

# The 100+

Market Updates for 205 Twin Cities Communities

A free research tool from the North Metro REALTORS® Association

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North Metro REALTORS® Association

## Carver County

### May

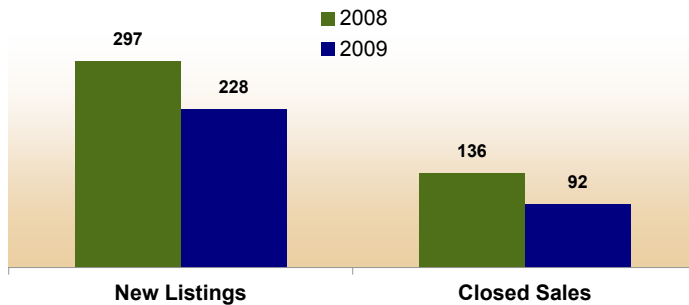
### Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	297	228	- 23.2%	1,345	1,191	- 11.4%
Closed Sales	136	92	- 32.4%	460	335	- 27.2%
Median Sales Price	\$240,000	\$225,500	- 6.0%	\$246,000	\$216,000	- 12.2%
Average Sales Price	\$280,188	\$238,843	- 14.8%	\$306,369	\$256,879	- 16.2%
Percent of Original List Price Received at Sale*	93.5%	91.0%	- 2.7%	92.1%	90.1%	- 2.2%
Average Days on Market Until Sale**	130	150	+ 15.4%	135	156	+ 15.3%
Single-Family Detached Inventory	701	619	- 11.7%	--	--	--
Townhouse-Condo Inventory	334	260	- 22.2%	--	--	--

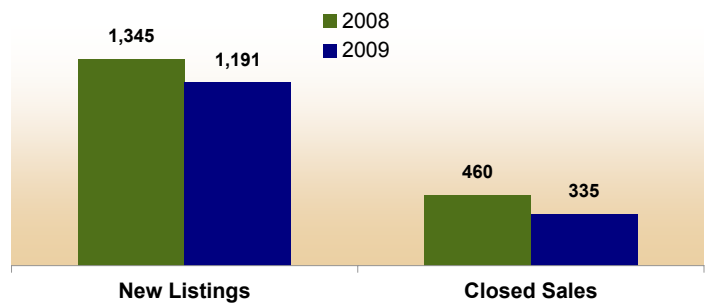
\*Does not account for list prices from any previous listing contracts

\*\*City market time figures are based on Cumulative Days on Market, which does account for previous listing contracts

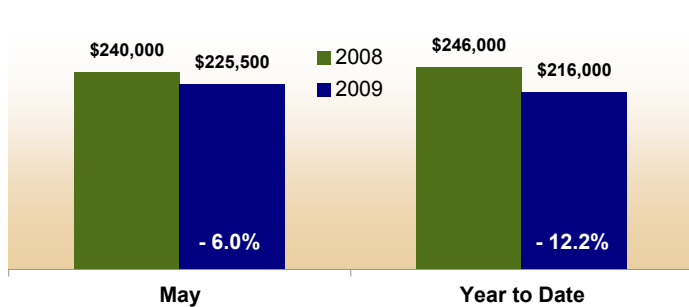
#### Activity—Most Recent Month



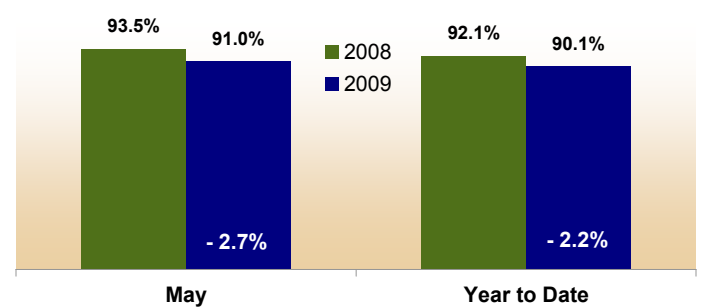
#### Activity—Year to Date



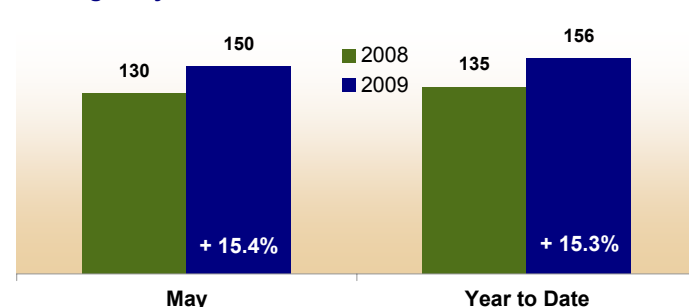
#### Median Sales Price



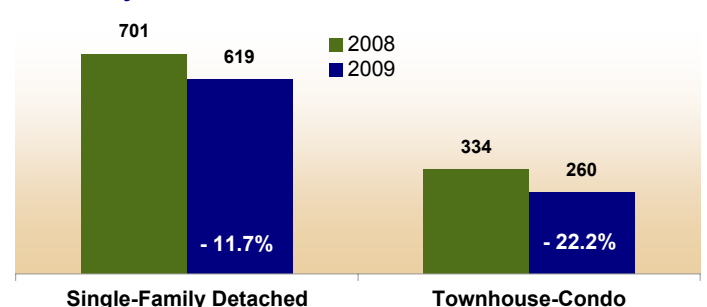
#### Percent of Original List Price Received



#### Average Days on Market Until Sale



#### Inventory of Homes for Sale



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. For broader historical market information, please feel free to contact us.