



**West Volusia Association of Realtors®
Monthly Sales Trend Indicator
2009**

Sales by Price Range - Single Family Homes & Villa's

Price Range	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09	Jul-09	Aug-09	Sep-09	Oct-09	Nov-09	Dec-09	YTD Total	Curr Month	YTD
\$1 - 49,999	8	7	13	17	29	26	30	21	28	23	19	35	256	18.13%	13.81%
\$50,000 - 59,999	9	2	8	11	5	11	7	9	10	10	11	13	106	6.74%	5.72%
\$60,000 - 69,999	8	5	12	3	6	5	12	9	9	18	5	21	113	10.88%	6.09%
\$70,000 - 79,999	4	9	8	16	9	8	11	7	8	14	16	11	121	5.70%	6.53%
\$80,000 - 89,999	5	6	7	10	11	10	8	10	14	15	15	11	122	5.70%	6.58%
\$90,000 - 99,999	4	7	12	10	5	14	12	19	12	12	11	17	135	8.81%	7.28%
\$100,000 - 119,999	12	16	10	17	14	16	25	19	19	36	24	25	233	12.95%	12.57%
\$120,000 - 139,999	13	14	24	15	16	23	19	29	27	22	24	22	248	11.40%	13.38%
\$140,000 - 159,999	9	6	14	11	16	14	18	6	17	18	18	10	157	5.18%	8.47%
\$160,000 - 179,999	7	4	14	6	10	5	7	8	6	11	9	11	98	5.70%	5.29%
\$180,000 - 199,999	7	9	2	10	7	5	7	12	12	3	7	4	85	2.07%	4.58%
\$200,000 - 249,999	4	10	7	4	6	4	3	11	14	3	9	6	81	3.11%	4.37%
\$250,000 - 299,999	5	4	4	5	6	5	4	3	7	3	2	1	49	0.52%	2.64%
\$300,000 - 349,999	1	3	0	3	3	0	1	1	1	1	3	2	19	1.04%	1.02%
\$350,000 - 399,999	0	0	0	1	1	0	0	1	2	1	0	3	9	1.55%	0.49%
\$400,000 - 499,999	0	0	1	0	0	2	2	2	1	2	0	1	11	0.52%	0.59%
\$500,000 - 599,999	0	0	0	0	0	0	1	0	0	0	0	0	1	0.00%	0.05%
\$600,000 - 699,999	0	1	2	1	1	0	2	0	1	1	0	0	9	0.00%	0.49%
\$700,000 - 799,999	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
\$800,000 - 899,999	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
\$900,000 - 999,999	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
\$1,000,000 - and over	0	0	0	0	0	0	0	0	0	1	0	0	1	0.00%	0.05%
Current Year	96	103	138	140	145	148	169	167	188	194	173	193	1,854		
Previous Year	65	93	101	100	114	108	109	115	125	104	101	124	1,259		
Change from last month		7.29%	33.98%	1.45%	3.57%	2.07%	14.19%	-1.18%	12.57%	3.19%	-10.82%	11.56%			
Change from last year	47.69%	10.75%	36.63%	40.00%	27.19%	37.04%	55.05%	45.22%	50.40%	86.54%	71.29%	55.65%			
Current YTD	96	199	337	477	622	770	939	1,106	1,294	1,488	1,661	1,854			
Previous YTD	65	158	259	359	473	581	690	805	930	1,034	1,135	1,259			
% Change YTD	47.69%	25.95%	30.12%	32.87%	31.50%	32.53%	36.09%	37.39%	39.14%	43.91%	46.34%	47.26%			



West Volusia Association of Realtors® Monthly Sales Trend Indicator 2009

Sales by Price Range - Condominiums, Townhouses and Co-Op's

Price Range	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09	Jul-09	Aug-09	Sep-09	Oct-09	Nov-09	Dec-09	YTD Total	Curr Month	YTD
\$1 - 49,999	0	2	2	5	11	5	0	6	2	7	3	3	46	9.68%	27.88%
\$50,000 - 59,999	0	1	0	1	0	1	0	0	2	2	1	0	8	0.00%	4.85%
\$60,000 - 69,999	2	2	0	2	3	1	1	1	1	2	1	1	17	3.23%	10.30%
\$70,000 - 79,999	0	1	0	0	0	0	0	1	1	0	0	0	3	0.00%	1.82%
\$80,000 - 89,999	0	0	0	0	0	1	1	0	0	1	1	0	4	0.00%	2.42%
\$90,000 - 99,999	0	0	0	0	0	1	0	0	0	0	0	1	2	3.23%	1.21%
\$100,000 - 119,999	0	2	4	0	8	3	0	0	0	1	3	1	22	3.23%	13.33%
\$120,000 - 139,999	0	0	0	0	1	0	1	1	0	1	1	1	6	3.23%	3.64%
\$140,000 - 159,999	0	0	1	0	1	1	1	3	0	0	0	1	8	3.23%	4.85%
\$160,000 - 179,999	2	0	0	1	1	0	1	0	1	0	0	0	6	0.00%	3.64%
\$180,000 - 199,999	0	0	0	1	0	0	0	0	1	0	0	0	2	0.00%	1.21%
\$200,000 - 249,999	1	0	1	0	2	0	1	3	0	1	0	0	9	0.00%	5.45%
\$250,000 - 299,999	0	0	2	0	1	0	0	0	0	0	0	0	3	0.00%	1.82%
\$300,000 - 349,999	0	0	1	0	1	0	0	0	0	0	0	15	17	48.39%	10.30%
\$350,000 - 399,999	0	0	0	0	0	0	0	1	0	0	0	5	6	16.13%	3.64%
\$400,000 - 499,999	0	0	0	0	1	0	0	0	0	0	0	3	4	9.68%	2.42%
\$500,000 - 599,999	0	0	0	0	1	0	0	0	0	0	1	0	2	0.00%	1.21%
\$600,000 - 699,999	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
\$700,000 - 799,999	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
\$800,000 - 899,999	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
\$900,000 - 999,999	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
\$1,000,000 - and over	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
Current Year	5	8	11	10	31	13	6	16	8	15	11	31	165		
Previous Year	3	5	6	11	6	14	7	13	12	4	4	7	92		
Change from last month		60.00%	37.50%	-9.09%	210.00%	-58.06%	-53.85%	166.67%	-50.00%	87.50%	-26.67%	181.82%			
Change from last year	66.67%	60.00%	83.33%	-9.09%	416.67%	-7.14%	-14.29%	23.08%	-33.33%	275.00%	175.00%	342.86%			
Current YTD	5	13	24	34	65	78	84	100	108	123	134	165			
Previous YTD	3	8	14	25	31	45	52	65	77	81	85	92			
% Change YTD	66.67%	62.50%	71.43%	36.00%	109.68%	73.33%	61.54%	53.85%	40.26%	51.85%	57.65%	79.35%			



West Volusia Association of Realtors®
Monthly Sales Trend Indicator
2009
Sales by Price Range - Overall

Price Range	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09	Jul-09	Aug-09	Sep-09	Oct-09	Nov-09	Dec-09	YTD Total	Curr Month	YTD
\$1 - 49,999	8	10	15	25	41	33	31	33	32	33	22	39	322	17.18%	15.56%
\$50,000 - 59,999	9	3	9	12	5	12	7	9	12	12	12	13	115	5.73%	5.56%
\$60,000 - 69,999	10	7	12	5	10	6	13	10	10	20	6	22	131	9.69%	6.33%
\$70,000 - 79,999	4	11	8	17	10	9	12	9	9	14	16	11	130	4.85%	6.28%
\$80,000 - 89,999	5	7	7	10	11	11	9	10	15	16	16	11	128	4.85%	6.19%
\$90,000 - 99,999	5	7	13	10	5	15	12	19	12	12	11	18	139	7.93%	6.72%
\$100,000 - 119,999	12	20	15	18	23	19	25	20	19	37	28	26	262	11.45%	12.66%
\$120,000 - 139,999	13	14	24	16	17	23	21	30	28	23	25	25	259	11.01%	12.52%
\$140,000 - 159,999	9	6	16	12	17	15	19	9	17	18	18	11	167	4.85%	8.07%
\$160,000 - 179,999	9	4	14	7	12	5	8	8	7	11	9	11	105	4.85%	5.07%
\$180,000 - 199,999	7	9	2	11	8	5	7	12	13	3	7	4	88	1.76%	4.25%
\$200,000 - 249,999	6	10	8	4	8	4	4	14	14	4	9	6	91	2.64%	4.40%
\$250,000 - 299,999	6	4	6	5	7	5	4	3	7	3	2	1	53	0.44%	2.56%
\$300,000 - 349,999	1	3	1	3	4	0	1	1	1	1	3	17	36	7.49%	1.74%
\$350,000 - 399,999	0	0	0	1	1	0	0	2	2	1	0	8	15	3.52%	0.72%
\$400,000 - 499,999	0	0	1	0	1	2	2	2	1	2	0	4	15	1.76%	0.72%
\$500,000 - 599,999	0	0	0	0	1	0	1	0	0	0	1	0	3	0.00%	0.14%
\$600,000 - 699,999	0	1	2	1	1	0	2	0	1	1	0	0	9	0.00%	0.43%
\$700,000 - 799,999	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
\$800,000 - 899,999	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
\$900,000 - 999,999	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
\$1,000,000 - and over	0	0	0	0	0	0	0	0	0	1	0	0	1	0.00%	0.05%
Current Year	104	116	153	157	182	164	178	191	200	212	185	227	2,069		
Previous Year	72	105	114	122	125	125	120	132	143	114	106	134	1,412		
Change from last month		11.54%	31.90%	2.61%	15.92%	-9.89%	8.54%	7.30%	4.71%	6.00%	-12.74%	22.70%			
Change from last year		10.48%	34.21%	28.69%	45.60%	31.20%	48.33%	44.70%	39.86%	85.96%	74.53%	69.40%			
Current YTD	104	220	373	530	712	876	1,054	1,245	1,445	1,657	1,842	2,069			
Previous YTD	72	177	291	413	538	663	783	915	1,058	1,172	1,278	1,412			
% Change YTD	44.44%	24.29%	28.18%	28.33%	32.34%	32.13%	34.61%	36.07%	36.58%	41.38%	44.13%	46.53%			



West Volusia Association of Realtors®
Monthly Sales Trend Indicator
2009
Sales by Bedroom Count

Bedrooms	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09	Jul-09	Aug-09	Sep-09	Oct-09	Nov-09	Dec-09	YTD Total	Curr Month	YTD
0	0	1	0	0	0	0	0	0	1	0	0	1	3	0.44%	0.14%
1	0	2	0	1	3	1	2	2	2	4	1	3	21	1.32%	1.01%
2	18	23	24	35	42	30	35	36	29	38	25	32	367	14.10%	17.74%
3	64	60	94	87	95	92	105	116	112	127	118	150	1,220	66.08%	58.97%
4	18	25	30	32	34	38	29	31	49	38	37	40	401	17.62%	19.38%
5	4	5	5	1	8	2	5	4	5	4	4	0	47	0.00%	2.27%
6+	0	0	0	1	0	1	2	2	2	1	0	1	10	0.44%	0.48%
Total	104	116	153	157	182	164	178	191	200	212	185	227	2,069	100.00%	100.00%

Sales by Bathroom Count

Bathrooms	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09	Jul-09	Aug-09	Sep-09	Oct-09	Nov-09	Dec-09	YTD Total	Curr Month	YTD
1	12	17	18	23	33	20	28	23	31	30	25	36	296	15.86%	14.31%
2	84	90	121	120	123	130	137	149	142	163	145	158	1,562	69.60%	75.50%
3	6	8	13	12	22	12	7	17	23	13	12	33	178	14.54%	8.60%
4	2	1	1	1	4	2	5	2	4	4	3	0	29	0.00%	1.40%
5	0	0	0	0	0	0	0	0	0	1	0	0	1	0.00%	0.05%
6+	0	0	0	1	0	0	1	0	0	1	0	0	3	0.00%	0.14%
Total	104	116	153	157	182	164	178	191	200	212	185	227	2,069	100.00%	100.00%



West Volusia Association of Realtors®
Monthly Sales Trend Indicator
2009
Sales by Housing Style

Style	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09	Jul-09	Aug-09	Sep-09	Oct-09	Nov-09	Dec-09	YTD Total	Curr Month	YTD
Single Family Home	96	103	135	140	143	148	169	167	187	194	172	193	1,847	85.02%	89.27%
Condominium	4	7	8	9	21	10	3	12	5	9	6	28	122	12.33%	5.90%
Townhouse	1	1	3	1	10	3	3	4	3	6	5	3	43	1.32%	2.08%
Manufactured/Mobile O	1	0	1	1	3	1	2	4	2	1	0	1	17	0.44%	0.82%
Half Duplex	0	2	2	2	1	1	1	1	2	0	1	0	13	0.00%	0.63%
Manufactured	2	1	1	1	1	0	0	1	0	2	0	0	9	0.00%	0.43%
Manufactured/Mobile In	0	2	0	2	1	1	0	1	0	0	0	2	9	0.88%	0.43%
Villa	0	0	3	0	2	0	0	0	1	0	1	0	7	0.00%	0.34%
Modular	0	0	0	0	0	0	0	1	0	0	0	0	1	0.00%	0.05%
Planned Unit Developm	0	0	0	1	0	0	0	0	0	0	0	0	1	0.00%	0.05%
Mobile With Single In L	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
Mobile	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
Co-Op	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
Total	104	116	153	157	182	164	178	191	200	212	185	227	2,069	100.00%	100.00%



West Volusia Association of Realtors®

Multiple Listing One Month Sales and Inventory Report – December 1 to December 31, 2009

Price Range	Sold Units	Market Share	Average List	Average Sale	% List to Sell	Avg DOM	Inventory on Market	Months Supply
			Price	Price				
\$1 - 49,999	39	17.18%	39,930	36,341	91.00%	76	158	4.1
\$50,000 - 59,999	13	5.73%	59,423	54,508	92.00%	61	113	8.7
\$60,000 - 69,999	22	9.69%	67,732	64,299	95.00%	96	106	4.8
\$70,000 - 79,999	11	4.85%	72,651	75,982	105.00%	115	110	10.0
\$80,000 - 89,999	11	4.85%	92,254	83,864	91.00%	128	136	12.4
\$90,000 - 99,999	18	7.93%	98,472	93,594	95.00%	75	143	7.9
\$100,000 - 119,999	26	11.45%	112,158	109,844	98.00%	100	200	7.7
\$120,000 - 139,999	25	11.01%	130,124	127,200	98.00%	68	214	8.6
\$140,000 - 159,999	11	4.85%	148,373	144,173	97.00%	114	164	14.9
\$160,000 - 179,999	11	4.85%	170,790	169,096	99.00%	134	142	12.9
\$180,000 - 199,999	4	1.76%	208,849	187,750	90.00%	77	119	29.8
\$200,000 - 249,999	6	2.64%	253,083	229,067	91.00%	144	166	27.7
\$250,000 - 299,999	1	0.44%	299,000	287,000	96.00%	167	137	137.0
\$300,000 - 349,999	17	7.49%	341,976	336,735	98.00%	106	72	4.2
\$350,000 - 399,999	8	3.52%	395,550	382,125	97.00%	169	61	7.6
\$400,000 - 499,999	4	1.76%	458,175	418,050	91.00%	288	70	17.5
\$500,000 - 599,999	0	0.00%	0	0	0.00%		28	
\$600,000 - 699,999	0	0.00%	0	0	0.00%		12	
\$700,000 - 799,999	0	0.00%	0	0	0.00%		6	
\$800,000 - 899,999	0	0.00%	0	0	0.00%		15	
\$900,000 - 999,999	0	0.00%	0	0	0.00%		10	
\$1,000,000 - and over	0	0.00%	0	0	0.00%		24	
Totals	227	100.00%	134,581	129,214	96.00%	99	2,206	9.7

This data represents all residential sales. Reported sales are dependent upon timeliness of sales and totality of information Reported by participants.
 The data reflects only The sales published through My Florida Regional MLS and does not include all sales in The Reported areas.
 Neither The Association/Board nor The MFRMLS is in any way responsible for its accuracy.



West Volusia Association of Realtors®

Multiple Listing YTD and Inventory Report – January 1 to December 31, 2009

Price Range	Sold Units	Market Share	Average List	Average Sale	% List to Sell	Avg DOM	Inventory on Market	Months Supply
			Price	Price				
\$1 - 49,999	322	15.56%	39,873	35,454	89.00%	89	158	5.9
\$50,000 - 59,999	115	5.56%	58,792	54,393	93.00%	87	113	11.8
\$60,000 - 69,999	131	6.33%	69,215	64,093	93.00%	100	106	9.7
\$70,000 - 79,999	130	6.28%	76,846	74,074	96.00%	111	110	10.2
\$80,000 - 89,999	128	6.19%	89,365	84,174	94.00%	118	136	12.8
\$90,000 - 99,999	139	6.72%	97,056	94,147	97.00%	95	143	12.4
\$100,000 - 119,999	262	12.66%	113,591	109,238	96.00%	100	200	9.2
\$120,000 - 139,999	259	12.52%	133,721	129,238	97.00%	93	214	9.9
\$140,000 - 159,999	167	8.07%	156,260	148,366	95.00%	141	164	11.8
\$160,000 - 179,999	105	5.07%	176,161	168,860	96.00%	148	142	16.2
\$180,000 - 199,999	88	4.25%	199,544	189,276	95.00%	167	119	16.2
\$200,000 - 249,999	91	4.40%	241,558	222,458	92.00%	138	166	21.9
\$250,000 - 299,999	53	2.56%	297,003	269,923	91.00%	140	137	31.0
\$300,000 - 349,999	36	1.74%	348,519	329,778	95.00%	132	72	24.0
\$350,000 - 399,999	15	0.72%	399,679	379,799	95.00%	136	61	48.8
\$400,000 - 499,999	15	0.72%	475,833	427,613	90.00%	192	70	56.0
\$500,000 - 599,999	3	0.14%	557,667	514,000	92.00%	101	28	112.0
\$600,000 - 699,999	9	0.43%	722,744	631,000	87.00%	165	12	16.0
\$700,000 - 799,999	0	0.00%	0	0	0.00%		6	
\$800,000 - 899,999	0	0.00%	0	0	0.00%		15	
\$900,000 - 999,999	0	0.00%	0	0	0.00%		10	
\$1,000,000 - and over	1	0.05%	1,200,000	1,200,000	100.00%	0	24	288.0
Totals	2,069	100.00%	127,073	119,753	94.00%	111	2,206	12.8

This data represents all residential sales. Reported sales are dependent upon timeliness of sales and totality of information Reported by participants.

The data reflects only The sales published through My Florida Regional MLS and does not include all sales in The Reported areas.

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West Volusia Association of Realtors®

Four Year Sales and Inventory History 2005 - 2009
 Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sale Price	% Diff Sell/List	Avg DOM	Current Inventory	Months Inventory
01-JAN-06	204	237,590	229,348	97%	51	1,644	8.1
01-FEB-06	208	217,881	212,490	98%	64	1,800	8.7
01-MAR-06	293	219,327	212,333	97%	64	1,939	6.6
01-APR-06	305	225,563	219,678	97%	61	2,063	6.8
01-MAY-06	322	220,886	214,708	97%	60	2,178	6.8
01-JUN-06	287	227,215	219,758	97%	69	2,289	8.0
01-JUL-06	255	222,142	215,158	97%	71	2,475	9.7
01-AUG-06	230	215,991	209,775	97%	73	2,675	11.6
01-SEP-06	201	235,009	222,786	95%	78	2,684	13.4
01-OCT-06	220	229,275	220,768	96%	85	2,688	12.2
01-NOV-06	195	224,490	213,174	95%	92	2,739	14.0
01-DEC-06	207	222,186	212,637	96%	92	2,626	12.7
01-JAN-07	169	232,807	223,788	96%	91	2,716	16.1
01-FEB-07	210	245,621	232,879	95%	96	2,832	13.5
01-MAR-07	220	221,595	212,088	96%	89	2,928	13.3
01-APR-07	213	236,225	224,212	95%	90	3,053	14.3
01-MAY-07	189	216,200	206,325	95%	103	3,128	16.6
01-JUN-07	180	229,515	217,259	95%	109	3,167	17.6
01-JUL-07	170	227,756	216,338	95%	110	3,150	18.5
01-AUG-07	173	219,701	206,764	94%	124	3,144	18.2
01-SEP-07	132	196,592	186,706	95%	109	3,158	23.9
01-OCT-07	139	190,610	179,410	94%	124	3,180	22.9
01-NOV-07	135	186,999	176,496	94%	118	3,218	23.8
01-DEC-07	103	203,540	188,935	93%	124	3,148	30.6
01-JAN-08	72	189,748	179,768	95%	137	3,159	43.9
01-FEB-08	105	176,808	164,612	93%	128	3,085	29.4
01-MAR-08	114	180,930	169,492	94%	149	3,072	26.9
01-APR-08	122	208,952	191,110	91%	139	3,011	24.7
01-MAY-08	125	197,816	184,932	93%	155	2,831	22.6
01-JUN-08	125	172,264	160,720	93%	140	2,802	22.4
01-JUL-08	120	190,495	178,388	94%	130	2,789	23.2
01-AUG-08	132	198,416	186,362	94%	131	2,672	20.2
01-SEP-08	143	163,451	154,203	94%	119	2,695	18.8
01-OCT-08	114	176,351	160,878	91%	134	2,675	23.5
01-NOV-08	106	148,770	139,371	94%	108	2,714	25.6
01-DEC-08	134	154,786	145,099	94%	138	2,651	19.8
01-JAN-09	104	135,692	125,862	93%	111	2,557	24.6
01-FEB-09	116	141,931	130,709	92%	140	2,534	21.8
01-MAR-09	153	138,727	128,160	92%	125	2,474	16.2
01-APR-09	157	125,265	116,173	93%	118	2,438	15.5
01-MAY-09	182	128,848	121,802	95%	119	2,342	12.9
01-JUN-09	164	111,563	106,136	95%	127	2,395	14.6
01-JUL-09	178	124,970	117,383	94%	129	2,412	13.6
01-AUG-09	191	123,772	117,179	95%	100	2,393	12.5
01-SEP-09	200	127,066	121,710	96%	106	2,399	12.0
01-OCT-09	212	118,282	112,599	95%	76	2,353	11.1
01-NOV-09	185	123,110	114,998	93%	107	2,283	12.3
01-DEC-09	227	134,581	129,214	96%	99	2,206	9.7