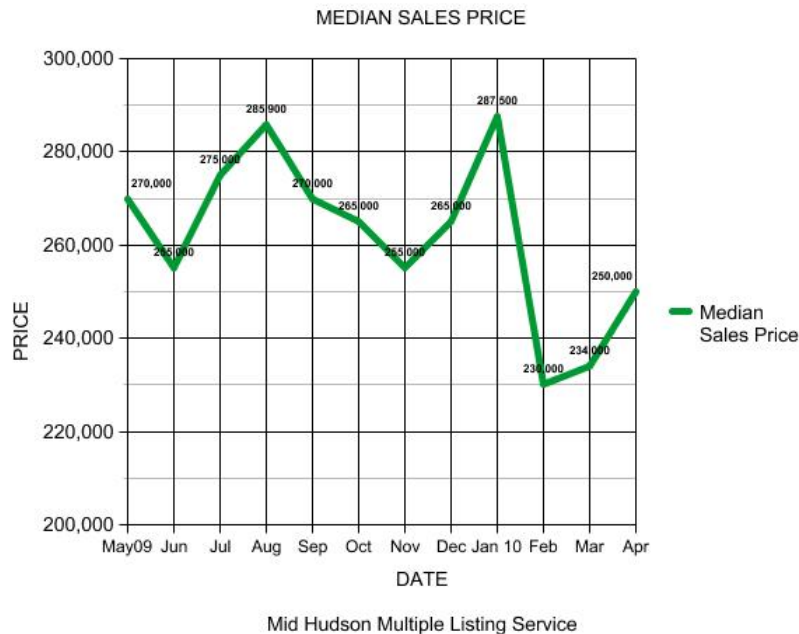


HOW'S THE MARKET?

Randy's Dutchess Market Overview As Of APRIL 30, 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 had a 30-month downward trend. This month saw an increase which is a hopeful sign. The median sales price as of April 30, 2010 was \$250,000.



The number of homes on the market this month was 1927 which is an 8.9% increase from last month. There were 123 closed sales in April which is up from last month and up 17% from this time last year. The sales activity continues to be in the \$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.



1927 homes on market divided by 123 closed sales means that there was a 15 month supply of homes on the market. Anything over a 6 month supply is considered a BUYER'S MARKET.

Things to Consider...

- The first-time buyers tax credit is gone—what effect will this have on the market?
- Inventory is up putting even more stress on homeowners trying to get their properties sold.
- 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.™*