

Board 2680 Melbourne**5 Year Residential Sales and Inventory History - Residential**

Year	Month	Units Sold	Average List Price	Average Sale Price	% Diff Sale / List	Avg DOM	Avg CDOM	Month-End Inventory	Absorption Rate	Avg \$ per Square Foot
2009	Jan	184	\$180,275	\$164,474	91.2%	111	217	4,393	23.9	\$112
	Feb	244	\$182,322	\$166,445	91.3%	116	1,697	4,339	17.8	\$90
	Mar	287	\$179,233	\$162,255	90.5%	117	238	4,153	14.5	\$97
	Apr	293	\$164,269	\$152,057	92.6%	124	235	4,000	13.7	\$94
	May	296	\$186,619	\$172,787	92.6%	120	239	3,909	13.2	\$102
	Jun	338	\$181,785	\$167,942	92.4%	121	446	3,821	11.3	\$96
	Jul	323	\$187,103	\$171,708	91.8%	107	249	3,780	11.7	\$96
	Aug	302	\$187,714	\$173,838	92.6%	108	210	3,757	12.4	\$108
	Sep	301	\$173,134	\$161,123	93.1%	113	198	3,673	12.2	\$88
	Oct	313	\$162,495	\$152,422	93.8%	108	196	3,718	11.9	\$94
	Nov	313	\$176,890	\$162,755	92.0%	99	170	3,768	12.0	\$91
	Dec	279	\$159,387	\$145,894	91.5%	100	165	3,538	12.7	\$90
2009	Average	289	\$176,748	\$162,890	92.2%	112	339	3,904	13.9	\$96
	Total	3,473	\$613,844,718	\$565,718,500		388,963	1,175,714	46,849		
2010	Jan	195	\$159,886	\$148,485	92.9%	106	172	3,660	18.8	\$100
	Feb	245	\$154,711	\$140,878	91.1%	128	218	3,779	15.4	\$80
	Mar	307	\$153,189	\$142,103	92.8%	115	175	3,848	12.5	\$93
	Apr	354	\$146,653	\$138,881	94.7%	100	181	3,863	10.9	\$93
	May	363	\$180,576	\$166,995	92.5%	105	161	3,979	11.0	\$95
	Jun	359	\$182,008	\$170,064	93.4%	99	199	4,002	11.1	\$101
	Jul	264	\$159,639	\$149,511	93.7%	110	196	4,111	15.6	\$94
	Aug	251	\$168,673	\$157,425	93.3%	99	179	4,080	16.3	\$103
	Sep	283	\$149,128	\$138,548	92.9%	136	207	4,059	14.3	\$90
	Oct	251	\$164,502	\$152,296	92.6%	111	196	4,017	16.0	\$91
	Nov	238	\$161,204	\$148,053	91.8%	137	206	3,932	16.5	\$88
	Dec	282	\$171,689	\$160,680	93.6%	145	238	3,493	12.4	\$91
2010	Average	283	\$163,229	\$151,799	93.0%	115	193	3,902	14.2	\$93
	Total	3,392	\$553,673,994	\$514,751,202		390,109	654,646	46,823		
2011	Jan	252	\$178,134	\$163,441	91.8%	142	236	3,424	13.6	\$84
	Feb	283	\$150,790	\$140,281	93.0%	140	212	3,437	12.1	\$82
	Mar	358	\$137,825	\$127,056	92.2%	144	226	3,264	9.1	\$79
	Apr	349	\$158,852	\$145,338	91.5%	145	216	3,178	9.1	\$103
	May	368	\$174,594	\$162,019	92.8%	120	195	3,055	8.3	\$95
	Jun	321	\$155,978	\$145,318	93.2%	111	207	2,960	9.2	\$93
	Jul	327	\$189,801	\$174,688	92.0%	109	192	2,839	8.7	\$109
	Aug	345	\$184,225	\$170,277	92.4%	121	187	2,808	8.1	\$105
	Sep	296	\$154,255	\$143,125	92.8%	115	167	2,772	9.4	\$93
	Oct	271	\$161,664	\$150,310	93.0%	101	189	2,669	9.8	\$91
	Nov	280	\$142,437	\$134,360	94.3%	121	154	2,618	9.4	\$85
	Dec	303	\$148,058	\$139,116	94.0%	111	162	2,306	7.6	\$94
2011	Average	313	\$161,604	\$149,781	92.7%	124	196	2,944	9.5	\$93
	Total	3,753	\$606,500,405	\$561,979,072		464,533	733,614	35,330		
2012	Jan	256	\$144,947	\$135,920	93.8%	121	161	2,212	8.6	\$91
	Feb	300	\$146,783	\$137,051	93.4%	101	137	2,177	7.3	\$91
	Mar	404	\$162,033	\$151,600	93.6%	116	173	2,072	5.1	\$100
	Apr	386	\$169,317	\$156,236	92.3%	99	137	2,056	5.3	\$112
	May	413	\$165,945	\$155,742	93.9%	92	120	1,896	4.6	\$102
	Jun	409	\$176,150	\$167,011	94.8%	94	128	1,893	4.6	\$118
	Jul	342	\$166,960	\$158,322	94.8%	86	119	1,902	5.6	\$106
	Aug	424	\$157,137	\$149,739	95.3%	85	116	1,961	4.6	\$102
	Sep	352	\$180,411	\$170,874	94.7%	79	109	2,026	5.8	\$123
	Oct	407	\$168,567	\$159,371	94.5%	73	92	2,057	5.1	\$112
	Nov	346	\$165,818	\$158,906	95.8%	71	100	2,092	6.0	\$116
	Dec	368	\$173,552	\$163,836	94.4%	93	111	2,085	5.7	\$111
2012	Average	367	\$165,559	\$156,118	94.3%	92	125	2,036	5.7	\$107
	Total	4,407	\$729,617,528	\$687,854,707		405,018	546,208	24,429		
2013	Jan	277	\$159,047	\$150,874	94.9%	77	105	2,108	7.6	\$109
	Feb	333	\$191,986	\$179,500	93.5%	79	113	2,003	6.0	\$114
2013	Average	305	\$177,029	\$166,501	94.1%	78	110	2,056	6.8	\$112
	Total	6,10	\$107,987,415	\$101,565,535		47,845	66,726	4,111		

Board 2680 Melbourne**5 Year Residential Sales and Inventory History - Condo**

Year	Month	Units Sold	Average List Price	Average Sale Price	% Diff Sale / List	Avg DOM	Avg CDOM	Month-End Inventory	Absorption Rate	Avg \$ per Square Foot
2009	Jan	21	\$180,577	\$166,623	92.3%	143	283	961	45.8	\$135
	Feb	15	\$198,699	\$175,340	88.2%	126	188	992	66.1	\$149
	Mar	44	\$197,163	\$177,118	89.8%	144	304	958	21.8	\$152
	Apr	29	\$209,338	\$186,474	89.1%	257	441	955	32.9	\$178
	May	38	\$230,232	\$210,626	91.5%	179	395	933	24.6	\$173
	Jun	35	\$211,646	\$189,634	89.6%	169	256	903	25.8	\$180
	Jul	36	\$153,717	\$143,202	93.2%	181	372	903	25.1	\$124
	Aug	39	\$161,863	\$139,422	86.1%	194	398	921	23.6	\$127
	Sep	36	\$141,856	\$129,578	91.3%	135	358	913	25.4	\$98
	Oct	40	\$167,735	\$151,800	90.5%	168	357	907	22.7	\$143
	Nov	29	\$221,552	\$189,248	85.4%	199	298	931	32.1	\$132
	Dec	37	\$135,948	\$125,099	92.0%	129	541	835	22.6	\$120
2009	Average	33	\$182,438	\$163,954	89.9%	169	360	926	30.7	\$142
	Total	399	\$72,792,690	\$65,417,517		67,629	143,670	11,112		
2010	Jan	33	\$326,739	\$315,339	96.5%	158	212	853	25.8	\$297
	Feb	28	\$177,871	\$167,861	94.4%	90	195	867	31.0	\$130
	Mar	42	\$164,060	\$150,308	91.6%	220	404	874	20.8	\$116
	Apr	47	\$178,187	\$164,949	92.6%	94	283	859	18.3	\$156
	May	41	\$164,020	\$154,922	94.5%	123	188	866	21.1	\$139
	Jun	30	\$196,550	\$184,427	93.8%	143	229	843	28.1	\$180
	Jul	48	\$161,585	\$152,470	94.4%	94	214	787	16.4	\$130
	Aug	42	\$138,366	\$125,980	91.0%	105	244	779	18.5	\$108
	Sep	36	\$90,800	\$83,997	92.5%	125	175	797	22.1	\$82
	Oct	36	\$170,866	\$158,669	92.9%	94	187	789	21.9	\$155
	Nov	31	\$207,105	\$186,990	90.3%	158	268	781	25.2	\$140
	Dec	56	\$147,617	\$137,925	93.4%	124	247	682	12.2	\$103
2010	Average	39	\$173,029	\$161,537	93.4%	126	240	815	21.8	\$141
	Total	470	\$81,323,634	\$75,922,589		59,407	112,929	9,777		
2011	Jan	45	\$149,162	\$136,806	91.7%	137	282	705	15.7	\$125
	Feb	51	\$150,094	\$138,741	92.4%	154	255	698	13.7	\$115
	Mar	51	\$139,723	\$130,769	93.6%	179	282	678	13.3	\$120
	Apr	65	\$163,332	\$150,853	92.4%	137	232	644	9.9	\$139
	May	57	\$145,746	\$135,693	93.1%	193	288	620	10.9	\$114
	Jun	65	\$170,928	\$148,168	86.7%	122	204	580	8.9	\$133
	Jul	34	\$113,318	\$103,224	91.1%	84	143	553	16.3	\$101
	Aug	56	\$151,825	\$141,347	93.1%	147	268	526	9.4	\$125
	Sep	42	\$147,837	\$136,216	92.1%	132	224	514	12.2	\$129
	Oct	38	\$144,957	\$134,868	93.0%	161	219	498	13.1	\$115
	Nov	43	\$107,560	\$100,052	93.0%	95	189	483	11.2	\$82
	Dec	34	\$150,493	\$141,635	94.1%	120	149	452	13.3	\$133
2011	Average	48	\$146,888	\$135,045	91.9%	141	233	579	12.3	\$121
	Total	581	\$85,341,776	\$78,461,051		81,912	135,552	6,951		
2012	Jan	32	\$180,872	\$169,188	93.5%	121	149	430	13.4	\$136
	Feb	51	\$147,794	\$137,716	93.2%	117	217	425	8.3	\$127
	Mar	81	\$164,289	\$155,809	94.8%	119	197	429	5.3	\$145
	Apr	73	\$196,850	\$185,550	94.3%	107	139	400	5.5	\$167
	May	68	\$161,588	\$153,918	95.3%	104	170	385	5.7	\$121
	Jun	73	\$161,432	\$151,447	93.8%	82	138	358	4.9	\$141
	Jul	39	\$183,802	\$173,431	94.4%	121	225	352	9.0	\$168
	Aug	55	\$146,077	\$136,285	93.3%	86	109	354	6.4	\$124
	Sep	50	\$169,591	\$157,819	93.1%	103	152	337	6.7	\$130
	Oct	61	\$154,332	\$142,113	92.1%	95	127	350	5.7	\$120
	Nov	49	\$162,785	\$152,701	93.8%	110	129	376	7.7	\$142
	Dec	48	\$141,475	\$132,654	93.8%	102	124	396	8.3	\$119
2012	Average	57	\$164,175	\$154,109	93.9%	104	156	383	7.2	\$137
	Total	680	\$111,638,871	\$104,794,185		71,014	105,898	4,592		
2013	Jan	49	\$192,222	\$178,315	92.8%	138	179	386	7.9	\$159
	Feb	50	\$167,180	\$158,198	94.6%	94	125	364	7.3	\$148
2013	Average	50	\$179,575	\$168,155	93.6%	115	152	375	7.6	\$153
	Total	99	\$17,777,876	\$16,647,340		11,431	15,031	750		

Board 2680 Melbourne**5 Year Residential Sales and Inventory History - Townhouse**

Year	Month	Units Sold	Average List Price	Average Sale Price	% Diff Sale / List	Avg DOM	Avg CDOM	Month-End Inventory	Absorption Rate	Avg \$ per Square Foot
2009	Jan	16	\$155,268	\$143,262	92.3%	217	269	333	20.8	\$100
	Feb	14	\$140,764	\$128,229	91.1%	173	384	349	24.9	\$97
	Mar	22	\$128,013	\$118,610	92.7%	124	240	335	15.2	\$75
	Apr	25	\$134,876	\$122,866	91.1%	168	429	339	13.6	\$83
	May	21	\$150,677	\$139,124	92.3%	120	227	334	15.9	\$103
	Jun	25	\$160,374	\$148,159	92.4%	104	163	330	13.2	\$99
	Jul	34	\$153,128	\$138,867	90.7%	119	162	325	9.6	\$85
	Aug	27	\$162,171	\$151,088	93.2%	98	193	307	11.4	\$99
	Sep	20	\$148,307	\$142,315	96.0%	108	210	306	15.3	\$109
	Oct	23	\$152,127	\$138,121	90.8%	128	169	296	12.9	\$86
	Nov	21	\$143,470	\$134,909	94.0%	123	166	286	13.6	\$85
	Dec	15	\$126,167	\$117,723	93.3%	84	121	264	17.6	\$87
2009	Average	22	\$147,423	\$136,186	92.4%	128	223	317	15.3	\$92
	Total	263	\$38,772,132	\$35,816,907		33,537	58,623	3,804		
2010	Jan	13	\$133,052	\$126,570	95.1%	118	234	276	21.2	\$106
	Feb	14	\$125,084	\$115,661	92.5%	164	290	267	19.1	\$67
	Mar	28	\$128,292	\$119,255	93.0%	134	242	280	10.0	\$80
	Apr	25	\$154,046	\$140,588	91.3%	124	152	282	11.3	\$107
	May	22	\$150,575	\$139,494	92.6%	142	214	291	13.2	\$100
	Jun	28	\$149,081	\$139,299	93.4%	118	127	297	10.6	\$111
	Jul	14	\$191,869	\$182,721	95.2%	118	165	291	20.8	\$104
	Aug	16	\$167,224	\$157,249	94.0%	122	155	295	18.4	\$102
	Sep	16	\$153,299	\$144,037	94.0%	354	419	290	18.1	\$112
	Oct	10	\$106,609	\$91,747	86.1%	89	119	295	29.5	\$72
	Nov	9	\$148,588	\$143,593	96.6%	84	171	288	32.0	\$133
	Dec	22	\$154,457	\$143,080	92.6%	177	260	257	11.7	\$110
2010	Average	18	\$147,590	\$137,438	93.1%	147	211	284	18.0	\$100
	Total	217	\$32,027,093	\$29,823,976		31,916	45,868	3,409		
2011	Jan	16	\$133,521	\$124,943	93.6%	147	218	258	16.1	\$85
	Feb	21	\$164,104	\$151,176	92.1%	161	262	244	11.6	\$116
	Mar	28	\$122,653	\$114,500	93.4%	91	101	230	8.2	\$95
	Apr	28	\$130,396	\$121,458	93.1%	87	215	215	7.7	\$92
	May	29	\$118,895	\$112,188	94.4%	159	273	202	7.0	\$79
	Jun	31	\$126,590	\$118,003	93.2%	105	158	191	6.2	\$87
	Jul	21	\$119,161	\$112,710	94.6%	107	143	192	9.1	\$93
	Aug	23	\$157,886	\$145,181	92.0%	90	147	193	8.4	\$96
	Sep	15	\$143,450	\$134,942	94.1%	85	98	187	12.5	\$98
	Oct	23	\$138,508	\$127,803	92.3%	74	90	187	8.1	\$99
	Nov	23	\$102,262	\$96,518	94.4%	86	110	173	7.5	\$76
	Dec	23	\$123,717	\$116,047	93.8%	113	182	141	6.1	\$94
2011	Average	23	\$130,636	\$121,889	93.3%	108	168	201	9.0	\$92
	Total	281	\$36,708,839	\$34,250,827		30,466	47,311	2,413		
2012	Jan	28	\$113,146	\$105,957	93.6%	124	131	128	4.6	\$87
	Feb	22	\$117,670	\$112,809	95.9%	137	154	127	5.8	\$93
	Mar	25	\$138,059	\$133,563	96.7%	73	95	118	4.7	\$105
	Apr	30	\$184,208	\$174,356	94.7%	82	95	124	4.1	\$134
	May	24	\$144,506	\$134,293	92.9%	72	85	125	5.2	\$118
	Jun	31	\$168,886	\$155,783	92.2%	137	167	129	4.2	\$118
	Jul	20	\$137,920	\$130,467	94.6%	40	41	135	6.8	\$115
	Aug	25	\$132,367	\$126,384	95.5%	103	151	137	5.5	\$97
	Sep	28	\$118,910	\$112,982	95.0%	26	30	141	5.0	\$97
	Oct	27	\$149,847	\$142,548	95.1%	101	155	146	5.4	\$113
	Nov	25	\$147,508	\$138,262	93.7%	60	60	148	5.9	\$114
	Dec	40	\$134,572	\$127,797	95.0%	78	132	142	3.6	\$110
2012	Average	27	\$141,390	\$133,601	94.5%	87	110	133	5.1	\$109
	Total	325	\$45,951,708	\$43,420,320		28,198	35,845	1,600		
2013	Jan	26	\$141,193	\$134,322	95.1%	71	101	143	5.5	\$104
	Feb	25	\$154,162	\$149,810	97.2%	58	71	136	5.4	\$115
2013	Average	26	\$147,550	\$141,914	96.2%	65	86	140	5.5	\$109
	Total	51	\$7,525,052	\$7,237,620		3,301	4,409	279		