OUT OF BOARD
MONTHLY STATISTICS

FOR

April 1 - 30th, 2006

The revised format for the monthly statistics contains the following:

Cover Page
Zone Total Summary
Out of Board Statistics

COMPARATIVE ACTIVITY BY ZONE

	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
ZONE CO TOTALS						
Units Listed	792	910	-13.0%	3197	3177	0.6%
Units Sold	**507**	**600**	**-15.5%**	**1941**	**1942**	**-0.1%**
Sales Dollars	**185284103**	**$167,785,777**	**10.4%**	**$642,985,247**	**$519,147,809**	**23.9%**
List/Sell Ratio	94.87%	95.41%		95.25%	94.18%	1.1%
Days to Sell	92	124	-25.9%	118	175	-32.4%
Active Listings	2366	2268	4.3%			
ZONE NO TOTALS						
Units Listed	407	403	1.0%	1417	1435	-1.3%
Units Sold	261	302	-13.6%	852	957	-11.0%
Sales Dollars	$73,097,094	$69,592,718	5.0%	$227,492,353	$195,813,565	16.2%
List/Sell Ratio	94.43%	95.52%		94.43%	95.52%	-1.1%
Days to Sell	95	96	-1.0%	95	96	-1.0%
Active Listings	1199	1061	13.0%			
ZONE SH TOTALS						
Units Listed	226	255	-11.4%	736	710	3.7%
Units Sold	**129**	**134**	**-3.7%**	**404**	**381**	**6.0%**
Sales Dollars	**$32,091,301**	**$24,944,925**	**28.6%**	**$99,731,868**	**$64,447,737**	**54.7%**
List/Sell Ratio	93.65%	95.49%		94.13%	94.82%	-0.7%
Days to Sell	127	405	-68.8%	184	279	-33.9%
Active Listings	837	831	0.7%			
ZONE OB TOTALS						
Units Listed	7	12	-41.7%	47	60	-21.7%
Units Sold	**6**	**6**	**0.0%**	**21**	**19**	**10.5%**
Sales Dollars	**$1,213,650**	**$2,746,500**	**-55.8%**	**$3,904,552**	**$6,447,000**	**-39.4%**
List/Sell Ratio	97.83%	95.43%		95.95%	92.07%	4.2%
Days to Sell	23	129	-82.0%	121	134	-10.0%
Active Listings	90	112	-19.6%			
GRAND TOTALS						
Units Listed	1432	1580	-9.4%	5397	5382	0.3%
Units Sold	**903**	**1042**	**-13.3%**	**3218**	**3299**	**-2.5%**
Sales Dollars	**$291,686,148**	**$265,069,920**	**10.0%**	**$974,114,020**	**$785,856,111**	**24.0%**
List/Sell Ratio	96.22%	94.68%		96.22%	94.68%	1.6%
Days to Sell	99	102	-2.9%	99	102	-2.9%
Active Listings	4492	4272	5.1%			

OB Zone Property Type Activity

	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Acreage						
Units Listed	1	1	0.0%	2	3	-33.3%
Units Sold	0	1	0.0%	3	2	50.0%
Sales Dollars	$0	$55,000	-100.0%	$390,000	$110,000	254.5%
List/Sell $ Ratio	0.00%	93.22%		93.02%	93.22%	
Days to Sell	0	109	-100.0%	340	137	148.2%
Active Inventory	6	12	-50.0%			
Average Price	$0	$55,000	-100.0%	$130,000	$55,000	136.4%
Median Price	$0	$55,000	-100.0%	$150,000	$55,000	172.7%
Acreage with House						
Units Listed	1	2	-100.0%	3	3	0.0%
Units Sold	0	0	0.0%	0	0	-100.0%
Sales Dollars	$0	$0	0.0%	$0	$0	-100.0%
List/Sell $ Ratio	0.00%	0.00%		0.00%	0.00%	-100.0%
Days to Sell	0	0	0.0%	0	0	-100.0%
Active Inventory	4	11	-63.6%			
Average Price	$0	$0	0.0%	$0	#DIV/0!	-100.0%
Median Price	$0	$0	0.0%	$0	$0	-100.0%
Acreage (Waterfront)						
Units Listed	0	0	0.0%	0	2	-100.0%
Units Sold	0	0	0.0%	0	0	0.0%
Sales Dollars	$0	$0	0.0%	$0	$0	0.0%
List/Sell $ Ratio	0.00%	0.00%		0.00%	0.00%	
Days to Sell	0	0	0.0%	0	0	-100.0%
Active Inventory	1	1	0.0%			
Average Price	$0	$0	0.0%	$0	#DIV/0!	-100.0%
Median Price	$0	$0	0.0%	$0	$0	-100.0%
Business						
Units Listed	1	2	-50.0%	10	21	-52.4%
Units Sold	0	3	100.0%	2	5	-60.0%
Sales Dollars	$0	$2,310,000	100.0%	$1,070,000	$2,817,000	-62.0%
List/Sell $ Ratio	0.00%	91.70%		98.00%	91.03%	
Days to Sell	0	313	100.0%	273	282	-3.2%
Active Inventory	30	41	-26.8%			
Average Price	$0	$0	100.0%	$535,000	$563,400	-5.0%
Median Price	$0	$835,000	100.0%	$535,000	$385,000	39.0%
Condo (Townhouse)						
Units Listed	0	0	100.0%	1	1	0.0%
Units Sold	1	0	0.0%	1	0	100.0%
Sales Dollars	$268,000	$0	0.0%	$268,000	$0	100.0%
List/Sell $ Ratio	96.06%	0.00%		96.06%	0.00%	
Days to Sell	33	0	0.0%	33	0	100.0%
Active Inventory	2	1	100.0%			
Average Price	$0	$0	0.0%	$268,000	$0	100.0%
Median Price	$268,000	$0	0.0%	$268,000	$0	100.0%
Condo (Apt)						
Units Listed	0	0	0.0%	0	3	-100.0%
Units Sold	0	0	0.0%	1	1	0.0%
Sales Dollars	$0	$0	0.0%	$186,900	$230,000	-18.7%
List/Sell $ Ratio	0.00%	0.00%		100.00%	97.50%	
Days to Sell	0	0	0.0%	132	85	55.3%
Active Inventory	0	2	-100.0%			
Average Price	$0	$0	0.0%	$186,900	$230,000	-18.7%
Median Price	$0	$0	0.0%	$186,900	$230,000	-18.7%

OB Zone Property Type Activity

	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Duplex						
Units Listed	0	0	0.0%	0	2	-100.0%
Units Sold	0	0	0.0%	0	0	0.0%
Sales Dollars	$0	$0	0.0%	$0	$0	0.0%
List/Sell $ Ratio	0.00%	0.00%		0.00%	0.00%	
Days to Sell	0	0	0.0%	0	0	0.0%
Active Inventory	0	3	-100.0%			
Average Price	$0	$0	0.0%	$0	$0	0.0%
Median Price	$0	$0	0.0%	$0	$0	0.0%
Farms						
Units Listed	3	1	100.0%	5	1	400.0%
Units Sold	0	0	0.0%	0	1	-100.0%
Sales Dollars	$0	$0	0.0%	$0	$400,000	-100.0%
List/Sell $ Ratio	0.00%	0.00%		0.00%	74.07%	-100.0%
Days to Sell	0	0	0.0%	0	124	-100.0%
Active Inventory	8	4	100.0%			
Average Price	$0	$0	0.0%	$0	$400,000	-100.0%
Median Price	$0	$0	0.0%	$0	$400,000	-100.0%
IC&I						
Units Listed	0	2	-100.0%	1	8	-87.5%
Units Sold	0	1	0.0%	0	1	0.0%
Sales Dollars	$0	$246,500	0.0%	$0	$246,500	0.0%
List/Sell $ Ratio	0.00%	98.64%		0.00%	98.64%	
Days to Sell	0	79	0.0%	0	79	-100.0%
Active Inventory	4	8	-50.0%			
Average Price	$0	$0	0.0%	$0	$246,500	-100.0%
Median Price	$0	$246,500	0.0%	$0	$246,500	-100.0%
IC&I Land						
Units Listed	0	0	100.0%	3	0	100.0%
Units Sold	0	0	0.0%	0	1	6.0%
Sales Dollars	$0	$0	0.0%	$0	$90,000	6.0%
List/Sell $ Ratio	0.00%	0.00%		0.00%	81.82%	
Days to Sell	0	0	0.0%	0	252	100.0%
Active Inventory	4	1	6.0%			
Average Price	$0	$0	0.0%	$0	$90,000	100.0%
Median Price	$0	$0	0.0%	$0	$90,000	100.0%
Lots						
Units Listed	0	0	0.0%	4	4	0.0%
Units Sold	0	0	0.0%	6	2	100.0%
Sales Dollars	$0	$0	0.0%	$221,002	$79,500	100.0%
List/Sell $ Ratio	0.00%	0.00%		83.76%	94.87%	
Days to Sell	0	0	0.0%	171	33	100.0%
Active Inventory	2	9	-77.8%			
Average Price	$0	$0	0.0%	$36,834	$39,750	100.0%
Median Price	$0	$0	0.0%	$31,667	$39,750	100.0%
Leases						
Units Listed	0	0	0.0%	0	0	0.0%
Units Sold	0	0	0.0%	0	0	0.0%
Sales Dollars	$0	$0	0.0%	$0	$0	0.0%
Days to Sell	0	0	0.0%	0	0	0.0%
Active Inventory	4	6	-33.3%			
Average Price	$0	$0	0.0%	$0	$0	0.0%
Median Price	$0	$0	0.0%	$0	$0	0.0%

OB Zone Property Type Activity

	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Lots (Waterfront)						
Units Listed	0	1	-100.0%	2	2	0.0%
Units Sold	**0**	**0**	**0.0%**	**1**	**0**	**100.0%**
Sales Dollars	$0	$0	0.00%	$100,000	$0	100.00%
List/Sell $ Ratio	0.00%	0.00%		100.00%	0.00%	
Days to Sell	0	0	0.00%	28	0	100.00%
Active Inventory	1	1	0.0%			
Average Price	$0	$0	0.00%	$100,000	$0	100.00%
Median Price	$0	$0	0.00%	$100,000	$0	100.00%
Multi-Family (5 Units and Up)						
Units Listed	0	1	-100.0%	1	1	0.0%
Units Sold	**0**	**0**	**0.0%**	**0**	**0**	**0.0%**
Sales Dollars	$0	$0	0.0%	$0	$0	0.0%
List/Sell $ Ratio	0.00%	0.00%		0.00%	0.00%	
Days to Sell	0	0	0.0%	0	0	0.0%
Active Inventory	1	1	0.0%			
Average Price	$0	$0	0.0%	$0	$0	0.0%
Median Price	$0	$0	0.0%	$0	$0	0.0%
Multi Family (Triplex/Fourplex)						
Units Listed	0	0	0.0%	0	0	0.0%
Units Sold	**0**	**0**	**0.0%**	**0**	**0**	**0.0%**
Sales Dollars	$0	$0	0.0%	$0	$0	0.0%
List/Sell $ Ratio	0.00%	0.00%		0.00%	0.00%	
Days to Sell	0	0	0.0%	0	0	0.0%
Active Inventory	0	0	100.0%			
Average Price	$0	$0	0.0%	$0	$0	0.0%
Median Price	$0	$0	0.0%	$0	$0	0.0%
Mobile Homes						
Units Listed	0	0	0.0%	1	0	0.0%
Units Sold	**1**	**0**	**100.0%**	**1**	**0**	**100.0%**
Sales Dollars	$124,900	$0	100.0%	$124,900	$0	100.0%
List/Sell $ Ratio	100.00%	0.00%		100.00%	0.00%	
Days to Sell	10	0	100.0%	10	0	100.0%
Active Inventory	1	0	100.0%			
Average Price	$124,900	$0	100.0%	$124,900	$0	100.0%
Median Price	$124,900	$0	100.0%	$124,900	$0	100.0%
Recreational Property						
Units Listed	0	0	100.0%	4	2	100.0%
Units Sold	**1**	**0**	**100.0%**	**1**	**2**	**0.0%**
Sales Dollars	$95,000	$0	100.0%	$95,000	$234,000	-59.4%
List/Sell $ Ratio	100.00%	97.18%		100.00%	98.59%	
Days to Sell	3	0	100.0%	3	280	-98.9%
Active Inventory	6	2	200.0%			
Average Price	$95,000	$0	100.0%	$95,000	$117,000	-18.8%
Median Price	$95,000	$0	100.0%	$95,000	$117,000	-18.8%
Residential						
Units Listed	1	2	-50.0%	7	6	16.7%
Units Sold	**3**	**1**	**0.0%**	**4**	**3**	**33.3%**
Sales Dollars	$725,750	$135,000	437.6%	$1,125,750	$1,165,000	-3.4%
List/Sell $ Ratio	95.25%	96.43%		95.26%	94.56%	
Days to Sell	47	15	213.3%	35	44	-20.5%
Active Inventory	13	8	62.5%			
Average Price	$241,917	$135,000	79.2%	$281,438	$388,333	-27.5%
Median Price	$252,000	$135,000	86.7%	$400,000	$195,000	105.1%

OB Zone Property Type Activity

	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Residential (Waterfront)						
Units Listed	0	0	0.0%	3	1	0.0%
Units Sold	**0**	**0**	**0.0%**	**1**	**1**	0.0%
Sales Dollars	$0	$0	0.0%	$323,000	$1,075,000	-70.0%
List/Sell $ Ratio	0.00%	0.00%		93.38%	96.41%	
Days to Sell	0	1	-100.0%	184	27	581.5%
Active Inventory	4	1	300.0%			
Average Price	$0	$0	0.0%	$323,000	$1,075,000	-70.0%
Median Price	$0	$0	0.0%	$323,000	$1,075,000	-70.0%
Timeshares						
Units Listed	0	0	0.0%	0	0	0.0%
Units Sold	**0**	**0**	**0.0%**	**0**	**0**	**0.0%**
Sales Dollars	$0	$0	0.0%	$0	$0	0.0%
List/Sell $ Ratio	0.00%	0.00%		0.00%	0.00%	
Days to Sell	0	0	0.0%	0	0	0.0%
Active Inventory	0	0	0.0%			
Average Price	$0	$0	0.0%	$0	$0	0.0%
Median Price	$0	$0	0.0%	$0	$0	0.0%
OUTSIDE BOARD AREA - TOTALS						
Units Listed	7	12	-41.7%	47	60	-21.7%
Units Sold	**6**	**6**	**0.0%**	**21**	**19**	**10.5%**
Sales Dollars	$1,213,650	$2,746,500	-55.8%	$3,904,552	$6,447,000	-39.4%
List/Sell Ratio	97.83%	95.43%		95.95%	92.07%	
Days to Sell	23	129	-82.0%	121	134	-10.0%
Active Inventory	90	112	-19.6%			