

# Housing Supply Overview



## January 2011

As the new year begins, the local housing market can look very different depending on what price range you're looking at. For instance, in the strongest price range for pending home sales – \$200,001 to \$300,000 – sales were up 11.2 percent over the last twelve months. But in the \$100,001 to \$150,000 range, where sales are weakest, the numbers have declined by 23.5 percent during the same time period.

Inventory overall has fallen by 6.2 percent, led mostly by a decline in condo-townhouse inventory, down 12.4 percent. Single-family detached inventory was down by 5.0 percent. That amounts to 6.8 months of single-family supply and 9.9 months of condo-townhouse supply.

The price range with the longest Days on Market Until Sale was the \$300,001 and Above range, where the average market time was at 123 days. The range with the shortest market time was among homes in the \$100,001 to \$150,000 price range, where it's taking a comparatively shorter 82 days for a home to sell, on average.

## Quick Facts

**+ 11.2%**

**- 11.3%**

**- 7.7%**

Price Range With the  
Strongest Sales:  
**\$200,001 to \$300,000**

Construction Status With  
Strongest Sales:  
**Previously Owned**

Property Type With  
Strongest Sales:  
**Condo-Townhouse  
Attached**

Pending 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.](#)

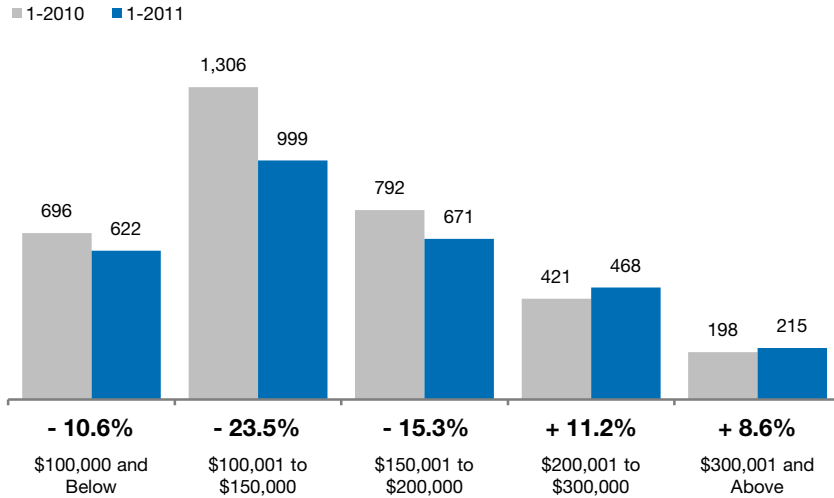


# Pending Sales

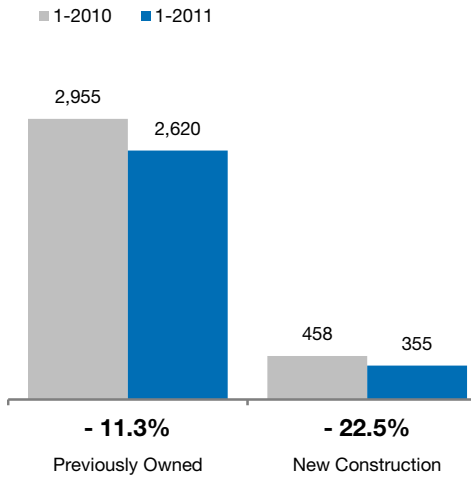
A count of the properties that have offers accepted on them in a given month. **Based on a rolling 12-month average.**



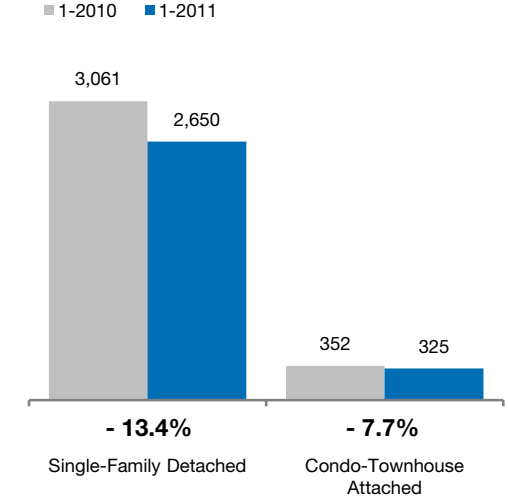
## By Price Range



## By Construction Status



## By Property Type



### All Properties

By Price Range	1-2010	1-2011	Change
\$100,000 and Below	696	622	- 10.6%
\$100,001 to \$150,000	1,306	999	- 23.5%
\$150,001 to \$200,000	792	671	- 15.3%
\$200,001 to \$300,000	421	468	+ 11.2%
\$300,001 and Above	198	215	+ 8.6%
<b>All Price Ranges</b>	<b>3,413</b>	<b>2,975</b>	<b>- 12.8%</b>

### Single-Family Detached

1-2010	1-2011	Change
619	567	- 8.4%
1,137	844	- 25.8%
732	615	- 16.0%
380	422	+ 11.1%
193	202	+ 4.7%
<b>3,061</b>	<b>2,650</b>	<b>- 13.4%</b>

### Condo-Townhouse Attached

1-2010	1-2011	Change
77	55	- 28.6%
169	155	- 8.3%
60	56	- 6.7%
41	46	+ 12.2%
5	13	+ 160.0%
<b>352</b>	<b>325</b>	<b>- 7.7%</b>

### By Construction Status

1-2010	1-2011	Change
2,955	2,620	- 11.3%
458	355	- 22.5%
<b>3,413</b>	<b>2,975</b>	<b>- 12.8%</b>

1-2010	1-2011	Change
2,723	2,420	- 11.1%
338	230	- 32.0%
<b>3,061</b>	<b>2,650</b>	<b>- 13.4%</b>

1-2010	1-2011	Change
232	200	- 13.8%
120	125	+ 4.2%
<b>352</b>	<b>325</b>	<b>- 7.7%</b>

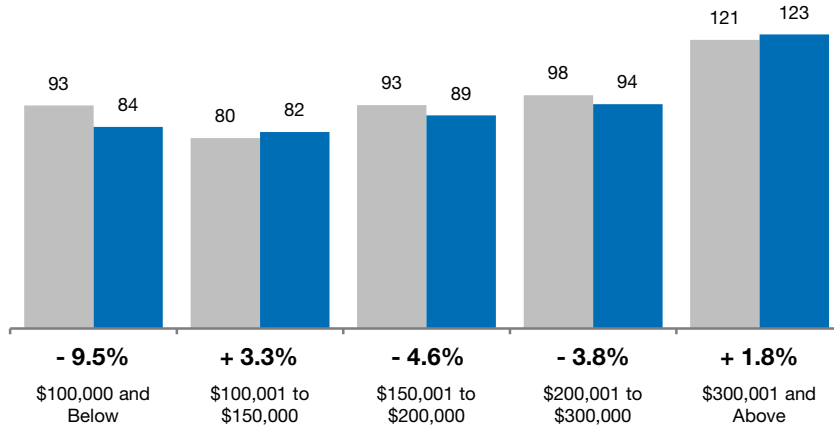
# Days on Market Until Sale

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.**



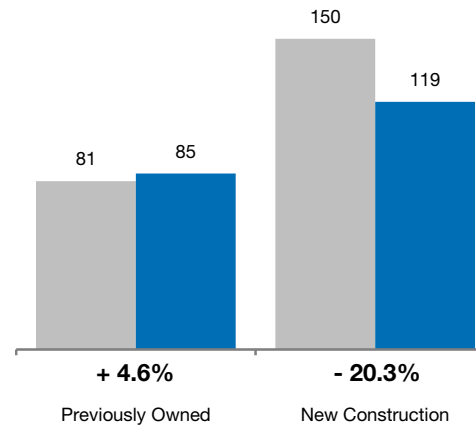
## By Price Range

■ 1-2010 ■ 1-2011



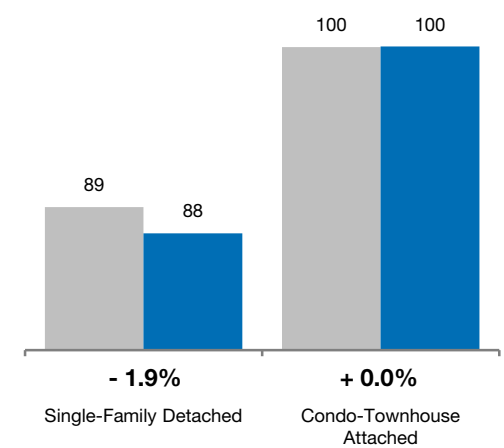
## By Construction Status

■ 1-2010 ■ 1-2011



## By Property Type

■ 1-2010 ■ 1-2011



### All Properties

#### By Price Range

	1-2010	1-2011	Change
\$100,000 and Below	93	84	-9.5%
\$100,001 to \$150,000	80	82	+3.3%
\$150,001 to \$200,000	93	89	-4.6%
\$200,001 to \$300,000	98	94	-3.8%
\$300,001 and Above	121	123	+1.8%
<b>All Price Ranges</b>	<b>90</b>	<b>89</b>	<b>-1.5%</b>

### Single-Family Detached

	1-2010	1-2011	Change
Single-Family Detached	88	82	-6.6%
Single-Family Detached	81	80	-0.7%
Single-Family Detached	91	89	-2.6%
Single-Family Detached	94	90	-4.7%
Single-Family Detached	121	125	+2.6%
<b>All Single-Family Detached</b>	<b>89</b>	<b>88</b>	<b>-1.9%</b>

### Condo-Townhouse Attached

	1-2010	1-2011	Change
Condo-Townhouse Attached	135	104	-23.0%
Condo-Townhouse Attached	69	92	+32.2%
Condo-Townhouse Attached	119	90	-24.8%
Condo-Townhouse Attached	129	135	+4.1%
Condo-Townhouse Attached	87	99	+14.2%
<b>All Condo-Townhouse Attached</b>	<b>100</b>	<b>100</b>	<b>+0.0%</b>

#### By Construction Status

	1-2010	1-2011	Change
Previously Owned	81	85	+4.6%
New Construction	150	119	-20.3%
<b>All Construction Statuses</b>	<b>90</b>	<b>89</b>	<b>-1.5%</b>

	1-2010	1-2011	Change
Single-Family Detached	81	84	+4.2%
New Construction	155	119	-23.5%
<b>All Single-Family Detached</b>	<b>89</b>	<b>88</b>	<b>-1.9%</b>

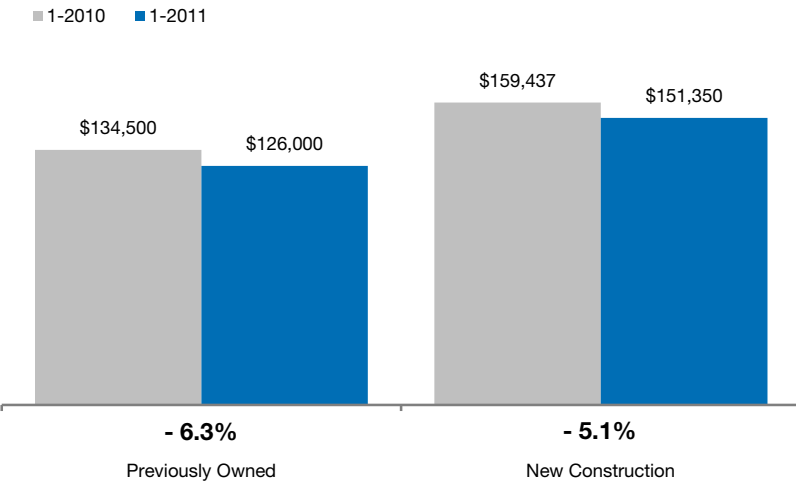
	1-2010	1-2011	Change
Single-Family Detached	80	87	+9.1%
Condo-Townhouse Attached	135	120	-10.7%
<b>All Condo-Townhouse Attached</b>	<b>100</b>	<b>100</b>	<b>+0.0%</b>

# Median Sales Price

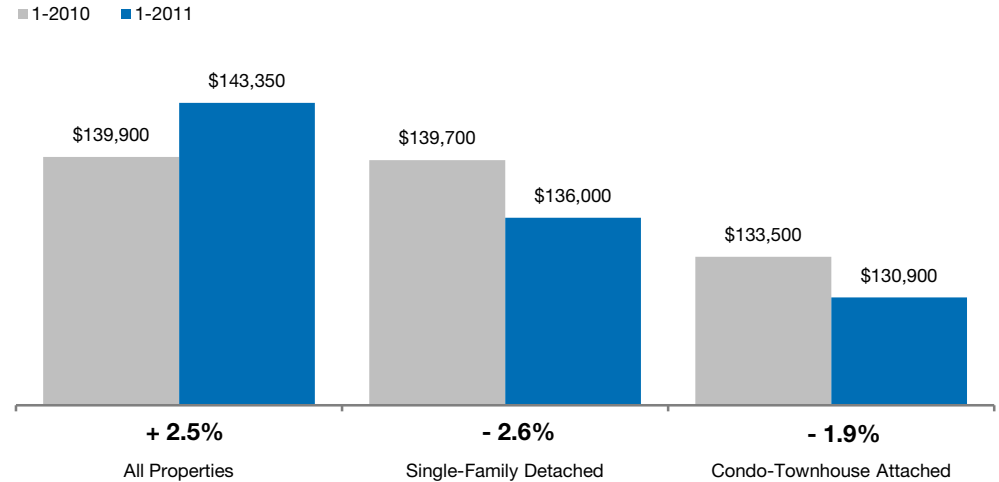
The median sales price for all closed sales in a given month. Sold properties only. Does not account for seller concessions. **Based on a rolling 12-month average.**



## By Construction Status



## By Property Type



By Construction Status	All Properties			Single-Family Detached			Condo-Townhouse Attached		
	1-2010	1-2011	Change	1-2010	1-2011	Change	1-2010	1-2011	Change
Previously Owned	\$134,500	\$126,000	- 6.3%	\$134,500	\$128,300	- 4.6%	\$132,800	\$125,000	- 5.9%
New Construction	\$159,437	\$151,350	- 5.1%	\$160,669	\$180,900	+ 12.6%	\$133,500	\$137,000	+ 2.6%
<b>All Construction Statuses</b>	<b>\$139,900</b>	<b>\$143,350</b>	<b>+ 2.5%</b>	<b>\$139,700</b>	<b>\$136,000</b>	<b>- 2.6%</b>	<b>\$133,500</b>	<b>\$130,900</b>	<b>- 1.9%</b>

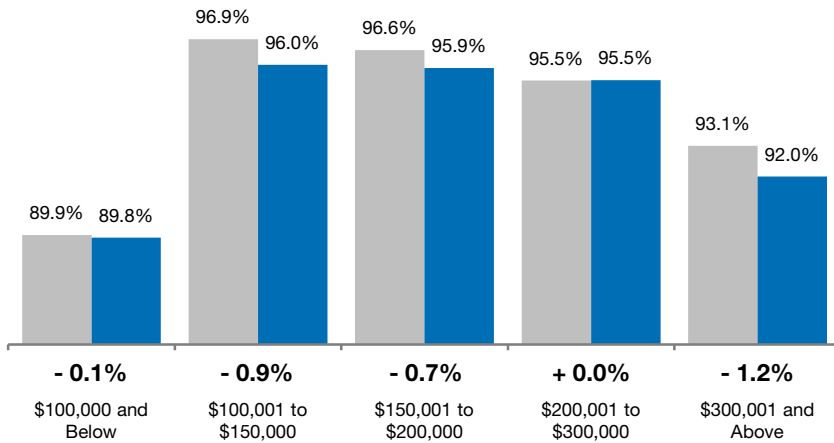
# Percent of Original List Price Received



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

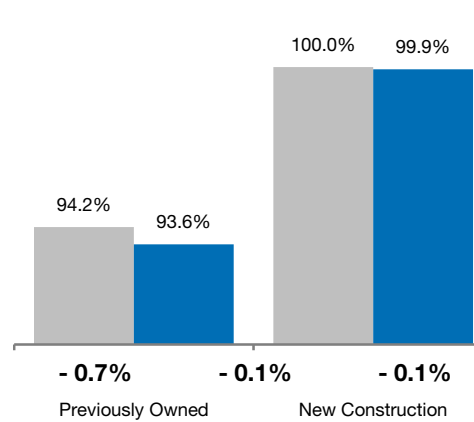
## By Price Range

■ 1-2010 ■ 1-2011



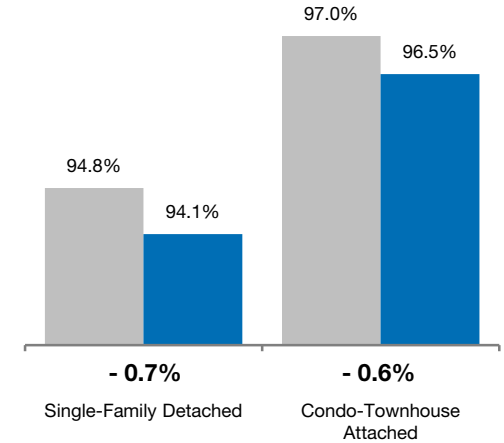
## By Construction Status

■ 1-2010 ■ 1-2011



## By Property Type

■ 1-2010 ■ 1-2011



### All Properties

#### By Price Range

	1-2010	1-2011	Change
\$100,000 and Below	89.9%	89.8%	- 0.1%
\$100,001 to \$150,000	96.9%	96.0%	- 0.9%
\$150,001 to \$200,000	96.6%	95.9%	- 0.7%
\$200,001 to \$300,000	95.5%	95.5%	+ 0.0%
\$300,001 and Above	93.1%	92.0%	- 1.2%
<b>All Price Ranges</b>	<b>95.0%</b>	<b>94.4%</b>	<b>- 0.7%</b>

### Single-Family Detached

	1-2010	1-2011	Change
\$100,000 and Below	89.4%	89.4%	- 0.1%
\$100,001 to \$150,000	96.8%	95.7%	- 1.1%
\$150,001 to \$200,000	96.4%	95.9%	- 0.5%
\$200,001 to \$300,000	95.3%	95.3%	- 0.0%
\$300,001 and Above	93.1%	92.1%	- 1.1%
<b>All Price Ranges</b>	<b>94.8%</b>	<b>94.1%</b>	<b>- 0.7%</b>

### Condo-Townhouse Attached

	1-2010	1-2011	Change
\$100,000 and Below	94.1%	94.4%	+ 0.3%
\$100,001 to \$150,000	98.0%	97.6%	- 0.4%
\$150,001 to \$200,000	98.2%	96.0%	- 2.3%
\$200,001 to \$300,000	96.9%	97.4%	+ 0.5%
\$300,001 and Above	95.3%	90.9%	- 4.6%
<b>All Price Ranges</b>	<b>97.0%</b>	<b>96.5%</b>	<b>- 0.6%</b>

#### By Construction Status

	1-2010	1-2011	Change
Previously Owned	94.2%	93.6%	- 0.7%
New Construction	100.0%	99.9%	- 0.1%
<b>All Construction Statuses</b>	<b>95.0%</b>	<b>94.4%</b>	<b>- 0.7%</b>

	1-2010	1-2011	Change
Previously Owned	94.2%	93.5%	- 0.7%
New Construction	100.0%	100.2%	+ 0.2%
<b>All Construction Statuses</b>	<b>94.8%</b>	<b>94.1%</b>	<b>- 0.7%</b>

	1-2010	1-2011	Change
Single-Family Detached	95.3%	94.8%	- 0.6%
Condo-Townhouse Attached	100.1%	99.4%	- 0.7%
<b>All Property Types</b>	<b>97.0%</b>	<b>96.5%</b>	<b>- 0.6%</b>

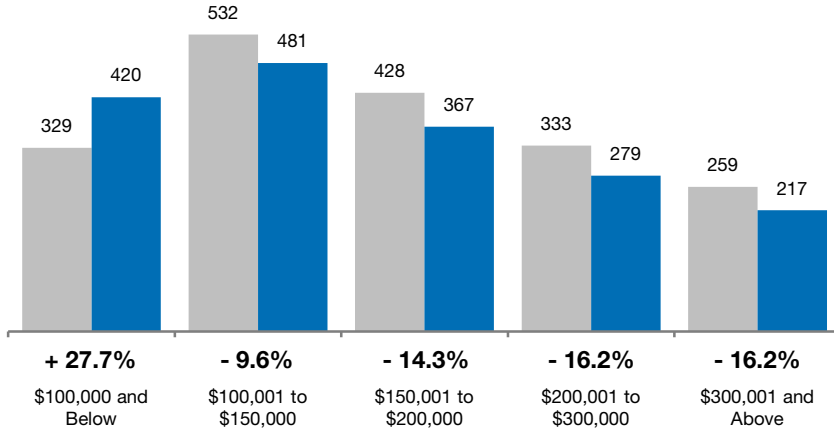
# Inventory of Homes for Sale

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



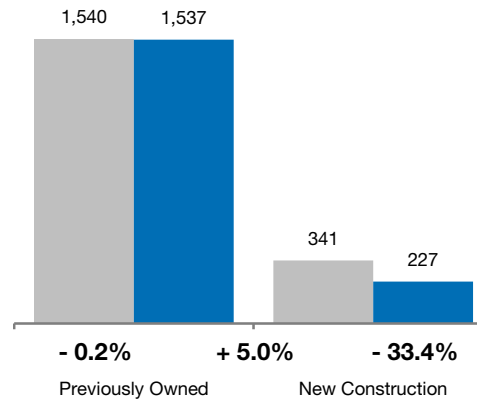
## By Price Range

■ 1-2010 ■ 1-2011



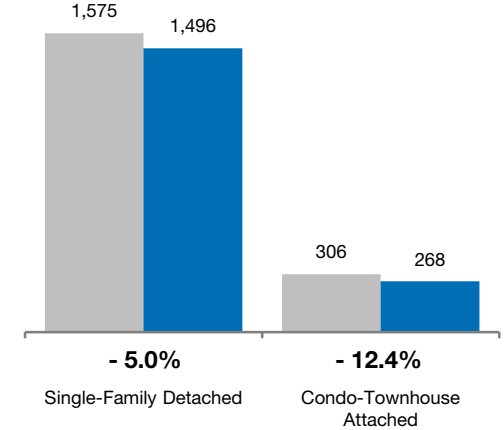
## By Construction Status

■ 1-2010 ■ 1-2011



## By Property Type

■ 1-2010 ■ 1-2011



### All Properties

#### By Price Range

	1-2010	1-2011	Change
\$100,000 and Below	329	420	+ 27.7%
\$100,001 to \$150,000	532	481	- 9.6%
\$150,001 to \$200,000	428	367	- 14.3%
\$200,001 to \$300,000	333	279	- 16.2%
\$300,001 and Above	259	217	- 16.2%
<b>All Price Ranges</b>	<b>1,881</b>	<b>1,764</b>	<b>- 6.2%</b>

### Single-Family Detached

	1-2010	1-2011	Change
Single-Family Detached	297	368	+ 23.9%
Single-Family Detached	405	365	- 9.9%
Single-Family Detached	374	327	- 12.6%
Single-Family Detached	271	243	- 10.3%
Single-Family Detached	228	193	- 15.4%
<b>All Single-Family Detached</b>	<b>1,575</b>	<b>1,496</b>	<b>- 5.0%</b>

### Condo-Townhouse Attached

	1-2010	1-2011	Change
Condo-Townhouse Attached	32	52	+ 62.5%
Condo-Townhouse Attached	127	116	- 8.7%
Condo-Townhouse Attached	54	40	- 25.9%
Condo-Townhouse Attached	62	36	- 41.9%
Condo-Townhouse Attached	31	24	- 22.6%
<b>All Condo-Townhouse Attached</b>	<b>306</b>	<b>268</b>	<b>- 12.4%</b>

#### By Construction Status

	1-2010	1-2011	Change
Previously Owned	1,540	1,537	- 0.2%
New Construction	341	227	- 33.4%
<b>All Construction Statuses</b>	<b>1,881</b>	<b>1,764</b>	<b>- 6.2%</b>

	1-2010	1-2011	Change
Single-Family Detached	1,367	1,372	+ 0.4%
Single-Family Detached	208	124	- 40.4%
<b>All Single-Family Detached</b>	<b>1,575</b>	<b>1,496</b>	<b>- 5.0%</b>

	1-2010	1-2011	Change
Condo-Townhouse Attached	173	165	- 4.6%
Condo-Townhouse Attached	133	103	- 22.6%
<b>All Condo-Townhouse Attached</b>	<b>306</b>	<b>268</b>	<b>- 12.4%</b>

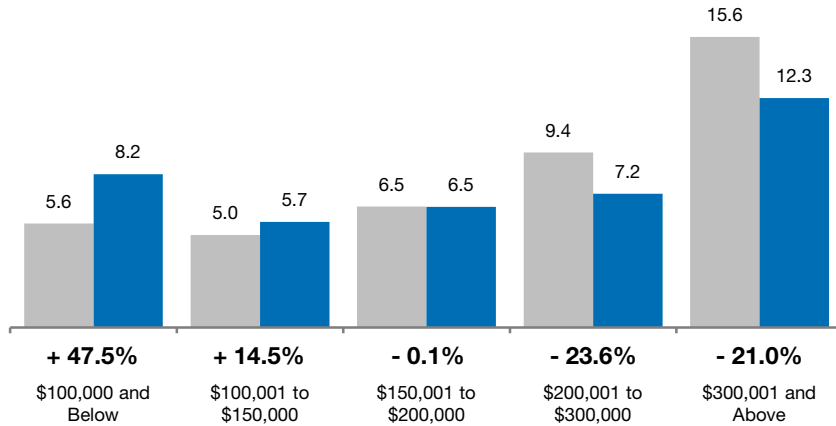
# Months Supply of Inventory

Compares the number of active listings available to the average monthly pending sales. **Based on one month of activity.**



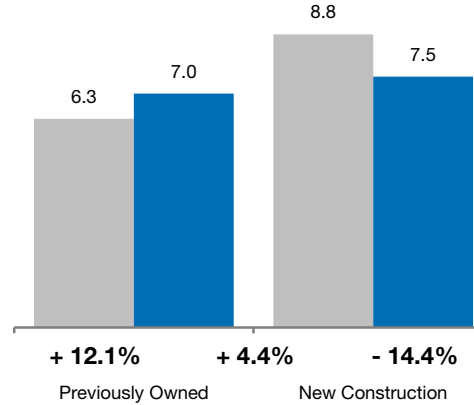
## By Price Range

■ 1-2010 ■ 1-2011



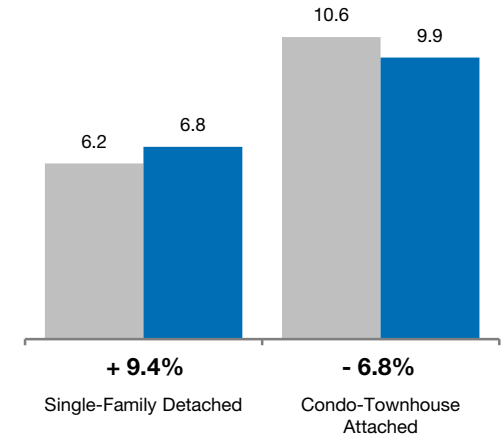
## By Construction Status

■ 1-2010 ■ 1-2011



## By Property Type

■ 1-2010 ■ 1-2011



### All Properties

#### By Price Range

	1-2010	1-2011	Change
\$100,000 and Below	5.6	8.2	+ 47.5%
\$100,001 to \$150,000	5.0	5.7	+ 14.5%
\$150,001 to \$200,000	6.5	6.5	- 0.1%
\$200,001 to \$300,000	9.4	7.2	- 23.6%
\$300,001 and Above	15.6	12.3	- 21.0%
<b>All Price Ranges</b>	<b>6.6</b>	<b>7.1</b>	<b>+ 7.1%</b>

### Single-Family Detached

	1-2010	1-2011	Change
Single-Family Detached	5.7	7.9	+ 39.9%
Condo-Townhouse Attached	4.3	5.1	+ 17.7%
Single-Family Detached	6.1	6.3	+ 3.1%
Condo-Townhouse Attached	11.0	8.3	- 24.6%
Single-Family Detached	8.5	6.9	- 18.6%
Condo-Townhouse Attached	17.7	9.0	- 49.2%
Single-Family Detached	14.0	11.7	- 16.6%
Condo-Townhouse Attached	31.0	16.6	- 46.4%
<b>All Price Ranges</b>	<b>6.2</b>	<b>6.8</b>	<b>+ 9.4%</b>
<b>All Property Types</b>	<b>10.6</b>	<b>9.9</b>	<b>- 6.8%</b>

### Condo-Townhouse Attached

#### By Construction Status

	1-2010	1-2011	Change
Previously Owned	6.3	7.0	+ 12.1%
New Construction	8.8	7.5	- 14.4%
<b>All Construction Statuses</b>	<b>6.6</b>	<b>7.1</b>	<b>+ 7.1%</b>

	1-2010	1-2011	Change
Previously Owned	6.0	6.8	+ 12.8%
New Construction	7.3	6.3	- 14.3%
<b>All Construction Statuses</b>	<b>6.2</b>	<b>6.8</b>	<b>+ 9.4%</b>
<b>All Property Types</b>	<b>10.6</b>	<b>9.9</b>	<b>- 6.8%</b>