

Monthly Indicators



November 2009

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

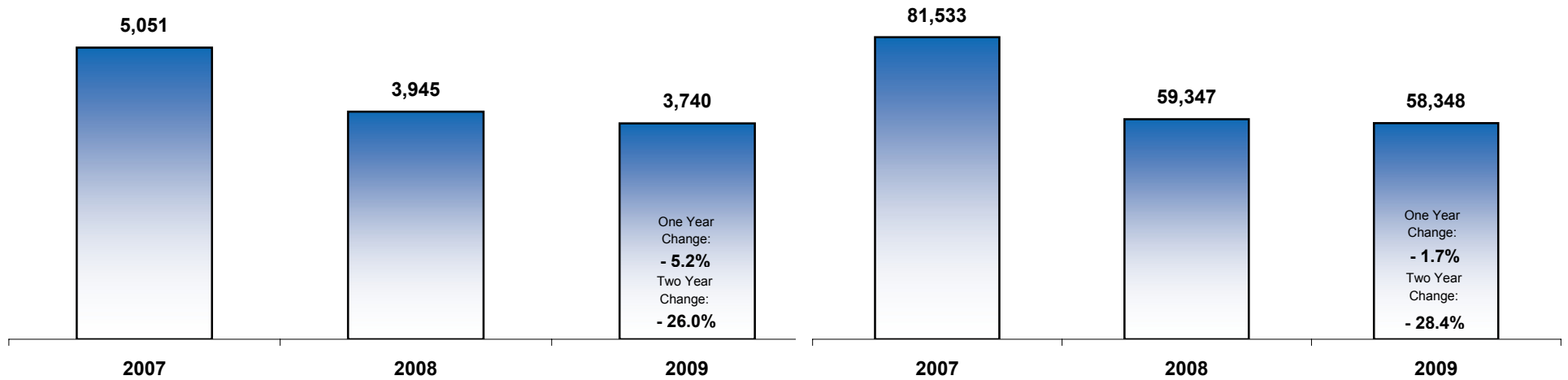
New Listings

A Monthly Indicator from the Collin County Association of REALTORS®

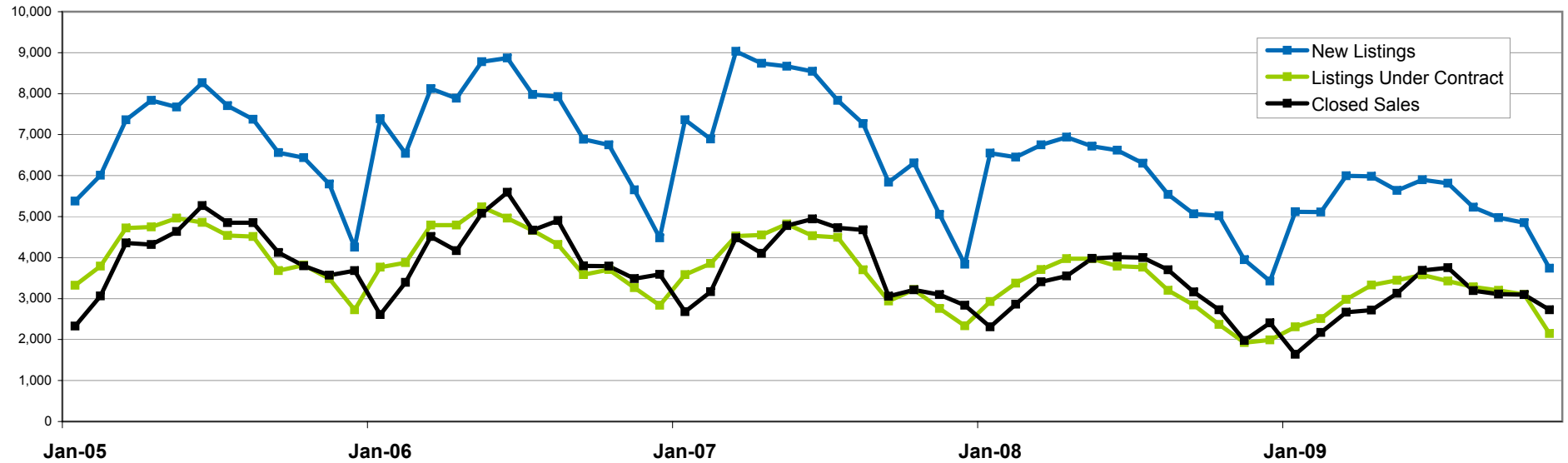


November

Entire Year



Historical Market Activity



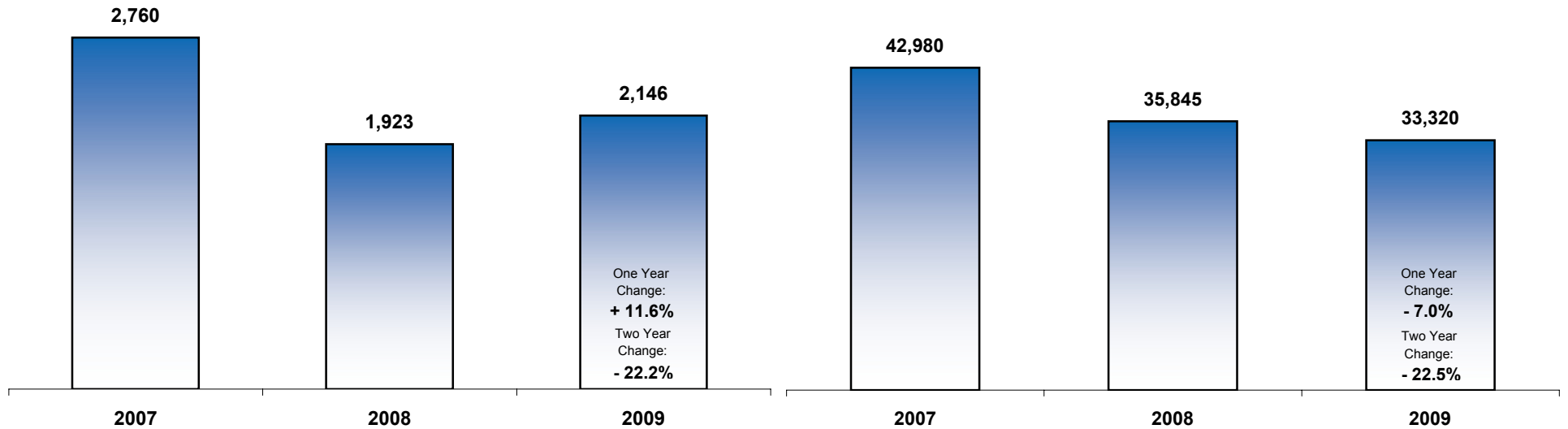
Listings Under Contract

A Monthly Indicator from the Collin County Association of REALTORS®

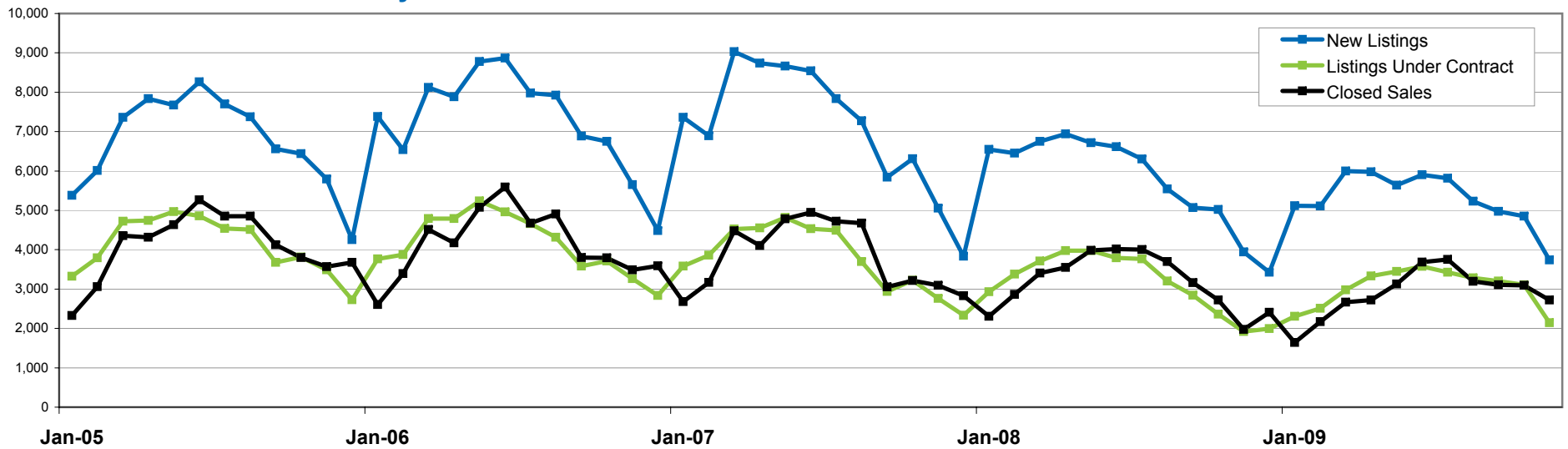


November

Entire Year



Historical Market Activity



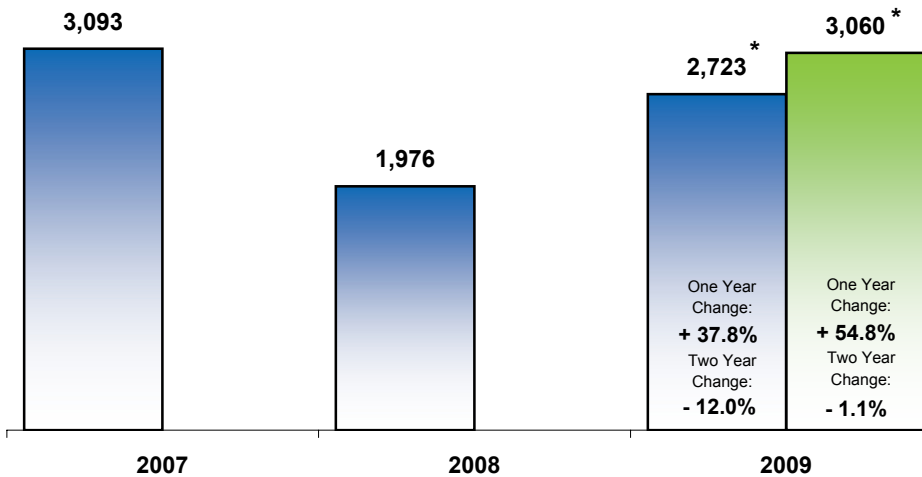
Closed Sales

A Monthly Indicator from the Collin County Association of REALTORS®



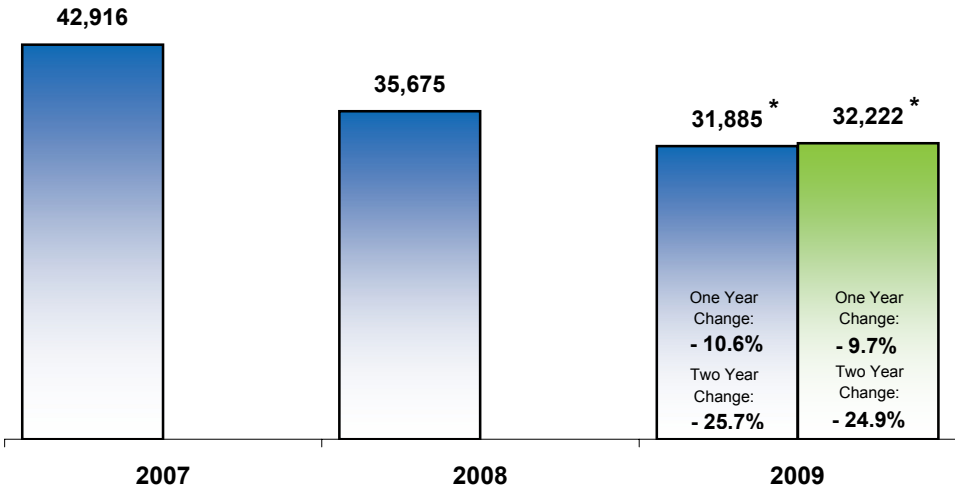
November

■ Reported
■ Projected



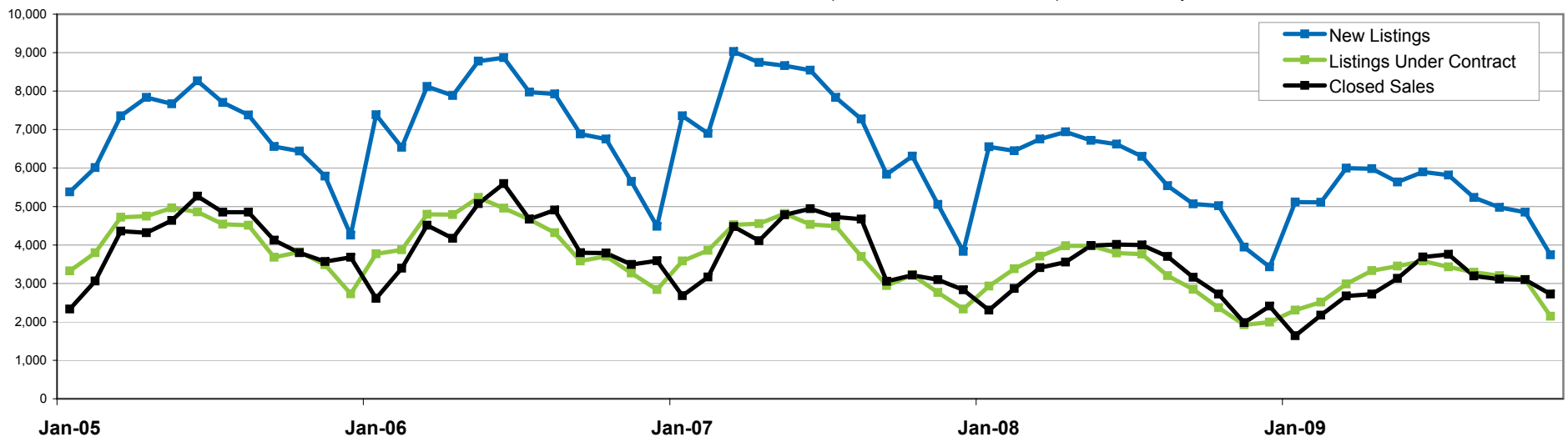
Entire Year

■ 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.



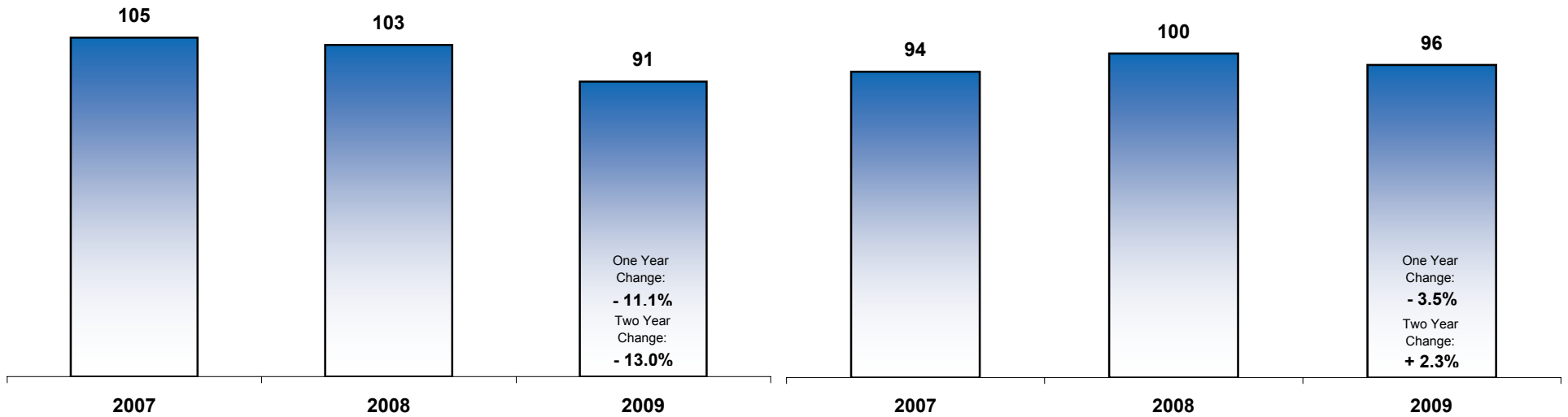
Days on Market Until Sale

A Monthly Indicator from the Collin County Association of REALTORS®

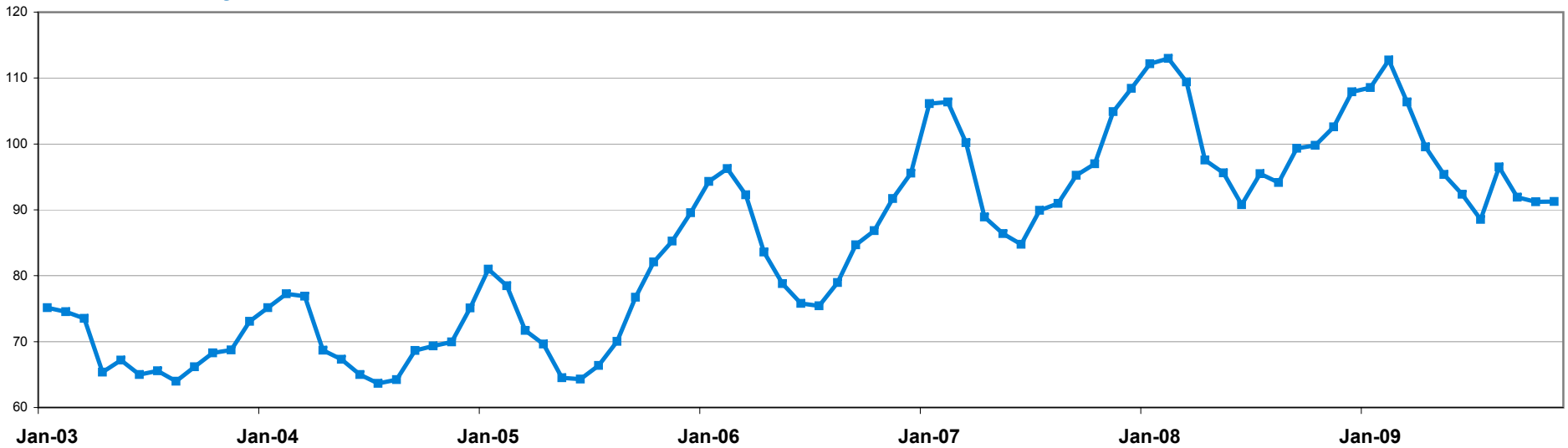


November

Entire Year



Historical Days on Market Until Sale



Median Sales Price

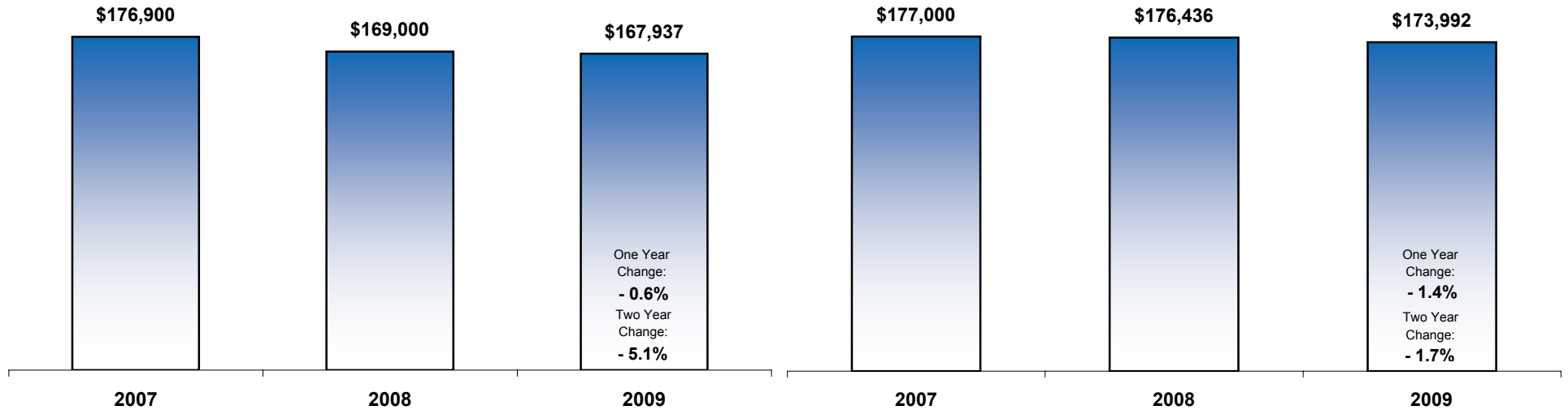
A Monthly Indicator from the Collin County Association of REALTORS®



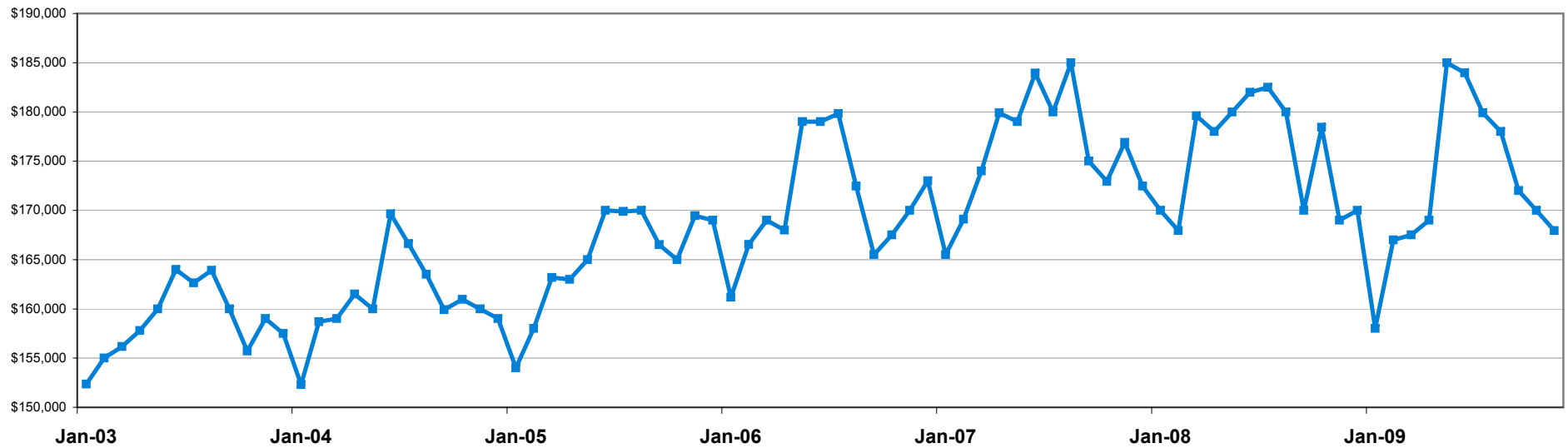
Figures do not take into account seller concessions.

November

Entire Year



Historical Median Prices



Average Sales Price

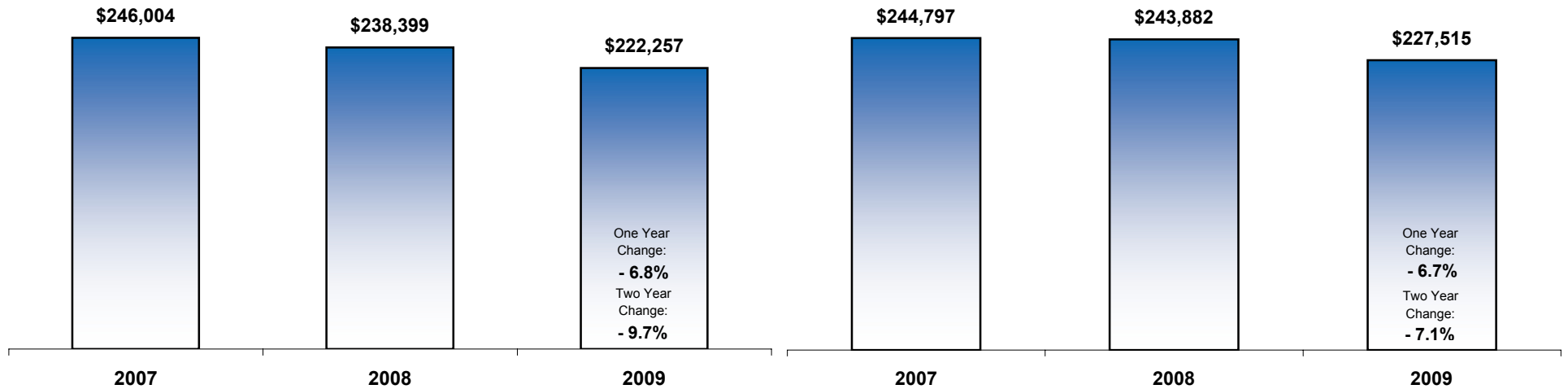
A Monthly Indicator from the Collin County Association of REALTORS®



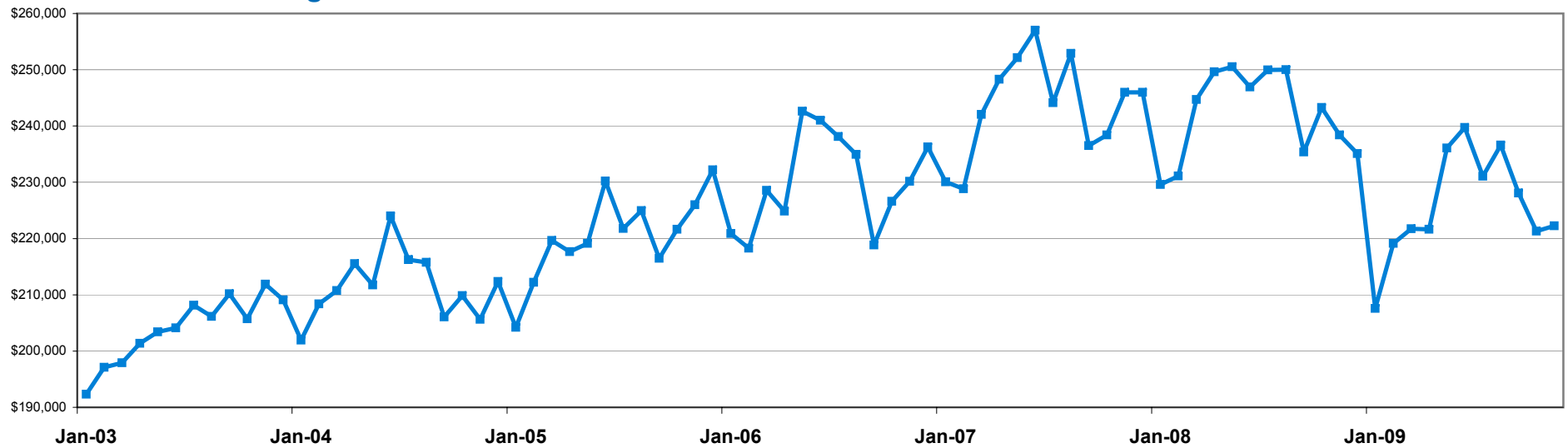
Figures do not take into account seller concessions.

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Entire Year



Historical Average Prices

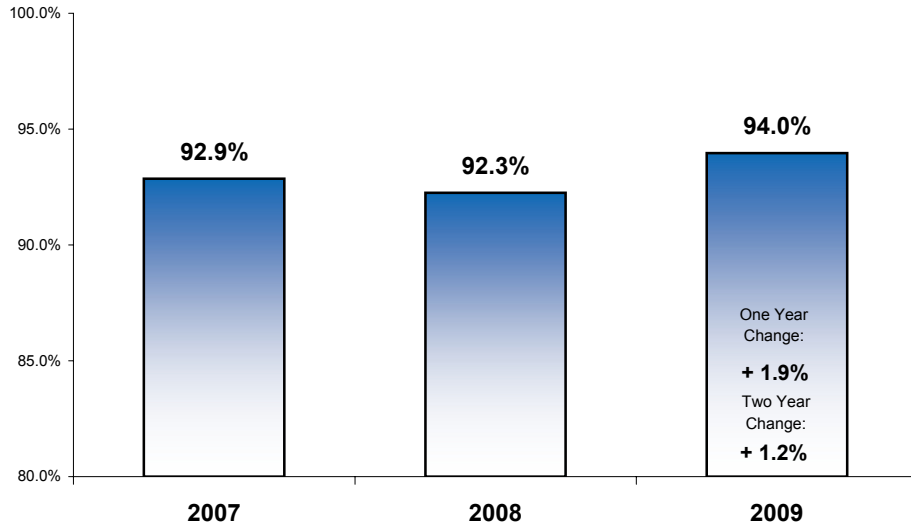


Percent of Original List Price Received at Sale

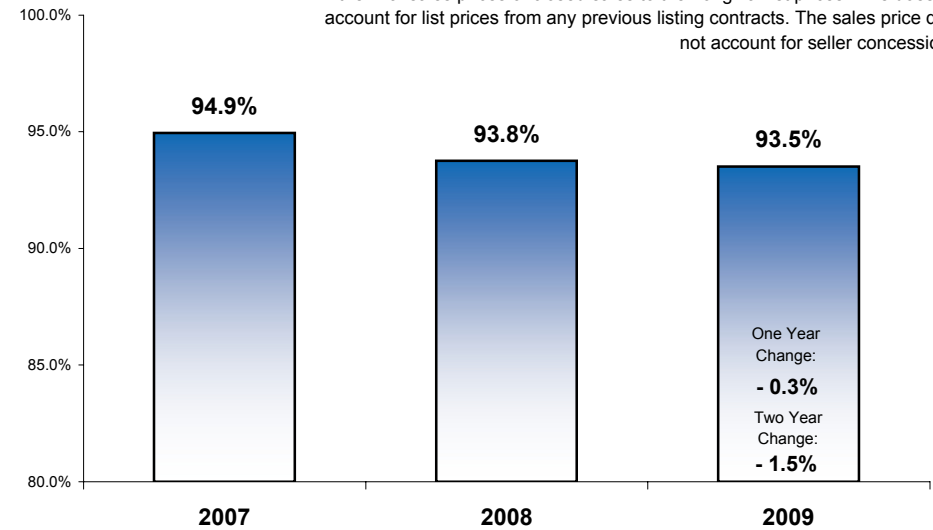
A Monthly Indicator from the Collin County Association of REALTORS®



November

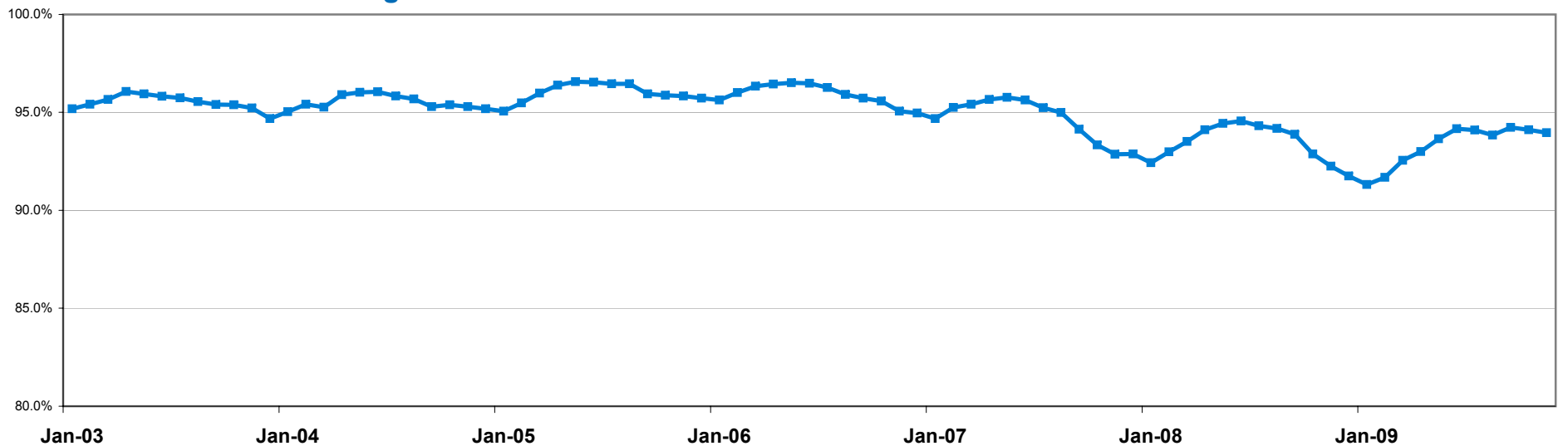


Entire Year



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



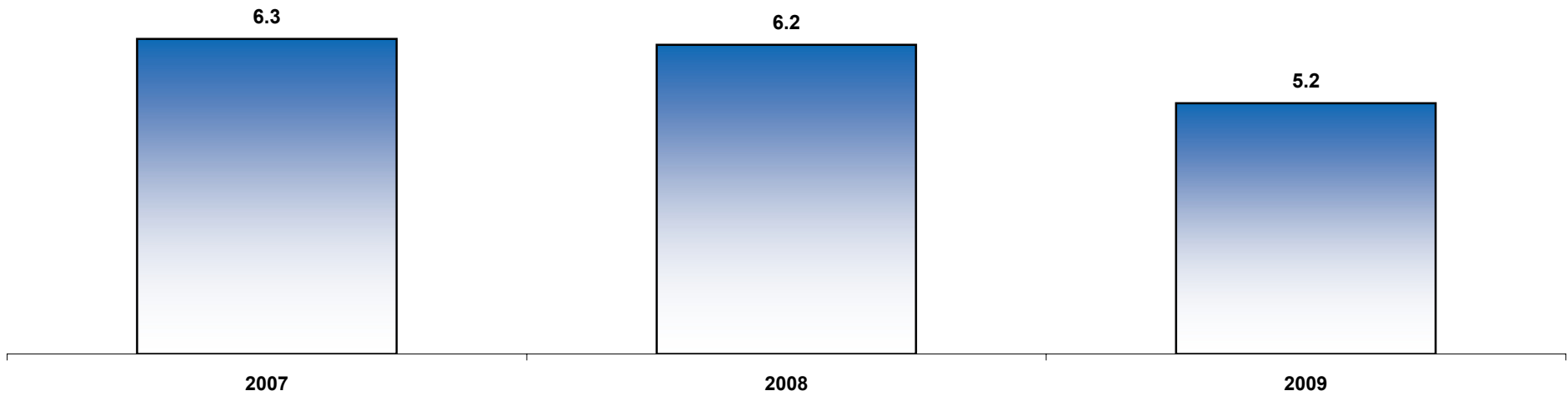
Mortgage Rates

A Monthly Indicator from the Collin County Association of REALTORS®

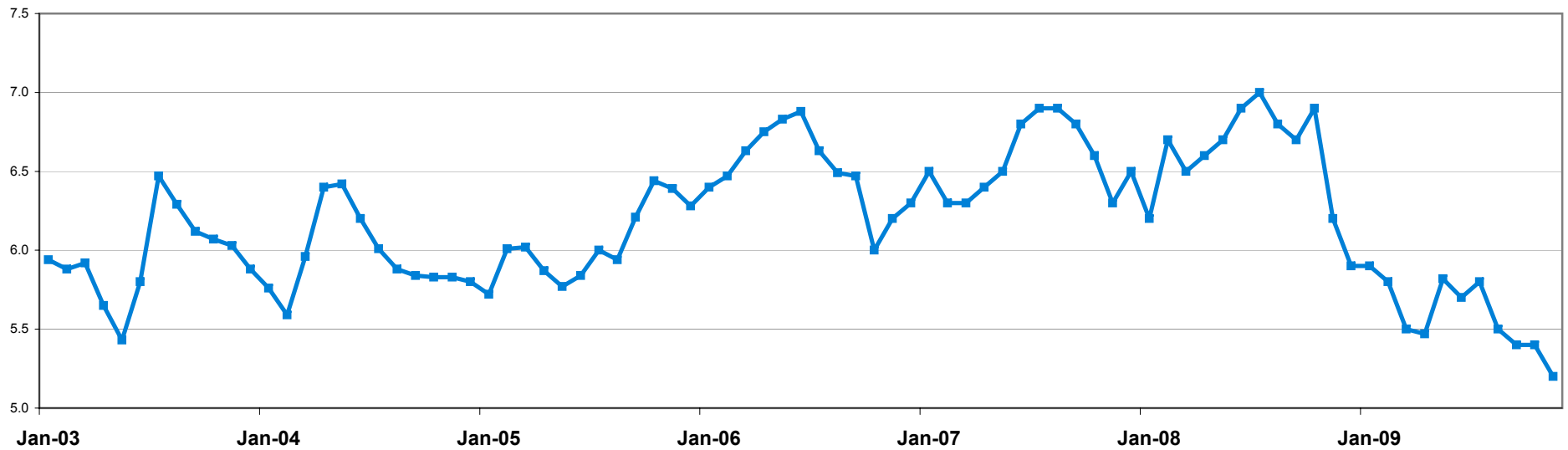


Mortgage rate information is gathered from HSH Associates Financial Publishers, Inc (www.hsh.com). Data represents national 30-year fixed-rate mortgages.

November



Historical Interest Rates



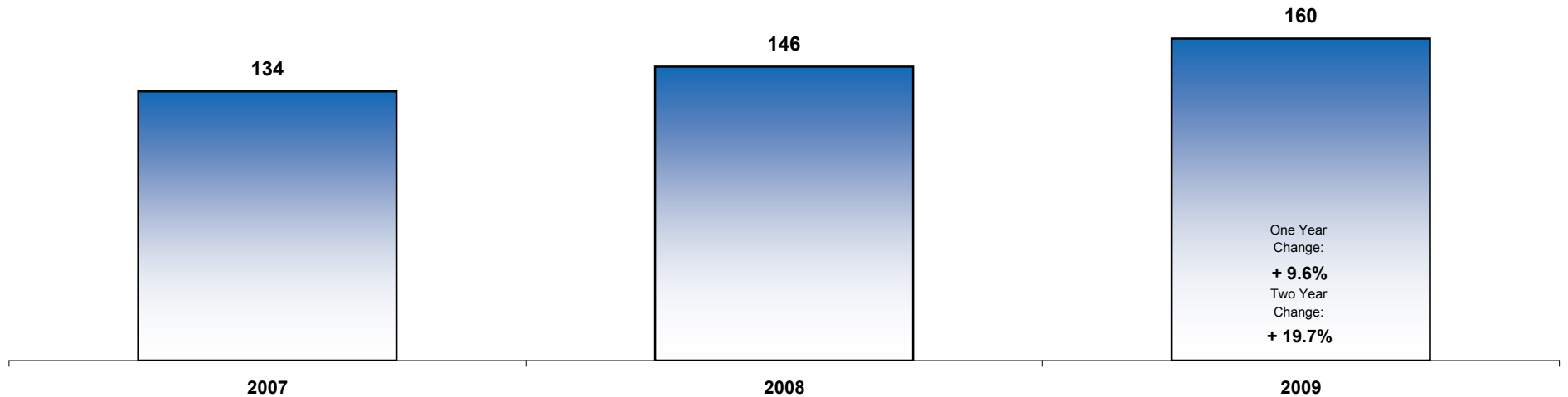
Housing Affordability Index

A Monthly Indicator from the Collin County Association of REALTORS®

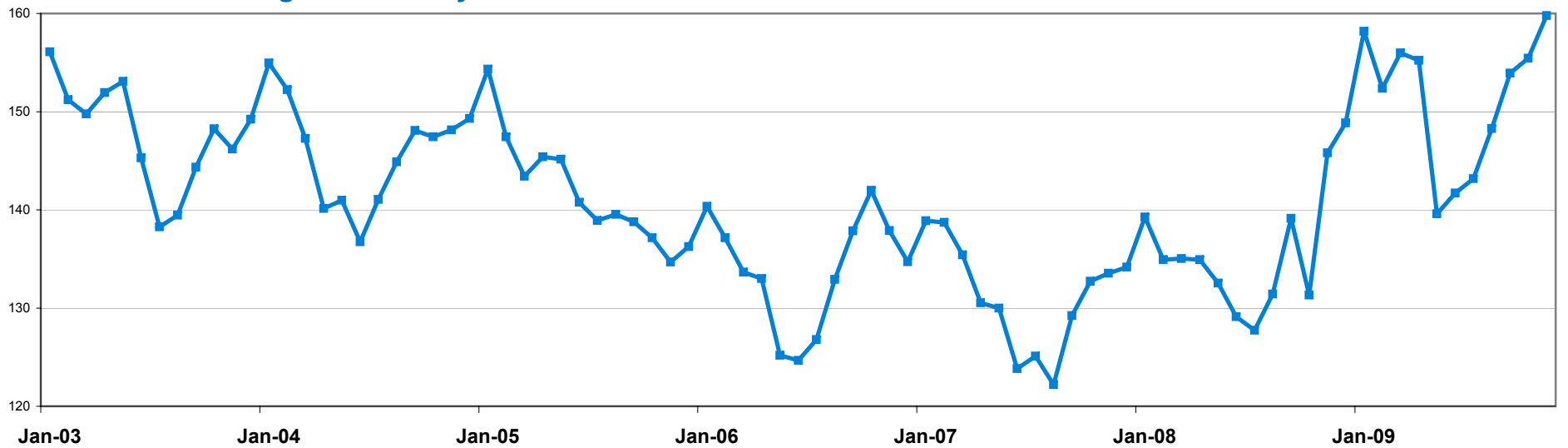


November

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

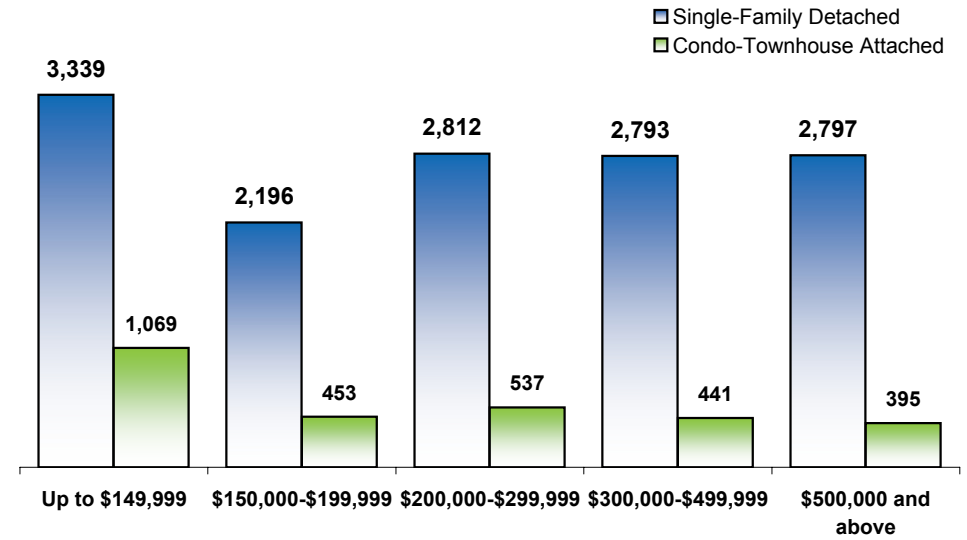
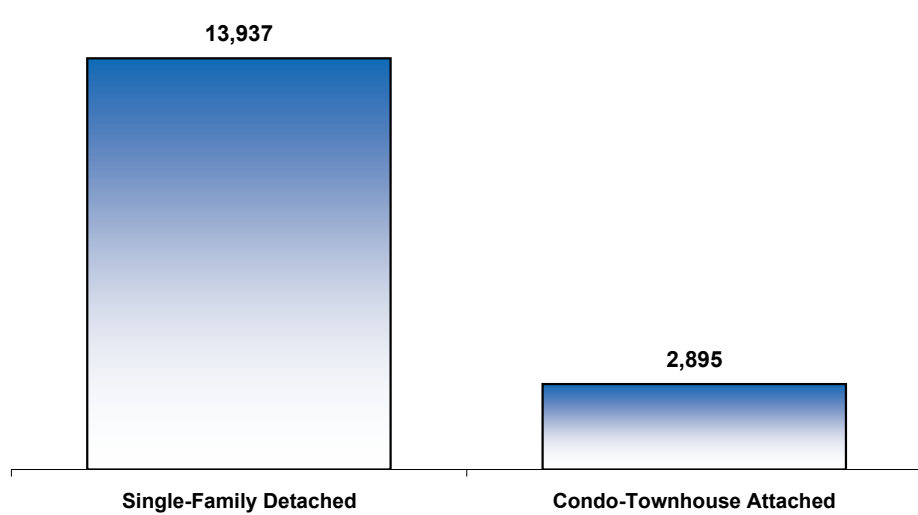


Housing Supply Outlook

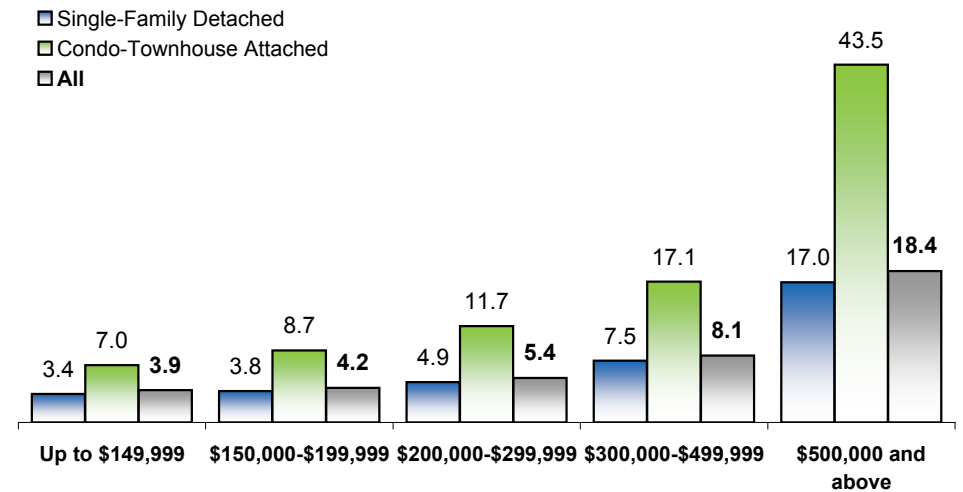
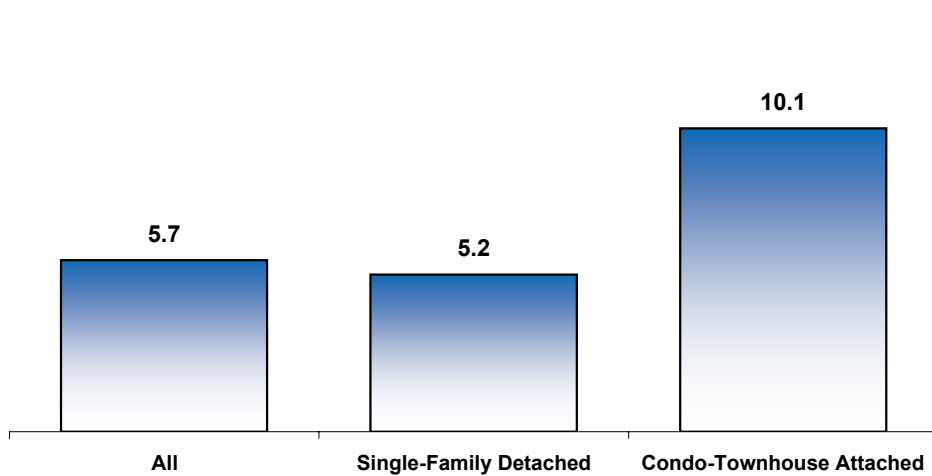
A Monthly Indicator from the Collin County Association of REALTORS®

November 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	Sep	4,973	5,067	- 1.9%	5,865	49,755	50,384	- 1.2%	60,967
	Oct	4,853	5,018	- 3.3%	5,873	54,608	55,402	- 1.4%	66,840
	Nov	3,740	3,945	- 5.2%	4,835	58,348	59,347	- 1.7%	71,675
Listings Under Contract	Sep	3,202	2,843	+ 12.6%	3,249	28,070	31,558	- 11.1%	35,146
	Oct	3,104	2,364	+ 31.3%	3,243	31,174	33,922	- 8.1%	38,389
	Nov	2,146	1,923	+ 11.6%	2,716	33,320	35,845	- 7.0%	41,105
Closed Sales	Sep	3,107	3,159	- 1.6%	3,448	26,066	30,976	- 15.9%	34,034
	Oct	3,096	2,723	+ 13.7%	3,324	29,162	33,699	- 13.5%	37,358
	Nov	2,723	1,976	+ 37.8%	2,969	31,885	35,675	- 10.6%	40,328
Days on Market Until Sale	Sep	92	99	- 7.5%	90	98	100	- 2.2%	89
	Oct	91	100	- 8.6%	91	97	100	- 2.9%	89
	Nov	91	103	- 11.1%	95	96	100	- 3.5%	89
Median Sales Price	Sep	\$171,995	\$170,000	+ 1.2%	\$169,799	\$175,000	\$177,000	- 1.1%	
	Oct	\$170,000	\$178,450	- 4.7%	\$170,780	\$174,500	\$177,000	- 1.4%	--
	Nov	\$167,937	\$169,000	- 0.6%	\$170,657	\$173,992	\$176,436	- 1.4%	
Average Sales Price	Sep	\$228,100	\$235,359	- 3.1%	\$227,055	\$228,800	\$244,284	- 6.3%	\$233,923
	Oct	\$221,324	\$243,291	- 9.0%	\$230,247	\$228,006	\$244,204	- 6.6%	\$233,584
	Nov	\$222,257	\$238,399	- 6.8%	\$232,563	\$227,515	\$243,882	- 6.7%	\$233,522
Total Active Listings Available	Sep	18,222	21,124	- 13.7%					
	Oct	17,633	20,507	- 14.0%	--	--	--	--	--
	Nov	16,832	19,941	- 15.6%					
Percent of Original List Price	Sep	94.2%	93.9%	+ 0.4%	94.8%	93.4%	93.9%	- 0.6%	95.0%
	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%
Mortgage Rates	Sep	5.4	6.7	- 19.4%	6.3				
	Oct	5.4	6.9	- 21.7%	6.3	--	--	--	--
	Nov	5.2	6.2	- 16.1%	6.1				
Housing Affordability Index	Sep	154	139	+ 10.6%	140				
	Oct	155	131	+ 18.4%	140	--	--	--	--
	Nov	160	146	+ 9.6%	142				
Months Supply of Inventory	Sep	6.4	6.4	+ 0.1%					
	Oct	6.0	6.3	- 4.4%	--	--	--	--	--
	Nov	5.7	6.3	- 8.7%					

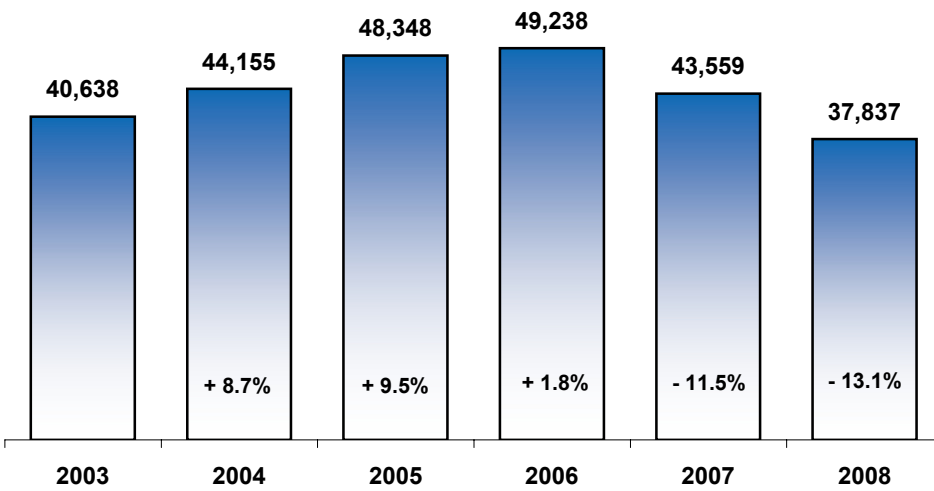
Data from past months is updated with each new report to account for late reported listings and sales.

Annual Review

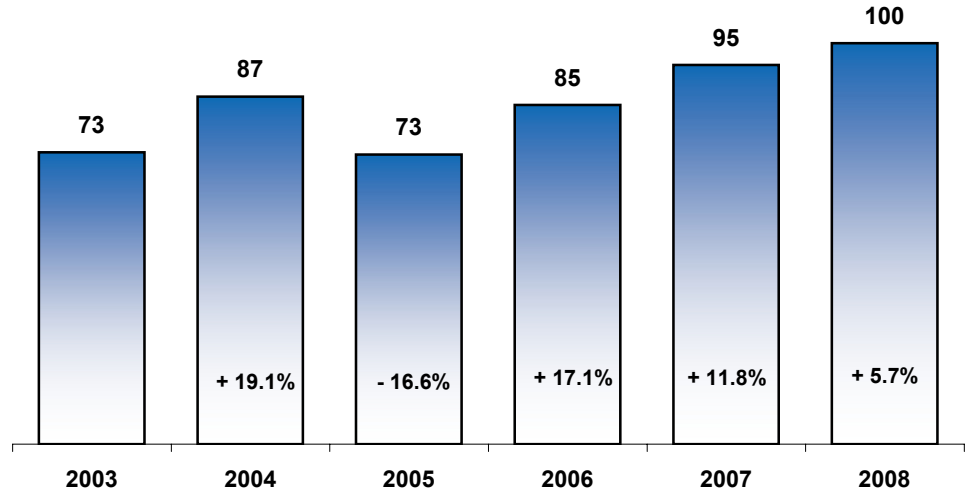
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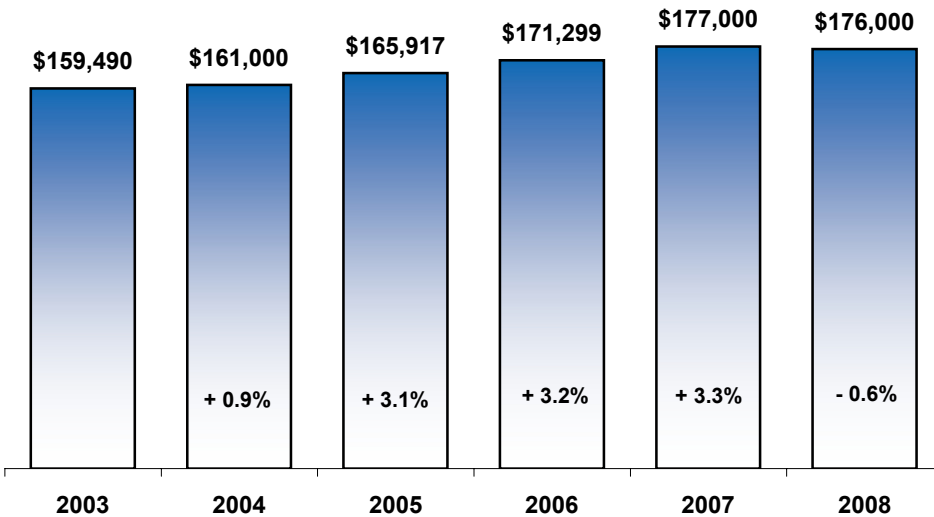
Closed Sales



Days on Market Until Sale



Median Sales Price



Percent of Original List Price Received at Sale

