

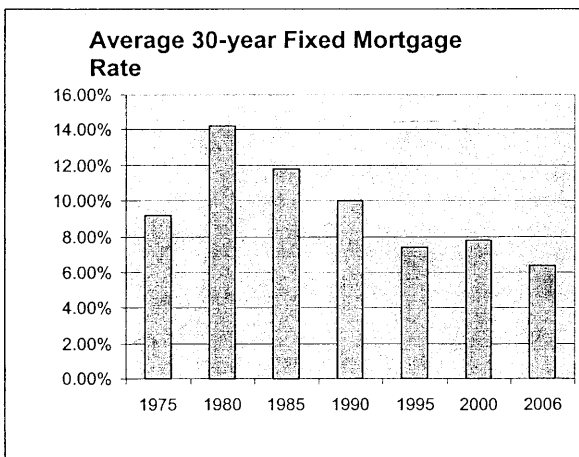
2006 Sales Statistics for Barcroft

Data includes homes sold and settled in 2006 from 1/1/06 - 12/31/06 by all real estate companies.
 Compiled from Metropolitan Regional Information Systems, Inc. Information is believed to be accurate but not guaranteed.

Status Group Sold	# Listings 25	Avg. List Price \$633,086				Avg. Sales Price \$623,136			Avg Days on Market 49*		
Address	List Price	Sold Price	BR	FB	HB	Lot SF	Yr Built	DOMP	Contract Date	Settle Date	Subsidy
4745 6TH ST S	\$579,000	\$570,000	3	2		6000	1957	9	1/11/2006	2/17/2006	\$0
605 S TAYLOR S	\$629,900	\$615,000	3	1	3	7841	1947	50	1/17/2006	2/27/2006	\$18,000
515 ABINGDON ST S	\$596,000	\$596,000	3	2	0	7841	1955	5	2/14/2006	3/31/2006	\$1,475
139 ABINGDON ST S	\$689,000	\$699,500	3	3	1	8450	1939	7	3/1/2006	4/3/2006	\$675
4324 6TH ST S	\$629,000	\$630,000	3	3	0	7405	1979	60	3/13/2006	3/16/2006	\$0
4830 8TH RD S	\$675,000	\$650,000	4	2		10454	1954	13	3/18/2006	6/15/2006	\$0
18 PERSHING DR S	\$624,900	\$631,000	4	3	1	2178	1979	12	3/27/2006	5/2/2006	\$0
912 TAYLOR ST S	\$749,900	\$740,000	4	2	1	10019	1920	67	4/9/2006	5/19/2006	\$14,000
4818 8TH ST S	\$469,900	\$465,000	2	1	0	5000	1956	66	4/27/2006	5/26/2006	\$1,200
608 WAKEFIELD ST S	\$585,000	\$595,000	3	2	0	6098	1956	42	5/1/2006	5/19/2006	\$10,000
604 GEORGE MASON	\$549,995	\$560,000	3	1	1	7620	1948	22	6/11/2006	6/23/2006	\$16,000
4420 1ST ST S	\$899,000	\$850,000	5	3	1	6375	1950	23	7/16/2006	10/26/2006	\$0
4717 7TH ST S	\$599,000	\$591,000	3	2	0	6780	1926	64	8/4/2006	8/28/2006	\$11,000
4835 9TH ST S	\$549,000	\$545,000	4	3	0	6000	1966	94	8/7/2006	9/6/2006	\$13,950
20 PERSHING DR S	\$629,900	\$625,000	4	3	1	2077	1979	82	8/27/2006	9/27/2006	\$0
4616 2ND ST S	\$495,000	\$495,000	2	2	0	8712	1947	34	9/13/2006	10/18/2006	\$0
4820 8TH ST S	\$549,950	\$557,500	3	2	0	5000	1948	47	9/19/2006	11/3/2006	\$0
4627 3RD ST S	\$1,350,000	\$1,280,000	6	6	0	8283	1942	56	9/22/2006	10/22/2006	\$0
407 PERSHING DR S	\$699,900	\$720,000	5	4	1	6645	1975	83	9/28/2006	10/16/2006	\$21,600
4649 3RD ST S	\$529,900	\$529,900	3	1	0	8400	1939	56	9/28/2006	10/31/2006	\$15,897
408 ABINGDON ST	\$645,000	\$620,000	3	3	0	14900	1948	68	11/16/2006	12/15/2006	\$0
4647 3RD ST S	\$449,900	\$415,000	3	2	0	8400	1949	19	11/16/2006	12/28/2006	\$0
125 PERSHING DR	\$549,000	\$520,000	3	2	1	6166	1950	73	11/21/2006	12/20/2006	\$4,500
4648 2ND ST S	\$475,000	\$448,500	2	1	0	5000	1947	175	11/24/2006	12/20/2006	\$13,455
4324 6TH ST S	\$629,000	\$630,000	3	3	0	7405	1979	1	12/29/2006	12/29/2006	\$0

Barcroft sales numbers in 2006 totaled 25 units sold and settled compared to 28 units in 2005. The average sold price was \$623,136 compared to the average 2005 sale price of \$677,324. Most of the properties had price reductions from their original list price, and many were re-listed in the MLS system. The final list price, not the original list price, is what is used in these calculations. Average days on the market in 2006 were 49 in 2006 compared only 19 in 2005.

*Note that a few unscrupulous listing agents had re-listed properties with a false tax id number, tricking the MLS system into starting over with 0 days on market (DOM). This practice is illegal although some agents have done it anyway in order to give the impression that the property hasn't been on the market as long as it actually has been.



Mortgage interest rates are close to 40 year lows. The average 30 year fixed rate mortgage rate remains near 40 year lows. **Currently at 6.375% for a Jumbo loan,** this is more than an entire percentage point below 2000 levels.

Conforming loans up to \$417,000 carry a slightly lower rate, currently at 6%.

Low interest rates (and lower prices) allow a larger population to own their own homes.