

# Median Sold Price by Month

Oct-07 vs. Oct-09: The median sold price is down 17%



### Oct-07 vs. Oct-09

Oct-07	Oct-09	Change	%
693,000	578,000	-115,000	-17%



**MLS:** MAX-EBRD      **Time Period:** 2 years (monthly)      **Price:** All      **Construction Type:** Resale      **Bedrooms:** All      **Bathrooms:** All  
**Property Types:** Residential: (Detached Single)  
**Cities:** Dublin  
*Statistics are based on closed MLS transactions. Each closing generates one transaction side only.*

## Median Sold Price by Month

Oct-07 vs. Oct-09: The median sold price is down 17%

Month	Median Price	# Units	Average DOM
Oct-09	578,000	29	44
Sep-09	598,475	36	59
Aug-09	570,000	21	34
Jul-09	594,000	41	32
Jun-09	601,475	32	42
May-09	572,500	32	59
Apr-09	565,000	26	75
Mar-09	500,000	23	50
Feb-09	550,000	15	76
Jan-09	475,250	16	81
Dec-08	585,000	23	70
Nov-08	597,500	12	39
Oct-08	599,000	33	58
Sep-08	610,000	17	50
Aug-08	664,700	34	79
Jul-08	639,000	36	41
Jun-08	629,950	26	73
May-08	630,000	27	41
Apr-08	674,500	14	62
Mar-08	695,000	11	32
Feb-08	555,500	16	78
Jan-08	715,000	9	81
Dec-07	755,500	14	82
Nov-07	652,500	20	54
Oct-07	693,000	14	43

# Median For Sale vs. Median Sold

Oct-07 vs. Oct-09: The median price of for sale properties is down 19% and the median price of sold properties is down 17%



Oct-07 vs. Oct-09				-19%	-17%	Oct-07 vs. Oct-09			
Oct-07	Oct-09	Change	%			Oct-07	Oct-09	Change	%
738,944	600,000	-138,944	-19%		693,000	578,000	-115,000	-17%	

**MLS:** MAX-EBRD      **Time Period:** 2 years (monthly)      **Price:** All      **Construction Type:** Resale      **Bedrooms:** All      **Bathrooms:** All  
**Property Types:** Residential: (Detached Single)  
**Cities:** Dublin

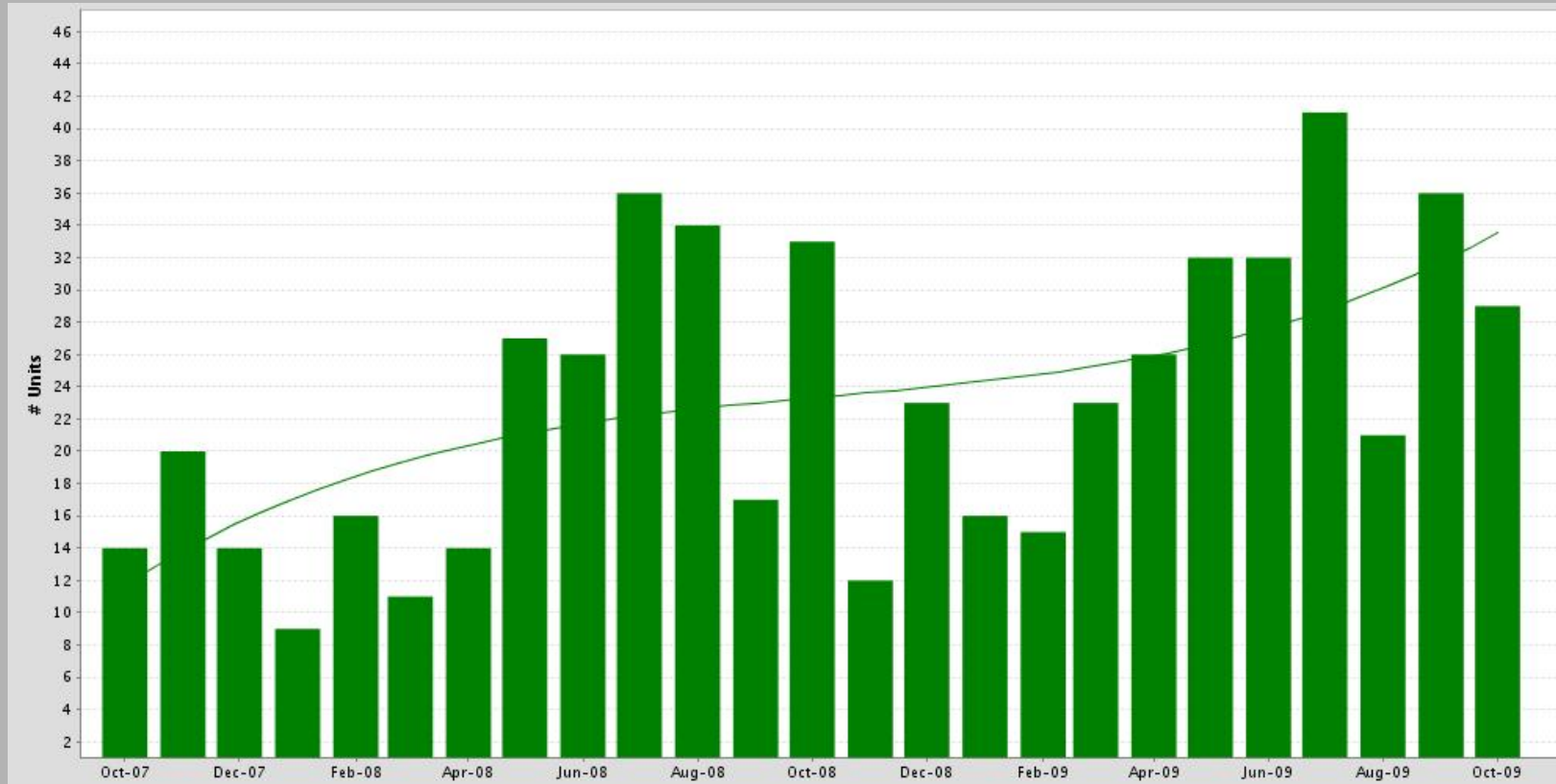
**Median For Sale vs. Median Sold**

**Oct-07 vs. Oct-09: The median price of for sale properties is down 19% and the median price of sold properties is down 17%**

Month	# Units For Sale	For Sale Average DOM	# Sold Units	Sold Average DOM
Oct-09	75	66	29	44
Sep-09	71	85	36	59
Aug-09	94	79	21	34
Jul-09	85	93	41	32
Jun-09	84	100	32	42
May-09	99	97	32	59
Apr-09	130	100	26	75
Mar-09	128	117	23	50
Feb-09	124	128	15	76
Jan-09	120	139	16	81
Dec-08	120	152	23	70
Nov-08	134	145	12	39
Oct-08	142	139	33	58
Sep-08	166	135	17	50
Aug-08	170	136	34	79
Jul-08	182	129	36	41
Jun-08	183	126	26	73
May-08	180	127	27	41
Apr-08	187	126	14	62
Mar-08	181	125	11	32
Feb-08	169	128	16	78
Jan-08	174	131	9	81
Dec-07	163	141	14	82
Nov-07	181	131	20	54
Oct-07	202	123	14	43

# The Number of Sold Properties by Month

Oct-07 vs. Oct-09: The number of sold properties is up 107%



### Oct-07 vs. Oct-09

**Oct-07**

**Oct-09**

**Change**

**%**

14

29

15

+107%



MLS: MAX-EBRD

Time Period: 2 years (monthly)

Price: All

Construction Type: Resale

Bedrooms: All

Bathrooms: All

Property Types: Residential: (Detached Single)

Cities: Dublin

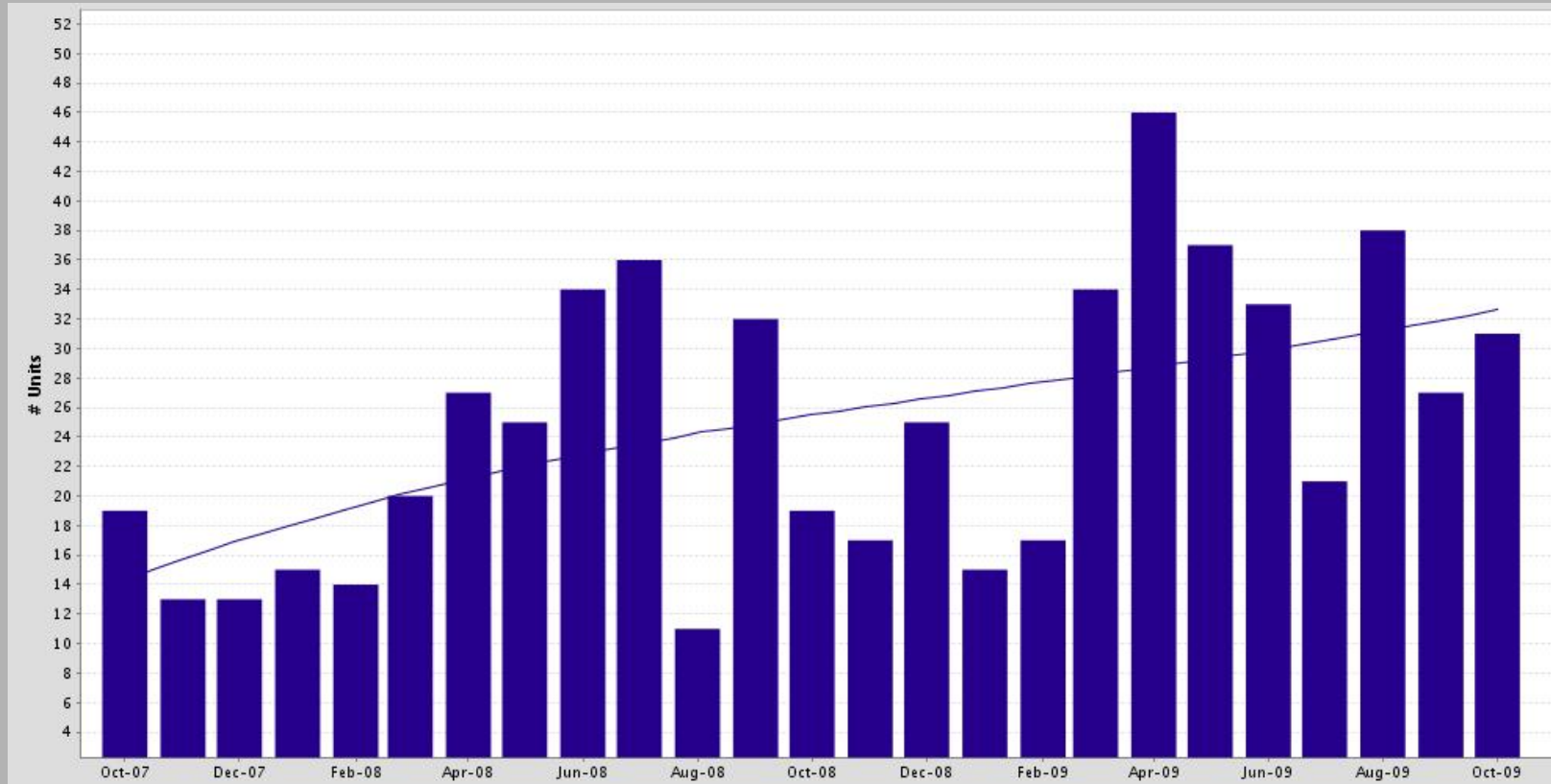
## The Number of Sold Properties by Month

Oct-07 vs. Oct-09: The number of sold properties is up 107%

Month	# Units	Median Price	Average DOM
Oct-09	29	578,000	44
Sep-09	36	598,475	59
Aug-09	21	570,000	34
Jul-09	41	594,000	32
Jun-09	32	601,475	42
May-09	32	572,500	59
Apr-09	26	565,000	75
Mar-09	23	500,000	50
Feb-09	15	550,000	76
Jan-09	16	475,250	81
Dec-08	23	585,000	70
Nov-08	12	597,500	39
Oct-08	33	599,000	58
Sep-08	17	610,000	50
Aug-08	34	664,700	79
Jul-08	36	639,000	41
Jun-08	26	629,950	73
May-08	27	630,000	41
Apr-08	14	674,500	62
Mar-08	11	695,000	32
Feb-08	16	555,500	78
Jan-08	9	715,000	81
Dec-07	14	755,500	82
Nov-07	20	652,500	54
Oct-07	14	693,000	43

# The Number of Under Contract Properties by Month

Oct-07 vs. Oct-09: The number of under contract properties is up 63%



### Oct-07 vs. Oct-09

**Oct-07**

**Oct-09**

**Change**

**%**

19

31

12

+63%



MLS: MAX-EBRD

Time Period: 2 years (monthly)

Price: All

Construction Type: Resale

Bedrooms: All

Bathrooms: All

Property Types: Residential: (Detached Single)

Cities: Dublin

# The Number of Under Contract Properties by Month

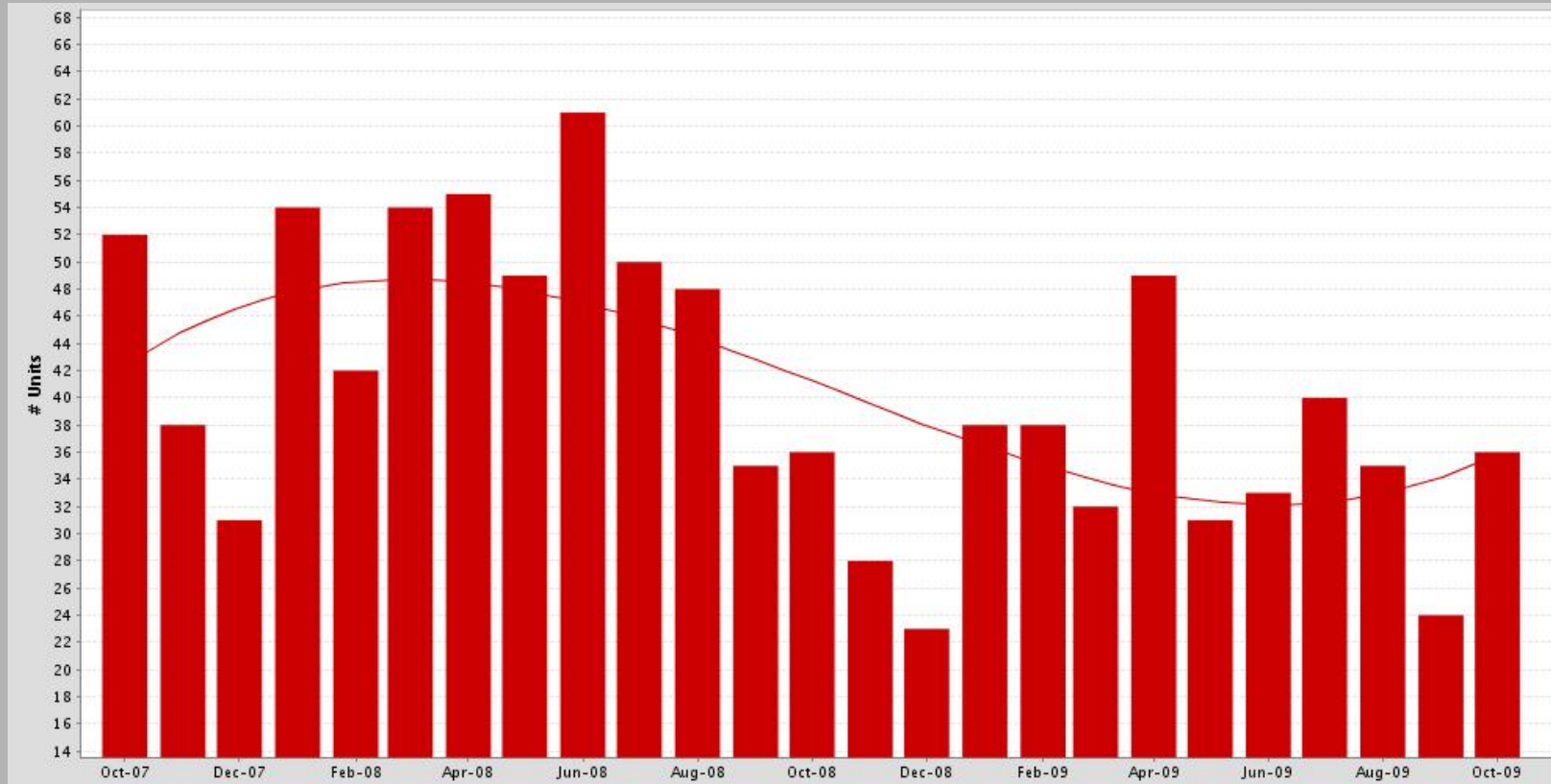
Oct-07 vs. Oct-09: The number of under contract properties is up 63%

Month	# Units	Median Price	Average DOM
Oct-09	31	599,000	23
Sep-09	27	567,900	42
Aug-09	38	634,000	39
Jul-09	21	569,500	46
Jun-09	33	635,000	36
May-09	37	550,000	33
Apr-09	46	594,950	55
Mar-09	34	577,500	77
Feb-09	17	509,000	66
Jan-09	15	665,000	44
Dec-08	25	524,800	88
Nov-08	17	557,900	74
Oct-08	19	539,950	52
Sep-08	32	626,944	62
Aug-08	11	619,000	35
Jul-08	36	689,000	66
Jun-08	34	638,888	49
May-08	25	609,000	62
Apr-08	27	649,000	53
Mar-08	20	699,975	59
Feb-08	14	757,450	40
Jan-08	15	559,900	69
Dec-07	13	749,000	105
Nov-07	13	724,900	59
Oct-07	19	629,000	56



# The Number of New Properties Listed by Month

Oct-07 vs. Oct-09: The number of new properties is down 31%



### Oct-07 vs. Oct-09

Oct-07	Oct-09	Change	%
52	36	-16	-31%



**MLS:** MAX-EBRD     
 **Time Period:** 2 years (monthly)     
 **Price:** All     
 **Construction Type:** Resale     
 **Bedrooms:** All     
 **Bathrooms:** All  
**Property Types:** Residential: (Detached Single)  
**Cities:** Dublin

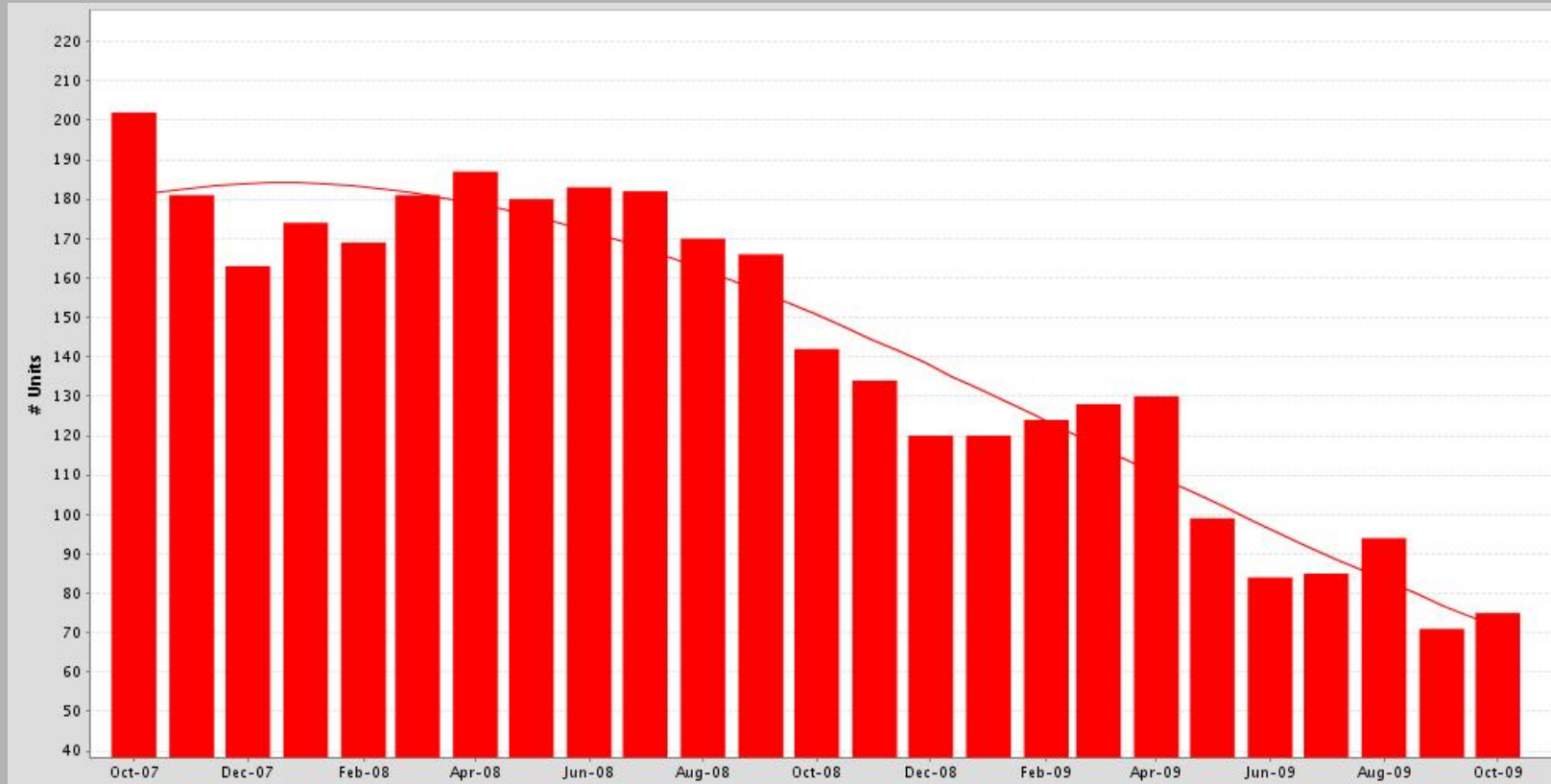
# The Number of New Properties Listed by Month

Oct-07 vs. Oct-09: The number of new properties is down 31%

Month	# Units	Median Price
Oct-09	36	554,950
Sep-09	24	634,500
Aug-09	35	599,950
Jul-09	40	597,750
Jun-09	33	649,000
May-09	31	599,950
Apr-09	49	609,000
Mar-09	32	677,000
Feb-09	38	560,000
Jan-09	38	652,000
Dec-08	23	599,000
Nov-08	28	554,500
Oct-08	36	587,500
Sep-08	35	698,000
Aug-08	48	569,500
Jul-08	50	672,000
Jun-08	61	689,900
May-08	49	749,999
Apr-08	55	675,000
Mar-08	54	722,444
Feb-08	42	779,250
Jan-08	54	729,000
Dec-07	31	699,000
Nov-07	38	744,975
Oct-07	52	717,000

# The Number of For Sale Properties By Month

Oct-07 vs. Oct-09: The number of for sale properties is down 63%



### Oct-07 vs. Oct-09

Oct-07	Oct-09	Change	%
202	75	-127	-63%



**MLS:** MAX-EBRD      **Time Period:** 2 years (monthly)      **Price:** All      **Construction Type:** Resale      **Bedrooms:** All      **Bathrooms:** All  
**Property Types:** Residential: (Detached Single)  
**Cities:** Dublin  
*Statistics are based on closed MLS transactions. Each closing generates one transaction side only.*

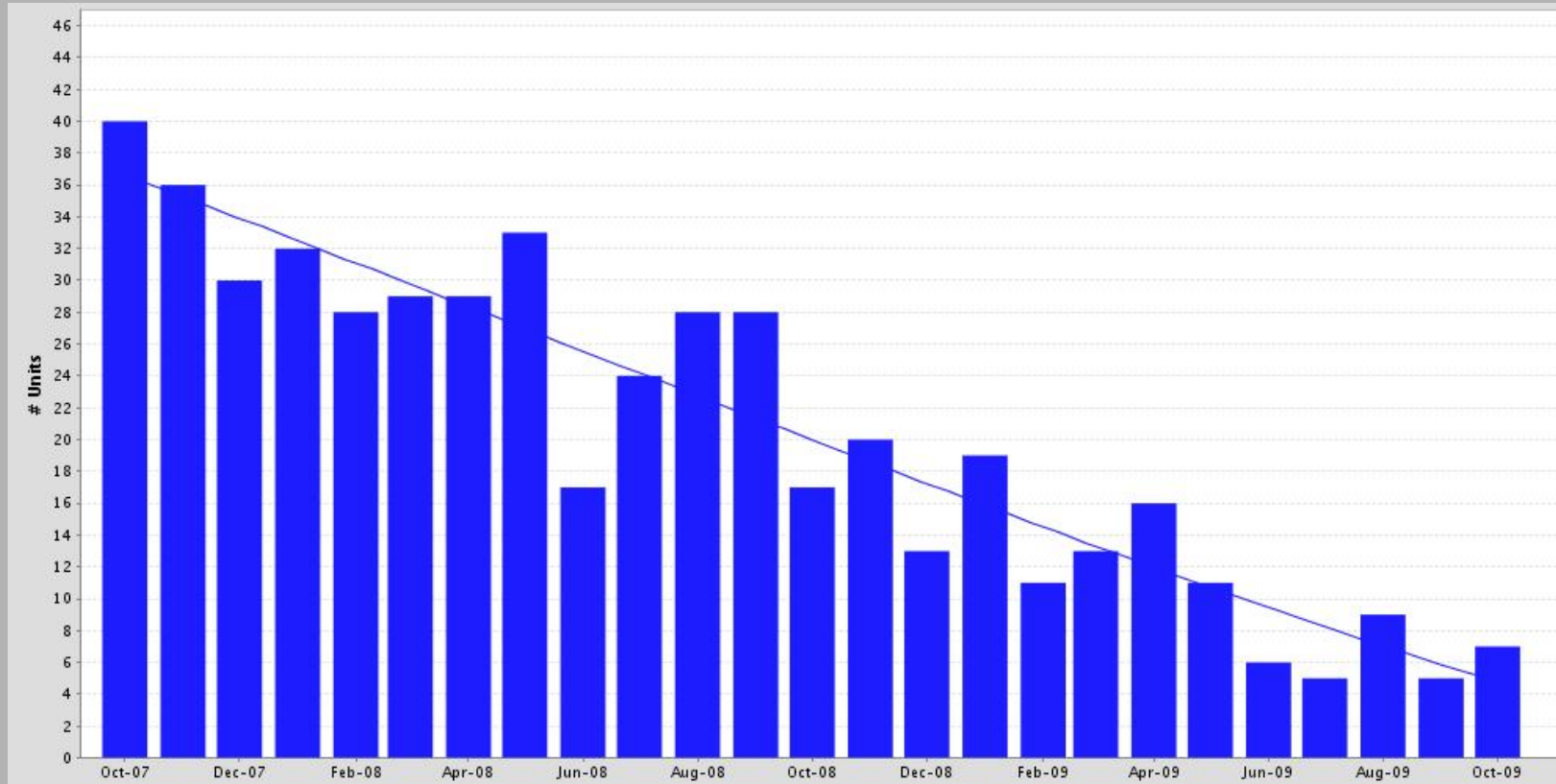
# The Number of For Sale Properties By Month

Oct-07 vs. Oct-09: The number of for sale properties is down 63%

Month	# Units	Median Price	Average DOM
Oct-09	75	600,000	66
Sep-09	71	610,000	85
Aug-09	94	628,000	79
Jul-09	85	647,500	93
Jun-09	84	649,475	100
May-09	99	615,000	97
Apr-09	130	614,500	100
Mar-09	128	622,500	117
Feb-09	124	589,450	128
Jan-09	120	599,950	139
Dec-08	120	599,000	152
Nov-08	134	627,000	145
Oct-08	142	637,000	139
Sep-08	166	650,000	135
Aug-08	170	649,000	136
Jul-08	182	689,000	129
Jun-08	183	699,000	126
May-08	180	699,700	127
Apr-08	187	699,900	126
Mar-08	181	700,000	125
Feb-08	169	740,000	128
Jan-08	174	722,500	131
Dec-07	163	720,000	141
Nov-07	181	749,000	131
Oct-07	202	738,944	123

# The Number of Expired Properties by Month

Oct-07 vs. Oct-09: The number of expired properties is down 82%



**Oct-07 vs. Oct-09**

**Oct-07**

**Oct-09**

**Change**

**%**

40

7

-33

-82%

**-82%**

MLS: MAX-EBRD

Time Period: 2 years (monthly)

Price: All

Construction Type: Resale

Bedrooms: All

Bathrooms: All

Property Types: Residential: (Detached Single)

Cities: Dublin

## The Number of Expired Properties by Month

Oct-07 vs. Oct-09: The number of expired properties is down 82%

Month	# Units	Median Price	Average DOM
Oct-09	7	845,000	69
Sep-09	5	650,000	111
Aug-09	9	850,000	68
Jul-09	5	699,900	86
Jun-09	6	617,000	117
May-09	11	699,000	109
Apr-09	16	659,950	130
Mar-09	13	749,900	84
Feb-09	11	599,000	98
Jan-09	19	639,000	103
Dec-08	13	700,000	131
Nov-08	20	805,000	108
Oct-08	17	659,000	90
Sep-08	28	744,450	117
Aug-08	28	744,975	109
Jul-08	24	687,000	91
Jun-08	17	858,777	76
May-08	33	849,999	90
Apr-08	29	865,000	100
Mar-08	29	725,000	97
Feb-08	28	766,450	87
Jan-08	32	804,419	89
Dec-07	30	718,944	111
Nov-07	36	797,500	100
Oct-07	40	764,225	95

Oct-07 vs. Oct-09: The number of for sale properties is down 63% and the number of sold properties is up 107%



Oct-07 vs. Oct-09			
Oct-07	Oct-09	Change	%
202	75	-127	-63%



Oct-07 vs. Oct-09			
Oct-07	Oct-09	Change	%
14	29	15	+107%

MLS: MAX-EBRD      Time Period: 2 years (monthly)      Price: All      Construction Type: Resale      Bedrooms: All      Bathrooms: All  
 Property Types: Residential: (Detached Single)  
 Cities: Dublin

**Supply & Demand by Month**

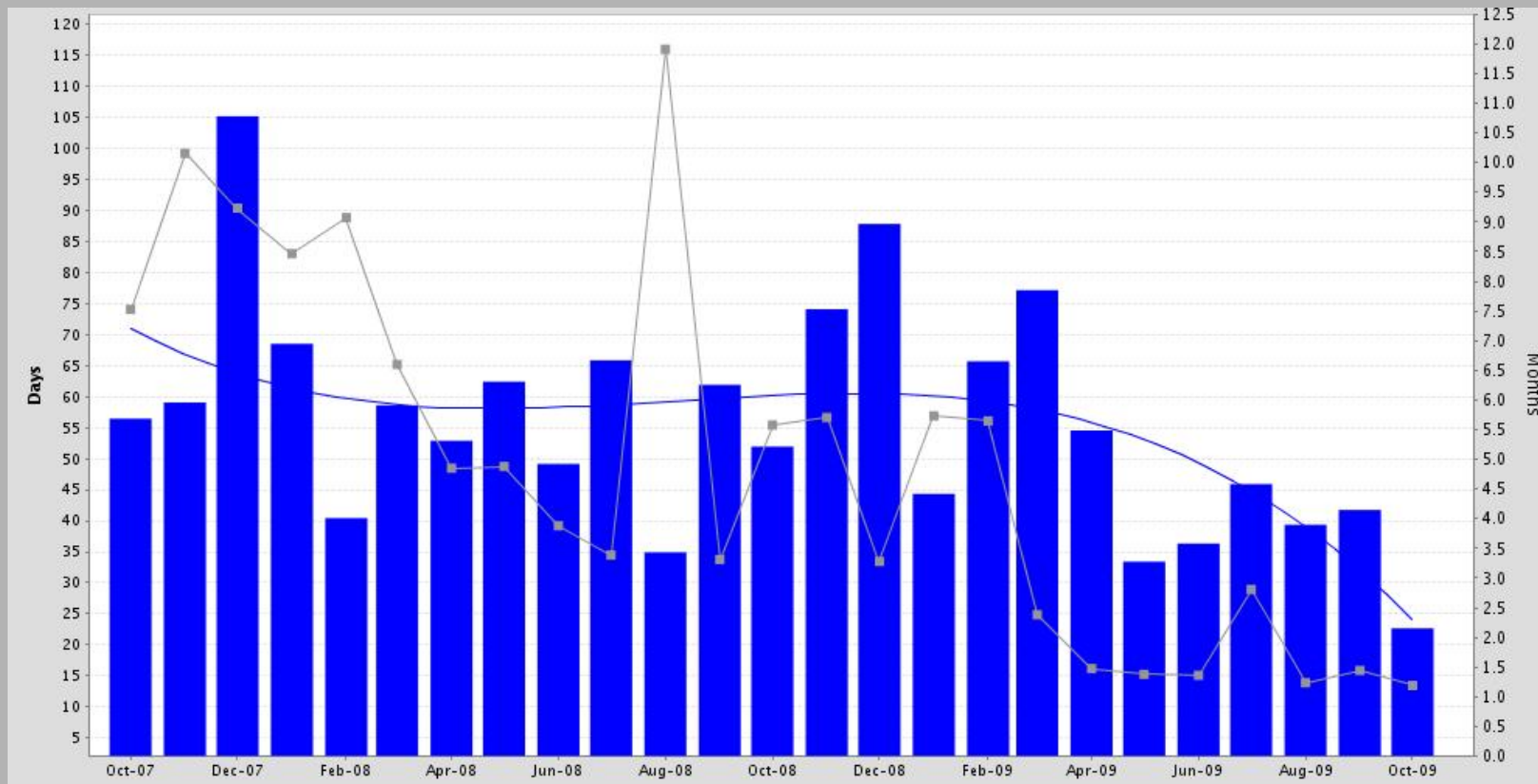
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Jun-09	84	100	32	42
May-09	99	97	32	59
Apr-09	130	100	26	75
Mar-09	128	117	23	50
Feb-09	124	128	15	76
Jan-09	120	139	16	81
Dec-08	120	152	23	70
Nov-08	134	145	12	39
Oct-08	142	139	33	58
Sep-08	166	135	17	50
Aug-08	170	136	34	79
Jul-08	182	129	36	41
Jun-08	183	126	26	73
May-08	180	127	27	41
Apr-08	187	126	14	62
Mar-08	181	125	11	32
Feb-08	169	128	16	78
Jan-08	174	131	9	81
Dec-07	163	141	14	82
Nov-07	181	131	20	54
Oct-07	202	123	14	43



# The Average Days on Market by Month

Oct-07 vs. Oct-09: The average days on market is down 60%



**Oct-07 vs. Oct-09**

**Oct-07**

**Oct-09**

**Change**

**%**

56

23

-34

-60%

**-60%**



MLS: MAX-EBRD

Time Period: 2 years (monthly)

Price: All

Construction Type: Resale

Bedrooms: All

Bathrooms: All

Property Types: Residential: (Detached Single)

Cities: Dublin

Statistics are based on closed MLS transactions. Each closing generates one transaction side only.

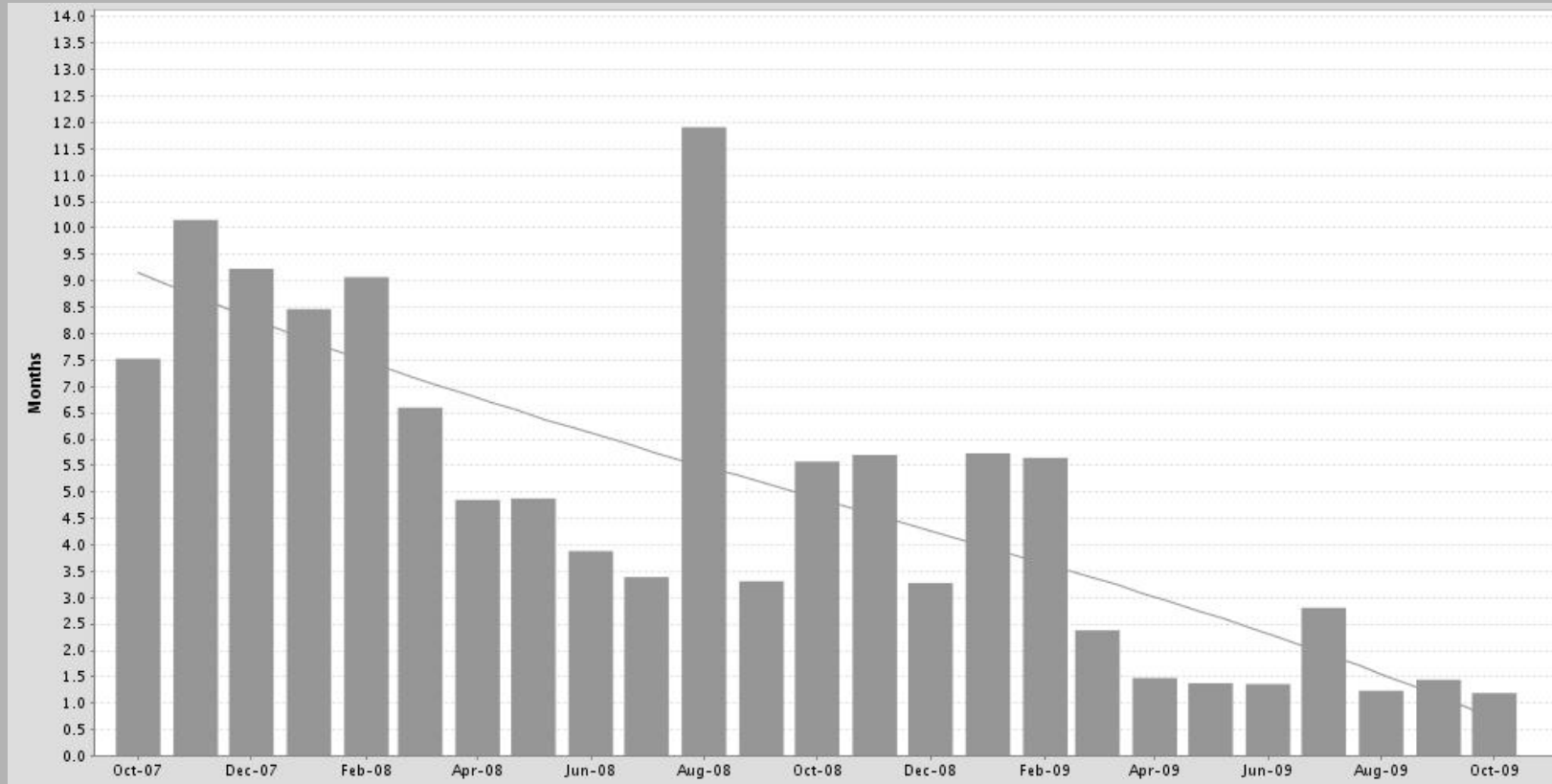
## The Average Days on Market by Month

Oct-07 vs. Oct-09: The average days on market is down 60%

Month	Average DOM	# UC Units
Oct-09	23	31
Sep-09	42	27
Aug-09	39	38
Jul-09	46	21
Jun-09	36	33
May-09	33	37
Apr-09	55	46
Mar-09	77	34
Feb-09	66	17
Jan-09	44	15
Dec-08	88	25
Nov-08	74	17
Oct-08	52	19
Sep-08	62	32
Aug-08	35	11
Jul-08	66	36
Jun-08	49	34
May-08	62	25
Apr-08	53	27
Mar-08	59	20
Feb-08	40	14
Jan-08	69	15
Dec-07	105	13
Nov-07	59	13
Oct-07	56	19

# Months Supply of Inventory

Oct-07 vs. Oct-09: The average months supply of inventory is down 84%



### Oct-07 vs. Oct-09

**Oct-07**

**Oct-09**

**Change**

**%**

7.5

1.2

-6.3

-84%

**-84%**

MLS: MAX-EBRD

Time Period: 2 years (monthly)

Price: All

Construction Type: Resale

Bedrooms: All

Bathrooms: All

Property Types: Residential: (Detached Single)

Cities: Dublin

Statistics are based on closed MLS transactions. Each closing generates one transaction side only.

# Months Supply of Inventory

Oct-07 vs. Oct-09: The average months supply of inventory is down 84%

Month	# Units For Sale Last Day of Month	# UC Units During Month	MSI	UC Average DOM
Oct-09	37	31	1	23
Sep-09	39	27	1	42
Aug-09	47	38	1	39
Jul-09	59	21	3	46
Jun-09	45	33	1	36
May-09	51	37	1	33
Apr-09	68	46	1	55
Mar-09	81	34	2	77
Feb-09	96	17	6	66
Jan-09	86	15	6	44
Dec-08	82	25	3	88
Nov-08	97	17	6	74
Oct-08	106	19	6	52
Sep-08	106	32	3	62
Aug-08	131	11	12	35
Jul-08	122	36	3	66
Jun-08	132	34	4	49
May-08	122	25	5	62
Apr-08	131	27	5	53
Mar-08	132	20	7	59
Feb-08	127	14	9	40
Jan-08	127	15	8	69
Dec-07	120	13	9	105
Nov-07	132	13	10	59
Oct-07	143	19	8	56

# Market Dynamics

Prepared For  
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