



# Market Statistics for the Topeka Area

November-10



## General Statistics

**2193** homes currently on the market

**175** homes listed by Coldwell Banker

**8.0%** homes listed by Coldwell Banker

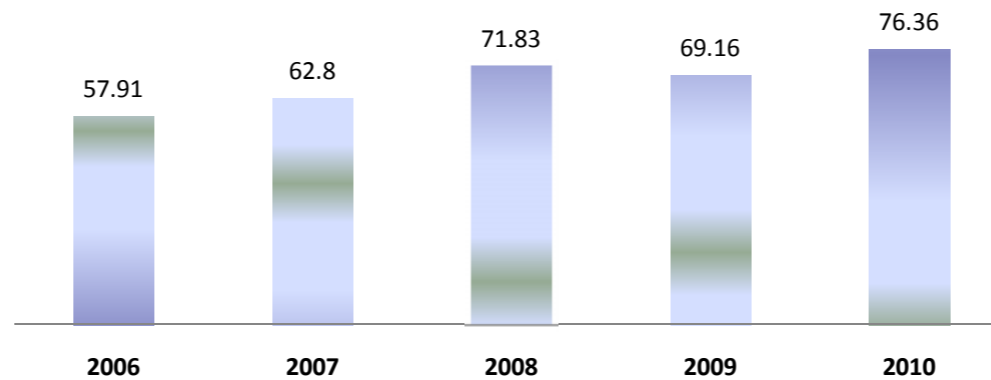
**2212** homes sold in 2010

**CBKansas.com**

For all of your local Real Estate Information

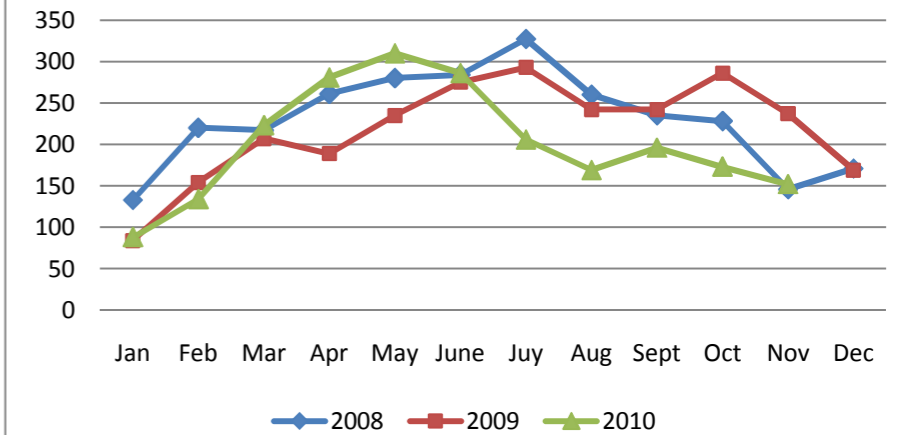
## Average Days on the Market

Annual Average



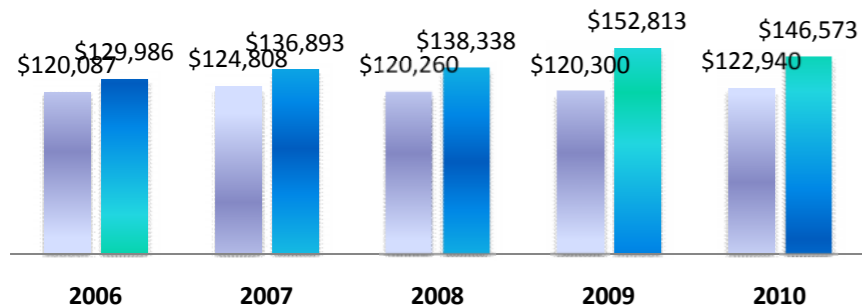
## Number of Homes Sold

All Companies

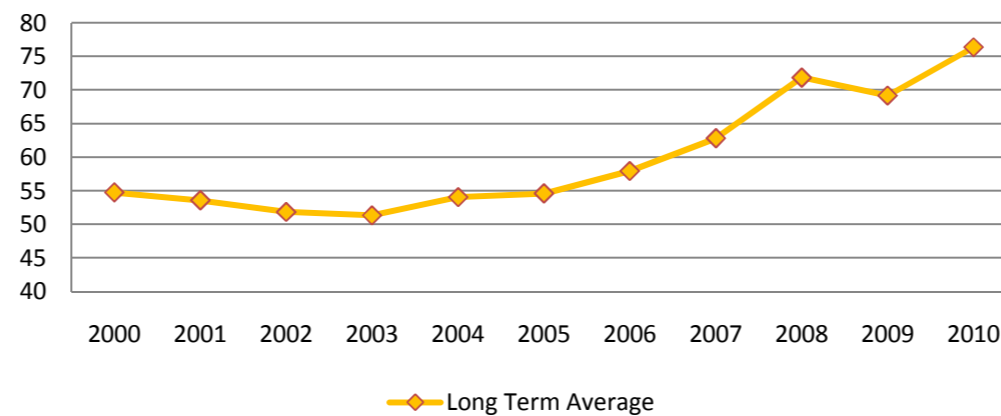


## Average Sales Price

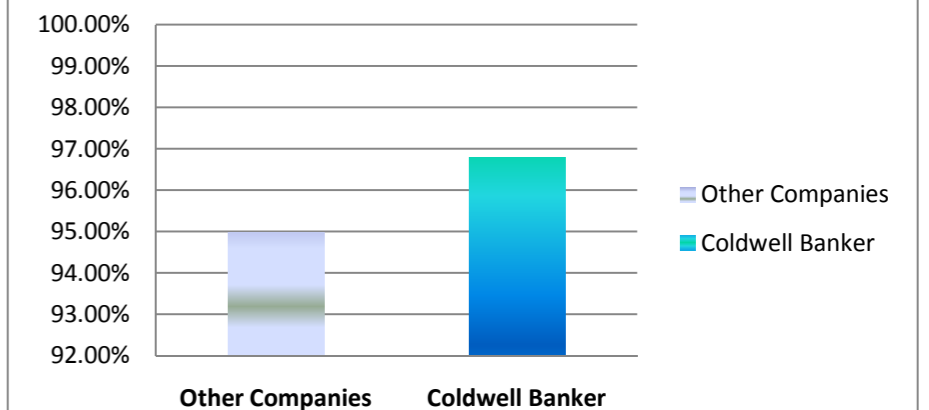
Other Companies Coldwell Banker



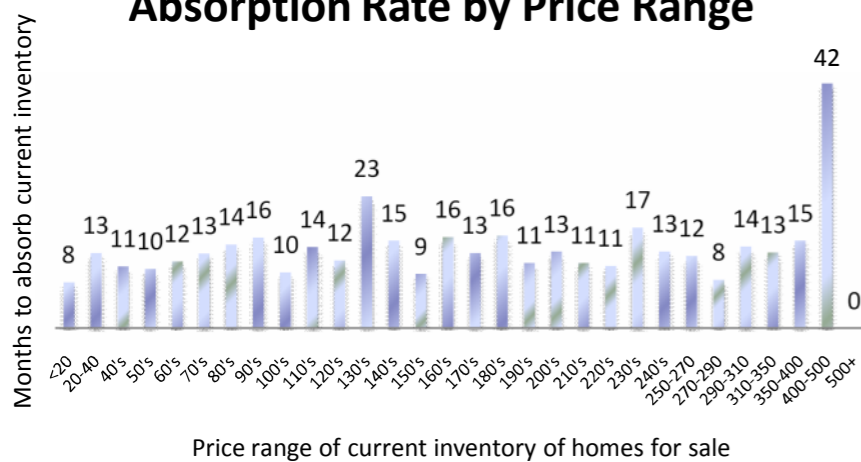
## Average Days on Market



## List to Sales Price Ratio



## Absorption Rate by Price Range



### Absorption Rate:

A measurement of how fast current listings might be sold. We calculate the absorption rate by dividing the number of current homes for sale in a given price range by the average number of homes sold for the last three months in that same price range. The result is the estimated number of months it would take to deplete the existing inventory of homes for sale in that price range given the current number of sales.

If the rate is:

- Greater than 6 mo. ----- Buyer's Market
- At 6 mo. ----- Balanced Market
- Less than 6 mo. ----- Seller's Market

### List to Sales Price Ratio:

When buying a home it is important to consider what the list price vs. sales price ratio is. Why is this statistic important? This ratio gives you an indicator of the percentage of the original list price people are paying for the homes in a given area.