

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY THE CONSOLIDATED MULTIPLE LISTING SERVICE, INC.



February 2011

Whenever someone asks you, “How is the market?”, the most logical response is, “For which segments and relative to what?” In the CMLS region, the price range with the 'strongest' sales activity was the \$300,001 and Above range, where sales were down 5.1 percent over the last 12 months. Sales were weakest in the \$100,001 to \$150,000 range, where sales were down 20.2 percent versus last year.

Inventory in the region has grown by 6.1 percent, led mostly by the lower price brackets and larger condos. Median Sales Price was up the most in the single-family segment with a 2.2 percent gain, while prices were down 5.9 percent for condos.

The price range with the longest Days on Market Until Sale was the \$300,001 and Above range, where the average market time was 140 days. The range with the shortest market time was in the \$100,001 and Below range, where it's taking a shorter 96 days for a home to sell, on average.

Quick Facts

- 5.1%	- 6.6%	- 12.7%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$300,001 and Above	4 Bedrooms or More	Single-Family Homes
Pending Sales		2
Days on Market Until Sale		3
Median Sales Price		4
Percent of List Price Received		5
Inventory of Homes for Sale		6
Months Supply of Inventory		7

Click on desired metric to jump to that page.

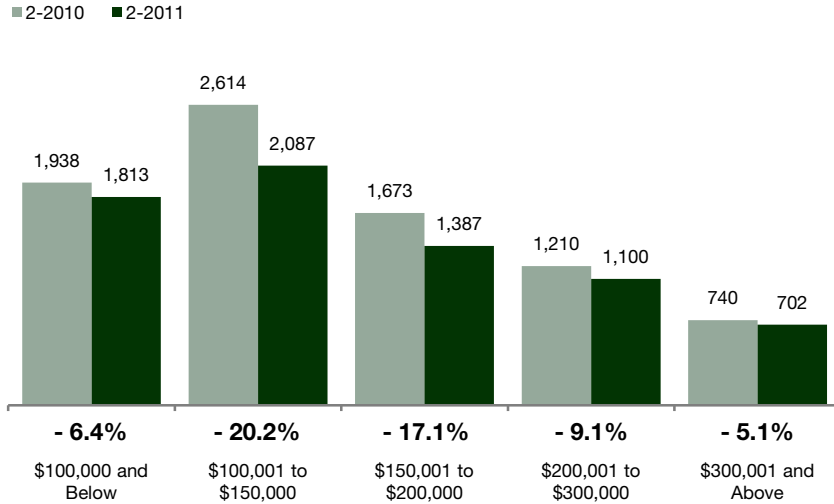


Pending Sales

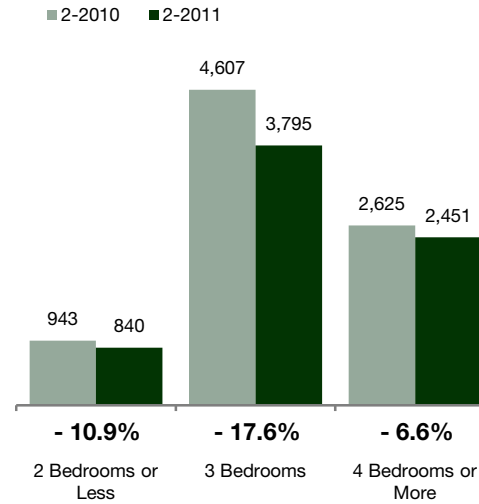
A count of the properties that have offers accepted on them. Based on a rolling 12-month average.



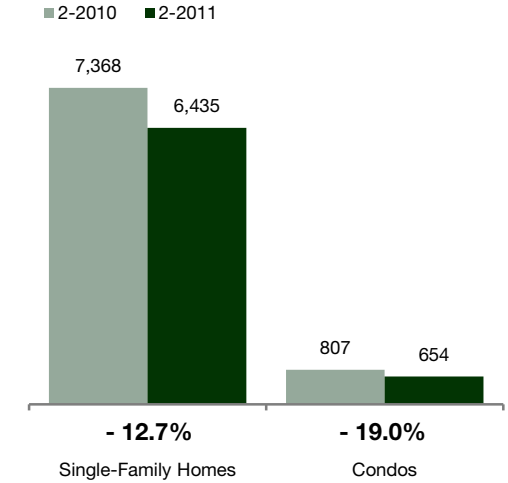
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	2-2010	2-2011	Change
\$100,000 and Below	1,938	1,813	- 6.4%
\$100,001 to \$150,000	2,614	2,087	- 20.2%
\$150,001 to \$200,000	1,673	1,387	- 17.1%
\$200,001 to \$300,000	1,210	1,100	- 9.1%
\$300,001 and Above	740	702	- 5.1%
All Price Ranges	8,175	7,089	- 13.3%

Single-Family Homes

By Price Range	2-2010	2-2011	Change
\$100,000 and Below	1,667	1,553	- 6.8%
\$100,001 to \$150,000	2,336	1,877	- 19.6%
\$150,001 to \$200,000	1,539	1,291	- 16.1%
\$200,001 to \$300,000	1,106	1,030	- 6.9%
\$300,001 and Above	720	684	- 5.0%
All Price Ranges	7,368	6,435	- 12.7%

Condos

By Price Range	2-2010	2-2011	Change
\$100,000 and Below	271	260	- 4.1%
\$100,001 to \$150,000	278	210	- 24.5%
\$150,001 to \$200,000	134	96	- 28.4%
\$200,001 to \$300,000	104	70	- 32.7%
\$300,001 and Above	20	18	- 10.0%
All Price Ranges	807	654	- 19.0%

By Bedroom Count

By Bedroom Count	2-2010	2-2011	Change
2 Bedrooms or Less	943	840	- 10.9%
3 Bedrooms	4,607	3,795	- 17.6%
4 Bedrooms or More	2,625	2,451	- 6.6%
All Bedroom Counts	8,175	7,089	- 13.3%

By Bedroom Count	2-2010	2-2011	Change
2 Bedrooms or Less	393	401	+ 2.0%
3 Bedrooms	4,365	3,594	- 17.7%
4 Bedrooms or More	2,610	2,437	- 6.6%
All Bedroom Counts	7,368	6,435	- 12.7%

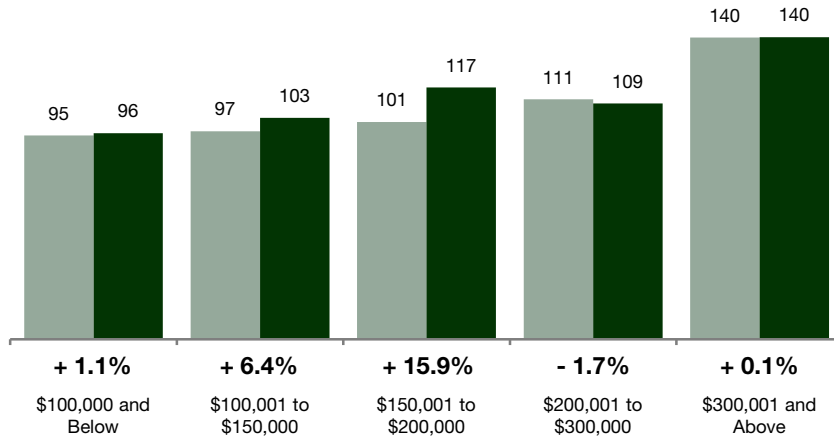
Days on Market Until Sale

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.



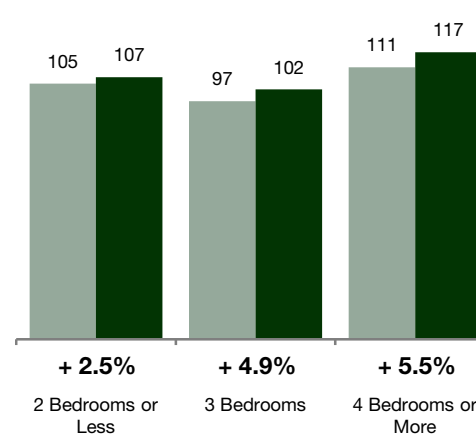
By Price Range

■ 2-2010 ■ 2-2011



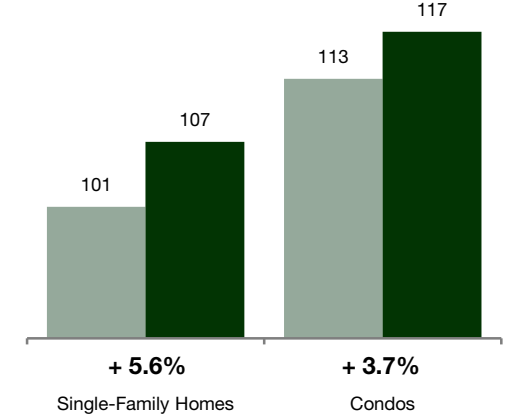
By Bedroom Count

■ 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	95	96	+ 1.1%
\$100,001 to \$150,000	97	103	+ 6.4%
\$150,001 to \$200,000	101	117	+ 15.9%
\$200,001 to \$300,000	111	109	- 1.7%
\$300,001 and Above	140	140	+ 0.1%
All Price Ranges	103	108	+ 5.3%

Single-Family Homes

	2-2010	2-2011	Change
\$100,000 and Below	91	94	+ 3.3%
\$100,001 to \$150,000	94	102	+ 8.5%
\$150,001 to \$200,000	101	116	+ 14.0%
\$200,001 to \$300,000	112	106	- 4.7%
\$300,001 and Above	140	141	+ 0.3%
All Price Ranges	101	107	+ 5.6%

Condos

	2-2010	2-2011	Change
\$100,000 and Below	117	106	- 9.4%
\$100,001 to \$150,000	115	108	- 6.5%
\$150,001 to \$200,000	96	136	+ 42.2%
\$200,001 to \$300,000	108	153	+ 42.1%
\$300,001 and Above	129	120	- 7.1%
All Price Ranges	113	117	+ 3.7%

By Bedroom Count

	2-2010	2-2011	Change
2 Bedrooms or Less	105	107	+ 2.5%
3 Bedrooms	97	102	+ 4.9%
4 Bedrooms or More	111	117	+ 5.5%
All Bedroom Counts	103	108	+ 5.3%

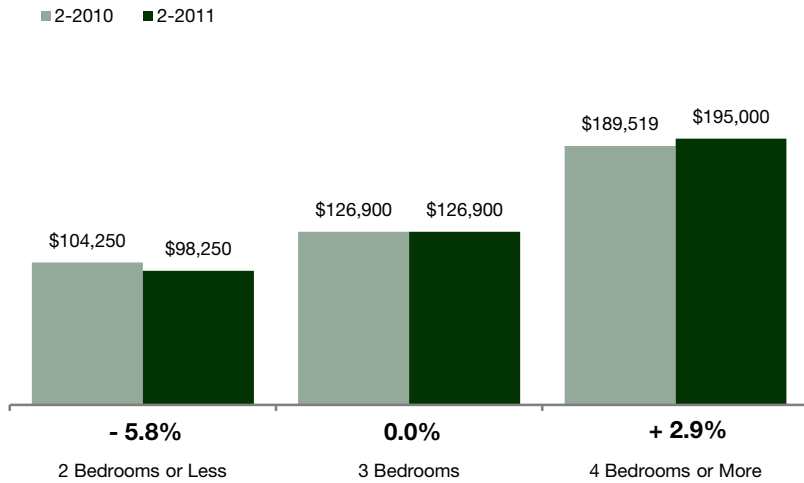
	2-2010	2-2011	Change
2 Bedrooms or Less	101	103	+ 2.8%
3 Bedrooms	96	101	+ 5.0%
4 Bedrooms or More	111	117	+ 5.6%
All Bedroom Counts	101	107	+ 5.6%

Median Sales Price

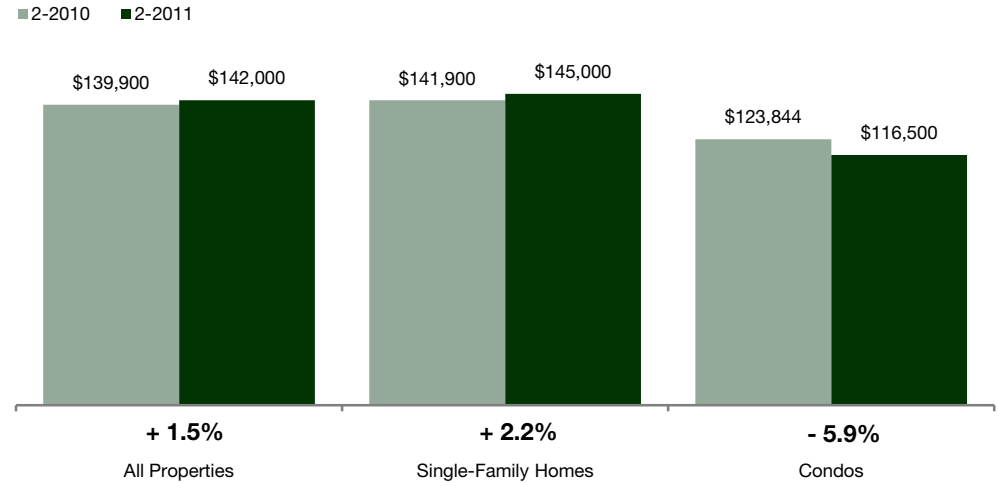
The median sales price for all closed sales. Sold properties only.
Does not account for seller concessions. Based on a rolling 12-month average.



By Bedroom Count



By Property Type



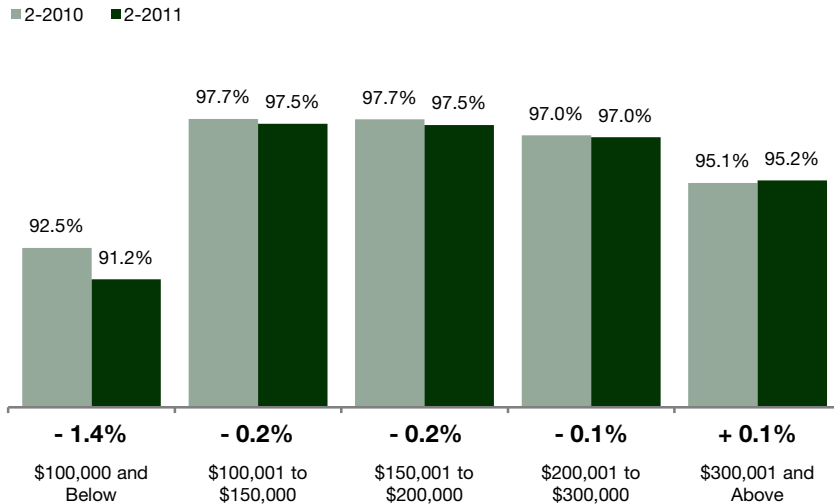
By Bedroom Count	All Properties			Single-Family Homes			Condos		
	2-2010	2-2011	Change	2-2010	2-2011	Change	2-2010	2-2011	Change
2 Bedrooms or Less	\$104,250	\$98,250	- 5.8%	\$92,250	\$89,900	- 2.5%	\$109,950	\$105,000	- 4.5%
3 Bedrooms	\$126,900	\$126,900	0.0%	\$125,000	\$126,000	+ 0.8%	\$148,000	\$144,950	- 2.1%
4 Bedrooms or More	\$189,519	\$195,000	+ 2.9%	\$189,500	\$195,000	+ 2.9%	\$215,000	\$217,369	+ 1.1%
All Bedroom Counts	\$139,900	\$142,000	+ 1.5%	\$141,900	\$145,000	+ 2.2%	\$123,844	\$116,500	- 5.9%

Percent of List Price Received

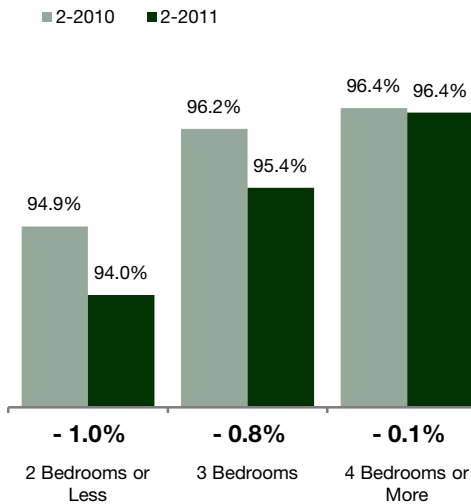


The average percentage found when dividing a property's sales price by the list price.
Sold properties only. Does not account for seller concessions. Based on a rolling 12-month average.

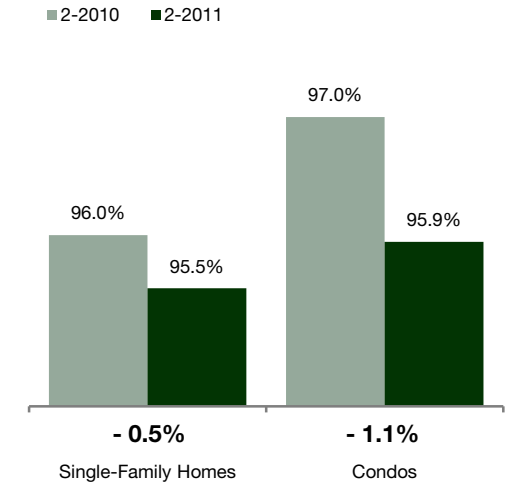
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	2-2010	2-2011	Change
\$100,000 and Below	92.5%	91.2%	- 1.4%
\$100,001 to \$150,000	97.7%	97.5%	- 0.2%
\$150,001 to \$200,000	97.7%	97.5%	- 0.2%
\$200,001 to \$300,000	97.0%	97.0%	- 0.1%
\$300,001 and Above	95.1%	95.2%	+ 0.1%
All Price Ranges	96.1%	95.6%	- 0.6%

Single-Family Homes

By Price Range	2-2010	2-2011	Change
\$100,000 and Below	92.2%	90.9%	- 1.5%
\$100,001 to \$150,000	97.7%	97.5%	- 0.2%
\$150,001 to \$200,000	97.5%	97.5%	- 0.0%
\$200,001 to \$300,000	96.8%	96.8%	+ 0.0%
\$300,001 and Above	95.1%	95.2%	+ 0.0%
All Price Ranges	96.0%	95.5%	- 0.5%

Condos

By Price Range	2-2010	2-2011	Change
\$100,000 and Below	94.0%	93.1%	- 0.9%
\$100,001 to \$150,000	98.0%	97.7%	- 0.3%
\$150,001 to \$200,000	99.7%	96.9%	- 2.8%
\$200,001 to \$300,000	99.7%	99.1%	- 0.6%
\$300,001 and Above	95.4%	97.3%	+ 2.0%
All Price Ranges	97.0%	95.9%	- 1.1%

By Bedroom Count

By Bedroom Count	2-2010	2-2011	Change
2 Bedrooms or Less	94.9%	94.0%	- 1.0%
3 Bedrooms	96.2%	95.4%	- 0.8%
4 Bedrooms or More	96.4%	96.4%	- 0.1%
All Bedroom Counts	96.1%	95.6%	- 0.6%

By Bedroom Count	2-2010	2-2011	Change
2 Bedrooms or Less	92.3%	91.6%	- 0.8%
3 Bedrooms	96.1%	95.4%	- 0.7%
4 Bedrooms or More	96.4%	96.4%	- 0.1%
All Bedroom Counts	96.0%	95.5%	- 0.5%

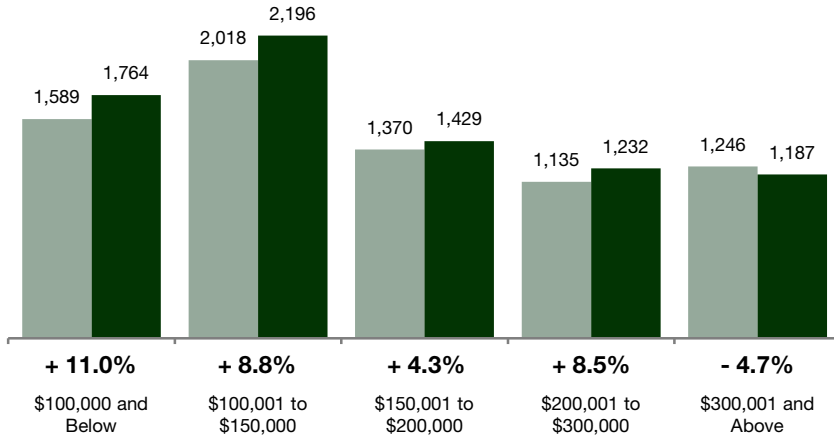
Inventory of Homes for Sale

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



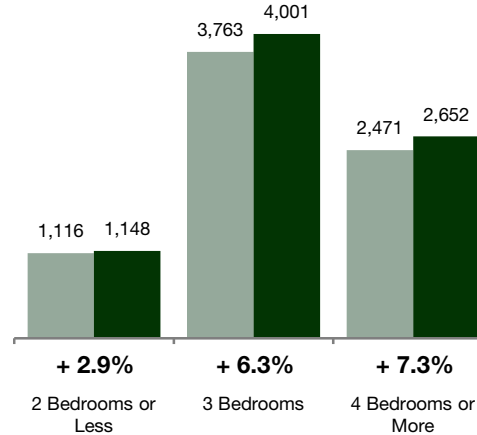
By Price Range

■ 2-2010 ■ 2-2011



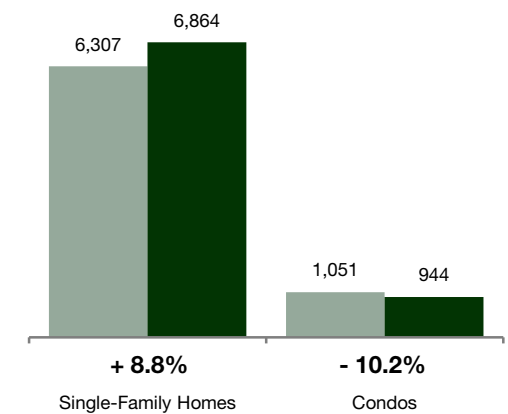
By Bedroom Count

■ 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	1,589	1,764	+ 11.0%
\$100,001 to \$150,000	2,018	2,196	+ 8.8%
\$150,001 to \$200,000	1,370	1,429	+ 4.3%
\$200,001 to \$300,000	1,135	1,232	+ 8.5%
\$300,001 and Above	1,246	1,187	- 4.7%
All Price Ranges	7,358	7,808	+ 6.1%

Single-Family Homes

By Price Range	2-2010	2-2011	Change
\$100,000 and Below	1,193	1,383	+ 15.9%
\$100,001 to \$150,000	1,731	1,929	+ 11.4%
\$150,001 to \$200,000	1,208	1,296	+ 7.3%
\$200,001 to \$300,000	984	1,127	+ 14.5%
\$300,001 and Above	1,191	1,129	- 5.2%
All Price Ranges	6,307	6,864	+ 8.8%

Condos

By Price Range	2-2010	2-2011	Change
\$100,000 and Below	396	381	- 3.8%
\$100,001 to \$150,000	287	267	- 7.0%
\$150,001 to \$200,000	162	133	- 17.9%
\$200,001 to \$300,000	151	105	- 30.5%
\$300,001 and Above	55	58	+ 5.5%
All Price Ranges	1,051	944	- 10.2%

By Bedroom Count

By Bedroom Count	2-2010	2-2011	Change
2 Bedrooms or Less	1,116	1,148	+ 2.9%
3 Bedrooms	3,763	4,001	+ 6.3%
4 Bedrooms or More	2,471	2,652	+ 7.3%
All Bedroom Counts	7,358	7,808	+ 6.1%

By Bedroom Count	2-2010	2-2011	Change
2 Bedrooms or Less	444	487	+ 9.7%
3 Bedrooms	3,411	3,748	+ 9.9%
4 Bedrooms or More	2,446	2,624	+ 7.3%
All Bedroom Counts	6,307	6,864	+ 8.8%

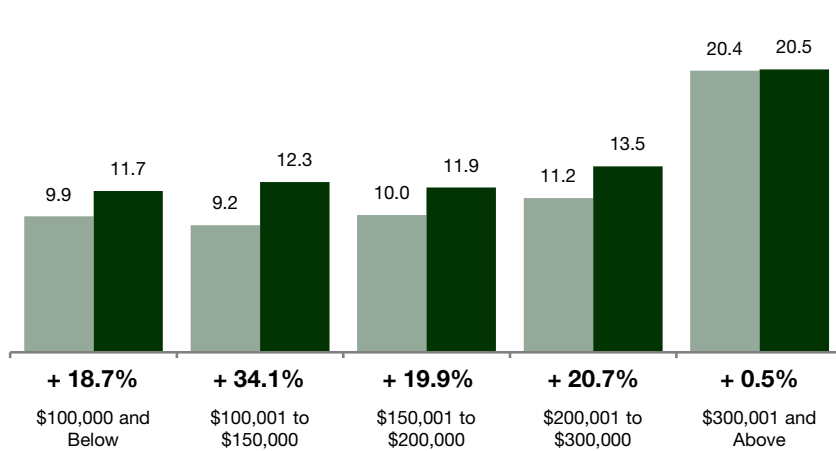
Months Supply of Inventory

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



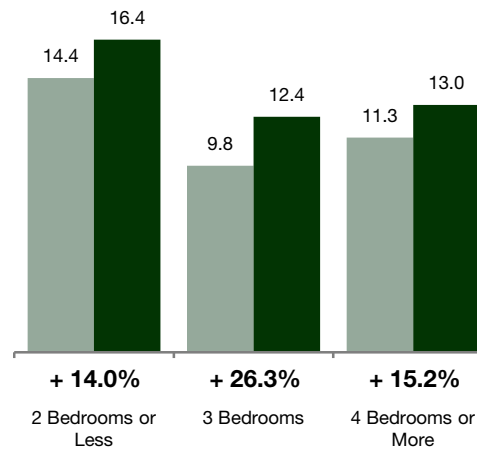
By Price Range

■ 2-2010 ■ 2-2011



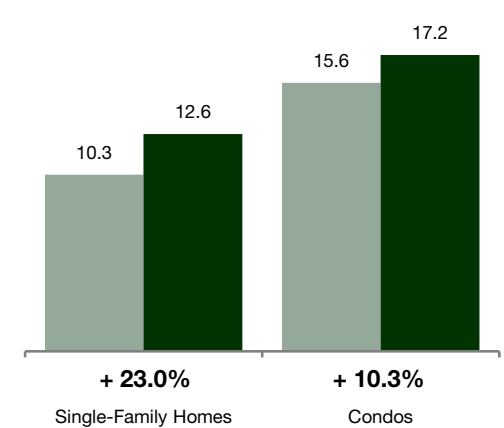
By Bedroom Count

■ 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	9.9	11.7	+ 18.7%
\$100,001 to \$150,000	9.2	12.3	+ 34.1%
\$150,001 to \$200,000	10.0	11.9	+ 19.9%
\$200,001 to \$300,000	11.2	13.5	+ 20.7%
\$300,001 and Above	20.4	20.5	+ 0.5%
All Price Ranges	10.8	13.1	+ 20.9%

Single-Family Homes

	2-2010	2-2011	Change
\$100,000 and Below	8.6	10.7	+ 23.9%
\$100,001 to \$150,000	8.9	12.0	+ 35.7%
\$150,001 to \$200,000	9.5	11.6	+ 22.1%
\$200,001 to \$300,000	10.6	13.2	+ 25.2%
\$300,001 and Above	20.0	20.1	+ 0.4%
All Price Ranges	10.3	12.6	+ 23.0%

Condos

	2-2010	2-2011	Change
\$100,000 and Below	17.5	18.1	+ 3.1%
\$100,001 to \$150,000	12.0	15.1	+ 26.4%
\$150,001 to \$200,000	15.1	16.1	+ 7.0%
\$200,001 to \$300,000	17.8	17.0	- 4.2%
\$300,001 and Above	32.4	30.5	- 5.6%
All Price Ranges	15.6	17.2	+ 10.3%

By Bedroom Count

	2-2010	2-2011	Change
2 Bedrooms or Less	14.4	16.4	+ 14.0%
3 Bedrooms	9.8	12.4	+ 26.3%
4 Bedrooms or More	11.3	13.0	+ 15.2%
All Bedroom Counts	10.8	13.1	+ 20.9%

	2-2010	2-2011	Change
2 Bedrooms or Less	13.9	14.6	+ 5.6%
3 Bedrooms	9.4	12.2	+ 30.5%
4 Bedrooms or More	11.2	12.9	+ 15.0%
All Bedroom Counts	10.3	12.6	+ 23.0%