



Market Statistics for the Topeka Area

December-09



General Statistics

1215 homes currently on the market

279 homes listed by Coldwell Banker

23.0% homes listed by Coldwell Banker

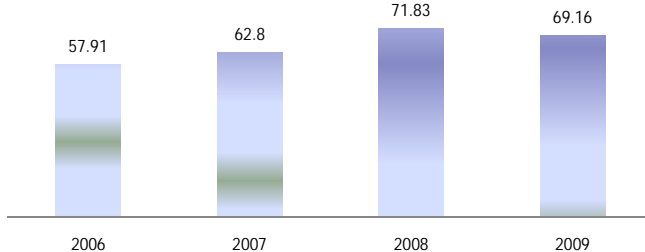
2613 homes sold in 2009

CBKansas.com

For all of your local Real Estate Information

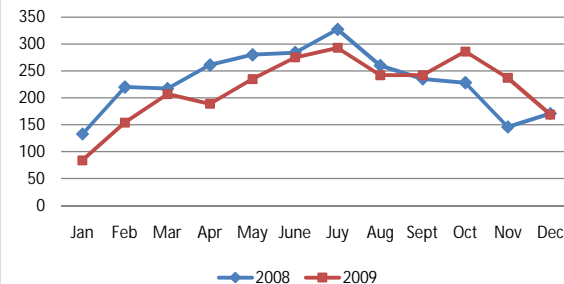
Average Days on the Market

Annual Average



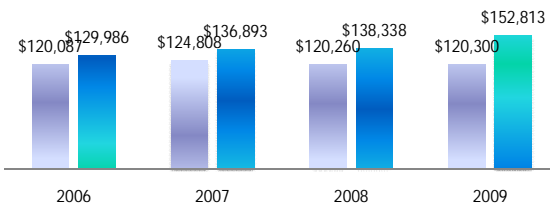
Number of Homes Sold

All Companies

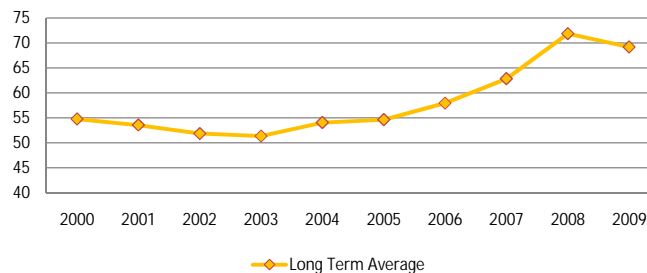


Average Sales Price

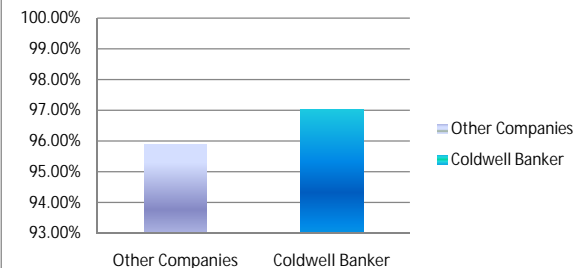
Other Companies Coldwell Banker



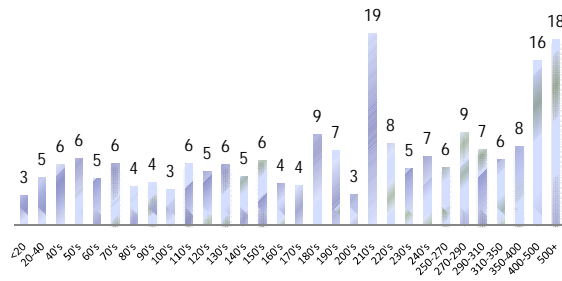
Average Days on Market



List to Sales Price Ratio



Absorption Rate by Price Range



Absorption Rate:

A percentage that measures how fast listings are purchased. It's calculated by dividing the number of homes sold by the number of homes listed during a given period and helps identify whether an area is trending towards a buyers or sellers market.

If the rate is:

- Greater than 6 mo. ----- Buyer's Market
- At 6 mo. ----- Balanced Market
- Less than 6 mo. ----- Seller's Market

List to Sales Price Ratio:

When buying a home it is important to consider what the list price vs. sales price ratio is. Why is this statistic important? This ratio gives you an indicator of the percentage of the original list price people are paying for the homes in a given area.