



Broker Listings Cooperative™ Statistics for January 2008

Data Generated: 02/18/2008

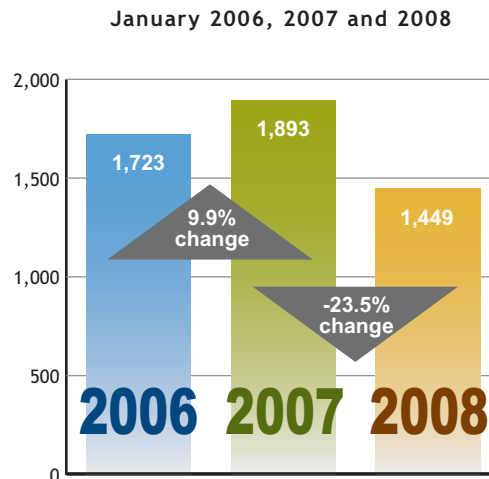
A Report for MIBOR Members

The tables and graphs below compare statistics on units sold, average sale price, and new residential listings from January 2006, 2007 and 2008 for the 13-county MIBOR service area. There is also a graph showing the number of units pended, or those units in which a purchase agreement has been put forth but the sale has not been closed. These graphs are also available for downloading at www.MIBOR.com.

BLC™ Statistics	January 2006	% change January 2006-07	January 2007	% change January 2007-08	January 2008
Units Sold	1,723	9.9%	1,893	-23.5%	1,449
Units Pended	2,358	-1.4%	2,326	-12.2%	2,042
New Listings	5,667	-2.8%	5,506	-8.4%	5,045
Average Sale Price	\$141,925	-1.9%	\$139,223	-5.5%	\$131,529

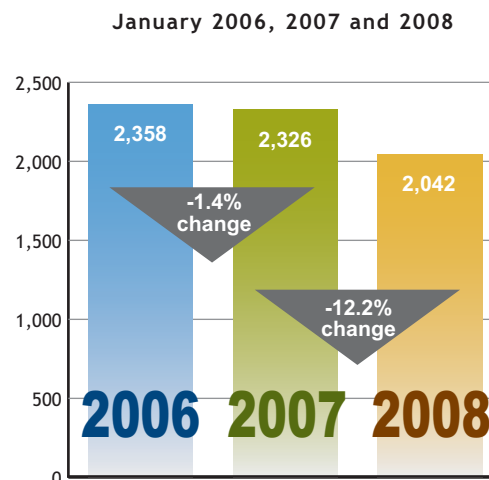
Number of Units Sold

During January 2008, 1,449 units were sold. That number is 23.5 percent lower than January sales in 2007 and 15.9 percent lower than January 2006.



Number of Units Pended

The number of units pended is a key indicator of market activity. In January 2008, 2,042 properties were pended. That number is 12.2 percent lower than January last year.





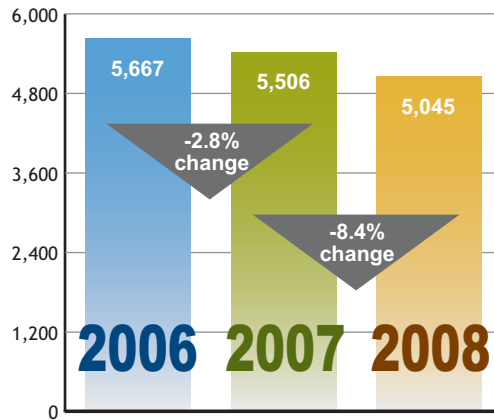
MIBOR

Your Source for Local Residential Real Estate Statistics

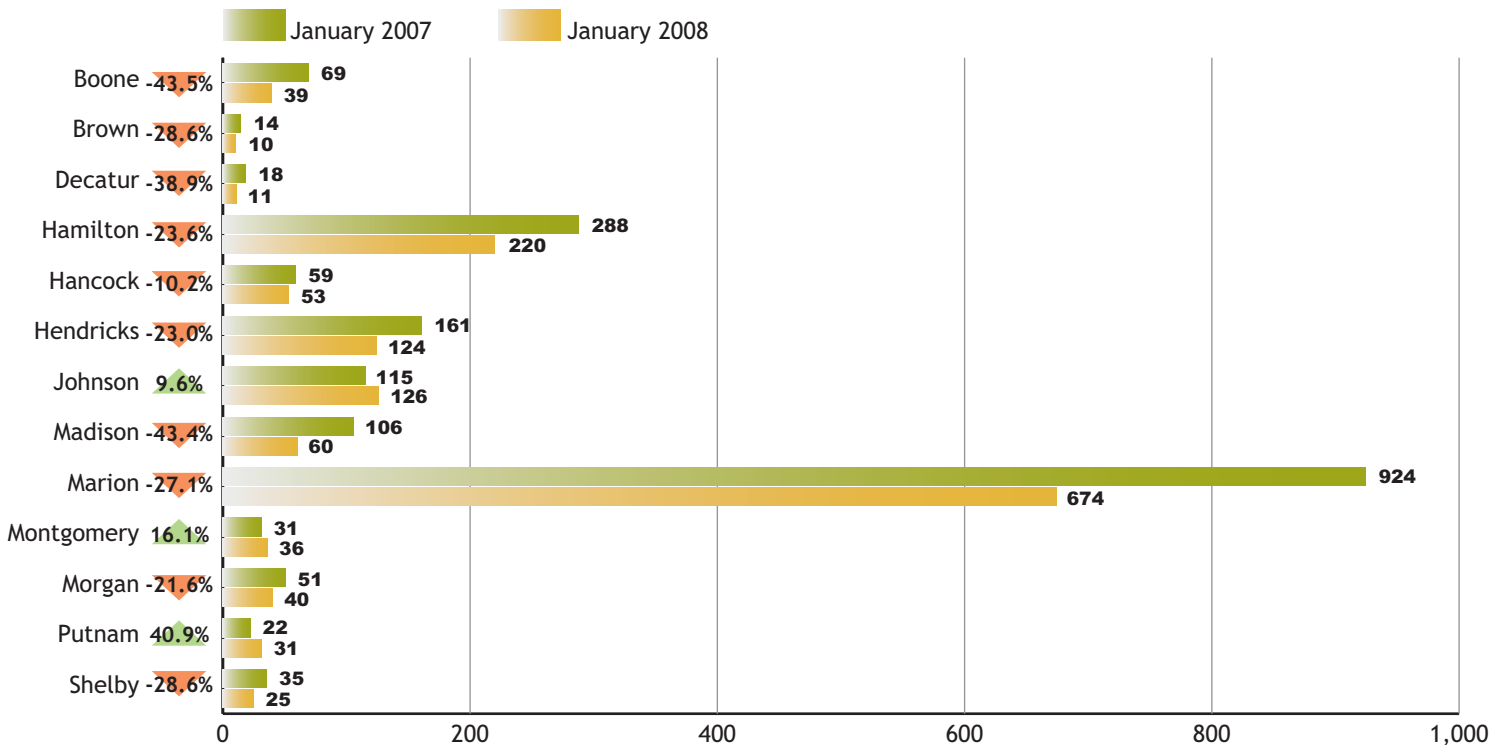
New Listings

There were 5,045 new listings added to the market in January 2008. That is 461 (8.4 percent) fewer listings than during the same month in 2007.

January 2006, 2007 and 2008



County Comparisons - Units Sold by County





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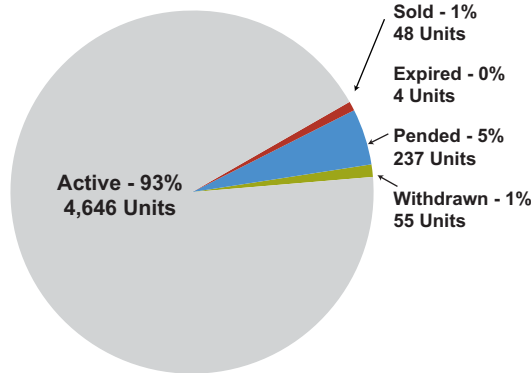
Experienced Status Change

Of the 4,990 new listings in January 2008, 93 percent were still active at the end of the month. Five percent of those listings were pended, one percent was withdrawn, and one percent was sold by the end of the month.

In 2008, properties sold during January pended an average of 32 days before selling.

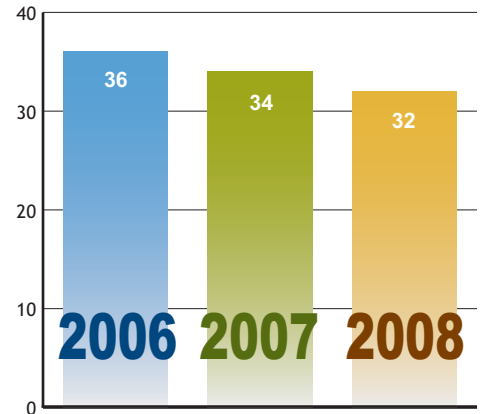
Fifty-nine percent of the properties sold in January 2008 pended for less than 31 days. Thirty-five percent of the properties pended and closed during January 2008.

Status of all New Listings

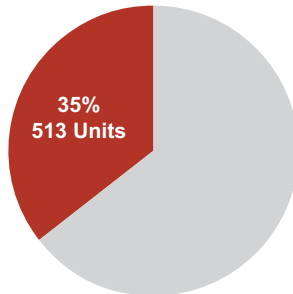


4,990 Total Units

Average Days Pended

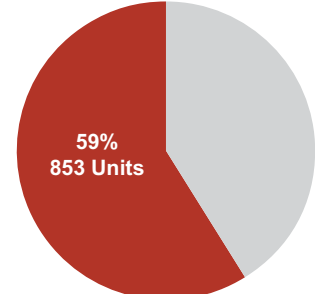


Pended and Closed in January



1,449 Total Units

Pended and Closed Within 30 Days



1,449 Total Units



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Age of Units Sold

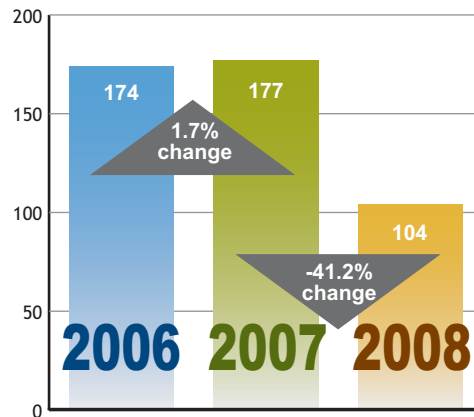
The average home sold in central Indiana during January 2008 was built in 1972.

	January 2006	January 2007	January 2008
< 1940	333	302	253
1940-1960	229	290	206
1960-1979	279	317	224
1980-1999	437	495	328
2000 >	445	489	438

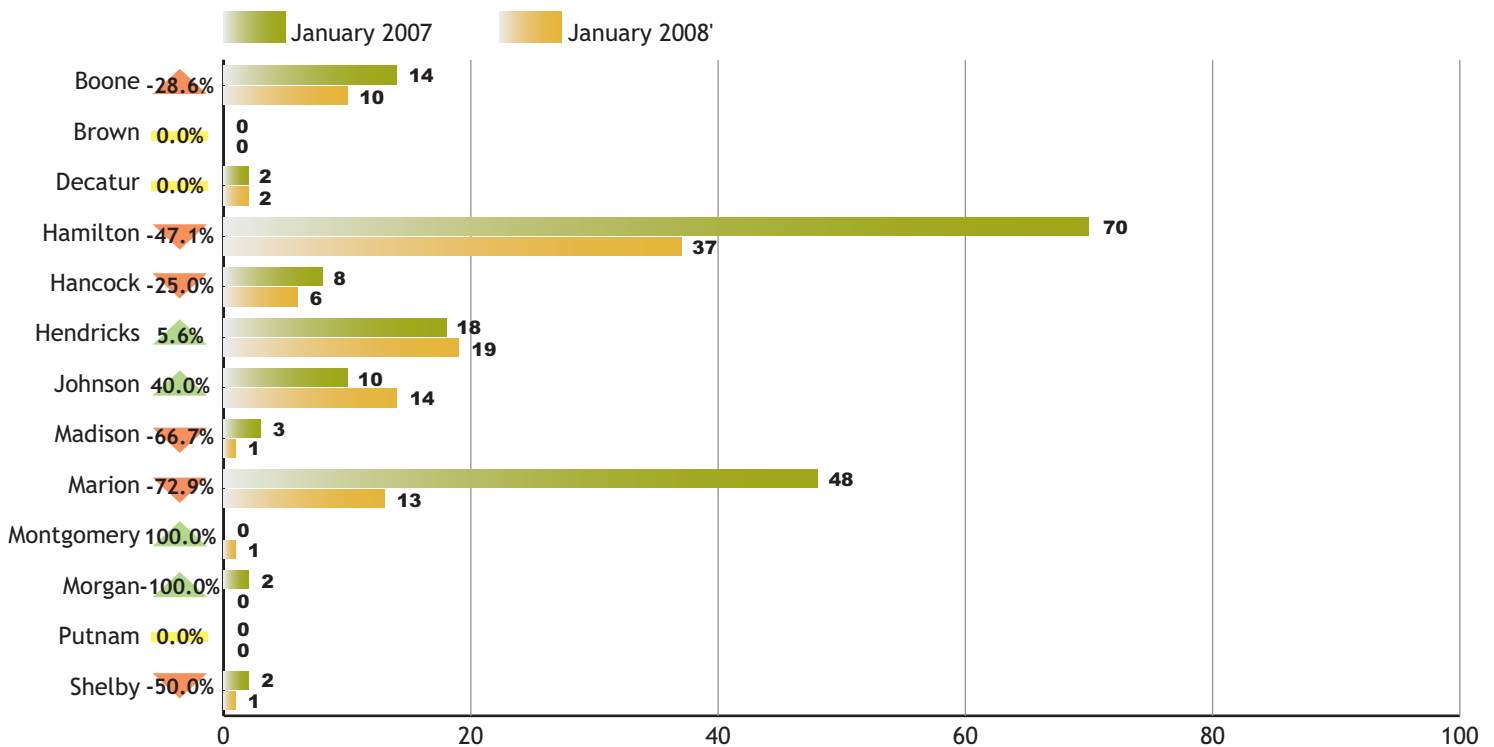
New Construction Units Sold Through BLC™

The number of newly constructed units sold during January through the Broker Listing Cooperative™ has decreased over the past few years from 174 in 2006, to 104 in 2008. Proportionally, 10 percent of all units sold in January 2006 were new construction. In 2008, only 7 percent were new construction. The number of new construction listings has increased compared to January last year.

January 2006, 2007 and 2008



County Comparisons - New Construction Units Sold Through BLC™



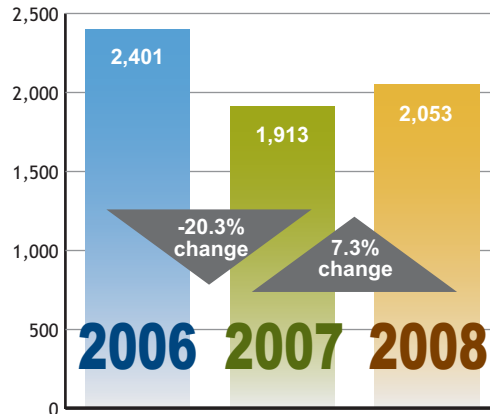


MIBOR

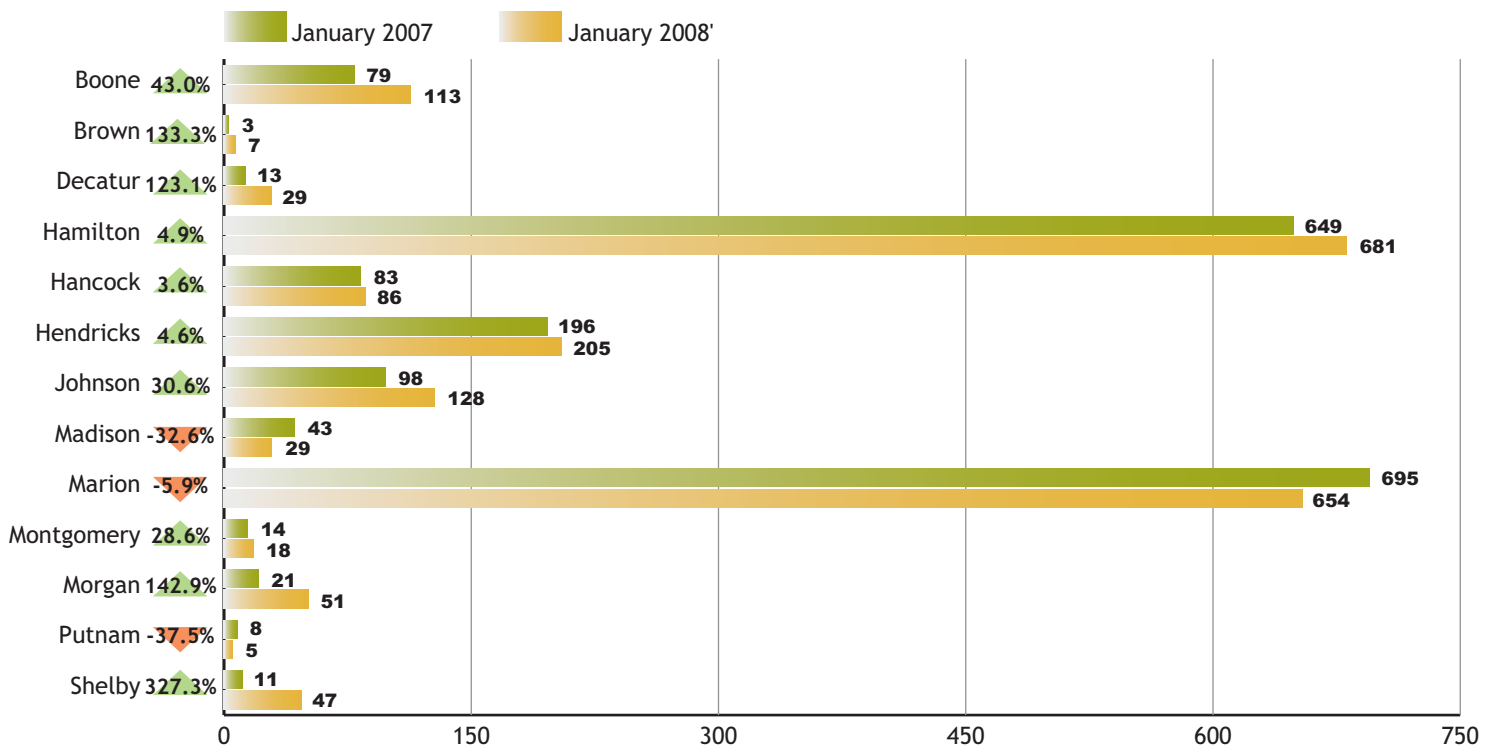
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New Construction Units Listed Through BLC™

January 2006, 2007 and 2008



County Comparisons - New Construction Units Listed Through BLC™





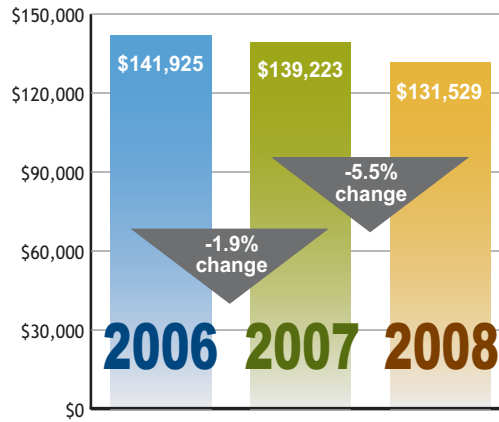
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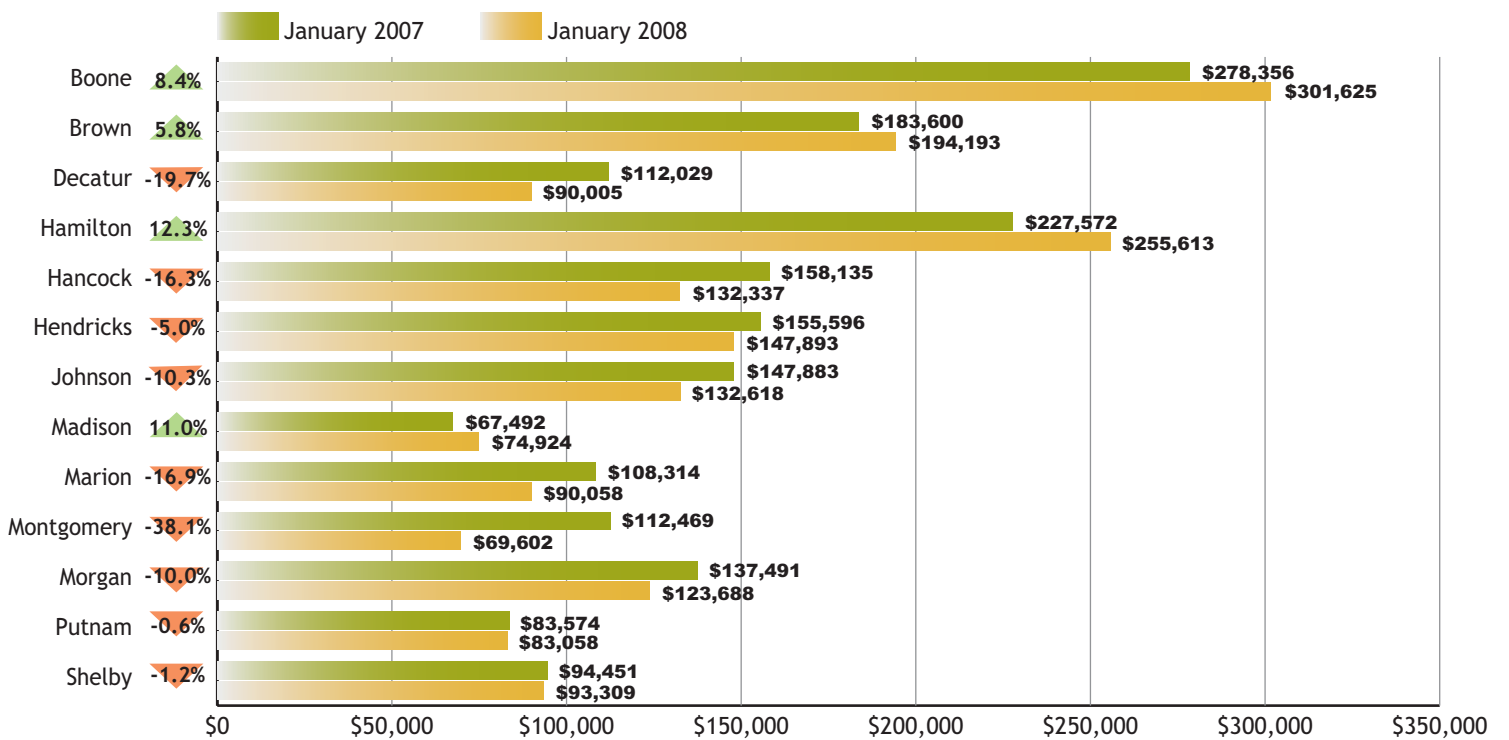
Average Sale Price

The \$131,529 average sale price in January 2008 was \$7,694 lower (not adjusted for inflation) than the price during January last year. The percent change in average price amounts to a 5.5 percent decline from last year.

January 2006, 2007 and 2008



County Comparisons - Average Sale Price



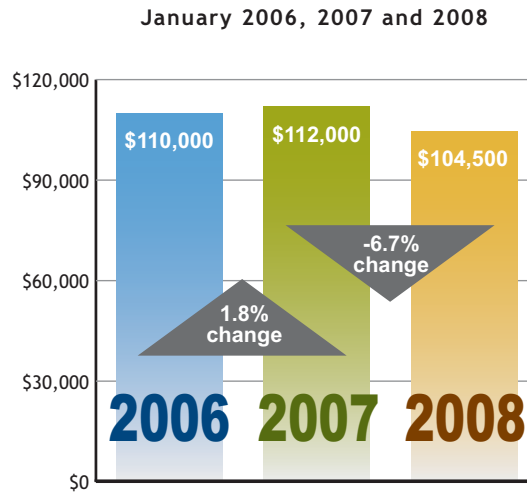


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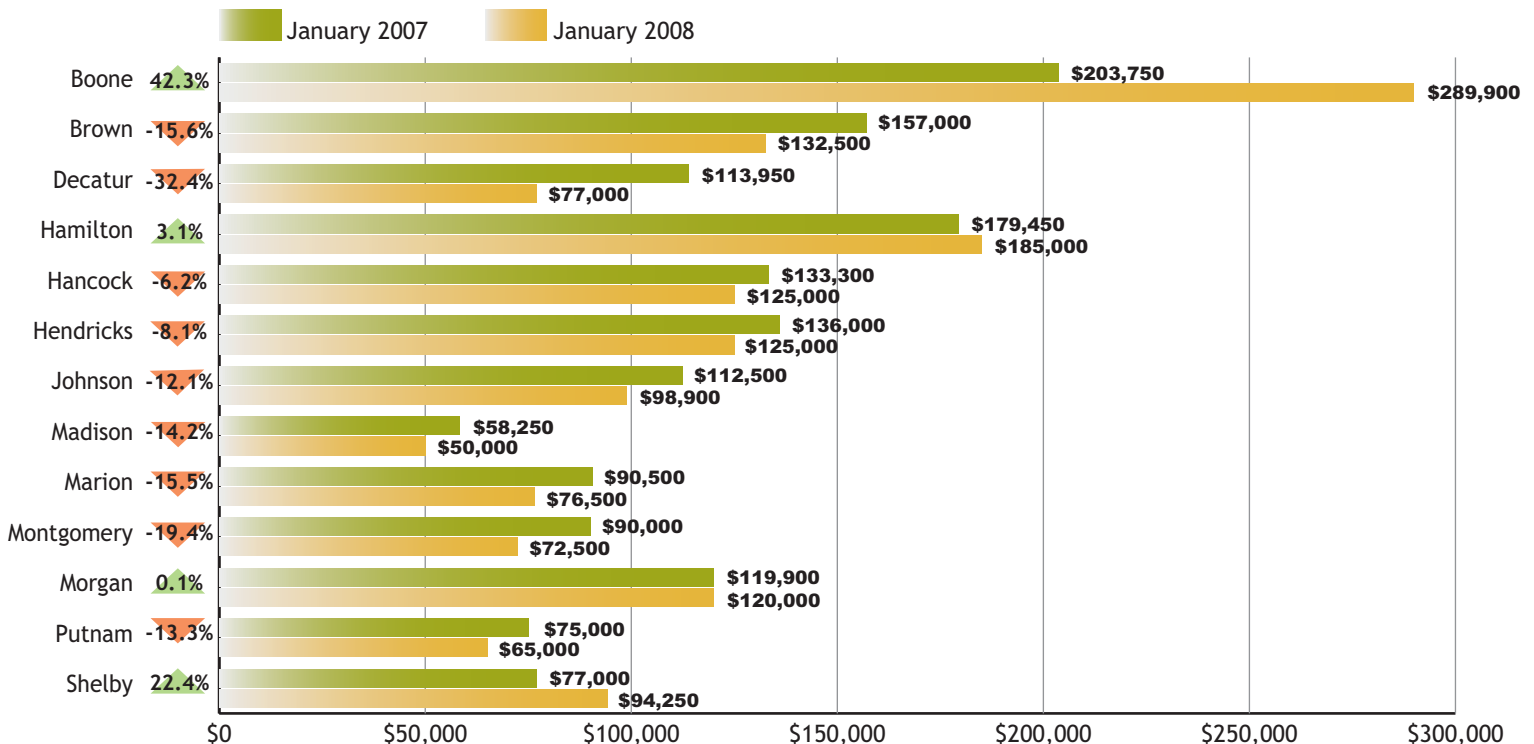
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Median Sale Price

In January 2008, the median sale price was \$104,500. The change in median price was 5 percent lower than the same month in 2006 and 6.7 percent lower than the same month last year.



County Comparisons - Median Sale Price



This information has been provided by the Metropolitan Indianapolis Board of REALTORS®. The Metropolitan Indianapolis Board of REALTORS® is the professional association representing central Indiana's REALTORS®. MIBOR serves the needs of more than 7,500 members in Boone, Brown, Hamilton, Hancock, Hendricks, Johnson, Marion, Montgomery, Morgan and Shelby counties. MIBOR also supplies BLC™ listing cooperative service to REALTORS® in Decatur, Madison and Putnam counties.