

# 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**

Closed Sales	<b>2</b>
Days on Market Until Sale	<b>3</b>
Median Sales Price	<b>4</b>
Percent of Original List Price Received	<b>5</b>
Inventory of Homes for Sale	<b>6</b>
Months Supply of Inventory	<b>7</b>

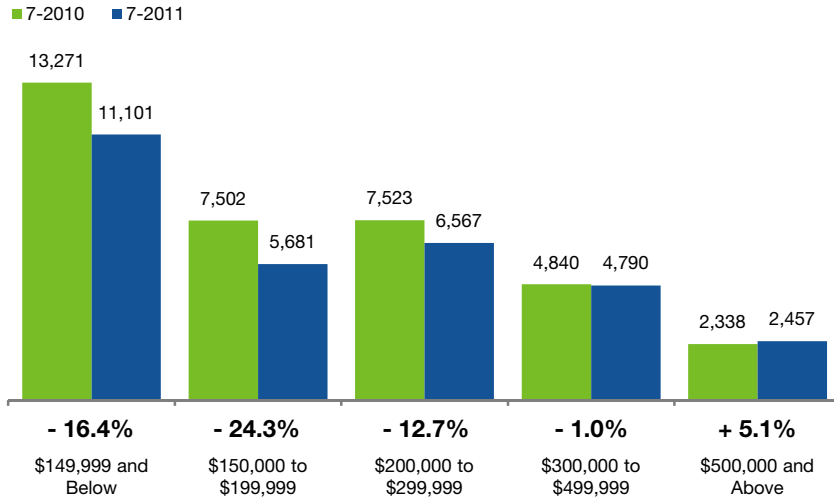
Click on desired metric to jump to that page.

# Closed Sales

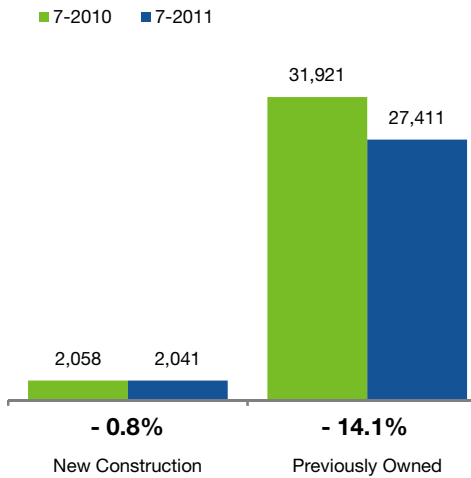
A count of the actual sales that have closed. Based on a rolling 12-month total.



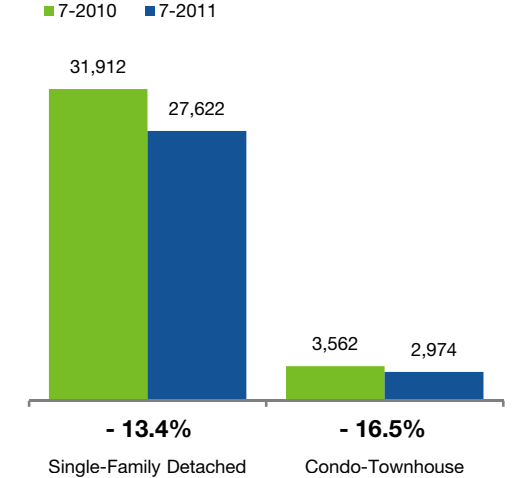
## By Price Range



## 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%
<b>All Price Ranges</b>	<b>35,474</b>	<b>30,596</b>	<b>- 13.8%</b>

### Single-Family Detached

7-2010	7-2011	Change
11,355	9,444	- 16.8%
6,842	5,230	- 23.6%
6,976	6,113	- 12.4%
4,541	4,527	- 0.3%
2,198	2,308	+ 5.0%
<b>31,912</b>	<b>27,622</b>	<b>- 13.4%</b>

### Condo-Townhouse

7-2010	7-2011	Change
1,916	1,657	- 13.5%
660	451	- 31.7%
547	454	- 17.0%
299	263	- 12.0%
140	149	+ 6.4%
<b>3,562</b>	<b>2,974</b>	<b>- 16.5%</b>

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

7-2010	7-2011	Change
1,694	1,754	+ 3.5%
28,879	24,816	- 14.1%
<b>31,912</b>	<b>27,622</b>	<b>- 13.4%</b>

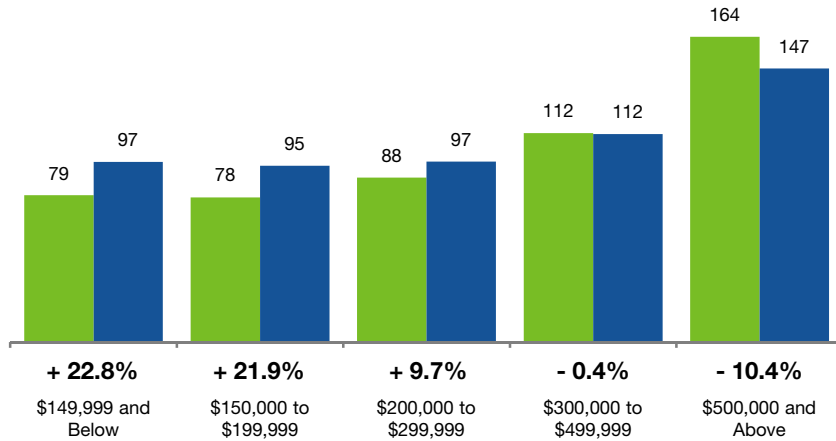
# Days on Market Until Sale

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



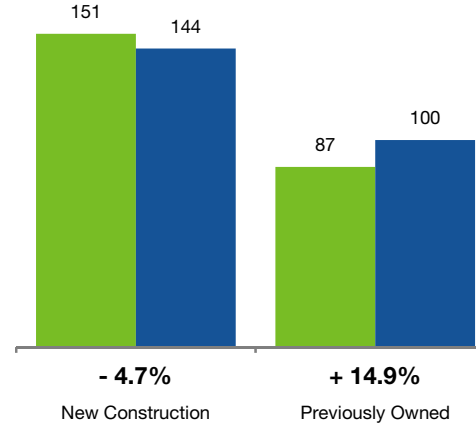
## By Price Range

■ 7-2010 ■ 7-2011



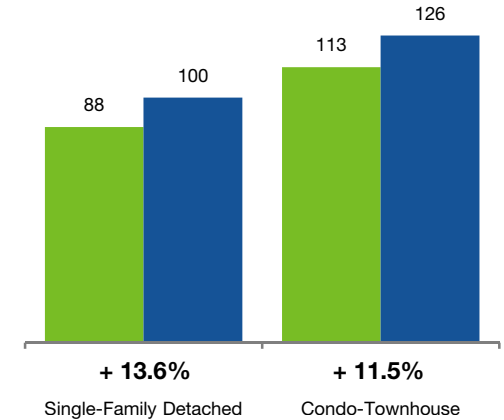
## By Construction Status

■ 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%
<b>All Price Ranges</b>	<b>91</b>	<b>103</b>	<b>+ 13.2%</b>

### 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%
<b>All</b>	<b>88</b>	<b>100</b>	<b>+ 13.6%</b>

### 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%
<b>All</b>	<b>113</b>	<b>126</b>	<b>+ 11.5%</b>

#### By Construction Status

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

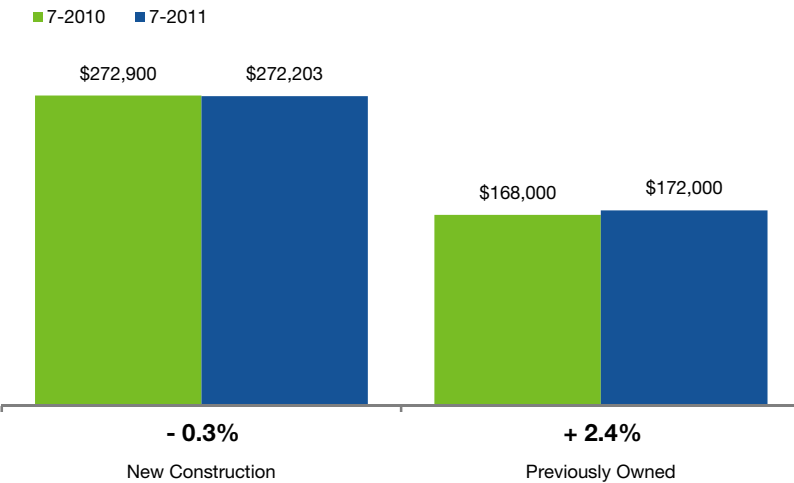
	7-2010	7-2011	Change
	150	140	- 6.2%
	85	97	+ 15.3%
<b>All</b>	<b>88</b>	<b>100</b>	<b>+ 13.6%</b>

# Median Sales Price

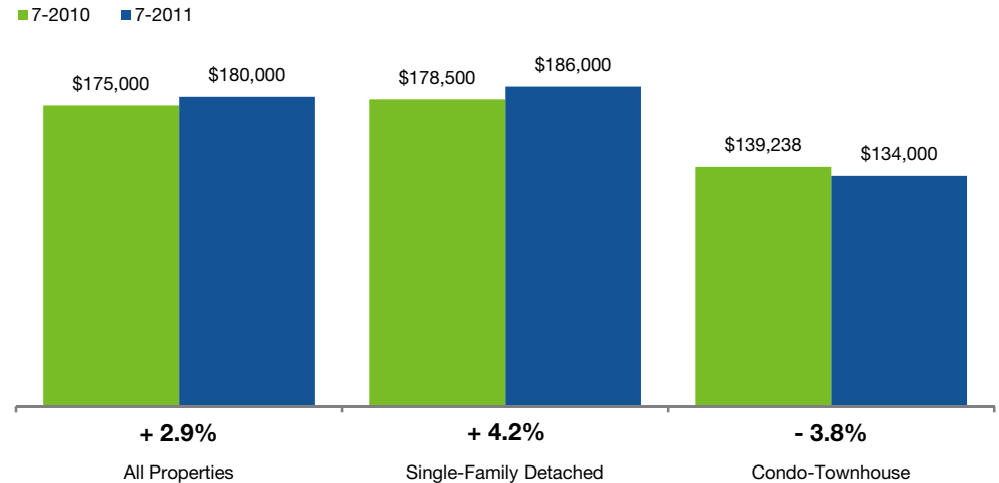
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



## 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%
<b>All Statuses</b>	<b>\$175,000</b>	<b>\$180,000</b>	<b>+ 2.9%</b>

### Single-Family Detached

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

### Condo-Townhouse

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

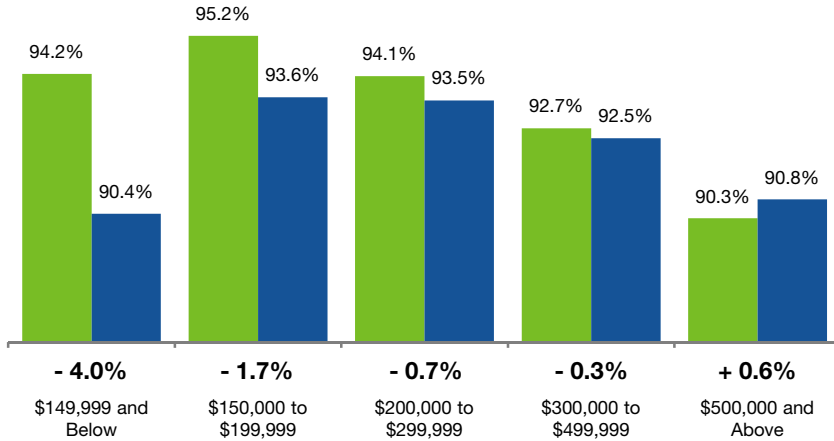
# Percent of Original List Price Received

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.**



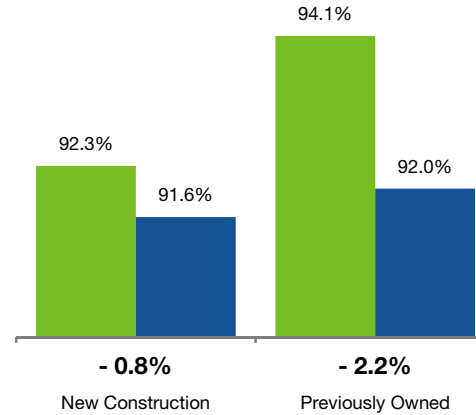
## By Price Range

■ 7-2010 ■ 7-2011



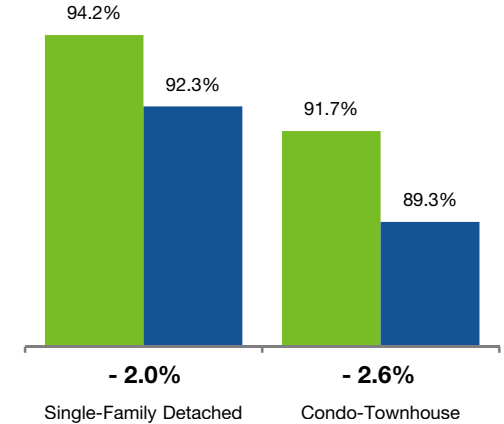
## By Construction Status

■ 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%
<b>All Price Ranges</b>	<b>94.0%</b>	<b>92.0%</b>	<b>- 2.0%</b>

### Single-Family Detached

	7-2010	7-2011	Change
	94.8%	91.0%	- 4.0%
	95.4%	93.7%	- 1.8%
	94.3%	93.7%	- 0.6%
	92.8%	92.6%	- 0.2%
	90.2%	90.7%	+ 0.6%
<b>All Statuses</b>	<b>94.2%</b>	<b>92.3%</b>	<b>- 2.0%</b>

### Condo-Townhouse

	7-2010	7-2011	Change
	90.8%	87.5%	- 3.6%
	93.2%	91.7%	- 1.6%
	92.7%	91.2%	- 1.5%
	92.2%	91.1%	- 1.1%
	92.2%	92.2%	+ 0.0%
<b>All Statuses</b>	<b>91.7%</b>	<b>89.3%</b>	<b>- 2.6%</b>

#### By Construction Status

	7-2010	7-2011	Change
New Construction	92.3%	91.6%	- 0.8%
Previously Owned	94.1%	92.0%	- 2.2%
<b>All Statuses</b>	<b>94.0%</b>	<b>92.0%</b>	<b>- 2.0%</b>

	7-2010	7-2011	Change
	91.9%	91.3%	- 0.6%
	94.4%	92.4%	- 2.1%
<b>All Statuses</b>	<b>94.2%</b>	<b>92.3%</b>	<b>- 2.0%</b>

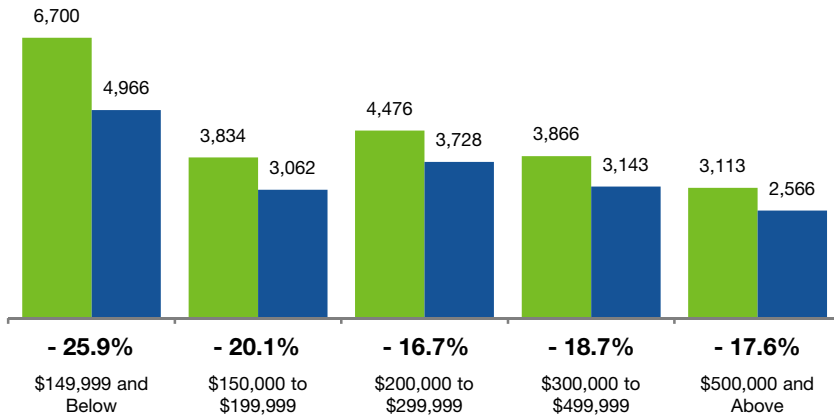
# Inventory of Homes for Sale

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



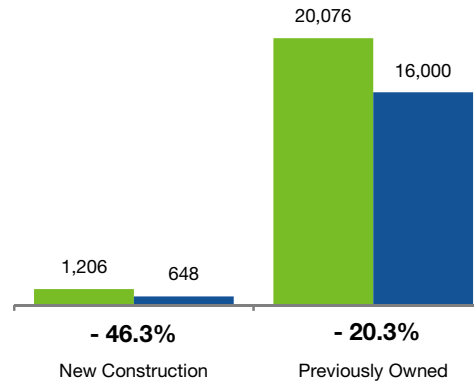
## By Price Range

■ 7-2010 ■ 7-2011



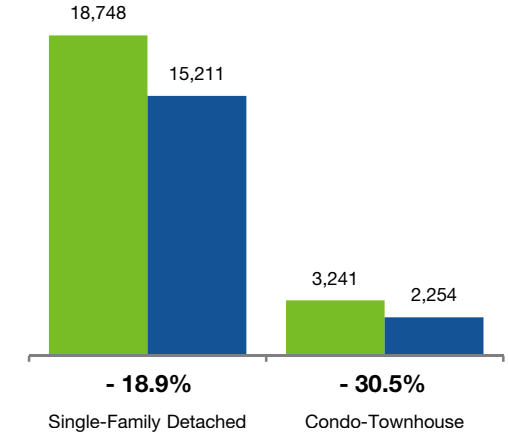
## By Construction Status

■ 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%
<b>All Price Ranges</b>	<b>21,989</b>	<b>17,465</b>	<b>- 20.6%</b>

### Single-Family Detached

	7-2010	7-2011	Change
Single-Family Detached	18,748	15,211	- 18.9%

### Condo-Townhouse

	7-2010	7-2011	Change
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%
<b>All Statuses</b>	<b>21,989</b>	<b>17,465</b>	<b>- 20.6%</b>

	7-2010	7-2011	Change
Single-Family Detached	18,748	15,211	- 18.9%
Condo-Townhouse	3,241	2,254	- 30.5%

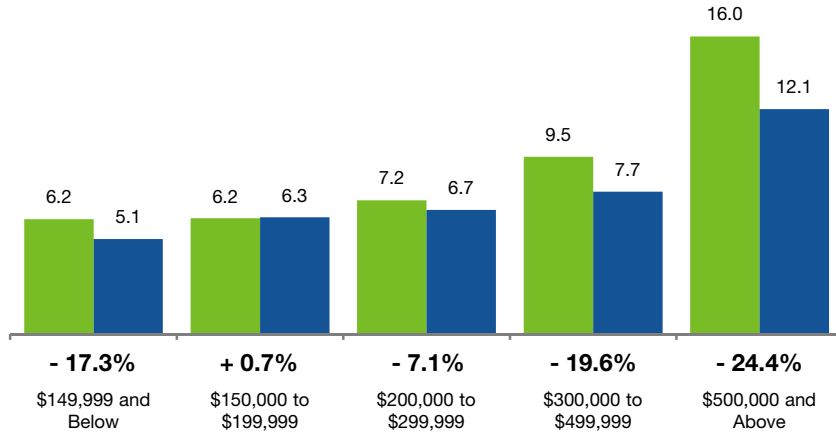
# Months Supply of Inventory

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.



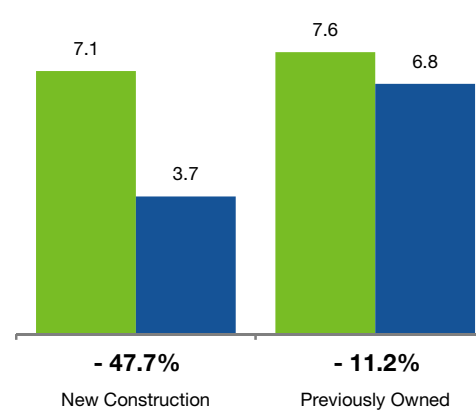
## By Price Range

■ 7-2010 ■ 7-2011



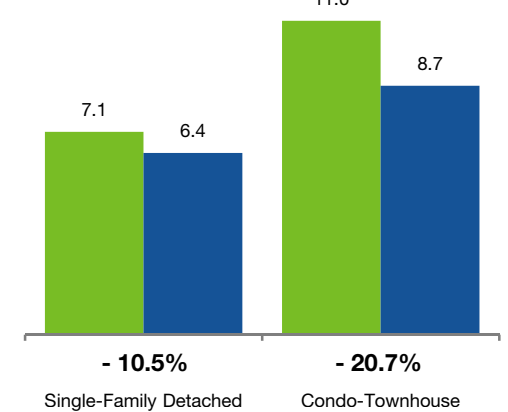
## By Construction Status

■ 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%
<b>All Price Ranges</b>	<b>7.5</b>	<b>6.6</b>	<b>- 12.1%</b>

### 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%
<b>All</b>	<b>7.1</b>	<b>6.4</b>	<b>- 10.5%</b>

### 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%
<b>All</b>	<b>11.0</b>	<b>8.7</b>	<b>- 20.7%</b>

#### By Construction Status

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

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