

Monthly Indicators

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



January 2011



Quick Facts

- 4.0%

+ 3.2%

- 1.2%

Change in
Closed Sales
(Reported)

Change in
Median Sales Price

Change in
Inventory

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[Click on desired metric to jump to that page.](#)

Market Overview

Key market metrics for the current month and year-to-date figures.



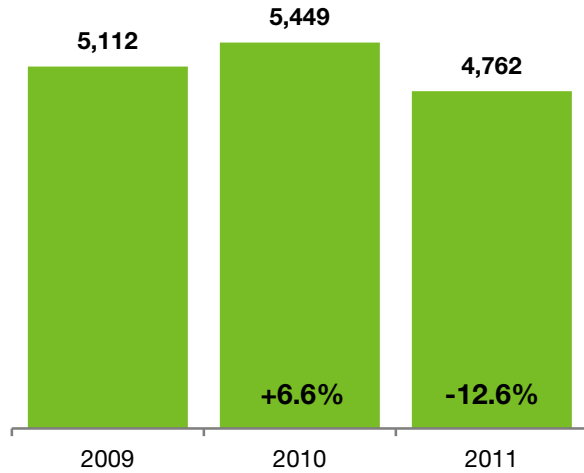
Key Metrics	Historical Sparklines	1-2010	1-2011	+/-	YTD 2010	YTD 2011	+/-
New Listings		5,449	4,762	- 12.6%	5,449	4,762	- 12.6%
Pending Sales		2,350	2,193	- 6.7%	2,350	2,193	- 6.7%
Closed Sales (Reported)		1,616	1,552	- 4.0%	1,616	1,552	- 4.0%
Closed Sales (Projected)		1,816	1,744	+ 7.9%	1,816	1,744	+ 7.9%
Days on Market Until Sale		99	117	+ 18.2%	99	117	+ 18.2%
Median Sales Price		\$163,750	\$169,000	+ 3.2%	\$163,750	\$169,000	+ 3.2%
Percent of Original List Price Received		93.3%	90.4%	- 3.1%	93.3%	90.4%	- 3.1%
Housing Affordability Index		160	168	+ 4.6%	160	168	+ 4.6%
Inventory of Homes for Sale		16,801	16,600	- 1.2%	--	--	--
Months Supply of Homes for Sale		5.7	6.2	+ 7.1%	--	--	--

New Listings

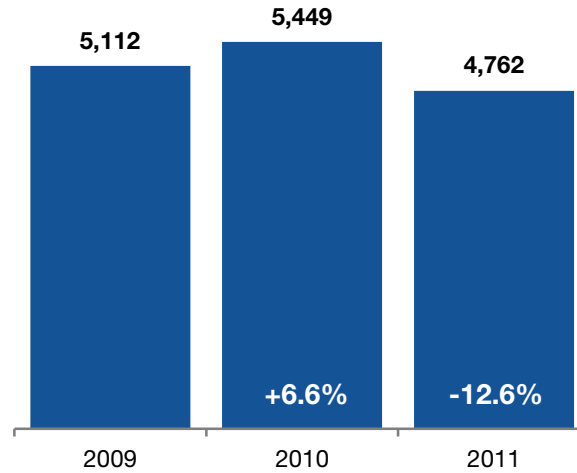
A count of the properties that have been newly listed on the market in a given month.



January

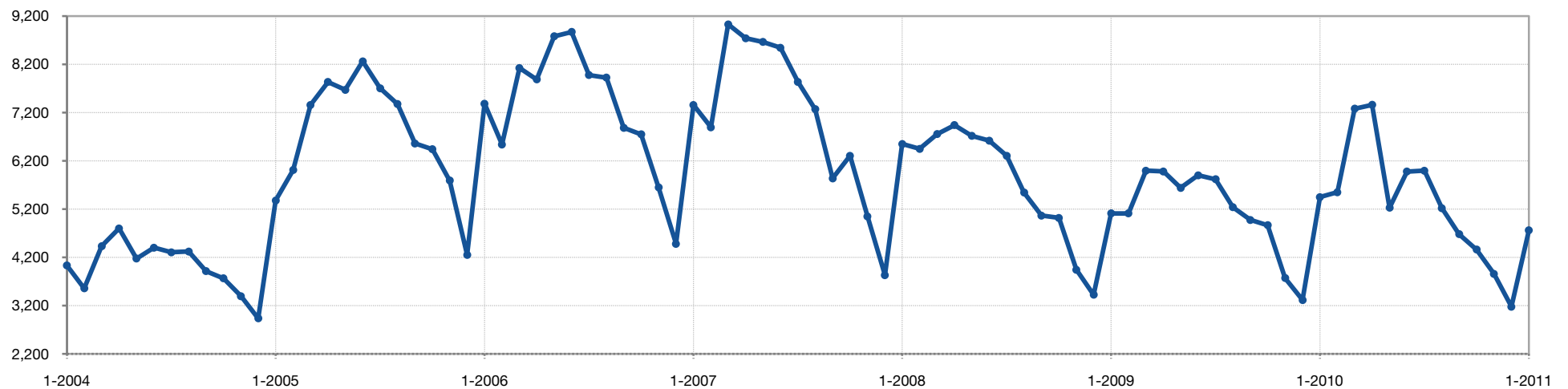


Year To Date



Month	Prior Year	Current Year	+/-
February	5,112	5,550	+8.6%
March	5,996	7,280	+21.4%
April	5,981	7,361	+23.1%
May	5,640	5,228	-7.3%
June	5,902	5,977	+1.3%
July	5,819	5,997	+3.1%
August	5,239	5,220	-0.4%
September	4,977	4,681	-5.9%
October	4,866	4,362	-10.4%
November	3,773	3,859	+2.3%
December	3,318	3,178	-4.2%
January	5,449	4,762	-12.6%
12-Month Avg	5,173	5,288	+2.2%

Historical New Listing Activity

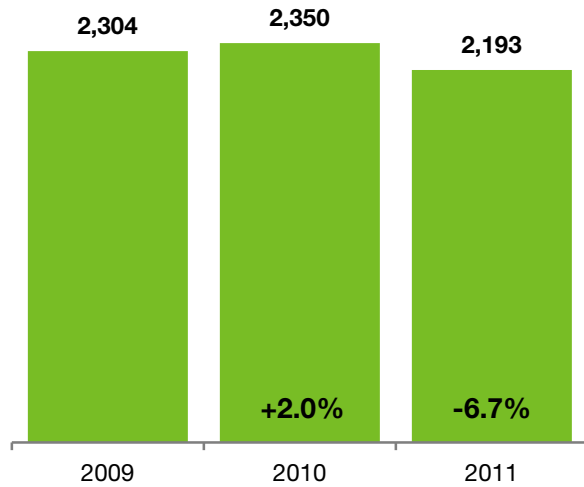


Pending Sales

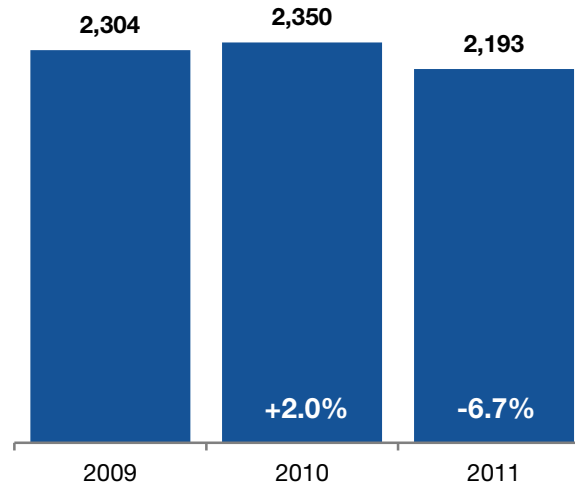
A count of the properties that have offers accepted on them in a given month.



January

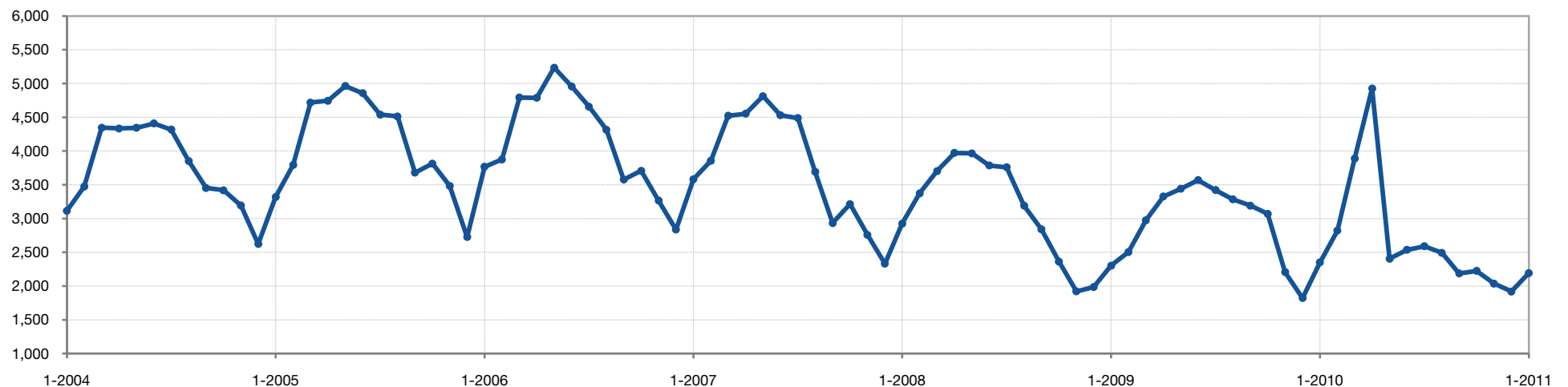


Year To Date



Month	Prior Year	Current Year	+/-
February	2,505	2,822	+12.7%
March	2,975	3,889	+30.7%
April	3,327	4,927	+48.1%
May	3,440	2,406	-30.1%
June	3,570	2,537	-28.9%
July	3,422	2,590	-24.3%
August	3,284	2,494	-24.1%
September	3,192	2,188	-31.5%
October	3,070	2,226	-27.5%
November	2,206	2,037	-7.7%
December	1,823	1,920	+5.3%
January	2,350	2,193	-6.7%
12-Month Avg	2,930	2,686	-8.3%

Historical Pending Sales Activity



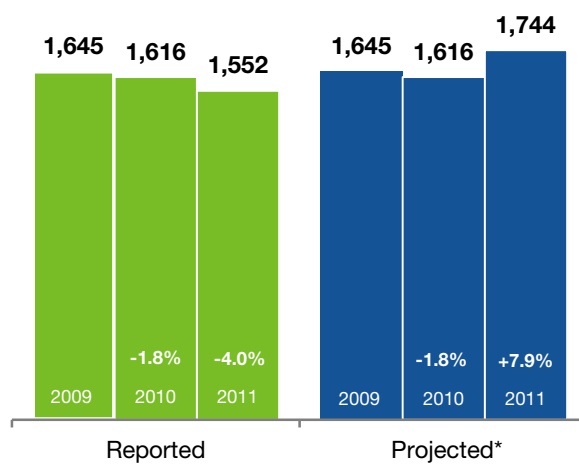
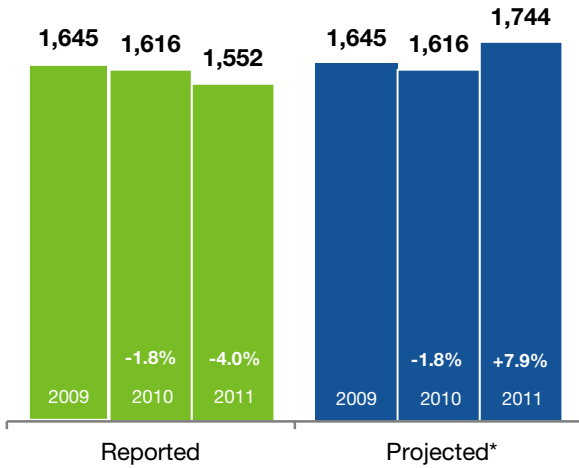
Closed Sales

A count of the properties that have closed in a given month.



January

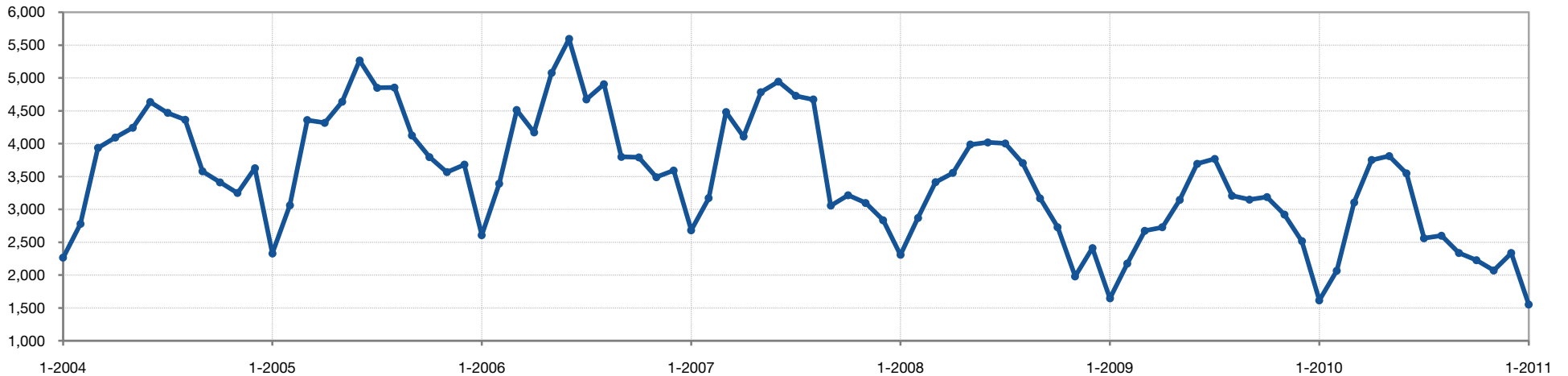
Year to Date



Month	Prior Year	Current Year	+/-
February	2,177	2,067	-5.1%
March	2,674	3,106	+16.2%
April	2,728	3,751	+37.5%
May	3,144	3,811	+21.2%
June	3,695	3,548	-4.0%
July	3,769	2,561	-32.1%
August	3,209	2,600	-19.0%
September	3,149	2,337	-25.8%
October	3,189	2,228	-30.1%
November	2,921	2,071	-29.1%
December	2,517	2,336	-7.2%
January	1,616	1,552	-4.0%
12-Month Avg	2,899	2,664	-6.8%

*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 Closed Sales Activity

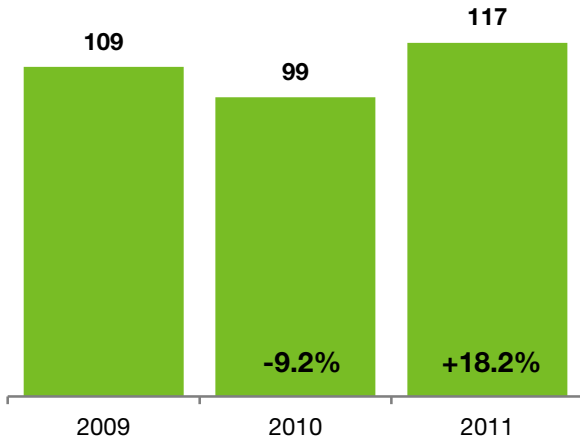


Days on Market Until Sale

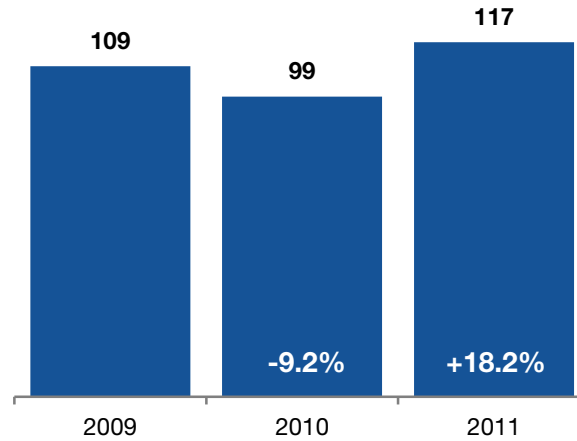
The average number of days between when a property is first listed and when an offer is accepted. Sold properties only.



January

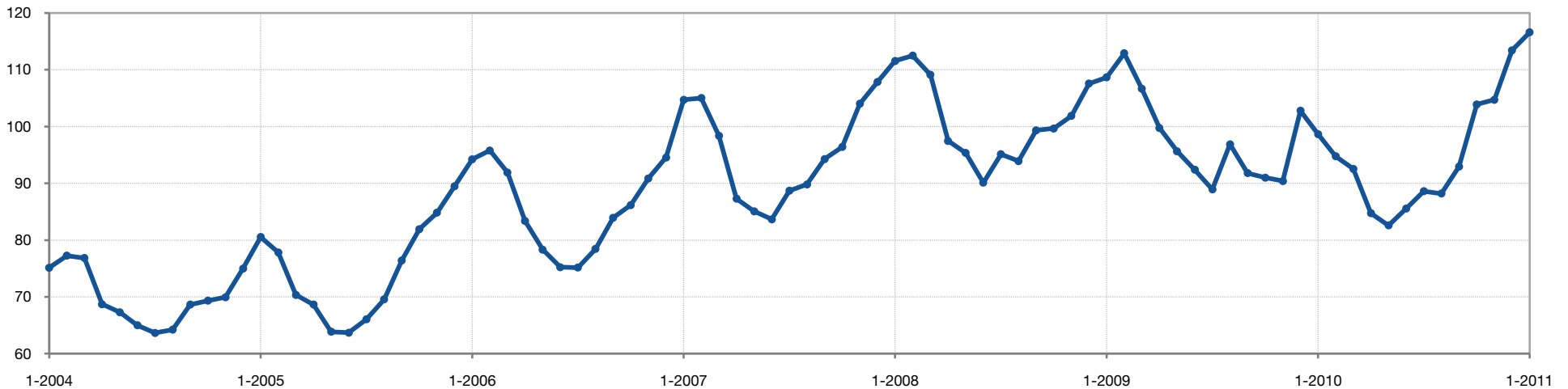


Year To Date



Month	Prior Year	Current Year	+/-
February	113	95	-16.1%
March	107	93	-13.2%
April	100	85	-15.1%
May	96	83	-13.7%
June	92	86	-7.4%
July	89	89	-0.4%
August	97	88	-9.0%
September	92	93	+1.2%
October	91	104	+14.2%
November	90	105	+15.8%
December	103	113	+10.3%
January	99	117	+18.2%
12-Month Avg	96	93	-3.0%

Historical Days on Market Until Sale

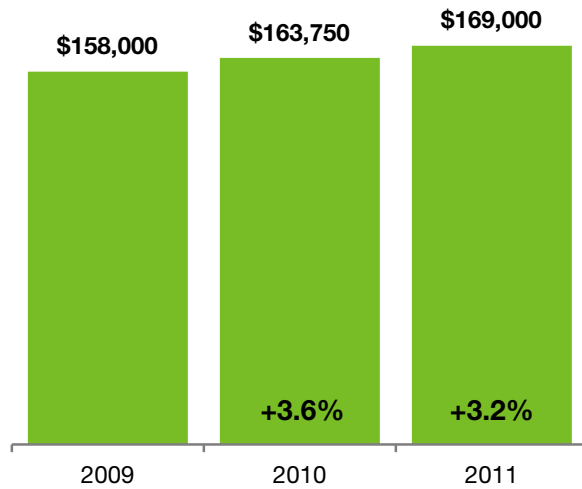


Median Sales Price

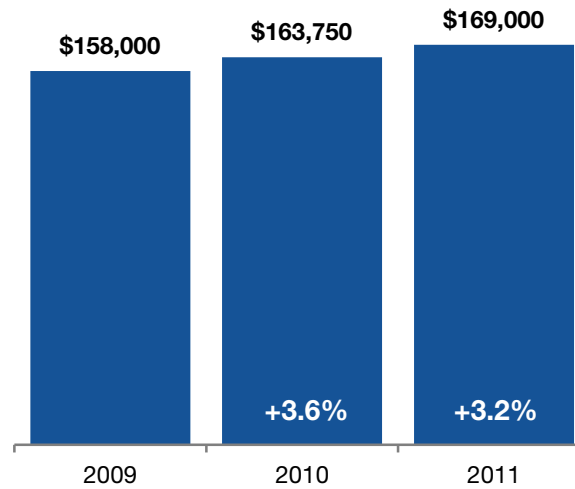
The median sales price for all closed sales in a given month. Sold properties only. Does not account for prices from any previous listing contracts or seller concessions.



January

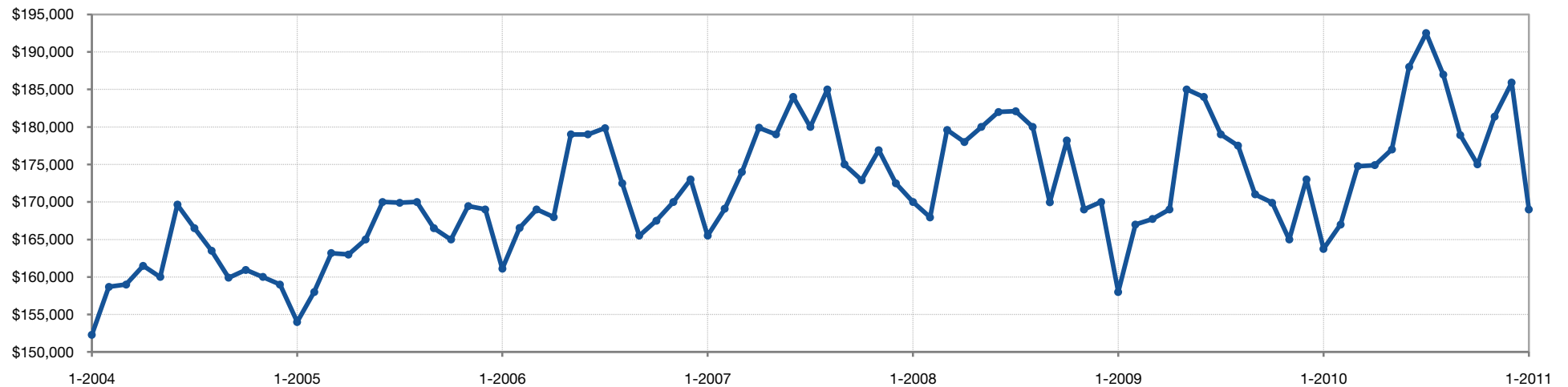


Year To Date



Month	Prior Year	Current Year	+/-
February	\$167,000	\$167,000	0.0%
March	\$167,725	\$174,775	+4.2%
April	\$169,000	\$174,900	+3.5%
May	\$185,000	\$177,000	-4.3%
June	\$184,000	\$188,000	+2.2%
July	\$179,000	\$192,500	+7.5%
August	\$177,500	\$186,990	+5.3%
September	\$171,000	\$178,900	+4.6%
October	\$169,900	\$175,000	+3.0%
November	\$165,000	\$181,375	+9.9%
December	\$173,000	\$185,900	+7.5%
January	\$163,750	\$169,000	+3.2%
12-Month Avg	\$173,500	\$179,000	+3.2%

Historical Median Sales Price

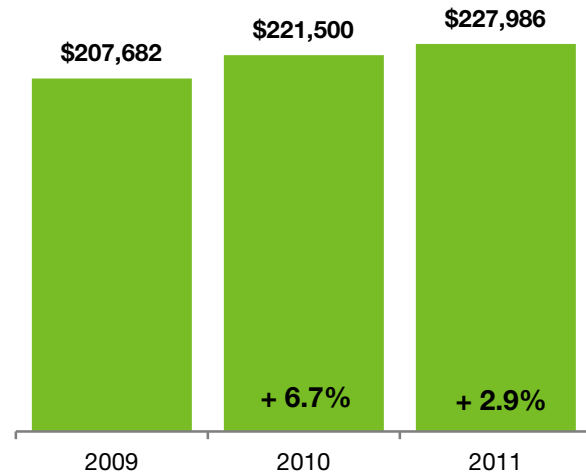


Average Sales Price

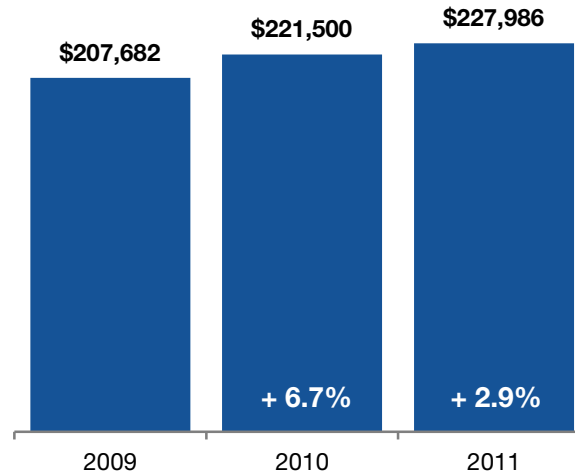
The average sales price for all closed sales in a given month. Sold properties only. Does not account for prices from any previous listing contracts or seller concessions.



January



Year To Date



Month	Prior Year	Current Year	+/-
February	\$219,435	\$227,926	+3.9%
March	\$221,882	\$229,065	+3.2%
April	\$221,489	\$234,509	+5.9%
May	\$236,007	\$234,557	-0.6%
June	\$239,624	\$259,305	+8.2%
July	\$230,705	\$267,545	+16.0%
August	\$236,104	\$243,928	+3.3%
September	\$227,354	\$242,032	+6.5%
October	\$220,161	\$234,436	+6.5%
November	\$219,349	\$256,487	+16.9%
December	\$235,784	\$270,136	+14.6%
January	\$221,500	\$227,986	+2.9%
12-Month Avg	\$228,245	\$243,977	+6.9%

Historical Average Sales Price

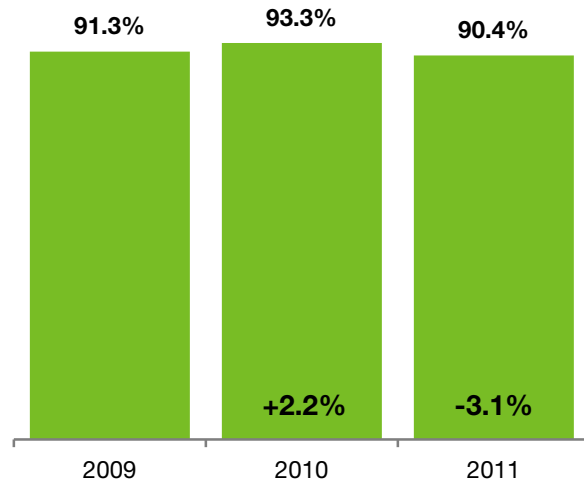


Percent of Original List Price Received

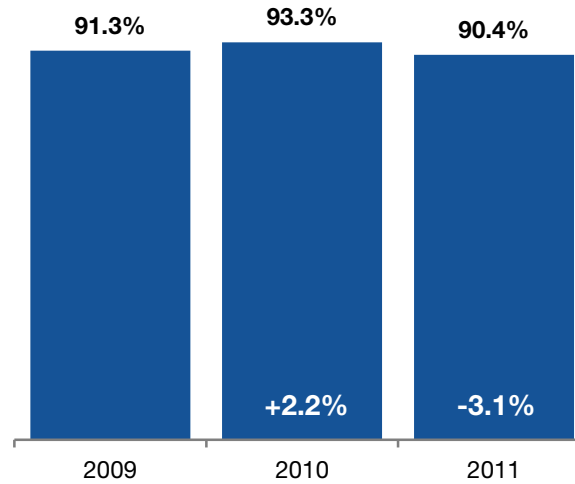
The average percentage found when dividing a property's sales price by the original list price. Sold properties only. Does not account for prices from any previous listing contracts or seller concessions.



January

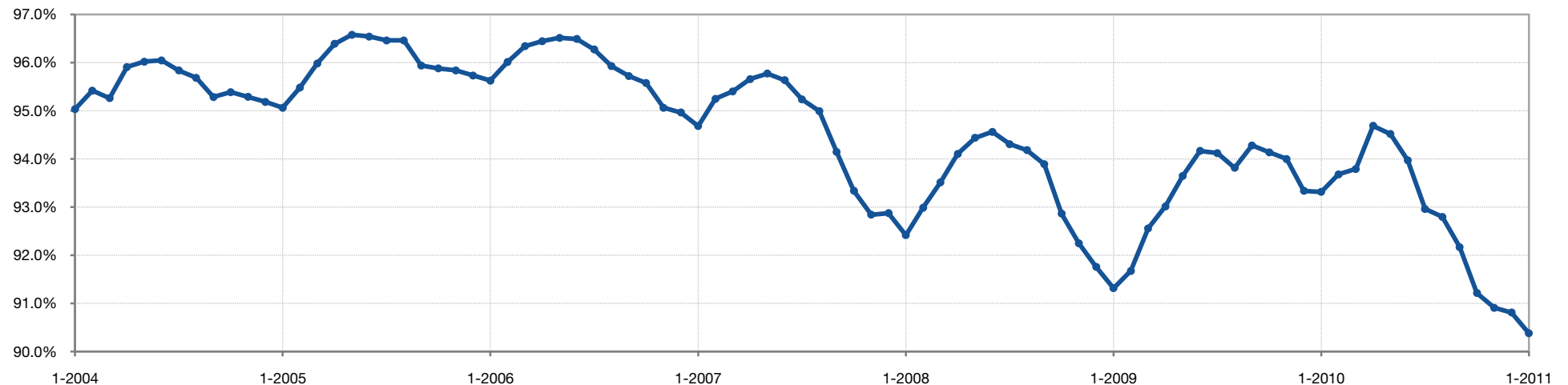


Year To Date



Month	Prior Year	Current Year	+/-
February	91.7%	93.7%	+2.2%
March	92.6%	93.8%	+1.3%
April	93.0%	94.7%	+1.8%
May	93.6%	94.5%	+0.9%
June	94.2%	94.0%	-0.2%
July	94.1%	93.0%	-1.2%
August	93.8%	92.8%	-1.1%
September	94.3%	92.2%	-2.2%
October	94.1%	91.2%	-3.1%
November	94.0%	90.9%	-3.3%
December	93.3%	90.8%	-2.7%
January	93.3%	90.4%	-3.1%
12-Month Avg	93.6%	93.0%	-0.7%

Historical Percent of Original List Price Received

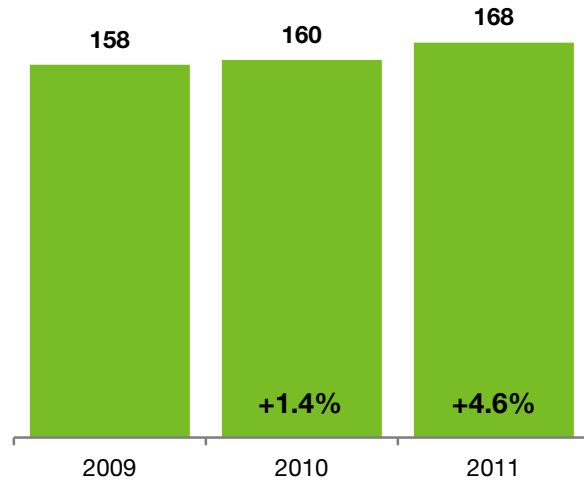


Housing Affordability Index

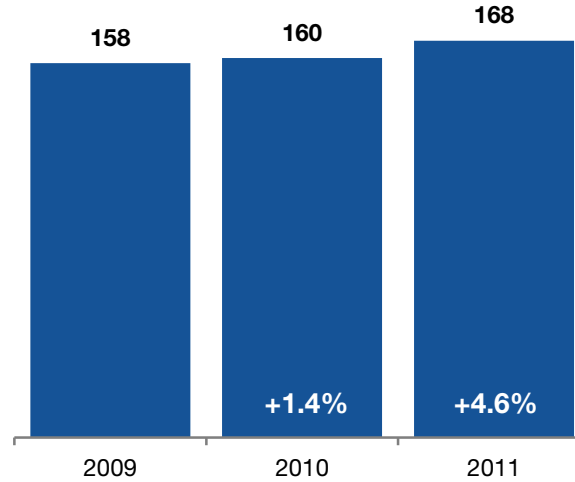
The Housing Affordability Index measures housing affordability for the region. An HAI of 120 would mean the median household income was 120% of what's necessary to qualify for the median priced home under prevailing interest rates. **The higher the number, the more affordable our housing is.**



January

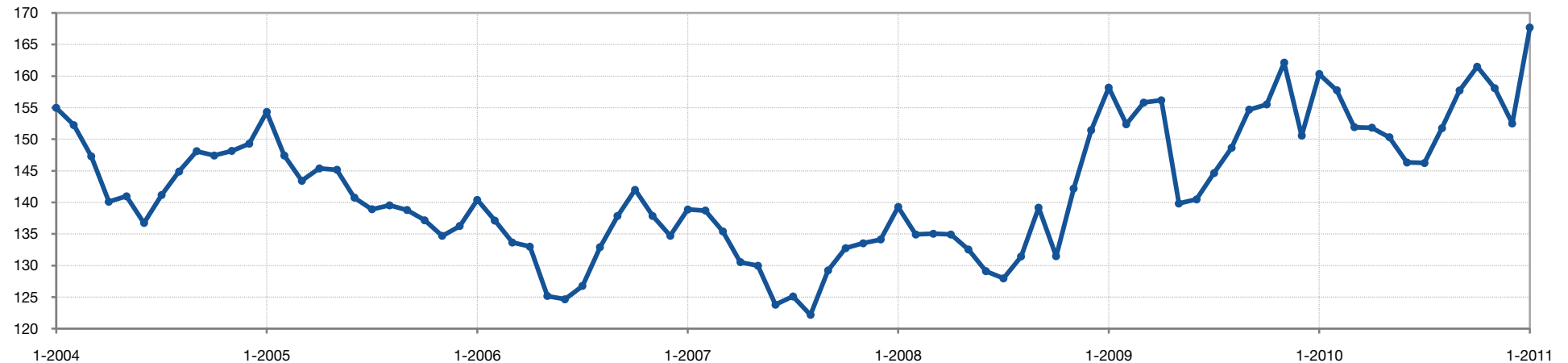


Year To Date



Month	Prior Year	Current Year	+/-
February	152	158	+3.5%
March	156	152	-2.5%
April	156	152	-2.8%
May	140	150	+7.5%
June	140	146	+4.2%
July	145	146	+1.1%
August	149	152	+2.1%
September	155	158	+2.0%
October	156	161	+3.8%
November	162	158	-2.5%
December	151	153	+1.3%
January	160	168	+4.6%
12-Month Avg	152	154	+1.9%

Historical Housing Affordability Index

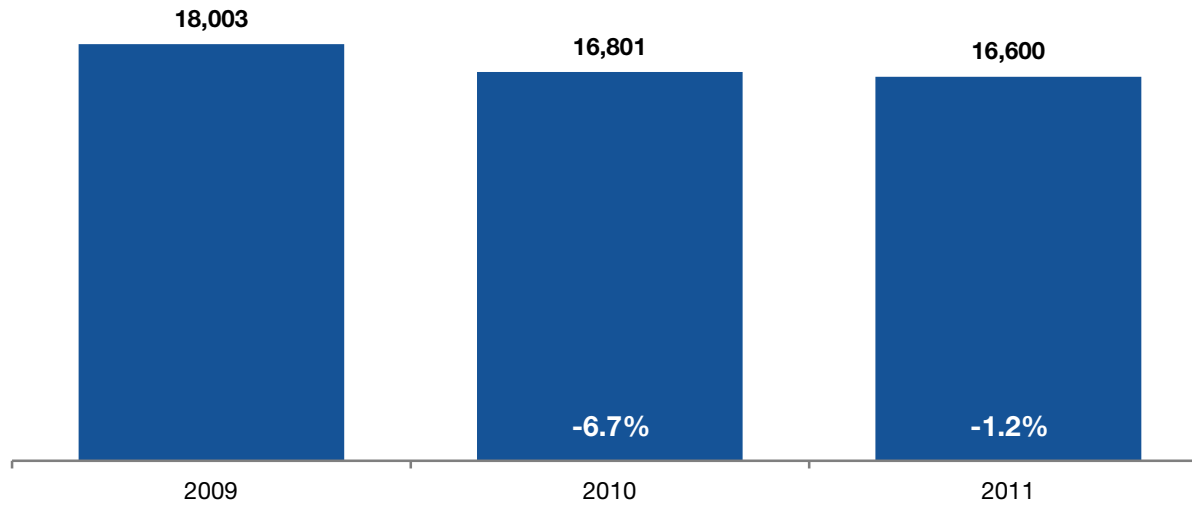


Inventory of Homes for Sale

The number of properties available for sale in active status at the end of the month.

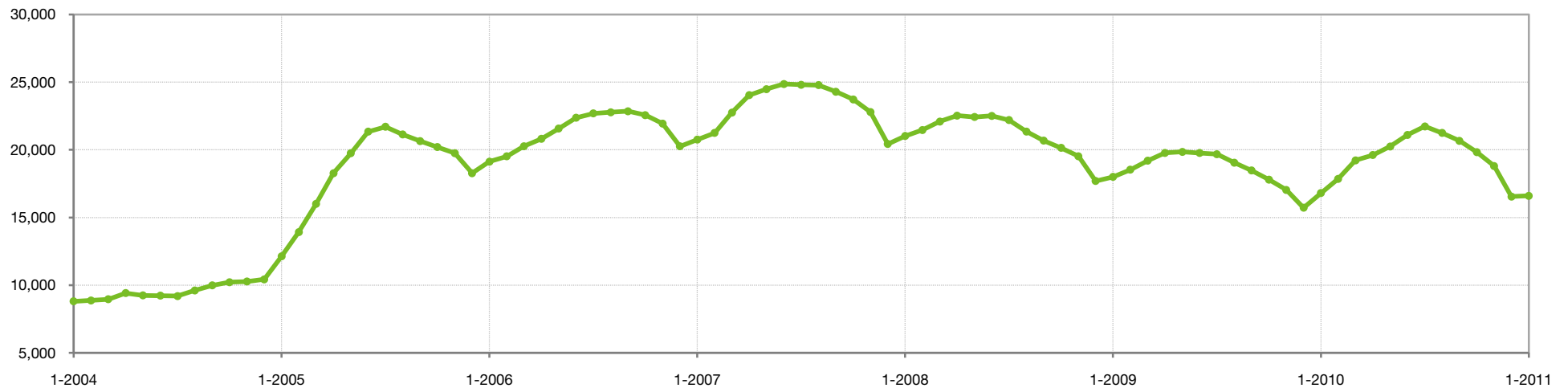


January



Month	Prior Year	Current Year	+/-
February	18,528	17,857	-3.6%
March	19,192	19,223	+0.2%
April	19,772	19,609	-0.8%
May	19,849	20,253	+2.0%
June	19,768	21,104	+6.8%
July	19,679	21,728	+10.4%
August	19,054	21,250	+11.5%
September	18,477	20,664	+11.8%
October	17,804	19,836	+11.4%
November	17,043	18,809	+10.4%
December	15,724	16,546	+5.2%
January	16,801	16,600	-1.2%
12-Month Avg	18,474	19,457	+5.3%

Historical Inventory of Homes for Sale

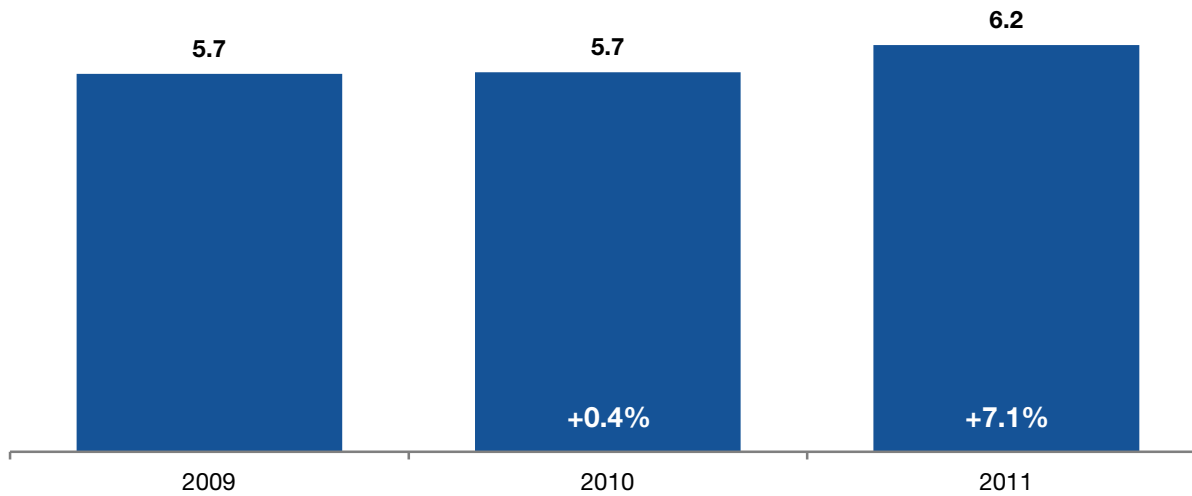


Months Supply of Inventory

Compares the number of active listings available to the average monthly closed sales for the last twelve months.



January



Month	Prior Year	Current Year	+/-
February	6.0	6.1	+1.9%
March	6.3	6.5	+2.5%
April	6.7	6.5	-3.1%
May	6.8	6.4	-6.2%
June	6.9	6.9	-0.6%
July	6.9	7.3	+5.0%
August	6.8	7.3	+7.5%
September	6.5	7.2	+10.6%
October	6.2	7.1	+14.7%
November	5.8	7.0	+19.0%
December	5.3	6.1	+15.0%
January	5.7	6.2	+7.1%
12-Month Avg	6.3	6.7	+5.8%

Historical Months Supply of Inventory

