



Natrona County Real Estate Market Report  
October, 2011

---

# Natrona County Real Estate Market Report -October 2011

Residential Mkt.	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total/Avg.
2011 Avg Sales Price	\$187,443	\$166,933	\$179,250	\$188,748	\$192,467	\$194,821	\$187,687	\$190,121	\$186,742	\$192,500			\$186,671
2010 Avg Sales Price	\$165,365	\$208,634	\$187,999	\$181,785	\$179,156	\$214,436	\$208,330	\$184,595	\$177,786	\$174,423	\$188,065	\$194,861	\$188,786
2009 Avg Sales Price	\$185,383	\$194,177	\$191,795	\$189,801	\$195,419	\$203,853	\$187,658	\$182,226	\$204,107	\$200,499	\$183,916	\$185,758	\$192,049
2011 Listed	109	116	145	160	156	157	116	174	85	114			1332
2011 Sold	64	68	94	115	115	126	105	103	92	99			981
2010 Listed	180	141	170	175	143	197	183	172	152	145	98	99	1855
2010 Sold	46	74	104	100	131	159	88	79	112	95	85	104	1177
2009 Listed	146	131	162	175	196	218	230	176	151	118	109	94	2123
2009 Sold	67	66	90	75	106	112	148	113	119	137	123	73	1273
2011 Vol.	\$11,996,390	\$11,351,495	\$16,849,535	\$21,706,108	\$22,133,752	\$24,547,510	\$18,956,457	\$19,582,551	\$16,113,530	\$22,092,390			\$185,329,718
2010 Vol.	\$7,441,435	\$15,438,980	\$19,551,990	\$18,178,524	\$23,469,520	\$34,095,472	\$18,333,045	\$14,583,070	\$19,912,128	\$16,570,197	\$15,985,543	\$20,265,604	\$223,825,508
2009 Vol.	\$12,420,712	\$12,815,745	\$17,261,579	\$14,235,090	\$20,714,470	\$22,831,579	\$27,773,530	\$20,591,545	\$24,288,820	\$27,468,436	\$22,621,734	\$13,560,346	\$252,947,502

Residential Casper Market				RE/MAX The Group				Pr. Range		RE/MAX		This information is based on data supplied by the Casper MLS. Casper MLS and RE/MAX The Group are not responsible for accuracy.
Pr. Rng - \$1,000's	Total Sold	Market Share	DOM	Price	Total Sold	Market Share	DOM	Mkt. Share				
\$0-\$20	6	0.57%	88	0-20	0	0.00%	0	0.00%			This data may not reflect all real estate activity.	
\$20-\$40	19	1.79%	108	20-40	6	0.57%	99	31.58%				
\$40-\$60	31	2.93%	74	40-60	14	1.32%	95	45.16%				
\$60-\$80	39	3.68%	96	60-80	13	1.23%	120	33.33%				
\$80-\$100	47	4.44%	97	80-100	16	1.51%	85	34.04%				
\$100-\$120	60	5.67%	109	100-120	22	2.08%	45	36.67%				
\$120-\$140	122	11.52%	121	120-140	29	2.74%	171	23.77%				
\$140-\$160	123	11.61%	105	140-160	22	2.08%	79	17.89%				
\$160-\$180	121	11.43%	128	160-180	26	2.46%	96	21.49%				
\$180-\$200	128	12.09%	149	180-200	17	1.61%	76	13.28%				
\$200-\$220	64	6.04%	156	200-220	9	0.85%	75	14.06%			Copyright 2011 RE/MAX The Group	
\$220-\$240	69	6.52%	125	220-240	16	1.51%	75	23.19%				
\$240-\$260	57	5.38%	89	240-260	11	1.04%	83	19.30%				
\$260-\$280	40	3.78%	174	260-280	10	0.94%	167	25.00%				
\$280-\$300	34	3.21%	228	280-300	10	0.94%	183	29.41%				
\$300-\$320	16	1.51%	117	300-320	3	0.28%	214	18.75%				
\$320-\$340	16	1.51%	414	320-340	5	0.47%	65	31.25%				
\$340-\$360	10	0.94%	94	340-360	5	0.47%	72	50.00%				
\$360-\$380	14	1.32%	117	360-380	4	0.38%	106	28.57%				
\$380-\$400	7	0.66%	131	380-400	0	0.00%	0	0.00%				
\$400-\$420	6	0.57%	145	400-420	2	0.19%	90	33.33%				
\$420-\$440	1	0.09%	70	420-440	0	0.00%	0	0.00%				
\$440-\$460	5	0.47%	241	440-460	1	0.09%	46	20.00%				
\$460-\$480	2	0.19%	12	460-480	0	0.00%	0	0.00%				
\$480-\$500	4	0.38%	204	480-500	1	0.09%	49	25.00%				
\$500+	18	1.70%	105	500+	4	0.38%	52	22.22%				
<b>TOTALS</b>	<b>1059</b>	--	3494	--	<b>246</b>	--	2139	<b>23.23%</b>				
<b>Average DOM</b>	--	--	<b>109</b>	--	--	--	<b>86</b>	--				

# RESIDENTIAL UNITS SOLD

## Casper Market

## RE/MAX

Price Range - \$1,000's	S.F.	Rural	Mobile/Man	Condo	Twin	S.F.TBB	Total	Price Range - \$1,000's	Single Family	Rural	Mobile/Man	Condo	Twin	S.F.TBB	Total
0-20	4	0	2	0	0	0	6	0-20	0	0	0	0	0	0	0
20-40	9	0	10	0	0	0	19	20-40	4	0	2	0	0	0	6
40-60	24	0	4	3	0	0	31	40-60	11	0	1	2	0	0	14
60-80	35	0	2	2	0	0	39	60-80	12	0	0	1	0	0	13
80-100	35	3	2	6	1	0	47	80-100	13	2	0	1	0	0	16
100-120	54	1	0	3	2	0	60	100-120	21	0	0	1	0	0	22
120-140	110	2	0	4	6	0	122	120-140	25	2	0	0	2	0	29
140-160	105	2	0	4	12	0	123	140-160	20	0	0	0	2	0	22
160-180	114	3	0	1	1	2	121	160-180	24	2	0	0	0	0	26
180-200	106	2	0	4	0	16	128	180-200	16	1	0	0	0	0	17
200-220	53	4	0	0	0	7	64	200-220	8	1	0	0	0	0	9
220-240	57	11	0	0	0	1	69	220-240	16	0	0	0	0	0	16
240-260	51	6	0	0	0	0	57	240-260	8	3	0	0	0	0	11
260-280	33	5	0	1	0	1	40	260-280	6	3	0	1	0	0	10
280-300	28	4	0	0	2	0	34	280-300	8	1	0	0	1	0	10
300-320	12	4	0	0	0	0	16	300-320	2	1	0	0	0	0	3
320-340	12	3	0	0	1	0	16	320-340	5	0	0	0	0	0	5
340-360	7	2	0	0	1	0	10	340-360	3	1	0	0	1	0	5
360-380	14	0	0	0	0	0	14	360-380	4	0	0	0	0	0	4
380-400	7	0	0	0	0	0	7	380-400	0	0	0	0	0	0	0
400-420	6	0	0	0	0	0	6	400-420	2	0	0	0	0	0	2
420-440	1	0	0	0	0	0	1	420-440	0	0	0	0	0	0	0
440-460	4	1	0	0	0	0	5	440-460	1	0	0	0	0	0	1
460-480	2	0	0	0	0	0	2	460-480	0	0	0	0	0	0	0
480-500	4	0	0	0	0	0	4	480-500	1	0	0	0	0	0	1
500+	13	5	0	0	0	0	18	500+	4	0	0	0	0	0	4

This information is based on data supplied by the Casper Multiple Listing Service. Casper MLS and RE/MAX The Group are not responsible for accuracy. This data may not reflect all real estate activity. Copyright 2011 RE/MAX The Group

# RESIDENTIAL DAYS ON MARKET

## Casper Market

## RE/MAX

Price Range - \$1,000's	S.F.	Rural	Mobile/Man	Condo	Twin	S.F.TBB	Total	DOM	Price Range - \$1,000's	Single Family	Rural	Mobile/Man	Condo	Twin	S.F.TBB	Total	DOM
0-20	91	0	84	0	0	0	175	88	0-20	0	0	0	0	0	0	0	0
20-40	132	0	84	0	0	0	216	108	20-40	134	0	64	0	0	0	198	99
40-60	79	0	77	67	0	0	223	74	40-60	68	0	132	84	0	0	284	95
60-80	108	0	70	111	0	0	289	96	60-80	104	0	0	135	0	0	239	120
80-100	95	88	73	87	140	0	483	97	80-100	93	118	0	44	0	0	255	85
100-120	74	148	0	95	117	0	434	109	100-120	67	0	0	22	0	0	89	45
120-140	78	48	0	95	262	0	483	121	120-140	70	48	0	0	395	0	513	171
140-160	99	61	0	128	132	0	420	105	140-160	87	0	0	0	70	0	157	79
160-180	107	119	0	0	42	243	511	128	160-180	90	102	0	0	0	0	192	96
180-200	113	176	0	79	0	226	594	149	180-200	110	42	0	0	0	0	152	76
200-220	96	103	0	0	0	269	468	156	200-220	53	97	0	0	0	0	150	75
220-240	95	110	0	0	0	171	376	125	220-240	75	0	0	0	0	0	75	75
240-260	122	56	0	0	0	0	178	89	240-260	129	36	0	0	0	0	165	83
260-280	94	101	0	342	0	158	695	174	260-280	98	60	0	342	0	0	500	167
280-300	89	189	0	0	407	0	685	228	280-300	79	253	0	0	216	0	548	183
300-320	80	153	0	0	0	0	233	117	300-320	79	348	0	0	0	0	427	214
320-340	98	78	0	0	1066	0	1242	414	320-340	65	0	0	0	0	0	65	65
340-360	96	0	0	0	91	0	187	94	340-360	52	0	0	0	91	0	143	72
360-380	117	0	0	0	0	0	117	117	360-380	106	0	0	0	0	0	106	106
380-400	131	0	0	0	0	0	131	131	380-400	0	0	0	0	0	0	0	0
400-420	145	0	0	0	0	0	145	145	400-420	90	0	0	0	0	0	90	90
420-440	70	0	0	0	0	0	70	70	420-440	0	0	0	0	0	0	0	0
440-460	152	329	0	0	0	0	481	241	440-460	46	0	0	0	0	0	46	46
460-480	12	0	0	0	0	0	12	12	460-480	0	0	0	0	0	0	0	0
480-500	204	0	0	0	0	0	204	204	480-500	49	0	0	0	0	0	49	49
500+	146	63	0	0	0	0	209	105	500+	52	0	0	0	0	0	52	52

This information is based on data supplied by the Casper Multiple Listing Service. Casper MLS and RE/MAX The Group are not responsible for accuracy. This data may not reflect all real estate activity. Copyright 2011 RE/MAX The Group

# Area Trend Report

Report as of 10/31/2011

Area	Listed Last 12 Mo.	12 Mo. Avg. List \$	Sold Last 12 Mo.	12 Mo. Avg. Sale \$	DOM	Sale/List \$ %	Curr. Listings	Ab. Rate	Mo. Supply on Mkt.
CCR:	244	\$144,500	190	\$131,458	91	90.97%	47	15.83	2.97
ECR:	391	\$240,836	303	\$222,350	110	92.32%	93	25.25	3.68
SCR:	156	\$256,534	123	\$223,404	124	87.09%	27	10.25	2.63
WCR:	277	\$189,117	211	\$170,634	88	90.23%	38	17.58	2.16
BRN:	99	\$186,661	101	\$186,749	157	100.05%	24	8.42	2.85
EVE:	56	\$205,742	38	\$175,568	136	85.33%	10	3.17	3.16
MMV:	33	\$137,124	28	\$115,275	75	84.07%	2	2.33	0.86
PCR:	184	\$182,883	144	\$172,410	100	94.27%	46	12.00	3.83
RUE:	23	\$428,319	20	\$294,730	126	68.81%	5	1.67	3.00
RUW:	55	\$286,708	36	\$253,262	89	88.33%	14	3.00	4.67
RUS:	11	\$788,245	9	\$397,028	213	50.37%	2	0.75	2.67
RUN:	6	\$183,800	2	\$160,000	53	87.05%	1	0.17	6.00

CCR: South of Amoco Road, west of Beverly, west of Bryan Stock Trail, north of 15th, north of College Drive and east of Poplar

ECR: South of I-25, east of Beverly and east and south to the city limits

SCR: South of College Drive, south of 15th, west of Beverly, south to City limits, east of Poplar

WCR: West of Poplar, south of the North Platte River, east of Wyoming Blvd including Wolf Creek subdivision

BRN: Town of Bar Nunn

EVE: Town of Evansville

MMV: Mills & Mountain View

PCR: Paradise Valley and Riverwest

## RURAL AREAS

RUE: North Beverly to South Beverly

RUW: North of Wyoming Hwy 220 to US Hwy 20-26

RUS: From Hwy 220 to an extension of S. Beverly

RUN: North from US Hwy 20-26 to an extension of N. Beverly

This information is based on data supplied by the Casper Multiple Listing Service. Casper MLS and RE/MAX The Group are not responsible for accuracy.

This data may not reflect all real estate activity. Copyright 2011 RE/MAX The Group

# Home Style Performance Report

Report as of 10/31/2011

Home Style	Homes Sold Last 12 Months	Absorption Rate	Current Listings	Months Supply on Market
1 1/2 Story	31	2.6	14	5.42
2 Story	99	8.3	31	3.76
Bi-Level	130	10.8	20	1.85
Bungalow	4	0.3	2	6.00
Cabin	2	0.2	0	0.00
Contemporary	9	0.8	6	8.00
Elev. Ranch	59	4.9	11	2.24
Four Level	62	5.2	12	2.32
Man. Home	11	0.9	3	3.27
Mob. Home	20	1.7	2	1.20
Ranch	673	56.1	183	3.26
Tri Level	70	5.8	13	2.23
Twin Home	16	1.3	3	2.25
Town House	4	0.3	1	3.00
Condo	10	0.8	5	6.00

This information is based on data supplied by the Casper Multiple Listing Service. Casper MLS and RE/MAX The Group are not responsible for accuracy. This data may not reflect all real estate activity. Copyright 2011 RE/MAX The Group

# Price Range Performance Report

Report as of 10/31/2011

Price Range	Homes Sold Last 12 Months	Absorption Rate	Current Listings	Months Supply on Market
\$0-\$50	43	3.6	6	1.67
\$50-\$100	118	9.8	21	2.14
\$100-\$120	78	6.5	12	1.85
\$120-\$140	150	12.5	17	1.36
\$140-\$160	140	11.7	32	2.74
\$160-\$180	149	12.4	34	2.74
\$180-\$200	151	12.6	34	2.70
\$200-\$220	84	7.0	26	3.71
\$220-\$240	80	6.7	18	2.70
\$240-\$260	70	5.8	13	2.23
\$260-\$280	55	4.6	17	3.71
\$280-\$300	37	3.1	11	3.57
\$300-\$320	20	1.7	7	4.20
\$320-\$340	18	1.5	10	6.67
\$340-\$360	11	0.9	11	12.00
\$360-\$380	16	1.3	2	1.50
\$380-\$400	8	0.7	6	9.00
\$400-\$450	10	0.8	9	10.80
\$450-\$500	13	1.1	7	6.46
\$500+	22	1.8	22	12.00

This information is based on data supplied by the Casper Multiple Listing Service. Casper MLS and RE/MAX The Group are not responsible for accuracy. This data may not reflect all real estate activity. Copyright 2011 RE/MAX The Group

# Months Supply on Market

Including Absorption Rate. Report as of 10/31/2011

## ALL RESIDENTIAL INCLUDING NEW CONSTRUCTION

Month	Sep-10	Oct-10	Nov-10	Dec-10	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11
Homes Sold in Last 12 Months	1215	1142	1170	1176	1184	1193	1178	1182	1161	1150	1163	1180	1199
Absorption Rate	101	95	98	98	99	99	98	99	97	96	97	98	100
Homes Currently on Market	510	417	390	386	370	321	318	341	362	365	379	408	364
Months Supply on the Market	5.04	4.38	4.00	3.94	3.75	3.23	3.24	3.46	3.74	3.81	3.91	4.15	3.64

## NEW CONSTRUCTION ONLY

Month	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11
Homes Sold in Last 12 Months	217	231	226	212	197	198	198
Absorption Rate	18	19	19	18	16	17	17
Homes Currently on Market	61	53	48	41	46	43	42
Months Supply on the Market	3.37	2.75	2.50	2.32	2.80	2.61	2.55

## EXISTING HOMES ONLY

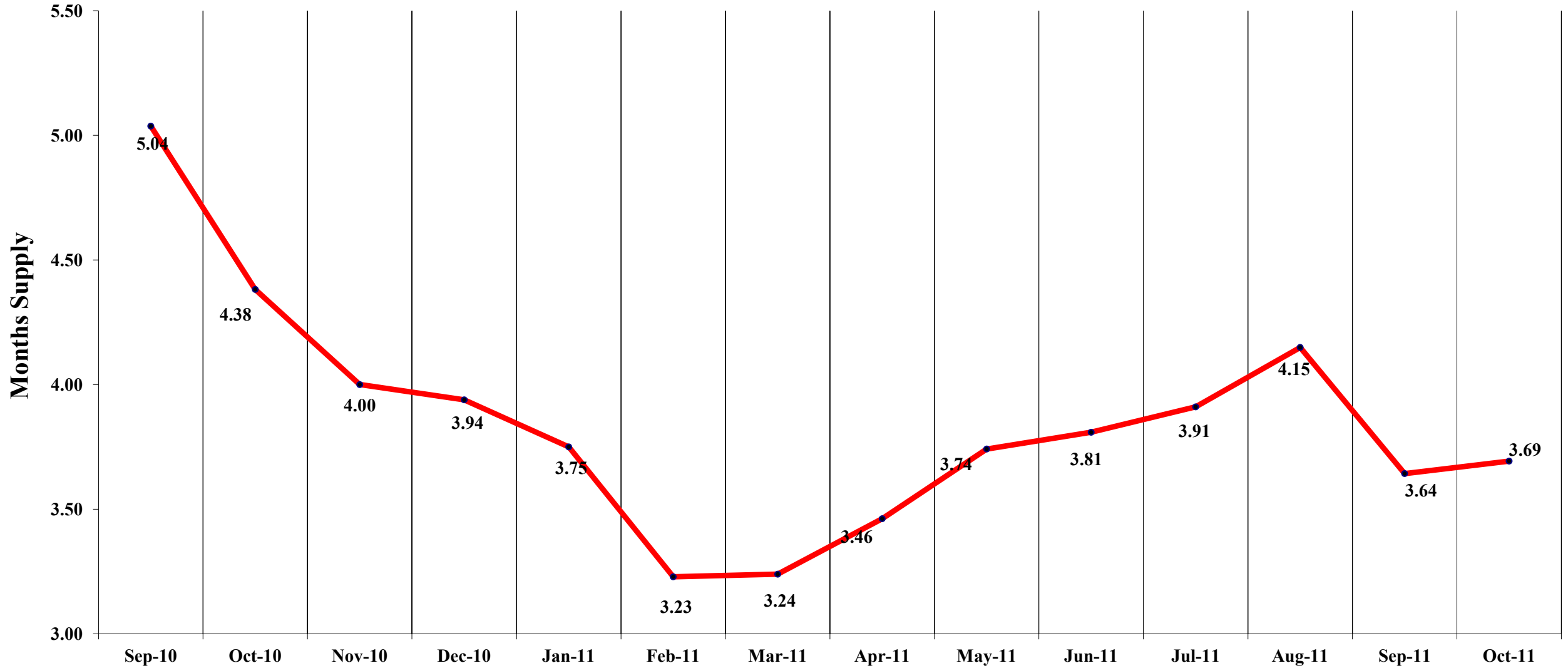
Month	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11
Homes Sold in Last 12 Months	967	962	952	970	966	952	965
Absorption Rate	81	80	79	81	81	79	80
Homes Currently on Market	309	268	271	300	317	367	337
Months Supply on the Market	3.83	3.34	3.42	3.71	3.91	4.63	4.19

This information is based on data supplied by the Casper Multiple Listing Service. Casper MLS and RE/MAX The Group are not responsible for accuracy.

This data may not reflect all real estate activity. Copyright 2011 RE/MAX The Group

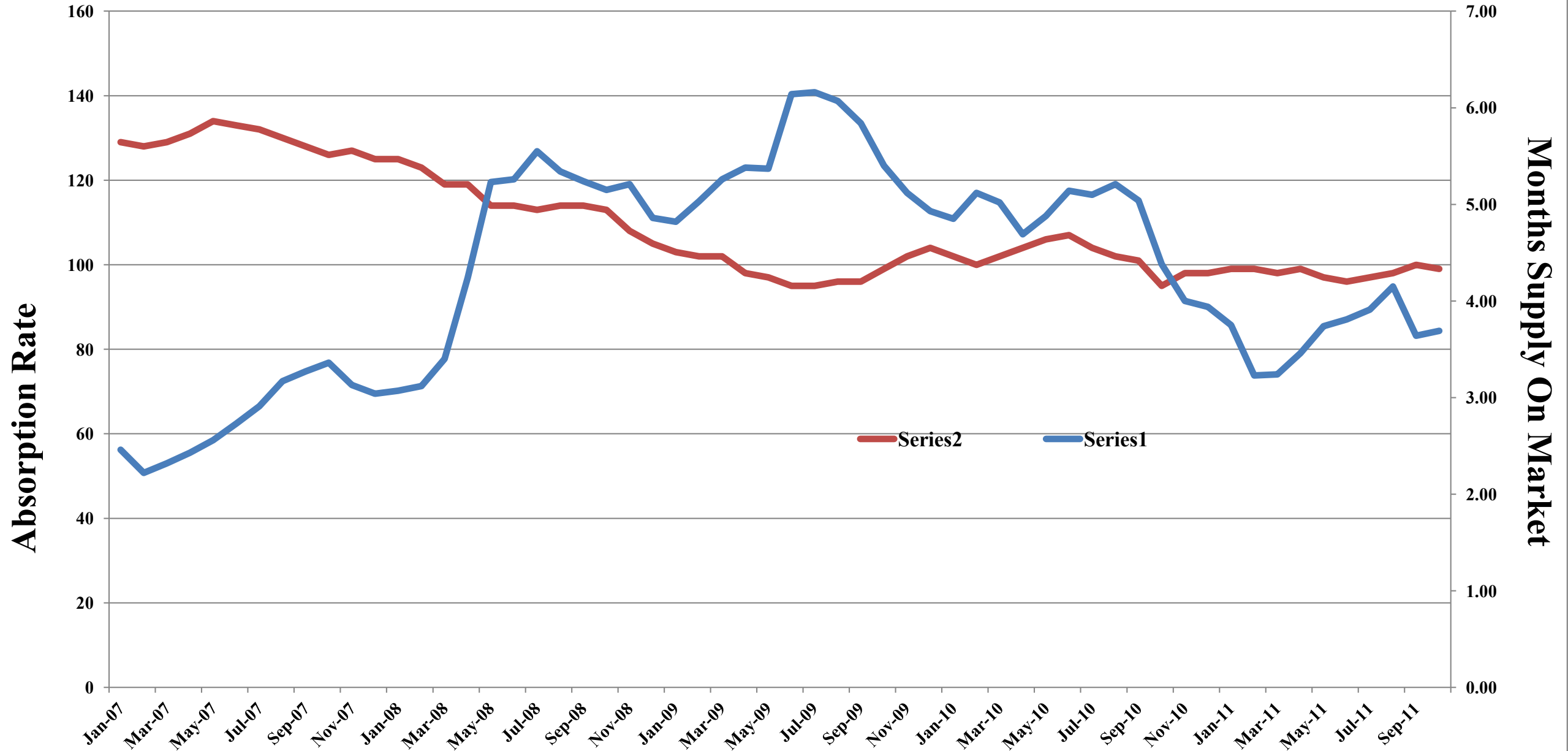


# Months Supply on the Market - All Homes



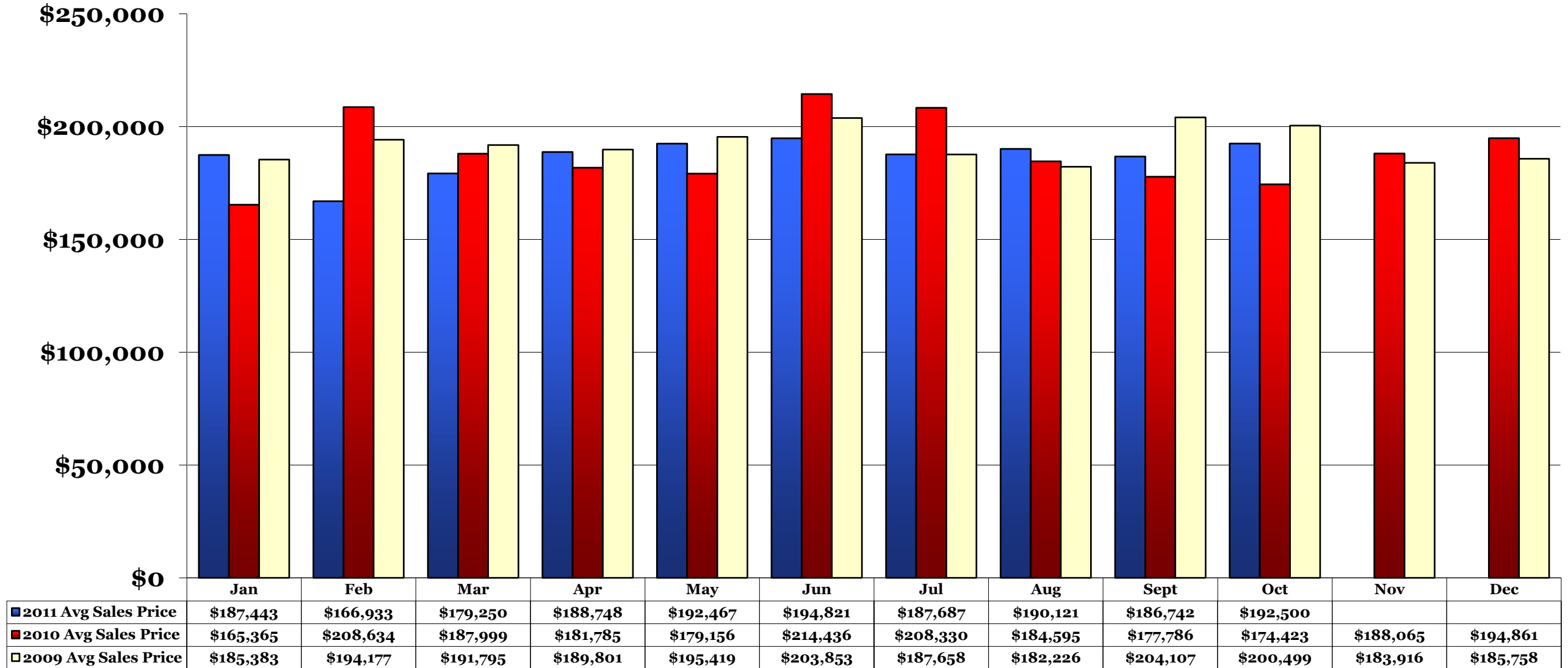
Copyright 2011 RE/MAX The Group

# Jul. 2007- Current Absorption Rate & Months Supply on Market

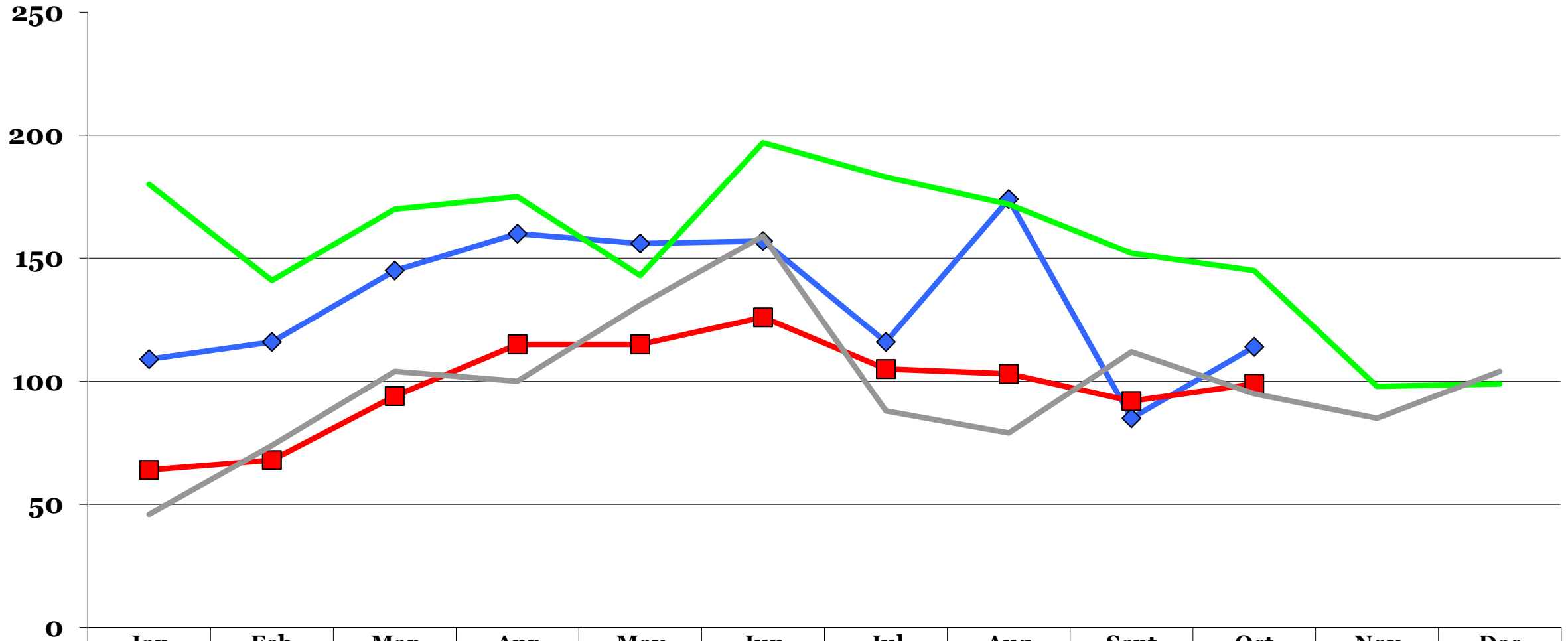




# 2009-2011 Natrona County Average Residential Sales Price

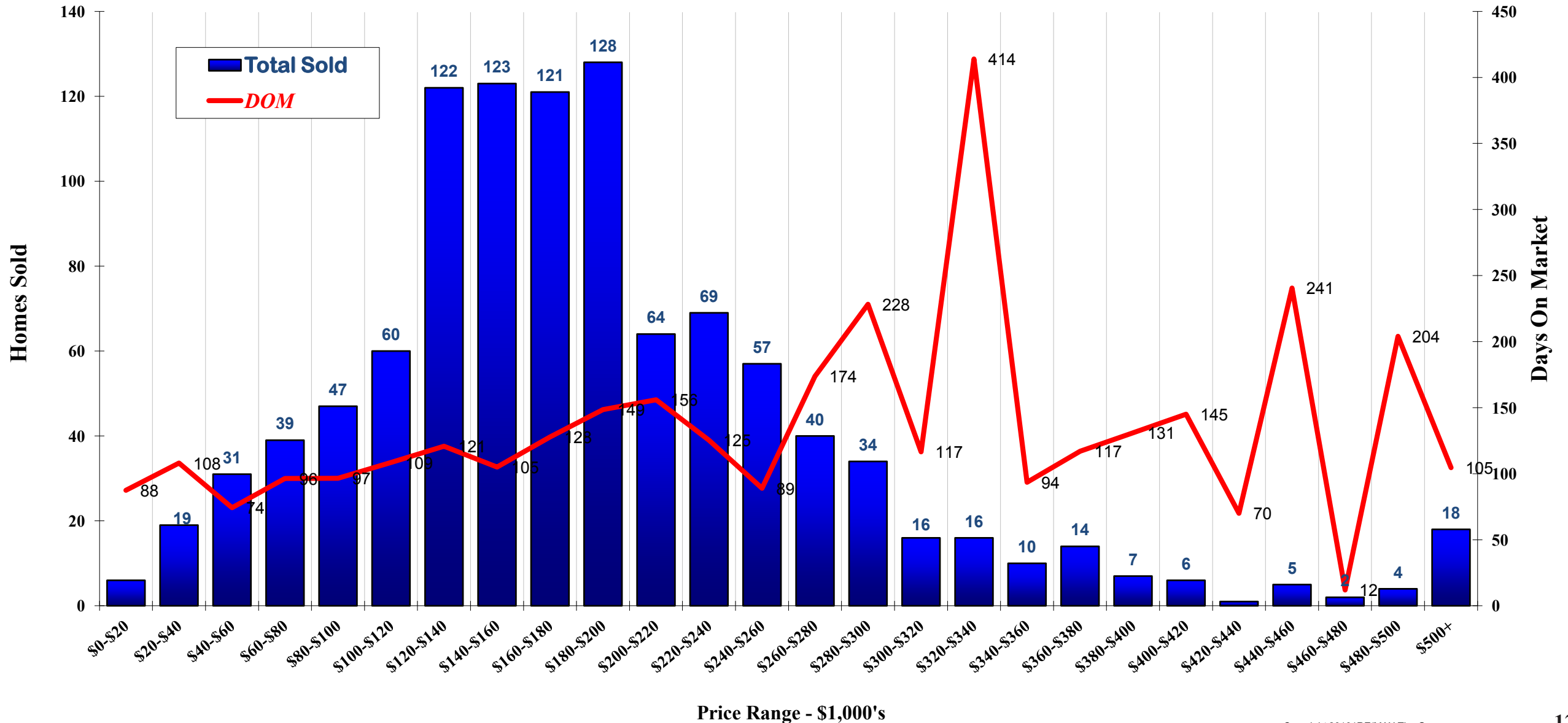


# 2010-2011 Natrona County Homes Listed vs. Homes Sold

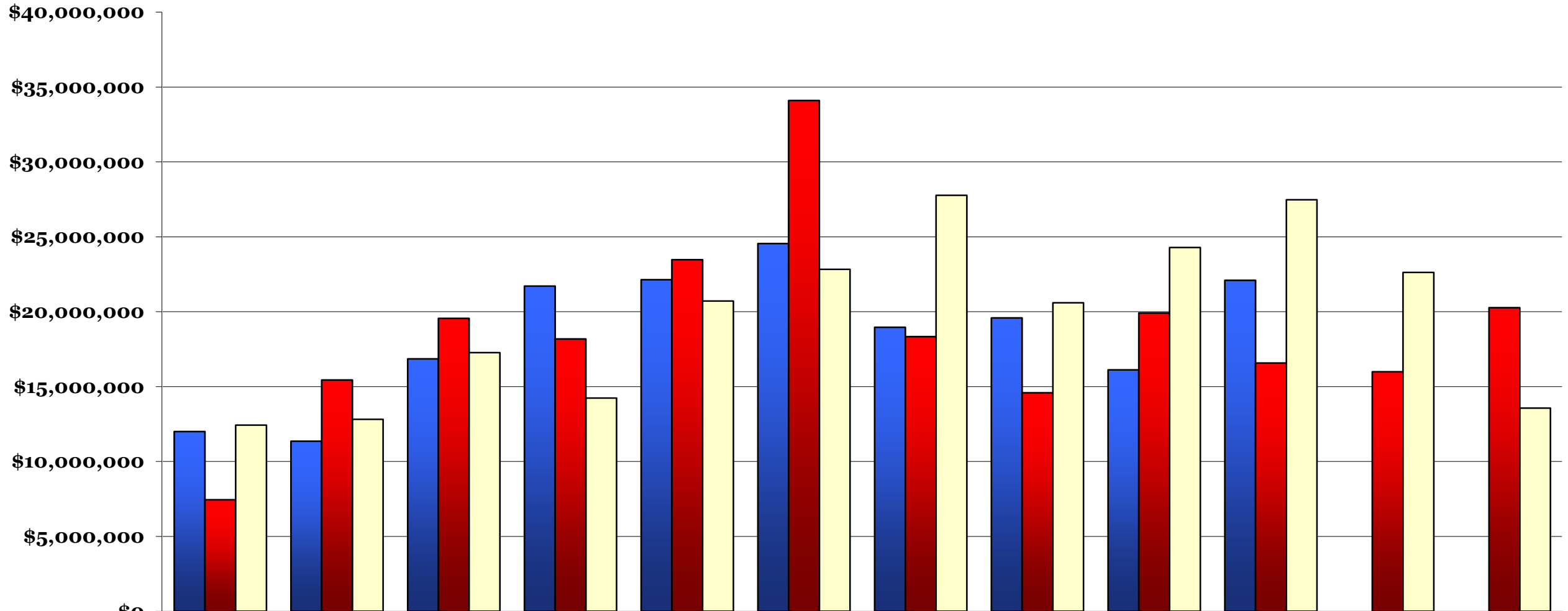


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
◆ 2011 Listed	109	116	145	160	156	157	116	174	85	114		
■ 2011 Sold	64	68	94	115	115	126	105	103	92	99		
■ 2010 Listed	180	141	170	175	143	197	183	172	152	145	98	99
■ 2010 Sold	46	74	104	100	131	159	88	79	112	95	85	104

# 2011 Residential Homes Sold/Days on Market in Specified Price Range, Jan. 1 - OCT 31, 2011



# 2009-2011 Natrona County Total Residential Sales Volume



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
2011 Vol.	\$11,996,390	\$11,351,495	\$16,849,535	\$21,706,108	\$22,133,752	\$24,547,510	\$18,956,457	\$19,582,551	\$16,113,530	\$22,092,390		
2010 Vol.	\$7,441,435	\$15,438,980	\$19,551,990	\$18,178,524	\$23,469,520	\$34,095,472	\$18,333,045	\$14,583,070	\$19,912,128	\$16,570,197	\$15,985,543	\$20,265,604
2009 Vol.	\$12,420,712	\$12,815,745	\$17,261,579	\$14,235,090	\$20,714,470	\$22,831,579	\$27,773,530	\$20,591,545	\$24,288,820	\$27,468,436	\$22,621,734	\$13,560,346

# BIG 5 Competitive Analysis

## WITH NEW CONSTRUCTION

Units Sold in Price Range & Current Market Share Changes

Casper	Pr. Rng. - \$1,000's	RE/MAX		STRATTON		EDGEWORTH		BROKER 1		BURRIDGE	
		Total	Mkt. Share	Total	Mkt. Share	Total	Mkt. Share	Total	Mkt. Share	Total	Mkt. Share
6	0-20	0		0	0.00%	0		1	16.67%	0	
19	20-40	6	31.58%	1	5.26%	2	10.53%	1	5.26%	0	0.00%
31	40-60	14	45.16%	1	3.23%	0	0.00%	0	0.00%	1	3.23%
39	60-80	13	33.33%	1	2.56%	2	5.13%	1	2.56%	2	5.13%
47	80-100	16	34.04%	1	2.13%	4	8.51%	2	4.26%	4	8.51%
60	100-120	22	36.67%	4	6.67%	3	5.00%	1	1.67%	1	1.67%
122	120-140	29	23.77%	3	2.46%	14	11.48%	2	1.64%	18	14.75%
123	140-160	22	17.89%	6	4.88%	12	9.76%	7	5.69%	14	11.38%
121	160-180	26	21.49%	4	3.31%	10	8.26%	8	6.61%	25	20.66%
128	180-200	17	13.28%	5	3.91%	10	7.81%	27	21.09%	33	25.78%
64	200-220	9	14.06%	4	6.25%	4	6.25%	10	15.63%	13	20.31%
69	220-240	16	23.19%	2	2.90%	6	8.70%	4	5.80%	20	28.99%
57	240-260	11	19.30%	2	3.51%	4	7.02%	1	1.75%	23	40.35%
40	260-280	10	25.00%	1	2.50%	4	10.00%	0	0.00%	13	32.50%
34	280-300	10	29.41%	7	20.59%	1	2.94%	0	0.00%	6	17.65%
16	300-320	3	18.75%	1	6.25%	0	0.00%	0	0.00%	4	25.00%
16	320-340	5	31.25%	0	0.00%	2	12.50%	0	0.00%	4	25.00%
10	340-360	5	50.00%	0	0.00%	2	20.00%	0	0.00%	0	0.00%
14	360-380	4	28.57%	0	0.00%	2	14.29%	1	7.14%	4	28.57%
7	380-400	0	0.00%	0	0.00%	2	28.57%	1	14.29%	0	0.00%
6	400-420	2	33.33%	0	0.00%	0	0.00%	0	0.00%	1	16.67%
1	420-440	0		0		0		0		0	
5	440-460	1	20.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
2	460-480	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
4	480-500	1	25.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
18	500+	4	22.22%	1	5.56%	0	0.00%	0	0.00%	1	5.56%
1,059	Jan - OCT M.S. %	246	<b>23.23%</b>	44	<b>4.15%</b>	84	<b>7.93%</b>	67	<b>6.33%</b>	187	<b>17.66%</b>
<b>Without New Construction M. S. %</b>											

This information is based on data supplied by the Casper Multiple Listing Service. Casper MLS and RE/MAX The Group are not responsible for accuracy. This data may not reflect all real estate activity. Copyright 2011 RE/MAX The Group

# BIG 5 Days on Market

## YTD AVERAGE DAYS ON MARKET - BIG 5

Company	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11
RE/MAX The Group	91	92	93	93	94	93	90	88	86
Lisa Burrige & Associates	134	126	118	118	118	119	122	121	121
Broker One Real Estate	139	140	149	138	164	176	180	181	179
The Edgeworth Real Estate Firm	111	104	98	99	95	96	95	94	97
Stratton Real Estate	91	106	103	99	93	97	94	95	96
<b>MARKET AVERAGE</b>	123	119	151	109	110	112	119	107	109

This information is based on data supplied by the Casper Multiple Listing Service. Casper MLS and RE/MAX The Group are not responsible for accuracy. This data may not reflect all real estate activity. Copyright 2011 RE/MAX The Group

# BIG 5 List to Sell Price

## YTD SALES - AVERAGE LIST PRICE VS AVERAGE SALE PRICE

Company	1/1/11 - 10/31/2011		
	List	Sell	%
<b>RE/MAX The Group</b>	<b>\$198,916</b>	<b>\$192,500</b>	<b>96.77%</b>
Lisa Burrige & Associates - ALL Burrige Existing Homes Only	\$204,344	\$203,823	99.75%
Broker One Real Estate Broker One Existing Homes Only	\$184,982	\$182,311	98.56%
The Edgeworth Real Estate Firm	\$187,465	\$182,914	97.57%
Stratton Real Estate	\$199,613	\$199,478	99.93%
<b>MARKET AVERAGE</b>	<b>\$199,900</b>	<b>\$190,053</b>	<b>95.07%</b>

This information is based on data supplied by the Casper Multiple Listing Service. Casper MLS and RE/MAX The Group are not responsible for accuracy. This data may not reflect all real estate activity. Copyright 2011 RE/MAX The Group