

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY THE COLLIN COUNTY ASSOCIATION OF REALTORS®



## January 2011

**+ 14.0%**

**- 7.7%**

**- 6.8%**

Price Range With Strongest  
Percent Change:

Construction Status With  
Strongest Percent Change:

Property Type With  
Strongest Percent Change:

**\$500,000 and Above**

**Previously Owned**

**Condo-Townhouse**

Closed Sales	<b>2</b>
Days on Market Until Sale	<b>3</b>
Median Sales Price	<b>4</b>
Percent of Original List Price Received	<b>5</b>
Inventory of Homes for Sale	<b>6</b>
Months Supply of Inventory	<b>7</b>

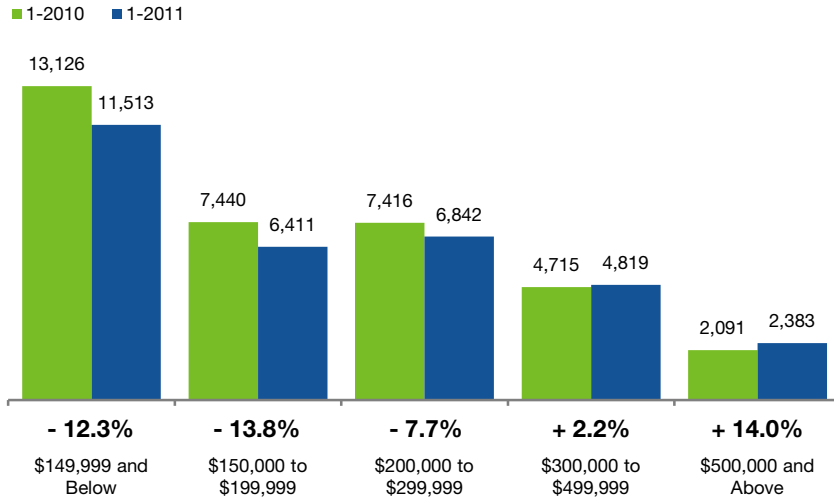
Click on desired metric to jump to that page.

# Closed Sales

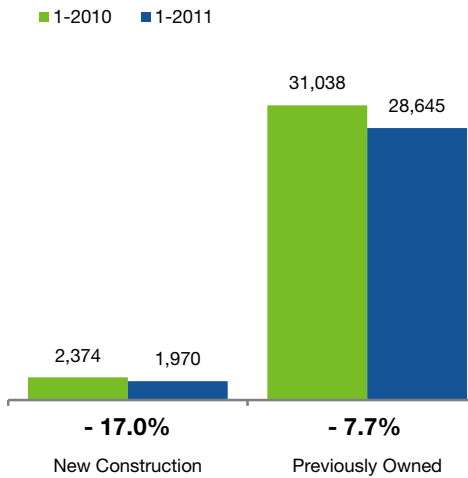
A count of the properties that have had a closed sale. Based on a rolling 12-month total.



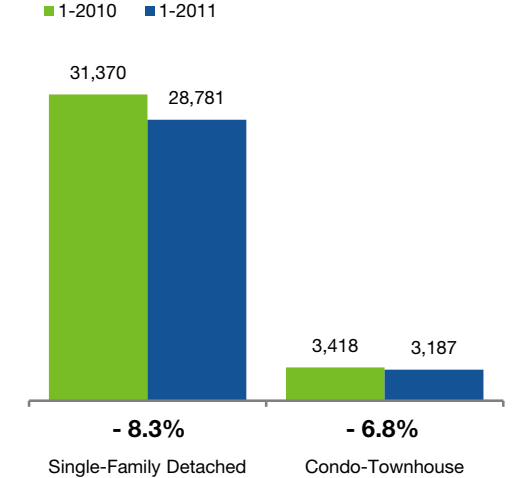
## By Price Range



## By Construction Status



## By Property Type



### All Properties

By Price Range	1-2010	1-2011	Change
\$149,999 and Below	13,126	11,513	- 12.3%
\$150,000 to \$199,999	7,440	6,411	- 13.8%
\$200,000 to \$299,999	7,416	6,842	- 7.7%
\$300,000 to \$499,999	4,715	4,819	+ 2.2%
\$500,000 and Above	2,091	2,383	+ 14.0%
<b>All Price Ranges</b>	<b>34,788</b>	<b>31,968</b>	<b>- 8.1%</b>

### Single-Family Detached

1-2010	1-2011	Change	1-2010	1-2011	Change
11,287	9,814	- 13.1%	1,839	1,699	- 7.6%
6,823	5,832	- 14.5%	617	579	- 6.2%
6,874	6,348	- 7.7%	542	494	- 8.9%
4,406	4,543	+ 3.1%	309	276	- 10.7%
1,980	2,244	+ 13.3%	111	139	+ 25.2%
<b>31,370</b>	<b>28,781</b>	<b>- 8.3%</b>	<b>3,418</b>	<b>3,187</b>	<b>- 6.8%</b>

### Condo-Townhouse

By Construction Status	1-2010	1-2011	Change
New Construction	2,374	1,970	- 17.0%
Previously Owned	31,038	28,645	- 7.7%
<b>All Statuses</b>	<b>34,788</b>	<b>31,968</b>	<b>- 8.1%</b>

1-2010	1-2011	Change	1-2010	1-2011	Change
2,012	1,659	- 17.5%	362	311	- 14.1%
28,140	25,909	- 7.9%	2,898	2,736	- 5.6%
<b>31,370</b>	<b>28,781</b>	<b>- 8.3%</b>	<b>3,418</b>	<b>3,187</b>	<b>- 6.8%</b>

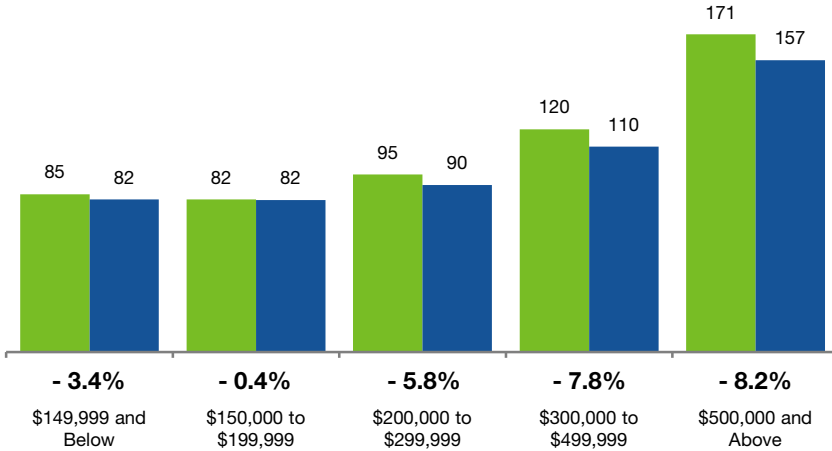
# Days on Market Until Sale

The average number of days between when a property is first listed and when an offer is accepted. Sold properties only.  
Based on a rolling 12-month average.



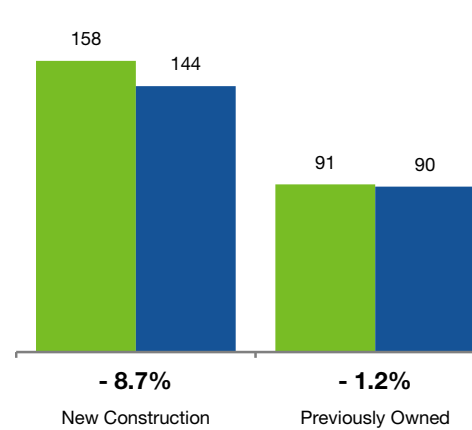
## By Price Range

■ 1-2010 ■ 1-2011



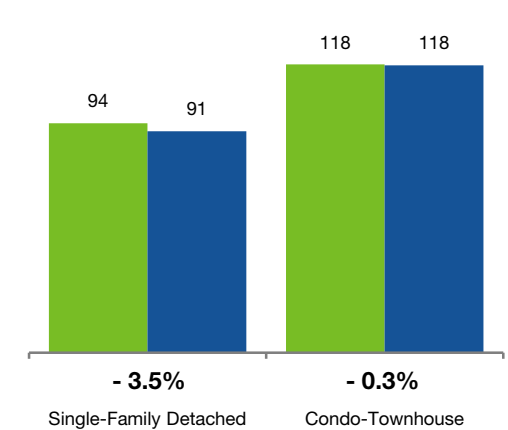
## By Construction Status

■ 1-2010 ■ 1-2011



## By Property Type

■ 1-2010 ■ 1-2011



### All Properties

#### By Price Range

	1-2010	1-2011	Change
\$149,999 and Below	85	82	-3.4%
\$150,000 to \$199,999	82	82	-0.4%
\$200,000 to \$299,999	95	90	-5.8%
\$300,000 to \$499,999	120	110	-7.8%
\$500,000 and Above	171	157	-8.2%
<b>All Price Ranges</b>	<b>96</b>	<b>93</b>	<b>-3.0%</b>

### Single-Family Detached

	1-2010	1-2011	Change
Single-Family Detached	82	78	-4.9%
Condo-Townhouse	79	79	-0.9%
Single-Family Detached	92	86	-6.2%
Condo-Townhouse	112	113	+0.5%
Single-Family Detached	117	109	-6.8%
Condo-Townhouse	143	140	-2.4%
Single-Family Detached	171	156	-9.1%
Condo-Townhouse	167	140	-15.9%
Single-Family Detached	171	156	-9.1%
Condo-Townhouse	159	175	+10.0%
<b>All Statuses</b>	<b>94</b>	<b>91</b>	<b>-3.5%</b>
<b>All Property Types</b>	<b>118</b>	<b>118</b>	<b>-0.3%</b>

### Condo-Townhouse

#### By Construction Status

	1-2010	1-2011	Change
New Construction	158	144	-8.7%
Previously Owned	91	90	-1.2%
<b>All Statuses</b>	<b>96</b>	<b>93</b>	<b>-3.0%</b>

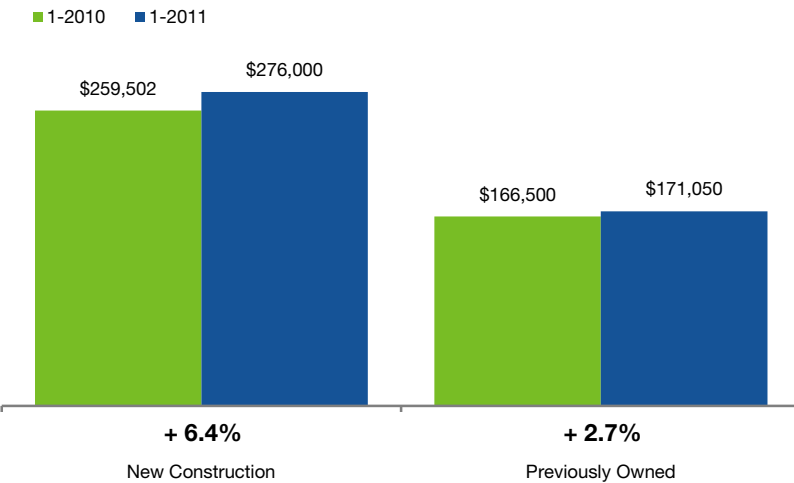
	1-2010	1-2011	Change
New Construction	157	142	-9.4%
Previously Owned	89	87	-1.8%
<b>All Statuses</b>	<b>94</b>	<b>91</b>	<b>-3.5%</b>
<b>All Property Types</b>	<b>118</b>	<b>118</b>	<b>-0.3%</b>

# Median Sales Price

The median sales price for all closed sales in a given month. Sold properties only. Does not account for list prices from any previous contracts of seller concessions. **Based on a rolling 12-month average.**



## By Construction Status



## By Property Type



By Construction Status	All Properties			Single-Family Detached			Condo-Townhouse		
	1-2010	1-2011	Change	1-2010	1-2011	Change	1-2010	1-2011	Change
New Construction	\$259,502	\$276,000	+ 6.4%	\$264,000	\$278,402	+ 5.5%	\$247,759	\$253,500	+ 2.3%
Previously Owned	\$166,500	\$171,050	+ 2.7%	\$170,000	\$176,500	+ 3.8%	\$125,500	\$121,000	- 3.6%
<b>All Statuses</b>	<b>\$173,500</b>	<b>\$179,000</b>	<b>+ 3.2%</b>	<b>\$177,000</b>	<b>\$183,032</b>	<b>+ 3.4%</b>	<b>\$138,500</b>	<b>\$139,576</b>	<b>+ 0.8%</b>

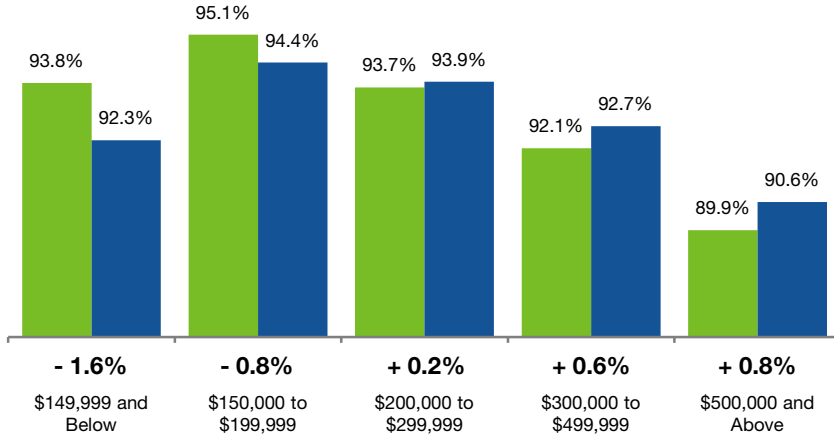
# Percent of Original List Price Received

The average percentage found when dividing a property's sales price by the original list price. Sold properties only. Does not account for list prices from any previous contracts of seller concessions. **Based on a rolling 12-month average.**



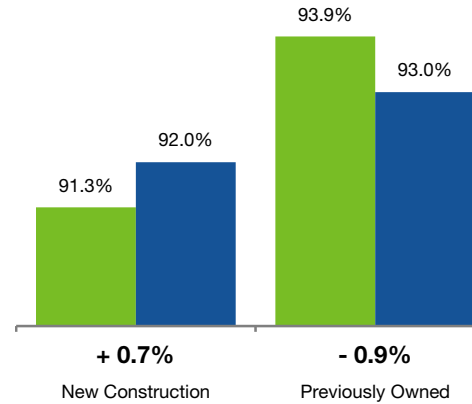
## By Price Range

■ 1-2010 ■ 1-2011



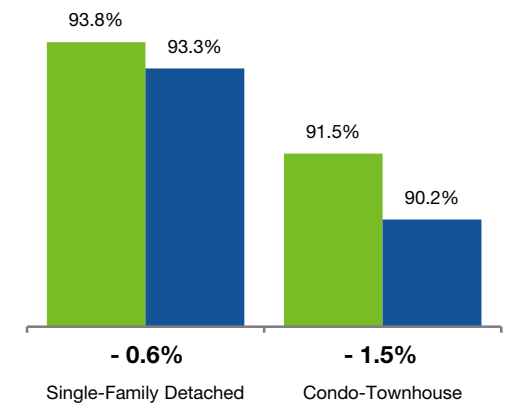
## By Construction Status

■ 1-2010 ■ 1-2011



## By Property Type

■ 1-2010 ■ 1-2011



### All Properties

#### By Price Range

	1-2010	1-2011	Change
\$149,999 and Below	93.8%	92.3%	- 1.6%
\$150,000 to \$199,999	95.1%	94.4%	- 0.8%
\$200,000 to \$299,999	93.7%	93.9%	+ 0.2%
\$300,000 to \$499,999	92.1%	92.7%	+ 0.6%
\$500,000 and Above	89.9%	90.6%	+ 0.8%
<b>All Price Ranges</b>	<b>93.6%</b>	<b>93.0%</b>	<b>- 0.7%</b>

### Single-Family Detached

	1-2010	1-2011	Change
	94.3%	93.0%	- 1.4%
	95.3%	94.6%	- 0.8%
	93.9%	94.0%	+ 0.1%
	92.1%	92.7%	+ 0.6%
	89.7%	90.5%	+ 0.9%
<b>All</b>	<b>93.8%</b>	<b>93.3%</b>	<b>- 0.6%</b>

### Condo-Townhouse

	1-2010	1-2011	Change
	91.2%	88.4%	- 3.0%
	93.1%	92.2%	- 0.9%
	90.8%	92.2%	+ 1.5%
	91.6%	92.2%	+ 0.6%
	92.6%	92.1%	- 0.6%
<b>All</b>	<b>91.5%</b>	<b>90.2%</b>	<b>- 1.5%</b>

#### By Construction Status

	1-2010	1-2011	Change
New Construction	91.3%	92.0%	+ 0.7%
Previously Owned	93.9%	93.0%	- 0.9%
<b>All Statuses</b>	<b>93.6%</b>	<b>93.0%</b>	<b>- 0.7%</b>

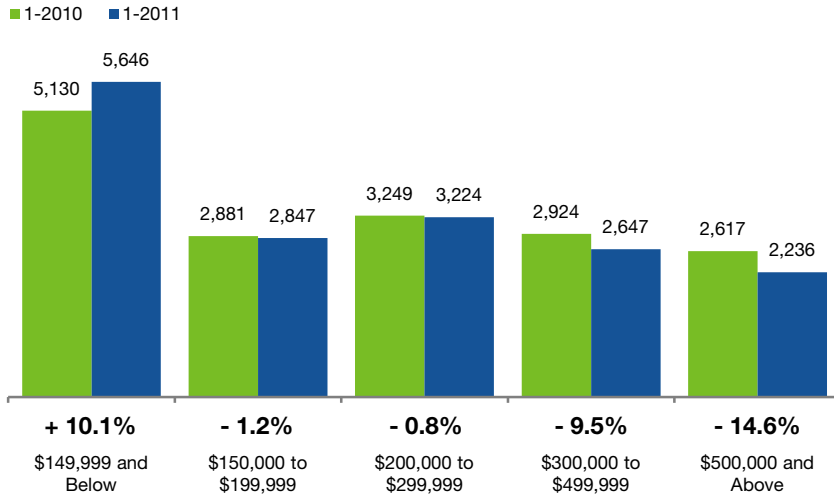
	1-2010	1-2011	Change
	91.0%	91.6%	+ 0.6%
	94.1%	93.4%	- 0.8%
<b>All</b>	<b>93.8%</b>	<b>93.3%</b>	<b>- 0.6%</b>

# Inventory of Homes for Sale

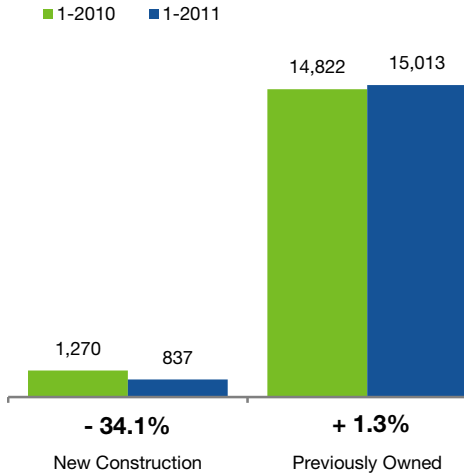
The number of properties available for sale in active status at the end of the month. **Based on one month of activity.**



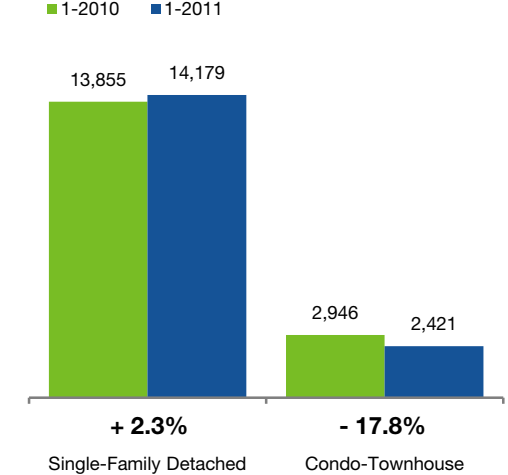
## By Price Range



## By Construction Status



## By Property Type



### All Properties

By Price Range	1-2010	1-2011	Change
\$149,999 and Below	5,130	5,646	+ 10.1%
\$150,000 to \$199,999	2,881	2,847	- 1.2%
\$200,000 to \$299,999	3,249	3,224	- 0.8%
\$300,000 to \$499,999	2,924	2,647	- 9.5%
\$500,000 and Above	2,617	2,236	- 14.6%
<b>All Price Ranges</b>	<b>16,801</b>	<b>16,600</b>	<b>- 1.2%</b>

### Single-Family Detached

1-2010	1-2011	Change
3,881	4,453	+ 14.7%
2,427	2,506	+ 3.3%
2,758	2,834	+ 2.8%
2,516	2,360	- 6.2%
2,273	2,026	- 10.9%
<b>13,855</b>	<b>14,179</b>	<b>+ 2.3%</b>

### Condo-Townhouse

1-2010	1-2011	Change
1,249	1,193	- 4.5%
454	341	- 24.9%
491	390	- 20.6%
408	287	- 29.7%
344	210	- 39.0%
<b>2,946</b>	<b>2,421</b>	<b>- 17.8%</b>

By Construction Status	1-2010	1-2011	Change
New Construction	1,270	837	- 34.1%
Previously Owned	14,822	15,013	+ 1.3%
<b>All Statuses</b>	<b>16,801</b>	<b>16,600</b>	<b>- 1.2%</b>

1-2010	1-2011	Change
900	629	- 30.1%
12,412	12,916	+ 4.1%
<b>13,855</b>	<b>14,179</b>	<b>+ 2.3%</b>

1-2010	1-2011	Change
370	208	- 43.8%
2,410	2,097	- 13.0%
<b>2,946</b>	<b>2,421</b>	<b>- 17.8%</b>

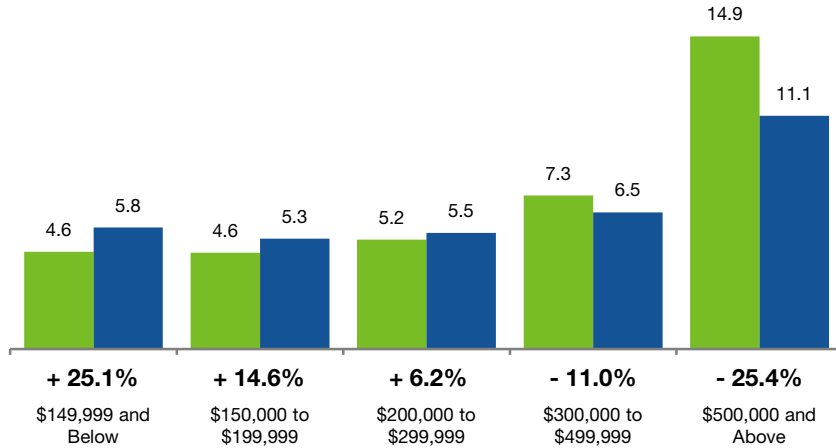
# Months Supply of Inventory

Compares the number of current active listings available to the average monthly closed sales from the last 12 months.



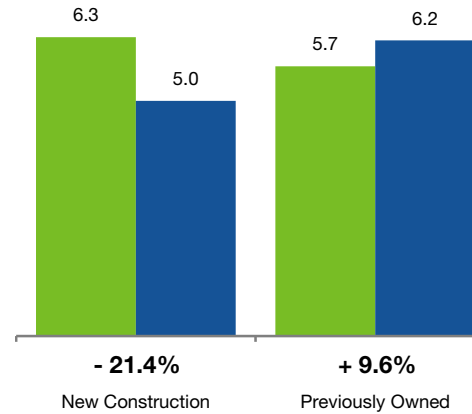
## By Price Range

■ 1-2010 ■ 1-2011



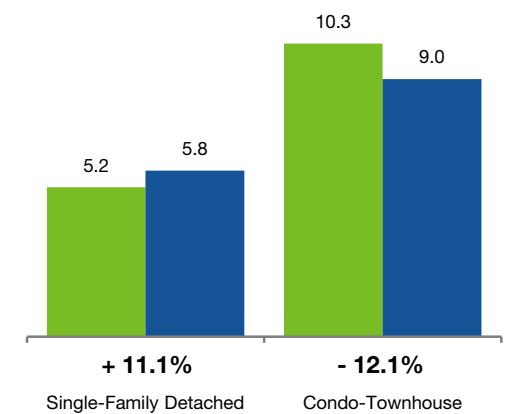
## By Construction Status

■ 1-2010 ■ 1-2011



## By Property Type

■ 1-2010 ■ 1-2011



### All Properties

#### By Price Range

	1-2010	1-2011	Change
\$149,999 and Below	4.6	5.8	+ 25.1%
\$150,000 to \$199,999	4.6	5.3	+ 14.6%
\$200,000 to \$299,999	5.2	5.5	+ 6.2%
\$300,000 to \$499,999	7.3	6.5	- 11.0%
\$500,000 and Above	14.9	11.1	- 25.4%
<b>All Price Ranges</b>	<b>5.7</b>	<b>6.2</b>	<b>+ 7.1%</b>

### Single-Family Detached

	1-2010	1-2011	Change
	4.1	5.4	+ 31.6%
	4.2	5.1	+ 20.9%
	4.8	5.3	+ 9.7%
	6.8	6.2	- 8.8%
	13.7	10.7	- 21.5%
<b>All</b>	<b>5.2</b>	<b>5.8</b>	<b>+ 11.1%</b>

### Condo-Townhouse

	1-2010	1-2011	Change
	8.1	8.4	+ 2.8%
	8.8	6.9	- 20.8%
	10.7	9.4	- 11.9%
	15.6	12.7	- 18.8%
	38.2	17.6	- 53.9%
<b>All</b>	<b>10.3</b>	<b>9.0</b>	<b>- 12.1%</b>

#### By Construction Status

	1-2010	1-2011	Change
New Construction	6.3	5.0	- 21.4%
Previously Owned	5.7	6.2	+ 9.6%
<b>All Statuses</b>	<b>5.7</b>	<b>6.2</b>	<b>+ 7.1%</b>

	1-2010	1-2011	Change
	5.3	4.4	- 16.2%
	5.2	5.9	+ 12.8%
<b>All</b>	<b>5.2</b>	<b>5.8</b>	<b>+ 11.1%</b>