

Davis County Market Inventory Snapshot Through April, 2010

2010 Listing Activity

	Counts	%
New Listings	2,725	100%
Sold/Closed	361	13%
Under Contract	453	17%
Expired/No Sale	318	12%
Still Active	1,593	58%

Current Listing Inventory by Price Range

A Month's Inventory level of approximately six months is considered a "neutral" market. Less than six months is referred to as a Seller's market and more than six months is referred to as a Buyer's market. This data is also referred to as the "Absorption Rate." It refers to the time needed to liquidate current inventory levels based on past sales activity assuming no new listings.

Price Range	Current Listings*	Avg Days on Market	Sales Past 12 Months	Avg Days on Market	Months Inventory
Up to - \$199,999	796	110	1,649	93	6
\$200,000 - \$299,999	869	118	1,259	113	8
\$300,000 - \$399,999	266	149	348	162	9
\$400,000 - \$499,999	105	160	115	186	11
Over \$500,000	134	210	82	262	20
Totals	2,170	128	3,453	114	8

** includes all current listings including those with original list dates in the prior calendar year*

Buyer Demand vs. Inventory Supply

Annual Comparison Through April

YTD	2009	2010	% Change
New Listings	2,379	2,725	14.5%
Closed Sales	835	910	9.0%
Average Sale	\$237,310	\$223,503	-5.8%
Median Sale	\$212,000	\$202,638	-4.4%
Avg Days on Market	128	115	-10.2%
April Listings	624	734	17.6%
April Closed	244	268	9.8%
April Avg Sale	\$233,644	\$214,633	-8.1%
April Median Sale	\$209,581	\$201,500	-3.9%

