

Housing Supply Overview

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



August 2011

In times of economic uncertainty, a home is one of the best long-term investments you can make. For the 12-month period spanning September 2010 through August 2011, Pending Sales in the CMLS region were down 16.2 percent from the same period a year prior. The smallest decline occurred in the \$100,000 and Below range, where they decreased 5.5 percent to 1,794 units.

The overall Median Sales Price remained flat at \$140,000. The property type with the largest price gain was the Single-Family segment, where prices increased 1.6 percent to \$144,900. The price range that tended to sell the quickest was the \$200,001 to \$300,000 range at 110 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 145 days.

Market-wide, inventory levels were down 5.8 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 4.4 percent. That amounts to 14.1 months supply for Single-Family homes and 19.3 months supply for Condos.

Quick Facts

- 5.5%	- 4.6%	- 15.7%
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.



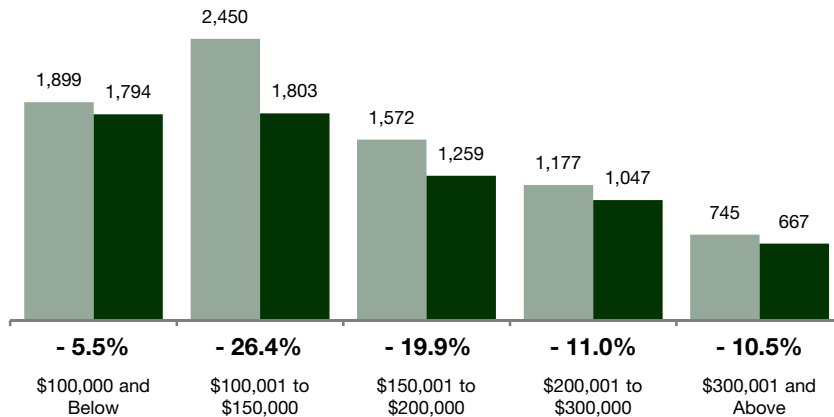
Pending Sales

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



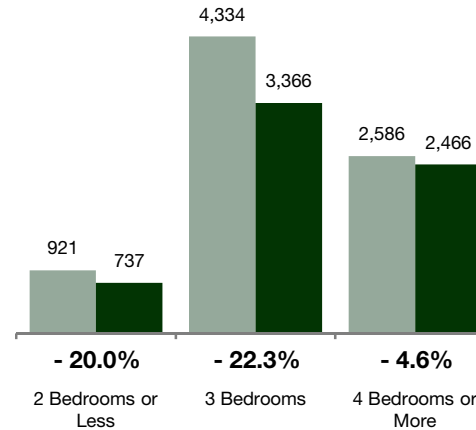
By Price Range

■ 8-2010 ■ 8-2011



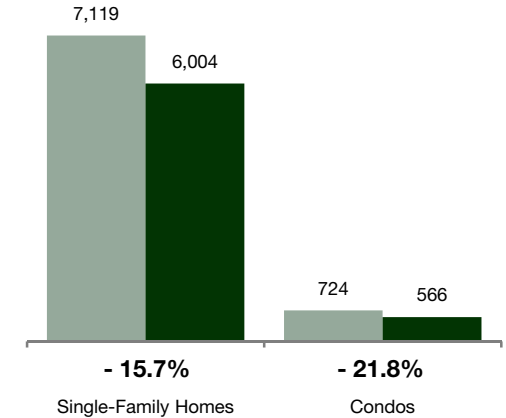
By Bedroom Count

■ 8-2010 ■ 8-2011



By Property Type

■ 8-2010 ■ 8-2011



All Properties

By Price Range

	8-2010	8-2011	Change
\$100,000 and Below	1,899	1,794	- 5.5%
\$100,001 to \$150,000	2,450	1,803	- 26.4%
\$150,001 to \$200,000	1,572	1,259	- 19.9%
\$200,001 to \$300,000	1,177	1,047	- 11.0%
\$300,001 and Above	745	667	- 10.5%
All Price Ranges	7,843	6,570	- 16.2%

Single-Family Homes

	8-2010	8-2011	Change
\$100,000 and Below	1,624	1,580	- 2.7%
\$100,001 to \$150,000	2,214	1,629	- 26.4%
\$150,001 to \$200,000	1,464	1,155	- 21.1%
\$200,001 to \$300,000	1,090	988	- 9.4%
\$300,001 and Above	727	652	- 10.3%
All Price Ranges	7,119	6,004	- 15.7%

Condos

	8-2010	8-2011	Change
\$100,000 and Below	275	214	- 22.2%
\$100,001 to \$150,000	236	174	- 26.3%
\$150,001 to \$200,000	108	104	- 3.7%
\$200,001 to \$300,000	87	59	- 32.2%
\$300,001 and Above	18	15	- 16.7%
All Price Ranges	724	566	- 21.8%

By Bedroom Count

	8-2010	8-2011	Change
2 Bedrooms or Less	921	737	- 20.0%
3 Bedrooms	4,334	3,366	- 22.3%
4 Bedrooms or More	2,586	2,466	- 4.6%
All Bedroom Counts	7,843	6,570	- 16.2%

	8-2010	8-2011	Change
2 Bedrooms or Less	428	349	- 18.5%
3 Bedrooms	4,115	3,202	- 22.2%
4 Bedrooms or More	2,574	2,452	- 4.7%
All Bedroom Counts	7,119	6,004	- 15.7%

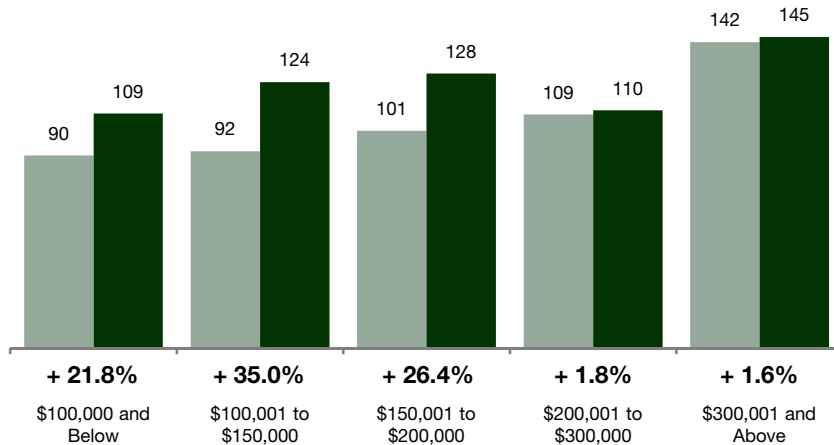
Days on Market Until Sale

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



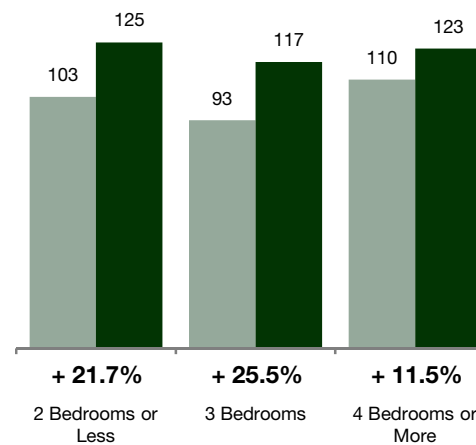
By Price Range

■ 8-2010 ■ 8-2011



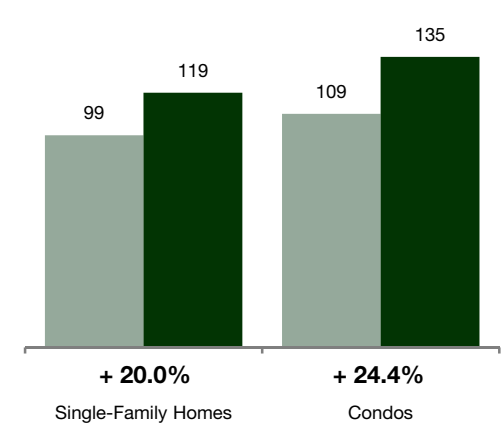
By Bedroom Count

■ 8-2010 ■ 8-2011



By Property Type

■ 8-2010 ■ 8-2011



All Properties

By Price Range

	8-2010	8-2011	Change
\$100,000 and Below	90	109	+ 21.8%
\$100,001 to \$150,000	92	124	+ 35.0%
\$150,001 to \$200,000	101	128	+ 26.4%
\$200,001 to \$300,000	109	110	+ 1.8%
\$300,001 and Above	142	145	+ 1.6%
All Price Ranges	100	120	+ 20.3%

Single-Family Homes

	8-2010	8-2011	Change
8-2010	87	107	+ 23.5%
8-2011	89	123	+ 37.7%
8-2010	101	125	+ 24.4%
8-2011	108	106	- 1.5%
8-2010	143	145	+ 1.6%
All Price Ranges	99	119	+ 20.0%

Condos

	8-2010	8-2011	Change
8-2010	105	121	+ 14.9%
8-2011	111	130	+ 16.8%
8-2010	104	154	+ 47.9%
8-2011	119	189	+ 59.0%
8-2010	115	113	- 2.3%
All Price Ranges	109	135	+ 24.4%

By Bedroom Count

	8-2010	8-2011	Change
2 Bedrooms or Less	103	125	+ 21.7%
3 Bedrooms	93	117	+ 25.5%
4 Bedrooms or More	110	123	+ 11.5%
All Bedroom Counts	100	120	+ 20.3%

	8-2010	8-2011	Change
8-2010	101	114	+ 13.3%
8-2011	92	116	+ 26.3%
8-2010	110	123	+ 11.5%
All Bedroom Counts	99	119	+ 20.0%

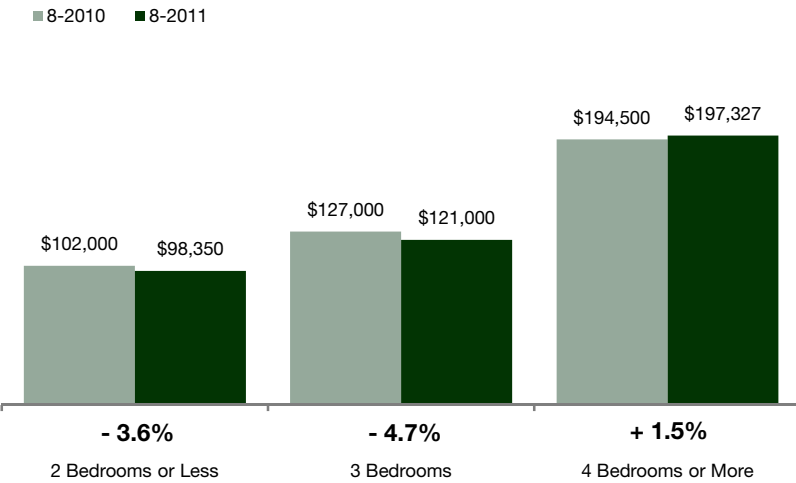
	8-2010	8-2011	Change
8-2010	104	135	+ 28.9%
8-2011	120	139	+ 16.4%
8-2010	89	109	+ 22.2%
All Bedroom Counts	109	135	+ 24.4%

Median Sales Price

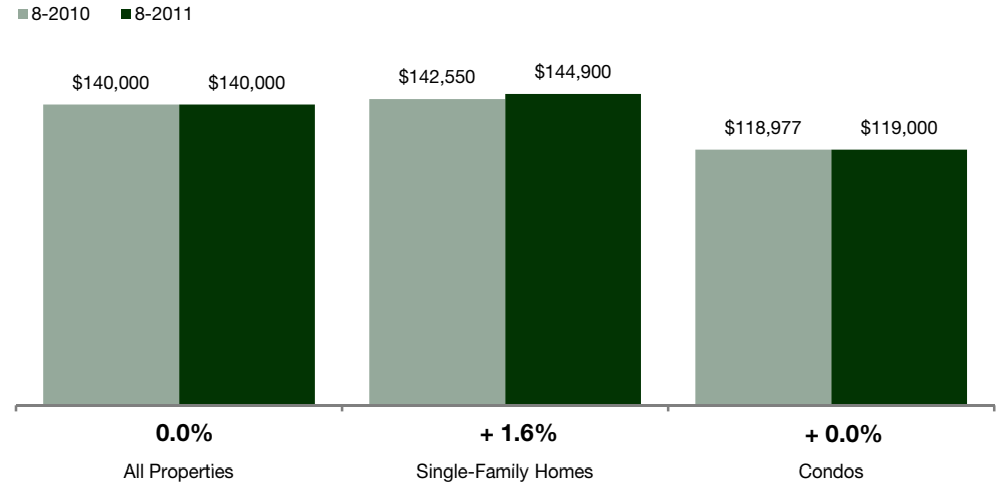
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Bedroom Count



By Property Type



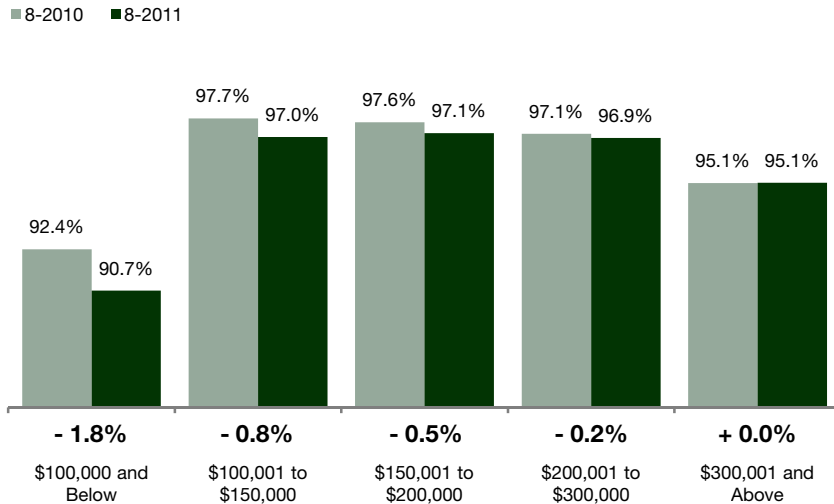
By Bedroom Count	All Properties			Single-Family Homes			Condos		
	8-2010	8-2011	Change	8-2010	8-2011	Change	8-2010	8-2011	Change
2 Bedrooms or Less	\$102,000	\$98,350	- 3.6%	\$92,500	\$87,900	- 5.0%	\$105,900	\$105,450	- 0.4%
3 Bedrooms	\$127,000	\$121,000	- 4.7%	\$126,500	\$120,000	- 5.1%	\$145,900	\$136,090	- 6.7%
4 Bedrooms or More	\$194,500	\$197,327	+ 1.5%	\$194,000	\$197,000	+ 1.5%	\$284,800	\$297,184	+ 4.3%
All Bedroom Counts	\$140,000	\$140,000	0.0%	\$142,550	\$144,900	+ 1.6%	\$118,977	\$119,000	+ 0.0%

Percent of List Price Received

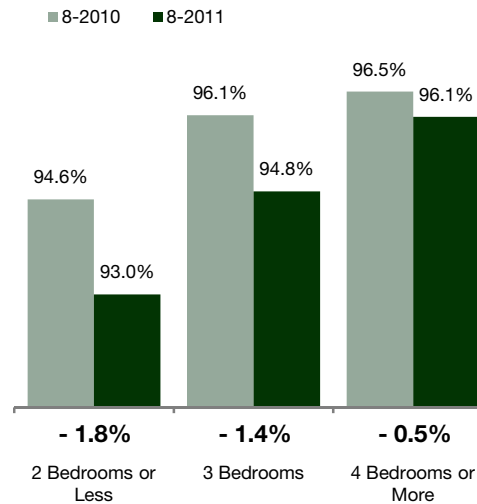


Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

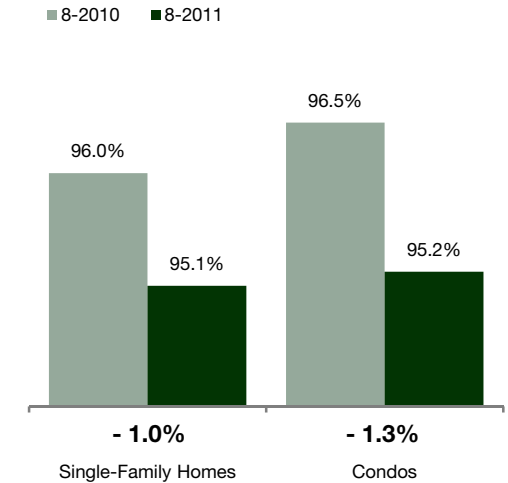
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	8-2010	8-2011	Change
\$100,000 and Below	92.4%	90.7%	-1.8%
\$100,001 to \$150,000	97.7%	97.0%	-0.8%
\$150,001 to \$200,000	97.6%	97.1%	-0.5%
\$200,001 to \$300,000	97.1%	96.9%	-0.2%
\$300,001 and Above	95.1%	95.1%	+0.0%
All Price Ranges	96.1%	95.1%	-1.1%

Single-Family Homes

8-2010	8-2011	Change
92.2%	90.6%	-1.7%
97.7%	97.0%	-0.7%
97.6%	97.2%	-0.4%
96.9%	96.8%	-0.1%
95.1%	94.8%	-0.3%
96.0%	95.1%	-1.0%

Condos

8-2010	8-2011	Change
93.8%	91.8%	-2.1%
97.8%	96.4%	-1.4%
97.5%	96.1%	-1.4%
99.8%	99.5%	-0.2%
96.1%	107.7%	+12.1%
96.5%	95.2%	-1.3%

By Bedroom Count

8-2010	8-2011	Change
94.6%	93.0%	-1.8%
96.1%	94.8%	-1.4%
96.5%	96.1%	-0.5%
96.1%	95.1%	-1.1%

8-2010	8-2011	Change
92.7%	90.8%	-2.0%
96.1%	94.8%	-1.4%
96.5%	96.0%	-0.5%
96.0%	95.1%	-1.0%

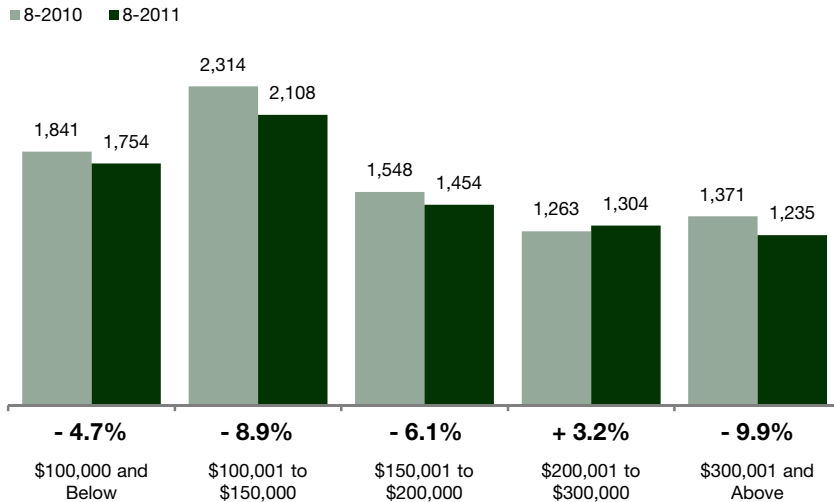
8-2010	8-2011	Change
96.3%	94.8%	-1.5%
96.7%	95.3%	-1.4%
100.7%	102.6%	+1.9%
96.5%	95.2%	-1.3%

Inventory of Homes for Sale

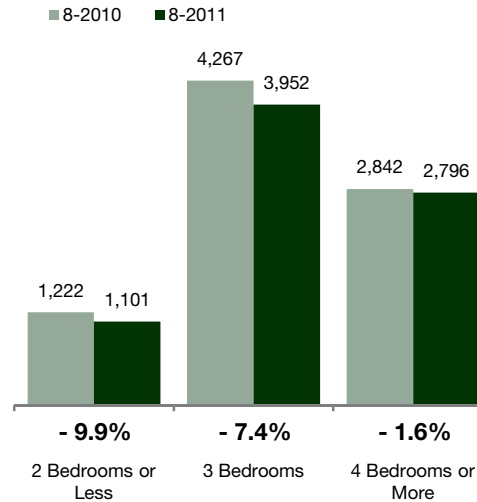
The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.



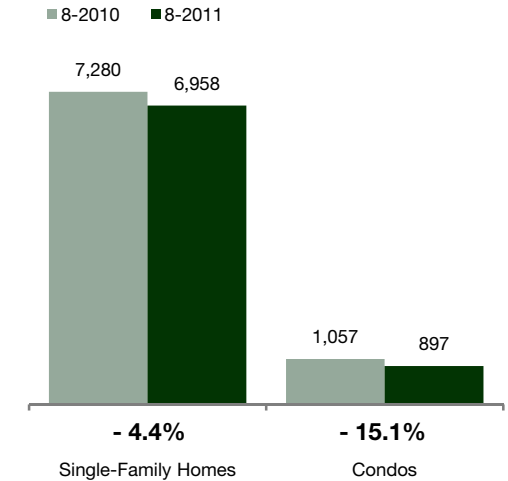
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	8-2010	8-2011	Change
\$100,000 and Below	1,841	1,754	- 4.7%
\$100,001 to \$150,000	2,314	2,108	- 8.9%
\$150,001 to \$200,000	1,548	1,454	- 6.1%
\$200,001 to \$300,000	1,263	1,304	+ 3.2%
\$300,001 and Above	1,371	1,235	- 9.9%
All Price Ranges	8,337	7,855	- 5.8%

Single-Family Homes

8-2010	8-2011	Change
1,430	1,382	- 3.4%
2,001	1,849	- 7.6%
1,378	1,337	- 3.0%
1,162	1,201	+ 3.4%
1,309	1,189	- 9.2%
7,280	6,958	- 4.4%

Condos

8-2010	8-2011	Change
411	372	- 9.5%
313	259	- 17.3%
170	117	- 31.2%
101	103	+ 2.0%
62	46	- 25.8%
1,057	897	- 15.1%

By Bedroom Count

8-2010	8-2011	Change
1,222	1,101	- 9.9%
4,267	3,952	- 7.4%
2,842	2,796	- 1.6%
8,337	7,855	- 5.8%

8-2010	8-2011	Change
512	489	- 4.5%
3,952	3,698	- 6.4%
2,812	2,768	- 1.6%
7,280	6,958	- 4.4%

8-2010	8-2011	Change
710	612	- 13.8%
315	254	- 19.4%
30	28	- 6.7%
1,057	897	- 15.1%

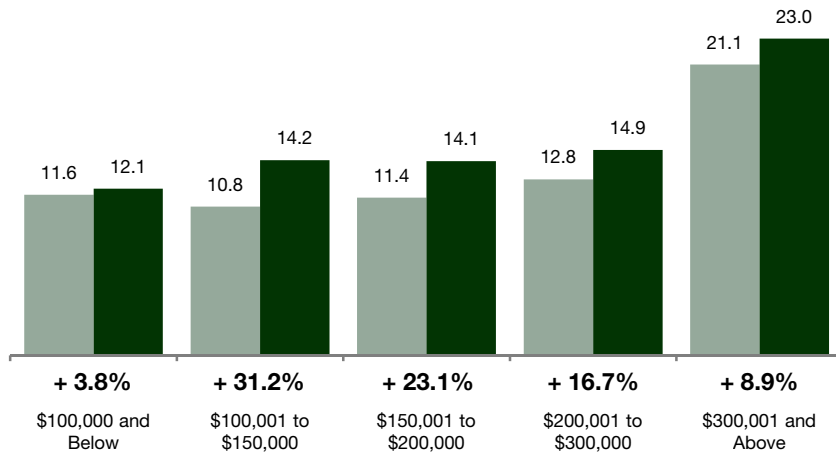
Months Supply of Inventory

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.



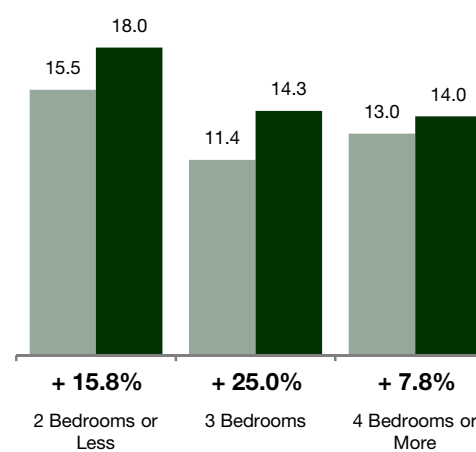
By Price Range

■ 8-2010 ■ 8-2011



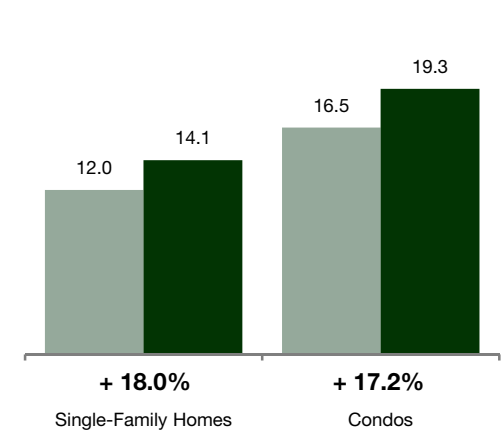
By Bedroom Count

■ 8-2010 ■ 8-2011



By Property Type

■ 8-2010 ■ 8-2011



All Properties

By Price Range

	8-2010	8-2011	Change
\$100,000 and Below	11.6	12.1	+ 3.8%
\$100,001 to \$150,000	10.8	14.2	+ 31.2%
\$150,001 to \$200,000	11.4	14.1	+ 23.1%
\$200,001 to \$300,000	12.8	14.9	+ 16.7%
\$300,001 and Above	21.1	23.0	+ 8.9%
All Price Ranges	12.4	14.6	+ 17.5%

Single-Family Homes

	8-2010	8-2011	Change
\$100,000 and Below	10.6	10.9	+ 3.2%
\$100,001 to \$150,000	10.4	13.7	+ 32.0%
\$150,001 to \$200,000	11.0	14.1	+ 27.9%
\$200,001 to \$300,000	12.8	14.5	+ 13.4%
\$300,001 and Above	20.7	22.6	+ 9.4%
All Price Ranges	12.0	14.1	+ 18.0%

Condos

	8-2010	8-2011	Change
\$100,000 and Below	18.1	20.2	+ 11.8%
\$100,001 to \$150,000	14.5	18.6	+ 28.3%
\$150,001 to \$200,000	16.7	14.0	- 16.0%
\$200,001 to \$300,000	12.8	22.5	+ 76.1%
\$300,001 and Above	34.1	26.3	- 22.9%
All Price Ranges	16.5	19.3	+ 17.2%

By Bedroom Count

	8-2010	8-2011	Change
2 Bedrooms or Less	15.5	18.0	+ 15.8%
3 Bedrooms	11.4	14.3	+ 25.0%
4 Bedrooms or More	13.0	14.0	+ 7.8%
All Bedroom Counts	12.4	14.6	+ 17.5%

	8-2010	8-2011	Change
2 Bedrooms or Less	14.5	16.8	+ 16.3%
3 Bedrooms	11.2	14.0	+ 25.7%
4 Bedrooms or More	12.9	13.9	+ 7.8%
All Bedroom Counts	12.0	14.1	+ 18.0%