

# Housing Supply Overview

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



## February 2017

**+ 19.3%**

**+ 17.5%**

**+ 0.7%**

**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**

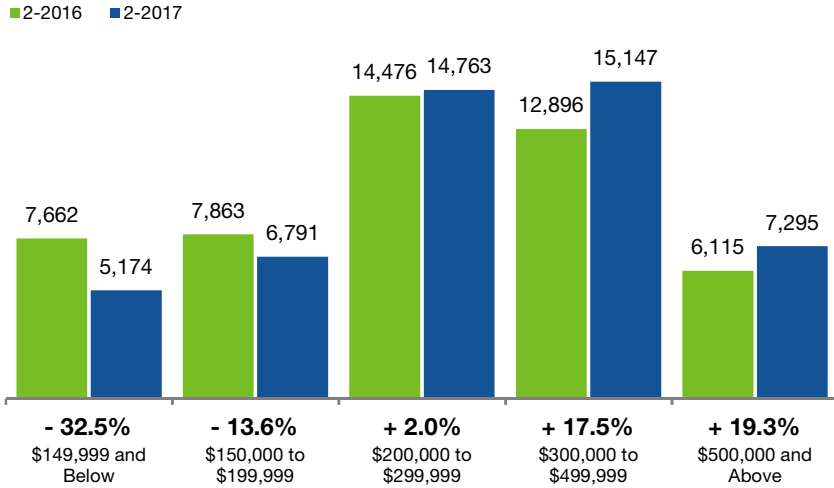
Closed Sales	<b>2</b>
Days on Market Until Sale	<b>3</b>
Median Sales Price	<b>4</b>
Percent of Original List Price Received	<b>5</b>
Inventory of Homes for Sale	<b>6</b>
Months Supply of Inventory	<b>7</b>

# Closed Sales

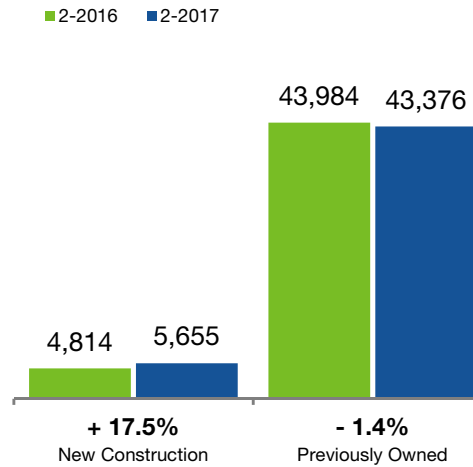
A count of the actual sales that have closed. Based on a rolling 12-month total.



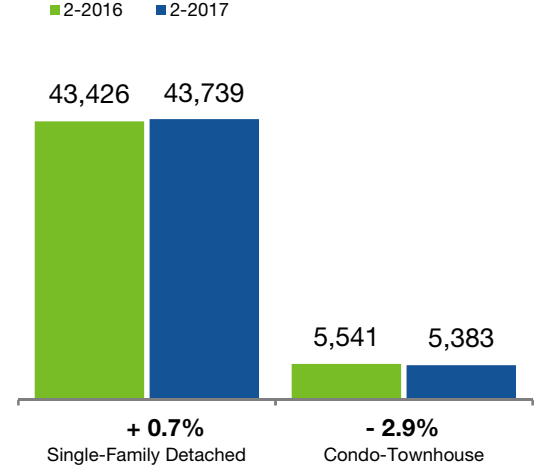
## By Price Range



## By Construction Status



## By Property Type



### All Properties

By Price Range	2-2016	2-2017	Change
\$149,999 and Below	7,662	5,174	- 32.5%
\$150,000 to \$199,999	7,863	6,791	- 13.6%
\$200,000 to \$299,999	14,476	14,763	+ 2.0%
\$300,000 to \$499,999	12,896	15,147	+ 17.5%
\$500,000 and Above	6,115	7,295	+ 19.3%
<b>All Price Ranges</b>	<b>49,017</b>	<b>49,177</b>	<b>+ 0.3%</b>

### Single-Family Detached

2-2016	2-2017	Change	2-2016	2-2017	Change
5,613	3,560	- 36.6%	2,049	1,612	- 21.3%
6,988	5,899	- 15.6%	872	888	+ 1.8%
13,151	13,447	+ 2.3%	1,311	1,314	+ 0.2%
11,941	13,967	+ 17.0%	940	1,157	+ 23.1%
5,728	6,859	+ 19.7%	369	412	+ 11.7%
<b>43,426</b>	<b>43,739</b>	<b>+ 0.7%</b>	<b>5,541</b>	<b>5,383</b>	<b>- 2.9%</b>

### Condo-Townhouse

By Construction Status	2-2016	2-2017	Change
New Construction	4,814	5,655	+ 17.5%
Previously Owned	43,984	43,376	- 1.4%
<b>All Statuses</b>	<b>49,017</b>	<b>49,177</b>	<b>+ 0.3%</b>

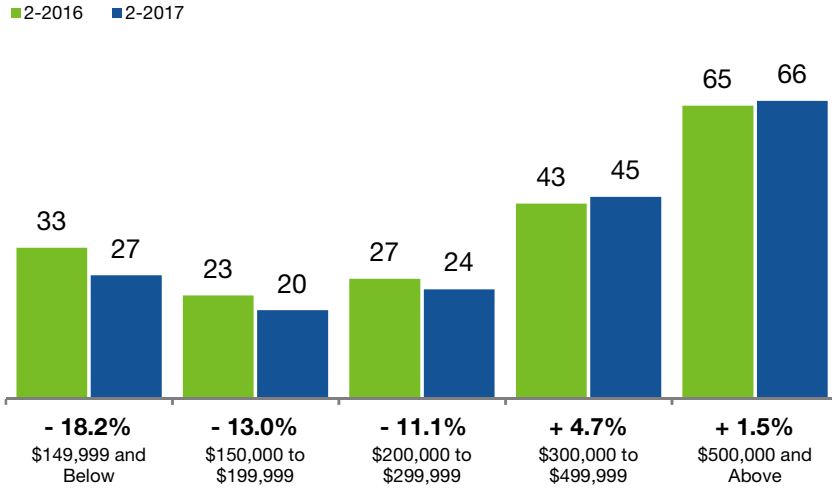
2-2016	2-2017	Change	2-2016	2-2017	Change
4,406	5,188	+ 17.7%	408	467	+ 14.5%
38,826	38,425	- 1.0%	5,108	4,896	- 4.2%
<b>43,426</b>	<b>43,739</b>	<b>+ 0.7%</b>	<b>5,541</b>	<b>5,383</b>	<b>- 2.9%</b>

# Days on Market Until Sale

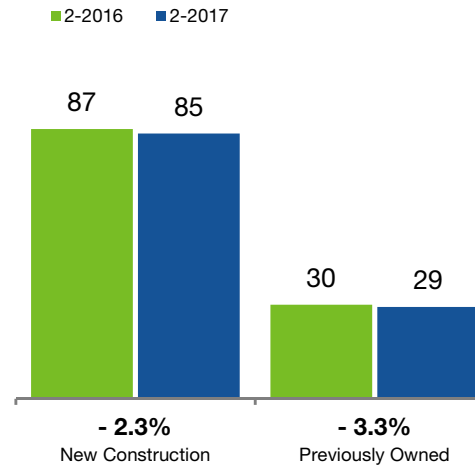
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



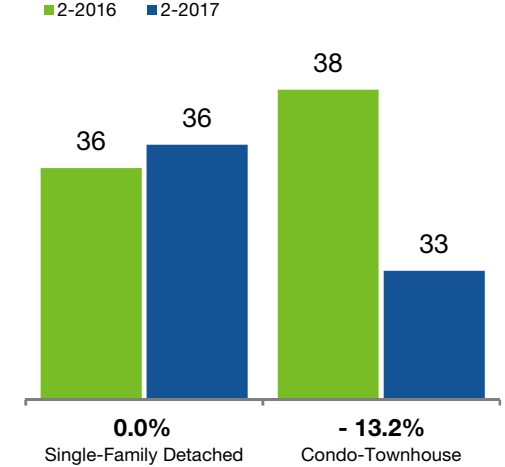
## By Price Range



## By Construction Status



## By Property Type



### All Properties

By Price Range	2-2016	2-2017	Change
\$149,999 and Below	33	27	- 18.2%
\$150,000 to \$199,999	23	20	- 13.0%
\$200,000 to \$299,999	27	24	- 11.1%
\$300,000 to \$499,999	43	45	+ 4.7%
\$500,000 and Above	65	66	+ 1.5%
<b>All Price Ranges</b>	<b>36</b>	<b>36</b>	<b>0.0%</b>

### Single-Family Detached

2-2016	2-2017	Change	2-2016	2-2017	Change
32	28	- 12.5%	37	26	- 29.7%
22	19	- 13.6%	29	20	- 31.0%
26	24	- 7.7%	30	26	- 13.3%
43	44	+ 2.3%	49	53	+ 8.2%
65	66	+ 1.5%	62	60	- 3.2%
<b>36</b>	<b>36</b>	<b>0.0%</b>	<b>38</b>	<b>33</b>	<b>- 13.2%</b>

### Condo-Townhouse

By Construction Status	2-2016	2-2017	Change
New Construction	87	85	- 2.3%
Previously Owned	30	29	- 3.3%
<b>All Statuses</b>	<b>36</b>	<b>36</b>	<b>0.0%</b>

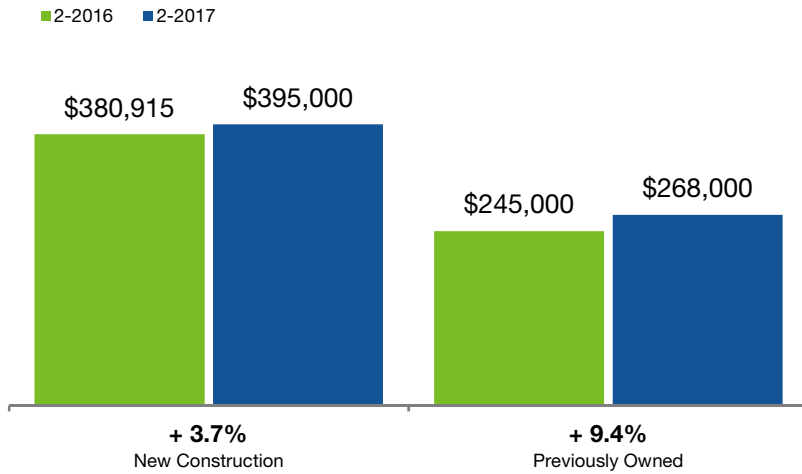
2-2016	2-2017	Change	2-2016	2-2017	Change
88	86	- 2.3%	77	74	- 3.9%
30	29	- 3.3%	34	29	- 14.7%
<b>36</b>	<b>36</b>	<b>0.0%</b>	<b>38</b>	<b>33</b>	<b>- 13.2%</b>

# Median Sales Price

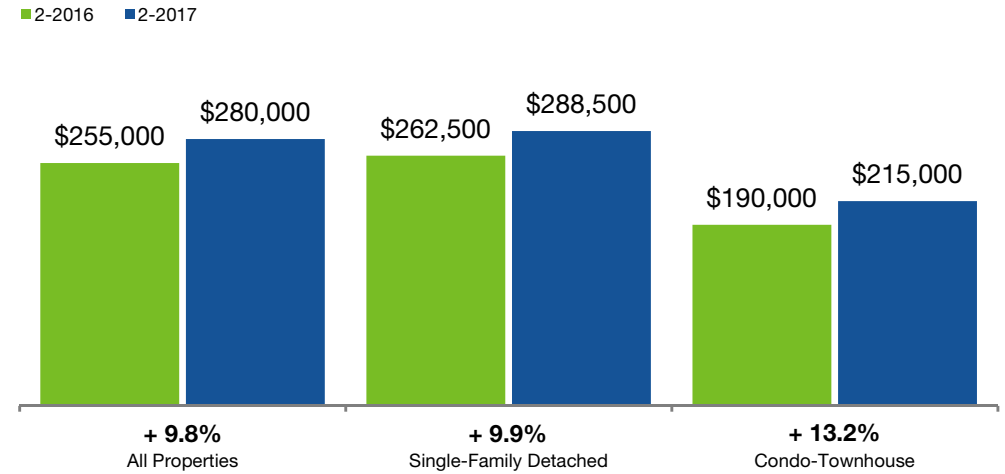
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



## By Construction Status



## By Property Type



### All Properties

By Construction Status	2-2016	2-2017	Change
New Construction	\$380,915	\$395,000	+ 3.7%
Previously Owned	\$245,000	\$268,000	+ 9.4%
<b>All Statuses</b>	<b>\$255,000</b>	<b>\$280,000</b>	<b>+ 9.8%</b>

### Single-Family Detached

2-2016	2-2017	Change
\$385,000	\$399,000	+ 3.6%
\$252,000	\$275,000	+ 9.1%
<b>\$262,500</b>	<b>\$288,500</b>	<b>+ 9.9%</b>

### Condo-Townhouse

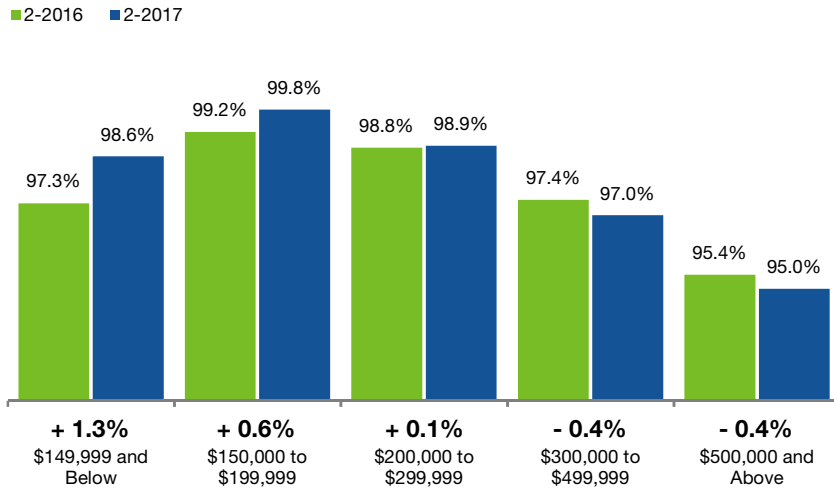
2-2016	2-2017	Change
\$350,684	\$370,664	+ 5.7%
\$180,000	\$198,000	+ 10.0%
<b>\$190,000</b>	<b>\$215,000</b>	<b>+ 13.2%</b>

# Percent of Original List Price Received

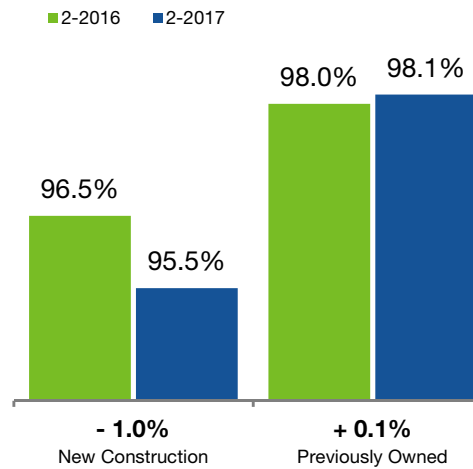
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



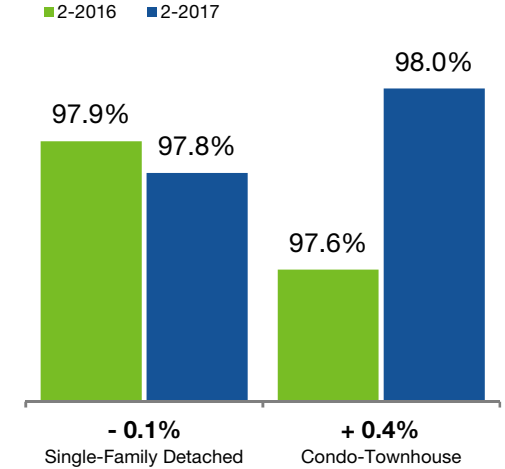
## By Price Range



## By Construction Status



## By Property Type



### All Properties

By Price Range	2-2016	2-2017	Change
\$149,999 and Below	97.3%	98.6%	+ 1.3%
\$150,000 to \$199,999	99.2%	99.8%	+ 0.6%
\$200,000 to \$299,999	98.8%	98.9%	+ 0.1%
\$300,000 to \$499,999	97.4%	97.0%	- 0.4%
\$500,000 and Above	95.4%	95.0%	- 0.4%
<b>All Price Ranges</b>	<b>97.9%</b>	<b>97.9%</b>	<b>0.0%</b>

### Single-Family Detached

2-2016	2-2017	Change	2-2016	2-2017	Change
97.4%	98.6%	+ 1.2%	97.0%	98.6%	+ 1.6%
99.3%	99.9%	+ 0.6%	98.8%	99.4%	+ 0.6%
98.8%	98.9%	+ 0.1%	98.5%	98.3%	- 0.2%
97.4%	97.0%	- 0.4%	97.4%	96.9%	- 0.5%
95.4%	95.0%	- 0.4%	95.5%	95.1%	- 0.4%
<b>97.9%</b>	<b>97.8%</b>	<b>- 0.1%</b>	<b>97.6%</b>	<b>98.0%</b>	<b>+ 0.4%</b>

### Condo-Townhouse

By Construction Status	2-2016	2-2017	Change
New Construction	96.5%	95.5%	- 1.0%
Previously Owned	98.0%	98.1%	+ 0.1%
<b>All Statuses</b>	<b>97.9%</b>	<b>97.9%</b>	<b>0.0%</b>

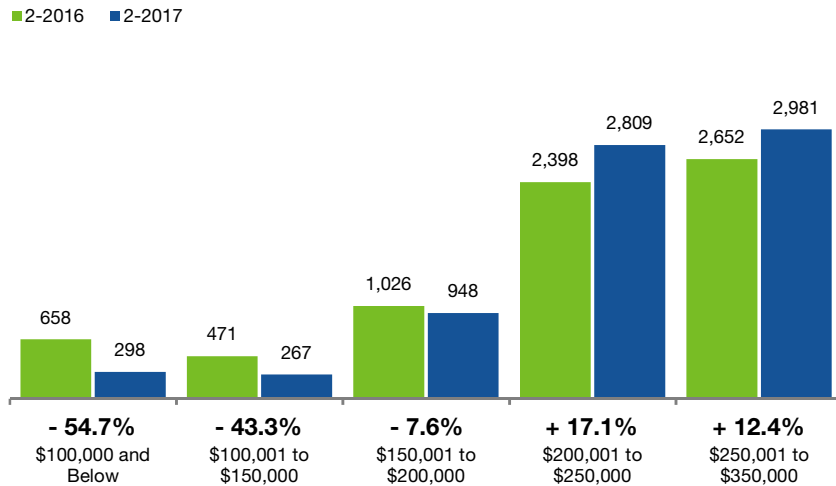
2-2016	2-2017	Change	2-2016	2-2017	Change
96.3%	95.3%	- 1.0%	98.7%	97.7%	- 1.0%
98.1%	98.2%	+ 0.1%	97.5%	98.1%	+ 0.6%
<b>97.9%</b>	<b>97.8%</b>	<b>- 0.1%</b>	<b>97.6%</b>	<b>98.0%</b>	<b>+ 0.4%</b>

# Inventory of Homes for Sale

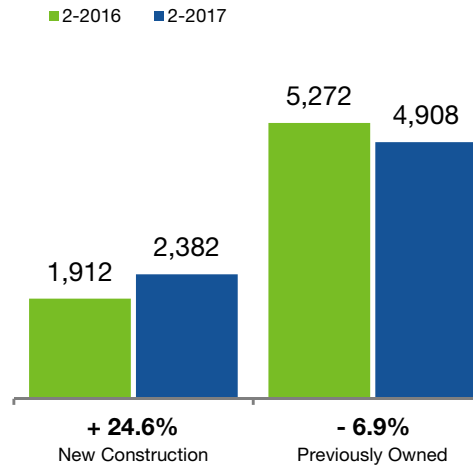
The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



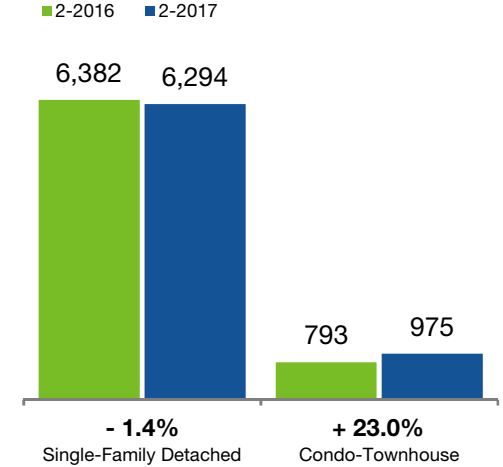
## By Price Range



## By Construction Status



## By Property Type



### All Properties

By Price Range	2-2016	2-2017	Change
\$100,000 and Below	658	298	- 54.7%
\$100,001 to \$150,000	471	267	- 43.3%
\$150,001 to \$200,000	1,026	948	- 7.6%
\$200,001 to \$250,000	2,398	2,809	+ 17.1%
\$250,001 to \$350,000	2,652	2,981	+ 12.4%
<b>All Price Ranges</b>	<b>7,205</b>	<b>7,303</b>	<b>+ 1.4%</b>

### Single-Family Detached

2-2016	2-2017	Change	2-2016	2-2017	Change
465	208	- 55.3%	193	90	- 53.4%
422	216	- 48.8%	47	51	+ 8.5%
919	812	- 11.6%	107	136	+ 27.1%
2,148	2,376	+ 10.6%	245	427	+ 74.3%
2,428	2,682	+ 10.5%	201	271	+ 34.8%
<b>6,382</b>	<b>6,294</b>	<b>- 1.4%</b>	<b>793</b>	<b>975</b>	<b>+ 23.0%</b>

### Condo-Townhouse

By Construction Status	2-2016	2-2017	Change
New Construction	1,912	2,382	+ 24.6%
Previously Owned	5,272	4,908	- 6.9%
<b>All Construction Statuses</b>	<b>7,205</b>	<b>7,303</b>	<b>+ 1.4%</b>

2-2016	2-2017	Change	2-2016	2-2017	Change
1,720	1,987	+ 15.5%	192	395	+ 105.7%
4,643	4,297	- 7.5%	599	577	- 3.7%
<b>6,382</b>	<b>6,294</b>	<b>- 1.4%</b>	<b>793</b>	<b>975</b>	<b>+ 23.0%</b>

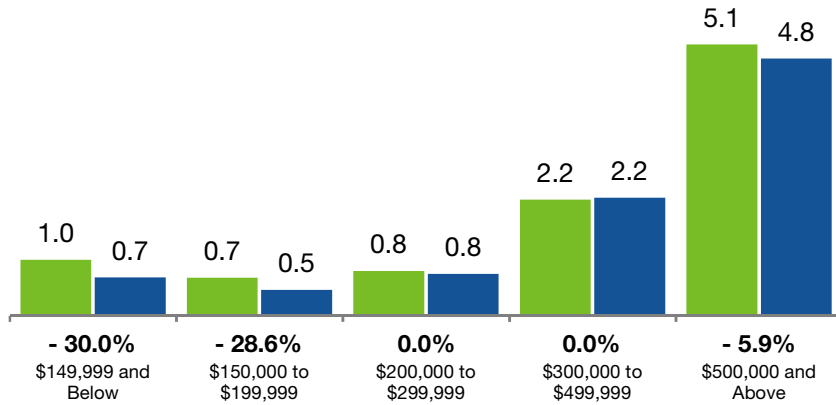
# Months Supply of Inventory

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 Listings Under Contract from the last 12 months.



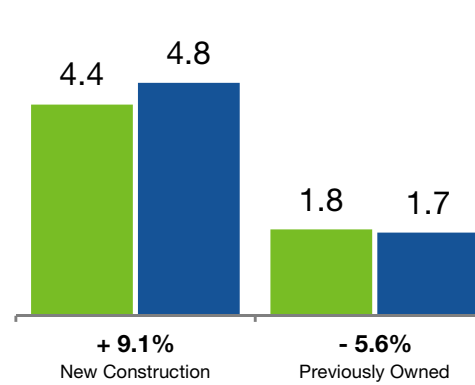
## By Price Range

■ 2-2016 ■ 2-2017



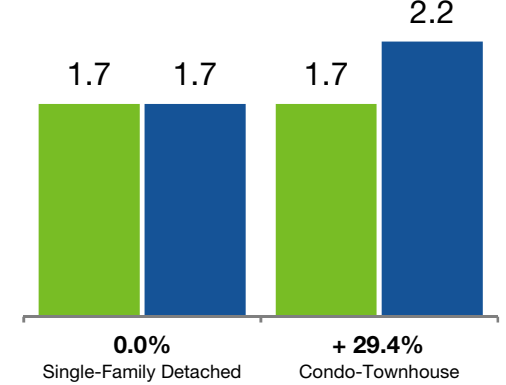
## By Construction Status

■ 2-2016 ■ 2-2017



## By Property Type

■ 2-2016 ■ 2-2017



### All Properties

#### By Price Range

	2-2016	2-2017	Change
\$149,999 and Below	1.0	0.7	- 30.0%
\$150,000 to \$199,999	0.7	0.5	- 28.6%
\$200,000 to \$299,999	0.8	0.8	0.0%
\$300,000 to \$499,999	2.2	2.2	0.0%
\$500,000 and Above	5.1	4.8	- 5.9%
<b>All Price Ranges</b>	<b>1.7</b>	<b>1.8</b>	<b>+ 5.9%</b>

### Single-Family Detached

	2-2016	2-2017	Change
\$149,999 and Below	1.0	0.7	- 30.0%
\$150,000 to \$199,999	0.7	0.5	- 28.6%
\$200,000 to \$299,999	0.8	0.7	- 12.5%
\$300,000 to \$499,999	2.1	2.0	- 4.8%
\$500,000 and Above	4.9	4.6	- 6.1%
<b>All Price Ranges</b>	<b>1.7</b>	<b>1.7</b>	<b>0.0%</b>

### Condo-Townhouse

	2-2016	2-2017	Change
\$149,999 and Below	1.1	0.7	- 36.4%
\$150,000 to \$199,999	0.6	0.7	+ 16.7%
\$200,000 to \$299,999	1.0	1.3	+ 30.0%
\$300,000 to \$499,999	3.0	4.2	+ 40.0%
\$500,000 and Above	6.4	7.5	+ 17.2%
<b>All Price Ranges</b>	<b>1.7</b>	<b>2.2</b>	<b>+ 29.4%</b>

#### By Construction Status

	2-2016	2-2017	Change
New Construction	4.4	4.8	+ 9.1%
Previously Owned	1.8	1.7	- 5.6%
<b>All Statuses</b>	<b>1.7</b>	<b>1.8</b>	<b>+ 5.9%</b>

	2-2016	2-2017	Change
New Construction	4.3	4.6	+ 7.0%
Previously Owned	1.8	1.7	- 5.6%
<b>All Statuses</b>	<b>1.7</b>	<b>1.7</b>	<b>0.0%</b>