



## Residential Housing Report : 2008

Overview: Greene County prices fell by 2.6% despite the decrease in the units sold being down by 16.3%. Springfield City prices fell 2.1% despite the decrease in the units sold being down by 15.7.5%

### UNA Comparisons of Average Sales Price

This is a comparison of 2007 vs 2008 and change over a 6 year span.

Area	2007	2008	Change	2002	Change
Williams/Bissett/ York/Westport	\$71,500	\$66,200	-7.4%	\$58,900	12.4%
Weller/Robberson	\$67,800	\$64,000	-5.0%	\$47,600	34.5%
Delaware/Rountree/ Sunshine	\$129,900	\$117,300	-9.0%	\$100,700	16.5%
UNA	\$66,800	\$66,600	-----	\$47,400	40.5%
City of Springfield	\$143,100	\$140,100	-2.1%	\$112,700	24.3%
Greene County	\$149,000	\$145,100	-2.6%	\$118,200	22.8%
Median Home Price in Springfield	\$119,000	\$119,500	-----	\$92,000	29.9%

All numbers thought to be reliable but no guarantees are made either expressed or implied, parameters were single family units, 800 or more square feet of living space and up to \$500,000 in sales price.

## Neighborhood Real Estate Selling Price Comparisons 2002-2008

<b>Williams/Bissett/Westport/York All Styles 800+</b>				
	Price	Size	DOM	Units
2008	\$66,200	1164	60	221
2007	\$71,500	1136	46	272
2006	\$70,200	1191	46	312
2005	\$69,900	1161	42	345
2004	\$62,700	1191	40	301
2003	\$59,200	1698	52	339
2002	\$58,900	1182	52	253
<b>Weller/Robberson All Styles 800+</b>				
	Price	Size	DOM	Units
2008	\$64,000	1159	64	98
2007	\$67,800	1150	52	116
2006	\$59,200	1066	49	184
2005	\$56,600	1095	49	118
2004	\$52,200	1137	57	127
2003	\$47,000	1101	65	145
2002	\$47,600	1055	65	87
<b>Delaware/Rountree/Sunshine All Styles 800+</b>				
	Price	Size	DOM	Units
2008	\$117,300	1595	51	158
2007	\$129,900	1606	44	190
2006	\$123,200	1928	37	239
2005	\$117,000	1578	33	257
2004	\$106,700	1524	34	208
2003	\$102,700	1584	39	267
2002	\$100,700	1568	55	265
<b>UNA Footprint All Styles 800+</b>				
	Price	Size	DOM	Units
2008	\$66,600	1385	64	187
2007	\$66,800	1346	53	233
2006	\$66,900	1359	50	276
2005	\$64,300	1354	48	268
2004	\$56,700	1383	63	204
2003	\$53,300	1502	57	209
2002	\$47,400	1337	65	197

<b>2008 Average Increase In Selling Price</b>	
Williams/Bissett/Westport/York	-7%
Delaware/Rountree/Sunshine	-6%
Weller/Robberson	-9%
UNA Footprint	0%

<b>2002-2008 Average Increase In Selling Prices</b>	
Williams/Bissett/Westport/York	12%
Delaware/Rountree/Sunshine	16%
Weller/Robberson	34%
UNA Footprint	41%