



Farmington Inventory Summary

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Through April, 2010

2010 Listing Activity

	Farmington		Davis County	
	Counts	%	Counts	%
New Listings	216	100%	1,981	100%
Sold/Closed	23	11%	211	11%
Under Contract	45	21%	291	15%
Expired/No Sale	23	11%	188	9%
Still Active	125	58%	1,291	65%

Current Listing Inventory by Price Range

A Month's Inventory level of approximately six months is considered a "neutral" market. Less than six months is referred to as a Seller's market and more than six months is referred to as a Buyer's market. This data is also referred to as the "Absorption Rate." It refers to the time needed to liquidate current inventory levels based on past sales activity assuming no new listings.

Price Range	Current Listings*	Avg Days on Market	Sales Past 12 Months	Avg Days on Market	Months Inventory
Up to - \$199,999	38	112	40	92	11
\$200,000 - \$299,999	72	77	98	116	9
\$300,000 - \$399,999	31	142	46	148	8
\$400,000 - \$499,999	8	124	14	97	7
Over \$500,000	17	263	9	297	23
Totals	166	118	207	125	10

* includes all current listings including those with original list dates in the prior calendar year

Buyer Demand vs. Inventory Supply

Annual Comparison Through April

YTD	Farmington			Davis County		
	2009	2010	% Chg	2009	2010	% Chg
New Listings	157	152	-3.2%	2,379	2,725	14.5%
Closed Sales	33	59	78.8%	835	910	9.0%
Average Sale	\$362,967	\$270,135	-25.6%	\$237,310	\$223,503	-5.8%
Median Sale	\$295,000	\$253,155	-14.2%	\$212,000	\$202,638	-4.4%
Avg Days on Market	182	98	-46.2%	128	115	-10.2%
April Listings	44	61	38.6%	624	734	17.6%
April Closed	10	15	50.0%	244	268	9.8%
April Avg Sale	\$480,050	\$266,953	-44.4%	\$233,644	\$214,633	-8.1%
April Median Sale	\$319,552	\$245,000	-23.3%	\$209,581	\$201,500	-3.9%