The CCAR Pulse – July 2011

Where Our Members Live and Work

COLLIN COUNTY ASSOCIATION of REALTORS®

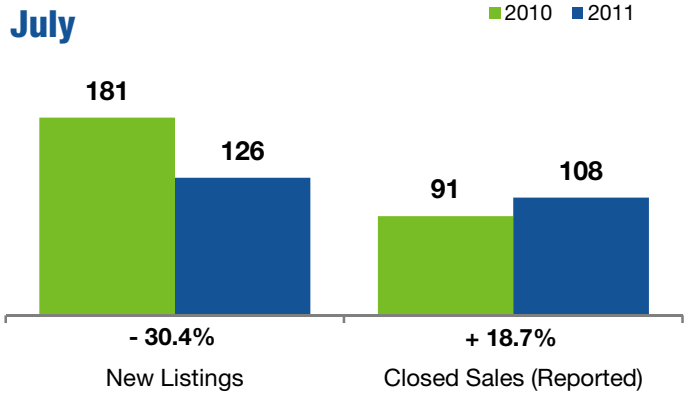
Allen

- 30.4%	+ 18.7%	+ 0.2%
Change in **New Listings**	Change in **Reported Closed Sales**	Change in **Median Sales Price**

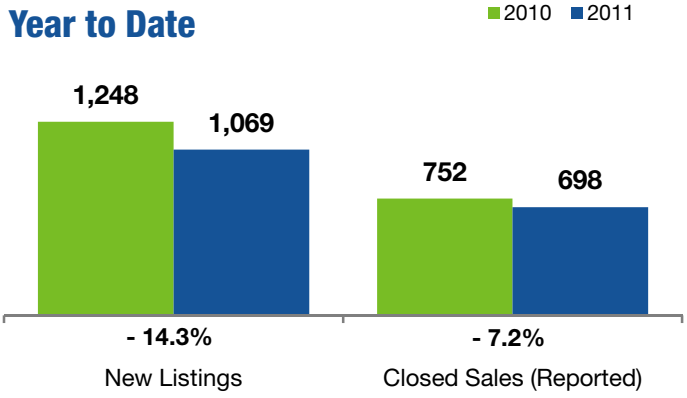
	July			Year to Date		
	2010	2011	+ / –	2010	2011	+ / –
New Listings	181	**126**	- 30.4%	1,248	**1,069**	- 14.3%
Closed Sales (Reported)	91	**108**	+ 18.7%	752	**698**	- 7.2%
Closed Sales (Projected)*	91	**121**	+ 33.3%	752	**711**	- 5.4%
Listings Under Contract	98	**105**	+ 7.1%	792	**751**	- 5.2%
Average Sales Price**	$257,063	**$264,280**	+ 2.8%	$240,243	**$250,360**	+ 4.2%
Median Sales Price**	$227,000	**$227,500**	+ 0.2%	$200,000	**$202,944**	+ 1.5%
Percent of Original List Price Received**	93.5%	**94.2%**	+ 0.7%	94.9%	**93.9%**	- 1.0%
Days on Market Until Sale	87	**78**	- 10.1%	79	**86**	+ 8.9%
Inventory of Homes for Sale	529	**381**	- 28.0%	--	--	--
Months Supply of Inventory	5.1	**4.0**	- 21.5%	--	--	--

* Due to the typical delays in recording sales, reported unit activity will appear artificially low for the most recent month. Our projected unit activity assumes that only 89.0 percent of all sales are reported in time for this report. Year-to-date figures are now updated each month in the interest of accuracy. | ** Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

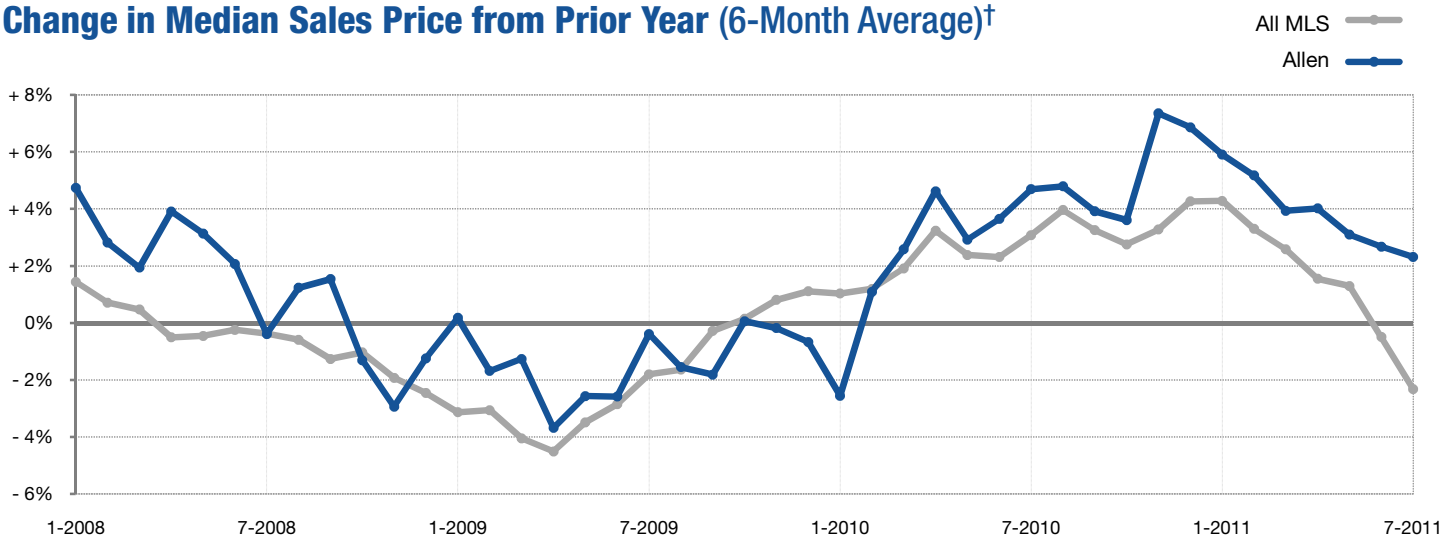
July



Year to Date



Change in Median Sales Price from Prior Year (6-Month Average)†



† Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | All data comes from North Texas Real Estate Information Service. | Provided by Collin County Association of REALTORS®. | Powered by 10K Research and Marketing.