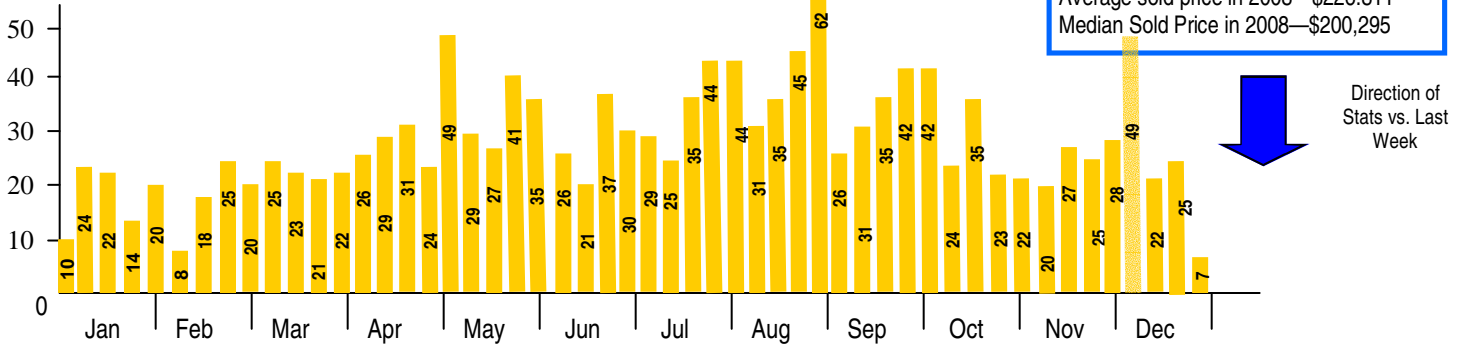


# 2008 Local Market Real Estate Metrics—Final Report of 2008

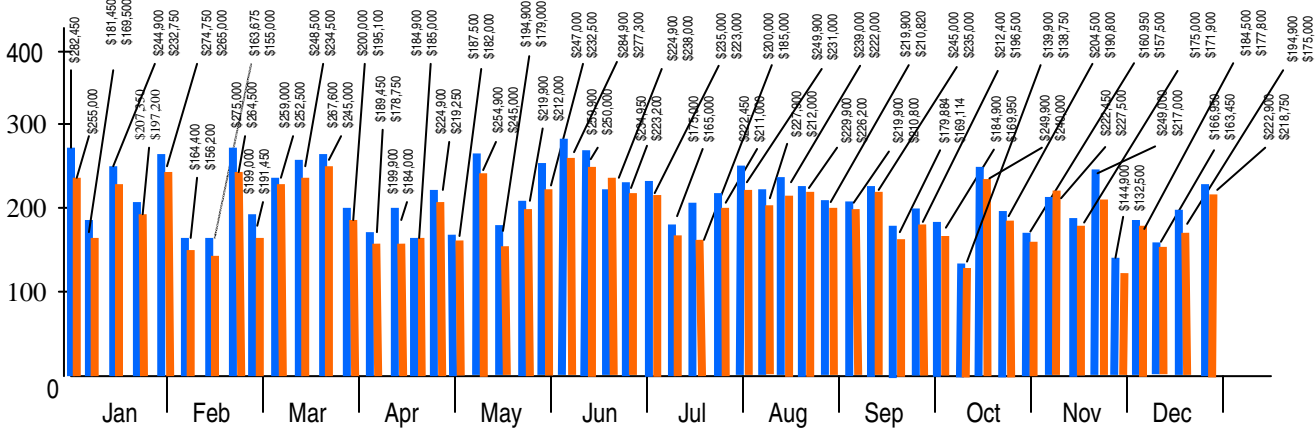
For 2008 I will track some important real estate metrics here on a weekly basis. The things that I'm going to show here for each market area are the Number of Homes Sold, Median Asking Price vs. the Median Sold Price of Sold Homes, the Active Inventory and the average Days On Market (DOM) for that inventory and the calculated number of months supply which that inventory represents. If you track these statistics you might spot some trends that portend a better market. Look for the Number Sold to trend up, the Inventory and DOM to trend down and the Median Sold Price and the Sold Price vs. Asking Price to both trend up. Those things would indicate an improving market. For these charts, I will be tracking a combined total for the five markets in which I do most of my business—**Milford (Twp and Village), Highland, Commerce, White Lake and West Bloomfield**. Last Updated—12-28-2008

For the 1480 Listings that have sold Y-T-D  
 Average listed price in 2008—\$241,793  
 Median listed price in 2008—\$214,884  
 Average sold price in 2008—\$226,811  
 Median Sold Price in 2008—\$200,295

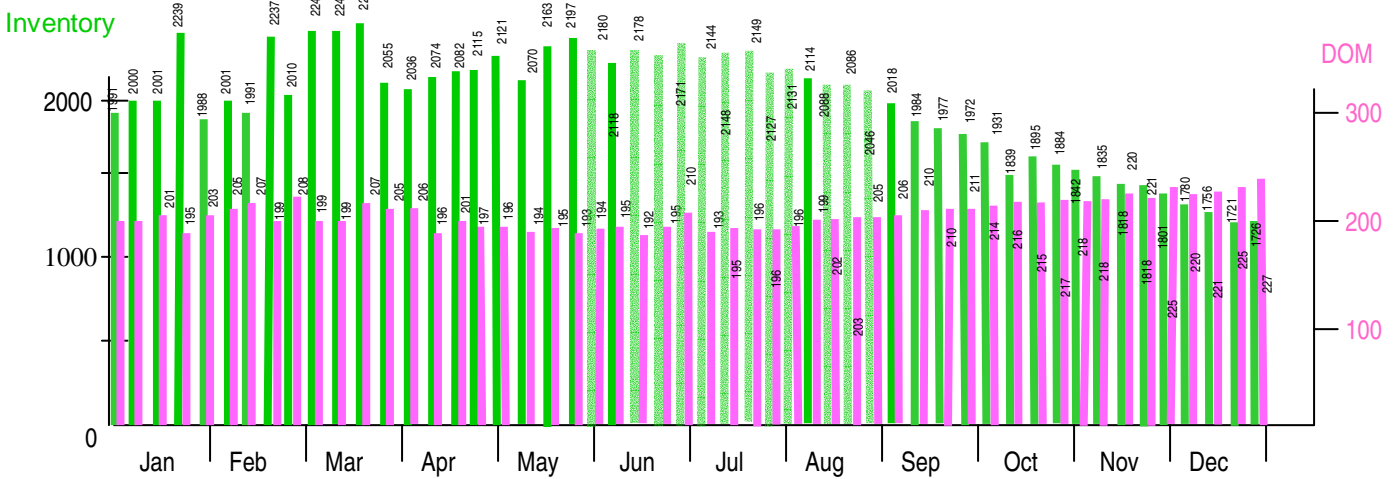
**Total Number of Homes Sold—by Week**



**Median Asked Price vs Median Sold Price Last Week**

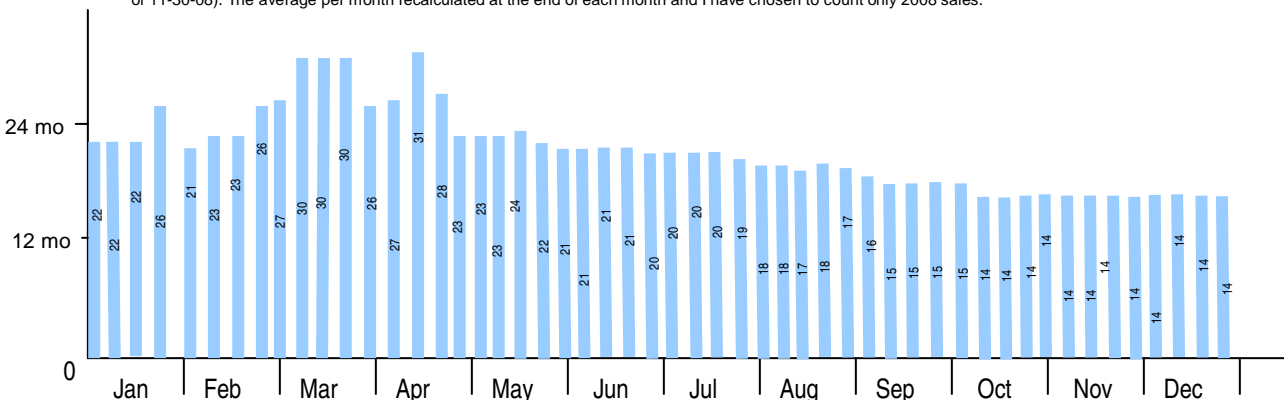


**Weekly Inventory & Average DOM for inventory**



**Months Supply of inventory on market**

Based upon a sales rate of houses per month over the last 6 months Please note that the data for the first five weeks has been restated due to an error in earlier calculations. The chart is now more indicative of what we've been seeing in the market The rate of sales for the first ten months of 2008 is 126 homes per month (as of 11-30-08). The average per month recalculated at the end of each month and I have chosen to count only 2008 sales.



Note: The active & sold figures that I am tracking do not include leases, nor anything listed or sold for less than \$20,000.