

Market Area Statistics Briar Meadow - Houston , TX*

as of 2/27/2009

Inventory and Sales

Homes Sold Year-To-Date	34	74% of Previous Year's Sales
Homes Sold Previous Year	46	
Current Listings On Market	19	Absorption Rate 2.83 H.P.M
Active	16	
Pending	3	Current Inventory 6.7 Months

Distressed Sales & Ratios

Distressed Sales Year-To-Date	5	14.71%
Foreclosure	5	
Short Sale	0	
Distressed Sales Previous Year	6	13.04%
Foreclosure	6	
Short Sale	0	
Current Distressed Listings	1	5.26%
Foreclosure	1	
Short Sale	0	

Financing Terms & Concessions Year-To-Date**

CONVENTIONAL	91%	<u>Seller Concessions</u>	
ARM	0%	High	6.0%
FHA	0%	Median	1.4%
VA	0%	Predom	#N/A
CASH	9%	Average	1.6%

New Home Sales & Predominant Age of Sales

<u>New Home Sales This Year</u>		<u>New Homes Last Year</u>		<u>New Homes 3 Years Ago</u>	
Total	0	Total	0	Total	0
Percent	0.0%	Percent	0.0%	Percent	0.0%
<u>New Sold Over Last 5 Years</u>		<u>Current New Home Listings</u>		<u>Predominant Age Over Last 5 Years</u>	
Total	0	Total	0	1962	
Percent	0.0%	Percent	0.0%		

List Price / Sales Price Ratios

<u>LP/SP This Year</u>		<u>LP/SP Last Year</u>		<u>LP/SP Last 3 Years</u>	
Average	96.2%	Average	97.0%	Average	96.2%
Median	97.6%	Median	96.9%	Median	96.4%
Predom	100.0%	Predom	100.0%	Predom	97.6%
<u>Original LP/SP This Year</u>		<u>Original LP/SP Last Year</u>		<u>Original LP/SP 3 Years</u>	
Average	94.4%	Average	95.2%	Average	92.8%
Median	96.4%	Median	96.0%	Median	94.2%
Predom	100.0%	Predom	100.0%	Predom	#N/A

Current Active Listing Stats

	SqFt	Lot	List \$	Per SqFt	DOM	Year Blt
Low	1980	7956	\$ 189,900	\$ 67.41	1	1957
Avg	2658	9691	\$ 333,126	\$ 129.32	89	1967
High	4821	12065	\$ 539,000	\$ 163.81	232	2005
Median	2355	9672	\$ 325,000	\$ 139.44	93	1963

Current Sold Stats (12 Months)

	SqFt	Lot	List \$	List Per SqFt	Sales \$	Per SqFt	DOM	Year Blt
Low	1791	7200	\$ 164,900	\$ 70.47	\$ 155,000	\$ 68.83	2	1956
Avg	2511	9579	\$ 308,491	\$ 124.02	\$ 296,819	\$ 119.43	56	1965
High	3515	11879	\$ 449,000	\$ 181.49	\$ 445,000	\$ 179.87	251	1979
Median	2429	9424	\$ 322,500	\$ 129.51	\$ 304,000	\$ 124.70	39	1963

Previous Year Sold Stats (13-24 Months)

	SqFt	Lot	List \$	List Per SqFt	Sales \$	Per SqFt	DOM	Year Blt
Low	1812	9150	\$ 160,900	\$ 61.98	\$ 150,900	\$ 58.13	2	1957
Avg	2433	9845	\$ 282,385	\$ 117.46	\$ 273,596	\$ 114.17	58	1963
High	3438	16180	\$ 549,000	\$ 166.08	\$ 481,000	\$ 166.67	248	1973
Median	2365	9475	\$ 269,450	\$ 116.01	\$ 267,125	\$ 114.14	26	1963

Sold Stats 3 Year Prior (25-36 Months)

	SqFt	Lot	List \$	List Per SqFt	Sales \$	Per SqFt	DOM	Year Blt
Low	1668	3724	\$ 179,000	\$ 69.27	\$ 175,000	\$ 68.99	1	1957
Avg	2305	9938	\$ 253,069	\$ 111.29	\$ 243,286	\$ 107.02	87	1964
High	3363	15860	\$ 339,900	\$ 145.23	\$ 325,550	\$ 141.00	358	1979
Median	2222	9626	\$ 249,700	\$ 114.13	\$ 235,000	\$ 108.21	55	1963

Sold Stats Over 5 Year Period

	SqFt	Lot	List \$	List Per SqFt	Sales \$	Per SqFt	DOM	Year Blt
Low	1668	3724	\$ 149,000	\$ 59.52	\$ 108,500	\$ 51.86	1	1955
Avg	2404	9917	\$ 263,720	\$ 110.92	\$ 254,189	\$ 106.91	73	1964
High	4200	18400	\$ 549,000	\$ 181.49	\$ 481,000	\$ 179.87	358	1979
Median	2340	9500	\$ 258,500	\$ 110.98	\$ 250,000	\$ 106.15	53	1963

* All data utilized in this report for the purpose of statistics analysis and trend graphing was extracted from HAR MLS and may not be all inclusive; however, this information represents the majority of all activity in the market since the majority of transactions in the area are facilitated by Realtors.

** Financing Percentages May Not Total 100% Due to Miscellaneous Financing Types

Indicators: Positive Stable Negative

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