

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

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	221	\$178,493	\$163,143	91.4%	122	227	5,687	25.7	\$113
	Feb	273	\$181,091	\$164,974	91.1%	120	1,547	5,680	20.8	\$94
	Mar	353	\$178,276	\$161,387	90.5%	121	246	5,446	15.4	\$103
	Apr	347	\$165,918	\$152,830	92.1%	139	266	5,294	15.3	\$101
	May	355	\$189,161	\$174,846	92.4%	126	255	5,176	14.6	\$110
	Jun	398	\$183,066	\$168,607	92.1%	124	411	5,054	12.7	\$104
	Jul	393	\$181,106	\$166,255	91.8%	115	252	5,008	12.7	\$97
	Aug	368	\$183,100	\$168,522	92.0%	117	229	4,985	13.5	\$109
	Sep	357	\$168,589	\$156,888	93.1%	115	215	4,892	13.7	\$90
	Oct	376	\$162,418	\$151,481	93.3%	115	212	4,921	13.1	\$99
	Nov	363	\$178,525	\$163,260	91.4%	108	180	4,985	13.7	\$93
	Dec	331	\$155,262	\$142,293	91.6%	103	205	4,637	14.0	\$94
2009	Average	345	\$175,432	\$161,295	91.9%	119	333	5,147	15.4	\$100
	Total	4,135	\$725,409,540	\$666,952,924		490,129	1,378,007	61,765		
2010	Jan	241	\$181,285	\$170,150	93.9%	114	181	4,789	19.9	\$127
	Feb	287	\$155,525	\$142,280	91.5%	126	219	4,913	17.1	\$84
	Mar	377	\$152,551	\$141,320	92.6%	128	205	5,002	13.3	\$95
	Apr	426	\$150,566	\$141,857	94.2%	101	191	5,004	11.7	\$100
	May	426	\$177,433	\$164,412	92.7%	109	166	5,136	12.1	\$100
	Jun	417	\$180,844	\$169,032	93.5%	103	197	5,142	12.3	\$107
	Jul	326	\$161,310	\$151,373	93.8%	108	197	5,189	15.9	\$100
	Aug	309	\$164,479	\$153,141	93.1%	101	186	5,154	16.7	\$103
	Sep	335	\$143,059	\$132,948	92.9%	145	214	5,146	15.4	\$90
	Oct	297	\$163,324	\$151,030	92.5%	108	192	5,101	17.2	\$98
	Nov	278	\$165,914	\$152,266	91.8%	138	212	5,001	18.0	\$95
	Dec	360	\$166,892	\$156,065	93.5%	144	241	4,432	12.3	\$94
2010	Average	340	\$163,527	\$152,157	93.0%	118	200	5,001	15.2	\$99
	Total	4,079	\$667,024,721	\$620,497,767		481,432	813,443	60,009		
2011	Jan	313	\$171,688	\$157,644	91.8%	142	242	4,387	14.0	\$89
	Feb	355	\$151,478	\$140,704	92.9%	143	221	4,379	12.3	\$89
	Mar	437	\$137,075	\$126,684	92.4%	145	225	4,172	9.5	\$85
	Apr	442	\$157,708	\$144,636	91.7%	140	218	4,037	9.1	\$107
	May	454	\$167,414	\$155,531	92.9%	132	212	3,877	8.5	\$96
	Jun	417	\$156,123	\$143,732	92.1%	113	203	3,731	8.9	\$99
	Jul	382	\$179,110	\$164,920	92.1%	106	185	3,584	9.4	\$108
	Aug	424	\$178,517	\$165,095	92.5%	123	196	3,527	8.3	\$107
	Sep	353	\$153,033	\$141,955	92.8%	116	171	3,473	9.8	\$98
	Oct	332	\$158,147	\$146,983	92.9%	106	185	3,354	10.1	\$94
	Nov	346	\$135,432	\$127,581	94.2%	116	155	3,274	9.5	\$84
	Dec	360	\$146,733	\$137,880	94.0%	112	162	2,899	8.1	\$98
2011	Average	385	\$157,866	\$146,227	92.6%	125	199	3,725	9.8	\$97
	Total	4,615	\$728,551,020	\$674,690,950		576,911	916,477	44,694		
2012	Jan	316	\$145,767	\$136,634	93.7%	121	157	2,770	8.8	\$95
	Feb	373	\$145,204	\$135,712	93.5%	106	148	2,729	7.3	\$96
	Mar	510	\$161,216	\$151,384	93.9%	114	173	2,619	5.1	\$108
	Apr	489	\$174,341	\$161,724	92.8%	100	135	2,580	5.3	\$121
	May	505	\$164,339	\$154,477	94.0%	93	125	2,406	4.8	\$105
	Jun	513	\$173,617	\$164,118	94.5%	95	132	2,380	4.6	\$121
	Jul	401	\$167,149	\$158,402	94.8%	87	126	2,389	6.0	\$112
	Aug	504	\$154,701	\$147,112	95.1%	86	117	2,452	4.9	\$105
	Sep	430	\$175,148	\$165,586	94.5%	79	109	2,504	5.8	\$122
	Oct	495	\$165,792	\$156,326	94.3%	77	100	2,553	5.2	\$113
	Nov	420	\$164,374	\$156,953	95.5%	75	101	2,616	6.2	\$119
	Dec	456	\$166,756	\$157,393	94.4%	93	115	2,623	5.8	\$112
2012	Average	451	\$163,934	\$154,513	94.3%	93	128	2,552	5.8	\$111
	Total	5,412	\$887,208,107	\$836,069,211		504,230	687,951	30,621		
2013	Jan	352	\$162,347	\$153,471	94.5%	85	115	2,637	7.5	\$116
	Feb	408	\$186,628	\$175,070	93.8%	80	112	2,503	6.1	\$118
2013	Average	380	\$175,382	\$165,066	94.1%	82	114	2,570	6.8	\$117
	Total	760	\$133,290,343	\$125,450,495		62,577	86,166	5,140		