

## DAVIS ISLANDS REAL ESTATE ACTIVITY REPORT – JULY



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MARKET PRICE TREND: **NEUTRAL**

MARKET ACTIVITY TREND: **UPTRENDING**

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From our analysis we believe the Davis Islands market is in an Activity status of **UPTRENDING** and a Price Status of **NEUTRAL**. From a statistical standpoint we have seen the number of actual closings slightly decline over the last three months from the year's high watermark in May of 7 properties (7- May, 5-June, 3 -July). However, the number of properties Pending have increased steadily to 10 (10 - July, 5 - June, 2 - May). Additionally, we are seeing a price floor in the mid to upper 200's on the lower end and the mid to upper 500's on average. While we do not expect home sale prices to increase dramatically anytime soon we believe that an increase in sales and pending sale properties will continue to occur over the next two quarters.

On a national front the most recent Existing Home Sale numbers have shown a steady increase, this has been primarily in the lower end market, particularly those home eligible for FHA financing and the \$8,000 first time home buyer credit.

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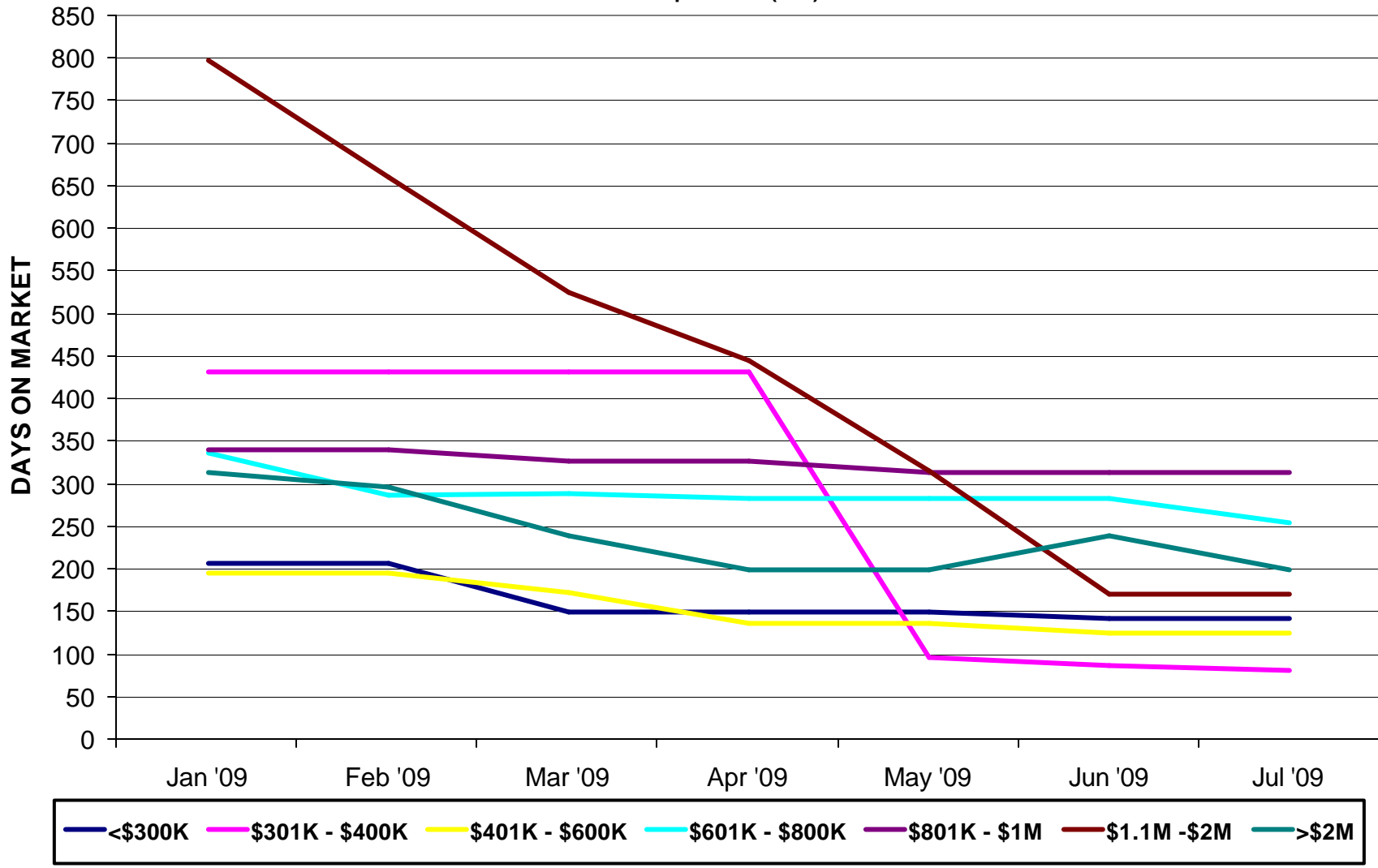
**CRISTAN & JENNIFER FADAL - CENTUR 21 FISHER & ASSOCIATES  
DAVIS ISLANDS '09 DAYS ON MARKET TREND**

<b>SOLD</b>							
	<b>Jan '09</b>	<b>Feb '09</b>	<b>Mar '09</b>	<b>Apr '09</b>	<b>May '09</b>	<b>Jun '09</b>	<b>Jul '09</b>
<\$300K	256	100			37	237	
\$301K - \$400K						0	
\$401K - \$600K			74		348		108
\$601K - \$800K	40	22		85	257		54
\$801K - \$1M			102		133		
\$1.1M - \$2M	84	155				0	379
>\$2M						386	
<b>ACTIVE</b>							
	<b>Jan '09</b>	<b>Feb '09</b>	<b>Mar '09</b>	<b>Apr '09</b>	<b>May '09</b>	<b>Jun '09</b>	<b>Jul '09</b>
<\$300K	204	204	147	147	147	140	140
\$301K - \$400K	428	428	429	429	94	83	78
\$401K - \$600K	193	193	169	133	133	122	122
\$601K - \$800K	333	284	285	280	280	280	252
\$801K - \$1M	337	337	324	324	310	310	310
\$1.1M - \$2M	794	658	523	443	313	167	167
>\$2M	311	294	236	197	197	236	197

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# DAVIS ISLANDS DAYS ON MARKET TREND '09

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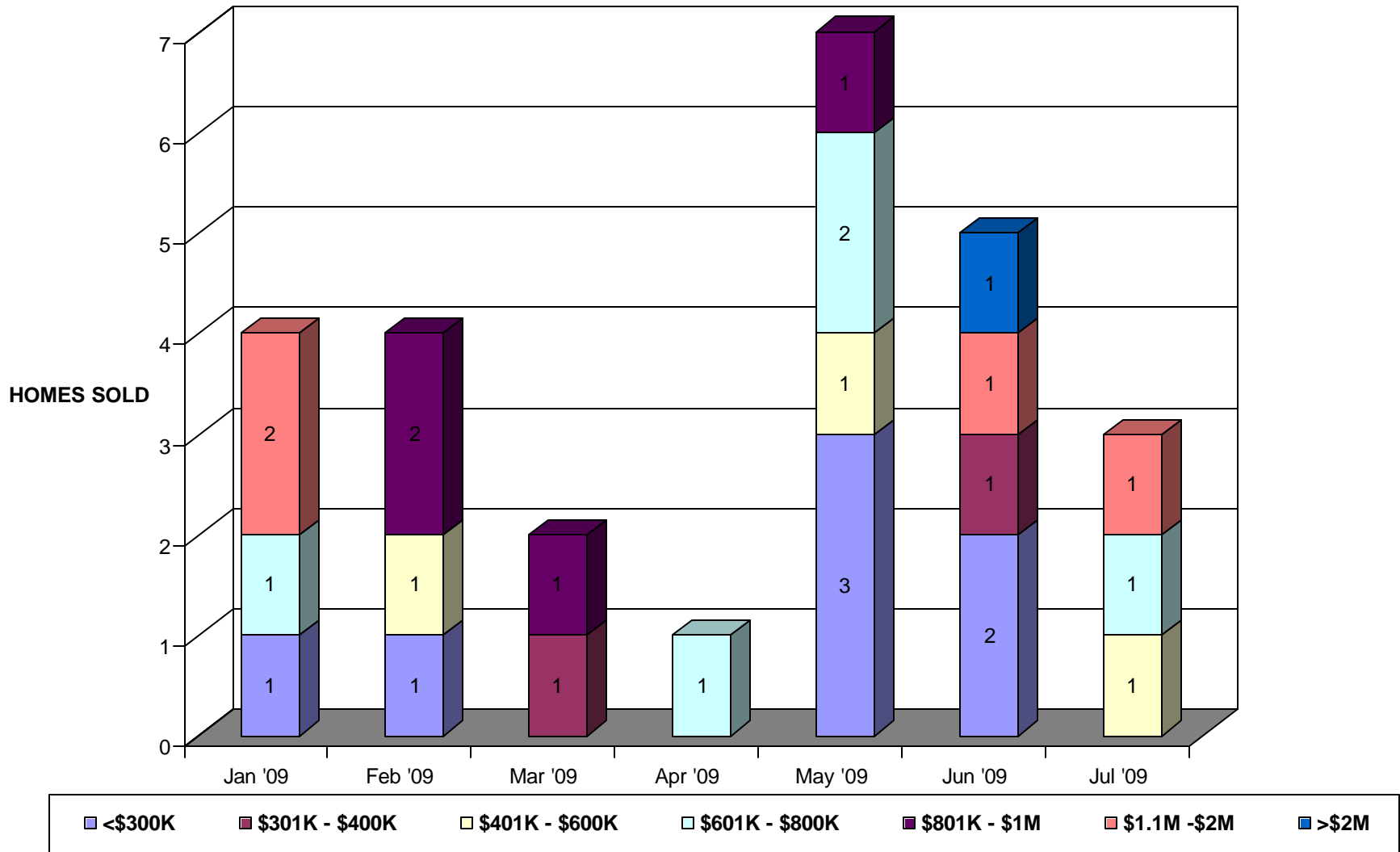
**CRISTAN & JENNIFER FADAL - CENTUR 21 FISHER & ASSOCIATES  
DAVIS ISLANDS 09 ACTIVITY TREND**

<b>SOLD</b>							
	<b>Jan '09</b>	<b>Feb '09</b>	<b>Mar '09</b>	<b>Apr '09</b>	<b>May '09</b>	<b>Jun '09</b>	<b>Jul '09</b>
<\$300K	1	1			3	2	
\$301K - \$400K			1			1	
\$401K - \$600K		1			1		1
\$601K - \$800K	1			1	2		1
\$801K - \$1M		2	1		1		
\$1.1M - \$2M	2					1	1
>\$2M						1	
<b>PENDING</b>							
	<b>Jan '09</b>	<b>Feb '09</b>	<b>Mar '09</b>	<b>Apr '09</b>	<b>May '09</b>	<b>Jun '09</b>	<b>Jul '09</b>
<\$300K			1	1	2	5	6
\$301K - \$400K							
\$401K - \$600K							1
\$601K - \$800K							
\$801K - \$1M							
\$1.1M - \$2M							2
>\$2M							1
<b>ACTIVE</b>							
	<b>Jan '09</b>	<b>Feb '09</b>	<b>Mar '09</b>	<b>Apr '09</b>	<b>May '09</b>	<b>Jun '09</b>	<b>Jul '09</b>
<\$300K	5	5	7	8	8	9	9
\$301K - \$400K	2	2	2	2	5	10	11
\$401K - \$600K	3	3	4	6	8	10	12
\$601K - \$800K	6	7	7	8	8	8	10
\$801K - \$1M	3	3	4	4	5	5	5
\$1.1M - \$2M	5	6	7	9	10	14	14
>\$2M	5	6	11	12	12	13	14

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# DAVIS ISLANDS '09 SALES TREND

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# DAVIS ISLANDS ACTIVE PROPERTY TREND ' 09

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