



# Craig A. Keto Real Estate Report



## Manchester & Chateau Home Sales 2000-2010

Year	Average Home Price			Median Home Price			High Price	Total Dollar Volume			Number of Home Sales			
	Average Price	Dollar Change	Percent Change	Median Price	Dollar Change	Percent Change		Dollar Volume	Dollar Change	Percent Change	# of Home Sales	Number Change	Percent Change	
2000	\$58,513	----	----	\$60,000	----	----	\$170,000	\$3,393,740	----	----	58	----	----	
2001	\$61,845	\$3,332	5.7%	\$55,000	-\$5,000	-8.3%	\$170,000	\$1,793,506	-\$1,600,234	-47.2%	29	-29	-50.0%	
2002	\$84,345	\$22,500	36.4%	\$80,000	\$25,000	45.5%	\$195,000	\$2,614,681	\$821,175	45.8%	31	2	6.9%	
2003	\$65,580	-\$18,765	-22.2%	\$53,750	-\$26,250	-32.8%	\$175,000	\$1,442,758	-\$1,171,923	-44.8%	22	-9	-29.0%	
2004	\$65,074	-\$506	-0.8%	\$55,500	\$1,750	3.3%	\$199,000	\$2,082,354	\$639,596	44.3%	32	10	45.5%	
2005	\$68,234	\$3,160	4.9%	\$60,000	\$4,500	8.1%	\$232,500	\$2,388,192	\$305,838	14.7%	35	3	9.4%	
2006	\$78,343	\$10,109	14.8%	\$53,500	-\$6,500	-10.8%	\$238,000	\$3,290,406	\$902,214	37.8%	42	7	20.0%	
2007	\$93,395	\$15,052	19.2%	\$84,000	\$30,500	57.0%	\$360,000	\$4,109,359	\$818,953	24.9%	44	2	4.8%	
2008	\$76,106	-\$17,289	-18.5%	\$70,000	-\$14,000	-16.7%	\$212,000	\$1,293,795	-\$2,815,564	-68.5%	17	-27	-61.4%	
2009	\$63,751	-\$12,355	-16.2%	\$30,000	-\$40,000	-57.1%	\$238,000	\$765,010	-\$528,785	-40.9%	12	-5	-29.4%	
2010	\$60,849	-\$2,902	-4.6%	\$32,093	\$2,093	7.0%	\$210,000	\$1,095,285	\$330,275	43.2%	18	6	50.0%	
2011	\$93,626	\$32,777	53.9%	\$61,250	\$29,157	90.9%	\$325,000	\$1,310,761	\$215,476	19.7%	14	-4	-22.2%	
3 Yr. Average Annual Change			-13.1%				-22.3%				-22.1%			-13.6%
5 Yr. Average Annual Change			-1.1%				-4.1%				-0.7%			-3.2%
10 Yr. Average Annual Change			1.9%				-0.5%				0.9%			-3.3%

Includes sales in Ward 21 of existing single family, duplex and condo units. 2011 data is year to date.

