

# Housing Supply Overview



## February 2011

In terms of Pending Sales, the strongest price range continues to be \$200,001 to \$300,000, where sales were up 12.6 percent over the last 12 months. In fact, the running story for this month is that the metrics are improving in the higher price ranges and struggling in the lower ranges. Sales were weakest in the \$100,001 to \$150,000 range, where sales were down 23.8 percent versus last year.

Inventory in the region has fallen 6.9 percent, led mostly by a decline in condo-townhouse inventory and new construction. Median Sales Prices are up in every measured segment other than Previously Owned Townhouse-Condo Attached.

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 121 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 shorter 83 days for a home to sell, on average.

## Quick Facts

**+ 12.6%**

**- 10.8%**

**- 4.6%**

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.](#)

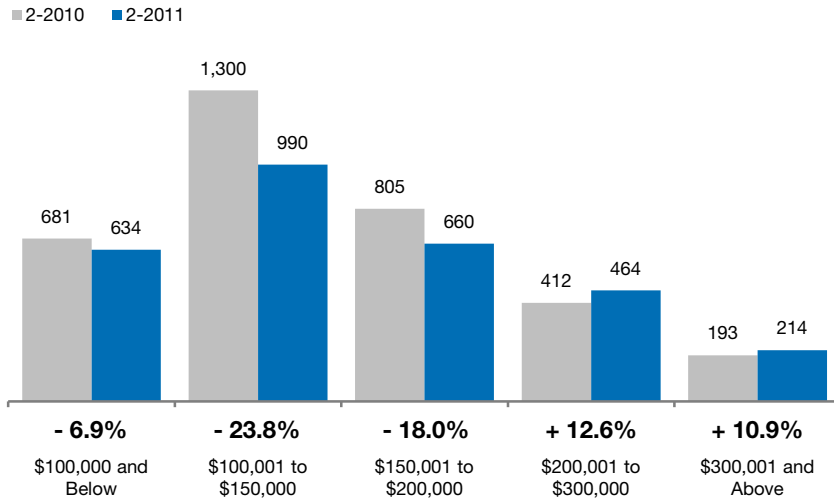


# Pending Sales

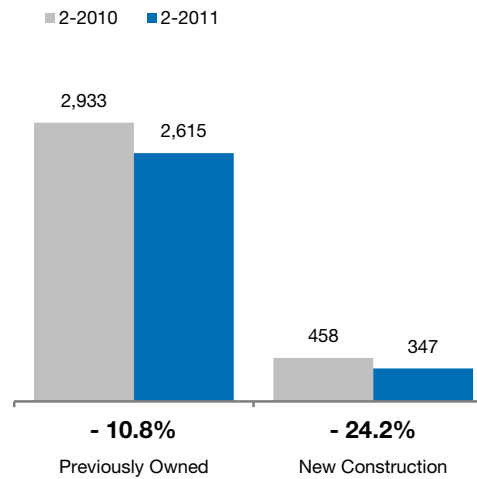
A count of the properties that have offers accepted on them in a given month. **Based on a rolling 12-month total.**



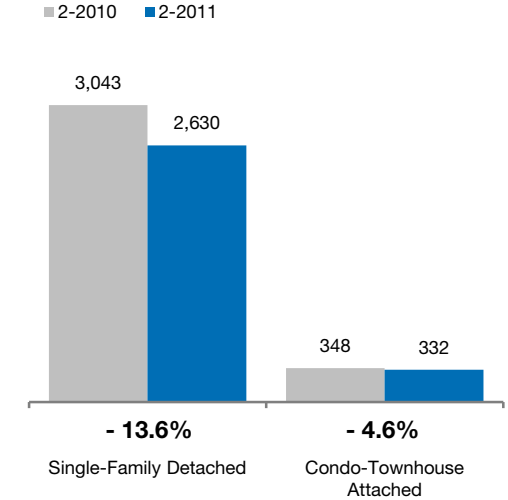
## By Price Range



## By Construction Status



## By Property Type



### All Properties

By Price Range	2-2010	2-2011	Change
\$100,000 and Below	681	634	- 6.9%
\$100,001 to \$150,000	1,300	990	- 23.8%
\$150,001 to \$200,000	805	660	- 18.0%
\$200,001 to \$300,000	412	464	+ 12.6%
\$300,001 and Above	193	214	+ 10.9%
<b>All Price Ranges</b>	<b>3,391</b>	<b>2,962</b>	<b>- 12.7%</b>

### Single-Family Detached

2-2010	2-2011	Change
606	578	- 4.6%
1,131	831	- 26.5%
746	602	- 19.3%
373	418	+ 12.1%
187	201	+ 7.5%
<b>3,043</b>	<b>2,630</b>	<b>- 13.6%</b>

### Condo-Townhouse Attached

2-2010	2-2011	Change
75	56	- 25.3%
169	159	- 5.9%
59	58	- 1.7%
39	46	+ 17.9%
6	13	+ 116.7%
<b>348</b>	<b>332</b>	<b>- 4.6%</b>

By Construction Status	2-2010	2-2011	Change
Previously Owned	2,933	2,615	- 10.8%
New Construction	458	347	- 24.2%
<b>All Construction Statuses</b>	<b>3,391</b>	<b>2,962</b>	<b>- 12.7%</b>

2-2010	2-2011	Change
2,705	2,415	- 10.7%
338	215	- 36.4%
<b>3,043</b>	<b>2,630</b>	<b>- 13.6%</b>

2-2010	2-2011	Change
228	200	- 12.3%
120	132	+ 10.0%
<b>348</b>	<b>332</b>	<b>- 4.6%</b>

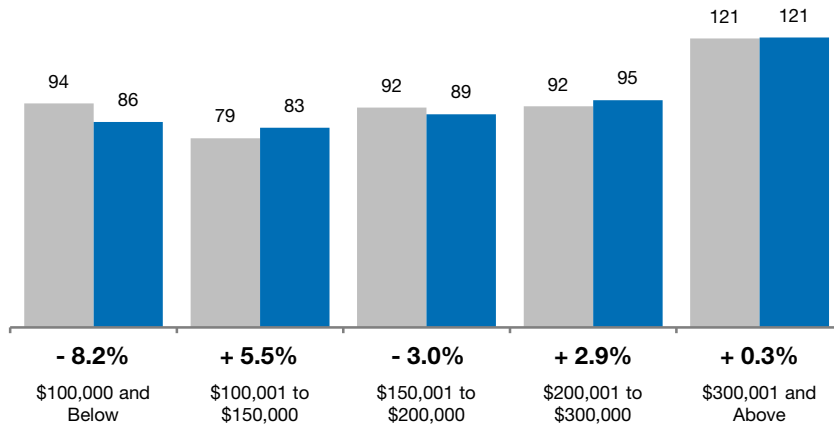
# Days on Market Until Sale

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.**



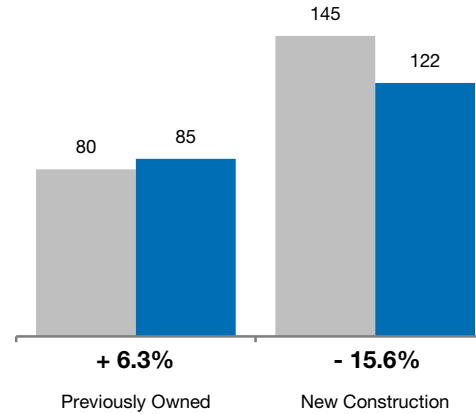
## By Price Range

■ 2-2010 ■ 2-2011



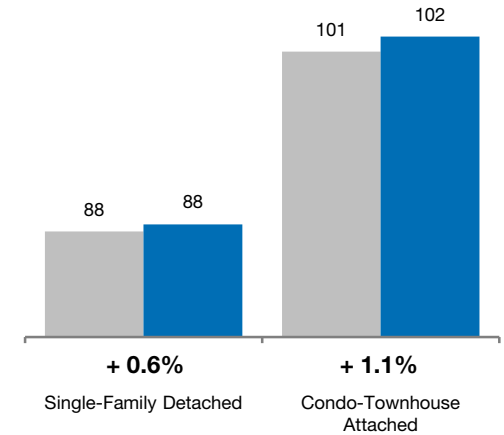
## By Construction Status

■ 2-2010 ■ 2-2011



## By Property Type

■ 2-2010 ■ 2-2011



### All Properties

#### By Price Range

	2-2010	2-2011	Change
\$100,000 and Below	94	86	- 8.2%
\$100,001 to \$150,000	79	83	+ 5.5%
\$150,001 to \$200,000	92	89	- 3.0%
\$200,001 to \$300,000	92	95	+ 2.9%
\$300,001 and Above	121	121	+ 0.3%
<b>All Price Ranges</b>	<b>89</b>	<b>90</b>	<b>+ 0.8%</b>

### Single-Family Detached

	2-2010	2-2011	Change
Single-Family Detached	88	84	- 5.4%
Condo-Townhouse Attached	80	82	+ 1.7%
Single-Family Detached	90	89	- 1.2%
Condo-Townhouse Attached	88	91	+ 3.6%
Single-Family Detached	122	123	+ 0.9%
Condo-Townhouse Attached	87	99	+ 14.2%
<b>All Price Ranges</b>	<b>88</b>	<b>88</b>	<b>+ 0.6%</b>
<b>All Price Ranges</b>	<b>101</b>	<b>102</b>	<b>+ 1.1%</b>

### Condo-Townhouse Attached

#### By Construction Status

	2-2010	2-2011	Change
Previously Owned	80	85	+ 6.3%
New Construction	145	122	- 15.6%
<b>All Construction Statuses</b>	<b>89</b>	<b>90</b>	<b>+ 0.8%</b>

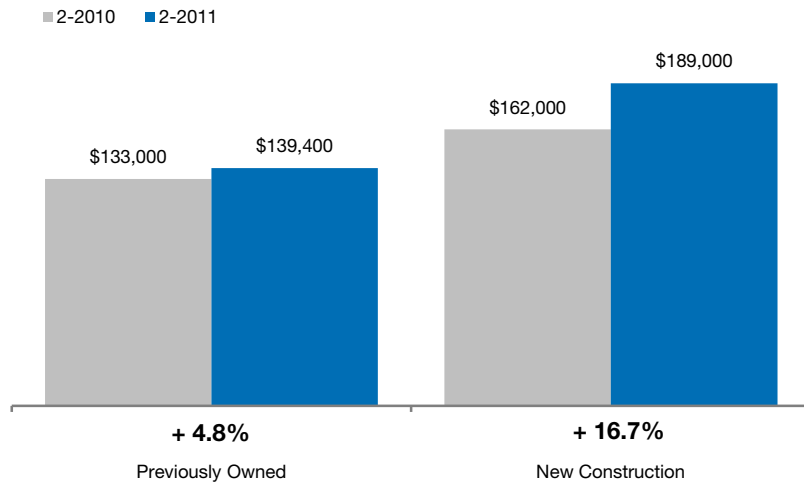
	2-2010	2-2011	Change
Previously Owned	80	85	+ 6.1%
New Construction	148	120	- 18.5%
<b>All Construction Statuses</b>	<b>88</b>	<b>88</b>	<b>+ 0.6%</b>
<b>All Construction Statuses</b>	<b>101</b>	<b>102</b>	<b>+ 1.1%</b>

# Median Sales Price

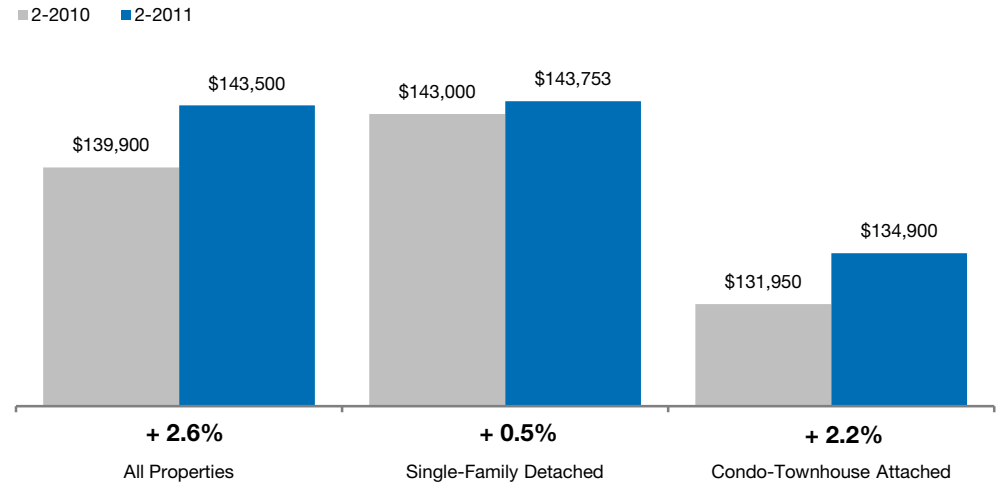
The median sales price for all closed sales in a given month. Sold properties only. Does not account for seller concessions. **Based on a rolling 12-month median.**



## By Construction Status



## By Property Type



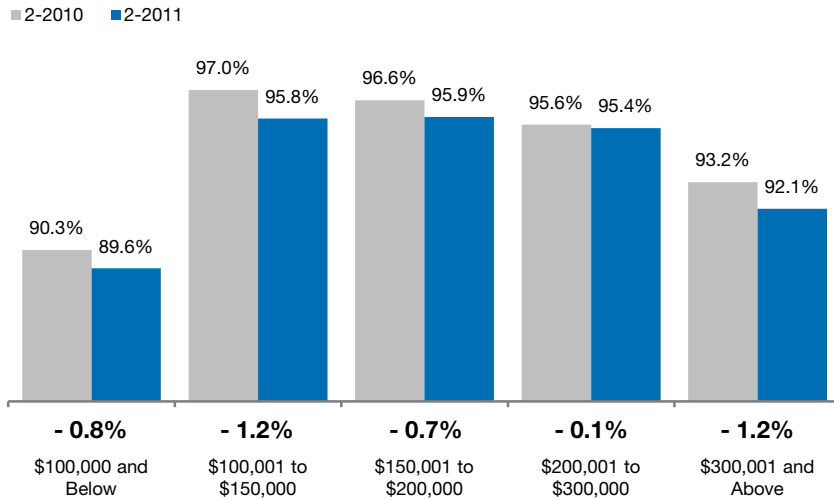
By Construction Status	All Properties			Single-Family Detached			Condo-Townhouse Attached		
	2-2010	2-2011	Change	2-2010	2-2011	Change	2-2010	2-2011	Change
Previously Owned	\$133,000	\$139,400	+ 4.8%	\$134,900	\$139,900	+ 3.7%	\$132,500	\$125,000	- 5.7%
New Construction	\$162,000	\$189,000	+ 16.7%	\$165,150	\$190,500	+ 15.3%	\$122,262	\$147,450	+ 20.6%
<b>All Construction Statuses</b>	<b>\$139,900</b>	<b>\$143,500</b>	<b>+ 2.6%</b>	<b>\$143,000</b>	<b>\$143,753</b>	<b>+ 0.5%</b>	<b>\$131,950</b>	<b>\$134,900</b>	<b>+ 2.2%</b>

# Percent of Original List Price Received

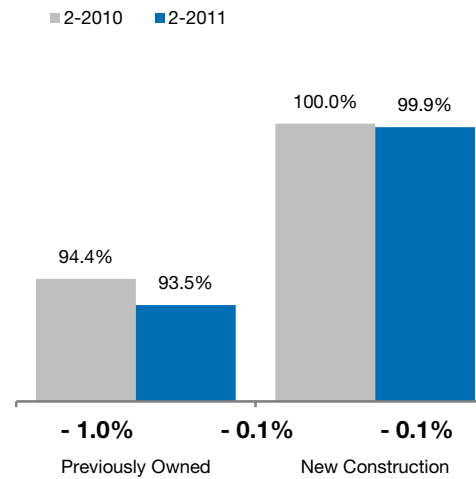


The average percentage found when dividing a property's sales price by the original list price.  
Sold properties only. Does not account for seller concessions. **Based on a rolling 12-month average.**

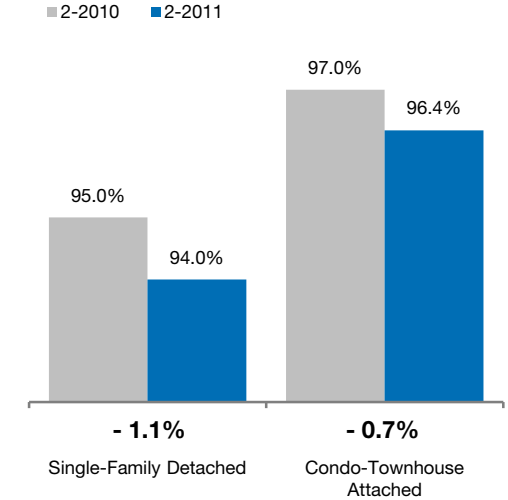
## By Price Range



## By Construction Status



## By Property Type



### All Properties

By Price Range	2-2010	2-2011	Change
\$100,000 and Below	90.3%	89.6%	-0.8%
\$100,001 to \$150,000	97.0%	95.8%	-1.2%
\$150,001 to \$200,000	96.6%	95.9%	-0.7%
\$200,001 to \$300,000	95.6%	95.4%	-0.1%
\$300,001 and Above	93.2%	92.1%	-1.2%
<b>All Price Ranges</b>	<b>95.2%</b>	<b>94.2%</b>	<b>-1.0%</b>

### Single-Family Detached

2-2010	2-2011	Change
89.9%	89.0%	-0.9%
96.9%	95.6%	-1.4%
96.4%	95.9%	-0.6%
95.4%	95.2%	-0.3%
93.1%	92.1%	-1.1%
<b>95.0%</b>	<b>94.0%</b>	<b>-1.1%</b>

### Condo-Townhouse Attached

2-2010	2-2011	Change
93.9%	94.5%	+0.7%
98.0%	97.3%	-0.7%
98.3%	95.7%	-2.7%
97.1%	97.9%	+0.8%
95.3%	90.9%	-4.6%
<b>97.0%</b>	<b>96.4%</b>	<b>-0.7%</b>

### By Construction Status

2-2010	2-2011	Change
94.4%	93.5%	-1.0%
100.0%	99.9%	-0.1%
<b>95.2%</b>	<b>94.2%</b>	<b>-1.0%</b>

2-2010	2-2011	Change
94.3%	93.4%	-1.0%
100.0%	100.3%	+0.3%
<b>95.0%</b>	<b>94.0%</b>	<b>-1.1%</b>

2-2010	2-2011	Change
95.3%	94.7%	-0.7%
100.1%	99.2%	-0.9%
<b>97.0%</b>	<b>96.4%</b>	<b>-0.7%</b>

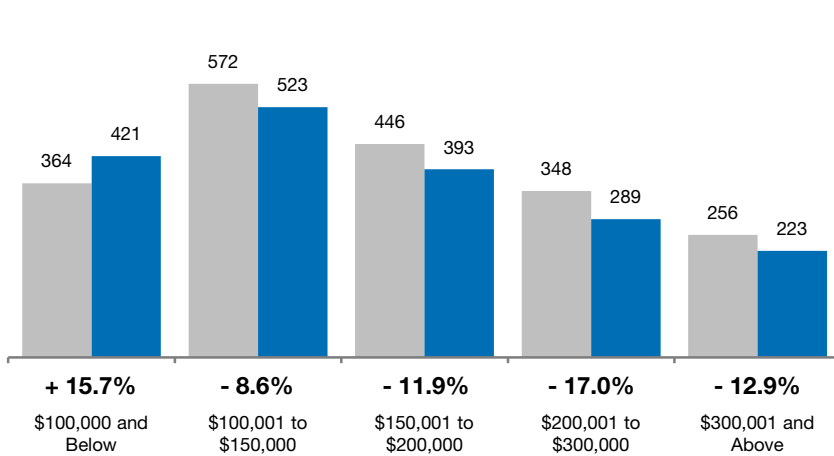
# Inventory of Homes for Sale

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



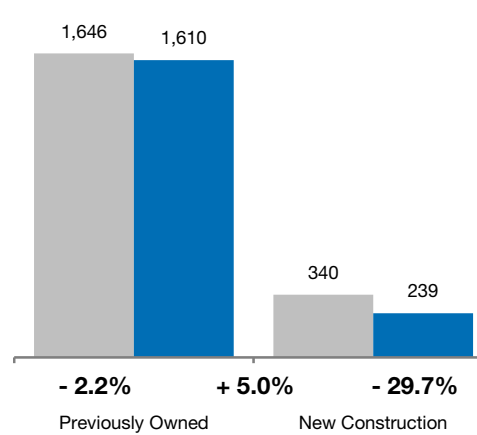
## By Price Range

■ 2-2010 ■ 2-2011



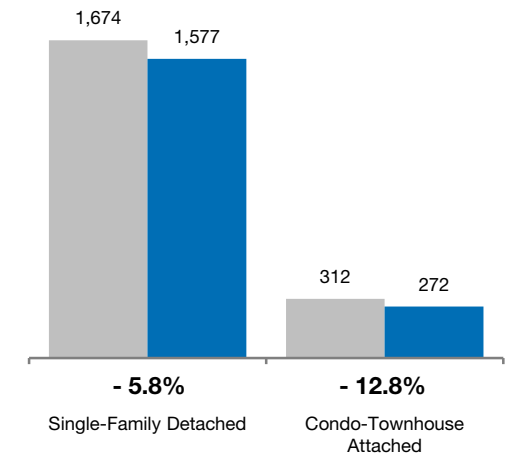
## By Construction Status

■ 2-2010 ■ 2-2011



## By Property Type

■ 2-2010 ■ 2-2011



### All Properties

#### By Price Range

	2-2010	2-2011	Change
\$100,000 and Below	364	421	+ 15.7%
\$100,001 to \$150,000	572	523	- 8.6%
\$150,001 to \$200,000	446	393	- 11.9%
\$200,001 to \$300,000	348	289	- 17.0%
\$300,001 and Above	256	223	- 12.9%
<b>All Price Ranges</b>	<b>1,986</b>	<b>1,849</b>	<b>- 6.9%</b>

### Single-Family Detached

	2-2010	2-2011	Change
Single-Family Detached	312	366	+ 17.3%
Condo-Townhouse Attached	450	405	- 10.0%
Single-Family Detached	389	351	- 9.8%
Condo-Townhouse Attached	289	255	- 11.8%
Single-Family Detached	234	200	- 14.5%
Condo-Townhouse Attached	22	23	+ 4.5%
<b>All Price Ranges</b>	<b>1,674</b>	<b>1,577</b>	<b>- 5.8%</b>

### Condo-Townhouse Attached

#### By Construction Status

	2-2010	2-2011	Change
Previously Owned	1,646	1,610	- 2.2%
New Construction	340	239	- 29.7%
<b>All Construction Statuses</b>	<b>1,986</b>	<b>1,849</b>	<b>- 6.9%</b>

	2-2010	2-2011	Change
Single-Family Detached	1,480	1,436	- 3.0%
Condo-Townhouse Attached	194	141	- 27.3%
Single-Family Detached	166	174	+ 4.8%
Condo-Townhouse Attached	146	98	- 32.9%
<b>All Price Ranges</b>	<b>1,674</b>	<b>1,577</b>	<b>- 5.8%</b>

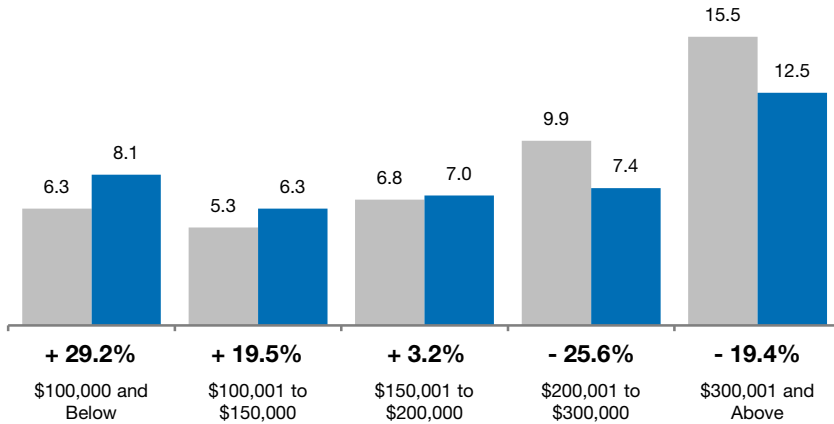
# Months Supply of Inventory

Compares the number of active listings available to the average monthly pending sales from the last 12 months. **Based on one month of activity.**



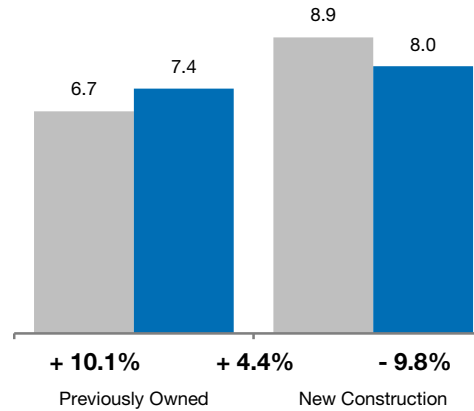
## By Price Range

■ 2-2010 ■ 2-2011



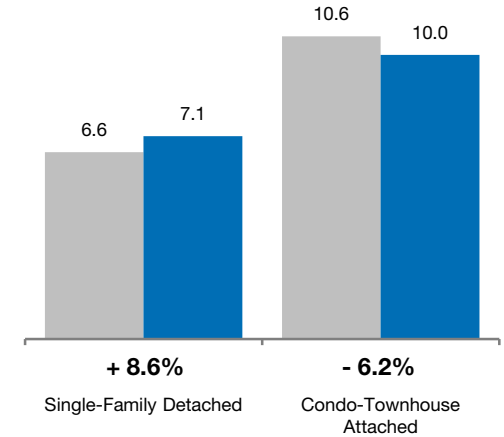
## By Construction Status

■ 2-2010 ■ 2-2011



## By Property Type

■ 2-2010 ■ 2-2011



### All Properties

#### By Price Range

	2-2010	2-2011	Change
\$100,000 and Below	6.3	8.1	+ 29.2%
\$100,001 to \$150,000	5.3	6.3	+ 19.5%
\$150,001 to \$200,000	6.8	7.0	+ 3.2%
\$200,001 to \$300,000	9.9	7.4	- 25.6%
\$300,001 and Above	15.5	12.5	- 19.4%
<b>All Price Ranges</b>	<b>7.0</b>	<b>7.4</b>	<b>+ 6.6%</b>

### Single-Family Detached

	2-2010	2-2011	Change
\$100,000 and Below	6.0	7.7	+ 28.1%
\$100,001 to \$150,000	4.7	5.8	+ 21.2%
\$150,001 to \$200,000	6.4	6.8	+ 6.7%
\$200,001 to \$300,000	9.1	7.2	- 20.9%
\$300,001 and Above	14.5	11.9	- 17.9%
<b>All Price Ranges</b>	<b>6.6</b>	<b>7.1</b>	<b>+ 8.6%</b>

### Condo-Townhouse Attached

	2-2010	2-2011	Change
\$100,000 and Below	8.1	11.8	+ 45.4%
\$100,001 to \$150,000	8.7	9.1	+ 5.5%
\$150,001 to \$200,000	11.4	8.1	- 28.9%
\$200,001 to \$300,000	15.8	8.9	- 44.0%
\$300,001 and Above	22.0	15.9	- 27.6%
<b>All Price Ranges</b>	<b>10.6</b>	<b>10.0</b>	<b>- 6.2%</b>

#### By Construction Status

	2-2010	2-2011	Change
Previously Owned	6.7	7.4	+ 10.1%
New Construction	8.9	8.0	- 9.8%
<b>All Construction Statuses</b>	<b>7.0</b>	<b>7.4</b>	<b>+ 6.6%</b>

	2-2010	2-2011	Change
Previously Owned	6.5	7.1	+ 9.0%
New Construction	6.9	7.3	+ 6.3%
<b>All Construction Statuses</b>	<b>6.6</b>	<b>7.1</b>	<b>+ 8.6%</b>