



Sales and Inventory History Neubauer Real Estate, Inc.

All Residential Single Family

www.ERAFlorida.com

Sales and Inventories for Month Ended August 2010

Year	Monthly Sales	Monthly Volume	Avg List \$	Avg Sale \$	Avg \$/SqFt	Median Sold \$	Avg DOM	% Sold/List	Current Inventory	Months Inventory
2004	305	\$72,084,057	\$242,000	\$236,341	\$141	\$170,000	49	97.66%	891	2.92
2005	277	\$71,293,585	\$273,788	\$257,377	\$154	\$210,000	65	94.00%	1921	6.93
2006	184	\$43,948,975	\$251,399	\$238,853	\$143	\$189,000	89	95.00%	3313	18
2007	174	\$41,135,257	\$250,791	\$236,409	\$137	\$202,450	115	94.26%	3042	17.48
2008	126	\$30,771,024	\$261,727	\$244,214	\$137	\$193,700	191	93.30%	2885	22.89
2009	156	\$30,606,359	\$211,666	\$196,194	\$109	\$179,950	140	92.69%	2458	15.75
2010	107	\$17,959,088	\$173,177	\$167,841	\$101	\$145,000	114	96.91%	2169	20.27
\$0-149,999										
2007	40	\$4,868,500	\$128,057	\$121,712	\$98	\$127,000	78	95.04%	457	11.42
2008	31	\$3,699,170	\$126,128	\$119,328	\$98	\$130,000	179	94.60%	731	23.58
2009	61	\$6,459,481	\$112,210	\$105,893	\$83	\$110,000	136	94.36%	788	12.91
2010	56	\$5,560,020	\$107,742	\$99,286	\$74	\$107,950	100	92.15%	751	13.41
\$150,000-299,999										
2007	100	\$21,275,557	\$223,528	\$212,755	\$135	\$207,500	128	95.18%	1528	15.28
2008	71	\$15,050,350	\$224,148	\$211,976	\$130	\$197,500	190	94.56%	1293	18.21
2009	77	\$16,691,263	\$231,268	\$216,769	\$119	\$210,000	147	93.73%	1055	13.7
2010	43	\$8,800,930	\$218,119	\$204,672	\$113	\$204,990	138	93.83%	911	21.18
\$300,000-499,999										
2007	26	\$9,404,200	\$381,337	\$361,700	\$174	\$354,900	124	94.85%	551	21.19
2008	18	\$6,519,004	\$379,542	\$362,166	\$146	\$354,252	146	95.42%	505	28.05
2009	14	\$4,873,115	\$374,261	\$348,079	\$151	\$336,807	129	93.00%	367	26.21
2010	5	\$1,638,138	\$349,667	\$327,627	\$131	\$328,138	45	93.69%	306	61.2
\$500,000-799,999										
2007	5	\$2,937,000	\$654,660	\$587,400	\$197	\$560,000	165	89.72%	285	57
2008	3	\$1,800,000	\$656,333	\$600,000	\$194	\$650,000	565	91.41%	190	63.33
2009	3	\$1,707,500	\$609,633	\$569,166	\$140	\$562,500	132	93.36%	127	42.33
2010	3	\$1,960,000	\$456,333	\$653,333	\$385	\$605,000	124	143.17%	98	32.66
\$800,000+										
2007	3	\$2,650,000	\$991,500	\$883,333	\$312	\$825,000	23	89.09%	221	73.66
2008	3	\$3,702,500	\$1,450,826	\$1,234,166	\$606	\$1,052,500	207	85.06%	166	55.33
2009	1	\$875,000	\$1,299,000	\$875,000	\$184	\$875,000	10	67.35%	121	121
2010	0	0	0	0	0	0	0	0.00%	103	N/A

Closed Bay County Real Estate Transactions Year to date August 31, 2010

Single Family	2010	2009	% Chg	YTD 2010	YTD 2009	% Chg	Avg 2010	Avg 2009	% CHG	
Total New Sales	162	171	-5.26	35,081,179	40,384,382	-13.13	216,550	236,166	-8.31%	
Total ReSales	1238	1278	-3.13	214,418,700	225,141,100	-4.76	173,198	176,167	-1.69%	
Total Single Family	1400	1449	-3.38	249,499,879	265,525,482	-6.04	178,214	183,247	-2.75%	
Condominium/Townhomes										
Total New Sales	87	211	-58.77	28,885,300	53,497,550	-46.01	332,015	253,543	30.95%	
Total ReSales	681	583	16.81	123,694,900	131,141,600	-5.68	181,637	224,943	-19.25%	
Total Condo/Townhome	768	794	-3.27	152,580,200	184,639,150	-17.36	198,672	232,543	-14.57%	
Mobile/Manufactured Homes	186	173	7.51	8,963,800	12,289,600	-27.06	48,192	71,038	-32.16%	
Residential Lots	492	422	16.59	27,716,700	17,980,500	54.15	56,335	42,608	32.22%	
Commercial & Other IMPRV	139	91	52.75	59,331,700	111,292,200	-46.69	426,847	1,222,991	-65.10%	
Commercial & Other VACNT	31	51	-39.22	9,111,800	33,090,900	-72.46	293,929	648,841	-54.70%	
Total	3,016	2,980	1.21	507,204,079	624,817,832	-18.82	168,171	209,670	-19.79%	
Total Foreclosures	830	472	75.85	175,355,801	109,773,087	59.74	211,272	232,570	-9.16%	
Total Lis Pendens	1,587	1,854	-14.40	336,241,049	429,714,512	-21.75	211,872	231,777	-8.59%	