

Housing Supply Overview

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



May 2011

The road to recovery can look similar to a locomotive coming around a bend. Some cars have already made it around the curve while others haven't yet reached it. The same can be said of various market segments. For the 12-month period spanning June 2010 through May 2011, Pending Sales in the CMLS region were down 23.8 percent from the same period a year prior. The smallest decline occurred in the \$100,000 and Below range, where they decreased 9.6 percent to 1,778 units.

The overall Median Sales Price was up 2.3 percent to \$143,100. However, the property type with the largest price gain was the Single-Family segment, where prices increased 3.2 percent to \$146,500. The price range that tended to sell the quickest was the \$100,000 and Below range at 104 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 142 days.

Market-wide, inventory levels were up 0.9 percent. The property type that gained the most inventory was the Single-Family segment, where it increased 2.9 percent. The price range in which supply grew the most relative to demand was the \$100,001 to \$150,000 range, where months supply increased 68.4 percent to 15.7 months.

Quick Facts

- 9.6%	- 14.2%	- 22.9%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$100,000 and Below	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.

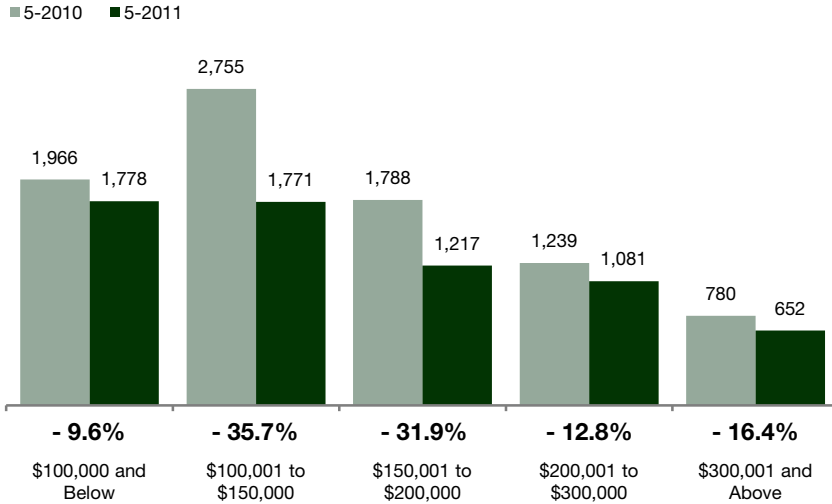


Pending Sales

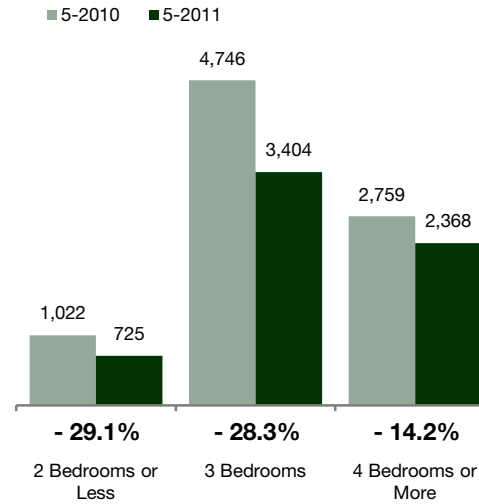
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



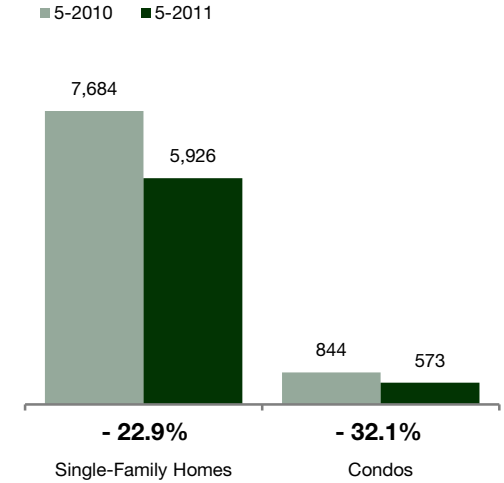
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	5-2010	5-2011	Change
\$100,000 and Below	1,966	1,778	- 9.6%
\$100,001 to \$150,000	2,755	1,771	- 35.7%
\$150,001 to \$200,000	1,788	1,217	- 31.9%
\$200,001 to \$300,000	1,239	1,081	- 12.8%
\$300,001 and Above	780	652	- 16.4%
All Price Ranges	8,528	6,499	- 23.8%

Single-Family Homes

5-2010	5-2011	Change	5-2010	5-2011	Change
1,669	1,548	- 7.2%	297	230	- 22.6%
2,474	1,591	- 35.7%	281	180	- 35.9%
1,644	1,126	- 31.5%	144	91	- 36.8%
1,138	1,021	- 10.3%	101	60	- 40.6%
759	640	- 15.7%	21	12	- 42.9%
7,684	5,926	- 22.9%	844	573	- 32.1%

Condos

By Bedroom Count	5-2010	5-2011	Change
2 Bedrooms or Less	1,022	725	- 29.1%
3 Bedrooms	4,746	3,404	- 28.3%
4 Bedrooms or More	2,759	2,368	- 14.2%
All Bedroom Counts	8,528	6,499	- 23.8%

5-2010	5-2011	Change	5-2010	5-2011	Change
448	337	- 24.8%	574	388	- 32.4%
4,493	3,232	- 28.1%	253	172	- 32.0%
2,742	2,355	- 14.1%	17	13	- 23.5%
7,684	5,926	- 22.9%	844	573	- 32.1%

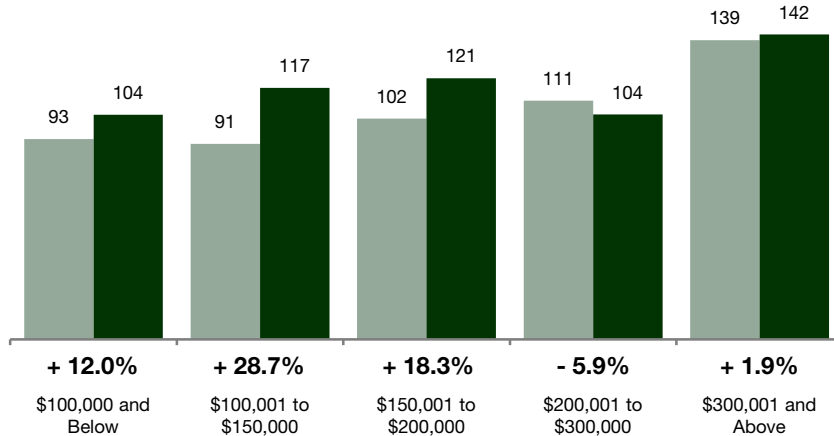
Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



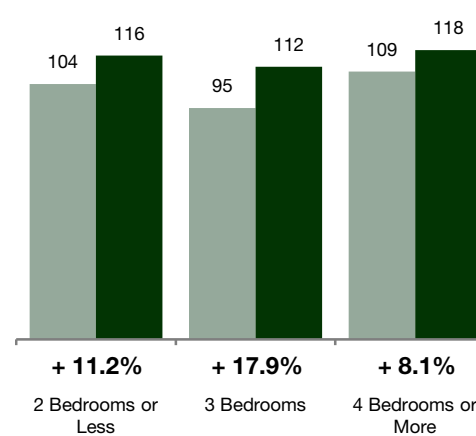
By Price Range

■ 5-2010 ■ 5-2011



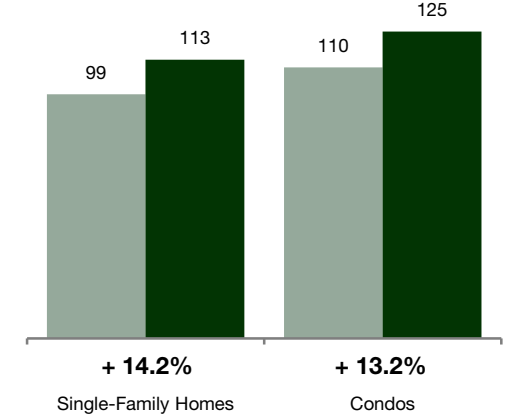
By Bedroom Count

■ 5-2010 ■ 5-2011



By Property Type

■ 5-2010 ■ 5-2011



All Properties

By Price Range

	5-2010	5-2011	Change
\$100,000 and Below	93	104	+ 12.0%
\$100,001 to \$150,000	91	117	+ 28.7%
\$150,001 to \$200,000	102	121	+ 18.3%
\$200,001 to \$300,000	111	104	- 5.9%
\$300,001 and Above	139	142	+ 1.9%
All Price Ranges	101	115	+ 13.9%

Single-Family Homes

	5-2010	5-2011	Change
2 Bedrooms or Less	89	102	+ 14.5%
3 Bedrooms	88	117	+ 33.3%
4 Bedrooms or More	103	119	+ 15.4%
All Bedroom Counts	111	102	- 8.3%
All Price Ranges	140	141	+ 0.6%
All Price Ranges	99	113	+ 14.2%

Condos

	5-2010	5-2011	Change
Single-Family Homes	113	116	+ 2.4%
Condos	115	114	- 1.2%
All Price Ranges	93	150	+ 60.6%
All Bedroom Counts	111	152	+ 36.9%
All Price Ranges	102	179	+ 75.4%
All Price Ranges	110	125	+ 13.2%

By Bedroom Count

	5-2010	5-2011	Change
2 Bedrooms or Less	104	116	+ 11.2%
3 Bedrooms	95	112	+ 17.9%
4 Bedrooms or More	109	118	+ 8.1%
All Bedroom Counts	101	115	+ 13.9%

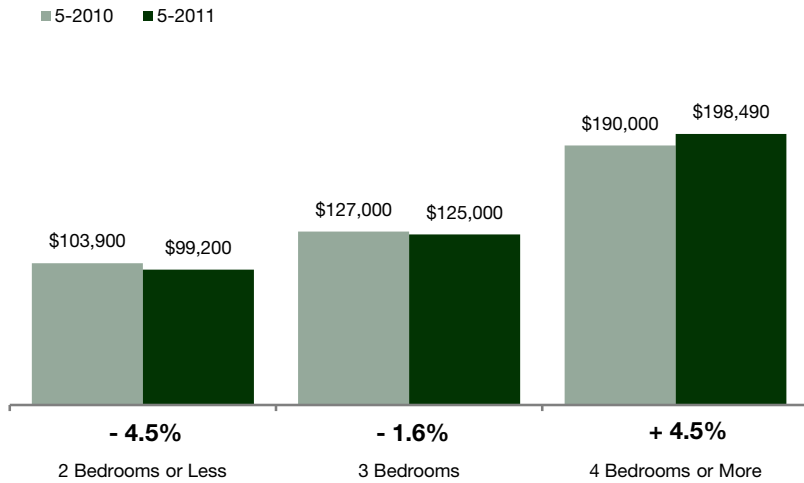
	5-2010	5-2011	Change
2 Bedrooms or Less	100	111	+ 11.0%
3 Bedrooms	93	110	+ 18.2%
4 Bedrooms or More	110	118	+ 7.9%
All Bedroom Counts	99	113	+ 14.2%

Median Sales Price

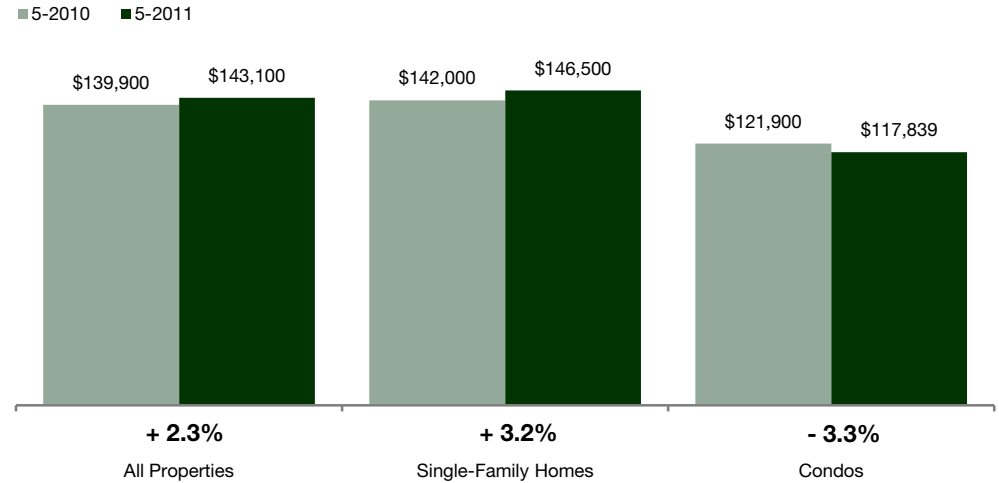
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Bedroom Count



By Property Type



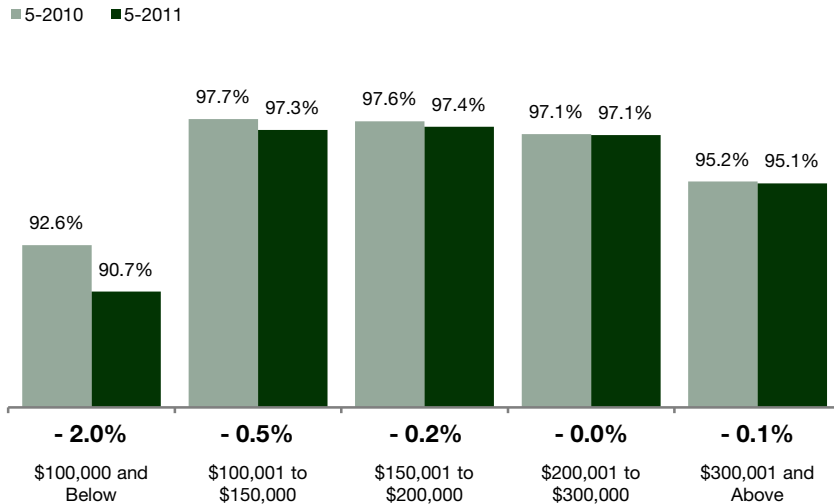
By Bedroom Count	All Properties			Single-Family Homes			Condos		
	5-2010	5-2011	Change	5-2010	5-2011	Change	5-2010	5-2011	Change
2 Bedrooms or Less	\$103,900	\$99,200	- 4.5%	\$95,000	\$89,900	- 5.4%	\$108,000	\$105,000	- 2.8%
3 Bedrooms	\$127,000	\$125,000	- 1.6%	\$125,918	\$124,500	- 1.1%	\$147,000	\$139,900	- 4.8%
4 Bedrooms or More	\$190,000	\$198,490	+ 4.5%	\$190,000	\$198,490	+ 4.5%	\$281,850	\$217,369	- 22.9%
All Bedroom Counts	\$139,900	\$143,100	+ 2.3%	\$142,000	\$146,500	+ 3.2%	\$121,900	\$117,839	- 3.3%

Percent of List Price Received

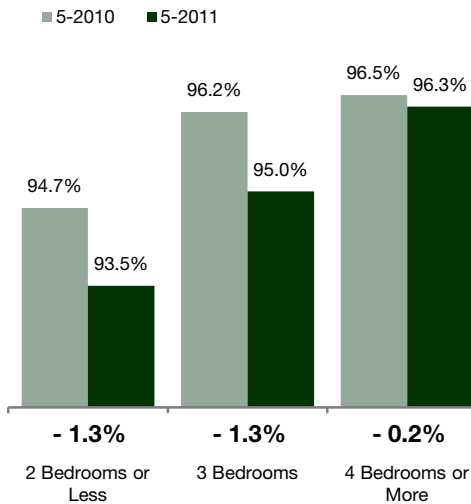


Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

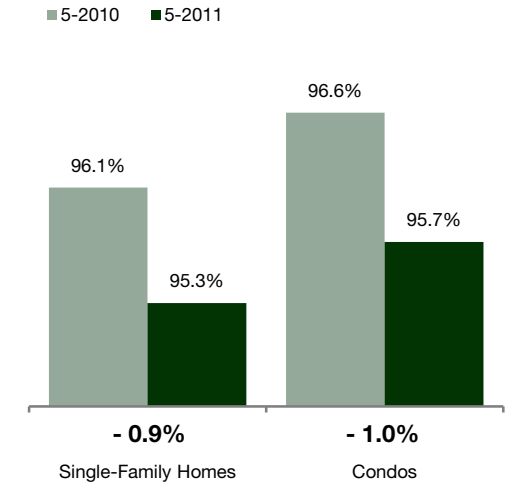
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	5-2010	5-2011	Change
\$100,000 and Below	92.6%	90.7%	-2.0%
\$100,001 to \$150,000	97.7%	97.3%	-0.5%
\$150,001 to \$200,000	97.6%	97.4%	-0.2%
\$200,001 to \$300,000	97.1%	97.1%	-0.0%
\$300,001 and Above	95.2%	95.1%	-0.1%
All Price Ranges	96.1%	95.3%	-0.9%

Single-Family Homes

By Price Range	5-2010	5-2011	Change
\$100,000 and Below	92.4%	90.4%	-2.1%
\$100,001 to \$150,000	97.7%	97.2%	-0.5%
\$150,001 to \$200,000	97.6%	97.5%	-0.1%
\$200,001 to \$300,000	96.9%	96.9%	+0.1%
\$300,001 and Above	95.1%	95.1%	-0.0%
All Price Ranges	96.1%	95.3%	-0.9%

Condos

By Price Range	5-2010	5-2011	Change
\$100,000 and Below	94.0%	92.9%	-1.2%
\$100,001 to \$150,000	97.7%	97.5%	-0.2%
\$150,001 to \$200,000	98.2%	96.7%	-1.5%
\$200,001 to \$300,000	99.7%	99.2%	-0.6%
\$300,001 and Above	97.0%	96.2%	-0.8%
All Price Ranges	96.6%	95.7%	-1.0%

By Bedroom Count

By Bedroom Count	5-2010	5-2011	Change
2 Bedrooms or Less	94.7%	93.5%	-1.3%
3 Bedrooms	96.2%	95.0%	-1.3%
4 Bedrooms or More	96.5%	96.3%	-0.2%
All Bedroom Counts	96.1%	95.3%	-0.9%

By Bedroom Count	5-2010	5-2011	Change
2 Bedrooms or Less	92.5%	90.9%	-1.8%
3 Bedrooms	96.2%	94.9%	-1.3%
4 Bedrooms or More	96.5%	96.3%	-0.2%
All Bedroom Counts	96.1%	95.3%	-0.9%

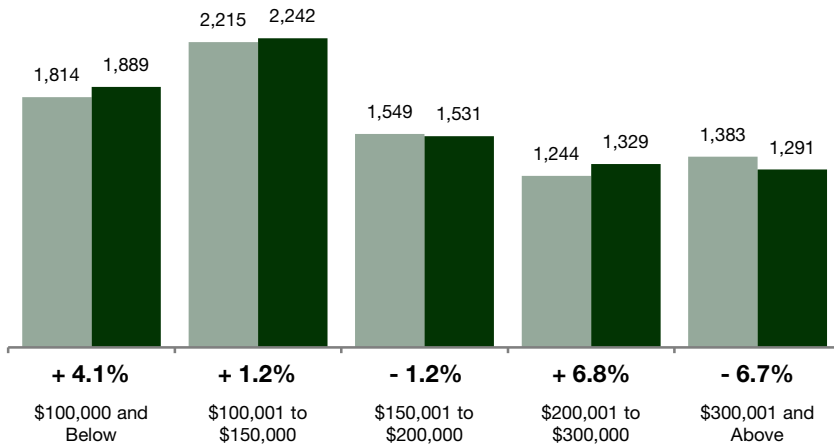
Inventory of Homes for Sale

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



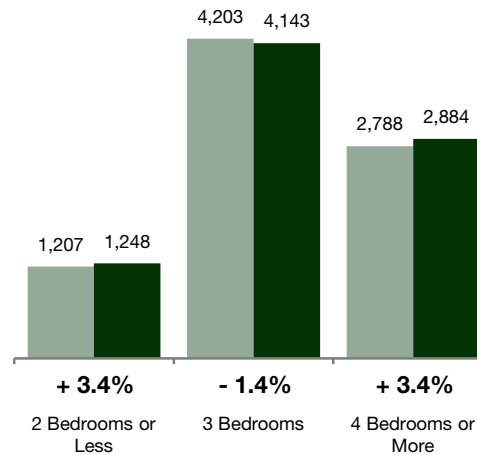
By Price Range

■ 5-2010 ■ 5-2011



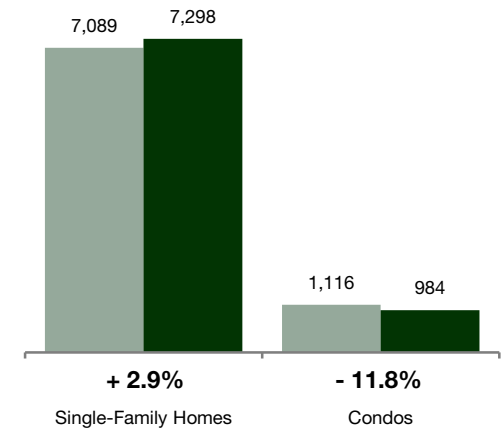
By Bedroom Count

■ 5-2010 ■ 5-2011



By Property Type

■ 5-2010 ■ 5-2011



All Properties

By Price Range

	5-2010	5-2011	Change
\$100,000 and Below	1,814	1,889	+ 4.1%
\$100,001 to \$150,000	2,215	2,242	+ 1.2%
\$150,001 to \$200,000	1,549	1,531	- 1.2%
\$200,001 to \$300,000	1,244	1,329	+ 6.8%
\$300,001 and Above	1,383	1,291	- 6.7%
All Price Ranges	8,205	8,282	+ 0.9%

Single-Family Homes

	5-2010	5-2011	Change
\$100,000 and Below	1,392	1,483	+ 6.5%
\$100,001 to \$150,000	1,894	1,968	+ 3.9%
\$150,001 to \$200,000	1,366	1,384	+ 1.3%
\$200,001 to \$300,000	1,108	1,221	+ 10.2%
\$300,001 and Above	1,329	1,242	- 6.5%
All Price Ranges	7,089	7,298	+ 2.9%

Condos

	5-2010	5-2011	Change
\$100,000 and Below	422	406	- 3.8%
\$100,001 to \$150,000	321	274	- 14.6%
\$150,001 to \$200,000	183	147	- 19.7%
\$200,001 to \$300,000	136	108	- 20.6%
\$300,001 and Above	54	49	- 9.3%
All Price Ranges	1,116	984	- 11.8%

By Bedroom Count

	5-2010	5-2011	Change
2 Bedrooms or Less	1,207	1,248	+ 3.4%
3 Bedrooms	4,203	4,143	- 1.4%
4 Bedrooms or More	2,788	2,884	+ 3.4%
All Bedroom Counts	8,205	8,282	+ 0.9%

	5-2010	5-2011	Change
2 Bedrooms or Less	495	547	+ 10.5%
3 Bedrooms	3,825	3,884	+ 1.5%
4 Bedrooms or More	2,763	2,863	+ 3.6%
All Bedroom Counts	7,089	7,298	+ 2.9%

	5-2010	5-2011	Change
2 Bedrooms or Less	712	701	- 1.5%
3 Bedrooms	378	259	- 31.5%
4 Bedrooms or More	25	21	- 16.0%
All Bedroom Counts	1,116	984	- 11.8%

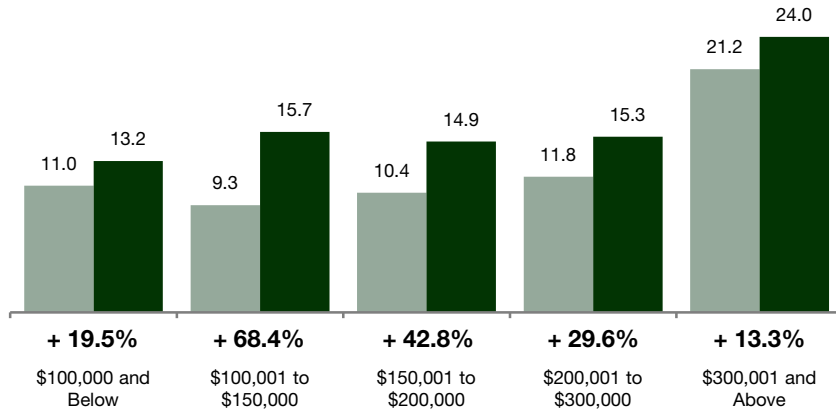
Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, based on one month of activity, divided by the average monthly pending sales from the last 12 months.



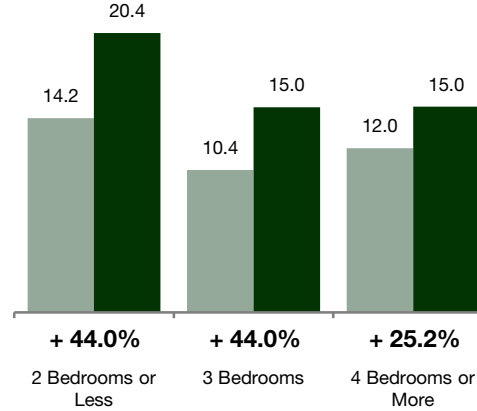
By Price Range

■ 5-2010 ■ 5-2011



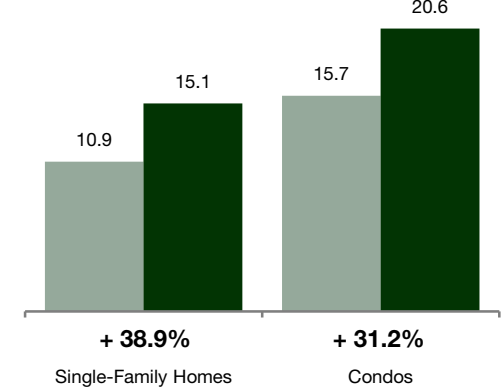
By Bedroom Count

■ 5-2010 ■ 5-2011



By Property Type

■ 5-2010 ■ 5-2011



All Properties

By Price Range

	5-2010	5-2011	Change
\$100,000 and Below	11.0	13.2	+ 19.5%
\$100,001 to \$150,000	9.3	15.7	+ 68.4%
\$150,001 to \$200,000	10.4	14.9	+ 42.8%
\$200,001 to \$300,000	11.8	15.3	+ 29.6%
\$300,001 and Above	21.2	24.0	+ 13.3%
All Price Ranges	11.4	15.6	+ 37.4%

Single-Family Homes

	5-2010	5-2011	Change
2 Bedrooms or Less	9.9	11.9	+ 20.0%
3 Bedrooms	8.9	15.3	+ 72.1%
4 Bedrooms or More	10.0	14.5	+ 45.9%
Single-Family Homes	11.4	15.0	+ 31.3%
Condos	20.9	23.6	+ 12.7%
All Property Types	10.9	15.1	+ 38.9%

Condos

	5-2010	5-2011	Change
Single-Family Homes	17.2	21.3	+ 23.5%
Condos	12.9	19.0	+ 47.0%
Condos	15.7	19.0	+ 20.9%
Condos	16.3	19.9	+ 22.2%
Condos	29.5	28.0	- 4.9%
All Property Types	15.7	20.6	+ 31.2%

By Bedroom Count

	5-2010	5-2011	Change
2 Bedrooms or Less	14.2	20.4	+ 44.0%
3 Bedrooms	10.4	15.0	+ 44.0%
4 Bedrooms or More	12.0	15.0	+ 25.2%
All Bedroom Counts	11.4	15.6	+ 37.4%

	5-2010	5-2011	Change
2 Bedrooms or Less	13.3	19.2	+ 44.5%
3 Bedrooms	10.0	14.8	+ 47.7%
4 Bedrooms or More	11.9	15.0	+ 25.6%
All Property Types	10.9	15.1	+ 38.9%