

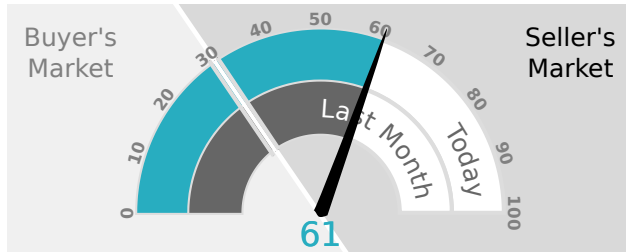
THE WOODLANDS, TX

Single-Family Homes

This week the median list price for The Woodlands, TX is \$778,500 with the market action index hovering around 61. This is less than last month's market action index of 62. Inventory has decreased to 130.

MARKET ACTION INDEX

This answers "How's the Market?" by comparing rate of sales versus inventory.



Strong Seller's Market

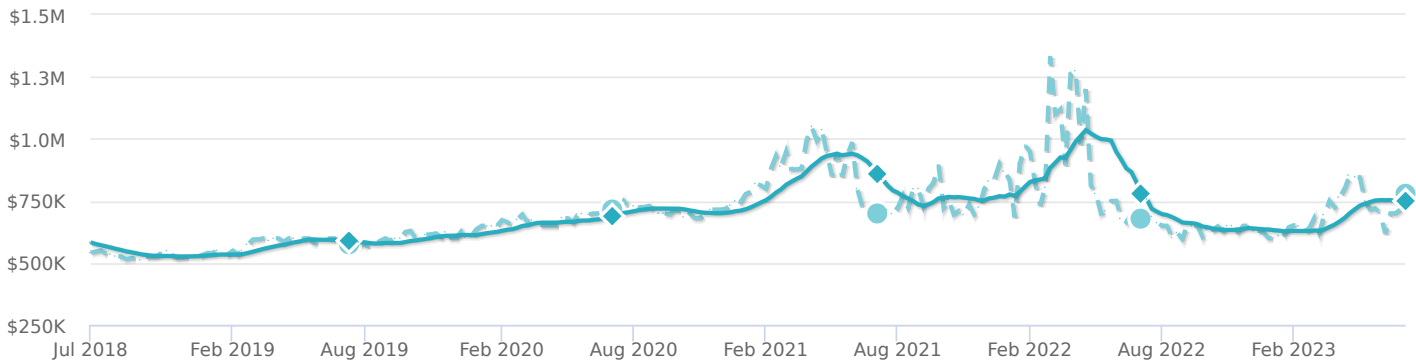
In the last few weeks the market has achieved a relative stasis point in terms of sales to inventory. However, inventory is sufficiently low to keep us in the Seller's Market zone so watch changes in the MAI. If the market heats up, prices are likely to resume an upward climb.

REAL-TIME MARKET PROFILE

Median List Price	\$778,500
Median Price of New Listings	\$680,000
Per Square Foot	\$229
Average Days on Market	88
Median Days on Market	42
Price Decreased	35%
Price Increased	5%
Relisted	16%
Inventory	130
Median Rent	\$2,950
Market Action	61

Strong Seller's Market

MEDIAN LIST PRICE



— 7-Day Average — 90-Day Average

MARKET SEGMENTS

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$2,974,000	8,269	0.5 - 1 acre	5	6.5	16	1	1	80
\$949,500	3,950	0.25 - 0.5 acre	4	3.8	24	10	11	31
\$560,000	2,737	8,000 - 10,000 sqft	4	2.5	25	6	9	14
\$385,000	2,132	6,500 - 8,000 sqft	3	2.5	41	8	13	28