

Board 2680 Melbourne**5 Year Residential Median Price History - Residential**

Year	Month	Units Sold	Average List Price	Average Sale Price	% Diff Sale / List	Median List Price	Median Sale Price	% Diff Sale / List	Median \$ per Square Foot
2009	Jan	184	\$180,275	\$164,474	91.2%	\$146,400	\$139,000	94.9%	\$76
	Feb	244	\$182,322	\$166,445	91.3%	\$116,800	\$115,000	98.5%	\$65
	Mar	287	\$179,233	\$162,255	90.5%	\$139,900	\$130,000	92.9%	\$69
	Apr	293	\$164,269	\$152,057	92.6%	\$139,000	\$132,000	95.0%	\$69
	May	296	\$186,619	\$172,787	92.6%	\$140,000	\$128,100	91.5%	\$70
	Jun	338	\$181,785	\$167,942	92.4%	\$135,450	\$129,050	95.3%	\$73
	Jul	323	\$187,103	\$171,708	91.8%	\$139,900	\$131,000	93.6%	\$70
	Aug	302	\$187,714	\$173,838	92.6%	\$149,900	\$140,400	93.7%	\$72
	Sep	301	\$173,134	\$161,123	93.1%	\$131,000	\$128,700	98.2%	\$68
	Oct	313	\$162,495	\$152,422	93.8%	\$134,900	\$125,000	92.7%	\$70
	Nov	313	\$176,890	\$162,755	92.0%	\$139,900	\$131,000	93.6%	\$70
	Dec	279	\$159,387	\$145,894	91.5%	\$113,500	\$108,875	95.9%	\$63
2009	Average	289	\$176,748	\$162,890	92.2%	\$135,000	\$128,900	95.5%	\$69
	Total	3,473	\$613,844,718	\$565,718,500					
2010	Jan	195	\$159,886	\$148,485	92.9%	\$119,900	\$115,000	95.9%	\$67
	Feb	245	\$154,711	\$140,878	91.1%	\$110,000	\$108,000	98.2%	\$62
	Mar	307	\$153,189	\$142,103	92.8%	\$124,950	\$119,000	95.2%	\$64
	Apr	354	\$146,653	\$138,881	94.7%	\$110,000	\$109,500	99.5%	\$64
	May	363	\$180,576	\$166,995	92.5%	\$134,900	\$125,000	92.7%	\$70
	Jun	359	\$182,008	\$170,064	93.4%	\$135,000	\$127,500	94.4%	\$70
	Jul	264	\$159,639	\$149,511	93.7%	\$114,500	\$98,500	86.0%	\$61
	Aug	251	\$168,673	\$157,425	93.3%	\$115,900	\$112,000	96.6%	\$65
	Sep	283	\$149,128	\$138,548	92.9%	\$110,000	\$101,500	92.3%	\$63
	Oct	251	\$164,502	\$152,296	92.6%	\$125,000	\$119,000	95.2%	\$65
	Nov	238	\$161,204	\$148,053	91.8%	\$119,900	\$114,900	95.8%	\$64
	Dec	282	\$171,689	\$160,680	93.6%	\$123,450	\$120,000	97.2%	\$65
2010	Average	283	\$163,229	\$151,799	93.0%	\$119,900	\$115,000	95.9%	\$65
	Total	3,392	\$553,673,994	\$514,751,202					
2011	Jan	252	\$178,134	\$163,441	91.8%	\$116,250	\$112,250	96.6%	\$62
	Feb	283	\$150,790	\$140,281	93.0%	\$99,500	\$92,000	92.5%	\$57
	Mar	358	\$137,825	\$127,056	92.2%	\$96,700	\$90,000	93.1%	\$59
	Apr	349	\$158,852	\$145,338	91.5%	\$119,900	\$106,000	88.4%	\$62
	May	368	\$174,594	\$162,019	92.8%	\$119,900	\$110,308	92.0%	\$65
	Jun	321	\$155,978	\$145,318	93.2%	\$125,000	\$120,000	96.0%	\$67
	Jul	327	\$189,801	\$174,688	92.0%	\$129,900	\$117,000	90.1%	\$66
	Aug	345	\$184,225	\$170,277	92.4%	\$115,000	\$110,000	95.7%	\$67
	Sep	296	\$154,255	\$143,125	92.8%	\$116,450	\$109,465	94.0%	\$61
	Oct	271	\$161,664	\$150,310	93.0%	\$109,000	\$106,000	97.2%	\$63
	Nov	280	\$142,437	\$134,360	94.3%	\$105,900	\$99,950	94.4%	\$58
	Dec	303	\$148,058	\$139,116	94.0%	\$103,000	\$96,000	93.2%	\$62
2011	Average	313	\$161,604	\$149,781	92.7%	\$114,900	\$106,250	92.5%	\$63
	Total	3,753	\$606,500,405	\$561,979,072					
2012	Jan	256	\$144,947	\$135,920	93.8%	\$106,950	\$101,000	94.4%	\$60
	Feb	300	\$146,783	\$137,051	93.4%	\$108,250	\$99,000	91.5%	\$60
	Mar	404	\$162,033	\$151,600	93.6%	\$112,095	\$106,000	94.6%	\$63
	Apr	386	\$169,317	\$156,236	92.3%	\$116,500	\$110,625	95.0%	\$68
	May	413	\$165,945	\$155,742	93.9%	\$119,900	\$115,000	95.9%	\$68
	Jun	409	\$176,150	\$167,011	94.8%	\$131,617	\$129,000	98.0%	\$75
	Jul	342	\$166,960	\$158,322	94.8%	\$123,950	\$120,000	96.8%	\$74
	Aug	424	\$157,137	\$149,739	95.3%	\$115,000	\$114,900	99.9%	\$71
	Sep	352	\$180,411	\$170,874	94.7%	\$129,900	\$125,000	96.2%	\$72
	Oct	407	\$168,567	\$159,371	94.5%	\$120,000	\$118,000	98.3%	\$80
	Nov	346	\$165,818	\$158,906	95.8%	\$125,000	\$121,625	97.3%	\$78
	Dec	368	\$173,552	\$163,836	94.4%	\$124,950	\$117,750	94.2%	\$74
2012	Average	367	\$165,559	\$156,118	94.3%	\$119,900	\$115,000	95.9%	\$70
	Total	4,407	\$729,617,528	\$687,854,707					
2013	Jan	277	\$159,047	\$150,874	94.9%	\$110,000	\$104,000	94.5%	\$71
	Feb	333	\$191,986	\$179,500	93.5%	\$119,500	\$115,000	96.2%	\$73
2013	Average	305	\$177,029	\$166,501	94.1%	\$114,800	\$111,028	96.7%	\$72
	Total	610	\$107,987,415	\$101,565,535					

Board 2680 Melbourne**5 Year Residential Median Price History - Condo**

Year	Month	Units Sold	Average List Price	Average Sale Price	% Diff Sale / List	Median List Price	Median Sale Price	% Diff Sale / List	Median \$ per Square Foot
2009	Jan	21	\$180,577	\$166,623	92.3%	\$125,000	\$109,000	87.2%	\$115
	Feb	15	\$198,699	\$175,340	88.2%	\$129,000	\$117,000	90.7%	\$98
	Mar	44	\$197,163	\$177,118	89.8%	\$131,250	\$119,995	91.4%	\$103
	Apr	29	\$209,338	\$186,474	89.1%	\$104,900	\$95,000	90.6%	\$95
	May	38	\$230,232	\$210,626	91.5%	\$164,000	\$156,000	95.1%	\$142
	Jun	35	\$211,646	\$189,634	89.6%	\$133,500	\$117,000	87.6%	\$117
	Jul	36	\$153,717	\$143,202	93.2%	\$89,900	\$86,450	96.2%	\$76
	Aug	39	\$161,863	\$139,422	86.1%	\$119,990	\$110,000	91.7%	\$80
	Sep	36	\$141,856	\$129,578	91.3%	\$109,900	\$95,100	86.5%	\$77
	Oct	40	\$167,735	\$151,800	90.5%	\$120,000	\$111,000	92.5%	\$111
	Nov	29	\$221,552	\$189,248	85.4%	\$119,000	\$90,500	76.1%	\$80
	Dec	37	\$135,948	\$125,099	92.0%	\$94,800	\$90,000	94.9%	\$76
2009	Average	33	\$182,438	\$163,954	89.9%	\$119,990	\$109,000	90.8%	\$98
	Total	399	\$72,792,690	\$65,417,517					
2010	Jan	33	\$326,739	\$315,339	96.5%	\$128,618	\$122,500	95.2%	\$119
	Feb	28	\$177,871	\$167,861	94.4%	\$115,950	\$102,500	88.4%	\$98
	Mar	42	\$164,060	\$150,308	91.6%	\$79,900	\$76,063	95.2%	\$76
	Apr	47	\$178,187	\$164,949	92.6%	\$107,900	\$97,500	90.4%	\$96
	May	41	\$164,020	\$154,922	94.5%	\$99,500	\$99,500	100.0%	\$85
	Jun	30	\$196,550	\$184,427	93.8%	\$152,450	\$147,000	96.4%	\$117
	Jul	48	\$161,585	\$152,470	94.4%	\$109,950	\$105,750	96.2%	\$73
	Aug	42	\$138,366	\$125,980	91.0%	\$74,200	\$68,000	91.6%	\$60
	Sep	36	\$90,800	\$83,997	92.5%	\$64,500	\$58,150	90.2%	\$56
	Oct	36	\$170,866	\$158,669	92.9%	\$104,900	\$102,400	97.6%	\$92
	Nov	31	\$207,105	\$186,990	90.3%	\$179,000	\$170,000	95.0%	\$155
	Dec	56	\$147,617	\$137,925	93.4%	\$92,400	\$88,250	95.5%	\$72
2010	Average	39	\$173,029	\$161,537	93.4%	\$99,900	\$95,000	95.1%	\$84
	Total	470	\$81,323,634	\$75,922,589					
2011	Jan	45	\$149,162	\$136,806	91.7%	\$114,900	\$108,000	94.0%	\$94
	Feb	51	\$150,094	\$138,741	92.4%	\$68,800	\$62,500	90.8%	\$59
	Mar	51	\$139,723	\$130,769	93.6%	\$84,795	\$79,900	94.2%	\$80
	Apr	65	\$163,332	\$150,853	92.4%	\$94,900	\$85,000	89.6%	\$85
	May	57	\$145,746	\$135,693	93.1%	\$97,000	\$85,000	87.6%	\$85
	Jun	65	\$170,928	\$148,168	86.7%	\$139,000	\$129,990	93.5%	\$80
	Jul	34	\$113,318	\$103,224	91.1%	\$58,900	\$55,750	94.7%	\$54
	Aug	56	\$151,825	\$141,347	93.1%	\$84,805	\$84,805	100.0%	\$77
	Sep	42	\$147,837	\$136,216	92.1%	\$107,450	\$98,500	91.7%	\$90
	Oct	38	\$144,957	\$134,868	93.0%	\$91,950	\$86,050	93.6%	\$73
	Nov	43	\$107,560	\$100,052	93.0%	\$69,500	\$65,000	93.5%	\$60
	Dec	34	\$150,493	\$141,635	94.1%	\$81,200	\$74,250	91.4%	\$74
2011	Average	48	\$146,888	\$135,045	91.9%	\$88,900	\$80,000	90.0%	\$74
	Total	581	\$85,341,776	\$78,461,051					
2012	Jan	32	\$180,872	\$169,188	93.5%	\$100,500	\$91,000	90.5%	\$76
	Feb	51	\$147,794	\$137,716	93.2%	\$85,900	\$75,000	87.3%	\$74
	Mar	81	\$164,289	\$155,809	94.8%	\$109,000	\$95,000	87.2%	\$86
	Apr	73	\$196,850	\$185,550	94.3%	\$109,000	\$99,000	90.8%	\$99
	May	68	\$161,588	\$153,918	95.3%	\$78,450	\$82,250	104.8%	\$69
	Jun	73	\$161,432	\$151,447	93.8%	\$123,990	\$112,500	90.7%	\$88
	Jul	39	\$183,802	\$173,431	94.4%	\$145,000	\$130,000	89.7%	\$125
	Aug	55	\$146,077	\$136,285	93.3%	\$95,000	\$83,000	87.4%	\$83
	Sep	50	\$169,591	\$157,819	93.1%	\$79,950	\$75,500	94.4%	\$74
	Oct	61	\$154,332	\$142,113	92.1%	\$85,680	\$85,680	100.0%	\$86
	Nov	49	\$162,785	\$152,701	93.8%	\$99,000	\$95,000	96.0%	\$95
	Dec	48	\$141,475	\$132,654	93.8%	\$94,950	\$93,500	98.5%	\$94
2012	Average	57	\$164,175	\$154,109	93.9%	\$99,000	\$91,000	91.9%	\$85
	Total	680	\$111,638,871	\$104,794,185					
2013	Jan	49	\$192,222	\$178,315	92.8%	\$132,500	\$132,500	100.0%	\$109
	Feb	50	\$167,180	\$158,198	94.6%	\$99,450	\$91,500	92.0%	\$91
2013	Average	50	\$179,575	\$168,155	93.6%	\$110,000	\$103,000	93.6%	\$103
	Total	99	\$17,777,876	\$16,647,340					

Board 2680 Melbourne**5 Year Residential Median Price History - Townhouse**

Year	Month	Units Sold	Average List Price	Average Sale Price	% Diff Sale / List	Median List Price	Median Sale Price	% Diff Sale / List	Median \$ per Square Foot
2009	Jan	16	\$155,268	\$143,262	92.3%	\$154,950	\$148,250	95.7%	\$87
	Feb	14	\$140,764	\$128,229	91.1%	\$142,250	\$136,200	95.7%	\$81
	Mar	22	\$128,013	\$118,610	92.7%	\$119,495	\$114,990	96.2%	\$70
	Apr	25	\$134,876	\$122,866	91.1%	\$134,890	\$129,900	96.3%	\$77
	May	21	\$150,677	\$139,124	92.3%	\$169,900	\$149,990	88.3%	\$91
	Jun	25	\$160,374	\$148,159	92.4%	\$153,000	\$140,000	91.5%	\$88
	Jul	34	\$153,128	\$138,867	90.7%	\$142,450	\$124,950	87.7%	\$71
	Aug	27	\$162,171	\$151,088	93.2%	\$164,500	\$152,500	92.7%	\$84
	Sep	20	\$148,307	\$142,315	96.0%	\$134,450	\$129,000	95.9%	\$100
	Oct	23	\$152,127	\$138,121	90.8%	\$146,990	\$130,000	88.4%	\$76
	Nov	21	\$143,470	\$134,909	94.0%	\$134,990	\$125,000	92.6%	\$90
	Dec	15	\$126,167	\$117,723	93.3%	\$129,900	\$129,000	99.3%	\$76
2009	Average	22	\$147,423	\$136,186	92.4%	\$139,990	\$132,000	94.3%	\$81
	Total	263	\$38,772,132	\$35,816,907					
2010	Jan	13	\$133,052	\$126,570	95.1%	\$129,000	\$132,000	102.3%	\$103
	Feb	14	\$125,084	\$115,661	92.5%	\$123,445	\$116,245	94.2%	\$62
	Mar	28	\$128,292	\$119,255	93.0%	\$117,450	\$114,250	97.3%	\$71
	Apr	25	\$154,046	\$140,588	91.3%	\$134,900	\$130,000	96.4%	\$85
	May	22	\$150,575	\$139,494	92.6%	\$139,945	\$129,250	92.4%	\$90
	Jun	28	\$149,081	\$139,299	93.4%	\$122,250	\$119,250	97.5%	\$91
	Jul	14	\$191,869	\$182,721	95.2%	\$170,445	\$165,745	97.2%	\$97
	Aug	16	\$167,224	\$157,249	94.0%	\$159,900	\$150,750	94.3%	\$100
	Sep	16	\$153,299	\$144,037	94.0%	\$152,450	\$146,750	96.3%	\$92
	Oct	10	\$106,609	\$91,747	86.1%	\$110,200	\$93,125	84.5%	\$66
	Nov	9	\$148,588	\$143,593	96.6%	\$120,000	\$120,000	100.0%	\$104
	Dec	22	\$154,457	\$143,080	92.6%	\$127,450	\$113,195	88.8%	\$93
2010	Average	18	\$147,590	\$137,438	93.1%	\$131,490	\$124,990	95.1%	\$81
	Total	217	\$32,027,093	\$29,823,976					
2011	Jan	16	\$133,521	\$124,943	93.6%	\$129,245	\$123,495	95.6%	\$76
	Feb	21	\$164,104	\$151,176	92.1%	\$139,900	\$134,000	95.8%	\$80
	Mar	28	\$122,653	\$114,500	93.4%	\$116,108	\$114,240	98.4%	\$89
	Apr	28	\$130,396	\$121,458	93.1%	\$128,700	\$121,745	94.6%	\$68
	May	29	\$118,895	\$112,188	94.4%	\$114,000	\$100,000	87.7%	\$72
	Jun	31	\$126,590	\$118,003	93.2%	\$125,000	\$105,000	84.0%	\$71
	Jul	21	\$119,161	\$112,710	94.6%	\$110,000	\$99,000	90.0%	\$79
	Aug	23	\$157,886	\$145,181	92.0%	\$135,000	\$119,000	88.1%	\$76
	Sep	15	\$143,450	\$134,942	94.1%	\$132,900	\$125,750	94.6%	\$89
	Oct	23	\$138,508	\$127,803	92.3%	\$135,000	\$122,000	90.4%	\$82
	Nov	23	\$102,262	\$96,518	94.4%	\$99,900	\$90,000	90.1%	\$67
	Dec	23	\$123,717	\$116,047	93.8%	\$117,000	\$110,000	94.0%	\$90
2011	Average	23	\$130,636	\$121,889	93.3%	\$123,500	\$115,000	93.1%	\$79
	Total	281	\$36,708,839	\$34,250,827					
2012	Jan	28	\$113,146	\$105,957	93.6%	\$92,500	\$85,500	92.4%	\$73
	Feb	22	\$117,670	\$112,809	95.9%	\$111,950	\$106,950	95.5%	\$82
	Mar	25	\$138,059	\$133,563	96.7%	\$136,500	\$134,500	98.5%	\$91
	Apr	30	\$184,208	\$174,356	94.7%	\$149,700	\$145,500	97.2%	\$117
	May	24	\$144,506	\$134,293	92.9%	\$132,900	\$126,500	95.2%	\$117
	Jun	31	\$168,886	\$155,783	92.2%	\$145,000	\$132,500	91.4%	\$87
	Jul	20	\$137,920	\$130,467	94.6%	\$128,357	\$123,450	96.2%	\$99
	Aug	25	\$132,367	\$126,384	95.5%	\$124,900	\$118,000	94.5%	\$100
	Sep	28	\$118,910	\$112,982	95.0%	\$116,400	\$113,500	97.5%	\$78
	Oct	27	\$149,847	\$142,548	95.1%	\$129,000	\$115,000	89.1%	\$74
	Nov	25	\$147,508	\$138,262	93.7%	\$130,000	\$123,000	94.6%	\$108
	Dec	40	\$134,572	\$127,797	95.0%	\$121,900	\$116,500	95.6%	\$94
2012	Average	27	\$141,390	\$133,601	94.5%	\$126,000	\$120,000	95.2%	\$90
	Total	325	\$45,951,708	\$43,420,320					
2013	Jan	26	\$141,193	\$134,322	95.1%	\$129,450	\$119,500	92.3%	\$98
	Feb	25	\$154,162	\$149,810	97.2%	\$129,899	\$119,999	92.4%	\$81
2013	Average	26	\$147,550	\$141,914	96.2%	\$129,899	\$119,999	92.4%	\$87
	Total	51	\$7,525,052	\$7,237,620					