

Housing Supply Overview

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



January 2017

+ 18.8%

+ 17.7%

+ 1.6%

**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

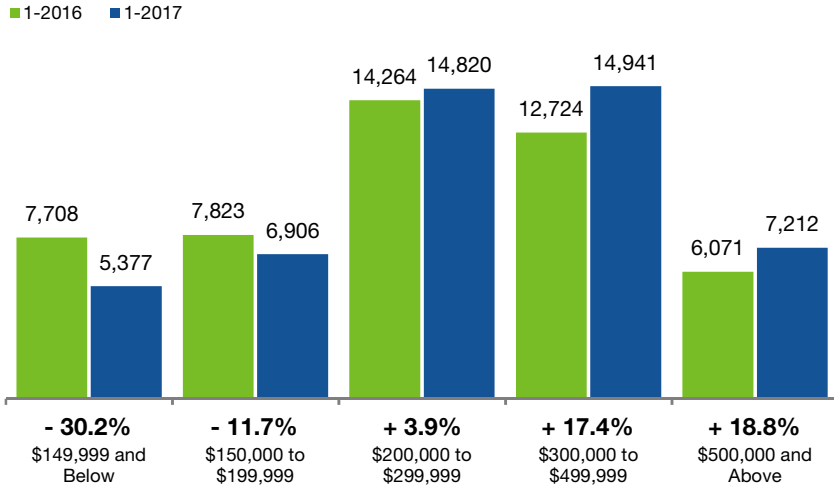
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Closed Sales

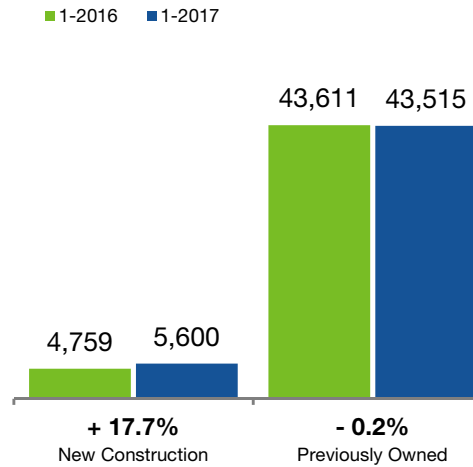
A count of the actual sales that have closed. Based on a rolling 12-month total.



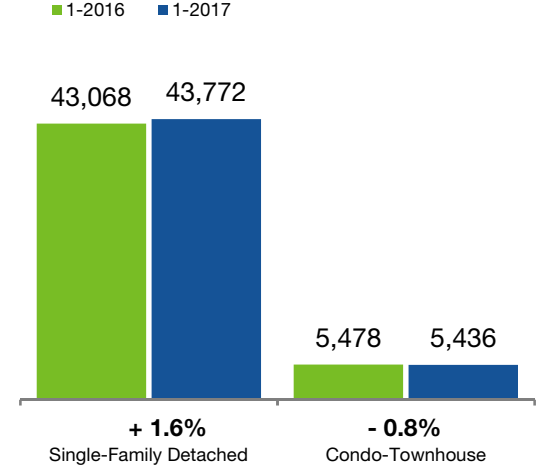
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	1-2016	1-2017	Change
\$149,999 and Below	7,708	5,377	- 30.2%
\$150,000 to \$199,999	7,823	6,906	- 11.7%
\$200,000 to \$299,999	14,264	14,820	+ 3.9%
\$300,000 to \$499,999	12,724	14,941	+ 17.4%
\$500,000 and Above	6,071	7,212	+ 18.8%
All Price Ranges	48,595	49,264	+ 1.4%

Single-Family Detached

1-2016	1-2017	Change	1-2016	1-2017	Change
5,652	3,737	- 33.9%	2,056	1,638	- 20.3%
6,978	5,999	- 14.0%	842	903	+ 7.2%
12,963	13,472	+ 3.9%	1,288	1,345	+ 4.4%
11,788	13,770	+ 16.8%	922	1,147	+ 24.4%
5,682	6,786	+ 19.4%	370	403	+ 8.9%
43,068	43,772	+ 1.6%	5,478	5,436	- 0.8%

Condo-Townhouse

By Construction Status	1-2016	1-2017	Change
New Construction	4,759	5,600	+ 17.7%
Previously Owned	43,611	43,515	- 0.2%
All Statuses	48,595	49,264	+ 1.4%

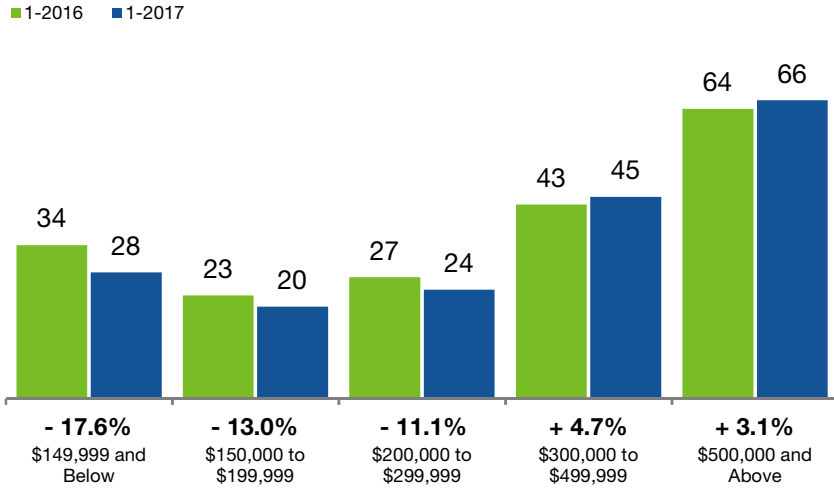
1-2016	1-2017	Change	1-2016	1-2017	Change
4,356	5,133	+ 17.8%	403	467	+ 15.9%
38,510	38,513	+ 0.0%	5,052	4,946	- 2.1%
43,068	43,772	+ 1.6%	5,478	5,436	- 0.8%

Days on Market Until Sale

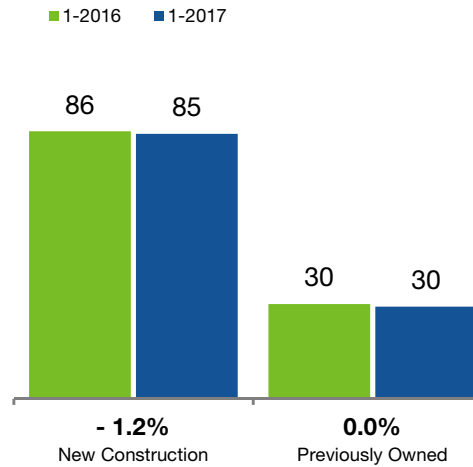
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



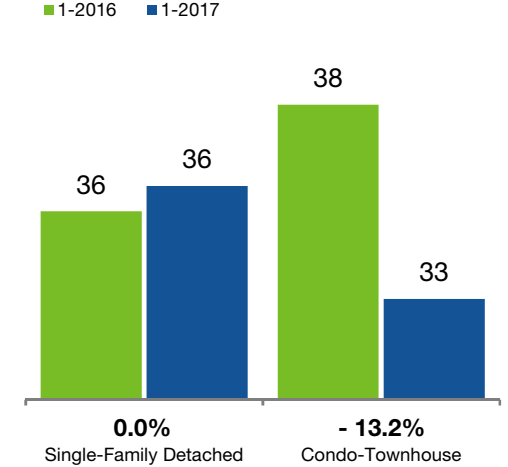
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	1-2016	1-2017	Change
\$149,999 and Below	34	28	- 17.6%
\$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	64	66	+ 3.1%
All Price Ranges	36	36	0.0%

Single-Family Detached

1-2016	1-2017	Change	1-2016	1-2017	Change
33	28	- 15.2%	38	27	- 28.9%
22	20	- 9.1%	29	21	- 27.6%
26	24	- 7.7%	32	26	- 18.8%
43	44	+ 2.3%	47	55	+ 17.0%
64	66	+ 3.1%	62	58	- 6.5%
36	36	0.0%	38	33	- 13.2%

Condo-Townhouse

By Construction Status	1-2016	1-2017	Change
New Construction	86	85	- 1.2%
Previously Owned	30	30	0.0%
All Statuses	36	36	0.0%

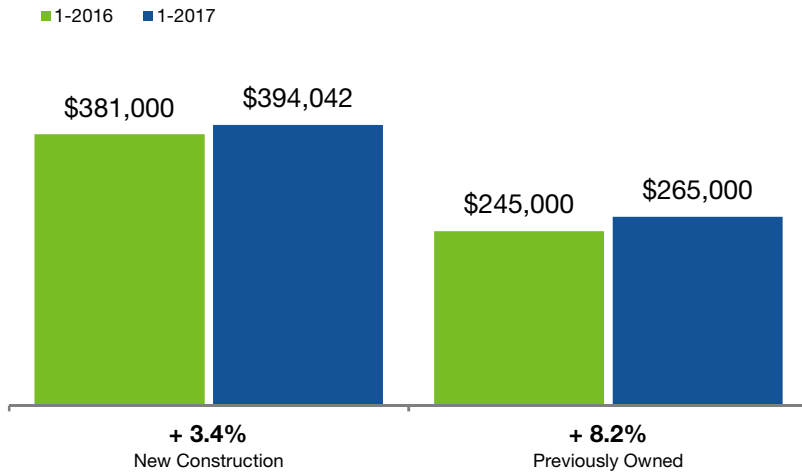
1-2016	1-2017	Change	1-2016	1-2017	Change
87	86	- 1.1%	74	76	+ 2.7%
30	30	0.0%	35	29	- 17.1%
36	36	0.0%	38	33	- 13.2%

Median Sales Price

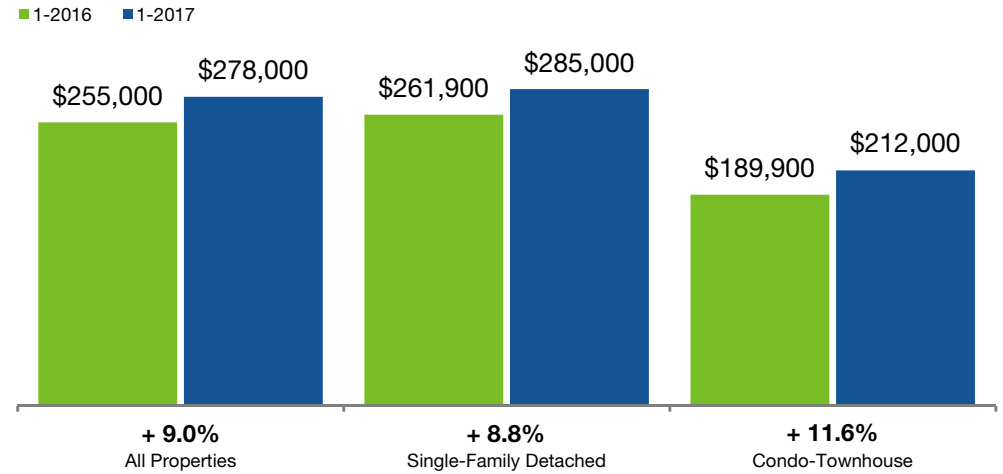
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Construction Status



By Property Type



All Properties

By Construction Status	1-2016	1-2017	Change
New Construction	\$381,000	\$394,042	+ 3.4%
Previously Owned	\$245,000	\$265,000	+ 8.2%
All Statuses	\$255,000	\$278,000	+ 9.0%

Single-Family Detached

1-2016	1-2017	Change	1-2016	1-2017	Change
\$385,000	\$397,000	+ 3.1%	\$340,457	\$365,000	+ 7.2%
\$251,000	\$274,300	+ 9.3%	\$178,900	\$197,000	+ 10.1%
\$261,900	\$285,000	+ 8.8%	\$189,900	\$212,000	+ 11.6%

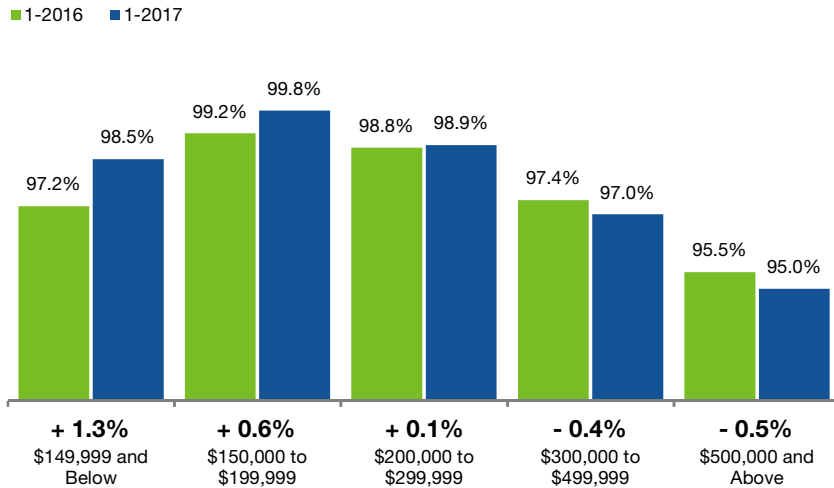
Condo-Townhouse

Percent of Original List Price Received

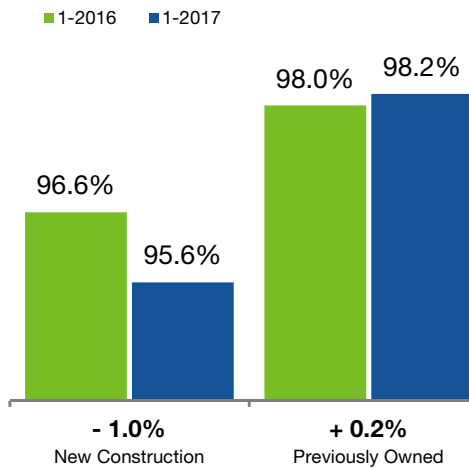
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



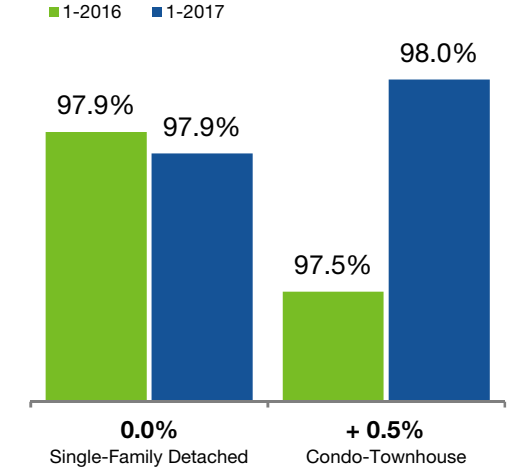
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	1-2016	1-2017	Change
\$149,999 and Below	97.2%	98.5%	+ 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	95.5%	95.0%	- 0.5%
All Price Ranges	97.9%	97.9%	0.0%

Single-Family Detached

1-2016	1-2017	Change	1-2016	1-2017	Change
97.4%	98.5%	+ 1.1%	96.8%	98.5%	+ 1.8%
99.2%	99.8%	+ 0.6%	98.7%	99.5%	+ 0.8%
98.9%	98.9%	0.0%	98.4%	98.2%	- 0.2%
97.4%	97.0%	- 0.4%	97.4%	96.9%	- 0.5%
95.5%	95.0%	- 0.5%	95.5%	95.3%	- 0.2%
97.9%	97.9%	0.0%	97.5%	98.0%	+ 0.5%

Condo-Townhouse

By Construction Status	1-2016	1-2017	Change
New Construction	96.6%	95.6%	- 1.0%
Previously Owned	98.0%	98.2%	+ 0.2%
All Statuses	97.9%	97.9%	0.0%

1-2016	1-2017	Change	1-2016	1-2017	Change
96.4%	95.4%	- 1.0%	98.6%	97.9%	- 0.7%
98.1%	98.2%	+ 0.1%	97.4%	98.1%	+ 0.7%
97.9%	97.9%	0.0%	97.5%	98.0%	+ 0.5%

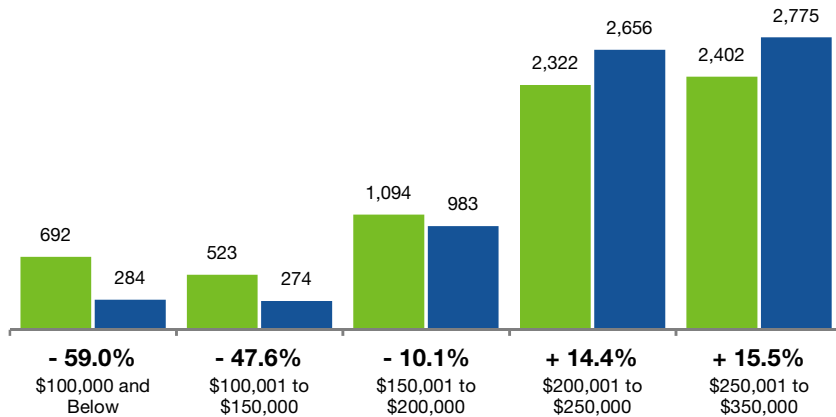
Inventory of Homes for Sale

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



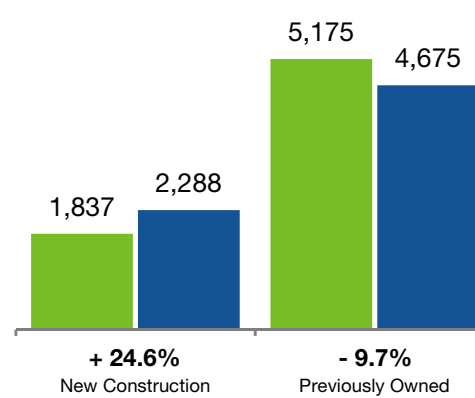
By Price Range

■ 1-2016 ■ 1-2017



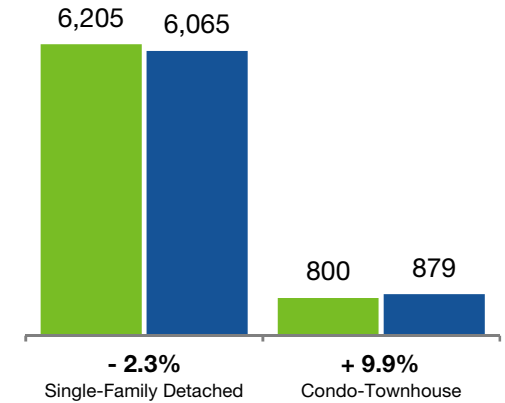
By Construction Status

■ 1-2016 ■ 1-2017



By Property Type

■ 1-2016 ■ 1-2017



All Properties

By Price Range	1-2016	1-2017	Change
\$100,000 and Below	692	284	- 59.0%
\$100,001 to \$150,000	523	274	- 47.6%
\$150,001 to \$200,000	1,094	983	- 10.1%
\$200,001 to \$250,000	2,322	2,656	+ 14.4%
\$250,001 to \$350,000	2,402	2,775	+ 15.5%
All Price Ranges	7,034	6,973	- 0.9%

Single-Family Detached

1-2016	1-2017	Change	1-2016	1-2017	Change
508	200	- 60.6%	184	84	- 54.3%
453	228	- 49.7%	67	46	- 31.3%
978	852	- 12.9%	116	131	+ 12.9%
2,068	2,281	+ 10.3%	251	371	+ 47.8%
2,197	2,503	+ 13.9%	182	247	+ 35.7%
6,205	6,065	- 2.3%	800	879	+ 9.9%

Condo-Townhouse

By Construction Status	1-2016	1-2017	Change
New Construction	1,837	2,288	+ 24.6%
Previously Owned	5,175	4,675	- 9.7%
All Construction Statuses	7,034	6,973	- 0.9%

1-2016	1-2017	Change	1-2016	1-2017	Change
1,652	1,963	+ 18.8%	185	323	+ 74.6%
4,534	4,093	- 9.7%	612	555	- 9.3%
6,205	6,065	- 2.3%	800	879	+ 9.9%

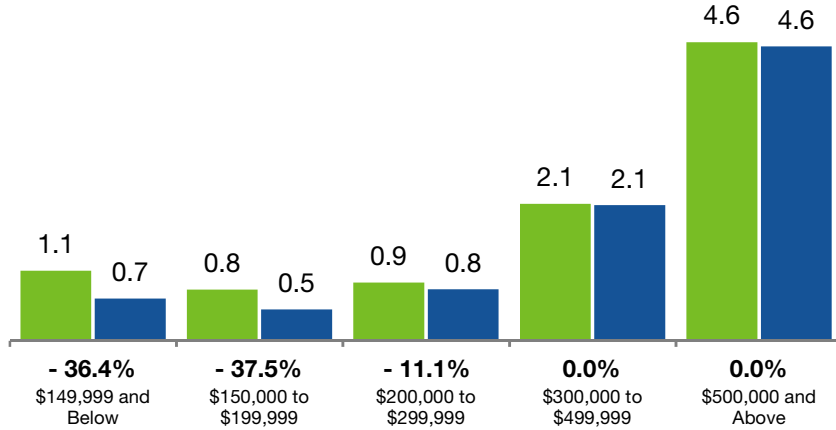
Months Supply of Inventory

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.



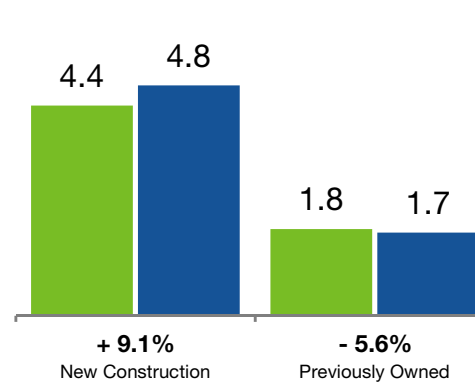
By Price Range

■ 1-2016 ■ 1-2017



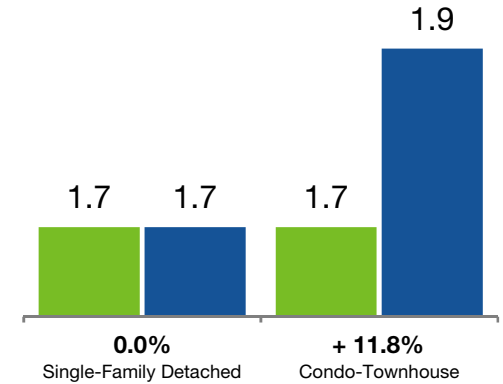
By Construction Status

■ 1-2016 ■ 1-2017



By Property Type

■ 1-2016 ■ 1-2017



All Properties

By Price Range

	1-2016	1-2017	Change
\$149,999 and Below	1.1	0.7	-36.4%
\$150,000 to \$199,999	0.8	0.5	-37.5%
\$200,000 to \$299,999	0.9	0.8	-11.1%
\$300,000 to \$499,999	2.1	2.1	0.0%
\$500,000 and Above	4.6	4.6	0.0%
All Price Ranges	1.7	1.7	0.0%

Single-Family Detached

	1-2016	1-2017	Change
\$149,999 and Below	1.1	0.7	-36.4%
\$150,000 to \$199,999	0.8	0.5	-37.5%
\$200,000 to \$299,999	0.9	0.8	-11.1%
\$300,000 to \$499,999	2.1	2.0	-4.8%
\$500,000 and Above	4.5	4.4	-2.2%
All Price Ranges	1.7	1.7	0.0%

Condo-Townhouse

	1-2016	1-2017	Change
\$149,999 and Below	1.1	0.6	-45.5%
\$150,000 to \$199,999	0.9	0.6	-33.3%
\$200,000 to \$299,999	1.1	1.2	+9.1%
\$300,000 to \$499,999	3.1	3.7	+19.4%
\$500,000 and Above	5.8	7.3	+25.9%
All Price Ranges	1.7	1.9	+11.8%

By Construction Status

	1-2016	1-2017	Change
New Construction	4.4	4.8	+9.1%
Previously Owned	1.8	1.7	-5.6%
All Statuses	1.7	1.7	0.0%

	1-2016	1-2017	Change
\$149,999 and Below	4.3	4.5	+4.7%
\$150,000 to \$199,999	1.8	1.7	-5.6%
All Price Ranges	1.7	1.7	0.0%