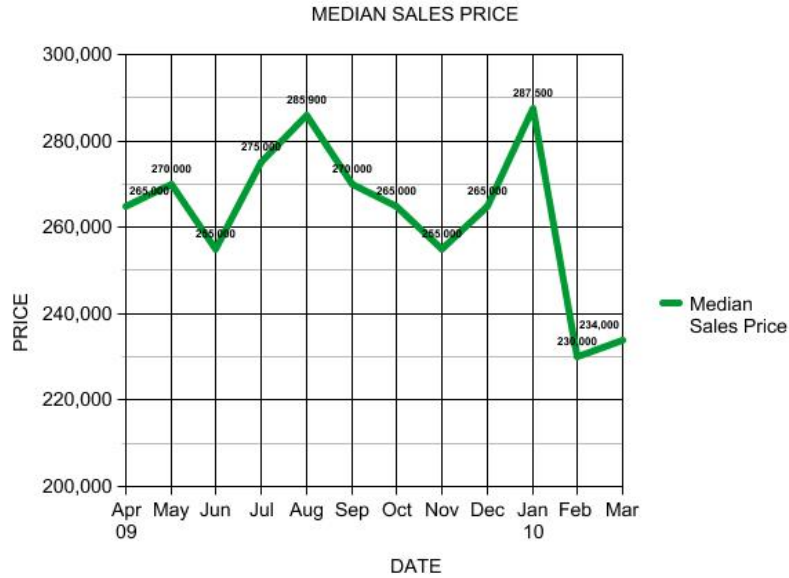


HOW'S THE MARKET?

Randy's Dutchess Market Overview As Of MARCH 31, 2010

The median sales price is the price point where 50% of the sales prices are higher and 50% are lower. In Dutchess County the median sales price has been going down for about 30 months. This is a reflection of the market being dominated by first-time buyers, short sales and foreclosures and the fact that the move up buyer has dropped out of the market. The median sales price as of March 31, 2010 was \$234,000.



There were 1742 homes active on the market in March and there were 92 closed sales. The number of closed sales is up from last year's 81. Sales volume for the first 3 months of the year is up by 12.6%. Most of this activity is in \$200,000-\$300,000 price range and is being spurred by first-time buyers who have the incentive of the first-time buyers tax credit.



1742 homes on market divided by 92 closed sales means that there was an 18 month supply of homes on the market. Anything over a 6 month supply is considered a BUYER'S MARKET.

Things to Consider...

- In order to be eligible for the first-time buyer's tax credit, you must be under contract by April 30...time is running out
- The number of days on market for current listings has risen 23.3% to 148 days (this does not reflect previous listings of the house)
- If you are worried about a short sale or foreclosure, call me. I can help! I am a Certified Distressed Property Expert.



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*Solving the foreclosure crisis
one homeowner at a time.™*