

# The CCAR Pulse

Where Our Members Live and Work



## Dallas Uptown

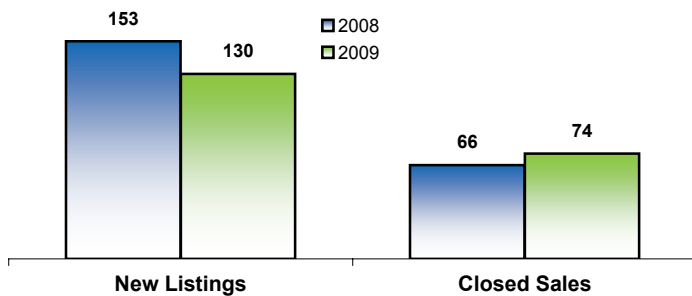
### December

### Entire Year

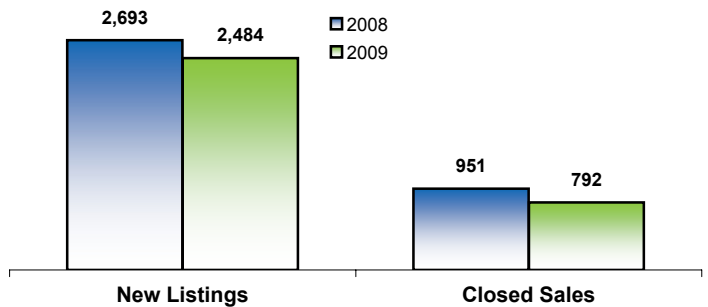
Dallas County, TX	2008	2009	Change	2008	2009	Change
New Listings	153	130	- 15.0%	2,693	2,484	- 7.8%
Closed Sales* (reported)	66	74	+ 12.1%	951	792	- 16.7%
Closed Sales* (projected)	66	83	+ 25.8%	951	801	- 15.8%
Average Sales Price**	\$325,591	\$317,920	- 2.4%	\$326,555	\$310,073	- 5.0%
Median Sales Price**	\$222,000	\$235,000	+ 5.9%	\$238,000	\$205,000	- 13.9%
Percent of Original List Price Received at Sale**	88.6%	89.9%	+ 1.4%	92.7%	91.1%	- 1.7%
Average Days on Market Until Sale	168	128	- 23.7%	144	127	- 11.9%
Single-Family Detached Inventory	57	60	+ 5.3%	--	--	--
Townhouse-Condo Inventory	1,020	993	- 2.6%	--	--	--

\*Due to the typical delays in recording sales, reported unit activity will appear artificially low for the most recent month. Our projected unit activity assumes that only 89% of all sales are reported in in time for this report. Year-to-Date figures are now updated each month in the interest of accuracy. \*\*Does not include seller's concessions.

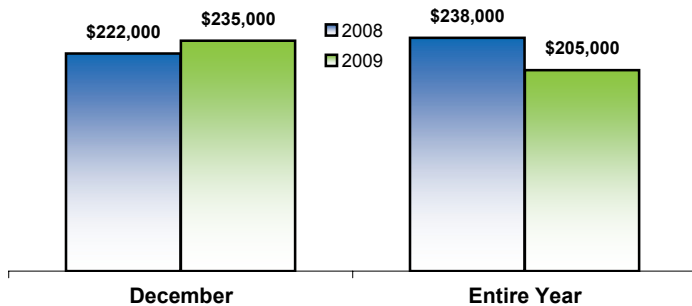
#### Activity—Most Recent Month



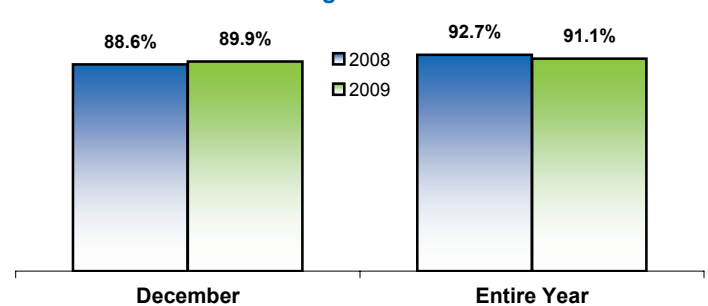
#### Activity—Entire Year



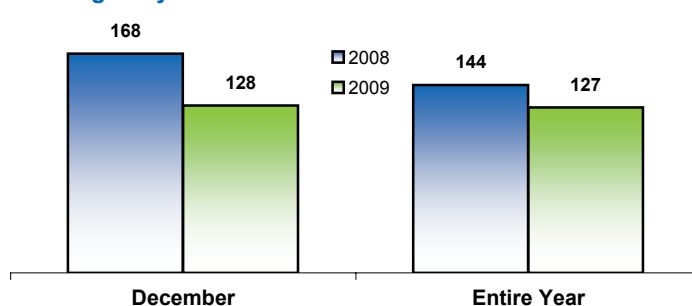
#### Median Sales Price



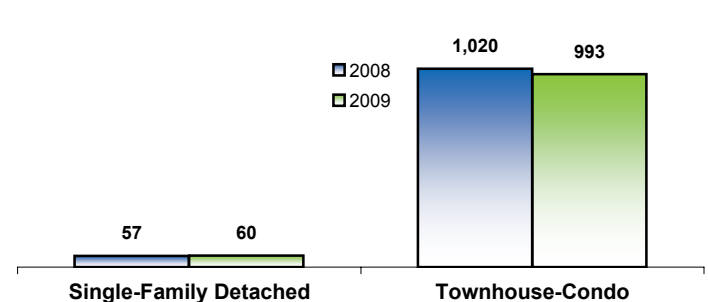
#### Ratio of Sales Price to Original List Price



#### Average Days on Market Until Sale



#### Current Inventory



Some of the figures referenced in this report are for only one month worth of activity. As such, they can sometimes look extreme due to the small sample size involved.