

**Austin Real Estate Appreciation Analysis by MLS Area - Single Family Homes (condos not included)  
Jan-Dec 2006/2007 Comparison**

<b>MLS Area</b>	<b>Year</b>	<b># Sold</b>	<b>Avg Sold</b>	<b>Med Sold</b>	<b>Avg SQFT</b>	<b>Avg PSF</b>	<b>Avg Days</b>	<b>Year Blt</b>
<b>All Areas</b>	2007	24453	\$254,883	not avail	2,166	\$117.67	57	not avail
	2006	26346	\$239,056		2,112	\$113.19	58	
	Change	-7.19%	6.62%	-	2.56%	3.96%	-1.72%	-
<b>MLS Area 1A</b>	<b>YTD-Apr</b>	<b># Sold</b>	<b>Avg Sold</b>	<b>Med Sold</b>	<b>Avg SQFT</b>	<b>Avg PSF</b>	<b>Avg Days</b>	<b>Year Blt</b>
	2007	262	\$495,054	\$451,500	2,698	\$183.49	49	0
	2006	294	\$457,872	\$408,250	2,729	\$167.78	52	0
Change	-10.88%	8.12%	10.59%	-1.14%	9.36%	-6%	0	
<b>MLS Area 1B</b>	<b>Year</b>	<b># Sold</b>	<b>Avg Sold</b>	<b>Med Sold</b>	<b>Avg SQFT</b>	<b>Avg PSF</b>	<b>Avg Days</b>	<b>Year Blt</b>
	2007	355	\$720,783	\$610,000	2,524	\$285.57	57	0
	2006	411	\$643,484	\$542,500	2,555	\$251.85	65	0
Change	-13.63%	12.01%	12.44%	-1.21%	13.39%	-12%	0	
<b>MLS Area 1N</b>	<b>Year</b>	<b># Sold</b>	<b>Avg Sold</b>	<b>Med Sold</b>	<b>Avg SQFT</b>	<b>Avg PSF</b>	<b>Avg Days</b>	<b>Year Blt</b>
	2007	566	\$301,708	\$271,000	2,191	\$137.70	33	0
	2006	666	\$281,941	\$246,125	2,202	\$128.04	36	0
Change	-15.02%	7.01%	10.11%	-0.50%	7.55%	-8%	0	
<b>MLS Area 2</b>	<b>Year</b>	<b># Sold</b>	<b>Avg Sold</b>	<b>Med Sold</b>	<b>Avg SQFT</b>	<b>Avg PSF</b>	<b>Avg Days</b>	<b>Year Blt</b>
	2007	397	\$256,597	\$245,900	1,401	\$183.15	31	0
	2006	514	\$222,073	\$217,125	1,383	\$160.57	33	0
Change	-22.76%	15.55%	13.25%	1.30%	14.06%	-6.06%	0	
<b>MLS Area 2N</b>	<b>Year</b>	<b># Sold</b>	<b>Avg Sold</b>	<b>Med Sold</b>	<b>Avg SQFT</b>	<b>Avg PSF</b>	<b>Avg Days</b>	<b>Year Blt</b>
	2007	308	\$148,706	\$142,000	1,541	\$96.50	34	0
	2006	408	\$136,868	\$129,200	1,502	\$91.12	40	0
Change	-24.51%	8.65%	9.91%	2.60%	5.90%	-15.00%	0	
<b>MLS Area 3</b>	<b>Year</b>	<b># Sold</b>	<b>Avg Sold</b>	<b>Med Sold</b>	<b>Avg SQFT</b>	<b>Avg PSF</b>	<b>Avg Days</b>	<b>Year Blt</b>
	2007	339	\$201,428	\$195,000	1,446	\$139.30	41	0
	2006	395	\$172,217	\$155,500	1,470	\$117.15	34	0
Change	-14.18%	16.96%	25.40%	-1.63%	18.90%	20.59%	0	
<b>MLS Area 3E</b>	<b>Year</b>	<b># Sold</b>	<b>Avg Sold</b>	<b>Med Sold</b>	<b>Avg SQFT</b>	<b>Avg PSF</b>	<b>Avg Days</b>	<b>Year Blt</b>
	2007	210	\$123,388	\$117,578	1,437	\$85.86	69	0
	2006	136	\$107,702	\$105,000	1,345	\$80.08	62	0
Change	54.41%	14.56%	11.98%	6.84%	7.23%	11.29%	0	
<b>MLS Area 4</b>	<b>Year</b>	<b># Sold</b>	<b>Avg Sold</b>	<b>Med Sold</b>	<b>Avg SQFT</b>	<b>Avg PSF</b>	<b>Avg Days</b>	<b>Year Blt</b>
	2007	355	\$341,939	\$310,000	1,478	\$231.35	45	0
	2006	414	\$303,598	\$280,000	1,427	\$212.75	43	0
Change	-14.25%	12.63%	10.71%	3.57%	8.74%	4.65%	0	
<b>MLS Area 5</b>	<b>Year</b>	<b># Sold</b>	<b>Avg Sold</b>	<b>Med Sold</b>	<b>Avg SQFT</b>	<b>Avg PSF</b>	<b>Avg Days</b>	<b>Year Blt</b>
	2007	370	\$176,455	\$157,500	1,178	\$149.79	51	0
	2006	425	\$152,600	\$137,000	1,169	\$130.54	52	0
Change	-12.94%	15.63%	14.96%	0.77%	14.75%	-1.92%	0	
<b>MLS Area 5E</b>	<b>Year</b>	<b># Sold</b>	<b>Avg Sold</b>	<b>Med Sold</b>	<b>Avg SQFT</b>	<b>Avg PSF</b>	<b>Avg Days</b>	<b>Year Blt</b>
	2007	91	\$108,180	\$109,900	1,508	\$71.74	51	0
	2006	112	\$111,534	\$106,750	1,528	\$72.99	43	0
Change	-18.75%	-3.01%	2.95%	-1.31%	-1.72%	18.60%	0	
<b>MLS Area 6</b>	<b>Year</b>	<b># Sold</b>	<b>Avg Sold</b>	<b>Med Sold</b>	<b>Avg SQFT</b>	<b>Avg PSF</b>	<b>Avg Days</b>	<b>Year Blt</b>
	2007	267	\$349,941	\$325,000	1,483	\$235.97	45	0
	2006	312	\$332,538	\$295,500	1,554	\$213.99	57	0
Change	-14.42%	5.23%	9.98%	-4.57%	10.27%	-21.05%	0	

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7	2007	134	\$397,185	\$376,000	1,676	\$236.98	46	0
	2006	122	\$357,632	\$336,500	1,693	\$211.24	41	0
	Change	9.84%	11.06%	11.74%	-1.00%	12.19%	12.20%	0
8E	2007	256	\$906,926	\$721,500	3,542	\$256.05	59	0
	2006	286	\$785,106	\$609,550	3,461	\$226.84	79	0
	Change	-10.49%	15.52%	18.37%	2.34%	12.87%	-25.32%	0
8W	2007	291	\$701,551	\$533,850	3,478	\$201.71	65	0
	2006	320	\$684,676	\$495,000	3,370	\$203.17	64	0
	Change	-9.06%	2.46%	7.85%	3.20%	-0.72%	1.56%	0
9	2007	91	\$169,231	\$157,574	1,526	\$110.90	35	0
	2006	80	\$140,595	\$136,250	1,491	\$94.30	45	0
	Change	13.75%	20.37%	15.65%	2.35%	17.61%	-22.22%	0
10N	2007	319	\$185,539	\$164,100	1,446	\$128.31	24	0
	2006	315	\$149,428	\$140,000	1,401	\$106.66	26	0
	Change	1.27%	24.17%	17.21%	3.21%	20.30%	-7.69%	0
10S	2007	796	\$174,346	\$167,500	1,633	\$106.76	26	0
	2006	951	\$156,791	\$150,000	1,624	\$96.55	29	0
	Change	-16.30%	11.20%	11.67%	0.55%	10.58%	-10.34%	0
11	2007	312	\$118,193	\$115,500	1,401	\$84.36	45	0
	2006	323	\$104,703	\$100,500	1,308	\$80.05	47	0
	Change	-3.41%	12.88%	14.93%	7.11%	5.39%	-4.26%	0
CLN	2007	1282	\$168,753	\$150,000	1,964	\$85.92	50	0
	2006	1483	\$159,305	\$140,011	1,979	\$80.50	53	0
	Change	-13.55%	5.93%	7.13%	-0.76%	6.74%	-5.66%	0
CLS	2007	1158	\$235,748	\$210,500	2,362	\$99.81	55	0
	2006	1188	\$211,959	\$185,000	2,296	\$92.32	61	0
	Change	-2.53%	11.22%	13.78%	2.87%	8.12%	-9.84%	0
EL	2007	293	\$137,117	\$125,000	1,808	\$75.84	72	0
	2006	246	\$129,120	\$115,750	1,821	\$70.91	75	0
	Change	19.11%	6.19%	7.99%	-0.71%	6.96%	-4.00%	0
GTE	2007	357	\$158,671	\$138,730	1,767	\$89.80	54	0
	2006	406	\$144,664	\$132,250	1,727	\$83.77	59	0
	Change	-12.07%	9.68%	4.90%	2.32%	7.20%	-8.47%	0
GTW	2007	849	\$256,330	\$219,000	2,272	\$112.82	73	0
	2006	862	\$245,580	\$219,000	2,288	\$107.33	77	0
	Change	-1.51%	4.38%	0.00%	-0.70%	5.11%	-5.19%	0

*Deemed reliable but not guaranteed  
Compiled by CrosslandTeam.com from Austin MLS Data*

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<b>HD</b>	2007	402	\$402,570	\$347,461	2,896	\$139.01	90	0
	2006	460	\$347,712	\$315,000	2,754	\$126.26	86	0
	Change	-12.61%	15.78%	10.31%	5.16%	10.10%	4.65%	0
<b>HH</b>	2007	1159	\$171,765	\$152,676	2,005	\$85.67	63	0
	2006	1042	\$168,102	\$146,556	2,022	\$83.14	66	0
	Change	11.23%	2.18%	4.18%	-0.84%	3.05%	-4.55%	0
<b>HU</b>	2007	661	\$148,212	\$139,774	1,901	\$77.97	64	0
	2006	584	\$146,932	\$135,995	1,892	\$77.66	63	0
	Change	13.18%	0.87%	2.78%	0.48%	0.39%	1.59%	0
<b>LN</b>	2007	262	\$313,534	\$206,500	2,178	\$143.96	96	0
	2006	328	\$257,532	\$192,700	2,102	\$122.52	93	0
	Change	-20.12%	21.75%	7.16%	3.62%	17.50%	3.23%	0
<b>LS</b>	2007	843	\$484,996	\$370,000	2,781	\$174.40	85	0
	2006	1027	\$447,612	\$345,000	2,812	\$159.18	85	0
	Change	-17.92%	8.35%	7.25%	-1.10%	9.56%	0.00%	0
<b>MA</b>	2007	319	\$153,948	\$133,000	1,920	\$80.18	74	0
	2006	273	\$155,803	\$129,947	1,891	\$82.39	81	0
	Change	16.85%	-1.19%	2.35%	1.53%	-2.68%	-8.64%	0
<b>N</b>	2007	503	\$186,346	\$180,000	1,889	\$98.65	29	0
	2006	524	\$175,039	\$170,700	1,895	\$92.37	39	0
	Change	-4.01%	6.46%	5.45%	-0.32%	6.80%	-25.64%	0
<b>NE</b>	2007	371	\$152,954	\$155,000	1,776	\$86.12	54	0
	2006	431	\$144,028	\$142,700	1,753	\$82.16	58	0
	Change	-13.92%	6.20%	8.62%	1.31%	4.82%	-6.90%	0
<b>NW</b>	2007	706	\$247,220	\$203,000	2,285	\$108.19	32	0
	2006	896	\$231,889	\$192,000	2,297	\$100.95	41	0
	Change	-21.21%	6.61%	5.73%	-0.52%	7.17%	-21.95%	0
<b>PF</b>	2007	1536	\$166,283	\$156,500	2,066	\$80.49	59	0
	2006	1611	\$156,042	\$148,500	2,006	\$77.79	61	0
	Change	-4.66%	6.56%	5.39%	2.99%	3.47%	-3.28%	0
<b>RN</b>	2007	559	\$542,328	\$449,390	3,414	\$158.85	80	0
	2006	576	\$503,180	\$427,000	3,354	\$150.02	75	0
	Change	-2.95%	7.78%	5.24%	1.79%	5.89%	6.67%	0
<b>RRE</b>	2007	1580	\$184,196	\$156,500	2,140	\$86.07	59	0
	2006	1631	\$178,084	\$148,000	2,151	\$82.79	59	0
	Change	-3.13%	3.43%	5.74%	-0.51%	3.96%	0.00%	0

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<b>RRW</b>	2007	1438	\$240,842	\$223,995	2,529	\$95.23	56	0
	2006	1568	\$221,420	\$200,000	2,474	\$89.50	57	0
	Change	-8.29%	8.77%	12.00%	2.22%	6.41%	-1.75%	0
<b>SC</b>	2007	204	\$197,527	\$166,158	2,203	\$89.66	59	0
	2006	185	\$196,939	\$169,985	2,184	\$90.17	65	0
	Change	10.27%	0.30%	-2.25%	0.87%	-0.57%	-9.23%	0
<b>SE</b>	2007	194	\$122,628	\$119,543	1,741	\$70.44	42	0
	2006	177	\$114,378	\$111,000	1,690	\$67.68	44	0
	Change	9.60%	7.21%	7.70%	3.02%	4.07%	-4.55%	0
<b>SWE</b>	2007	671	\$232,136	\$218,000	2,165	\$107.22	45	0
	2006	681	\$207,599	\$195,500	2,128	\$97.56	39	0
	Change	-1.47%	11.82%	11.51%	1.74%	9.91%	15.38%	0
<b>SWW</b>	2007	731	\$303,486	\$284,000	2,519	\$120.48	39	0
	2006	796	\$279,175	\$260,000	2,527	\$110.48	36	0
	Change	-8.17%	8.71%	9.23%	-0.32%	9.05%	8.33%	0
<b>UT</b>	2007	43	\$458,382	\$419,000	1,906	\$240.49	75	0
	2006	67	\$416,592	\$375,000	1,754	\$237.51	40	0
	Change	-35.82%	10.03%	11.73%	8.67%	1.26%	87.50%	0
<b>W</b>	2007	303	\$527,025	\$353,000	3,051	\$172.74	61	0
	2006	355	\$510,349	\$329,500	3,068	\$166.35	72	0
	Change	-14.65%	3.27%	7.13%	-0.55%	3.84%	-15.28%	0

