

Monthly Indicators



December 2009

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

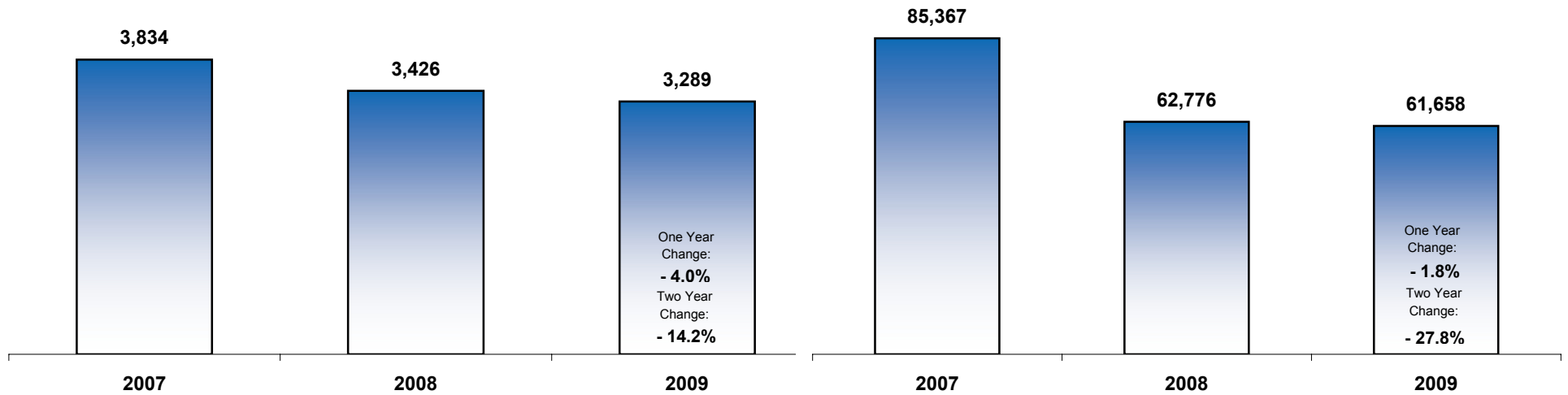
New Listings

A Monthly Indicator from the Collin County Association of REALTORS®

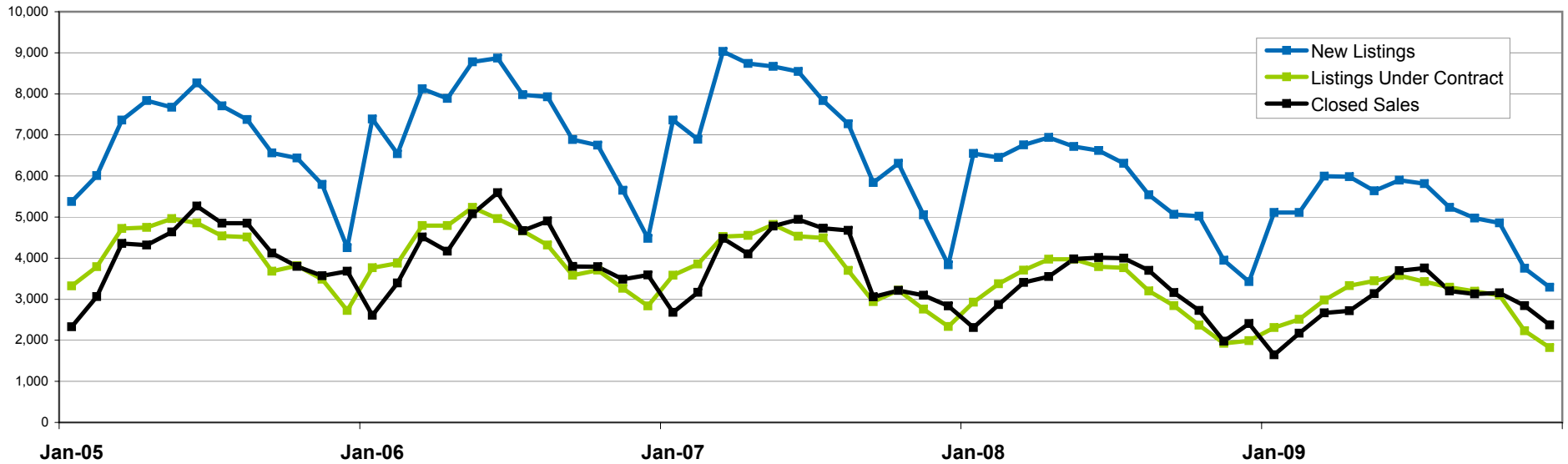


December

Entire Year



Historical Market Activity

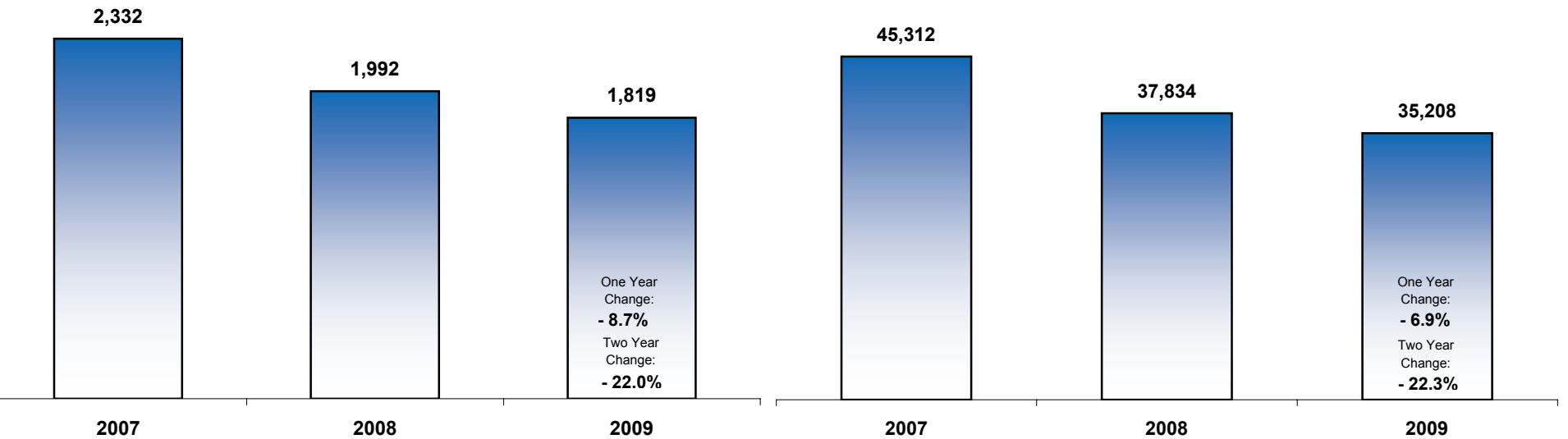


Listings Under Contract

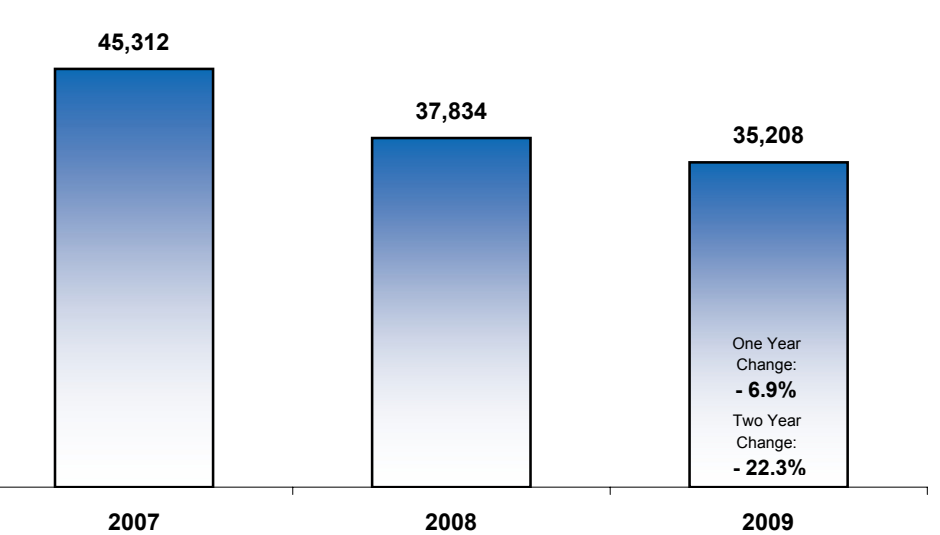
A Monthly Indicator from the Collin County Association of REALTORS®



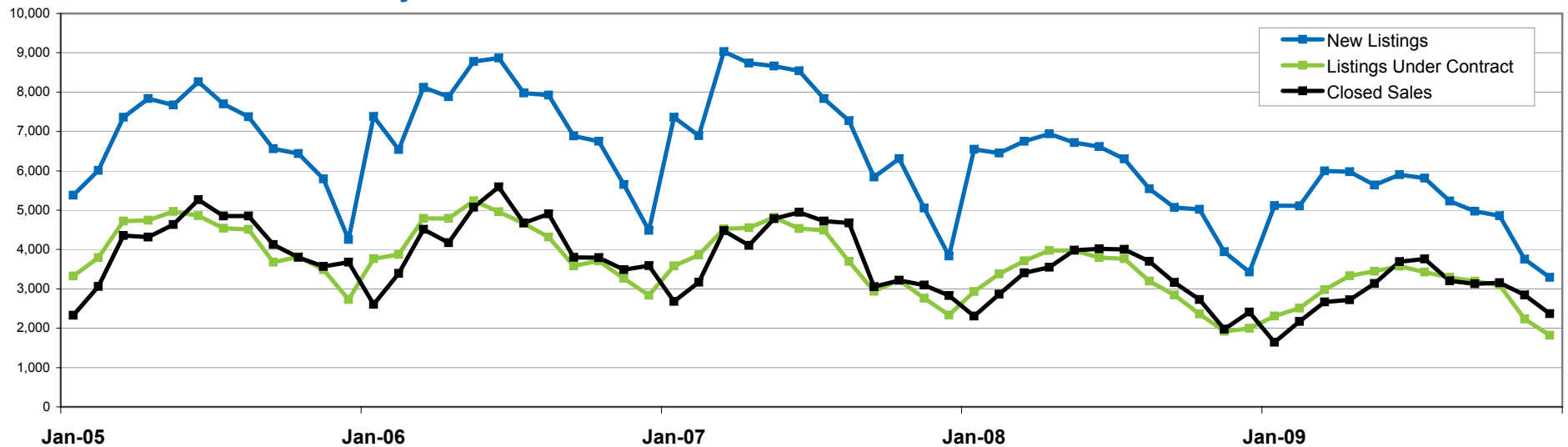
December



Entire Year



Historical Market Activity



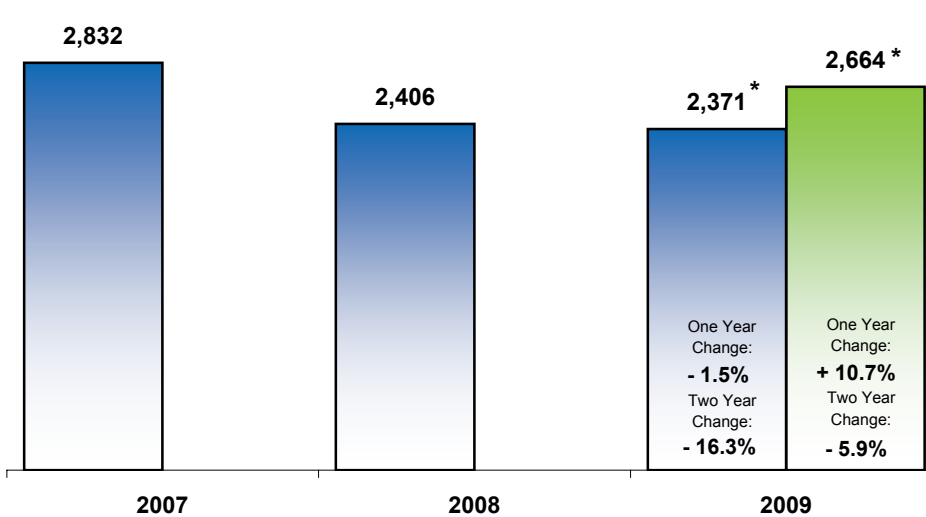
Closed Sales

A Monthly Indicator from the Collin County Association of REALTORS®



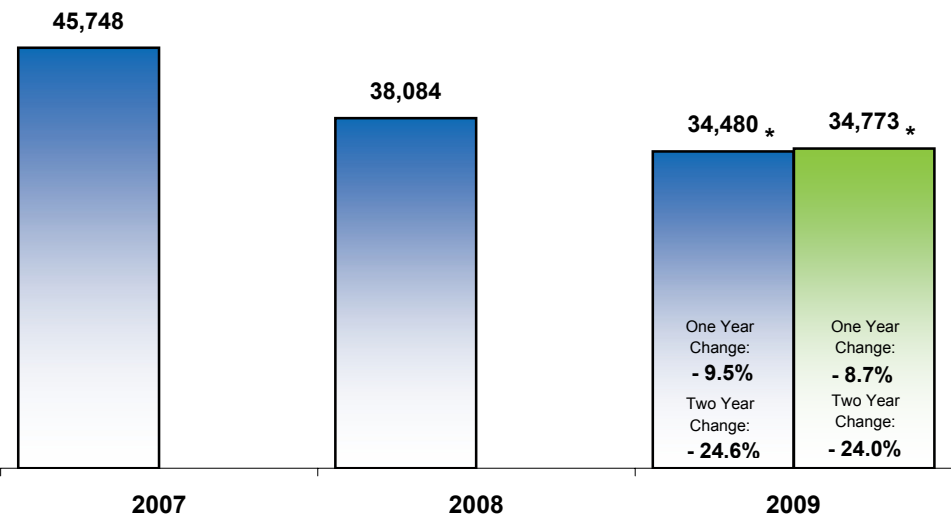
December

■ Reported
■ Projected



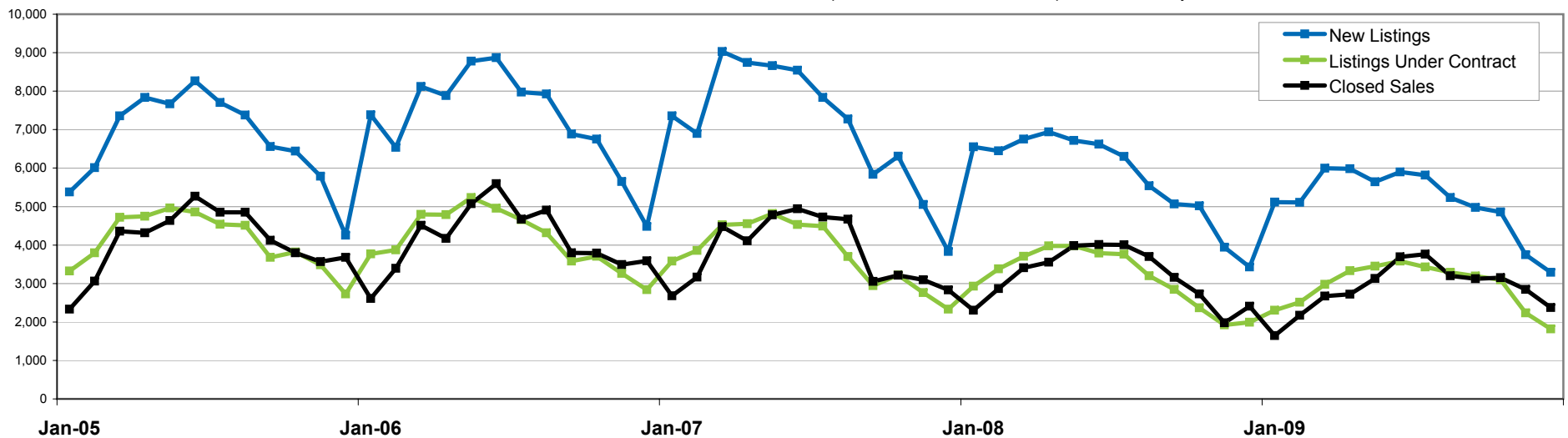
Entire Year

■ Reported
■ Projected



Historical Market Activity

*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 in time for this report -- a number we use based upon historical analysis.



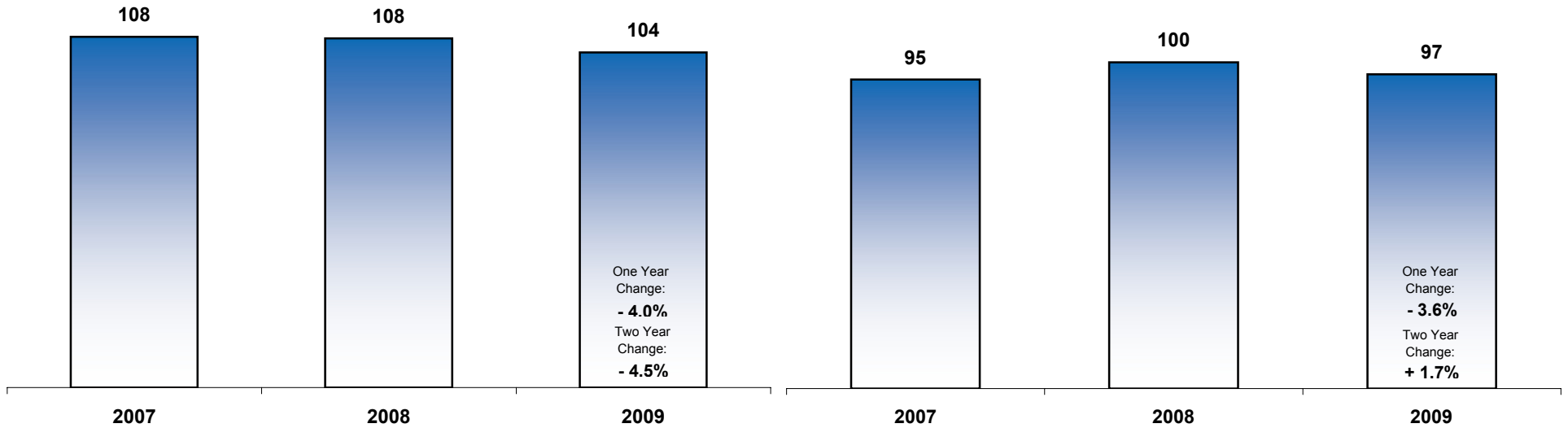
Days on Market Until Sale

A Monthly Indicator from the Collin County Association of REALTORS®

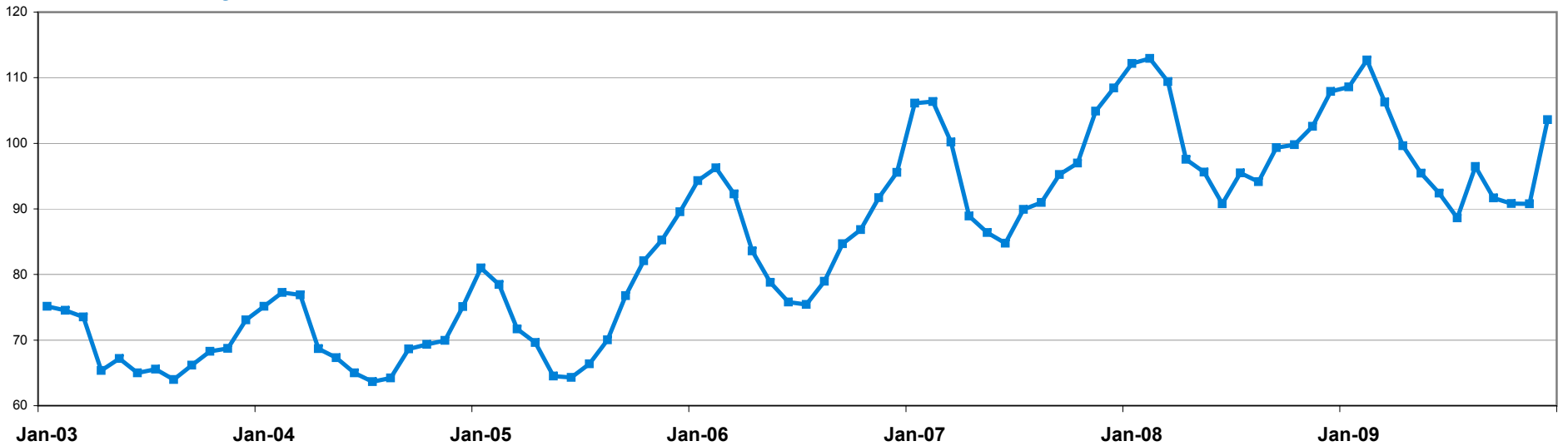


December

Entire Year



Historical Days on Market Until Sale



Median Sales Price

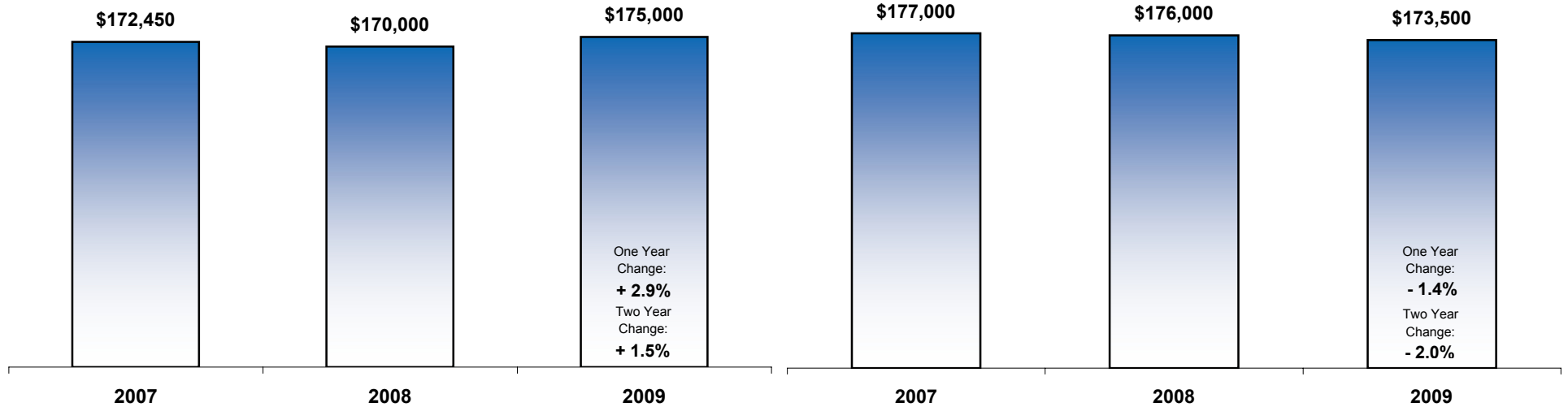
A Monthly Indicator from the Collin County Association of REALTORS®



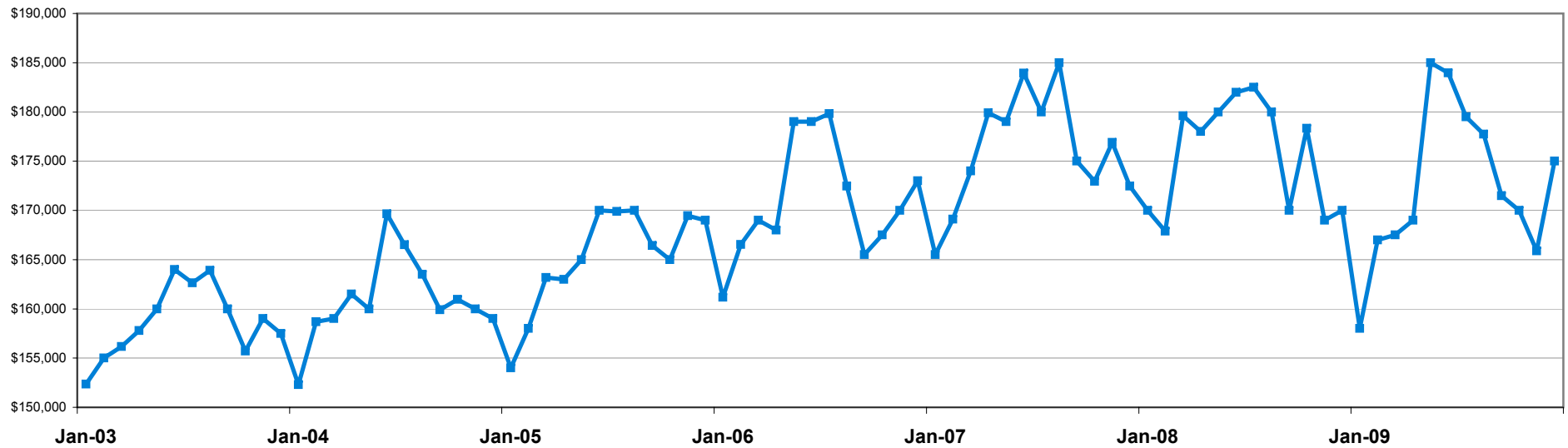
Figures do not take into account seller concessions.

December

Entire Year



Historical Median Prices



Average Sales Price

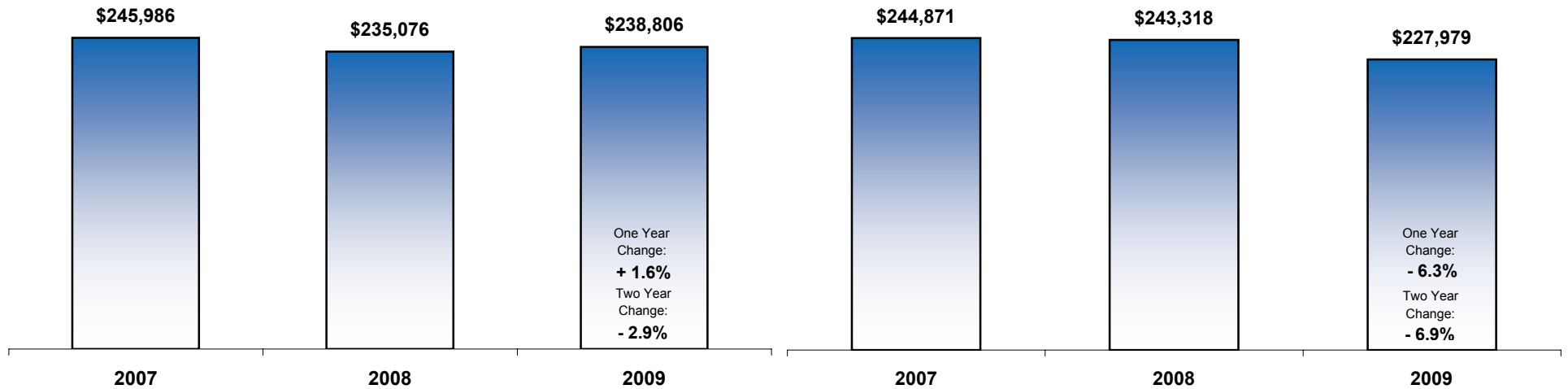
A Monthly Indicator from the Collin County Association of REALTORS®



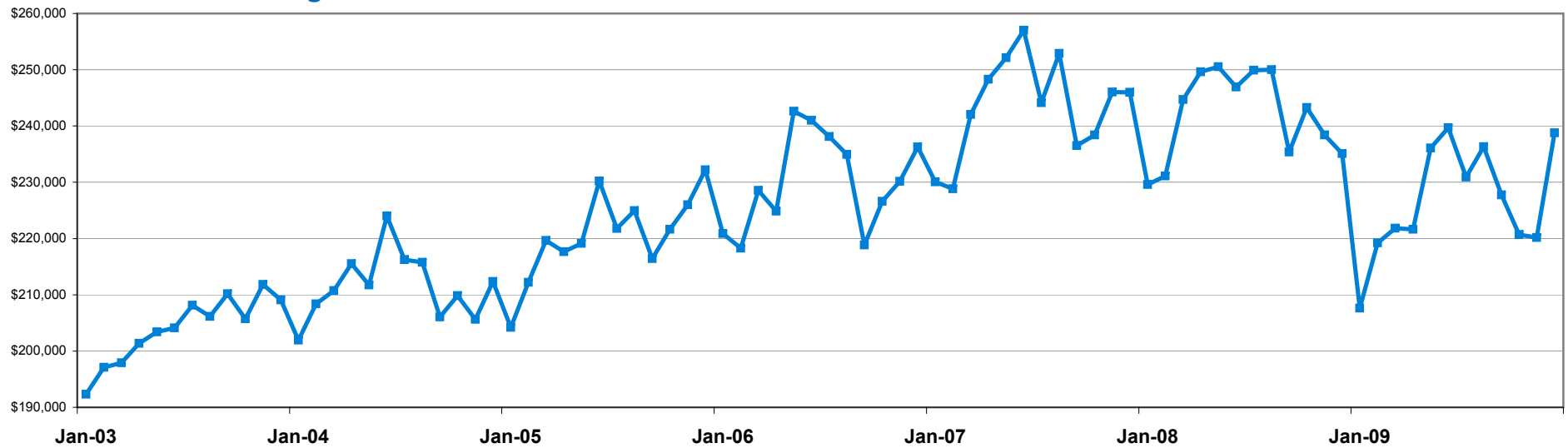
Figures do not take into account seller concessions.

December

Entire Year



Historical Average Prices

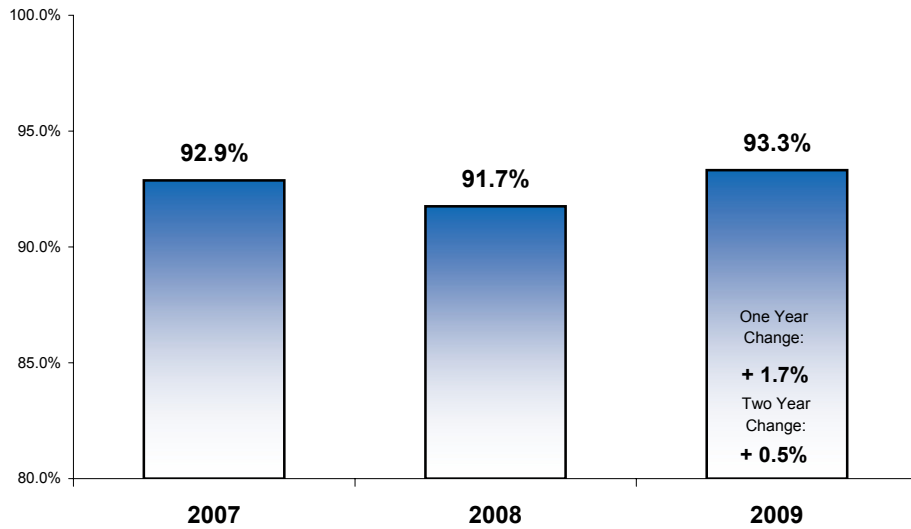


Percent of Original List Price Received at Sale

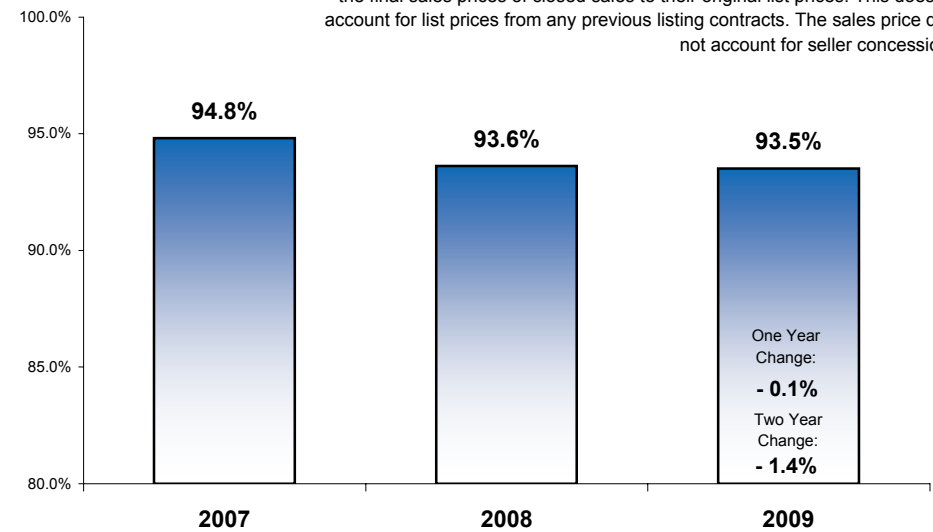
A Monthly Indicator from the Collin County Association of REALTORS®



December

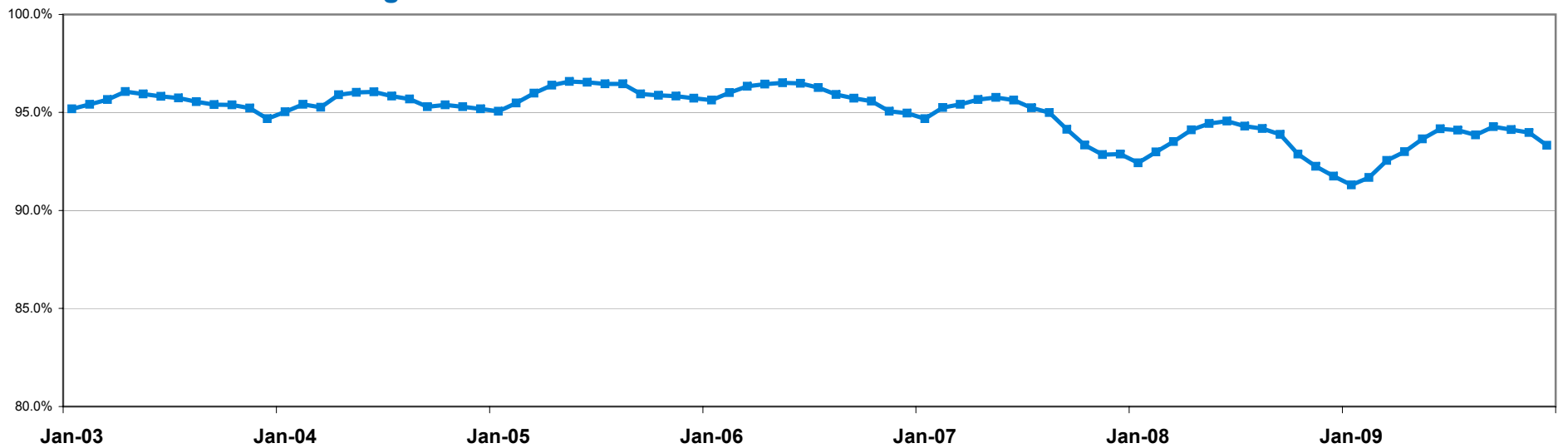


Entire Year



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



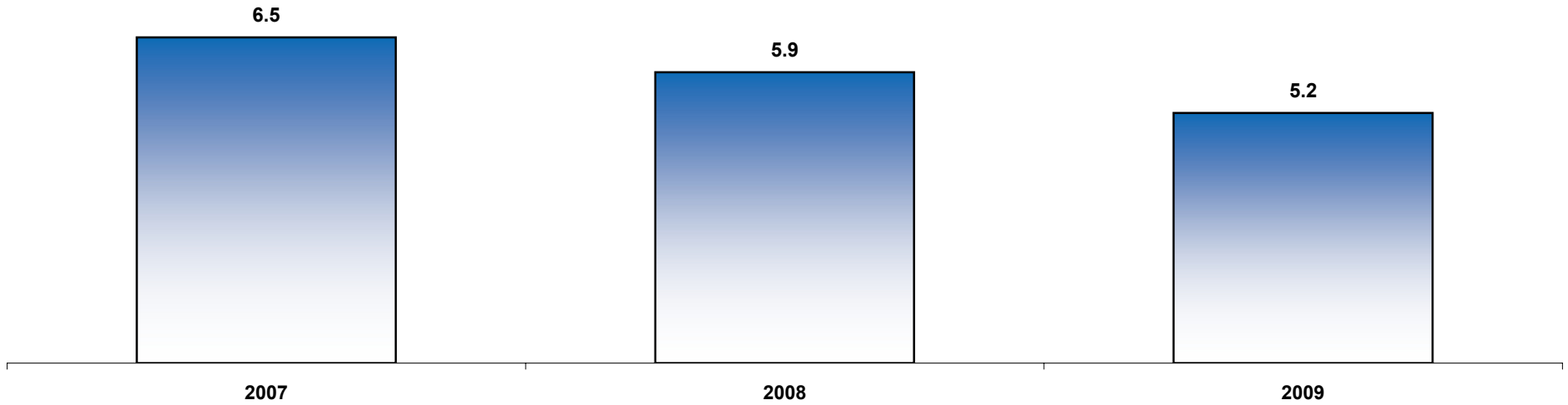
Mortgage Rates

A Monthly Indicator from the Collin County Association of REALTORS®

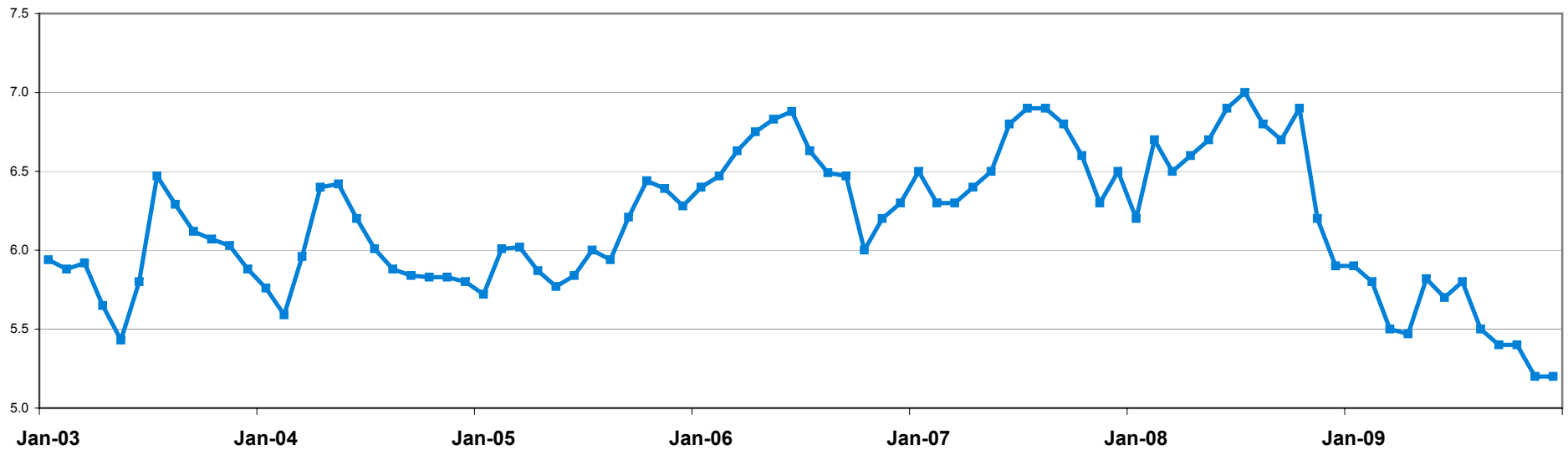


Mortgage rate information is gathered from HSH Associates Financial Publishers, Inc (www.hsh.com). Data represents national 30-year fixed-rate mortgages.

December



Historical Interest Rates



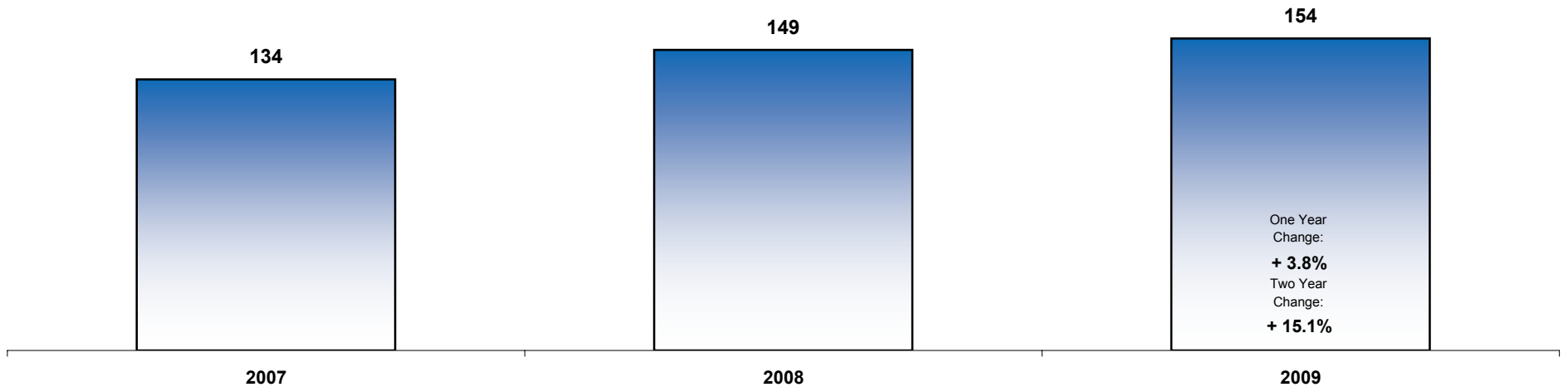
Housing Affordability Index

A Monthly Indicator from the Collin County Association of REALTORS®

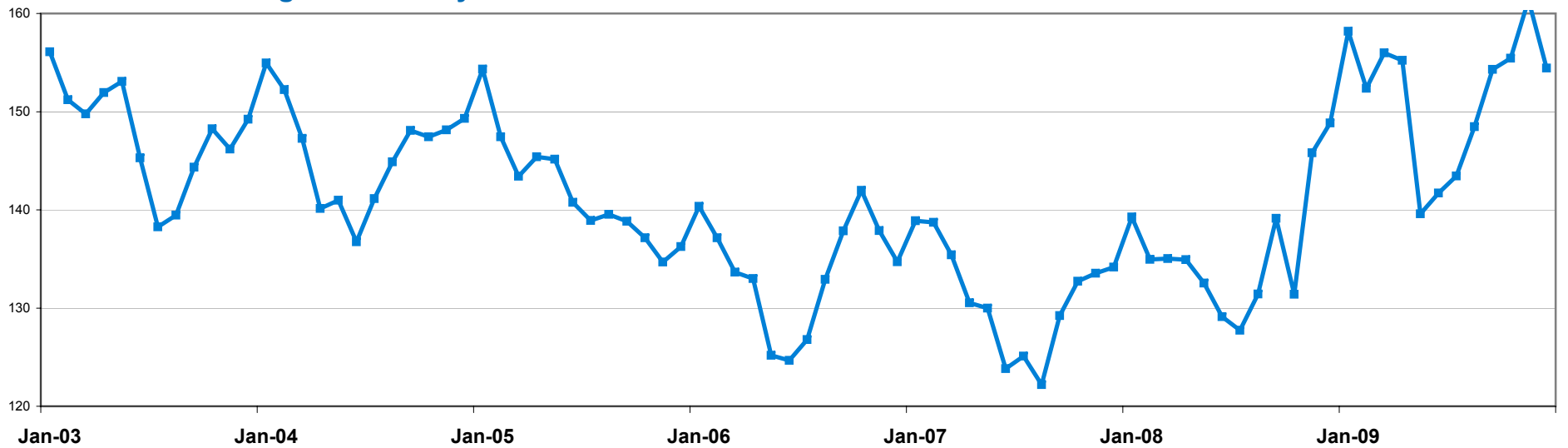


December

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.



Historical Housing Affordability Index

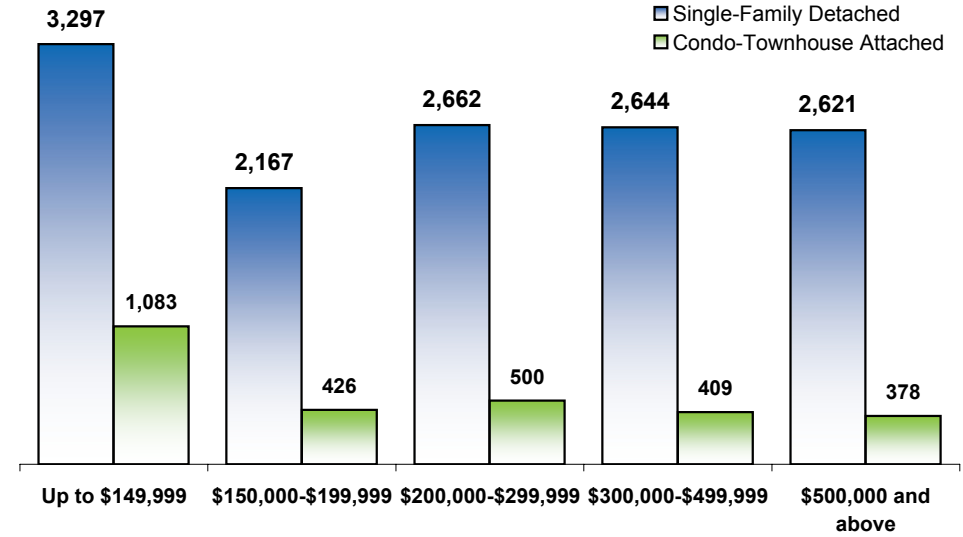
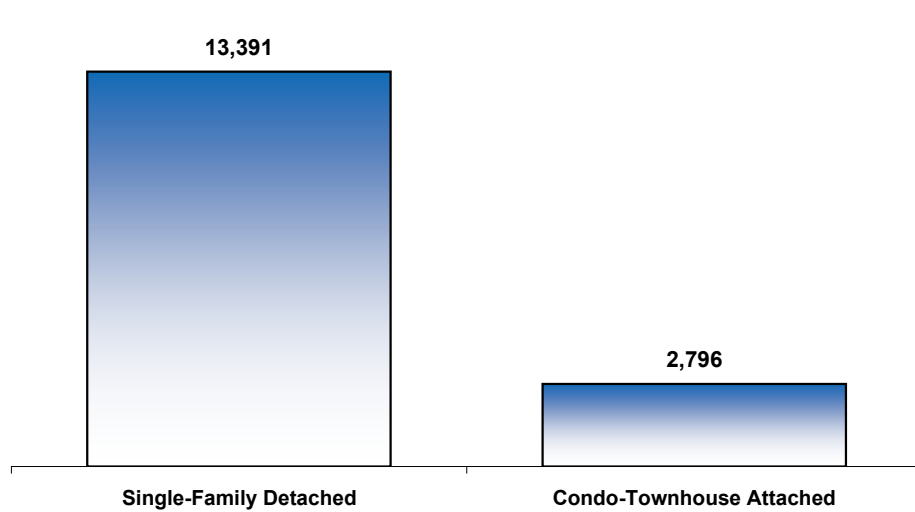


Housing Supply Outlook

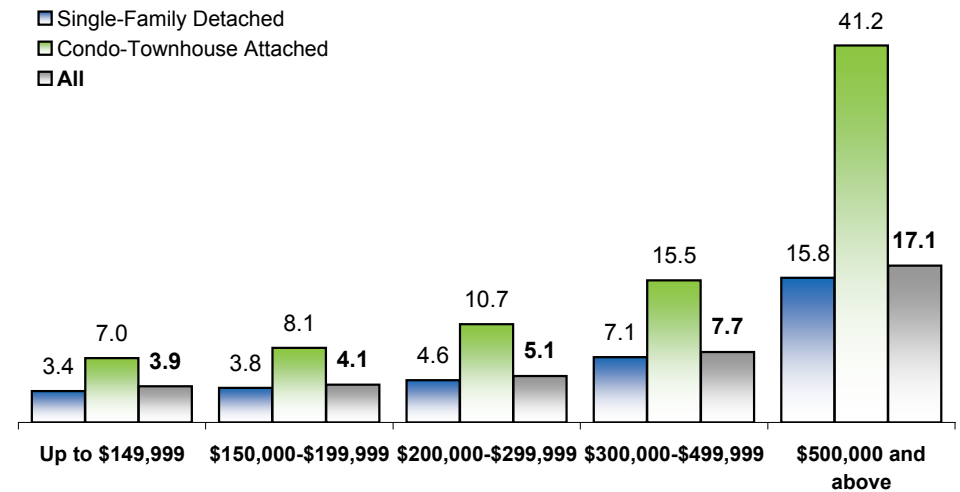
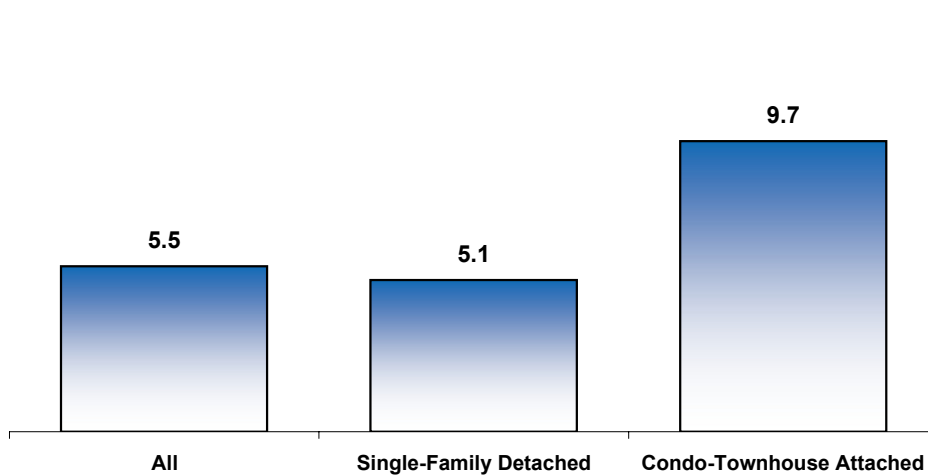
A Monthly Indicator from the Collin County Association of REALTORS®

December 2009

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®



		2009	2008	Percent Change	5-Year Average	2009 Year-to-Date	2008 Year-to-Date	Percent Change	5-Year Year-to-Date Average
New Listings	Oct	4,858	5,019	- 3.2%	5,875	54,620	55,405	- 1.4%	66,843
	Nov	3,749	3,945	- 5.0%	4,837	58,369	59,350	- 1.7%	71,680
	Dec	3,289	3,426	- 4.0%	3,857	61,658	62,776	- 1.8%	75,537
Listings Under Contract	Oct	3,097	2,364	+ 31.0%	3,241	31,156	33,919	- 8.1%	38,385
	Nov	2,233	1,923	+ 16.1%	2,733	33,389	35,842	- 6.8%	41,118
	Dec	1,819	1,992	- 8.7%	2,341	35,208	37,834	- 6.9%	43,459
Closed Sales	Oct	3,154	2,724	+ 15.8%	3,336	29,265	33,702	- 13.2%	37,380
	Nov	2,844	1,976	+ 43.9%	2,994	32,109	35,678	- 10.0%	40,373
	Dec	2,371	2,406	- 1.5%	2,976	34,480	38,084	- 9.5%	43,349
Days on Market Until Sale	Oct	91	100	- 9.0%	91	97	100	- 3.0%	89
	Nov	91	103	- 11.5%	95	96	100	- 3.7%	89
	Dec	104	108	- 4.0%	101	97	100	- 3.6%	90
Median Sales Price	Oct	\$170,000	\$178,325	- 4.7%	\$170,755	\$174,500	\$177,000	- 1.4%	
	Nov	\$165,900	\$169,000	- 1.8%	\$170,250	\$173,459	\$176,400	- 1.7%	--
	Dec	\$175,000	\$170,000	+ 2.9%	\$171,890	\$173,500	\$176,000	- 1.4%	
Average Sales Price	Oct	\$220,709	\$243,261	- 9.3%	\$230,118	\$227,863	\$244,195	- 6.7%	\$233,553
	Nov	\$220,155	\$238,399	- 7.7%	\$232,146	\$227,180	\$243,874	- 6.8%	\$233,453
	Dec	\$238,806	\$235,076	+ 1.6%	\$237,670	\$227,979	\$243,318	- 6.3%	\$233,771
Total Active Listings Available	Oct	17,876	20,583	- 13.2%					
	Nov	17,052	20,018	- 14.8%	--	--	--	--	--
	Dec	16,187	19,374	- 16.4%					
Percent of Original List Price	Oct	94.1%	92.9%	+ 1.3%	94.4%	93.5%	93.8%	- 0.4%	94.9%
	Nov	94.0%	92.3%	+ 1.9%	94.0%	93.5%	93.8%	- 0.3%	94.9%
	Dec	93.3%	91.7%	+ 1.7%	93.7%	93.5%	93.6%	- 0.1%	94.8%
Mortgage Rates	Oct	5.4	6.9	- 21.7%	6.3				
	Nov	5.2	6.2	- 16.1%	6.1	--	--	--	--
	Dec	5.2	5.9	- 11.9%	6.0				
Housing Affordability Index	Oct	155	131	+ 18.3%	140				
	Nov	161	146	+ 10.7%	143	--	--	--	--
	Dec	154	149	+ 3.8%	142				
Months Supply of Inventory	Oct	6.1	6.3	- 3.4%					
	Nov	5.8	6.3	- 8.1%	--	--	--	--	--
	Dec	5.5	6.1	- 10.2%					

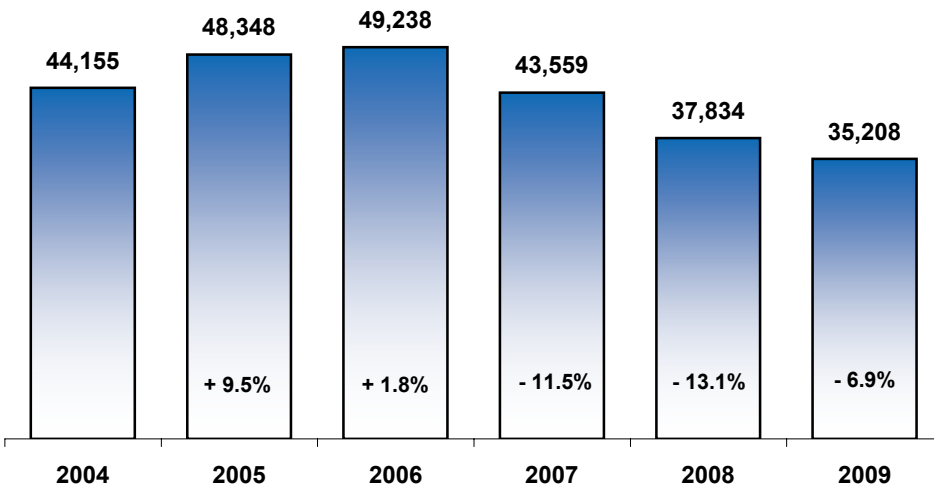
Data from past months is updated with each new report to account for late reported listings and sales.

Annual Review

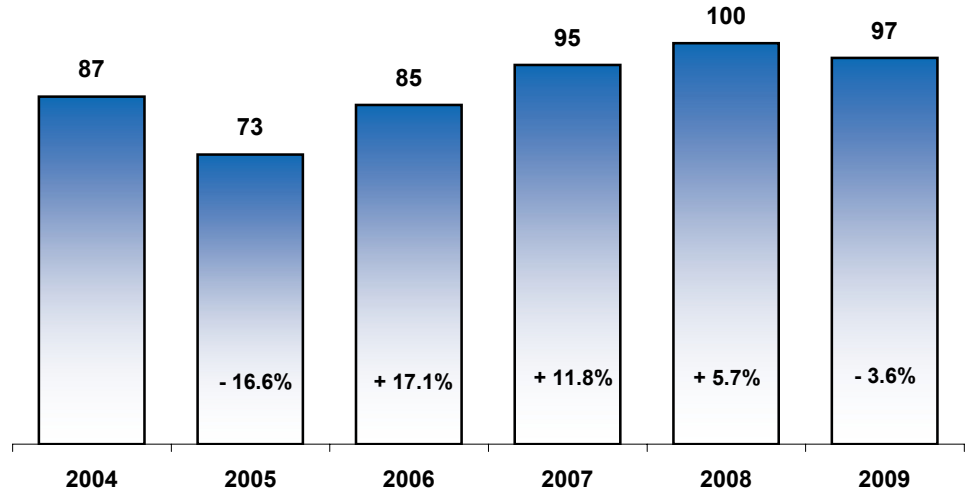
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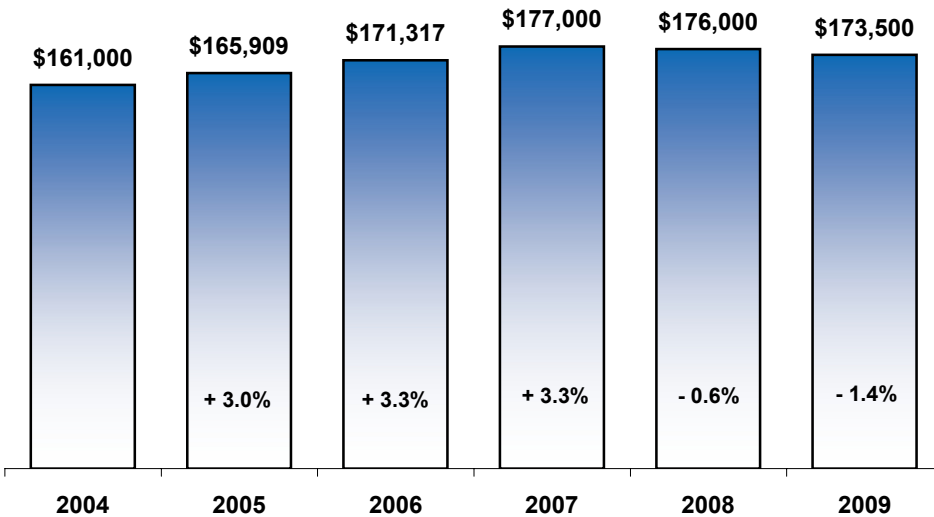
Closed Sales



Days on Market Until Sale



Median Sales Price



Percent of Original List Price Received at Sale

