

**HEARTLAND MLS STATISTICS - MISSOURI RESALE****Month Of February 2009**

	<b>Jackson Co.</b>	<b>Clay/Ray Co.</b>	<b>Platte Co.</b>	<b>Cass Co.</b>	<b>Other MO.</b>	<b>Heartland</b>
CURRENT INVENTORY	5,282	1,774	775	714	828	14,748
NEW LISTINGS THIS MONTH	1,220	450	173	168	155	3,569
<b>PENDING CONTRACTS</b>						
Current Month - 2009	584	220	91	60	101	1,655
Current Month - 2008	716	232	99	89	110	2,023
Difference	-132	-12	-8	-29	-9	-368
% Change	-18.4%	-5.2%	-8.1%	-32.6%	-8.2%	-18.2%
Year To Date - 2009	1,184	447	175	135	197	3,377
Year To Date - 2008	1,474	511	212	167	205	4,137
Difference	-290	-64	-37	-32	-8	-760
% Change	-19.7%	-12.5%	-17.5%	-19.2%	-3.9%	-18.4%
<b>CLOSED SALES</b>						
Current Month - 2009	473	187	79	51	79	1,427
Current Month - 2008	611	236	87	76	90	1,700
Difference	-138	-49	-8	-25	-11	-273
% Change	-22.6%	-20.8%	-9.2%	-32.9%	-12.2%	-16.1%
Year To Date - 2009	950	322	137	101	167	2,646
Year To Date - 2008	1,203	416	175	130	149	3,201
Difference	-253	-94	-38	-29	18	-555
% Change	-21%	-22.6%	-21.7%	-22.3%	12.1%	-17.3%
<b>AVERAGE SALE PRICE</b>						
Current Month - 2009	\$97,058	\$124,373	\$182,644	\$124,158	\$68,465	\$131,255
Current Month - 2008	\$113,318	\$134,235	\$152,446	\$135,969	\$82,181	\$138,311
Difference	-\$16,260	-\$9,862	\$30,198	-\$11,811	-\$13,716	-\$7,056
% Change	-14.3%	-7.3%	19.8%	-8.7%	-16.7%	-5.1%
Year To Date - 2009	\$95,542	\$121,429	\$182,645	\$119,689	\$65,283	\$124,585
Year To Date - 2008	\$110,578	\$138,586	\$171,093	\$130,820	\$82,662	\$142,638
Difference	-\$15,036	-\$17,157	\$11,552	-\$11,131	-\$17,379	-\$18,053
% Change	-13.6%	-12.4%	6.8%	-8.5%	-21%	-12.7%

Pending Contracts = Pending or Sold status with Contract date within time period specified.

Closed Sales = Sold status with Settlement Date within time period specified