

SALES ANALYSIS PRIOR AND SUBSEQUENT TO 2009 ASSESSMENT

Assessment to Sales Ratio: Jan 1, 2009 Assessment

Month	Median	Arith Mean	Wtd Mean	No of Sales	Median as % of 2009	Arith Mean as % of 2009	Wtd Mean as % of 2009
Jan 2004	139.61	147.21	145.14	81	71.2	67.88	66.38
Feb 2004	135.20	144.01	142.63	100	73.52	69.38	67.55
Mar 2004	139.07	164.07	146.33	179	71.47	60.9	65.84
Apr 2004	135.71	142.95	137.75	159	73.24	69.9	69.94
May 2004	136.09	139.69	137.41	206	73.04	71.53	70.11
Jun 2004	136.05	145.39	136.62	230	73.06	68.73	70.52
Jul 2004	131.72	138.72	134.49	217	75.46	72.03	71.63
Aug 2004	131.62	140.08	136.52	222	75.52	71.33	70.57
Sep 2004	128.74	136.38	135.08	239	77.21	73.27	71.32
Oct 2004	128.97	132.68	131.10	197	77.07	75.31	73.49
Nov 2004	130.46	146.35	136.46	167	76.19	68.27	70.6
Dec 2004	126.74	136.56	130.69	197	78.43	73.17	73.72
Jan 2005	123.49	131.35	129.00	131	80.49	76.07	74.68
Feb 2005	121.13	137.61	122.91	127	82.06	72.61	78.38
Mar 2005	121.00	131.46	124.47	193	82.15	76.01	77.4
Apr 2005	114.52	119.33	116.70	190	86.8	83.73	82.55
May 2005	113.90	123.10	117.56	253	87.27	81.17	81.95
Jun 2005	110.82	118.02	109.20	246	89.7	84.66	88.22
Jul 2005	110.35	115.36	110.91	244	90.08	86.62	86.86
Aug 2005	106.73	124.59	111.91	260	93.13	80.2	86.09
Sep 2005	103.41	111.72	105.59	234	96.12	89.44	91.24
Oct 2005	103.93	112.85	104.33	170	95.64	88.54	92.34
Nov 2005	104.85	112.53	107.67	163	94.8	88.79	89.48
Dec 2005	103.49	111.37	103.82	143	96.05	89.72	92.8
Jan 2006	99.40	114.43	108.32	104	100	87.32	88.94
Feb 2006	102.68	123.04	102.48	122	96.81	81.21	94.01
Mar 2006	98.35	100.95	95.05	158	101.07	98.98	101.36
Apr 2006	98.17	107.66	101.92	144	101.25	92.81	94.53
May 2006	96.05	98.98	99.19	173	103.49	100.95	97.13
Jun 2006	94.18	102.07	95.97	182	105.54	97.89	100.39
Jul 2006	94.57	96.37	95.15	178	105.11	103.68	101.25
Aug 2006	94.55	96.56	96.34	185	105.13	103.48	100
Sep 2006	95.52	105.59	96.46	159	104.06	94.63	99.88
Oct 2006	95.45	97.66	95.89	175	104.14	102.31	100.47
Nov 2006	95.50	95.94	94.07	125	104.08	104.15	102.41
Dec 2006	95.61	95.46	93.79	102	103.96	104.67	102.72
Jan 2007	96.46	99.77	104.07	115	103.05	100.15	92.57
Feb 2007	94.92	96.53	94.15	120	104.72	103.51	102.33
Mar 2007	92.71	96.73	93.75	143	107.22	103.3	102.76
Apr 2007	91.41	91.10	90.55	137	108.74	109.68	106.39
May 2007	92.84	92.82	92.84	157	107.07	107.65	103.77
Jun 2007	92.99	92.64	91.17	160	106.89	107.86	105.67
Jul 2007	92.24	93.07	90.11	154	107.76	107.36	106.91
Aug 2007	91.60	91.04	89.20	160	108.52	109.75	108
Sep 2007	93.59	92.82	91.43	115	106.21	107.65	105.37
Oct 2007	92.80	96.17	94.22	93	107.11	103.9	102.25
Nov 2007	94.68	95.99	92.30	71	104.99	104.09	104.38
Dec 2007	97.33	98.18	95.54	141	102.13	101.77	100.84
Jan 2008	96.10	95.94	88.66	75	103.43	104.15	108.66
Feb 2008	95.80	94.34	93.22	75	103.76	105.91	103.35
Mar 2008	97.33	94.57	94.77	76	102.13	105.66	101.66
Apr 2008	98.61	97.56	96.25	81	100.8	102.42	100.09
May 2008	95.32	95.05	94.03	94	104.28	105.12	102.46
Jun 2008	95.71	95.47	95.71	99	103.86	104.66	100.66
Jul 2008	96.66	95.71	94.65	81	102.83	104.4	101.79
Aug 2008	96.59	97.81	97.04	85	102.91	102.16	99.28
Sep 2008	96.90	96.60	97.12	63	102.58	103.44	99.2
Oct 2008	97.25	97.66	96.89	80	102.21	102.31	99.43
Nov 2008	93.92	95.48	92.92	26	105.83	104.65	103.68
Dec 2008	97.17	97.39	93.77	43	102.29	102.6	102.74
Jan 2009	99.40	99.92	96.34	21	100	100	100
Feb 2009	99.74	104.63	103.10	43	99.66	95.5	93.44
Mar 2009	102.45	102.64	102.71	60	97.02	97.35	93.8
Apr 2009	102.39	102.81	102.17	53	97.08	97.19	94.29
May 2009	100.92	100.40	99.45	70	98.49	99.52	96.87
Jun 2009	101.15	108.11	104.82	75	98.27	92.42	91.91
Jul 2009	106.43	112.55	110.10	77	93.39	88.78	87.5
Aug 2009	103.94	104.30	103.91	57	95.63	95.8	92.71
Sep 2009	105.16	116.48	111.15	27	94.52	85.78	86.68
Total Sales: 9282							

Definition of Assesment to Sales Ratios

Assessment to sales ratio divides a sale price into the assessed value. Ratios above 100% indicates property assessed above the sale price. Ratios below the assessed value indicate that the assessment is below the sales price.

Median is the middle ratio for an odd number of sales the average of the two middle ratios for an even number of sales when sales are arranged from highest to lowest.

Arithmetic mean is the average of all of the individual assessment to sales ratios

Weighted mean is the total assessed value of the properties that sold divided by the total sales as of a particular assessment date.

Total Sales
9,282

