

# Local Market Updates

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## Madison

Lake County, SD

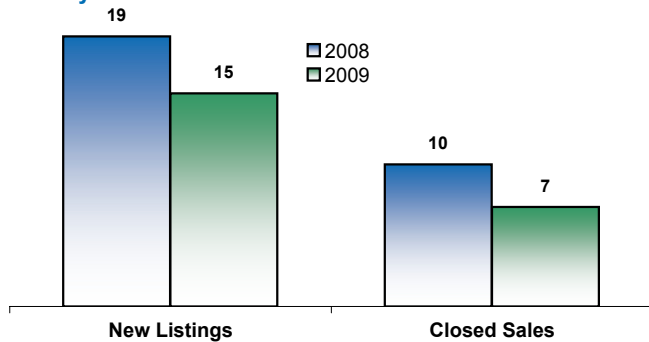
## July

## Year to Date

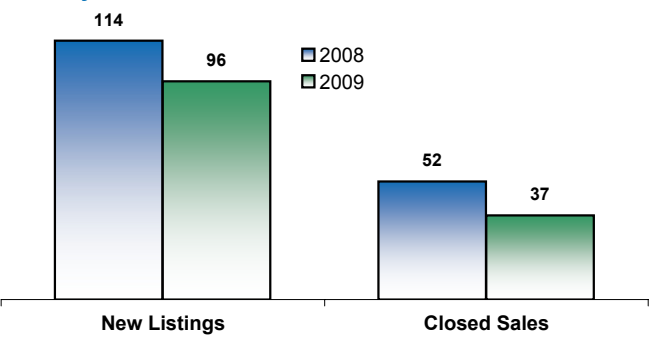
	2008	2009	Change	2008	2009	Change
New Listings	19	15	- 21.1%	114	96	- 15.8%
Closed Sales	10	7	- 30.0%	52	37	- 28.8%
Median Sales Price*	\$122,500	<b>\$89,500</b>	- 26.9%	\$85,000	<b>\$112,000</b>	+ 31.8%
Average Sales Price*	\$161,950	<b>\$96,986</b>	- 40.1%	\$124,421	<b>\$149,626</b>	+ 20.3%
Percent of Original List Price Received at Sale*	90.8%	<b>97.6%</b>	+ 7.5%	92.8%	<b>90.7%</b>	- 2.2%
Average Days on Market Until Sale	116	<b>67</b>	- 42.8%	95	<b>120</b>	+ 26.4%
Total Current Inventory**	68	<b>56</b>	- 17.6%	--	--	--
Single-Family Detached Inventory	56	<b>50</b>	- 10.7%	--	--	--

\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in January 2008

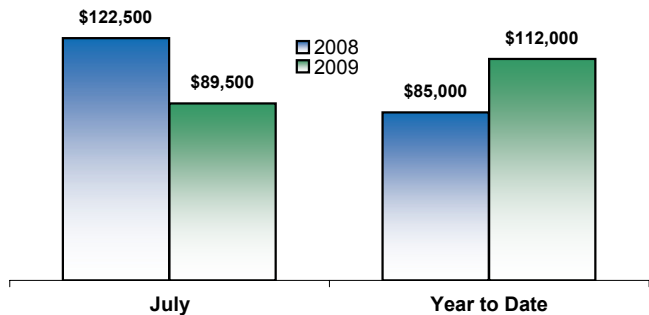
### Activity—Most Recent Month



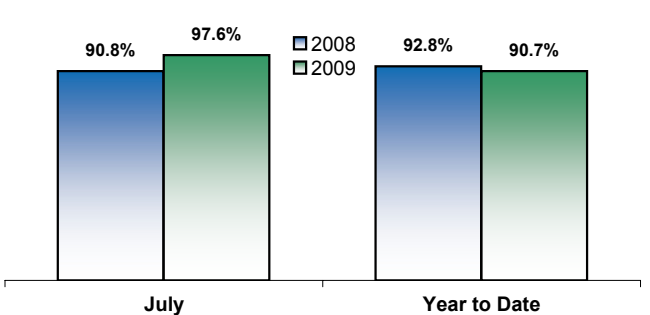
### Activity—Year to Date



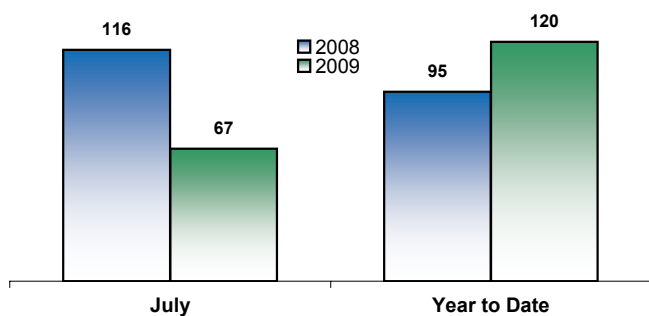
### Median Sales Price



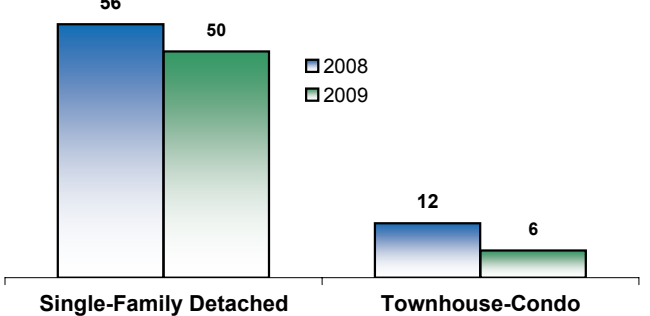
### Ratio of Sales Price to Original List Price



### Average Days on Market Until Sale



### Current Inventory



Some of the figures referenced in this report are for only one month worth of activity. As such, they can sometimes look extreme due to the small sample size involved.