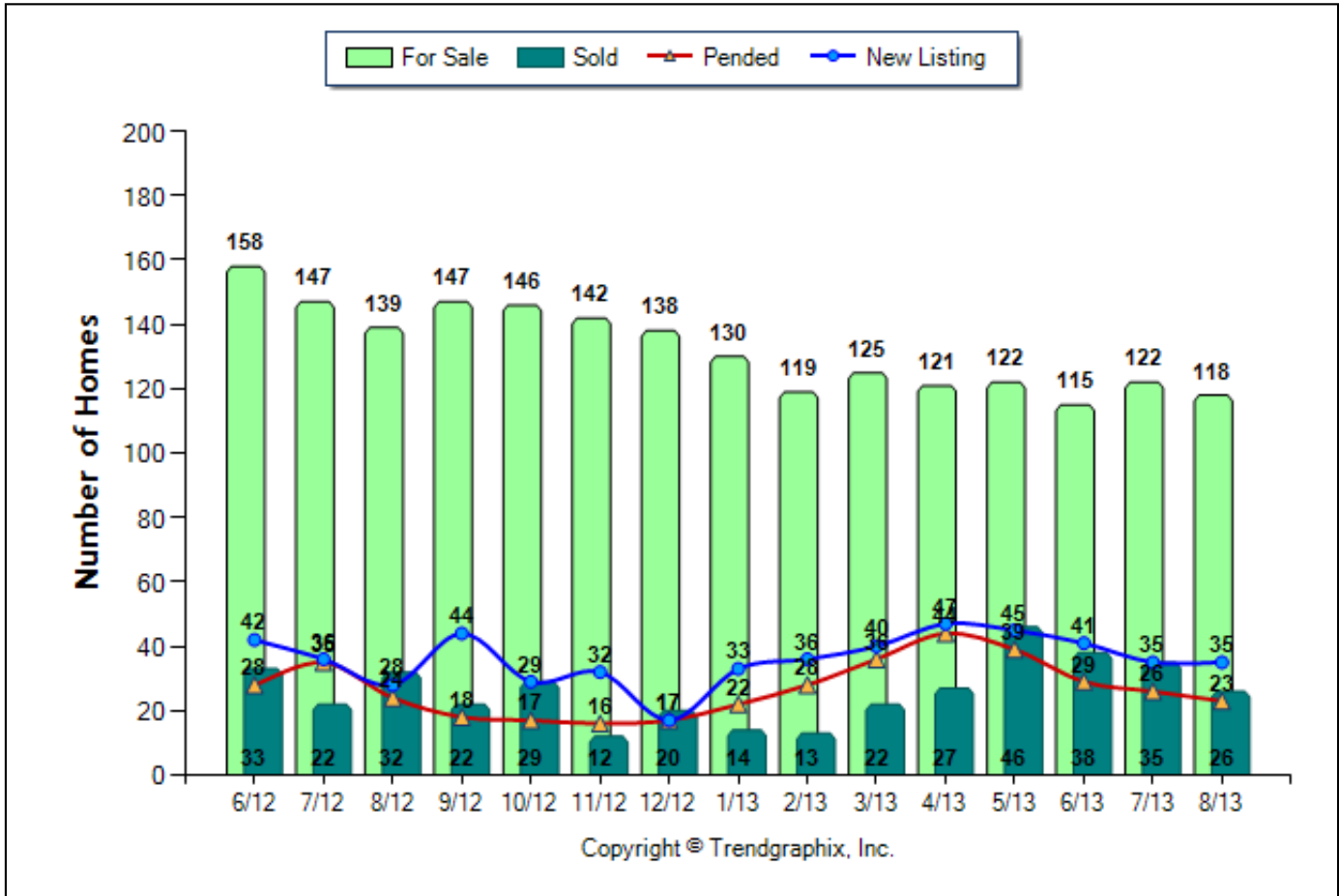
Bedrooms: 0 - No Limit

Full Baths: 0 - No Limit

Half Baths: 0 - No Limit

Year Built: 0 - No Limit

Number of Homes For Sale vs. Sold vs. Pended vs. New Listing (Jun. 2012 - Aug. 2013) Prepared for you by: Jon Smith, CRB, CRS



	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago		
	Aug. 13	Jul. 13	% Change	Aug. 13	Aug. 12	% Change	Jun. 13 to Aug. 13	Jun. 12 to Aug. 12	% Change
For Sale	118	122	-3.3% ▼	118	139	-15.1% ▼	118	148	-20.3% ▼
New Listing	35	35	0%	35	28	25% ▲	37	35	5.7% ▲
Sold	26	35	-25.7% ▼	26	32	-18.7% ▼	33	29	13.8% ▲
Pended	23	26	-11.5% ▼	23	24	-4.2% ▼	26	29	-10.3% ▼

August 2013 is a Neutral market**

Home For Sale in August 2013 is 118 units. It is down **3.3%** compared to the last month and down **15.1%** compared to the last year.
Home Listed in August 2013 is 35 units. It is the same as compared to the last month and up **25%** compared to the last year.
Home Closed in August 2013 is 26 units. It is down **25.7%** compared to the last month and down **18.7%** compared to the last year.
Home Placed under Contract in August 2013 is 23 units. It is down **11.5%** compared to the last month and down **4.2%** compared to the last year.

**Buyer's market: more than 6 months of inventory based on closed sales. Seller's market: less than 3 months of inventory based on closed sales. Neutral market: 3 - 6 months of inventory based on closed sales.

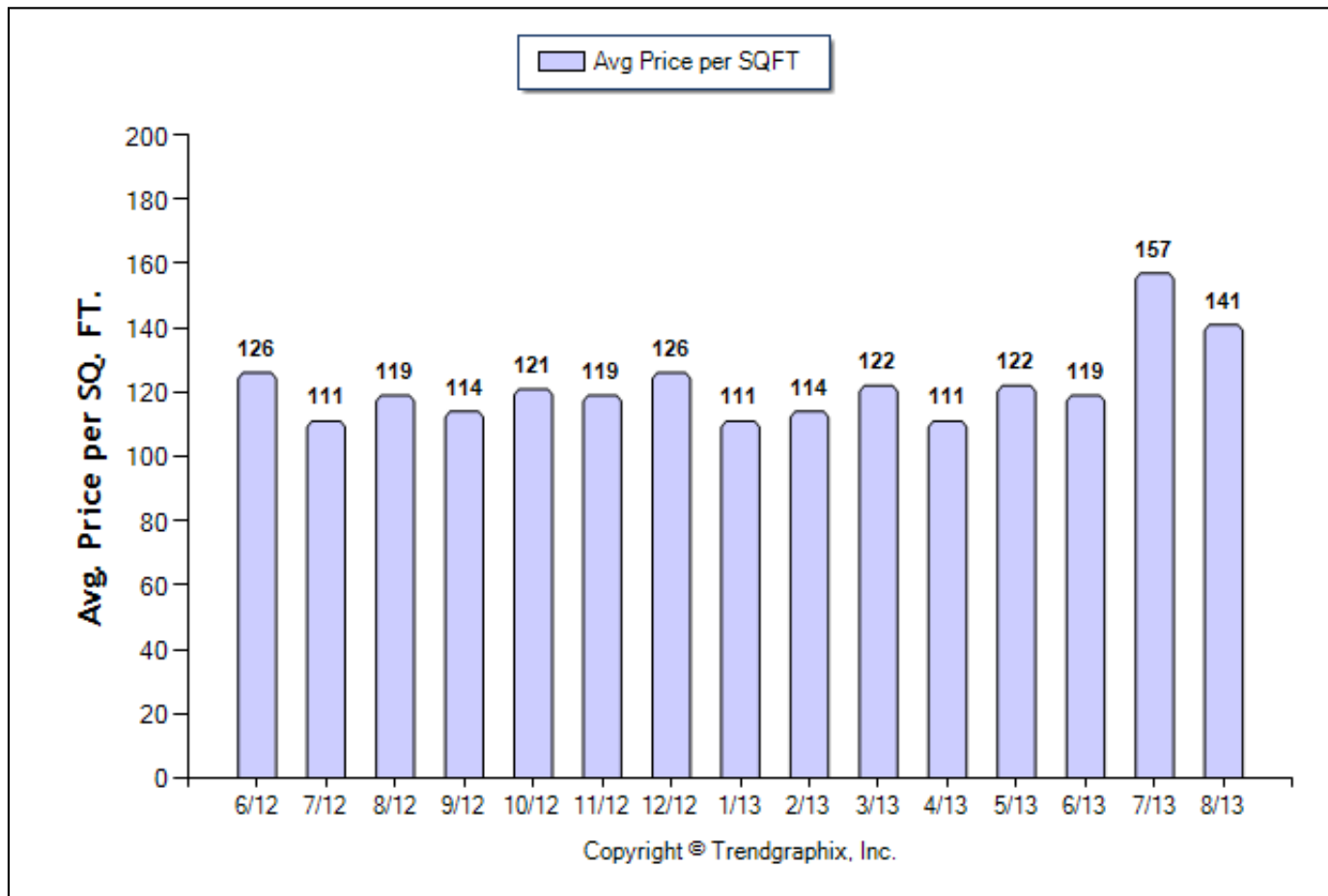
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Average Price per SQFT (Jun. 2012 - Aug. 2013)

Prepared for you by: Jon Smith, CRB, CRS



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	Aug. 13	Jul. 13	% Change	Aug. 13	Aug. 12	% Change	Jun. 13 to Aug. 13	Jun. 12 to Aug. 12	% Change
Avg. Sq. Ft. Price	140.8	157.2	-10.4% ▼	140.8	119.4	18% ▲	138.3	119.7	15.5% ▲

August 2013 Average Sold Price per Square Footage is Neutral**

Average Sold Price per Square Footage in August 2013 is \$141. It is down **10.4%** compared to the last month and up **18%** compared to the last year.

**Based on 6 month trend - Appreciating/Depreciating/Neutral.

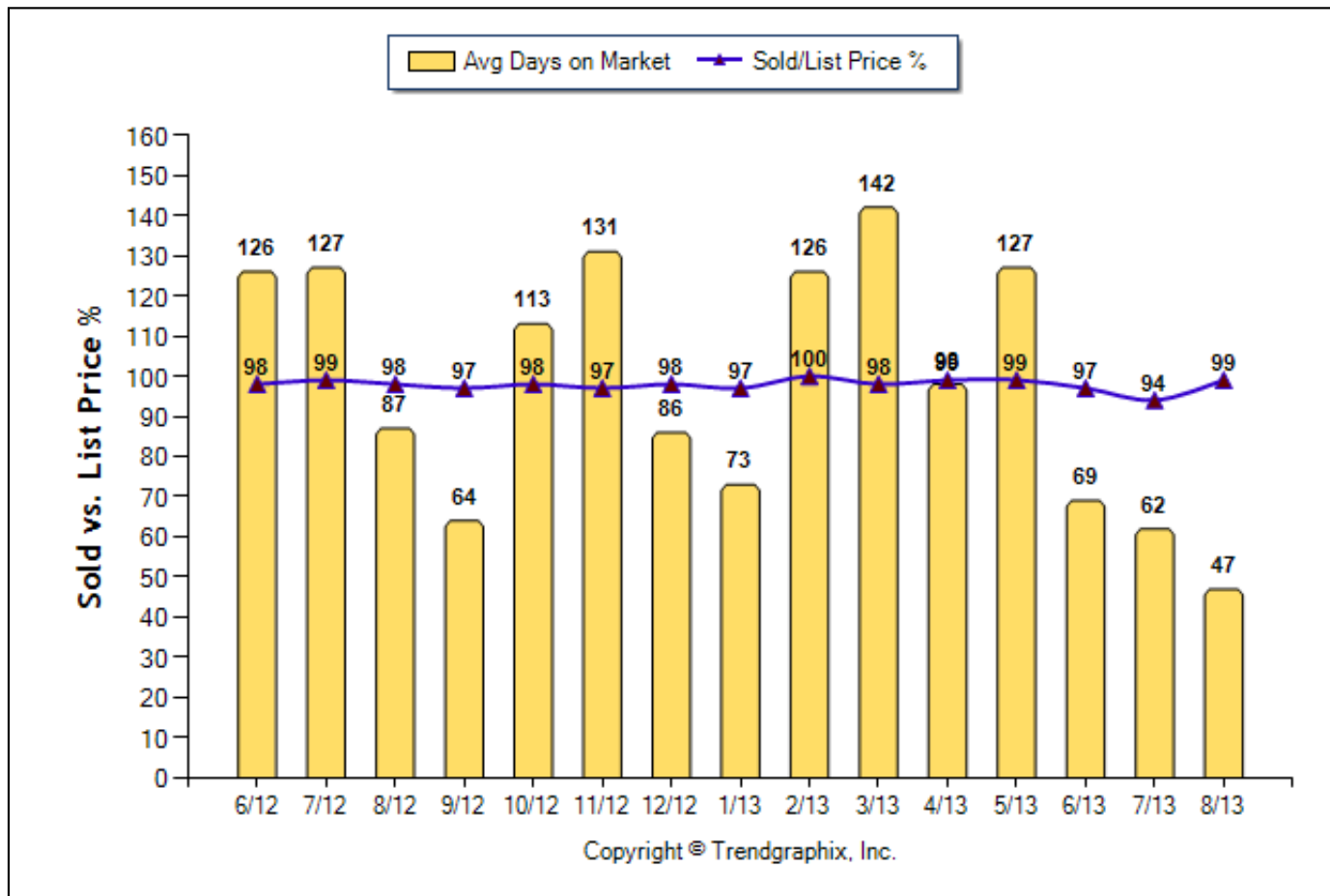
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Avg Days On Market & Sold/List Price % (Jun. 2012 - Aug. 2013)

Prepared for you by: Jon Smith, CRB, CRS



	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago		
	Aug. 13	Jul. 13	% Change	Aug. 13	Aug. 12	% Change	Jun. 13 to Aug. 13	Jun. 12 to Aug. 12	% Change
Days on Market	47	62	-24.2% ▼	47	87	-46% ▼	61	112	-45.5% ▼
Sold/List Diff. %	99	94	5.3% ▲	99	98	1% ▲	96	98	-2% ▼

August 2013 Average Days on Market trend is Falling**

Average Days on Market in August 2013 is 47. It is down **24.2%** compared to the last month and down **46%** compared to the last year.

August 2013 Sold/List Price Ratio Remains Steady**

Sold/List Price % in August 2013 is 99%. It is up **5.3%** compared to the last month and up **1%** compared to the last year.

**Based on 6 month trend - Rising/Falling/Remains Steady.

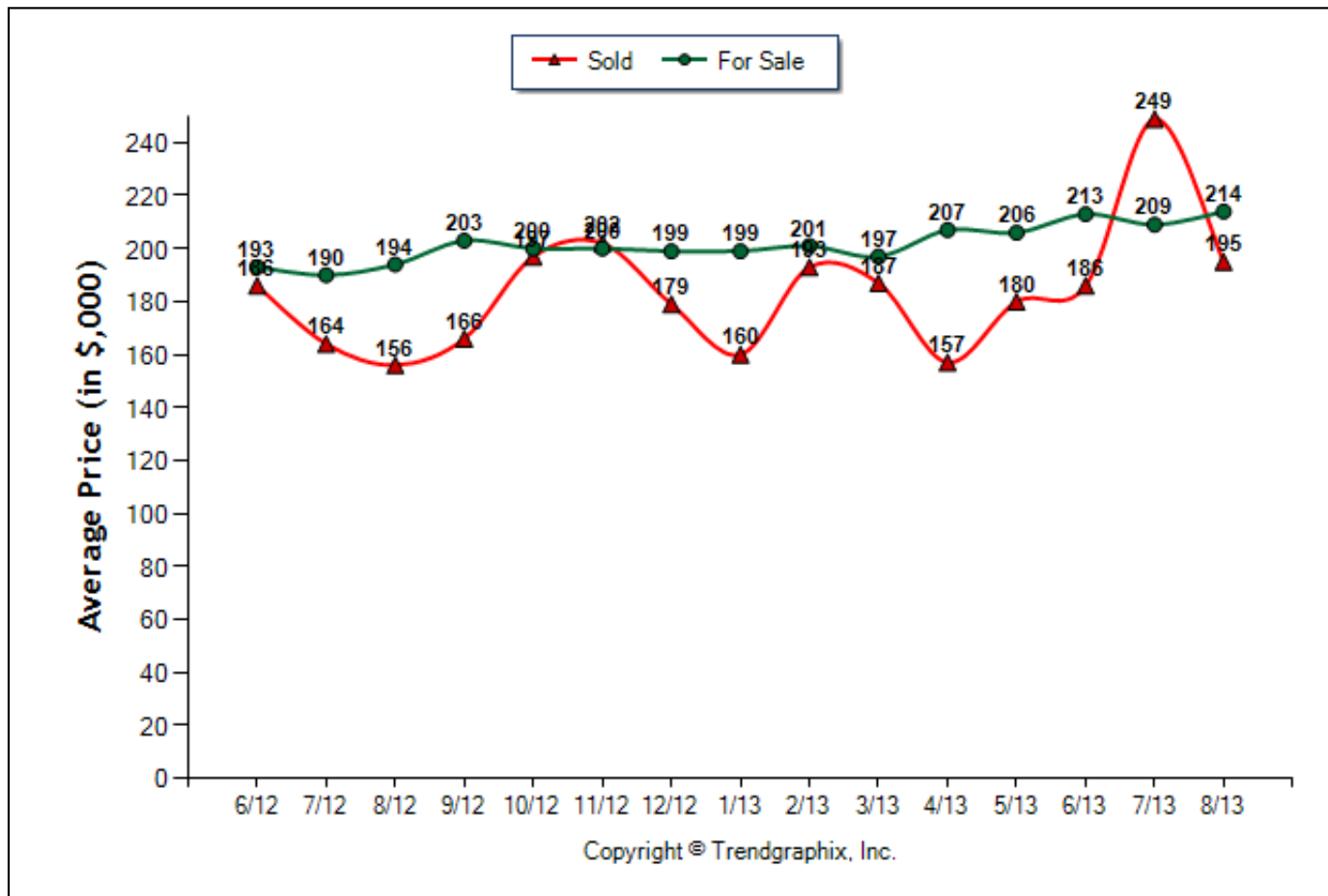
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Average Price of For Sale and Sold (Jun. 2012 - Aug. 2013)

Prepared for you by: Jon Smith, CRB, CRS



	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago		
	Aug. 13	Jul. 13	% Change	Aug. 13	Aug. 12	% Change	Jun. 13 to Aug. 13	Jun. 12 to Aug. 12	% Change
Avg. Active Price	214	209	2.4% ▲	214	194	10.3% ▲	212	192	10.4% ▲
Avg. Sold Price	195	249	-21.7% ▼	195	156	25% ▲	211	169	24.9% ▲

August 2013 Average For Sale Price is Appreciating**

Average For Sale Price (in thousand) in August 2013 is \$214. It is up 2.4% compared to the last month and up 10.3% compared to the last year.

August 2013 Average Sold Price is Neutral**

Average Sold Price (in thousand) in August 2013 is \$195. It is down 21.7% compared to the last month and up 25% compared to the last year.

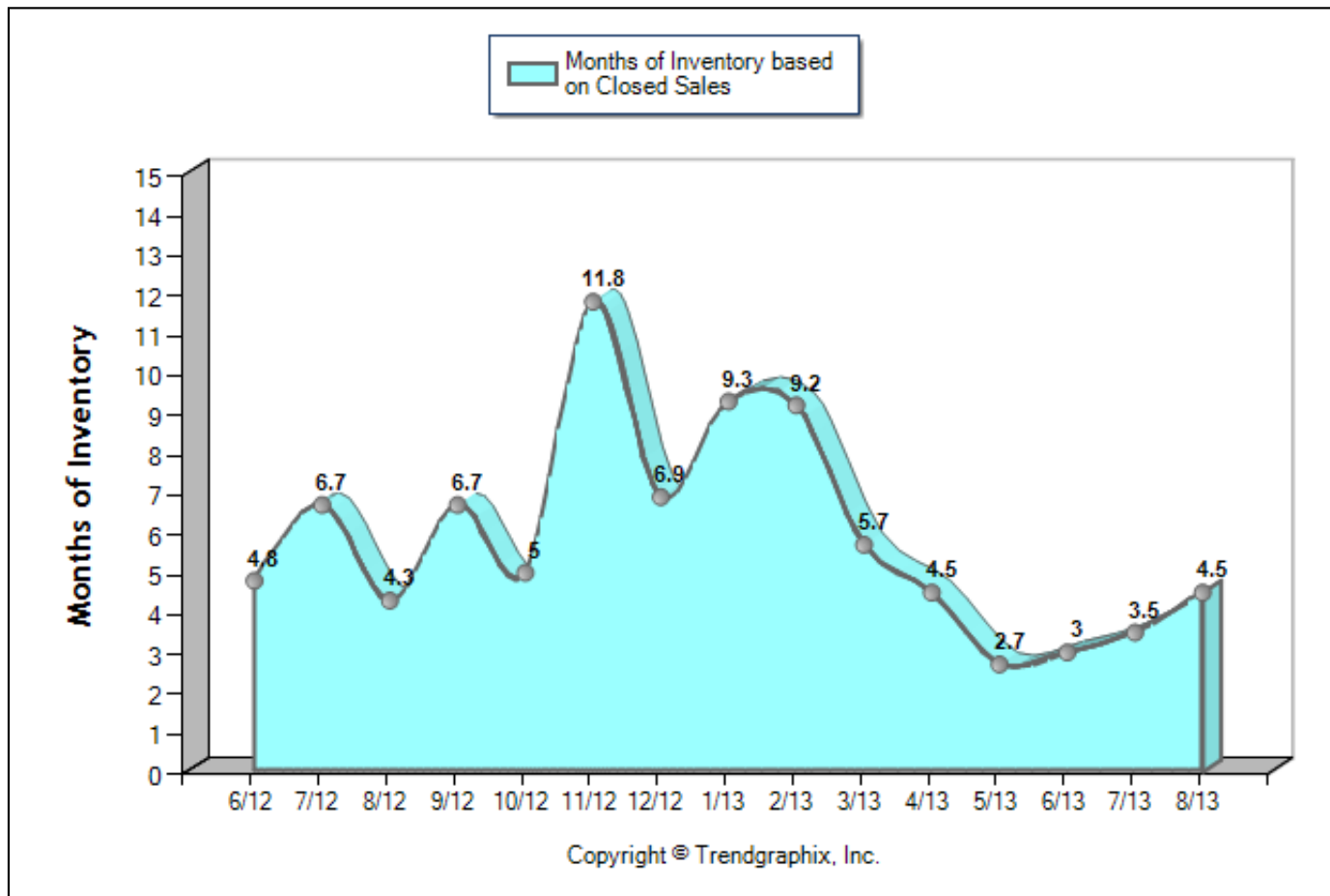
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Months of Inventory Based on Closed Sales (Jun. 2012 - Aug. 2013)

Prepared for you by: Jon Smith, CRB, CRS



	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago		
	Aug. 13	Jul. 13	% Change	Aug. 13	Aug. 12	% Change	Jun. 13 to Aug. 13	Jun. 12 to Aug. 12	% Change
Months of Inventory (Closed Sales)	5	3	30.2% ▲	5	4	4.5% ▲	4	5	-29.9% ▼

August 2013 is a Neutral market**

Months of Inventory based on Closed Sales in August 2013 is 4.5. It is up **30.2%** compared to the last month and up **4.5%** compared to the last year.

**Buyer's market: more than 6 months of inventory. Seller's market: less than 3 months of inventory. Neutral market: 3 - 6 months of inventory.

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Date	6/12	7/12	8/12	9/12	10/12	11/12	12/12	1/13	2/13	3/13	4/13	5/13	6/13	7/13	8/13
For Sale	158	147	139	147	146	142	138	130	119	125	121	122	115	122	118
New Listing	42	36	28	44	29	32	17	33	36	40	47	45	41	35	35
Sold	33	22	32	22	29	12	20	14	13	22	27	46	38	35	26
Pended	28	35	24	18	17	16	17	22	28	36	44	39	29	26	23
Months of Inventory (Closed Sales)	4.8	6.7	4.3	6.7	5	11.8	6.9	9.3	9.2	5.7	4.5	2.7	3	3.5	4.5
Months of Inventory (Pended Sales)	5.6	4.2	5.8	8.2	8.6	8.9	8.1	5.9	4.3	3.5	2.8	3.1	4	4.7	5.1
Absorption Rate (Closed Sales) %	20.9	15	23	15	19.9	8.5	14.5	10.8	10.9	17.6	22.3	37.7	33	28.7	22
Absorption Rate (Pended Sales) %	17.7	23.8	17.3	12.2	11.6	11.3	12.3	16.9	23.5	28.8	36.4	32	25.2	21.3	19.5
Avg. Active Price	193	190	194	203	200	200	199	199	201	197	207	206	213	209	214
Avg. Sold Price	186	164	156	166	197	202	179	160	193	187	157	180	186	249	195
Avg. Sq. Ft. Price	126	111	119	114	121	119	126	111	114	122	111	122	119	157	141
Sold/List Diff. %	98	99	98	97	98	97	98	97	100	98	99	99	97	94	99
Days on Market	126	127	87	64	113	131	86	73	126	142	98	127	69	62	47
Median	155	149	146	169	167	191	169	156	187	184	155	182	178	205	182

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