

# Local Market Update – October 2011

A RESEARCH TOOL PROVIDED BY THE AUSTIN BOARD OF REALTORS®



# BA

**+ 64.1%**

Change in  
New Listings

**+ 140.0%**

Change in  
Closed Sales

**+ 12.0%**

Change in  
Median Sales Price

## October

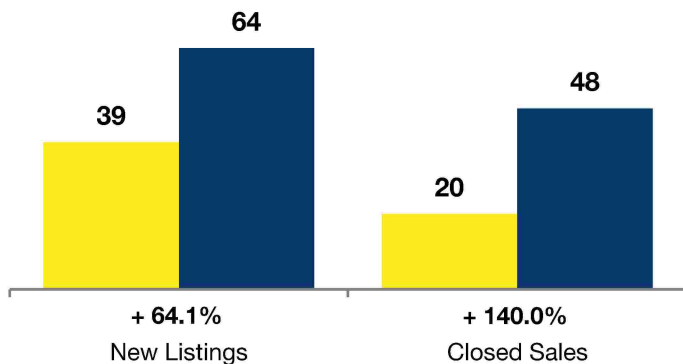
## Year to Date

	2010	2011	+ / -	2010	2011	+ / -
New Listings	39	64	+ 64.1%	499	528	+ 5.8%
Closed Sales	20	48	+ 140.0%	212	230	+ 8.5%
Median Sales Price*	\$120,500	\$134,950	+ 12.0%	\$139,450	\$132,000	- 5.3%
Average Sales Price*	\$122,255	\$141,784	+ 16.0%	\$146,127	\$142,191	- 2.7%
Percent of Original List Price Received*	96.1%	95.5%	- 0.6%	93.4%	93.1%	- 0.4%
Days on Market Until Sale	52	63	+ 22.2%	66	89	+ 34.5%
Inventory – Single-Family Detached**	186	155	- 16.7%	--	--	--
Inventory – Townhouse-Condo**	3	1	- 66.7%	--	--	--

\* Does not account for seller concessions. | \*\* City inventory figures were first tracked in June 2008. | Activity for one month can sometimes look extreme due to small sample size.

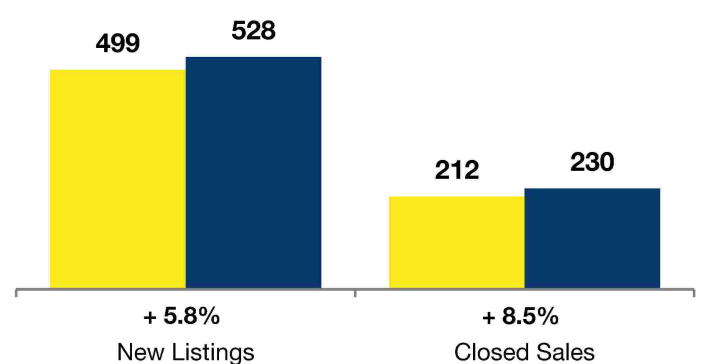
### October

■ 2010 ■ 2011



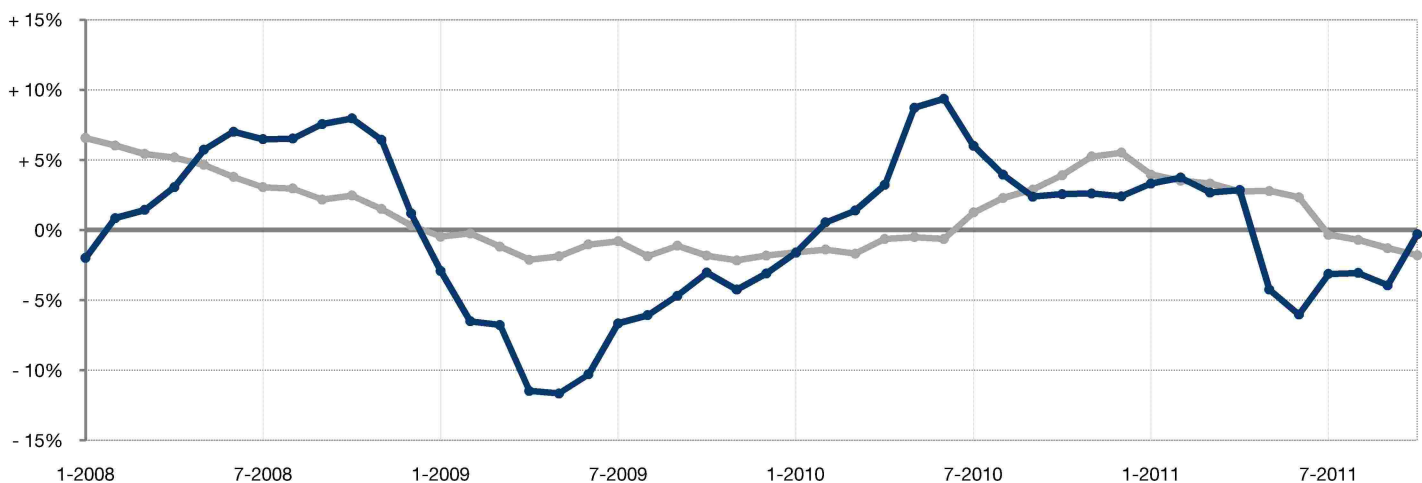
### Year to Date

■ 2010 ■ 2011



### Change in Median Sales Price from Prior Year (6-Month Average)†

All MLS —  
BA —



\*\* Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | Current as of November 10, 2011. All data from ABOR Multiple Listing Service. | Powered by 10K Research and Marketing.