

Greater Dallas Area Single Family Home Sales Statistics

Based on MLS Data, Revised 5/1/09

	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>YTD 3/08</u>	<u>2008</u>	<u>YTD 3/09</u>
Greater Dallas								
Sales	71,705	79,432	87,724	92,452	86,356	16,258	75,840	12,972
Average Price	174,812	179,199	188,390	194,125	201,568	191,295	195,646	176,196
Percent Change	2.7%	2.5%	5.1%	3.0%	4.0%	-1.0%	-2.9%	-7.9%
Price/ Square Foot	82	84	87	89	92	88	84	81
Days on Market	70	71	71	70	74	88	81	86
Active Listings	38,332	40,659	41,655	44,389	47,167	43,899	42,585	38,164
Months of Inventory	6.4	6.1	5.7	5.8	6.6	8.1	6.7	8.8

Preston Hollow Vicinity								
Sales	765	890	861	761	712	98	510	71
Average Price	613,832	613,930	680,754	772,120	932,687	1,047,341	983,753	954,736
Percent Change	4.3%	0.0%	10.9%	13.4%	20.8%	18.9%	5.5%	-8.8%
Price/ Square Foot	179	180	192	213	238	267	241	232
Days on Market	87	82	70	64	71	102	102	123
Active Listings	538	471	370	394	453	511	580	648
Months of Inventory	9.2	6.4	4.9	5.9	7.4	7.4	11.7	16.0

East Dallas/ Lakewood								
Sales	2,343	2,459	2,697	2,672	2,543	512	2,096	358
Average Price	190,448	197,090	218,633	236,298	256,457	247,783	252,360	203,659
Percent Change	5.5%	3.5%	10.9%	8.1%	8.5%	-0.5%	-1.6%	-17.8%
Price/ Square Foot	109	113	122	128	135	129	133	109
Days on Market	61	63	64	64	64	81	77	78
Active Listings	1,085	1,195	1,196	1,226	1,325	1,274	1,241	1,119
Months of Inventory	5.6	5.8	5.5	5.5	6.0	6.1	6.4	6.6

Park Cities Vicinity								
Sales	864	955	909	844	777	141	658	77
Average Price	737,917	833,723	924,420	1,081,338	1,221,130	1,201,839	1,221,166	1,037,889
Percent Change	5.5%	13.0%	10.9%	17.0%	12.9%	4.0%	0.0%	-13.6%
Price/ Square Foot	234	253	280	316	344	337	335	288
Days on Market	80	66	59	60	68	97	93	116
Active Listings	480	374	337	376	444	552	598	703
Months of Inventory	7.0	4.7	4.4	5.2	6.4	9.0	10.2	13.7

Northwest Dallas								
Sales	587	642	673	691	689	101	474	85
Average Price	184,857	194,685	204,584	215,608	226,843	209,724	238,913	208,815
Percent Change	4.2%	5.3%	5.1%	5.4%	5.2%	-1.1%	5.3%	-0.4%
Price/ Square Foot	97	100	104	109	114	103	116	104
Days on Market	64	67	62	65	61	95	76	98
Active Listings	272	321	301	319	291	264	285	269
Months of Inventory	5.7	6.3	5.3	5.7	4.8	5.1	6.2	6.9

Oak Lawn/ Uptown *Condos/ Townhomes								
Sales	844	962	1,149	1,195	1,224	175	875	122
Average Price	236,831	248,301	249,744	254,806	300,000	353,225	322,475	250,465
Percent Change	3.0%	4.8%	0.6%	2.0%	17.7%	32.0%	7.5%	-29.1%
Price/ Square Foot	155	164	172	181	199	213	200	174
Days on Market	97	92	86	82	98	120	115	105
Active Listings	675	714	742	867	930	975	985	1,009
Months of Inventory	9.7	9.7	8.8	8.7	8.9	10.6	11.9	14.5