

Housing Supply Overview

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



March 2017

+ 20.6%

+ 15.0%

+ 0.2%

**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

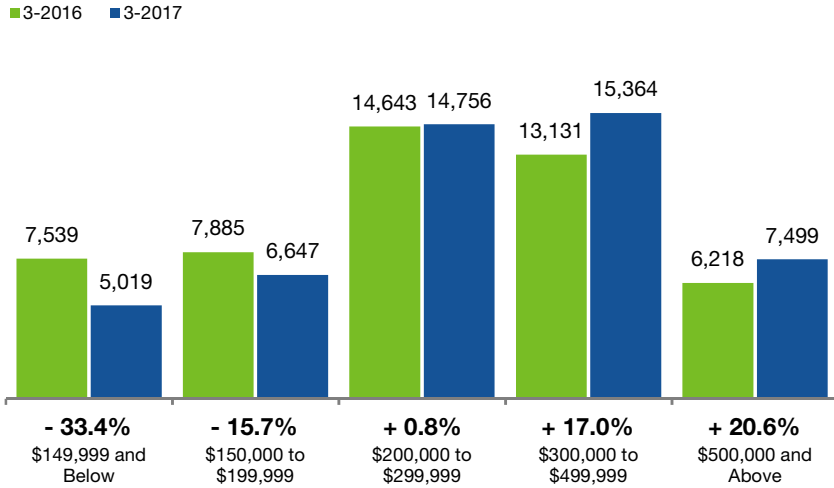
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Closed Sales

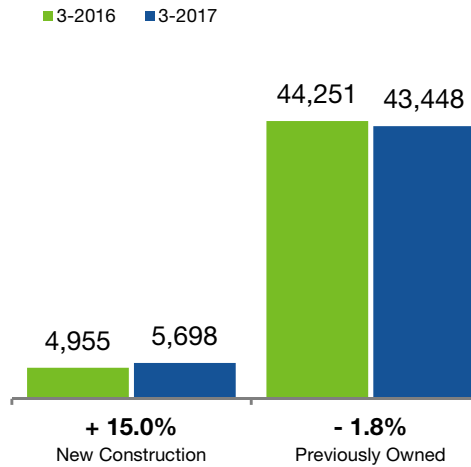
A count of the actual sales that have closed. Based on a rolling 12-month total.



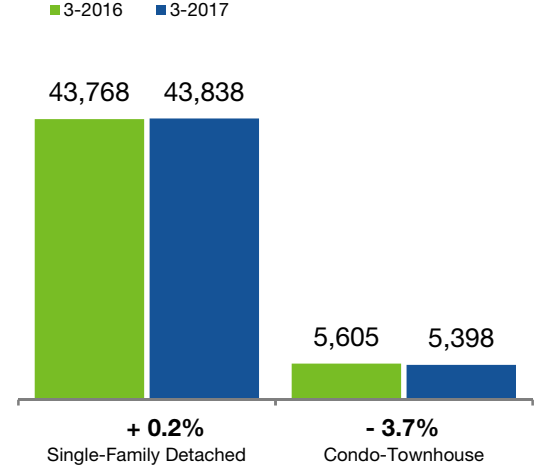
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	3-2016	3-2017	Change
\$149,999 and Below	7,539	5,019	- 33.4%
\$150,000 to \$199,999	7,885	6,647	- 15.7%
\$200,000 to \$299,999	14,643	14,756	+ 0.8%
\$300,000 to \$499,999	13,131	15,364	+ 17.0%
\$500,000 and Above	6,218	7,499	+ 20.6%
All Price Ranges	49,422	49,291	- 0.3%

Single-Family Detached

3-2016	3-2017	Change	3-2016	3-2017	Change
5,477	3,440	- 37.2%	2,062	1,577	- 23.5%
6,985	5,750	- 17.7%	896	894	- 0.2%
13,306	13,452	+ 1.1%	1,324	1,302	- 1.7%
12,169	14,142	+ 16.2%	950	1,196	+ 25.9%
5,825	7,048	+ 21.0%	373	429	+ 15.0%
43,768	43,838	+ 0.2%	5,605	5,398	- 3.7%

Condo-Townhouse

By Construction Status	3-2016	3-2017	Change
New Construction	4,955	5,698	+ 15.0%
Previously Owned	44,251	43,448	- 1.8%
All Statuses	49,422	49,291	- 0.3%

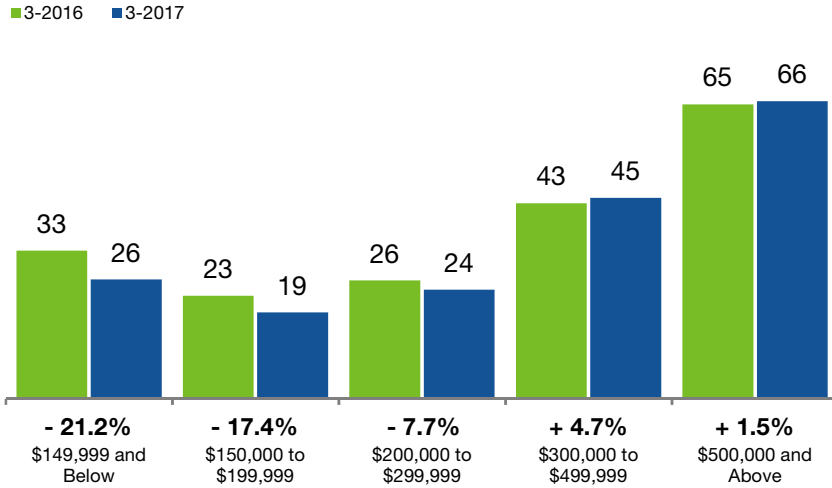
3-2016	3-2017	Change	3-2016	3-2017	Change
4,548	5,206	+ 14.5%	407	491	+ 20.6%
39,026	38,508	- 1.3%	5,176	4,886	- 5.6%
43,768	43,838	+ 0.2%	5,605	5,398	- 3.7%

Days on Market Until Sale

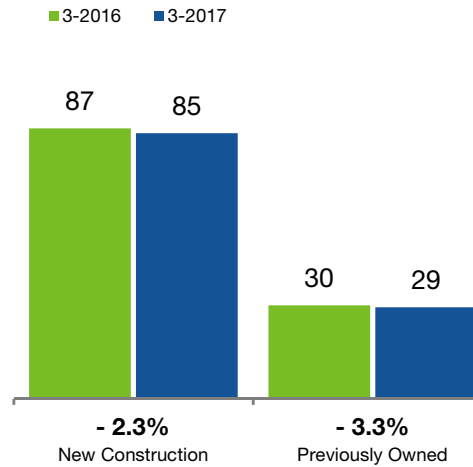
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



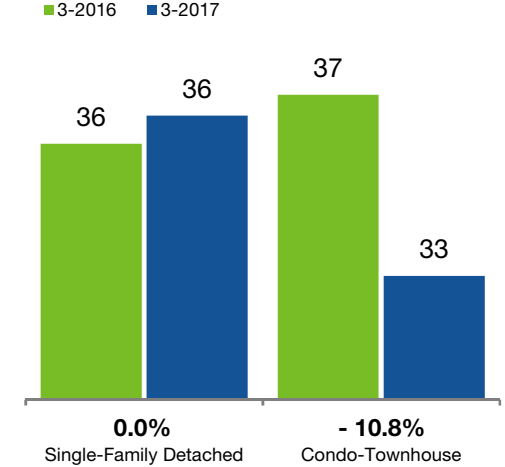
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	3-2016	3-2017	Change
\$149,999 and Below	33	26	- 21.2%
\$150,000 to \$199,999	23	19	- 17.4%
\$200,000 to \$299,999	26	24	- 7.7%
\$300,000 to \$499,999	43	45	+ 4.7%
\$500,000 and Above	65	66	+ 1.5%
All Price Ranges	36	36	0.0%

Single-Family Detached

3-2016	3-2017	Change	3-2016	3-2017	Change
32	27	- 15.6%	36	26	- 27.8%
22	19	- 13.6%	29	20	- 31.0%
26	24	- 7.7%	28	26	- 7.1%
43	44	+ 2.3%	49	54	+ 10.2%
65	66	+ 1.5%	61	59	- 3.3%
36	36	0.0%	37	33	- 10.8%

Condo-Townhouse

By Construction Status	3-2016	3-2017	Change
New Construction	87	85	- 2.3%
Previously Owned	30	29	- 3.3%
All Statuses	36	36	0.0%

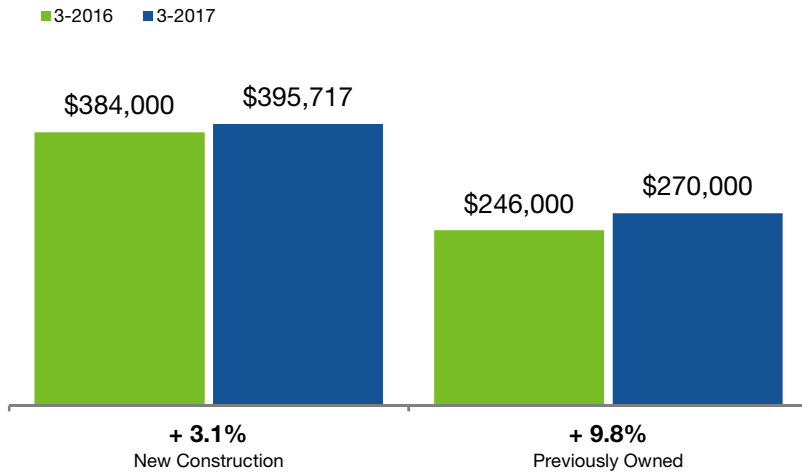
3-2016	3-2017	Change	3-2016	3-2017	Change
88	86	- 2.3%	74	79	+ 6.8%
29	29	0.0%	33	29	- 12.1%
36	36	0.0%	37	33	- 10.8%

Median Sales Price

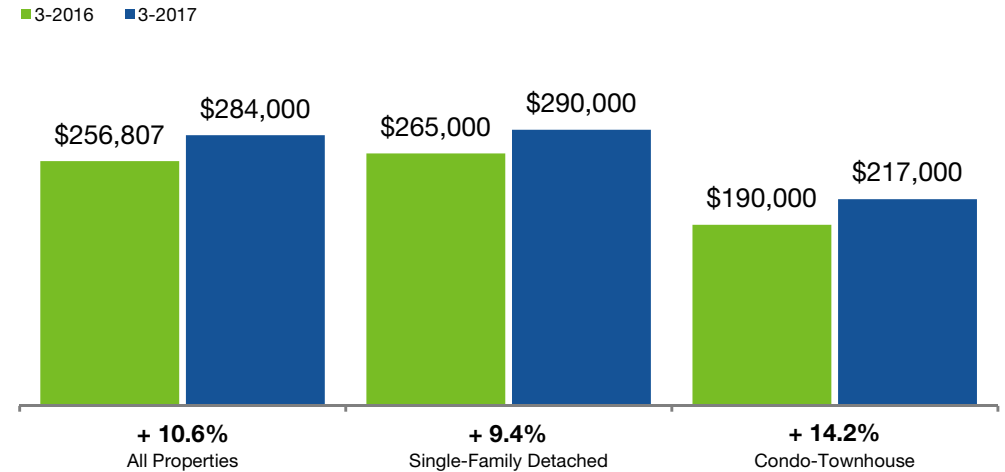
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Construction Status



By Property Type



All Properties

By Construction Status	3-2016	3-2017	Change
New Construction	\$384,000	\$395,717	+ 3.1%
Previously Owned	\$246,000	\$270,000	+ 9.8%
All Statuses	\$256,807	\$284,000	+ 10.6%

Single-Family Detached

3-2016	3-2017	Change	3-2016	3-2017	Change
\$387,000	\$399,000	+ 3.1%	\$351,368	\$375,970	+ 7.0%
\$254,320	\$277,250	+ 9.0%	\$180,000	\$200,000	+ 11.1%
\$265,000	\$290,000	+ 9.4%	\$190,000	\$217,000	+ 14.2%

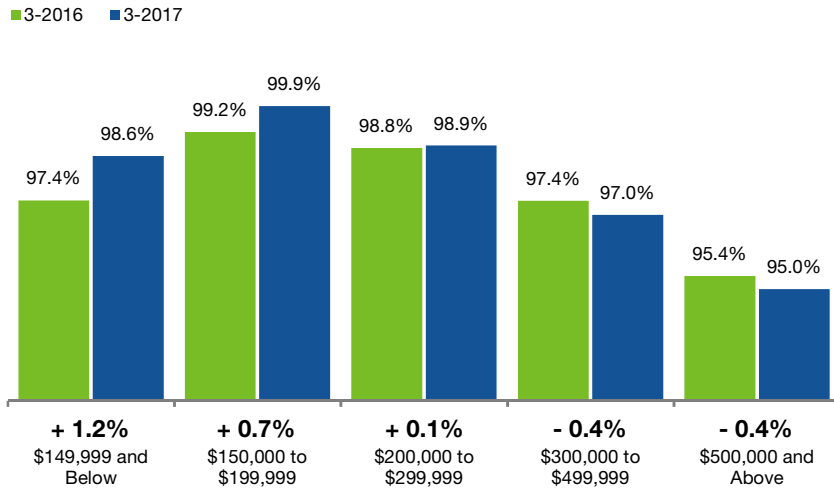
Condo-Townhouse

Percent of Original List Price Received

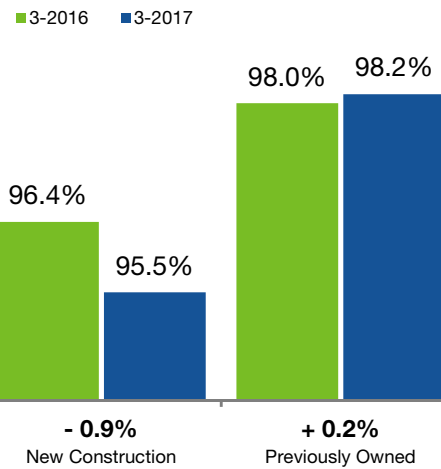
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



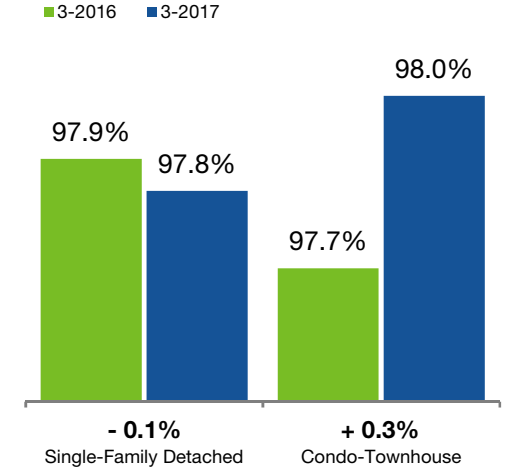
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	3-2016	3-2017	Change
\$149,999 and Below	97.4%	98.6%	+ 1.2%
\$150,000 to \$199,999	99.2%	99.9%	+ 0.7%
\$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%
All Price Ranges	97.9%	97.8%	- 0.1%

Single-Family Detached

3-2016	3-2017	Change	3-2016	3-2017	Change
97.5%	98.6%	+ 1.1%	97.1%	98.5%	+ 1.4%
99.3%	100.0%	+ 0.7%	98.8%	99.6%	+ 0.8%
98.8%	98.9%	+ 0.1%	98.6%	98.2%	- 0.4%
97.4%	97.0%	- 0.4%	97.3%	96.9%	- 0.4%
95.4%	95.0%	- 0.4%	95.5%	95.2%	- 0.3%
97.9%	97.8%	- 0.1%	97.7%	98.0%	+ 0.3%

Condo-Townhouse

By Construction Status	3-2016	3-2017	Change
New Construction	96.4%	95.5%	- 0.9%
Previously Owned	98.0%	98.2%	+ 0.2%
All Statuses	97.9%	97.8%	- 0.1%

3-2016	3-2017	Change	3-2016	3-2017	Change
96.2%	95.3%	- 0.9%	98.7%	97.7%	- 1.0%
98.1%	98.2%	+ 0.1%	97.6%	98.0%	+ 0.4%
97.9%	97.8%	- 0.1%	97.7%	98.0%	+ 0.3%

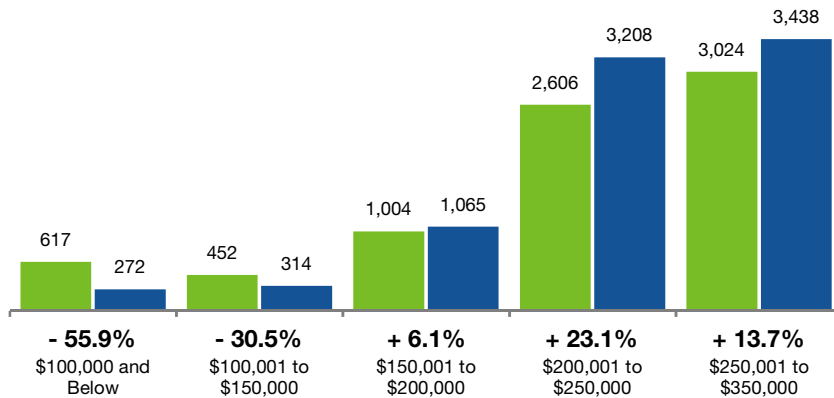
Inventory of Homes for Sale

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



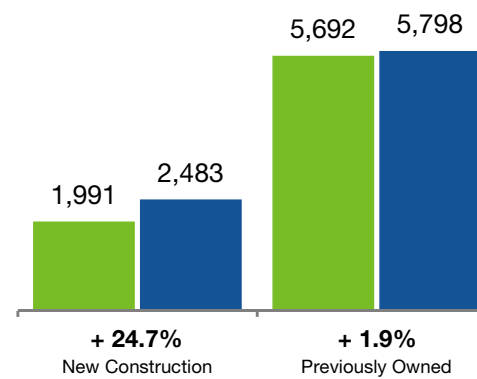
By Price Range

■ 3-2016 ■ 3-2017



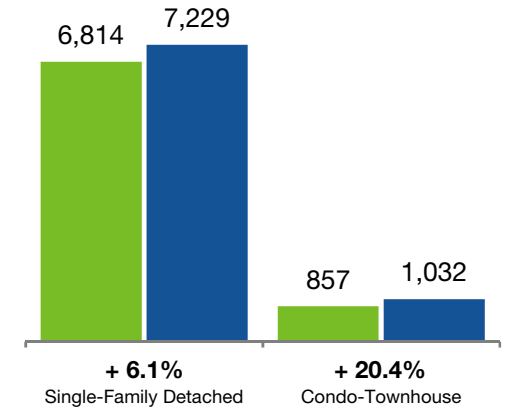
By Construction Status

■ 3-2016 ■ 3-2017



By Property Type

■ 3-2016 ■ 3-2017



All Properties

By Price Range

	3-2016	3-2017	Change
\$100,000 and Below	617	272	- 55.9%
\$100,001 to \$150,000	452	314	- 30.5%
\$150,001 to \$200,000	1,004	1,065	+ 6.1%
\$200,001 to \$250,000	2,606	3,208	+ 23.1%
\$250,001 to \$350,000	3,024	3,438	+ 13.7%
All Price Ranges	7,703	8,297	+ 7.7%

Single-Family Detached

	3-2016	3-2017	Change
\$100,000 and Below	469	184	- 60.8%
\$100,001 to \$150,000	374	250	- 33.2%
\$150,001 to \$200,000	903	913	+ 1.1%
\$200,001 to \$250,000	2,296	2,757	+ 20.1%
\$250,001 to \$350,000	2,772	3,125	+ 12.7%
All Price Ranges	6,814	7,229	+ 6.1%

Condo-Townhouse

	3-2016	3-2017	Change
\$100,000 and Below	148	88	- 40.5%
\$100,001 to \$150,000	77	64	- 16.9%
\$150,001 to \$200,000	101	151	+ 49.5%
\$200,001 to \$250,000	305	449	+ 47.2%
\$250,001 to \$350,000	226	280	+ 23.9%
All Price Ranges	857	1,032	+ 20.4%

By Construction Status

	3-2016	3-2017	Change
New Construction	1,991	2,483	+ 24.7%
Previously Owned	5,692	5,798	+ 1.9%
All Construction Statuses	7,703	8,297	+ 7.7%

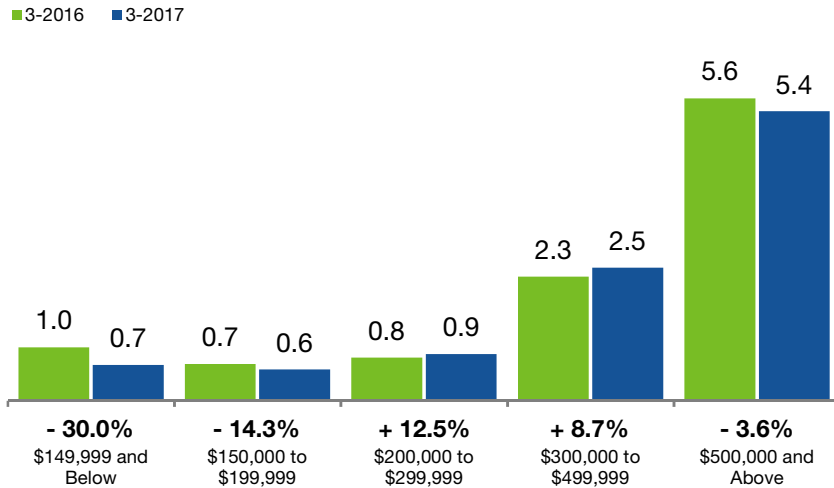
	3-2016	3-2017	Change
New Construction	1,763	2,080	+ 18.0%
Previously Owned	5,034	5,137	+ 2.0%
All Construction Statuses	6,814	7,229	+ 6.1%

Months Supply of Inventory

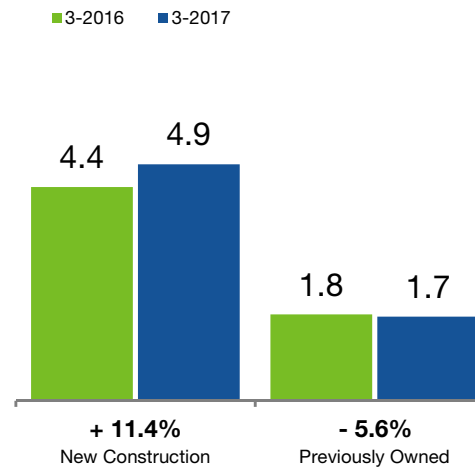
The inventory of homes for sale at the end of the most recent month, **based on one month of activity**, divided by the average monthly Listings Under Contract from the last 12 months.



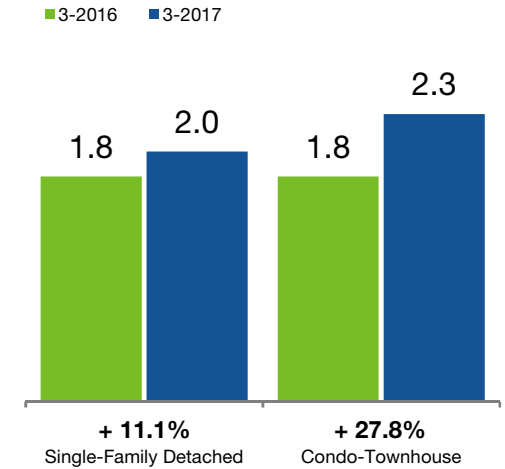
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	3-2016	3-2017	Change
\$149,999 and Below	1.0	0.7	-30.0%
\$150,000 to \$199,999	0.7	0.6	-14.3%
\$200,000 to \$299,999	0.8	0.9	+12.5%
\$300,000 to \$499,999	2.3	2.5	+8.7%
\$500,000 and Above	5.6	5.4	-3.6%
All Price Ranges	1.8	2.0	+11.1%

Single-Family Detached

3-2016	3-2017	Change	3-2016	3-2017	Change
1.0	0.7	-30.0%	0.9	0.7	-22.2%
0.6	0.5	-16.7%	1.0	0.9	-10.0%
0.8	0.8	0.0%	0.9	1.4	+55.6%
2.2	2.3	+4.5%	3.8	4.3	+13.2%
5.5	5.2	-5.5%	7.2	7.6	+5.6%
1.8	2.0	+11.1%	1.8	2.3	+27.8%

Condo-Townhouse

By Construction Status	3-2016	3-2017	Change
New Construction	4.4	4.9	+11.4%
Previously Owned	1.8	1.7	-5.6%
All Statuses	1.8	2.0	+11.1%

3-2016	3-2017	Change	3-2016	3-2017	Change
4.3	4.6	+7.0%	5.5	8.0	+45.5%
1.8	1.7	-5.6%	1.7	1.6	-5.9%
1.8	2.0	+11.1%	1.8	2.3	+27.8%