

Utah County Association of REALTORS®

Monthly Statistics

To: Brokers and Agents
From: Taylor Oldroyd, CEO of the Utah County Association of REALTORS®
Subject: Monthly Statistics: December 2011

- 1 Sales are up and up big. December sales rose 29 percent from 372 in 2010 to 480 in 2011.
- 2 YTD sales ended strong with a 16.5 percent increase, from 4,721 in 2010 to 5,499 for the year. We have to go back to 2007 to see more YTD sales than 2011.
- 3 Median price slipped to \$172,000 from \$185,450 last Dec. but DOM improved from 101 last year to only 73 and listings are down 19 percent to only 3,067. We have to go back to 2005 to see fewer homes for sale.
- 4 Condos also continue to show dramatic improvements: price slid from last year's \$114K to \$101,875 but we saw a strong swing in the right direction up 11.5 percent from Nov to Dec 2011. DOM is down more than 60 percent in Dec from 129 in 2010 to only 51 in 2011. Listings are down 31 percent to only 249 units.

How would you describe a market that 10 out of 12 months showed an increase above the previous year, 8 months in a row highlighted increased sales, sales out-paced the previous year by 16.5 percent and the most recent month compared to last year showed a whopping 29 percent increase in sales, listings are down nearly 20 percent, and Days on Market are down 27 percent? I call it Utah County showing its stuff. With the Fed announcing this week that low rates will continue until late 2014, consumer confidence may finally realize this market is worth taking a serious look at.

All Residential Types -- Utah County

		Active	Units	YTD	Ratio	DOM	DOM	Average	Average	Median	Median
		Listings	Sold	Sales	Sales/List	ACTIVE	SOLDS	Sale \$	List \$	Sales \$	List \$
JAN	2005	3746	306	306	8.2%	97	85	\$198,404	\$241,340	\$162,500	\$174,900
FEB	2005	3975	356	662	9.0%	94	89	\$203,816	\$245,845	\$160,000	\$179,900
MAR	2005	3923	557	1219	14.2%	93	86	\$184,501	\$254,403	\$157,950	\$184,900
APR	2005	4040	519	1738	12.8%	87	78	\$188,058	\$261,482	\$162,950	\$183,190
MAY	2005	4135	537	2275	13.0%	89	74	\$200,299	\$272,105	\$158,813	\$189,900
JUN	2005	3905	608	2883	15.6%	85	75	\$193,748	\$281,537	\$160,000	\$189,900
JUL	2005	3770	654	3537	17.3%	90	72	\$195,132	\$280,747	\$165,000	\$193,990
AUG	2005	3582	748	4285	20.9%	94	73	\$202,790	\$286,796	\$167,900	\$199,000
SEP	2005	3349	666	4951	19.9%	91	71	\$209,111	\$293,778	\$173,000	\$201,318
OCT	2005	3205	623	5574	19.4%	94	69	\$216,583	\$295,930	\$172,510	\$208,000
NOV	2005	2755	551	6125	20.0%	78	63	\$205,832	\$302,252	\$170,050	\$214,900
DEC	2005	2665	503	6628	18.9%	75	61	\$224,722	\$310,311	\$175,000	\$214,900
		Change		19.9%		Yearly Total	70	\$205,322		\$167,654	
JAN	2006	2845	428	428	15.0%	70	62	\$218,029	\$317,681	\$178,997	\$217,945
FEB	2006	2925	414	842	14.2%	64	61	\$207,574	\$330,449	\$174,300	\$229,900
MAR	2006	3030	648	1490	21.4%	62	60	\$220,555	\$332,502	\$178,000	\$233,000
APR	2006	3139	627	2117	20.0%	59	58	\$233,267	\$361,895	\$179,900	\$266,073
MAY	2006	3271	747	2864	22.8%	58	49	\$228,573	\$393,990	\$188,950	\$299,900
JUN	2006	3272	733	3597	22.4%	57	50	\$243,405	\$401,519	\$194,950	\$309,900
JUL	2006	3436	686	4283	20.0%	57	45	\$249,336	\$406,984	\$195,000	\$319,900
AUG	2006	3493	781	5064	22.4%	60	53	\$246,470	\$406,585	\$204,550	\$319,000
SEP	2006	3449	640	5704	18.6%	62	39	\$256,869	\$410,714	\$218,000	\$320,000
OCT	2006	3413	615	6319	18.0%	65	44	\$253,667	\$413,971	\$215,000	\$322,000
NOV	2006	3340	609	6928	18.2%	71	38	\$253,638	\$419,140	\$211,503	\$319,900
DEC	2006	3146	501	7429	15.9%	73	51	\$254,060	\$421,674	\$219,700	\$329,900
		Change		12.1%		Yearly Total	50	\$240,916		\$197,000	
JAN	2007	3347	440	440	13.1%	69	54	\$259,642	\$430,744	\$219,900	\$334,900
FEB	2007	3556	441	881	12.4%	65	53	\$248,149	\$431,860	\$214,950	\$339,900
MAR	2007	3927	578	1459	14.7%	61	51	\$256,449	\$419,223	\$217,900	\$331,913
APR	2007	4342	585	2044	13.5%	60	48	\$264,023	\$409,510	\$225,000	\$327,900
MAY	2007	4691	613	2657	13.1%	60	42	\$261,263	\$402,741	\$219,000	\$319,900
JUN	2007	4917	542	3199	11.0%	64	48	\$270,746	\$396,824	\$223,000	\$310,000
JUL	2007	5182	538	3737	10.4%	65	52	\$291,744	\$397,599	\$223,000	\$305,000
AUG	2007	5323	575	4312	10.8%	68	49	\$256,289	\$387,344	\$215,000	\$299,000
SEP	2007	5299	374	4686	7.1%	72	54	\$259,230	\$385,938	\$222,000	\$297,000
OCT	2007	5244	338	5024	6.4%	78	63	\$270,234	\$387,493	\$225,000	\$294,990
NOV	2007	4981	326	5350	6.5%	87	59	\$257,739	\$387,490	\$224,000	\$295,000
DEC	2007	4146	269	5619	6.5%	90	68	\$265,682	\$383,688	\$223,043	\$289,900
		Change		-24.36%				\$263,433		\$222,500	

All Residential Types -- Utah County

		Active	Units	YTD	Ratio	DOM	DOM	Average	Average	Median	Median
		Listings	Sold	Sales	Sales/List	ACTIVE	SOLDS	Sale \$	List \$	Sales \$	List \$
JAN	2008	4266	276	276	6.5%	88	69	\$243,197	\$385,327	\$217,500	\$289,900
FEB	2008	4481	291	567	6.5%	89	71	\$234,267	\$380,322	\$205,000	\$289,900
MAR	2008	4764	327	894	6.9%	89	78	\$255,978	\$380,706	\$224,850	\$289,900
APR	2008	5175	395	1289	7.6%	91	83	\$244,704	\$377,039	\$219,500	\$284,900
MAY	2008	5306	418	1707	7.9%	95	75	\$249,088	\$371,949	\$218,000	\$279,000
JUN	2008	5274	394	2101	7.5%	100	73	\$260,827	\$372,020	\$221,900	\$276,900
JUL	2008	5126	445	2546	8.7%	106	84	\$258,028	\$366,014	\$214,250	\$274,900
AUG	2008	4890	473	3019	9.7%	109	83	\$294,250	\$363,054	\$225,000	\$274,500
SEP	2008	4775	433	3452	9.1%	110	87	\$241,000	\$358,656	\$207,500	\$269,000
OCT	2008	4587	355	3807	7.7%	112	98	\$243,121	\$351,535	\$219,000	\$264,000
NOV	2008	4313	276	4083	6.4%	122	94	\$269,057	\$348,145	\$220,000	\$259,900
DEC	2008	4354	311	4394	7.1%	120	93	\$232,876	\$344,962	\$208,750	\$250,000
		Change		-21.80%				\$252,199		\$218,500	
JAN	2009	4385	214	214	4.9%	120	86	\$323,711	\$339,107	\$214,000	\$249,900
FEB	2009	4462	241	455	5.4%	118	87	\$269,260	\$331,857	\$216,495	\$245,900
MAR	2009	4542	362	817	8.0%	125	96	\$236,159	\$297,760	\$210,000	\$224,900
APR	2009	4421	391	1208	8.8%	119	83	\$232,774	\$328,418	\$203,950	\$239,000
MAY	2009	4455	423	1631	9.5%	119	103	\$230,195	\$318,393	\$205,500	\$232,945
JUN	2009	4379	558	2189	12.7%	124	91	\$227,386	\$315,454	\$200,000	\$229,900
JUL	2009	4309	573	2762	13.3%	126	86	\$228,495	\$310,612	\$203,500	\$229,000
AUG	2009	4104	529	3291	12.9%	128	90	\$231,384	\$307,454	\$205,000	\$225,000
SEP	2009	3958	471	3762	11.9%	129	97	\$230,733	\$305,890	\$201,359	\$224,900
OCT	2009	3911	482	4244	12.3%	131	90	\$225,167	\$300,097	\$199,500	\$219,900
NOV	2009	3891	469	4713	12.1%	138	87	\$225,230	\$296,080	\$195,000	\$216,100
DEC	2009	3842	436	5149	11.3%	132	92	\$224,705	\$284,696	\$200,000	\$210,000
JAN	2010	4050	259	259	6.4%	96	96	\$235,787	\$280,461	\$210,000	\$209,900
FEB	2010	4188	304	563	7.3%	102	102	\$230,976	\$277,873	\$195,500	\$205,000
MAR	2010	4351	466	1029	10.7%	91	91	\$223,059	\$277,810	\$190,000	\$207,000
APR	2010	4220	509	1538	12.1%	97	79	\$221,067	\$278,891	\$185,000	\$209,900
MAY	2010	4337	499	2037	11.5%	109	76	\$212,209	\$275,642	\$186,300	\$205,000
JUN	2010	4358	462	2499	10.6%	116	75	\$228,821	\$276,275	\$197,200	\$202,850
JUL	2010	4325	360	2859	8.3%	118	78	\$225,440	\$274,091	\$199,000	\$199,900
AUG	2010	4191	413	3272	9.9%	116	99	\$224,833	\$266,829	\$189,900	\$199,900
SEP	2010	4047	365	3637	9.0%	119	99	\$213,142	\$265,115	\$185,500	\$199,900
OCT	2010	3970	348	3985	8.8%	122	92	\$219,515	\$266,354	\$187,705	\$199,000
NOV	2010	3927	364	4349	9.3%	130	91	\$218,671	\$262,169	\$184,900	\$197,000
DEC	2010	3788	372	4721	9.8%	132	101	\$214,273	\$257,384	\$185,450	\$195,900

JAN	2011	3829	336	336	8.8%	130	113	\$208,262	\$256,344	\$181,437	\$195,000
FEB	2011	3800	341	677	9.0%	128	110	\$210,018	\$256,592	\$180,000	\$198,950
MAR	2011	3796	462	1139	12.2%	119	105	\$200,844	\$262,273	\$175,000	\$199,000
APR	2011	3770	462	1601	12.3%	111	102	\$209,381	\$262,234	\$179,900	\$199,500
MAY	2011	3779	501	2102	13.3%	117	89	\$210,847	\$274,010	\$179,900	\$199,900
JUN	2011	3743	560	2662	15.0%	122	93	\$199,443	\$275,585	\$173,525	\$199,900
JUL	2011	3592	467	3129	13.0%	123	70	\$204,700	\$283,069	\$175,000	\$199,900
AUG	2011	3502	553	3682	15.8%	130	82	\$208,293	\$281,328	\$182,000	\$199,900
SEP	2011	3406	464	4146	13.6%	127	89	\$213,073	\$280,604	\$178,000	\$199,900
OCT	2011	3167	454	4600	14.3%	137	93	\$199,956	\$276,991	\$178,000	\$199,999

All Residential Types -- Utah County

		Active	Units	YTD	Ratio	DOM	DOM	Average	Average	Median	Median
		Listings	Sold	Sales	Sales/List	ACTIVE	SOLDS	Sale \$	List \$	Sales \$	List \$
NOV	2011	3083	419	5019	13.6%	141	91	\$206,372	\$274,150	\$177,000	\$199,999
DEC	2011	3067	480	5499	15.7%	132	73	\$199,988	\$267,226	\$172,000	\$200,000

Residential-Single Family -- Utah County											
		Active	Units	YTD	Ratio	DOM	DOM	Average	Average	Median	Median
		Listings	Sold	Sales	Sales/List	ACTIVE	SOLDS	Sale \$	List \$	Sales \$	List \$
JAN	2005	2778	253	253	9.1%	87	79	\$211,520	\$265,355	\$169,900	\$189,500
FEB	2005	2922	293	546	10.0%	83	86	\$216,956	\$274,199	\$167,500	\$199,900
MAR	2005	2867	445	991	15.5%	81	78	\$193,936	\$285,180	\$165,000	\$199,900
APR	2005	2929	410	1401	14.0%	75	73	\$202,825	\$296,711	\$170,500	\$204,825
MAY	2005	3006	444	1845	14.8%	76	67	\$214,455	\$308,499	\$165,900	\$214,900
JUN	2005	2880	574	2419	19.9%	70	68	\$207,610	\$316,436	\$171,500	\$218,000
JUL	2005	2811	500	2919	17.8%	73	63	\$211,666	\$314,290	\$176,000	\$219,500
AUG	2005	2680	604	3523	22.5%	73	64	\$219,954	\$318,815	\$178,380	\$224,900
SEP	2005	2532	519	4042	20.5%	71	63	\$228,886	\$323,872	\$185,950	\$224,900
OCT	2005	2430	486	4528	20.0%	72	64	\$238,638	\$327,946	\$186,300	\$235,000
NOV	2005	2224	459	4987	20.6%	76	61	\$219,924	\$333,722	\$181,550	\$244,900
DEC	2005	2147	400	5387	18.6%	76	59	\$248,015	\$344,946	\$190,001	\$247,500
		Change	5243	21.7%	Total Year		66	\$218,759		\$176,000	
JAN	2006	2285	344	344	15.1%	70	59	\$234,521	\$354,205	\$185,000	\$249,900
FEB	2006	2358	336	680	14.2%	63	64	\$222,970	\$367,534	\$187,500	\$260,000
MAR	2006	2462	526	1206	21.4%	60	53	\$240,959	\$367,024	\$191,300	\$264,000
APR	2006	2545	520	1726	20.4%	58	53	\$256,708	\$397,582	\$191,000	\$299,900
MAY	2006	2660	601	2327	22.6%	58	48	\$248,464	\$431,752	\$205,000	\$330,000
JUN	2006	2702	604	2931	22.4%	57	51	\$264,085	\$436,324	\$211,996	\$339,900
JUL	2006	2864	549	3480	19.2%	57	43	\$275,502	\$438,489	\$215,000	\$345,450
AUG	2006	2911	636	4116	21.8%	59	51	\$268,325	\$436,252	\$221,000	\$339,900
SEP	2006	2898	531	4647	18.3%	62	41	\$278,228	\$437,110	\$236,703	\$349,000
OCT	2006	2886	499	5146	17.3%	65	45	\$275,822	\$441,050	\$230,450	\$345,850
NOV	2006	2780	453	5599	16.3%	73	44	\$280,084	\$450,800	\$230,726	\$342,200
DEC	2006	2633	417	6016	15.8%	74	52	\$271,376	\$451,976	\$229,750	\$350,000
		Change	5981	11.7%	Total Year		50	\$261,555		\$213,075	
JAN	2007	2777	362	362	13.0%	69	56	\$279,129	\$465,349	\$234,350	\$359,000
FEB	2007	2965	356	718	12.0%	65	55	\$267,331	\$465,380	\$227,000	\$365,000
MAR	2007	3262	452	1170	13.9%	62	53	\$280,991	\$453,613	\$238,000	\$350,245
APR	2007	3588	452	1622	12.6%	60	49	\$285,118	\$442,969	\$247,950	\$349,900
MAY	2007	3919	454	2076	11.6%	60	46	\$294,286	\$433,363	\$241,000	\$339,900
JUN	2007	4109	413	2489	10.1%	63	50	\$305,028	\$428,249	\$245,000	\$335,000
JUL	2007	4345	417	2906	9.6%	64	53	\$324,882	\$426,792	\$241,250	\$329,900
AUG	2007	4510	417	3323	9.2%	67	48	\$289,605	\$415,233	\$238,250	\$319,900
SEP	2007	4478	281	3604	6.3%	72	55	\$285,937	\$413,756	\$245,950	\$319,000
OCT	2007	4453	273	3877	6.1%	78	59	\$290,927	\$415,965	\$235,288	\$319,500
NOV	2007	4212	251	4128	6.0%	86	58	\$283,234	\$415,340	\$239,538	\$319,900
DEC	2007	4015	211	4339	5.3%	89	68	\$265,682	\$412,151	\$223,043	\$319,000
		Change		-27.88%	Total Year		54.17	\$287,679		\$238,052	

Residential-Single Family -- Utah County											
		Active	Units	YTD	Ratio	DOM	DOM	Average	Average	Median	Median
		Listings	Sold	Sales	Sales/List	ACTIVE	SOLDS	Sale \$	List \$	Sales \$	List \$
JAN	2008	3668	209	209	5.7%	87	68	\$266,580	\$415,045	\$236,385	\$319,900
FEB	2008	3858	230	439	6.0%	87	68	\$252,760	\$409,043	\$219,900	\$318,800
MAR	2008	4127	266	705	6.4%	88	80	\$275,554	\$403,358	\$235,000	\$318,800
APR	2008	4489	310	1015	6.9%	90	85	\$266,500	\$403,950	\$235,000	\$309,900
MAY	2008	4585	335	1350	7.3%	93	74	\$269,120	\$399,233	\$230,000	\$299,985
JUN	2008	4560	328	1678	7.2%	99	73	\$279,638	\$398,996	\$239,900	\$299,900
JUL	2008	4414	356	2034	8.1%	104	87	\$284,326	\$392,798	\$231,000	\$299,000
AUG	2008	4254	384	2418	9.0%	107	83	\$283,823	\$386,473	\$240,000	\$291,400
SEP	2008	4121	360	2778	8.7%	108	88	\$253,524	\$383,192	\$219,800	\$288,800
OCT	2008	3963	292	3070	7.4%	110	96	\$257,640	\$205,322	\$230,000	\$284,900
NOV	2008	3731	236	3306	6.3%	120	92	\$282,449	\$371,118	\$231,000	\$279,900
DEC	2008	3766	262	3568	7.0%	118	89	\$244,402	\$367,973	\$220,000	\$274,000
		Change		-17.77%				\$268,026		\$231,000	
JAN	2009	3797	179	179	4.7%	118	87	\$269,036	\$362,960	\$227,000	\$265,000
FEB	2009	3843	215	394	5.6%	117	89	\$283,337	\$356,006	\$226,750	\$260,000
MAR	2009	3891	308	702	7.9%	124	97	\$252,145	\$319,105	\$219,000	\$239,900
APR	2009	3752	340	1042	9.1%	120	82	\$244,897	\$355,307	\$210,900	\$255,000
MAY	2009	3785	353	1395	9.3%	119	99	\$244,609	\$343,332	\$216,500	\$249,900
JUN	2009	3719	475	1870	12.8%	124	90	\$239,476	\$340,088	\$210,000	\$249,000
JUL	2009	3682	479	2349	13.0%	124	86	\$242,654	\$332,998	\$215,000	\$240,000
AUG	2009	3515	438	2787	12.5%	127	90	\$249,297	\$328,708	\$220,000	\$239,900
SEP	2009	3387	395	3182	11.7%	128	98	\$246,116	\$326,983	\$215,000	\$239,000
OCT	2009	3363	416	3598	12.4%	130	90	\$237,469	\$319,372	\$212,000	\$229,900
NOV	2009	3889	468	4066	12.0%	138	87	\$225,254	\$296,075	\$195,000	\$215,979
DEC	2009	3291	387	4453	11.8%	130	89	\$233,483	\$303,792	\$207,500	\$220,000
JAN	2010	3079	241	241	7.8%	113	96	\$243,063	\$313,405	\$215,900	\$229,000
FEB	2010	3242	241	482	7.4%	105	110	\$249,149	\$308,200	\$213,000	\$224,900
MAR	2010	3376	357	839	10.6%	95	91	\$245,291	\$307,477	\$211,500	\$224,900
APR	2010	3271	391	1230	12.0%	99	72	\$242,964	\$309,220	\$199,900	\$224,900
MAY	2010	3367	379	1609	11.3%	109	77	\$228,329	\$305,366	\$202,900	\$220,000
JUN	2010	3382	377	1986	11.1%	115	77	\$245,632	\$306,715	\$215,000	\$220,000
JUL	2010	3380	294	2280	8.7%	112	77	\$240,797	\$302,842	\$214,950	\$218,900
AUG	2010	3329	322	2602	9.7%	111	101	\$244,919	\$292,616	\$205,000	\$215,900
SEP	2010	3205	289	2891	9.0%	118	99	\$230,520	\$291,560	\$203,000	\$214,900
OCT	2010	3167	287	3178	9.1%	117	84	\$233,849	\$292,467	\$199,500	\$213,900
NOV	2010	3135	298	3476	9.5%	127	88	\$235,376	\$287,642	\$200,500	\$209,900
DEC	2010	3006	305	3781	10.1%	130	96	\$229,598	\$283,869	\$200,000	\$209,900

Condominium -- Utah County											
		Active	Units	YTD	Ratio	DOM	DOM	Average	Average	Median	Median
		Listings	Sold	Sales	Sales/List	ACTIVE	SOLDS	Sale \$	List \$	Sales \$	List \$
JAN	2005	940	52	52	5.5%	130	112	\$137,537	\$164,109	\$137,850	\$132,400
FEB	2005	1028	60	112	5.8%	129	103	\$147,905	\$161,131	\$135,700	\$136,900
MAR	2005	1030	110	222	10.7%	132	118	\$149,130	\$162,828	\$133,700	\$138,128
APR	2005	1085	109	331	10.0%	124	97	\$132,512	\$159,931	\$130,569	\$129,900
MAY	2005	1101	91	422	8.3%	132	105	\$134,936	\$162,974	\$130,824	\$136,900
JUN	2005	996	132	554	13.3%	136	108	\$135,946	\$167,599	\$122,355	\$139,950
JUL	2005	928	152	706	16.4%	152	100	\$142,907	\$170,780	\$126,900	\$143,197
AUG	2005	870	141	847	16.2%	174	108	\$133,330	\$178,736	\$118,067	\$153,000
SEP	2005	781	143	990	18.3%	177	98	\$142,552	\$184,983	\$135,000	\$159,700
OCT	2005	742	134	1124	18.1%	188	89	\$140,878	\$182,108	\$129,825	\$149,900
NOV	2005	498	91	1215	18.3%	87	79	\$136,816	\$159,843	\$126,700	\$132,900
DEC	2005	488	100	1315	20.5%	76	67	\$137,882	\$156,373	\$123,000	\$129,900
		Change		22.3%		Yearly Total		99	\$139,400		\$127,900
JAN	2006	531	83	83	15.6%	67	69	\$152,141	\$147,750	\$148,907	\$127,500
FEB	2006	545	76	159	13.9%	68	46	\$143,996	\$161,508	\$125,000	\$129,900
MAR	2006	544	117	276	21.5%	69	93	\$134,775	\$169,454	\$124,000	\$134,950
APR	2006	560	137	413	24.5%	64	68	\$147,976	\$174,694	\$134,400	\$142,990
MAY	2006	582	145	558	24.9%	55	55	\$147,566	\$176,536	\$129,000	\$157,000
JUN	2006	540	128	686	23.7%	57	47	\$147,327	\$176,875	\$133,350	\$158,900
JUL	2006	543	135	821	24.9%	48	51	\$146,252	\$190,676	\$140,700	\$181,450
AUG	2006	557	143	964	25.7%	57	64	\$152,263	\$190,594	\$140,350	\$187,500
SEP	2006	532	103	1067	19.4%	55	30	\$154,203	\$197,535	\$139,000	\$184,900
OCT	2006	507	114	1181	22.5%	66	39	\$160,560	\$190,671	\$151,000	\$182,500
NOV	2006	541	155	1336	28.7%	63	20	\$177,756	\$210,646	\$176,473	\$194,900
DEC	2006	490	82	1418	16.7%	62	47	\$166,002	\$210,237	\$155,000	\$194,900
		Change		7.8%		Yearly Total		52	\$152,847		\$139,000
JAN	2007	550	78	78	14.2%	61	56	\$169,199	\$213,379	\$150,000	\$197,250
FEB	2007	569	85	163	14.9%	64	48	\$167,807	\$208,887	\$159,000	\$195,000
MAR	2007	644	124	287	19.3%	55	44	\$170,472	\$200,020	\$164,900	\$185,000
APR	2007	733	132	419	18.0%	58	37	\$194,722	\$207,594	\$165,400	\$185,000
MAY	2007	752	152	571	20.2%	64	31	\$173,527	\$189,900	\$166,000	\$211,318
JUN	2007	784	128	699	16.3%	67	43	\$161,938	\$204,267	\$150,000	\$185,900
JUL	2007	811	119	818	14.7%	70	49	\$179,978	\$213,240	\$167,750	\$189,900
AUG	2007	788	156	974	19.8%	74	51	\$170,112	\$212,798	\$162,900	\$189,900
SEP	2007	798	92	1066	11.5%	74	52	\$179,986	\$223,886	\$165,000	\$189,900
OCT	2007	774	65	1131	8.4%	78	82	\$183,325	\$221,666	\$172,400	\$185,450
NOV	2007	748	73	1204	9.8%	90	63	\$172,139	\$221,450	\$156,750	\$184,900
DEC	2007	697	58	1262	8.3%	96	74	\$163,719	\$216,589	\$158,900	\$179,900
								\$173,910		\$163,900	

Condominium -- Utah County											
		Active	Units	YTD	Ratio	DOM	DOM	Average	Average	Median	Median
		Listings	Sold	Sales	Sales/List	ACTIVE	SOLDS	Sale \$	List \$	Sales \$	List \$
JAN	2008	589	66	66	11.2%	95	71	\$172,475	\$205,696	\$153,900	\$179,500
FEB	2008	614	59	125	9.6%	99	81	\$168,641	\$205,091	\$159,950	\$175,900
MAR	2008	626	61	186	9.7%	97	68	\$170,615	\$204,184	\$159,400	\$177,900
APR	2008	671	83	269	12.4%	100	74	\$168,053	\$204,004	\$159,900	\$17,900
MAY	2008	703	82	351	11.7%	106	81	\$170,160	\$202,297	\$160,000	\$178,400
JUN	2008	698	66	417	9.5%	110	78	\$167,338	\$202,450	\$157,900	\$179,800
JUL	2008	699	85	502	12.2%	115	71	\$158,959	\$201,923	\$156,575	\$177,889
AUG	2008	626	87	589	13.9%	118	87	\$346,283	\$207,839	\$156,069	\$178,500
SEP	2008	641	73	662	11.4%	121	82	\$179,235	\$206,029	\$157,000	\$176,900
OCT	2008	613	62	724	10.1%	127	106	\$178,300	\$205,322	\$170,000	\$174,900
NOV	2008	572	40	764	7.0%	137	107	\$190,042	\$204,475	\$160,000	\$174,900
DEC	2008	577	49	813	8.5%	139	112	\$171,246	\$199,167	\$155,037	\$169,995
								\$186,779		\$158,650	
JAN	2009	574	34	34	5.9%	129	82	\$162,461	\$186,491	\$152,000	\$165,900
FEB	2009	609	25	59	4.1%	122	63	\$157,506	\$183,521	\$152,500	\$163,900
MAR	2009	642	51	110	7.9%	132	86	\$151,224	\$176,480	\$139,250	\$160,200
APR	2009	651	51	161	7.8%	117	86	\$151,957	\$180,137	\$148,500	\$164,450
MAY	2009	653	68	229	10.4%	118	125	\$161,111	\$179,041	\$160,000	\$159,900
JUN	2009	645	78	307	12.1%	127	92	\$163,615	\$177,278	\$156,000	\$159,900
JUL	2009	605	94	401	15.5%	134	83	\$156,346	\$179,674	\$148,000	\$159,900
AUG	2009	567	91	492	16.0%	132	90	\$145,168	\$180,078	\$142,225	\$159,900
SEP	2009	556	74	566	13.3%	133	95	\$154,305	\$180,819	\$148,900	\$159,900
OCT	2009	531	66	632	12.4%	135	91	\$147,626	\$181,697	\$143,900	\$159,900
NOV	2009	513	68	700	13.3%	141	77	\$152,879	\$175,455	\$145,500	\$157,900
DEC	2009	531	48	748	9.0%	140	116	\$157,509	\$171,911	\$139,000	\$154,250
JAN	2010	379	18	18	4.7%	120	82	\$138,373	\$169,540	\$136,000	\$144,900
FEB	2010	440	19	37	4.3%	84	69	\$138,989	\$163,968	\$130,000	\$144,900
MAR	2010	447	41	78	9.2%	75	62	\$138,233	\$163,259	\$125,000	\$144,900
APR	2010	427	53	131	12.4%	87	119	\$138,208	\$160,628	\$134,900	\$140,900
MAY	2010	439	57	188	13.0%	109	72	\$149,427	\$158,973	\$132,700	\$139,900
JUN	2010	442	29	217	6.6%	125	48	\$122,568	\$156,885	\$124,500	\$138,900
JUL	2010	423	31	248	7.3%	139	76	\$138,155	\$160,546	\$129,900	\$139,900
AUG	2010	390	43	291	11.0%	81	139	\$138,823	\$156,420	\$130,500	\$135,880
SEP	2010	380	31	322	8.2%	129	84	\$138,877	\$154,413	\$121,750	\$135,430
OCT	2010	373	29	351	7.8%	138	82	\$123,972	\$151,847	\$125,000	\$134,900
NOV	2010	374	28	379	7.5%	145	92	\$125,090	\$150,385	\$120,750	\$129,900
DEC	2010	362	31	410	8.6%	137	129	\$124,837	\$153,763	\$114,000	\$129,900
JAN	2011	391	39	39	10.0%	137	190	\$152,365	\$154,282	\$135,900	\$129,900
FEB	2011	395	23	62	5.8%	136	128	\$114,148	\$152,865	\$110,200	\$129,900
MAR	2011	384	36	98	9.4%	133	108	\$128,145	\$153,681	\$117,000	\$129,900
APR	2011	372	35	133	9.4%	111	126	\$133,386	\$149,766	\$113,000	\$128,950
MAY	2011	376	42	175	11.2%	125	109	\$125,114	\$150,811	\$115,000	\$129,000
JUN	2011	364	40	215	11.0%	143	67	\$123,974	\$151,867	\$110,000	\$129,000
JUL	2011	346	52	267	15.0%	148	67	\$119,315	\$155,643	\$105,000	\$129,950
AUG	2011	343	36	303	10.5%	143	127	\$139,484	\$153,017	\$112,700	\$129,900
SEP	2011	319	30	333	9.4%	161	75	\$133,542	\$154,522	\$120,850	\$130,000
OCT	2011	278	42	375	15.1%	171	100	\$117,539	\$155,919	\$109,500	\$129,900

Condominium -- Utah County

		Active	Units	YTD	Ratio	DOM	DOM	Average	Average	Median	Median
		Listings	Sold	Sales	Sales/List	ACTIVE	SOLDS	Sale \$	List \$	Sales \$	List \$
NOV	2011	264	19	394	7.2%	174	140	\$108,950	\$156,021	\$90,000	\$129,950
DEC	2011	249	24	418	9.6%	174	51	\$113,231	\$156,269	\$101,875	\$129,900

Homes From \$250,000-\$499,999- Utah County							
		Active Listings	Homes Sold	YTD Sales	Sales % of Listings	Active DOM	Sold DOM
JAN	2009						
FEB	2009						
MAR	2009						
APR	2009						
MAY	2009	1448	111	460	7.7%	131	112
JUN	2009	1392	137	597	9.8%	136	104
JUL	2009	1328	146	743	11.0%	138	102
AUG	2009	1198	136	879	11.4%	140	113
SEP	2009	1137	127	1006	11.2%	140	107
OCT	2009	1086	127	1133	11.7%	147	95
NOV	2009	1041	111	1244	10.7%	153	111
DEC	2009	989	96	1340	9.7%	146	95
JAN	2010	1037	74	74	7.1%	114	138
FEB	2010	1035	63	137	6.1%	118	142
MAR	2010	1041	87	224	8.4%	104	108
APR	2010	1024	106	330	10.4%	105	99
MAY	2010	989	97	427	9.8%	110	89
JUN	2010	972	120	547	12.3%	116	93
JUL	2010	925	92	639	9.9%	117	69
AUG	2010	878	97	736	11.0%	113	97
SEP	2010	836	75	811	9.0%	118	109
OCT	2010	794	72	883	9.1%	116	87
NOV	2010	756	80	963	10.6%	125	68
DEC	2010	701	81	1044	11.6%	125	104
		Actives	Homes Sold	YTD Sales	S % of L	Active DOM	Sold DOM
JAN	2011	712	69	69	9.7%	122	86
FEB	2011	722	71	140	9.8%	122	79
MAR	2011	747	71	211	9.5%	91	106
APR	2011	749	91	302	12.1%	89	82
MAY	2011	774	102	404	13.2%	94	78
JUN	2011	783	101	505	12.9%	103	69
JUL	2011	726	97	602	13.4%	107	46
AUG	2011	731	114	716	15.6%	116	65
SEP	2011	731	89	805	12.2%	104	93
OCT	2011	698	82	887	11.7%	108	82
NOV	2011	677	88	975	13.0%	120	77
DEC	2011	692	92	1067	13.3%	125	81

Homes Over \$500,000– Utah County							
		Active	Homes	YTD	Sales %	Active	Sold
		Listings	Sold	Sales	of Listings	DOM	DOM
JAN	2005	217	9	9	4.1%	115	132
FEB	2005	225	15	24	6.7%	106	115
MAR	2005	243	10	34	4.1%	106	172
APR	2005	276	11	45	4.0%	97	115
MAY	2005	314	17	62	5.4%	94	101
JUN	2005	310	15	77	4.8%	97	77
JUL	2005	322	13	90	4.0%	106	87
AUG	2005	297	25	115	8.4%	109	84
SEP	2005	292	18	133	6.2%	97	90
OCT	2005	292	26	159	8.9%	104	95
NOV	2005	287	21	180	7.3%	94	75
DEC	2005	298	28	208	9.4%	94	60
		Change		119%		Yearly Total	94
JAN	2006	307	14	14	4.6%	92	68
FEB	2006	330	13	27	3.9%	91	95
MAR	2006	349	28	55	8.0%	79	77
APR	2006	412	34	89	8.3%	75	90
MAY	2006	468	31	120	6.6%	75	87
JUN	2006	502	35	155	7.0%	74	82
JUL	2006	541	35	190	6.5%	76	87
AUG	2006	543	40	230	7.4%	79	117
SEP	2006	560	42	272	7.5%	80	71
OCT	2006	567	33	305	5.8%	87	90
NOV	2006	539	34	339	6.3%	95	69
DEC	2006	529	29	368	5.5%	95	72
		Change		77%		Yearly Total	85
JAN	2007	559	27	27	4.8%	92	81
FEB	2007	600	21	48	3.5%	90	100
MAR	2007	647	26	74	4.0%	83	78
APR	2007	707	35	109	5.0%	78	84
MAY	2007	755	42	151	5.6%	75	82
JUN	2007	771	44	195	5.7%	81	72
JUL	2007	822	51	246	6.2%	79	103
AUG	2007	827	33	279	4.0%	82	56
SEP	2007	851	17	296	2.0%	87	104
OCT	2007	855	20	316	2.3%	93	78
NOV	2007	830	16	332	1.9%	102	105
DEC	2007	797	13	345	1.6%	108	59

Homes Over \$500,000– Utah County							
		Active	Homes	YTD	Sales %	Active	Sold
		Listings	Sold	Sales	of Listings	DOM	DOM
JAN	2008	775	12	12	1.5%	108	80
FEB	2008	805	11	23	1.4%	113	115
MAR	2008	856	14	37	1.6%	116	136
APR	2008	901	10	47	1.1%	118	50
MAY	2008	846	22	69	2.6%	116	81
JUN	2008	825	21	90	2.5%	78	119
JUL	2008	780	32	122	4.1%	127	127
AUG	2008	729	32	154	4.4%	137	105
SEP	2008	676	18	172	2.7%	132	88
OCT	2008	601	10	182	1.7%	138	133
NOV	2008	555	22	204	4.0%	145	133
DEC	2008	540	7	211	1.3%	141	99
JAN	2009	511	10	10	2.0%	142	172
FEB	2009	478	17	27	3.6%	144	118
MAR	2009	434	15	42	3.5%	139	142
APR	2009	466	12	54	2.6%	142	134
MAY	2009	451	11	65	2.4%	152	168
JUN	2009	433	15	80	3.5%	156	100
JUL	2009	412	17	97	4.1%	155	110
AUG	2009	368	16	113	4.3%	166	79
SEP	2009	360	14	127	3.9%	177	143
OCT	2009	346	9	136	2.6%	183	122
NOV	2009	219	14	150	6.4%	219	118
DEC	2009	277	15	165	5.4%	204	131
JAN	2010	263	9	9	3.4%	114	66
FEB	2010	260	13	22	5.0%	222	156
MAR	2010	271	16	38	5.9%	215	173
APR	2010	264	9	47	3.4%	208	127
MAY	2010	275	15	62	5.5%	150	123
JUN	2010	274	10	72	3.6%	154	158
JUL	2010	280	13	85	4.6%	152	74
AUG	2010	266	15	100	5.6%	168	98
SEP	2010	253	8	108	3.2%	148	74
OCT	2010	245	16	124	6.5%	172	87
NOV	2010	240	11	135	4.6%	185	222
DEC	2010	226	11	146	4.9%	176	191

JAN	2011	226	6	6	2.7%	161	362
FEB	2011	227	9	15	4.0%	161	221
MAR	2011	247	8	23	3.2%	153	82
APR	2011	242	13	36	5.4%	144	120
MAY	2011	279	11	47	3.9%	125	231
JUN	2011	286	13	60	4.5%	123	119
JUL	2011	285	11	71	3.9%	136	86
AUG	2011	278	15	86	5.4%	136	101
SEP	2011	261	15	101	5.7%	147	110
OCT	2011	236	10	111	4.2%	177	155
NOV	2011	218	10	121	4.6%	203	158

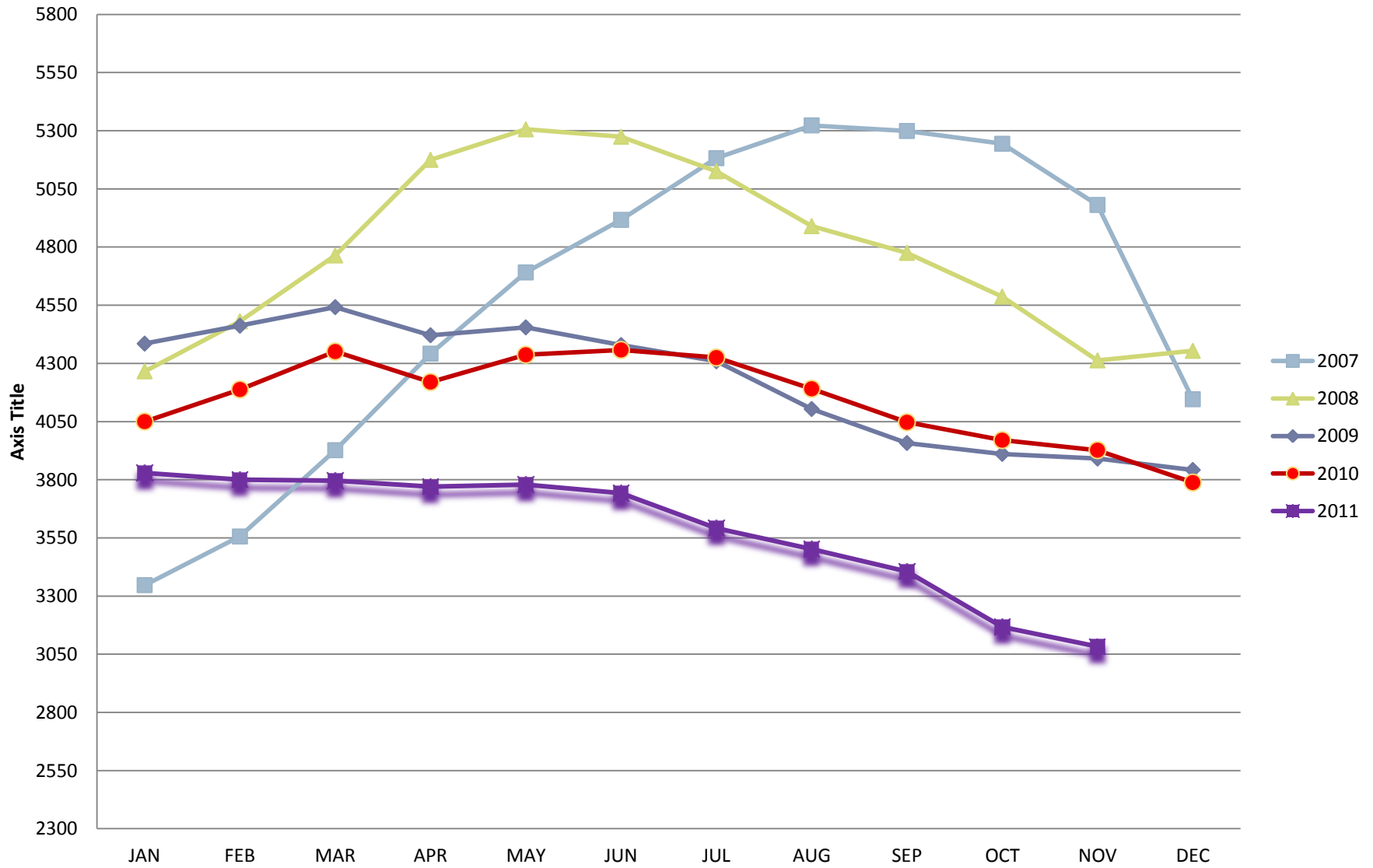
Homes Over \$500,000– Utah County							
		Active	Homes	YTD	Sales %	Active	Sold
		Listings	Sold	Sales	of Listings	DOM	DOM
DEC	2011	199	11	132	5.5%	214	21

Homes Over \$1,000,000– Utah County							
		Active	Homes	YTD	Sales %	Active	Sold
		Listings	Sold	Sales	of Listings	DOM	DOM
JUN	2006	69	7	24	10.1%	113	135
JUL	2006	77	4	28	5.2%	102	141
AUG	2006	75	5	33	6.7%	105	144
SEP	2006	72	3	36	4.2%	109	133
OCT	2006	72	3	39	4.2%	114	60
NOV	2006	76	1	40	1.3%	129	144
DEC	2006	78	1	41	1.3%	128	120
		Change				Yearly Total	102
JAN	2007	94	1	1	1.1%	122	94
FEB	2007	104	3	4	2.9%	142	42
MAR	2007	119	4	8	3.4%	128	25
APR	2007	135	1	9	0.7%	135	0
MAY	2007	139	7	16	5.0%	112	86
JUN	2007	147	4	20	2.7%	111	23
JUL	2007	155	9	29	5.8%	118	222
AUG	2007	155	7	36	4.5%	116	61
SEP	2007	167	1	37	0.6%	117	26
OCT	2007	162	2	39	1.2%	121	392
NOV	2007	155	2	41	1.3%	133	196
DEC	2007	142	1	42	0.7%	140	44
JAN	2008	152	0	0	0.0%	138	0
FEB	2008	154	1	1	0.6%	127	0
MAR	2008	166	2	3	1.2%	125	82
APR	2008	177	0	3	0.0%	131	0
MAY	2008	186	2	5	1.1%	139	67
JUN	2008	175	2	7	1.1%	138	165
JUL	2008	163	2	9	1.2%	148	298
AUG	2008	145	3	12	2.1%	162	145
SEP	2008	134	1	13	0.7%	143	43
OCT	2008	114	0	13	0.0%	148	0
NOV	2008	109	2	15	1.8%	155	60
DEC	2008	112	0	15	0.0%	147	0

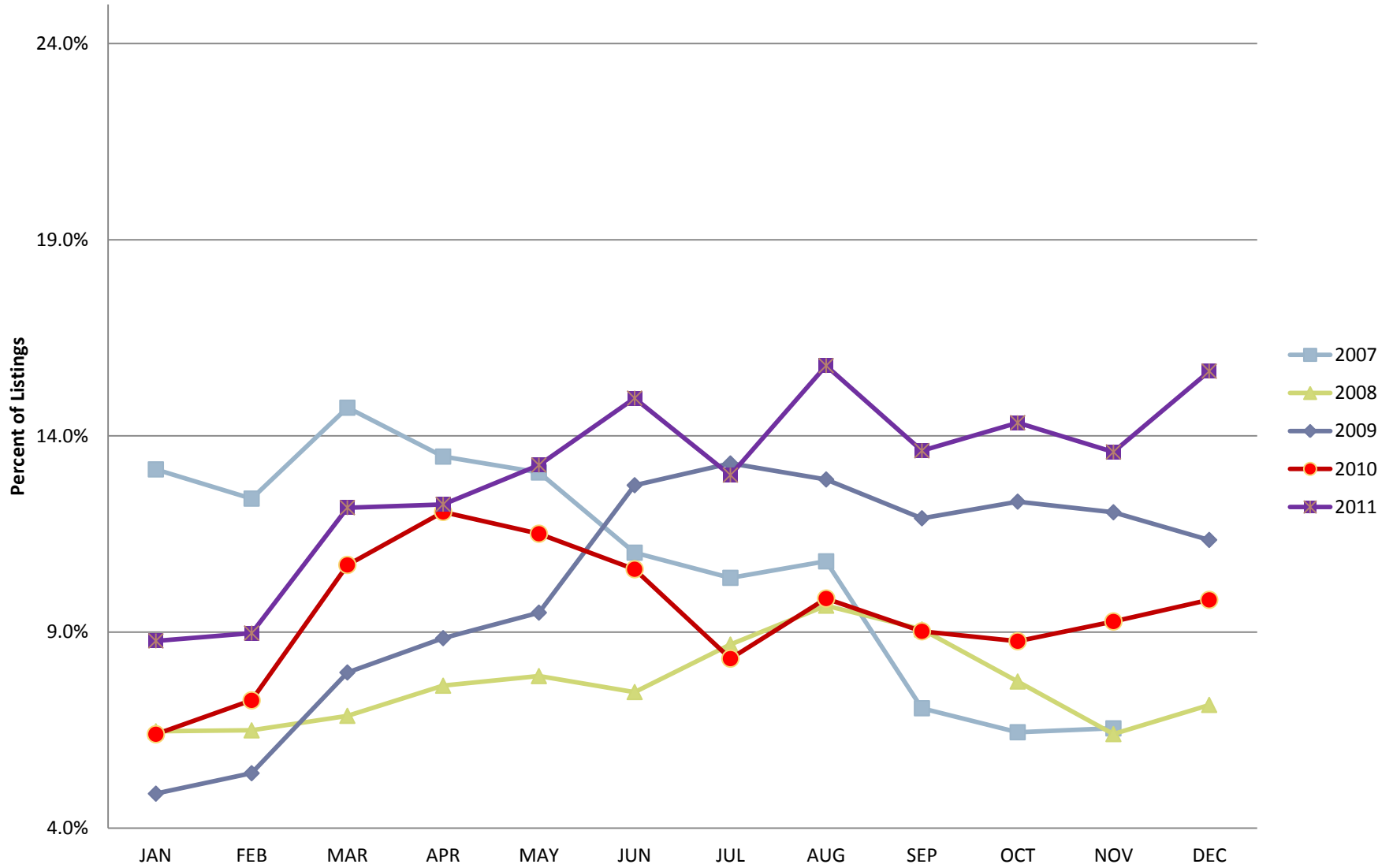
JAN	2009	114	3	3	2.6%	133	91
FEB	2009	119	3	6	2.5%	144	126
MAR	2009	110	2	8	1.8%	154	85
APR	2009	124	1	9	0.8%	135	89
MAY	2009	117	0	9	0.0%	153	0
JUN	2009	117	2	11	1.7%	165	133
JUL	2009	101	1	12	1.0%	179	250
AUG	2009	97	1	13	1.0%	192	51
SEP	2009	97	0	13	0.0%	198	0
OCT	2009	96	0	13	0.0%	207	0
NOV	2009	92	2	15	2.2%	232	290
DEC	2009	84	2	17	2.4%	247	29
		Active	Homes	YTD	Sales %	Active	Sold
		Listings	Sold	Sales	of Listings	DOM	DOM
JAN	2010	85	0	0	0.0%	312	0
FEB	2010	86	2	2	2.3%	304	101
MAR	2010	95	1	3	1.1%	290	136
APR	2010	91	1	4	1.1%	277	518
MAY	2010	90	1	5	1.1%	315	0
JUN	2010	94	0	5	0.0%	292	0
JUL	2010	92	0	5	0.0%	296	0
AUG	2010	84	2	7	2.4%	279	368
SEP	2010	79	1	8	1.3%	245	38
OCT	2010	84	2	10	2.4%	271	256
NOV	2010	81	2	12	2.5%	294	1052
DEC	2010	72	0	12	0.0%	277	0

JAN	2011	70	2	2	2.9%	286	778
FEB	2011	68	1	3	1.5%	312	452
MAR	2011	70	2	5	2.9%	242	798
APR	2011	73	2	7	2.7%	217	212
MAY	2011	85	3	10	3.5%	213	360
JUN	2011	84	0	10	0.0%	195	0
JUL	2011	91	1	11	1.1%	148	99
AUG	2011	86	0	11	0.0%	176	0
SEP	2011	82	3	14	3.7%	169	361
OCT	2011	74	0	14	0.0%	198	0
NOV	2011	69	0	14	0.0%	210	0
DEC	2011	65	0	14	0.0%	238	0

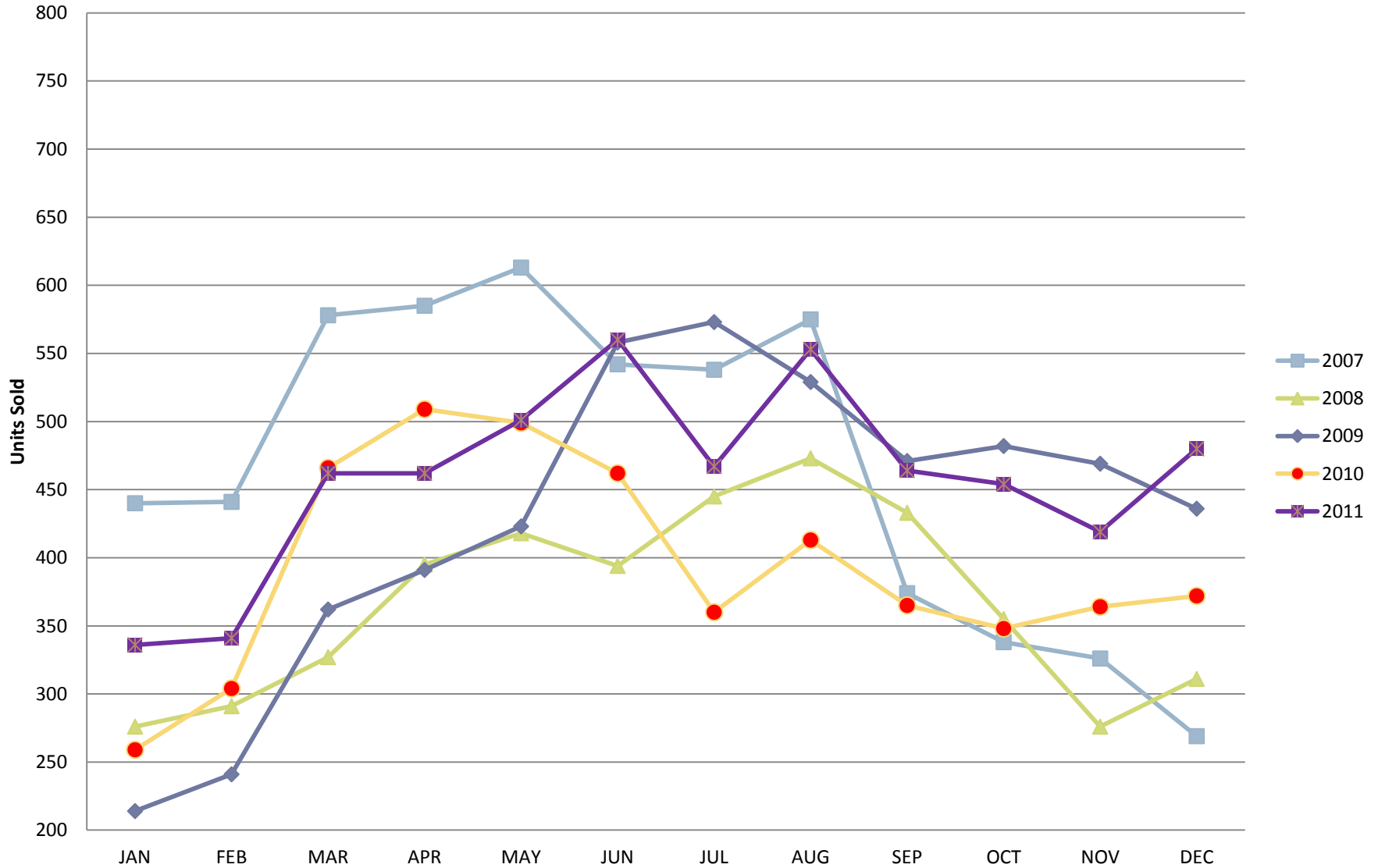
Active Listings



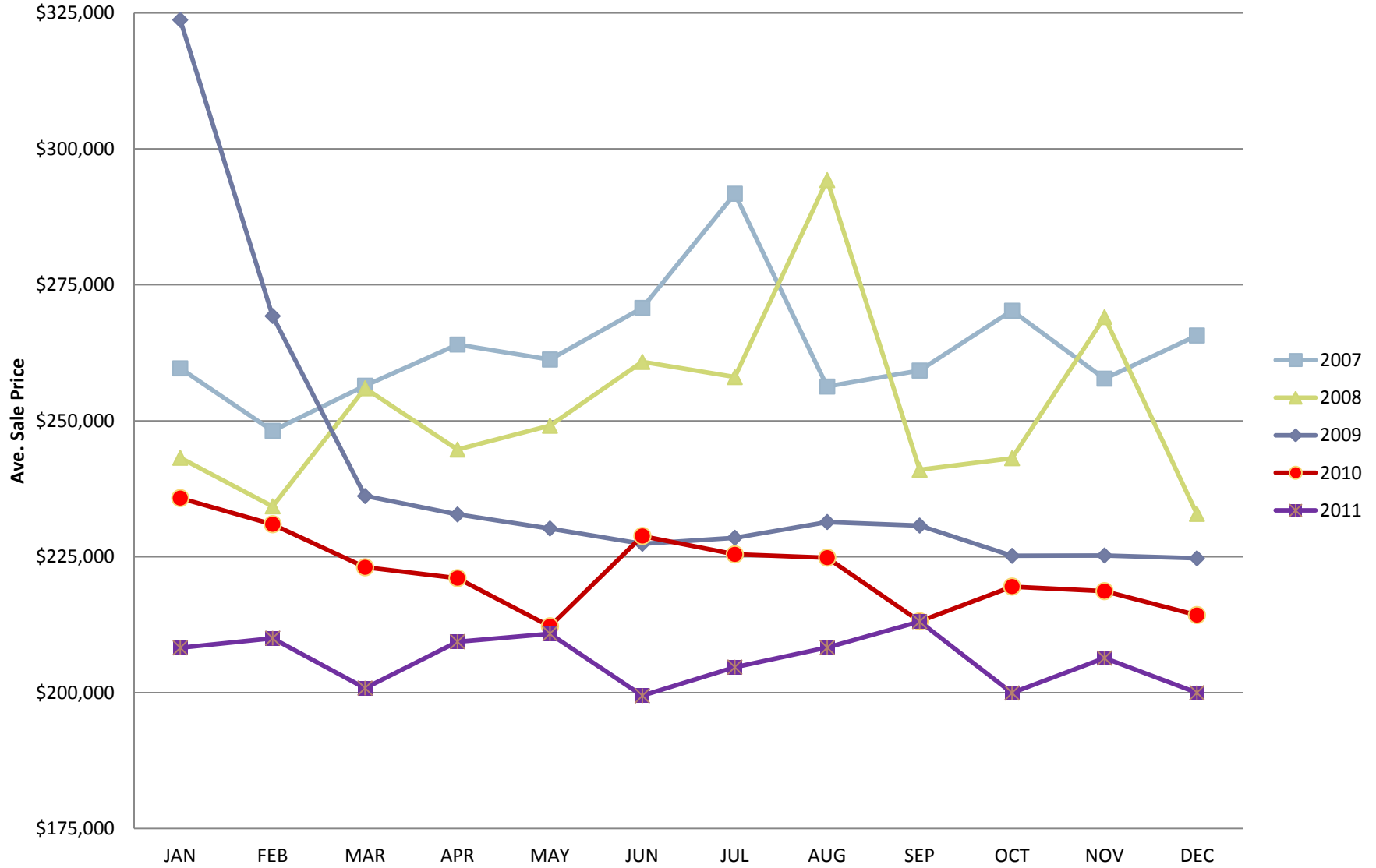
Sales as a Percent of Listings



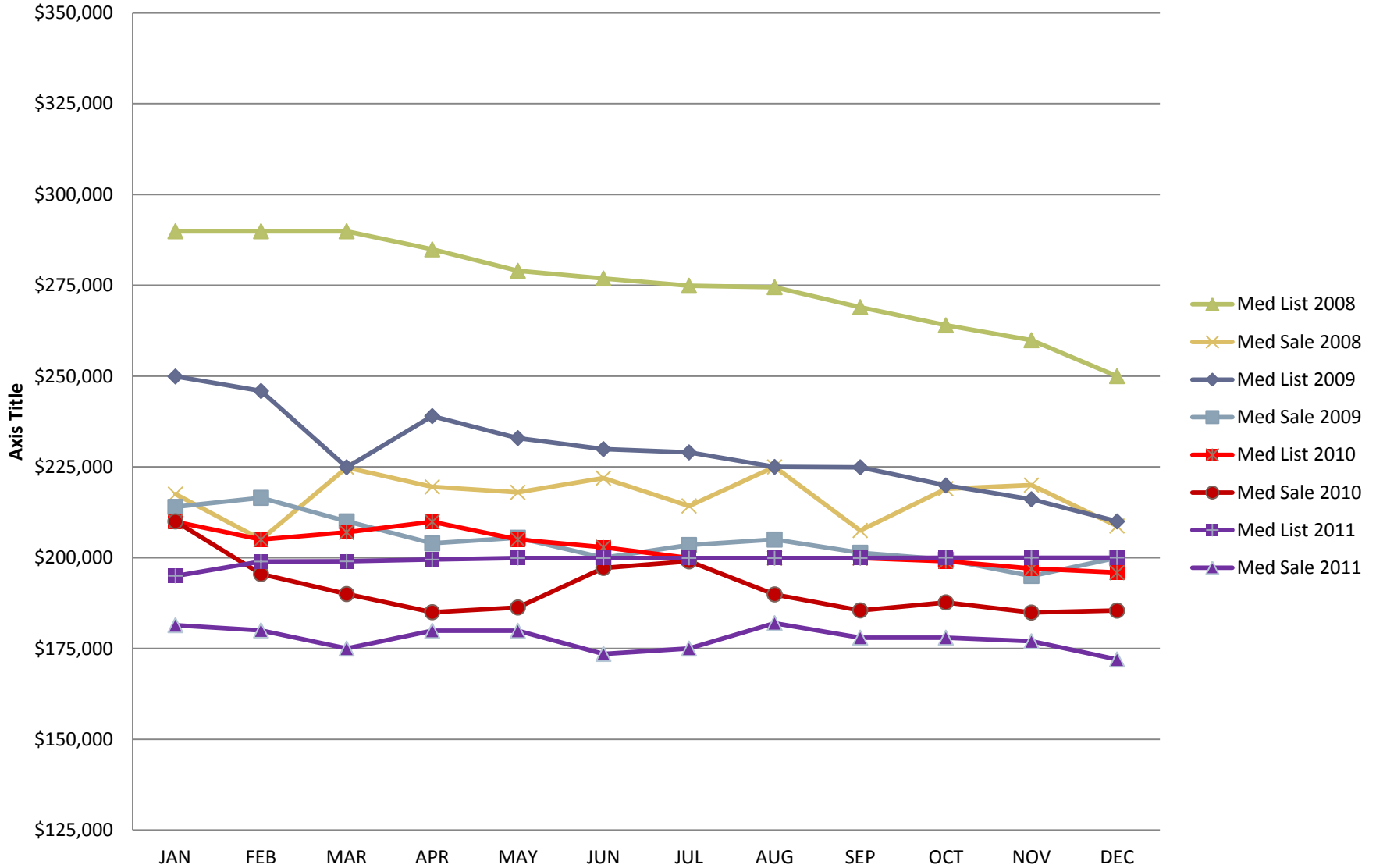
Units Sold -- All Residential



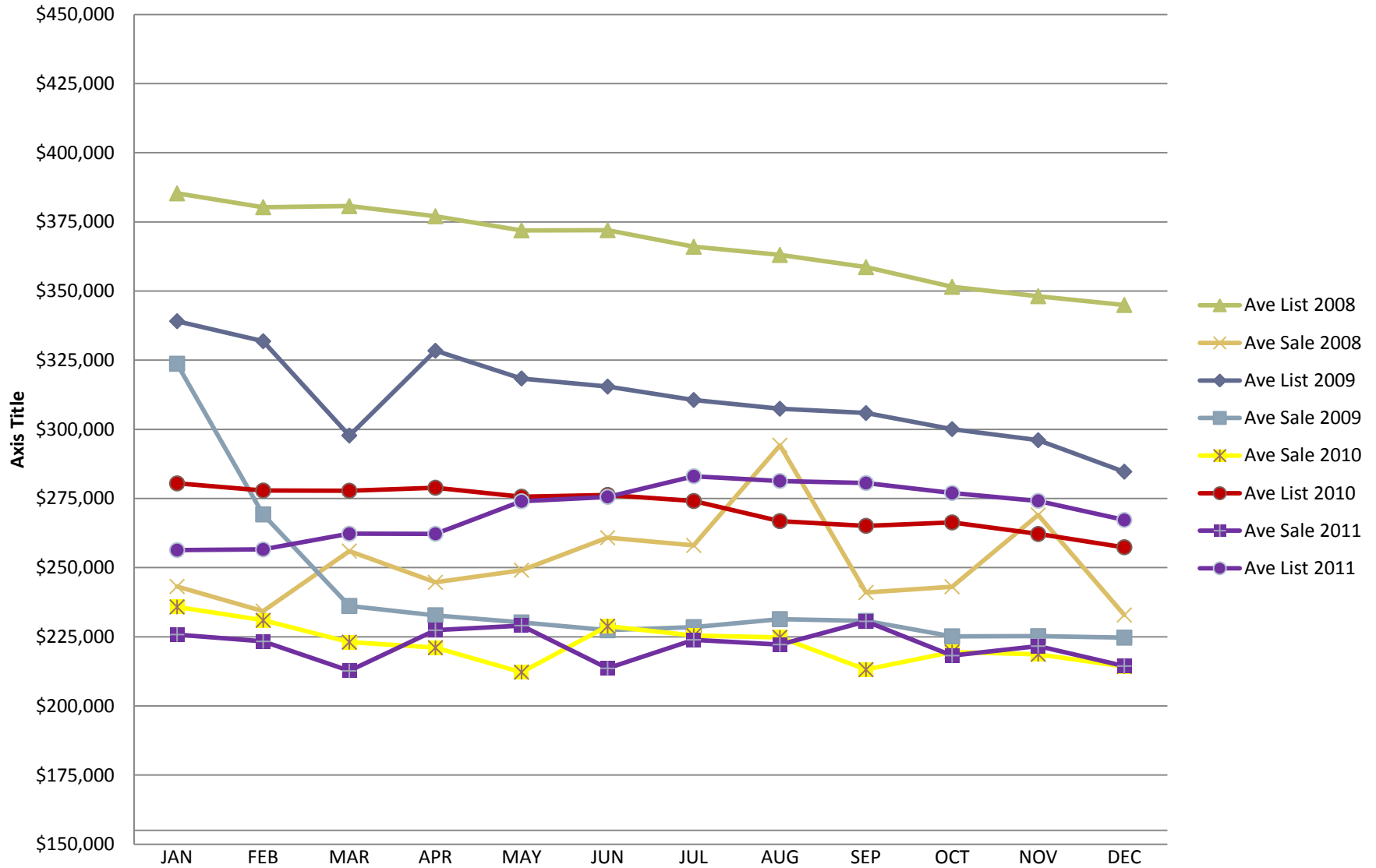
Average Sale Price



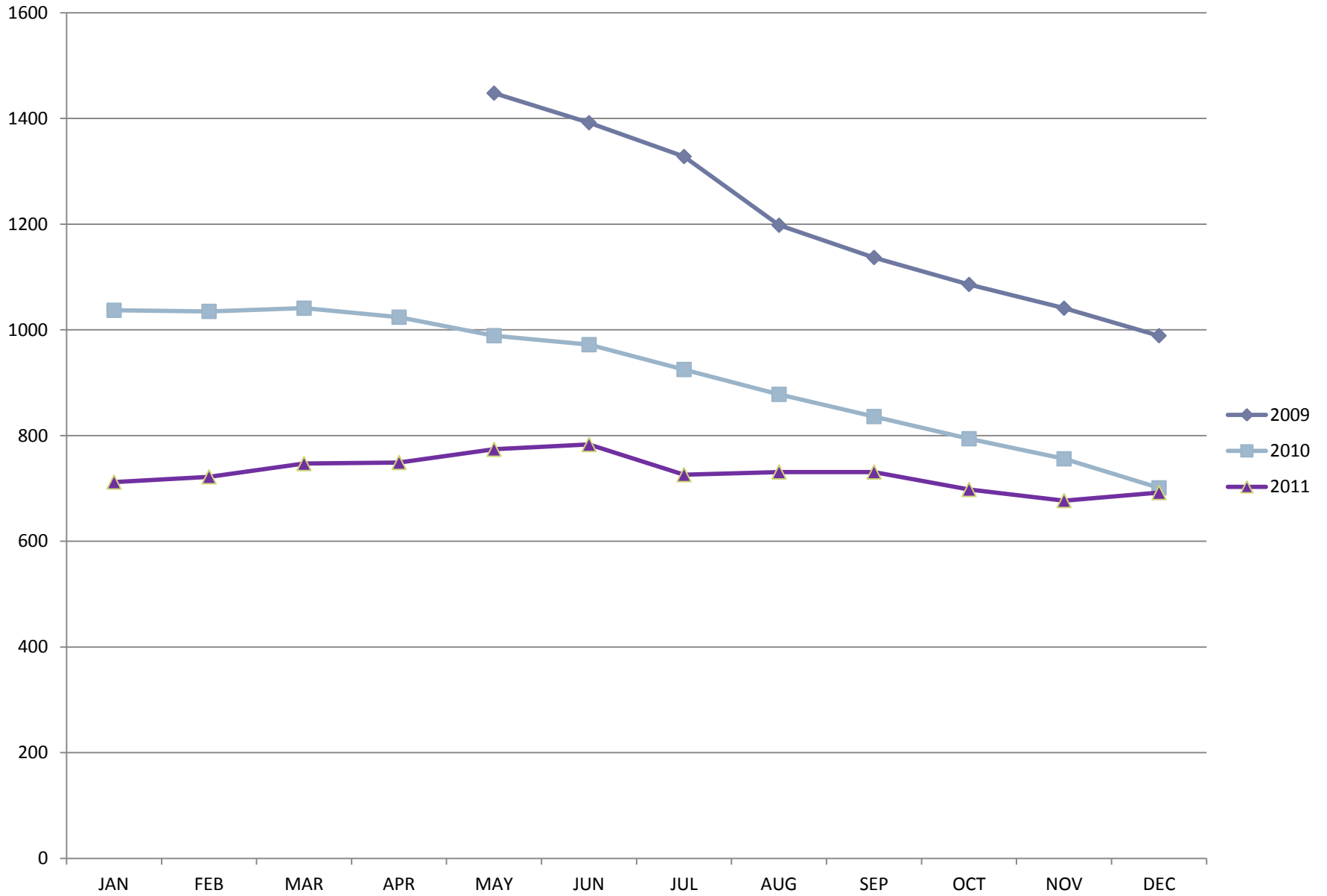
Median List Price Compared to Median Sale Price



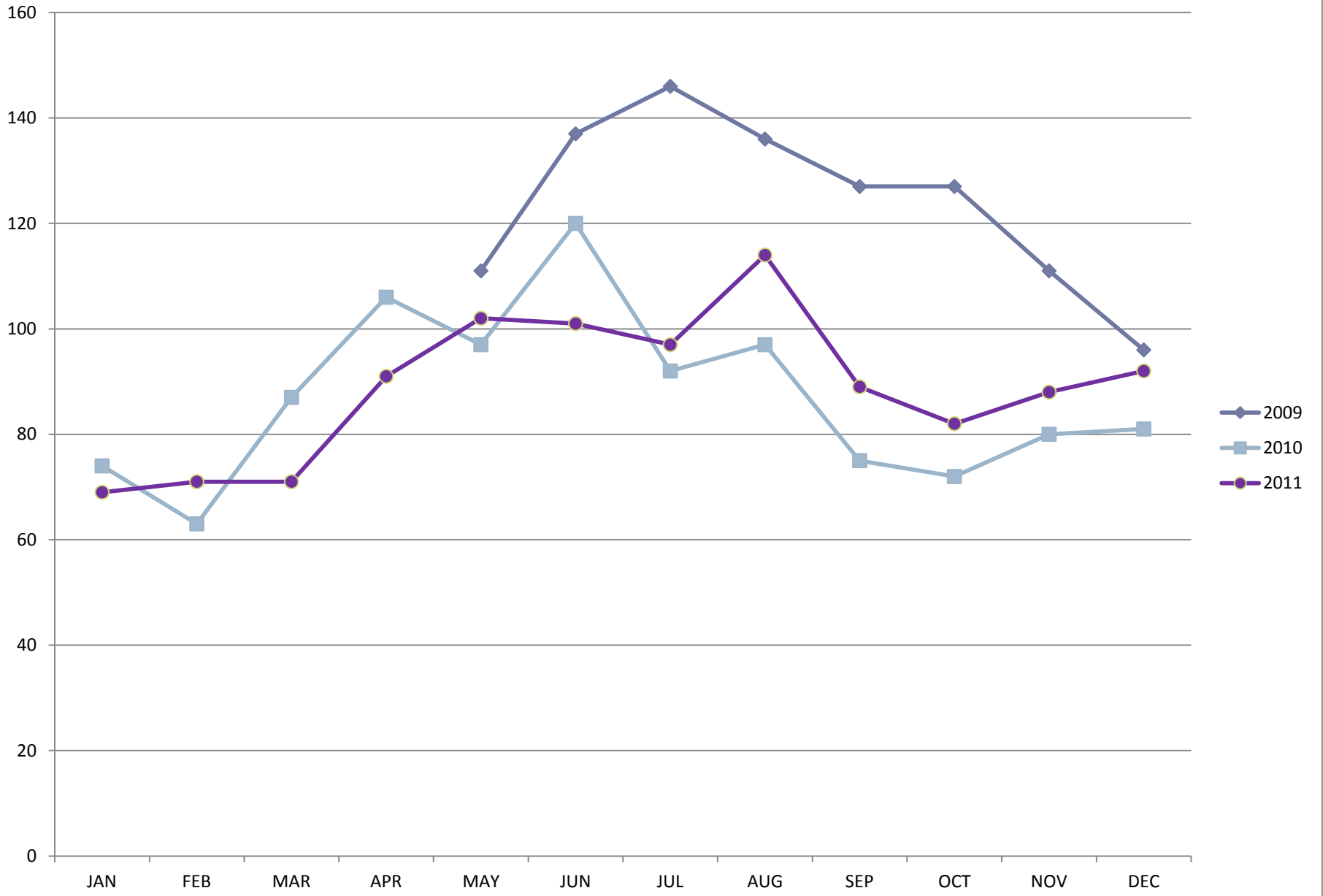
Average List Price Compared to Average Sale Price



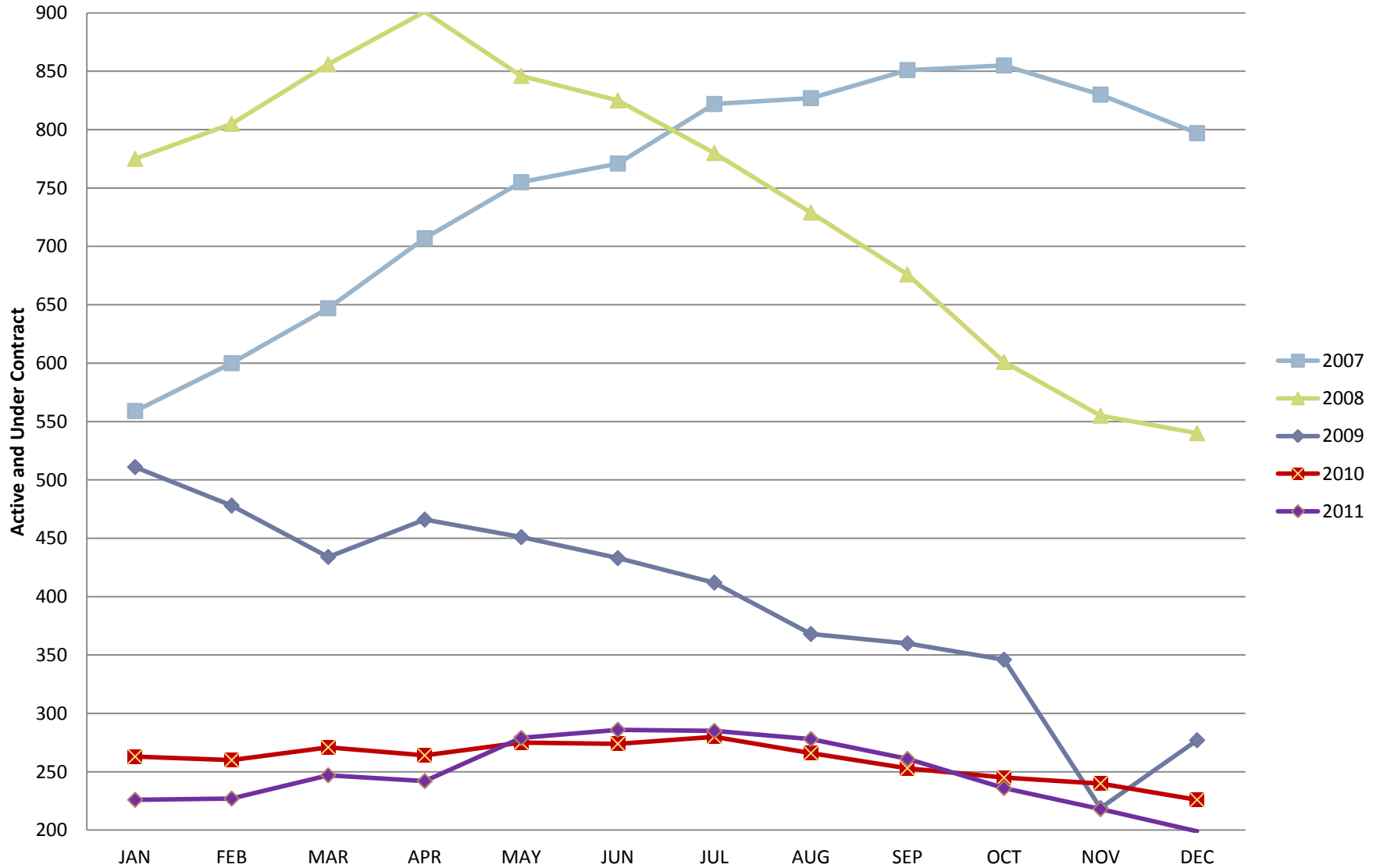
Homes listed between \$250,000 and \$499,999



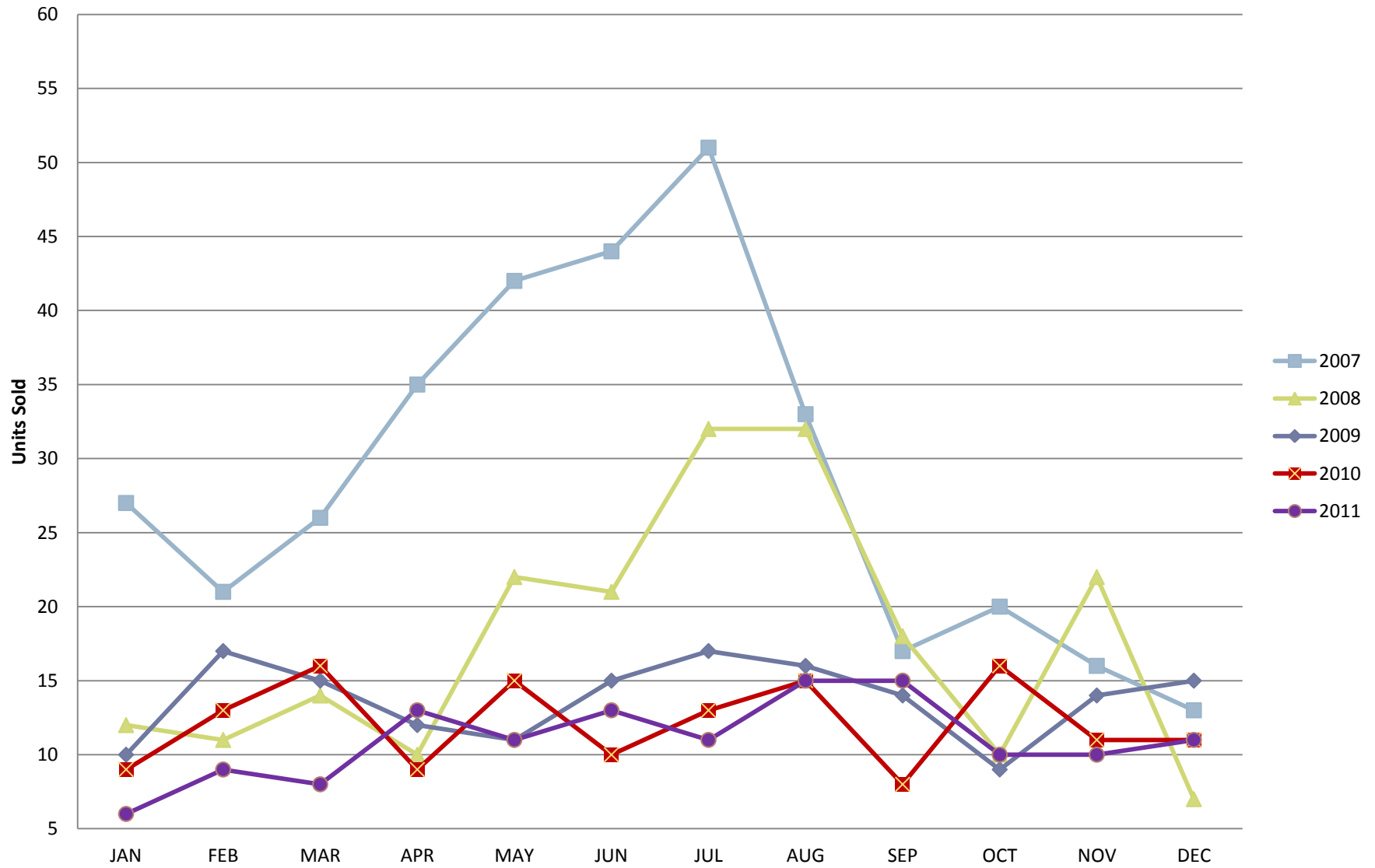
Homes sold between \$250,000 and \$499,999



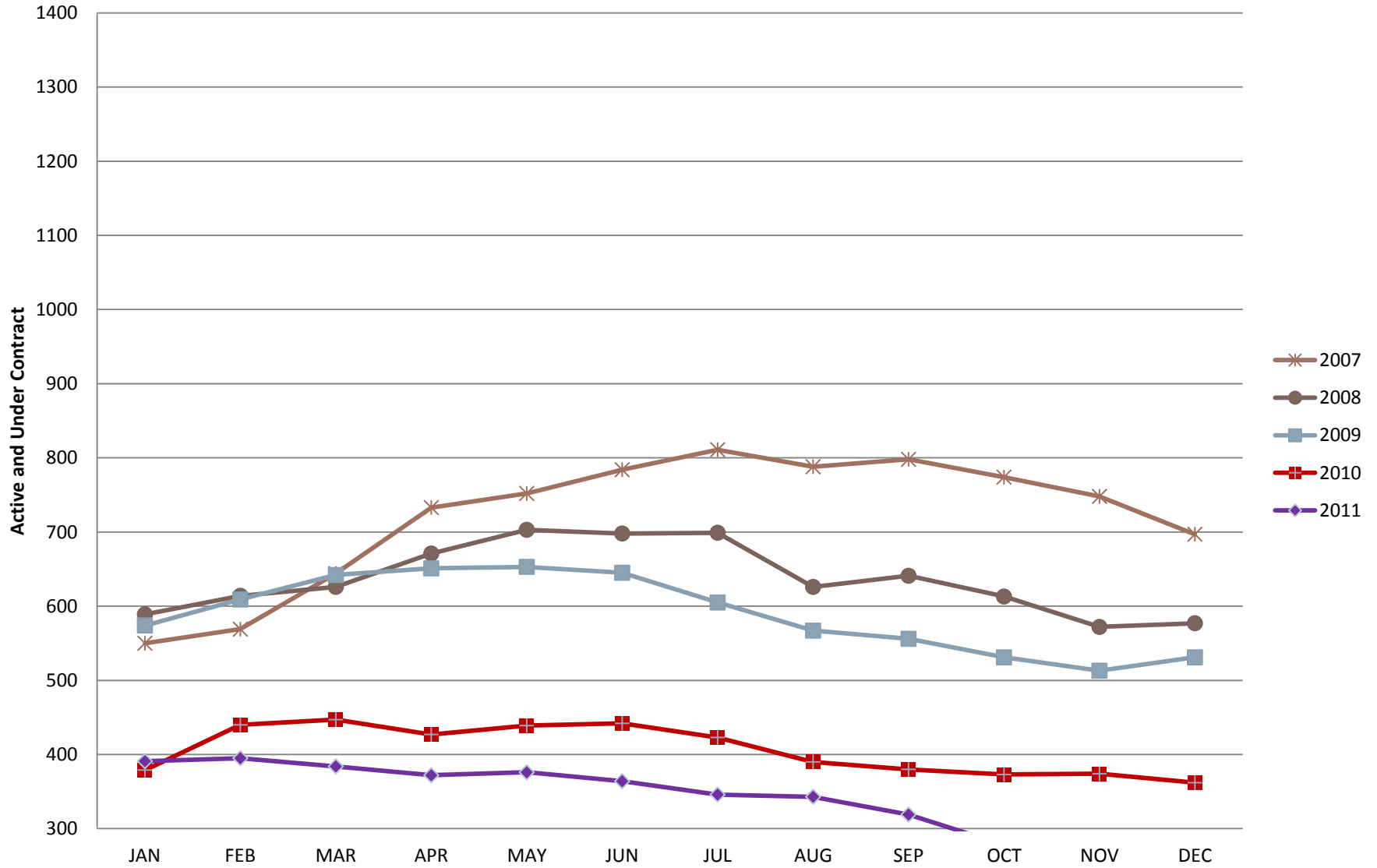
Homes Listed Over \$500,000



Homes Sold Over \$500,000



Condo Listings



Condo Sales

