

# The CCAR Pulse

Where Our Members Live and Work



## Coppell

July

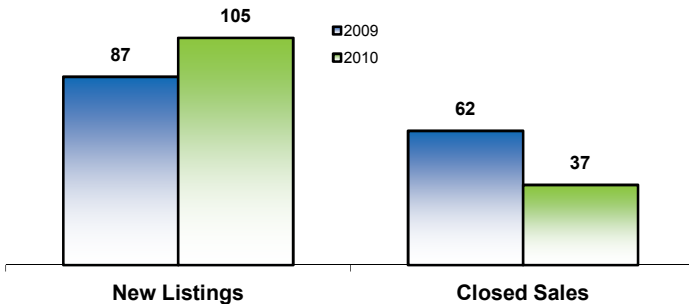
Entire Year

Dallas and Denton Counties, TX

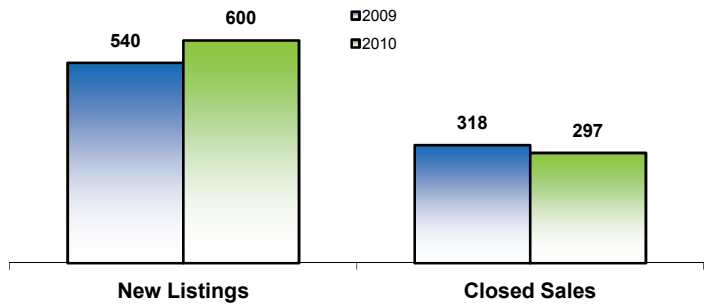
	2009	2010	Change	2009	2010	Change
New Listings	87	105	+ 20.7%	540	600	+ 11.1%
Closed Sales* (reported)	62	37	- 40.3%	318	297	- 6.6%
Closed Sales* (projected)	62	41	- 33.9%	318	301	- 5.3%
Listings Under Contract	57	45	- 21.1%	338	333	- 1.5%
Average Sales Price**	\$289,080	\$313,776	+ 8.5%	\$285,098	\$297,719	+ 4.4%
Median Sales Price**	\$253,000	\$283,000	+ 11.9%	\$253,000	\$268,450	+ 6.1%
Percent of Original List Price Received at Sale**	95.6%	94.4%	- 1.3%	96.5%	95.6%	- 1.0%
Average Days on Market Until Sale	70	56	- 19.6%	63	63	- 0.3%
Single-Family Detached Inventory	182	221	+ 21.4%	--	--	--
Townhouse-Condo Inventory	22	27	+ 22.7%	--	--	--

\*Due to the typical delays in recording sales, reported unit activity will appear artificially low for the most recent month. Our **projected** unit activity assumes that only 89% of all sales are reported in time for this report. **Year-to-Date figures are now updated each month in the interest of accuracy.** \*\*Does not include seller's concessions.

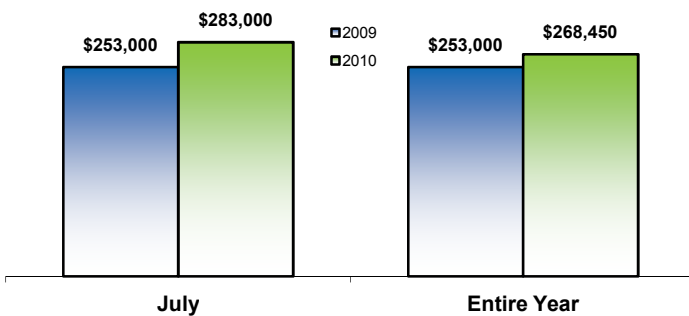
### Activity—Most Recent Month



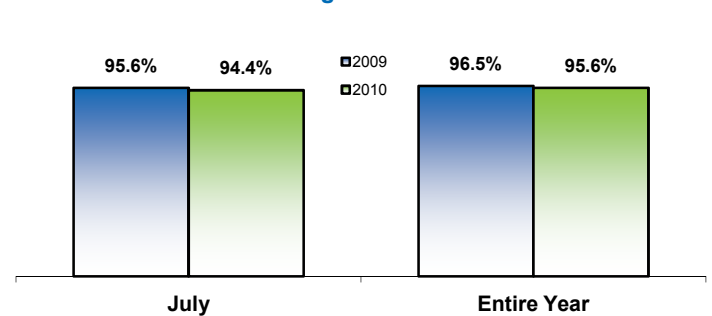
### Activity—Entire Year



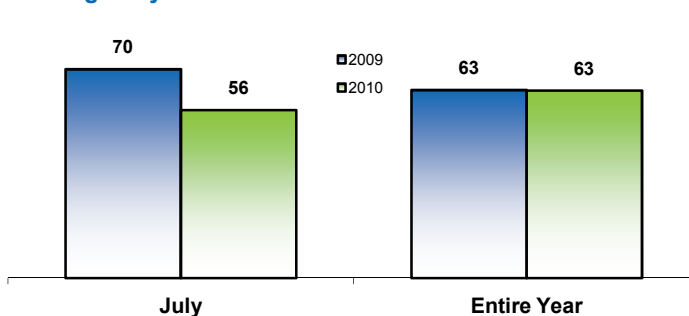
### Median Sales Price



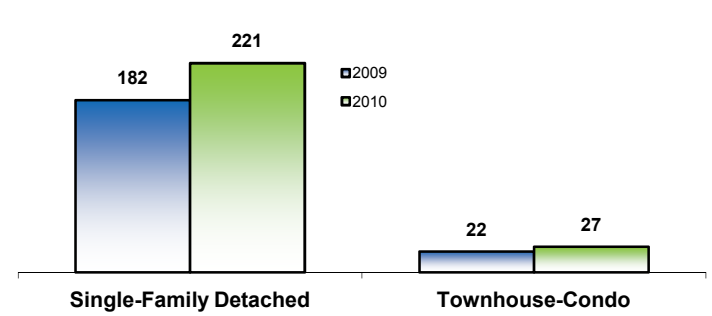
### Ratio of Sales Price to Original List Price



### 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.