

Monthly Indicators



December 2010

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A free research tool from the Collin County Association of REALTORS® exclusively for our members and MLS subscribers.

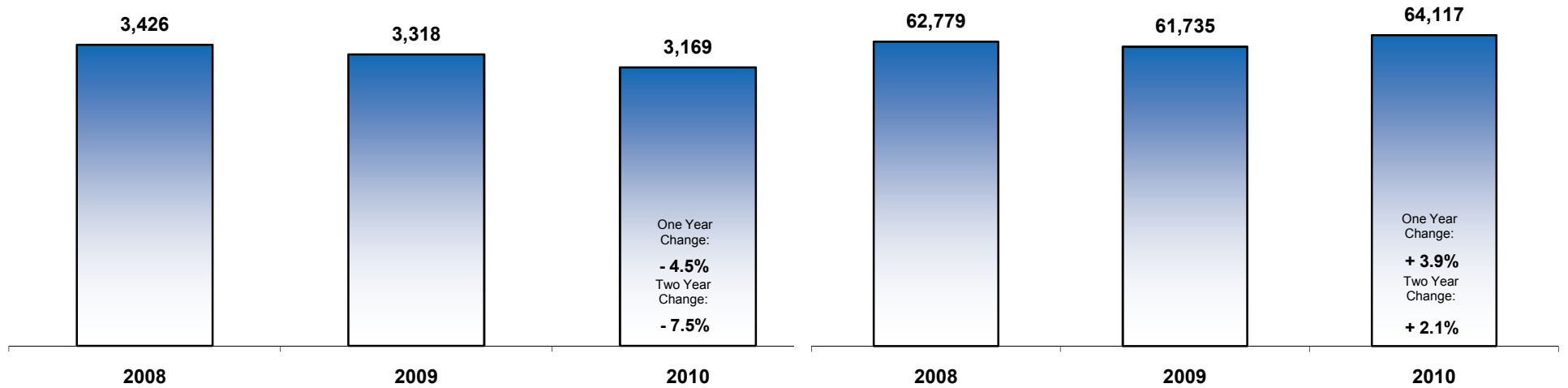
New Listings

A Monthly Indicator from the Collin County Association of REALTORS®

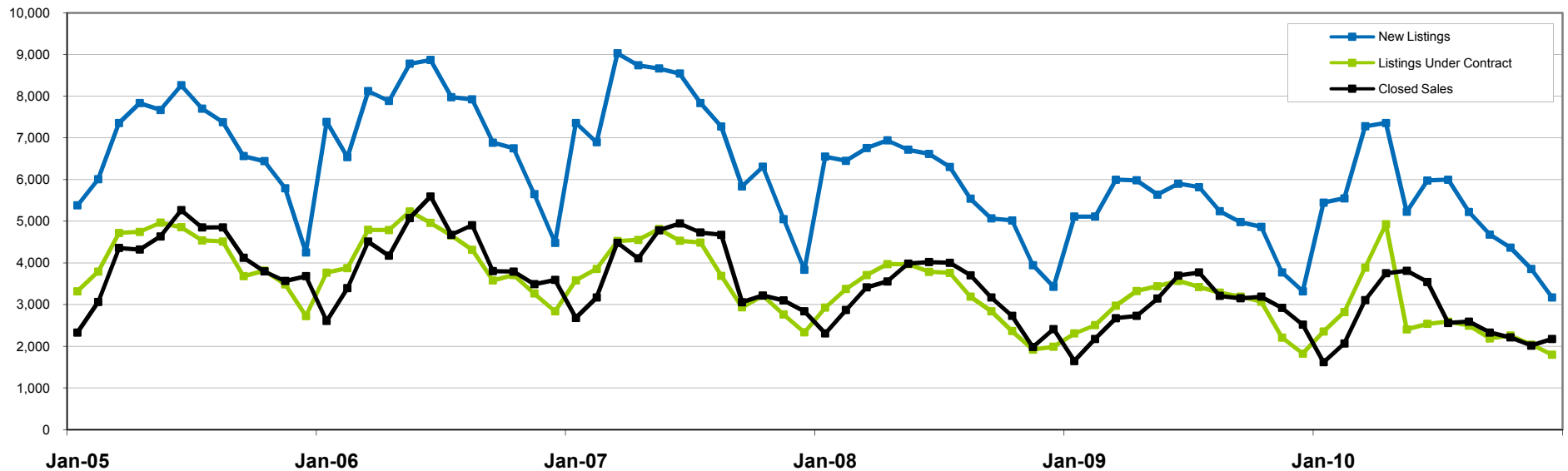


December

Entire Year



Historical Market Activity



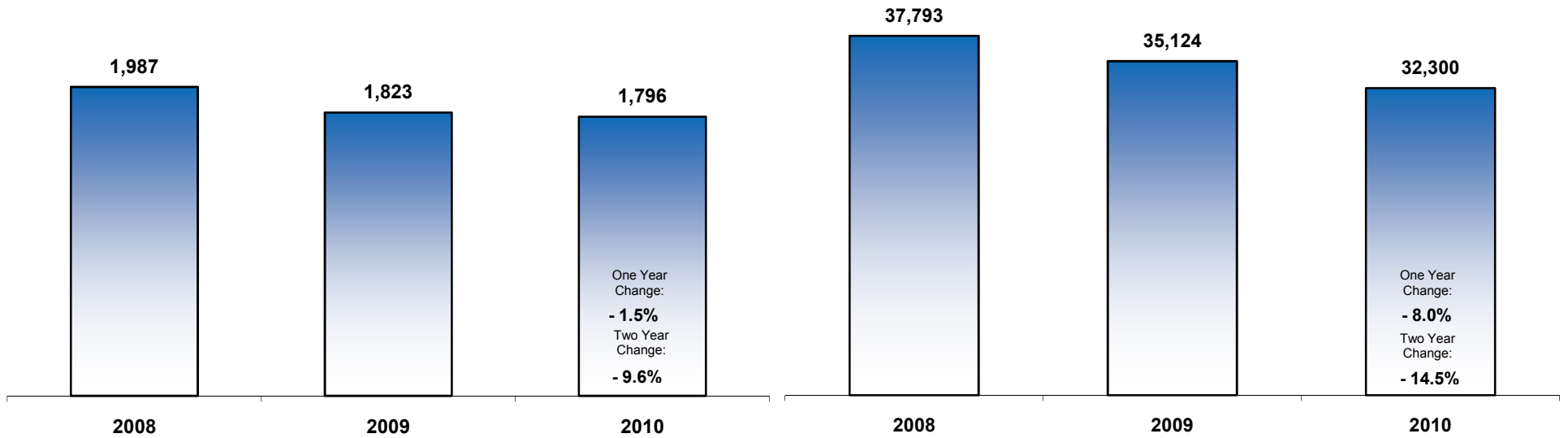
Listings Under Contract

A Monthly Indicator from the Collin County Association of REALTORS®

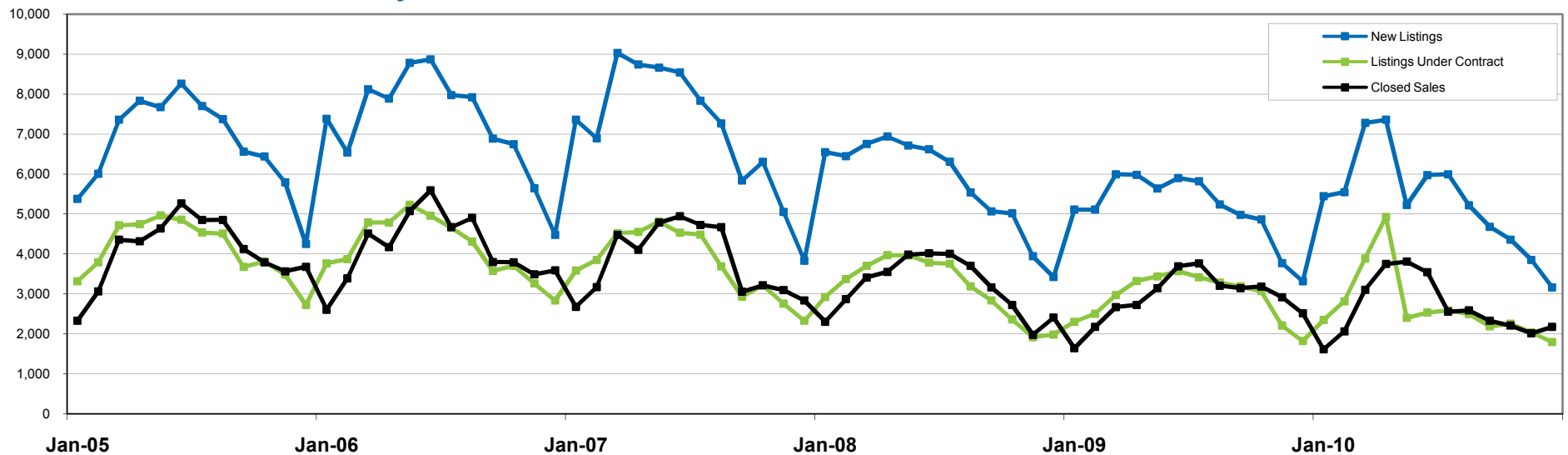


December

Entire Year



Historical Market Activity

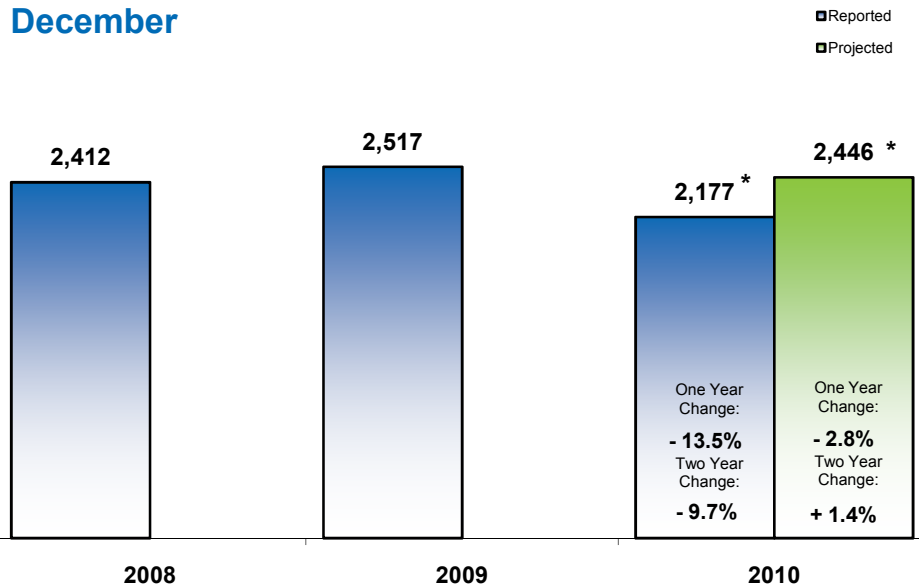


Closed Sales

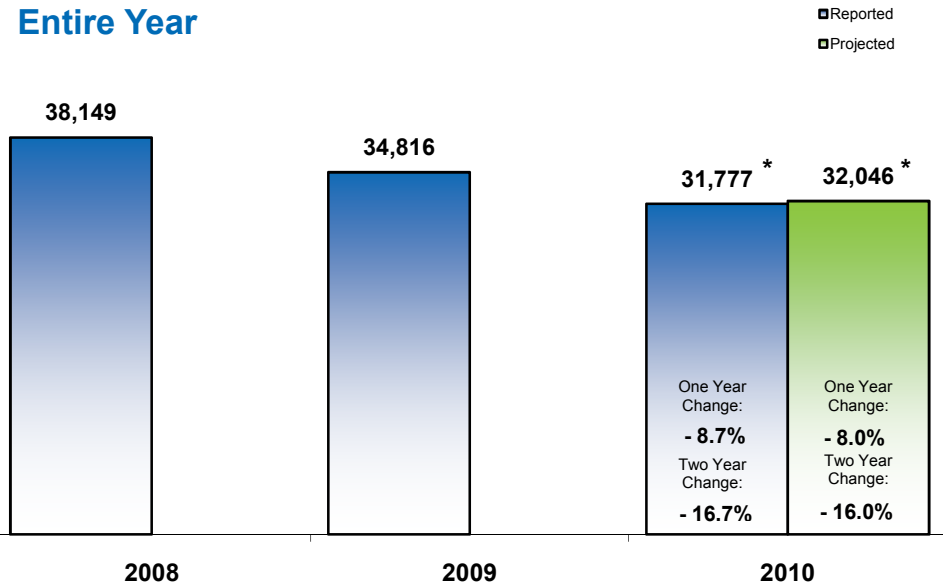
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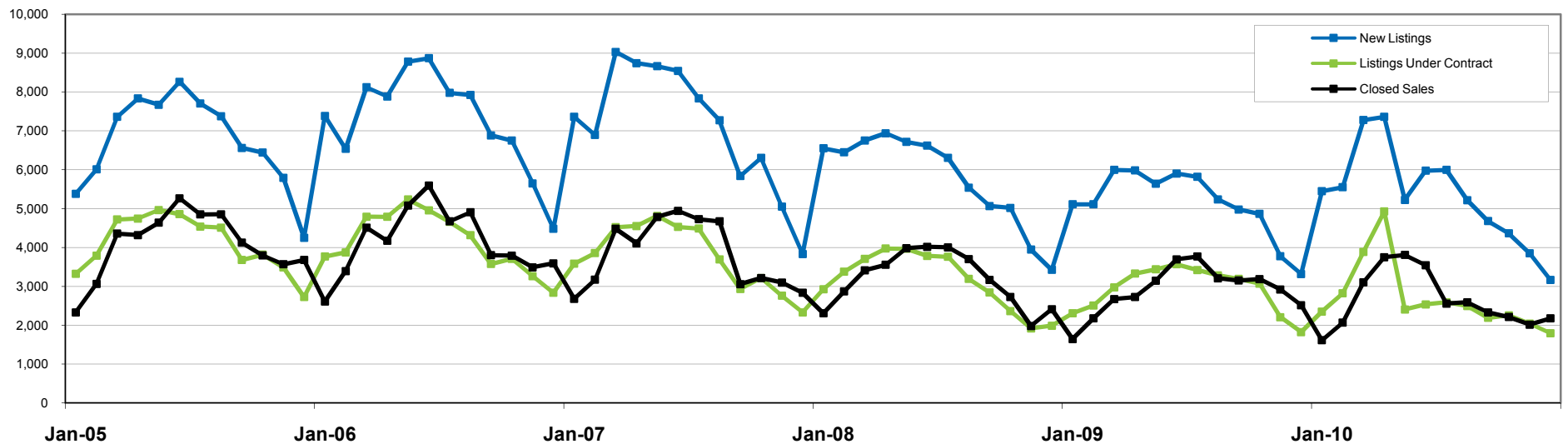


Entire Year



* Due to the delay experienced in reporting closed sales into MLS, **reported** unit activity will appear artificially low for the most recent month. Our higher **projected** unit activity assumes that only 89% of all sales are reported in time for this report -- a number we use based upon historical analysis.

Historical Market Activity



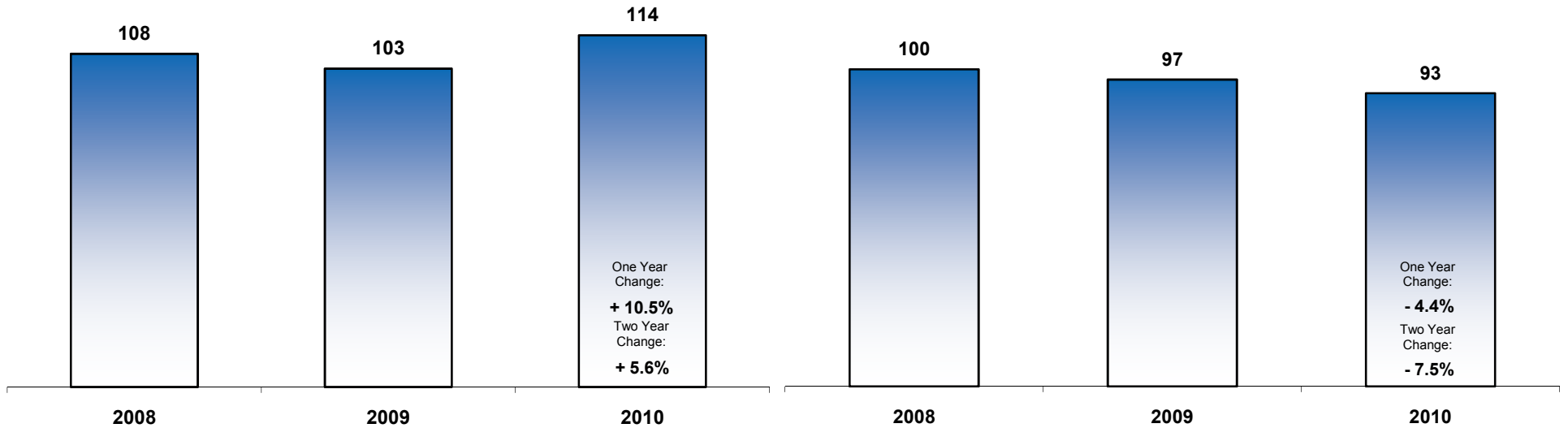
Cumulative Days on Market Until Sale

A Monthly Indicator from the Collin County Association of REALTORS®

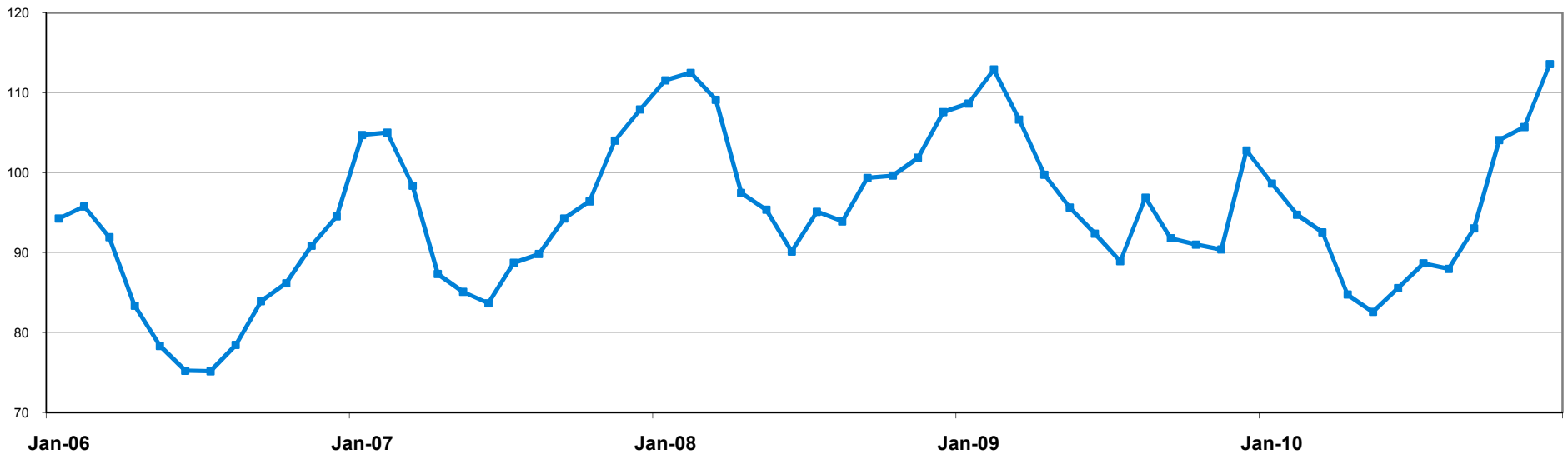


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Historical Cumulative Days on Market Until Sale



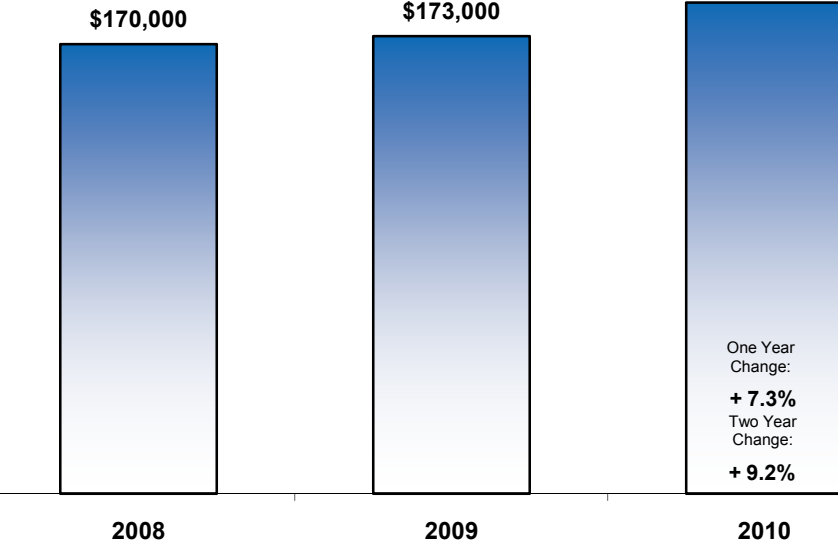
Median Sales Price

A Monthly Indicator from the Collin County Association of REALTORS®

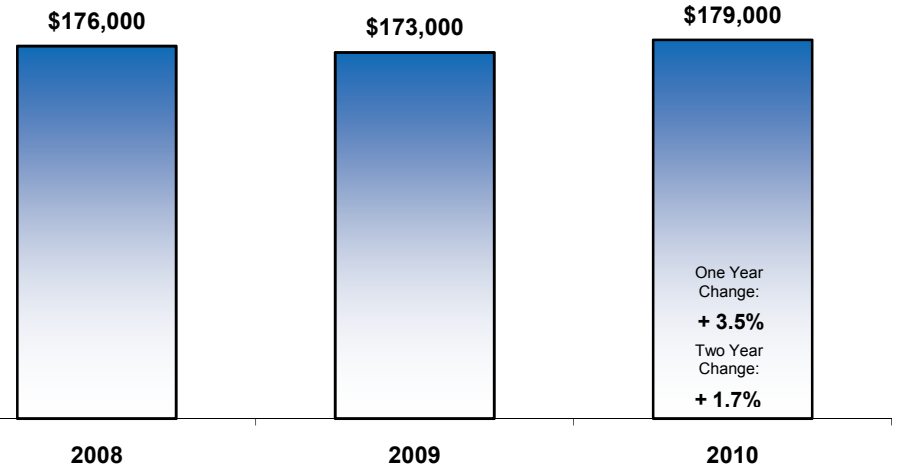


Figures do not take into account seller concessions.

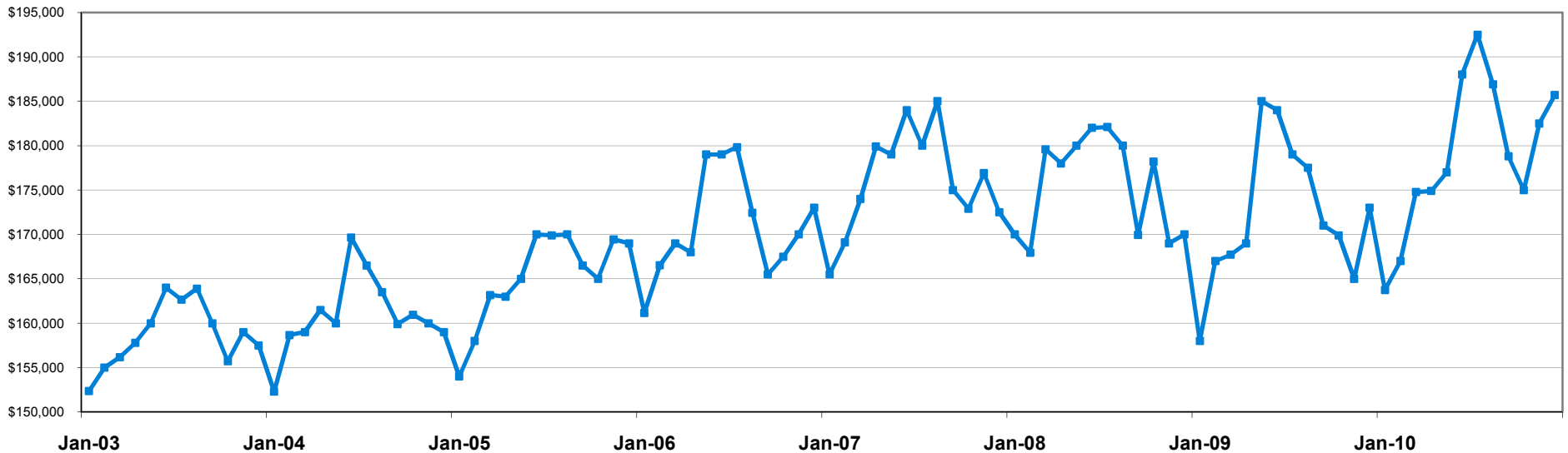
December



Entire Year



Historical Median Prices



Average Sales Price

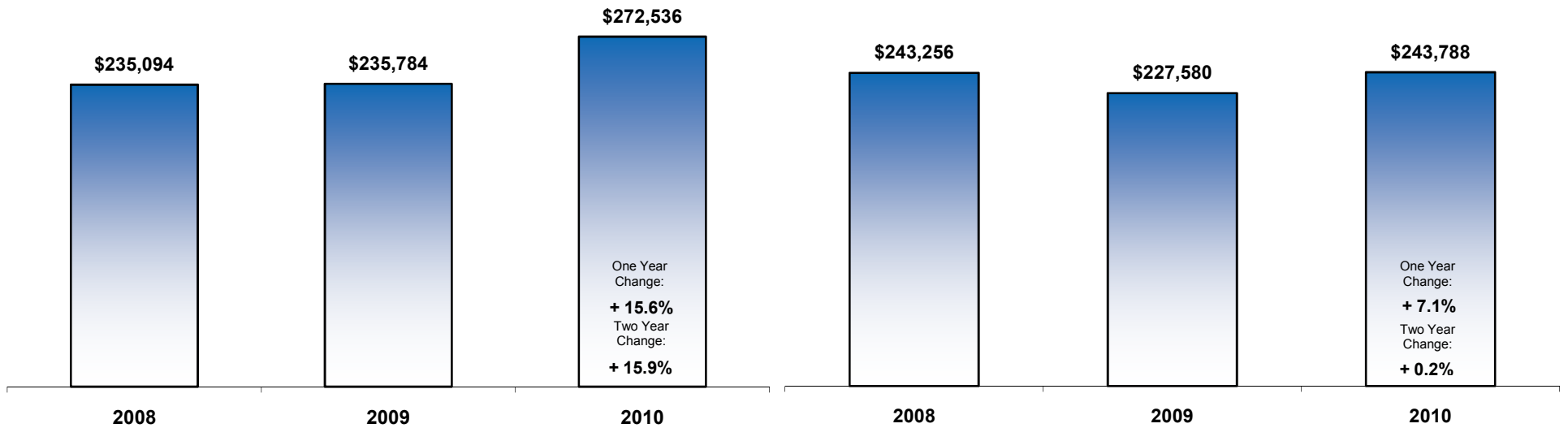
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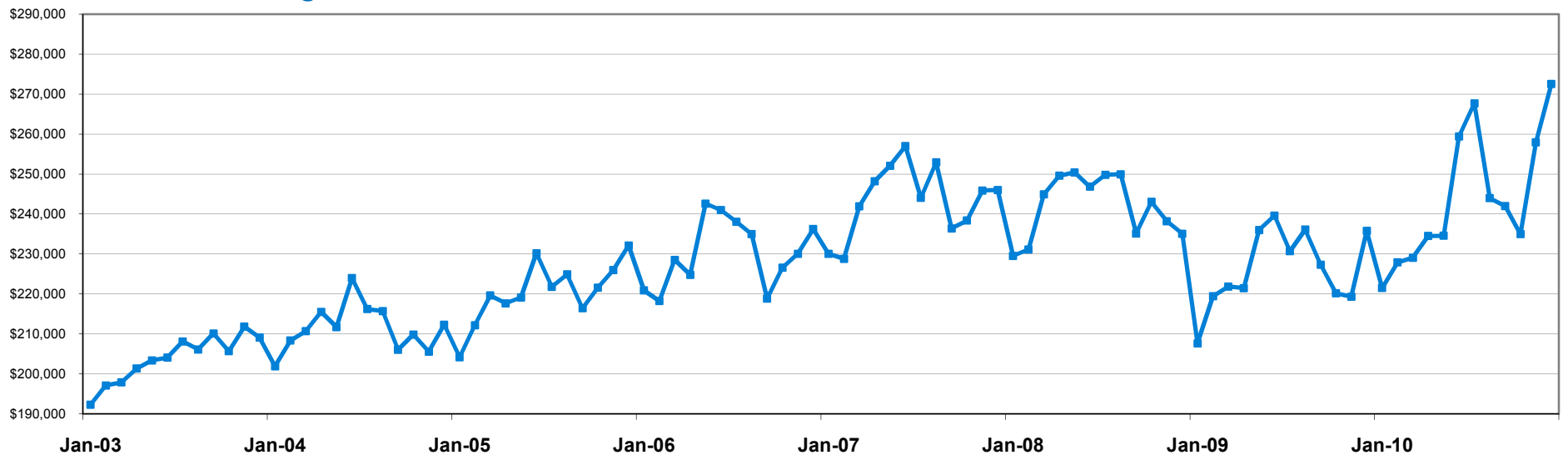
Figures do not take into account seller concessions.

December

Entire Year



Historical Average Prices

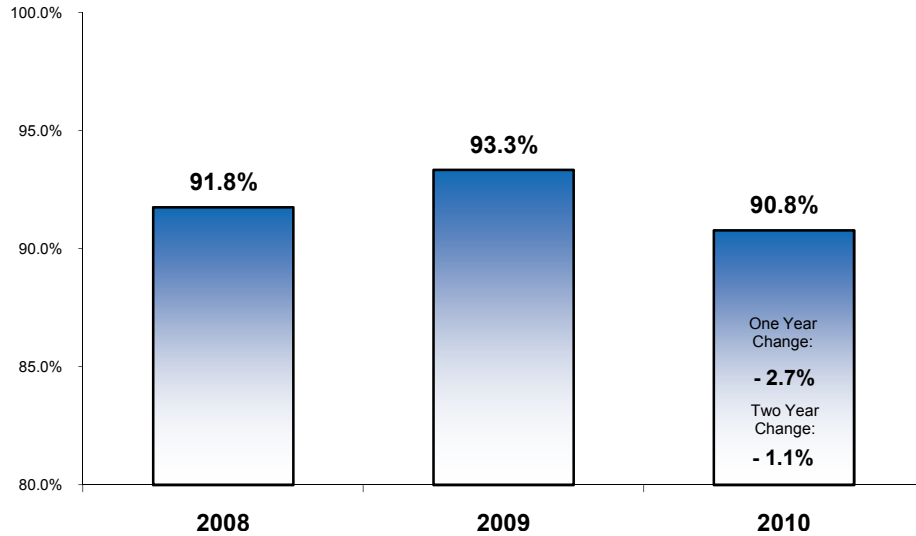


Percent of Original List Price Received at Sale

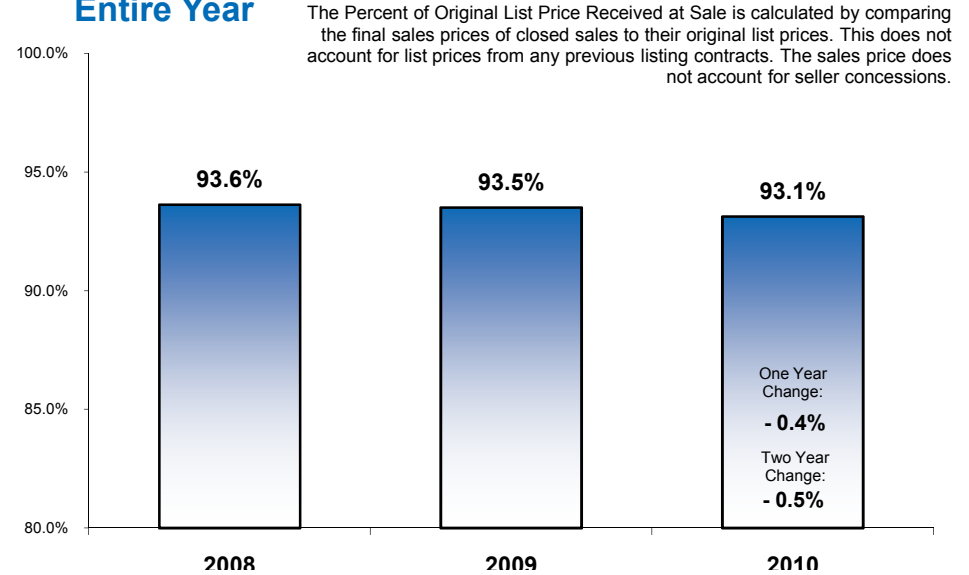
A Monthly Indicator from the Collin County Association of REALTORS®



December

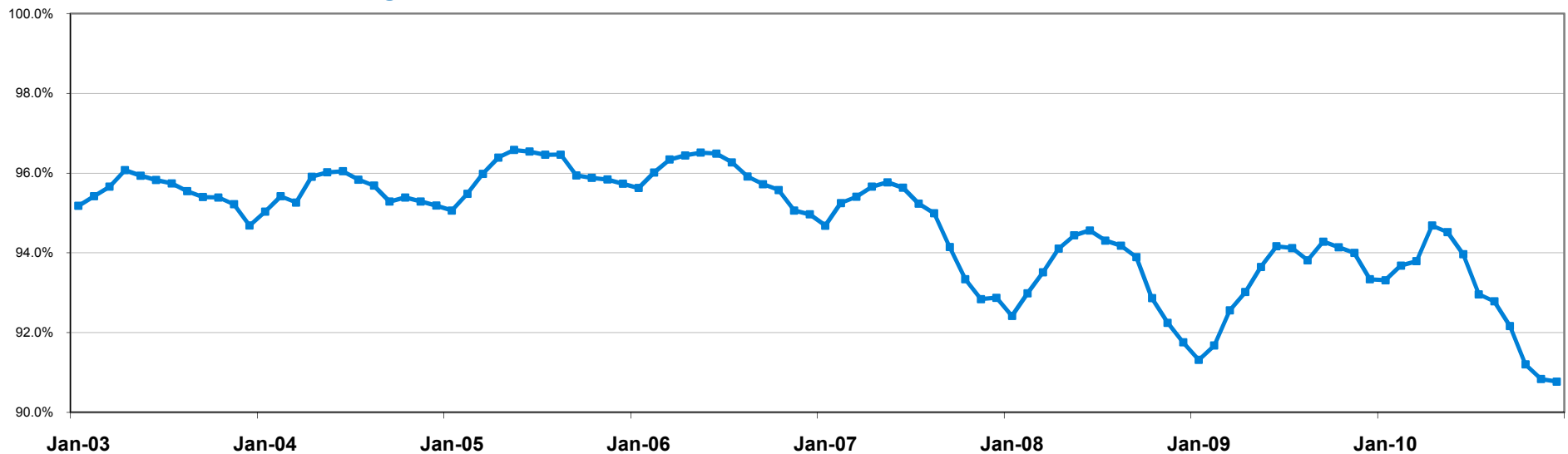


Entire Year



The Percent of Original List Price Received at Sale is calculated by comparing the final sales prices of closed sales to their original list prices. This does not account for list prices from any previous listing contracts. The sales price does not account for seller concessions.

Historical Percent of Original List Price Received at Sale



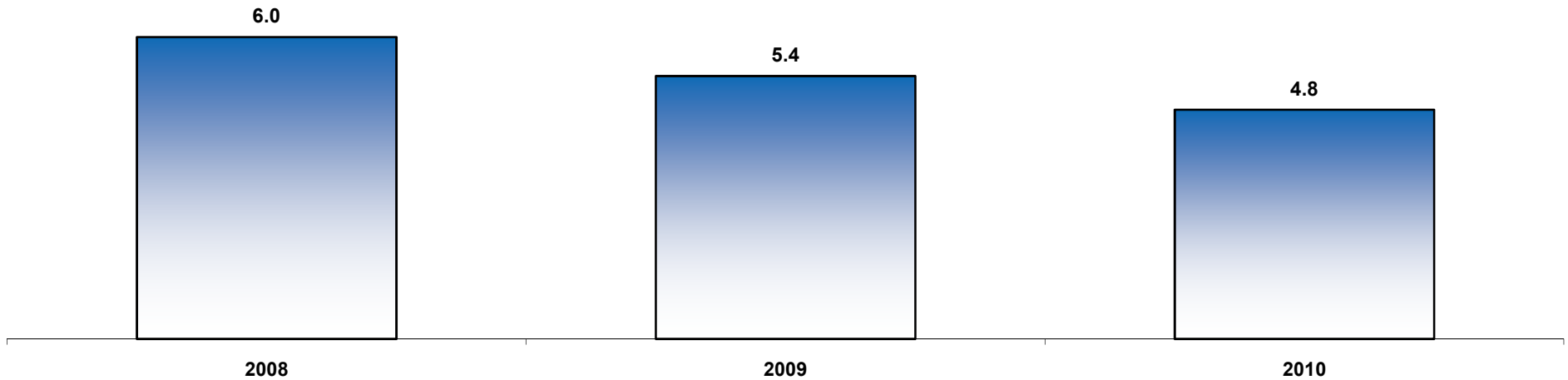
Mortgage Rates

A Monthly Indicator from the Collin County Association of REALTORS®

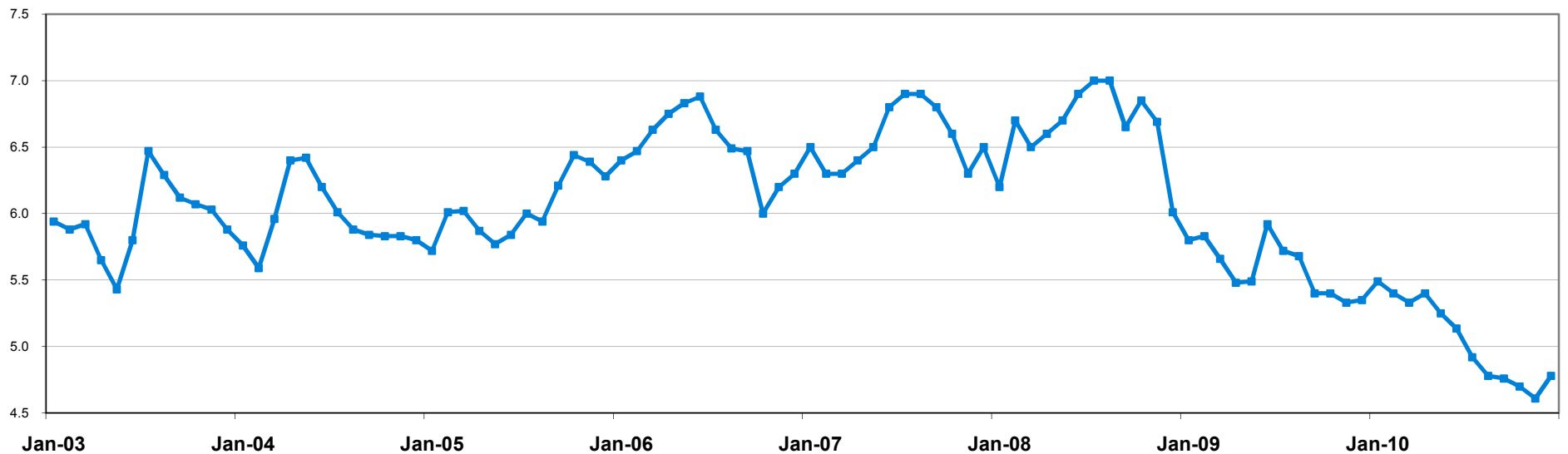


Mortgage rate information is gathered from HSH Associates Financial Publishers, Inc (www.hsh.com). Data represents national 30-year fixed-rate mortgages.

December



Historical Interest Rates



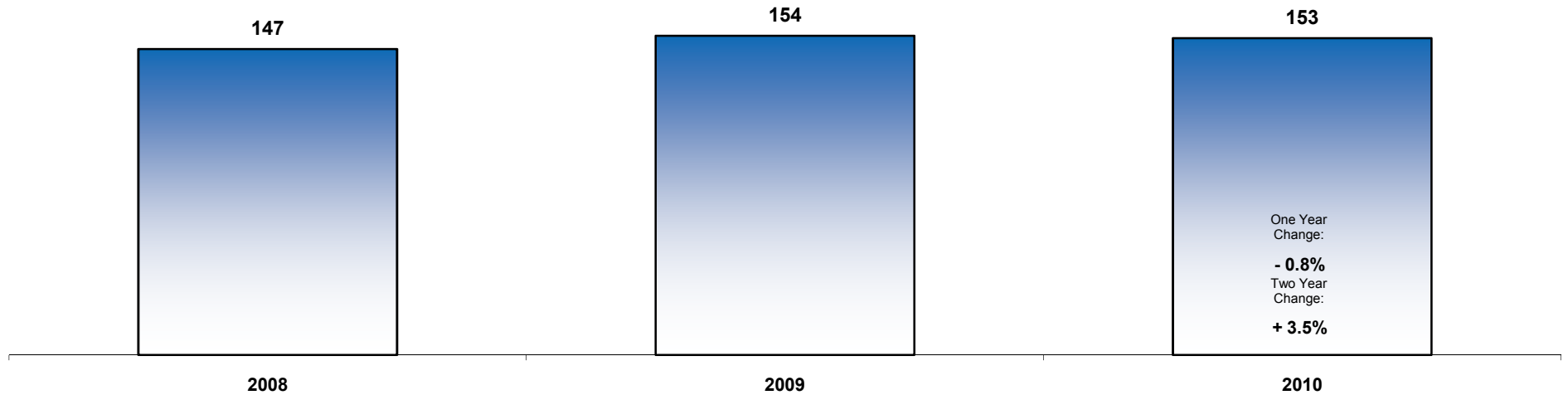
Housing Affordability Index

A Monthly Indicator from the Collin County Association of REALTORS®

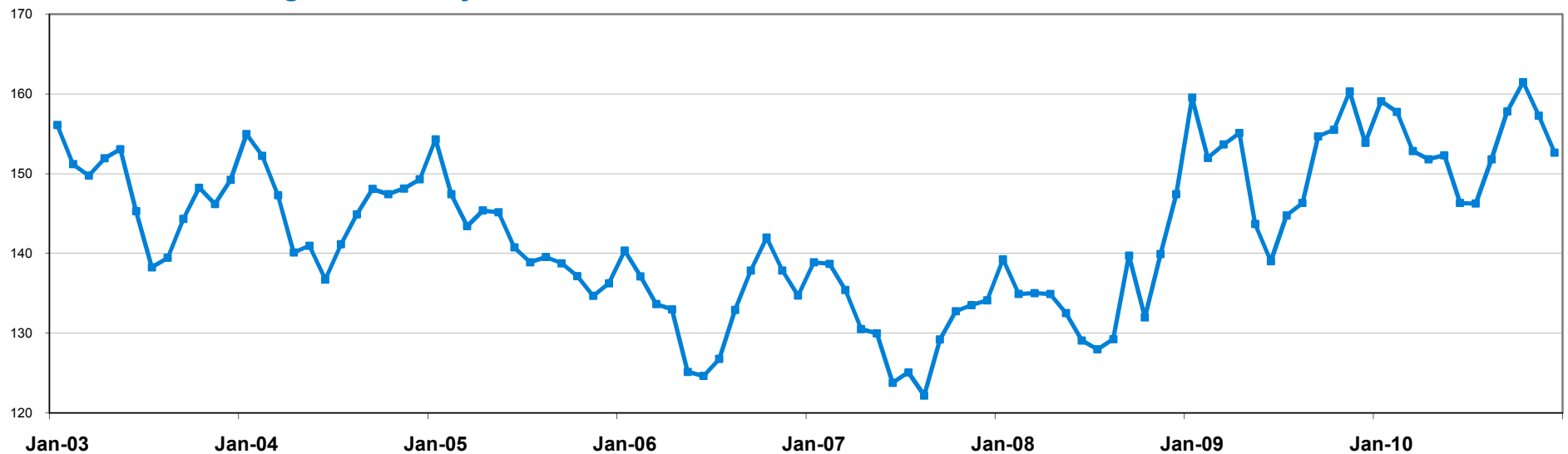


The HAI formula measures housing affordability for the Dallas Housing Market. An HAI of 120 means the median family income is 120% of the necessary income to qualify for the median priced home using a 20% down, 30-year fixed rate mortgage.

December



Historical Housing Affordability Index



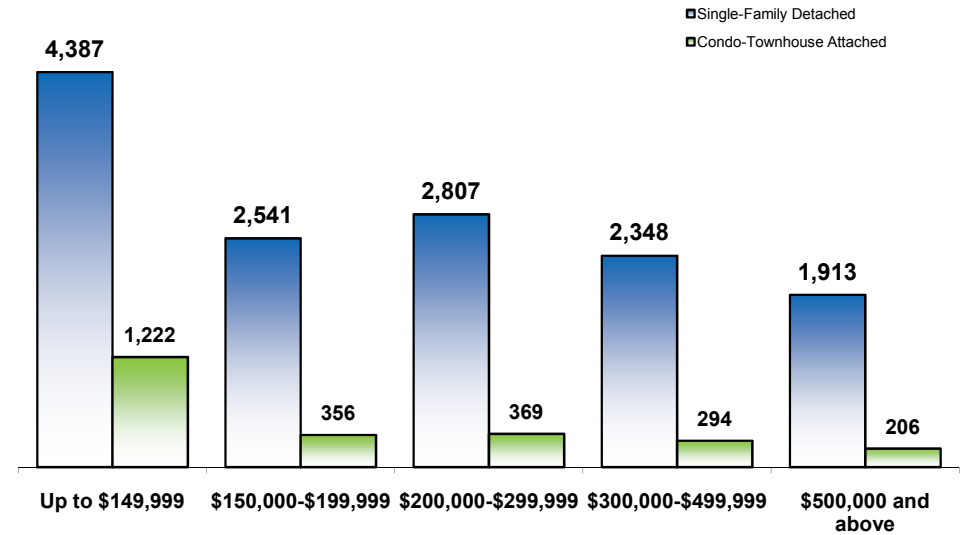
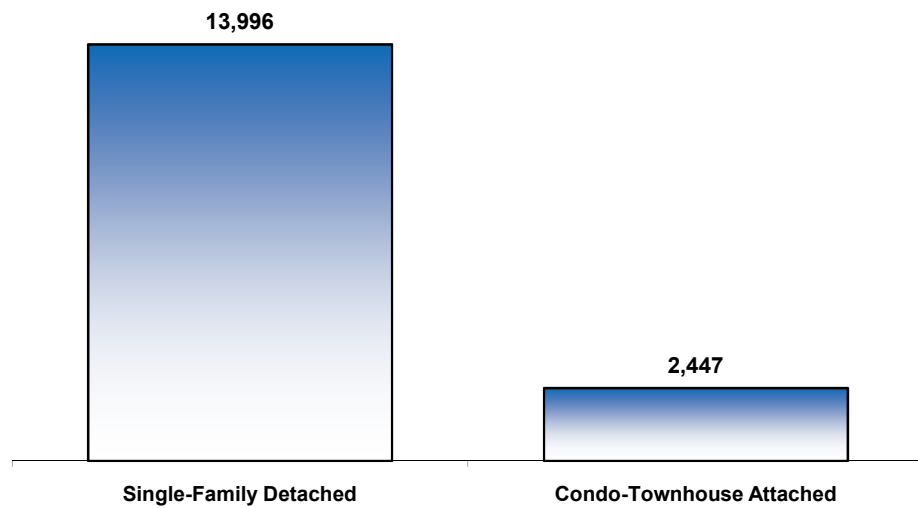
Housing Supply Outlook

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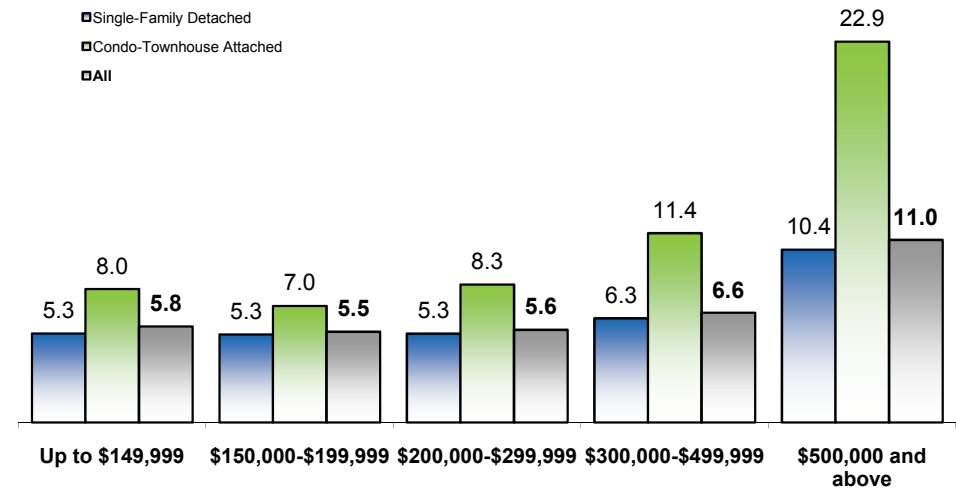
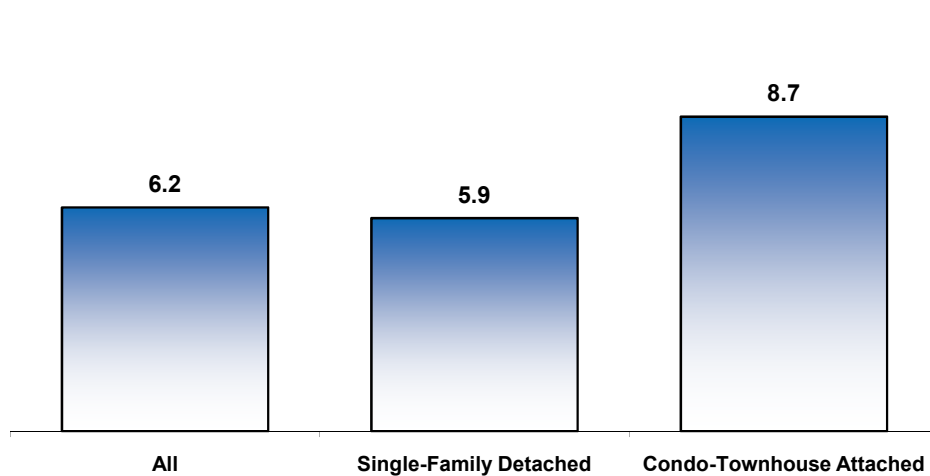


December 2010

Inventory of Active Listings at Month End



Months Supply



A market is considered balanced when there is roughly a 5 to 6-month supply of homes available for purchase

Market Overview

A Monthly Indicator from the Collin County Association of REALTORS®



		This Year	Last Year	Percent Change	5-Year Average	This Year Year-to-Date	Last Year Year-to-Date	Percent Change	5-Year Year-to-Date Average
New Listings	Oct	4,363	4,866	- 10.3%	5,461	57,094	54,644	+ 4.5%	64,149
	Nov	3,854	3,773	+ 2.1%	4,454	60,948	58,417	+ 4.3%	68,603
	Dec	3,169	3,318	- 4.5%	3,646	64,117	61,735	+ 3.9%	72,249
Listings Under Contract	Oct	2,256	3,070	- 26.5%	2,923	28,462	31,092	- 8.5%	35,460
	Nov	2,042	2,209	- 7.6%	2,439	30,504	33,301	- 8.4%	37,900
	Dec	1,796	1,823	- 1.5%	2,155	32,300	35,124	- 8.0%	40,054
Closed Sales	Oct	2,212	3,189	- 30.6%	3,028	27,584	29,378	- 6.1%	34,617
	Nov	2,016	2,921	- 31.0%	2,701	29,600	32,299	- 8.4%	37,319
	Dec	2,177	2,517	- 13.5%	2,707	31,777	34,816	- 8.7%	40,025
Days on Market Until Sale	Oct	104	91	+ 14.4%	95	90	97	- 7.3%	92
	Nov	106	90	+ 16.9%	99	91	96	- 5.6%	93
	Dec	114	103	+ 10.5%	105	93	97	- 4.4%	94
Median Sales Price	Oct	\$175,000	\$169,900	+ 3.0%	\$172,700	\$178,000	\$174,217	+ 2.2%	
	Nov	\$182,500	\$165,000	+ 10.6%	\$172,680	\$178,000	\$173,000	+ 2.9%	--
	Dec	\$185,700	\$173,000	+ 7.3%	\$174,840	\$179,000	\$173,000	+ 3.5%	
Average Sales Price	Oct	\$234,987	\$220,161	+ 6.7%	\$232,631	\$240,485	\$227,695	+ 5.6%	\$237,585
	Nov	\$257,936	\$219,349	+ 17.6%	\$238,293	\$241,674	\$226,941	+ 6.5%	\$237,611
	Dec	\$272,536	\$235,784	+ 15.6%	\$245,138	\$243,788	\$227,580	+ 7.1%	\$238,145
Total Active Listings Available	Oct	19,637	17,746	+ 10.7%					
	Nov	18,577	16,965	+ 9.5%	--	--	--	--	--
	Dec	16,443	15,730	+ 4.5%					
Percent of Original List Price	Oct	91.2%	94.1%	- 3.1%	93.4%	93.5%	93.5%	+ 0.0%	94.4%
	Nov	90.8%	94.0%	- 3.4%	93.0%	93.3%	93.5%	- 0.2%	94.3%
	Dec	90.8%	93.3%	- 2.7%	92.7%	93.1%	93.5%	- 0.4%	94.2%
Mortgage Rates	Oct	4.7	5.4	- 13.0%	5.9				
	Nov	4.6	5.3	- 13.5%	5.8	--	--	--	--
	Dec	4.8	5.4	- 10.7%	5.8				
Housing Affordability Index	Oct	161	156	+ 3.8%	145				
	Nov	157	160	- 1.9%	146	--	--	--	--
	Dec	153	154	- 0.8%	145				
Months Supply of Inventory	Oct	7.1	6.3	+ 13.2%					
	Nov	6.9	5.9	+ 18.3%	--	--	--	--	--
	Dec	6.2	5.4	+ 14.5%					

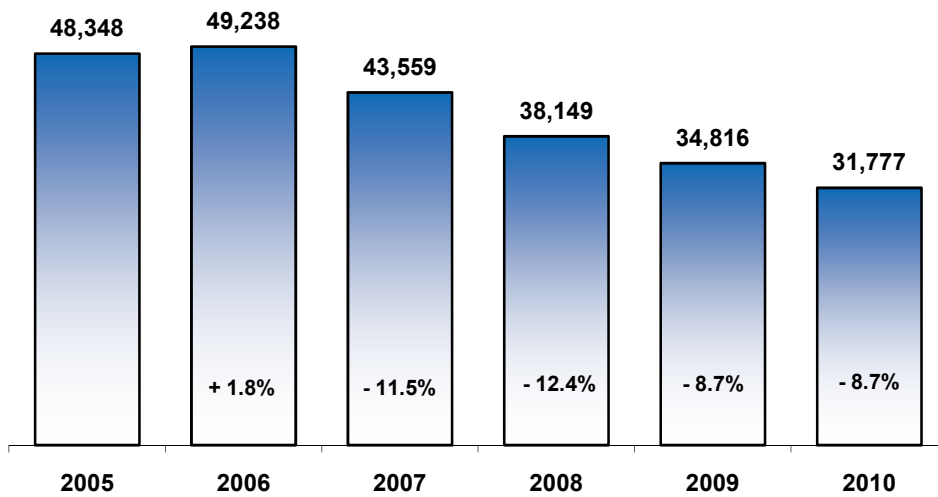
Data from past months is updated with each new report to account for late reported listings and sales.

Annual Review

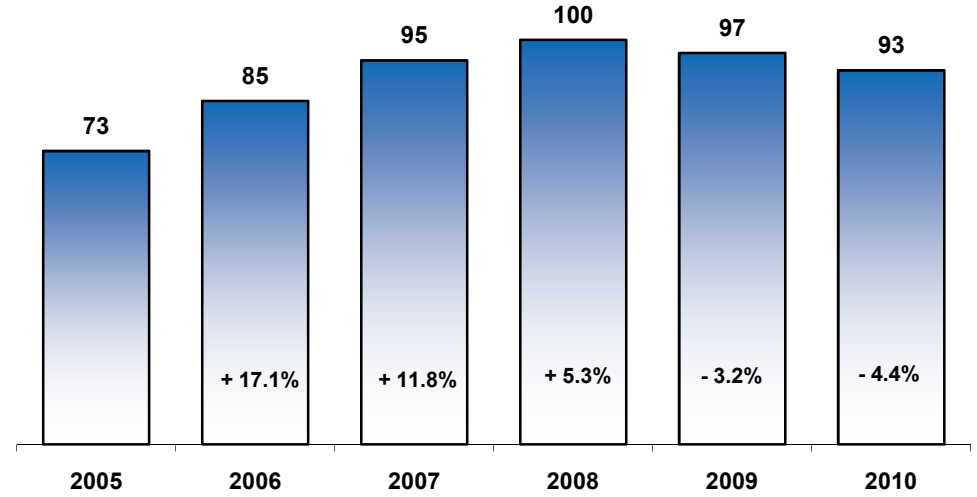
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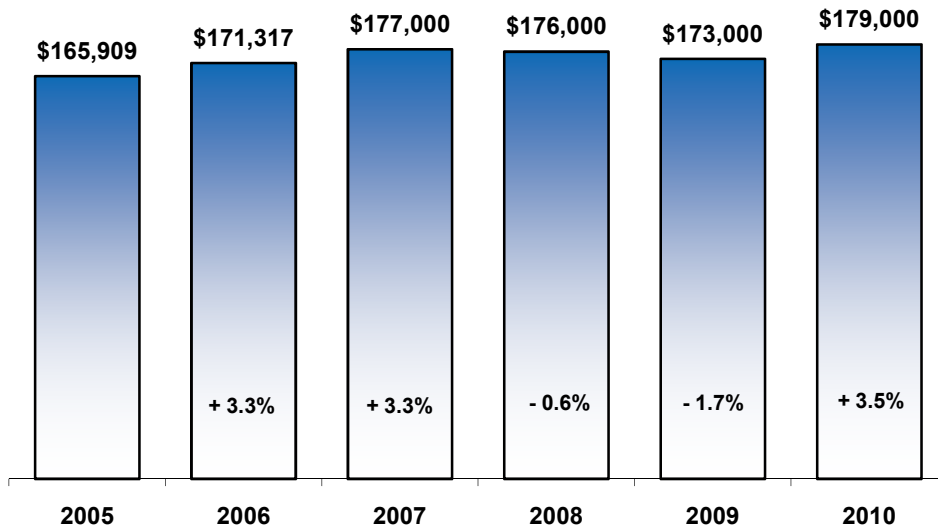
Closed Sales



Days on Market Until Sale



Median Sales Price



Percent of Original List Price Received at Sale

