



PR COMMITTEE: MARKET WATCH - St Charles County Residential Sales by Price

SOLD - Past 12 Months 10-1-09 through 9-30-10								
Price Range		Active	Pending	Sold	Median Sale Price	CDOM	Sold per Month	Months of Inventory
1	100,000	93	32	207	80,000	52	17.25	5.39
100,001	125,000	167	32	295	117,000	54	24.58	6.79
125,001	150,000	366	44	562	139,500	60	46.83	7.81
150,001	175,000	427	44	596	164,000	70	49.67	8.60
175,001	200,000	405	43	469	186,900	75	39.08	10.36
200,001	225,000	282	27	320	214,300	80	26.67	10.58
225,001	250,000	277	27	264	239,000	73	22.00	12.59
250,001	275,000	186	18	197	261,000	83	16.42	11.33
275,001	300,000	194	21	152	286,165	87	12.67	15.32
300,001	325,000	104	7	114	315,000	104	9.50	10.95
325,001	350,000	104	7	68	334,750	112	5.67	18.35
350,001	375,000	60	4	56	365,000	77	4.67	12.86
375,001	400,000	76	5	30	389,950	87	2.50	30.40
400,001	425,000	30	1	33	415,000	112	2.75	10.91
425,001	450,000	41	2	24	443,475	101	2.00	20.50
450,001	475,000	24	1	15	464,000	87	1.25	19.20
475,001	500,000	40	1	11	494,000	130	0.92	43.64
500,001	525,000	11	1	2	512,500	138	0.17	66.00
525,001	550,000	22	0	19	535,000	143	1.58	13.89
550,001	575,000	9	1	8	565,000	107	0.67	13.50
575,001	600,000	14	1	10	593,500	157	0.83	16.80
600,001	650,000	16	1	11	629,000	119	0.92	17.45
650,001	700,000	16	1	3	680,000	90	0.25	64.00
700,001	750,000	13	0	3	729,000	130	0.25	52.00
750,001	800,000	7	1	4	799,000	182	0.33	21.00
800,001	850,000	4	1	2	837,450	184	0.17	24.00
850,001	900,000	8	0	3	880,000	76	0.25	32.00
900,001	950,000	2	0	1	910,000	204	0.08	24.00
950,001	1,000,000	7	0	1	1,000,000	184	0.08	84.00
1,000,001		22	1	3	1,281,000	188	0.25	88.00

* The meat of the market is \$150,000-175,000 - the price range with the highest number of closed units

* Months of Inventory are in the double digits in all price ranges over \$175,000

* Days on market are below 90 days in 14 of the 30 price bands and less than 120 days in 20 of 30 price bands

Residential classification per MLS 10-14-10