

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY THE COLLIN COUNTY ASSOCIATION OF REALTORS®



July 2011

+ 5.1%

- 0.8%

- 13.4%

**Price Range With Strongest
Percent Change:**

**Construction Status With
Strongest Percent Change:**

**Property Type With
Strongest Percent Change:**

\$500,000 and Above

New Construction

Single-Family Detached

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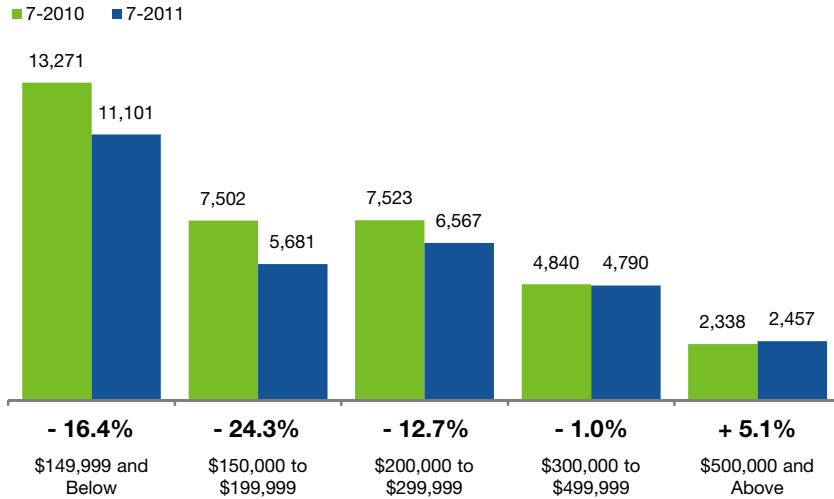
Click on desired metric to jump to that page.

Closed Sales

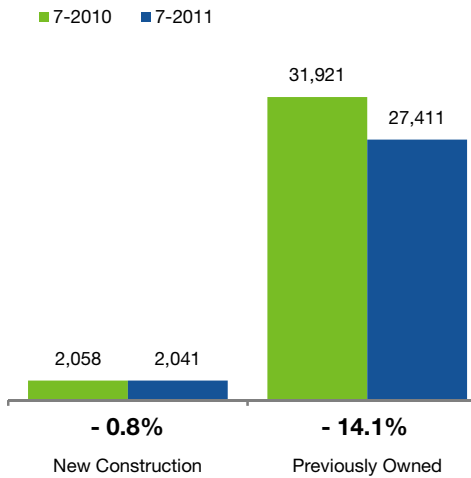
A count of the actual sales that have closed. Based on a rolling 12-month total.



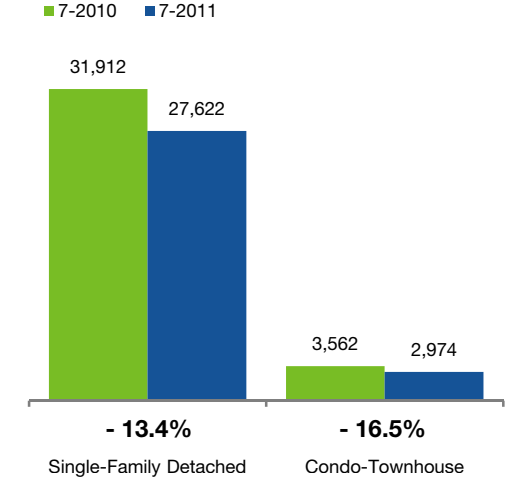
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	7-2010	7-2011	Change
\$149,999 and Below	13,271	11,101	- 16.4%
\$150,000 to \$199,999	7,502	5,681	- 24.3%
\$200,000 to \$299,999	7,523	6,567	- 12.7%
\$300,000 to \$499,999	4,840	4,790	- 1.0%
\$500,000 and Above	2,338	2,457	+ 5.1%
All Price Ranges	35,474	30,596	- 13.8%

Single-Family Detached

7-2010	7-2011	Change	7-2010	7-2011	Change
11,355	9,444	- 16.8%	1,916	1,657	- 13.5%
6,842	5,230	- 23.6%	660	451	- 31.7%
6,976	6,113	- 12.4%	547	454	- 17.0%
4,541	4,527	- 0.3%	299	263	- 12.0%
2,198	2,308	+ 5.0%	140	149	+ 6.4%
31,912	27,622	- 13.4%	3,562	2,974	- 16.5%

Condo-Townhouse

By Construction Status	7-2010	7-2011	Change
New Construction	2,058	2,041	- 0.8%
Previously Owned	31,921	27,411	- 14.1%
All Statuses	35,474	30,596	- 13.8%

7-2010	7-2011	Change	7-2010	7-2011	Change
1,694	1,754	+ 3.5%	364	287	- 21.2%
28,879	24,816	- 14.1%	3,042	2,595	- 14.7%
31,912	27,622	- 13.4%	3,562	2,974	- 16.5%

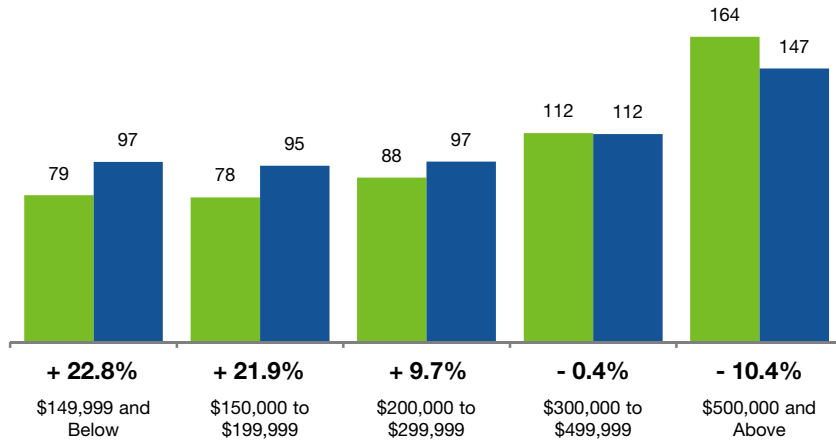
Days on Market Until Sale

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



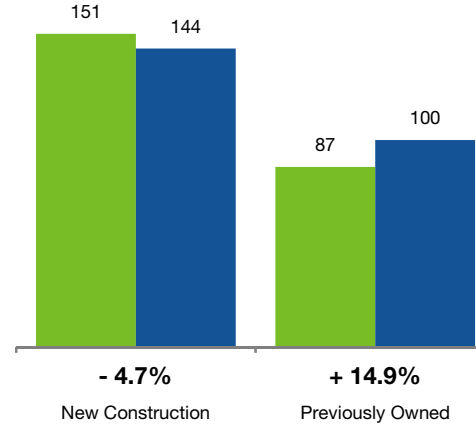
By Price Range

7-2010 7-2011



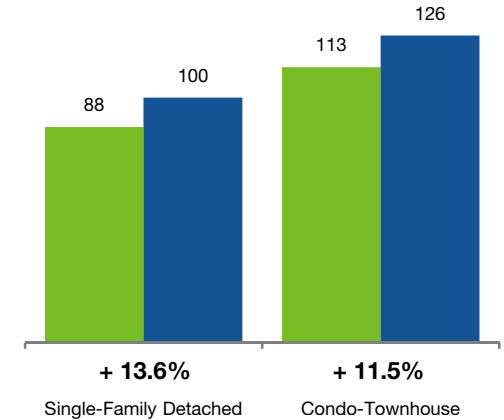
By Construction Status

7-2010 7-2011



By Property Type

7-2010 7-2011



All Properties

By Price Range

	7-2010	7-2011	Change
\$149,999 and Below	79	97	+ 22.8%
\$150,000 to \$199,999	78	95	+ 21.9%
\$200,000 to \$299,999	88	97	+ 9.7%
\$300,000 to \$499,999	112	112	- 0.4%
\$500,000 and Above	164	147	- 10.4%
All Price Ranges	91	103	+ 13.2%

Single-Family Detached

	7-2010	7-2011	Change
	76	93	+ 23.6%
	74	93	+ 25.3%
	85	94	+ 10.2%
	110	109	- 0.5%
	165	146	- 11.5%
All	88	100	+ 13.6%

Condo-Townhouse

	7-2010	7-2011	Change
	99	116	+ 18.1%
	115	116	+ 1.1%
	130	140	+ 7.4%
	154	159	+ 3.5%
	147	160	+ 8.8%
All	113	126	+ 11.5%

By Construction Status

	7-2010	7-2011	Change
New Construction	151	144	- 4.7%
Previously Owned	87	100	+ 14.9%
All Statuses	91	103	+ 13.2%

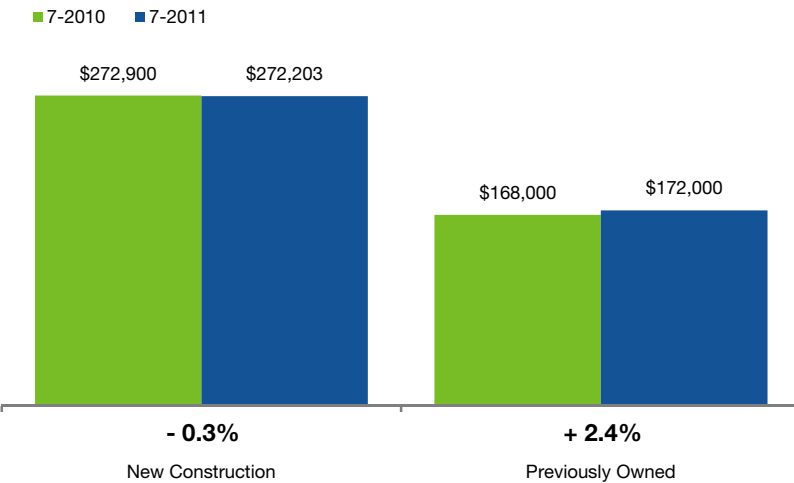
	7-2010	7-2011	Change
	150	140	- 6.2%
	85	97	+ 15.3%
All	88	100	+ 13.6%

Median Sales Price

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



By Construction Status



By Property Type



All Properties

By Construction Status	7-2010	7-2011	Change
New Construction	\$272,900	\$272,203	- 0.3%
Previously Owned	\$168,000	\$172,000	+ 2.4%
All Statuses	\$175,000	\$180,000	+ 2.9%

Single-Family Detached

7-2010	7-2011	Change
\$276,000	\$276,505	+ 0.2%
\$173,000	\$178,000	+ 2.9%
\$178,500	\$186,000	+ 4.2%

Condo-Townhouse

7-2010	7-2011	Change
\$250,000	\$235,000	- 6.0%
\$124,000	\$117,945	- 4.9%
\$139,238	\$134,000	- 3.8%

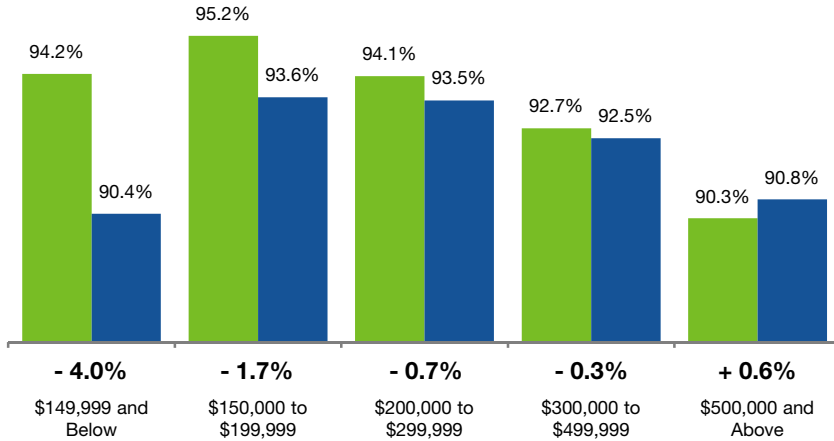
Percent of Original List Price Received

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



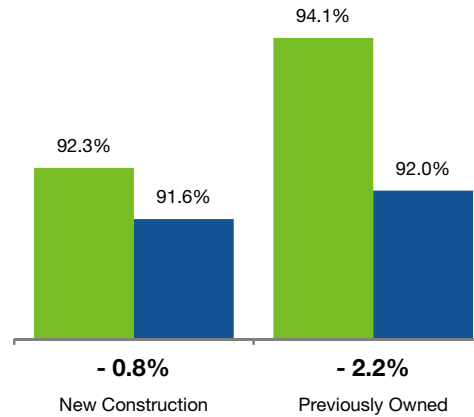
By Price Range

7-2010 7-2011



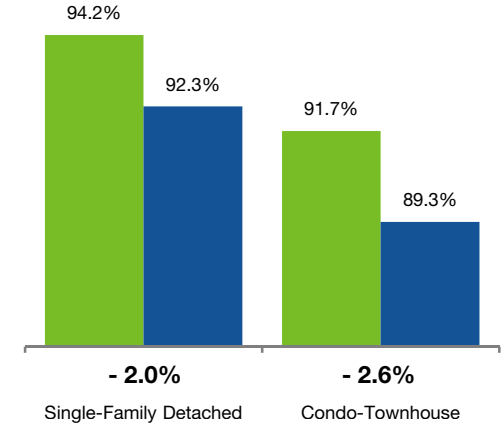
By Construction Status

7-2010 7-2011



By Property Type

7-2010 7-2011



All Properties

By Price Range	7-2010	7-2011	Change
\$149,999 and Below	94.2%	90.4%	- 4.0%
\$150,000 to \$199,999	95.2%	93.6%	- 1.7%
\$200,000 to \$299,999	94.1%	93.5%	- 0.7%
\$300,000 to \$499,999	92.7%	92.5%	- 0.3%
\$500,000 and Above	90.3%	90.8%	+ 0.6%
All Price Ranges	94.0%	92.0%	- 2.0%

Single-Family Detached

7-2010	7-2011	Change	7-2010	7-2011	Change
94.8%	91.0%	- 4.0%	90.8%	87.5%	- 3.6%
95.4%	93.7%	- 1.8%	93.2%	91.7%	- 1.6%
94.3%	93.7%	- 0.6%	92.7%	91.2%	- 1.5%
92.8%	92.6%	- 0.2%	92.2%	91.1%	- 1.1%
90.2%	90.7%	+ 0.6%	92.2%	92.2%	+ 0.0%
94.2%	92.3%	- 2.0%	91.7%	89.3%	- 2.6%

Condo-Townhouse

By Construction Status	7-2010	7-2011	Change
New Construction	92.3%	91.6%	- 0.8%
Previously Owned	94.1%	92.0%	- 2.2%
All Statuses	94.0%	92.0%	- 2.0%

7-2010	7-2011	Change	7-2010	7-2011	Change
91.9%	91.3%	- 0.6%	94.4%	93.4%	- 1.0%
94.4%	92.4%	- 2.1%	91.3%	88.6%	- 2.9%
94.2%	92.3%	- 2.0%	91.7%	89.3%	- 2.6%

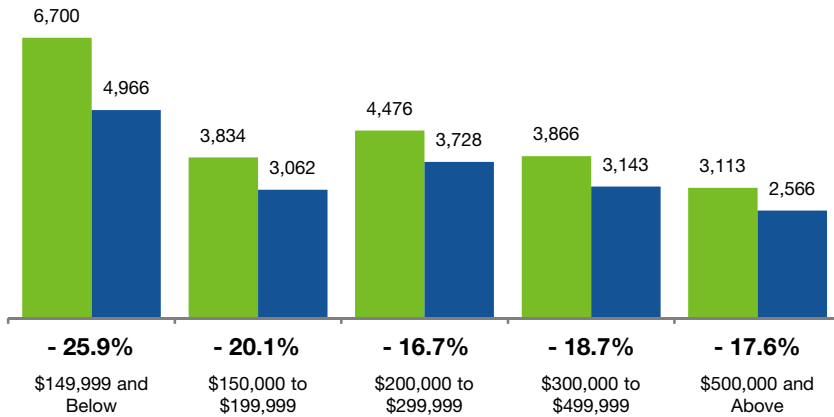
Inventory of Homes for Sale

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



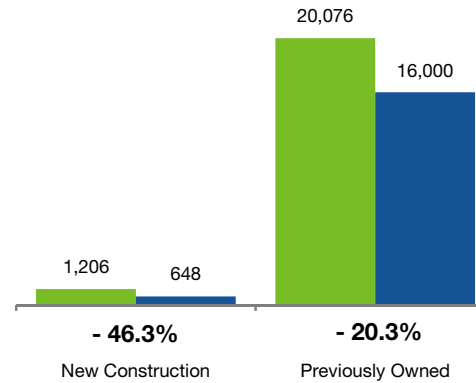
By Price Range

■ 7-2010 ■ 7-2011



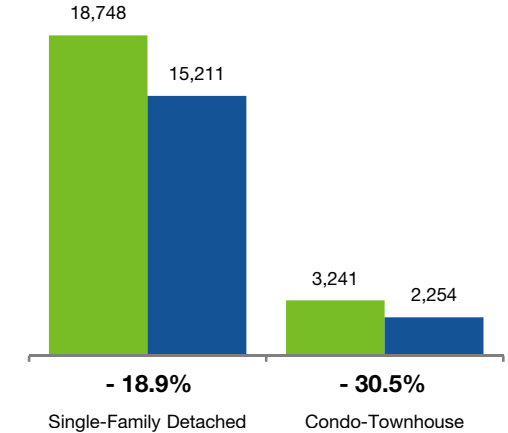
By Construction Status

■ 7-2010 ■ 7-2011



By Property Type

■ 7-2010 ■ 7-2011



All Properties

By Price Range

	7-2010	7-2011	Change
\$149,999 and Below	6,700	4,966	- 25.9%
\$150,000 to \$199,999	3,834	3,062	- 20.1%
\$200,000 to \$299,999	4,476	3,728	- 16.7%
\$300,000 to \$499,999	3,866	3,143	- 18.7%
\$500,000 and Above	3,113	2,566	- 17.6%
All Price Ranges	21,989	17,465	- 20.6%

Single-Family Detached

	7-2010	7-2011	Change
Single-Family Detached	5,140	3,918	- 23.8%
Condo-Townhouse	3,333	2,702	- 18.9%
Single-Family Detached	3,952	3,364	- 14.9%
Condo-Townhouse	3,487	2,876	- 17.5%
Single-Family Detached	2,836	2,351	- 17.1%
Condo-Townhouse	277	215	- 22.4%
All Single-Family Detached	18,748	15,211	- 18.9%

Condo-Townhouse

	7-2010	7-2011	Change
Single-Family Detached	1,560	1,048	- 32.8%
Condo-Townhouse	501	360	- 28.1%
Single-Family Detached	524	364	- 30.5%
Condo-Townhouse	379	267	- 29.6%
Single-Family Detached	277	215	- 22.4%
Condo-Townhouse	277	215	- 22.4%
All Condo-Townhouse	3,241	2,254	- 30.5%

By Construction Status

	7-2010	7-2011	Change
New Construction	1,206	648	- 46.3%
Previously Owned	20,076	16,000	- 20.3%
All Statuses	21,989	17,465	- 20.6%

	7-2010	7-2011	Change
Single-Family Detached	907	499	- 45.0%
Condo-Townhouse	17,247	14,024	- 18.7%
All Single-Family Detached	18,748	15,211	- 18.9%
Single-Family Detached	299	149	- 50.2%
Condo-Townhouse	2,829	1,976	- 30.2%
All Condo-Townhouse	3,241	2,254	- 30.5%

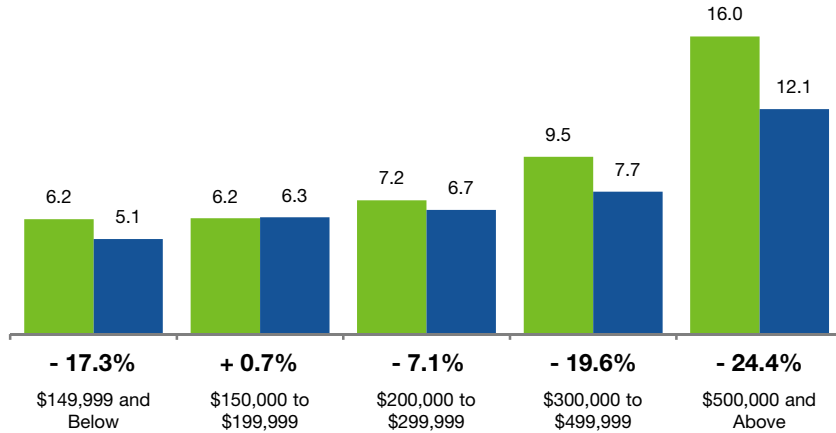
Months Supply of Inventory

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.



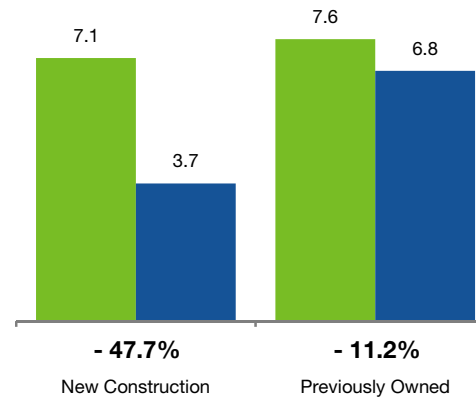
By Price Range

■ 7-2010 ■ 7-2011



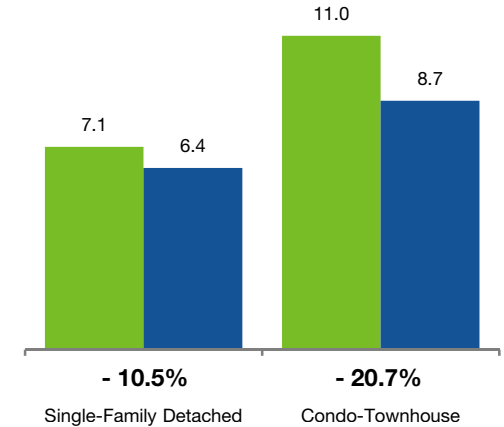
By Construction Status

■ 7-2010 ■ 7-2011



By Property Type

■ 7-2010 ■ 7-2011



All Properties

By Price Range

	7-2010	7-2011	Change
\$149,999 and Below	6.2	5.1	- 17.3%
\$150,000 to \$199,999	6.2	6.3	+ 0.7%
\$200,000 to \$299,999	7.2	6.7	- 7.1%
\$300,000 to \$499,999	9.5	7.7	- 19.6%
\$500,000 and Above	16.0	12.1	- 24.4%
All Price Ranges	7.5	6.6	- 12.1%

Single-Family Detached

	7-2010	7-2011	Change
	5.5	4.7	- 14.5%
	5.9	6.0	+ 0.8%
	6.9	6.5	- 5.4%
	9.2	7.4	- 18.9%
	15.5	11.8	- 23.9%
All	7.1	6.4	- 10.5%

Condo-Townhouse

	7-2010	7-2011	Change
	9.9	7.2	- 27.4%
	9.1	9.6	+ 5.8%
	11.6	9.3	- 19.3%
	15.2	11.6	- 23.7%
	24.1	16.6	- 30.9%
All	11.0	8.7	- 20.7%

By Construction Status

	7-2010	7-2011	Change
New Construction	7.1	3.7	- 47.7%
Previously Owned	7.6	6.8	- 11.2%
All Statuses	7.5	6.6	- 12.1%

	7-2010	7-2011	Change
	6.5	3.3	- 48.6%
	7.2	6.6	- 9.4%
All	7.1	6.4	- 10.5%