

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY THE CONSOLIDATED MULTIPLE LISTING SERVICE, INC.



January 2011

As the new year begins, the local housing market can look very different depending on what price range and property type you're looking at. Although sales were down overall by 11.6 percent, there were two sub-segments of the market that saw increases. Condos priced at \$300,001 and Above had two additional sales during over the last twelve month period, for an increase of 11.8 percent, and single-family homes with 2 Bedrooms or Less had an increase of 5.5 percent with 21 additional sales.

Overall inventory was up 6.9 percent, lead by an increase in single-family supply, which increased 9.4 percent. Condo inventory was down by 8.3 percent over the same period. That amounted to 12.0 months of single-family supply and 16.7 months of condo supply.

Percent of List Price Received was down for all categories, but did have slight improvements among condos priced at \$300,001 and Above or with 4 Bedrooms or More. For all property types and price ranges, overall, this metric was up a slight 0.6 percent to 94.1 percent for the twelve-month period.

Quick Facts

- 5.1%	- 6.0%	- 10.9%
Price Range With the Strongest Sales: \$300,001 and Above	Bedroom Count With Strongest Sales: 4 Bedrooms or More	Property Type With Strongest Sales: Single-Family Homes
Pending Sales		2
Days on Market Until Sale		3
Median Sales Price		4
Percent of List Price Received		5
Inventory of Homes for Sale		6
Months Supply of Inventory		7

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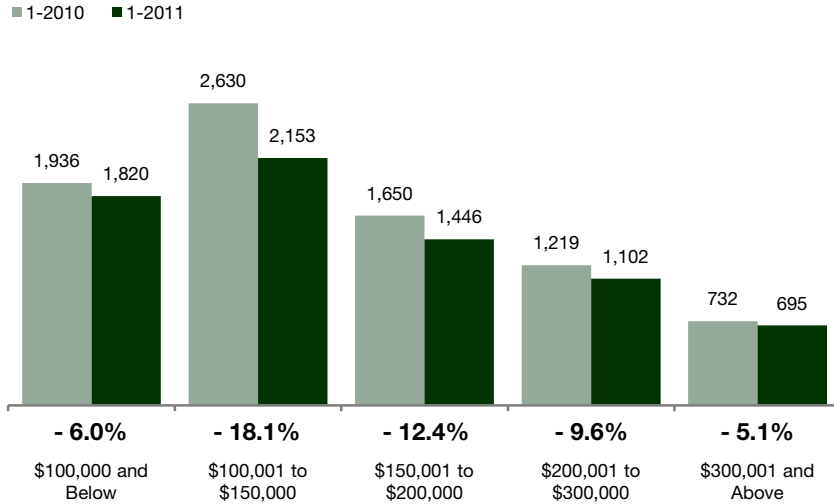


Pending Sales

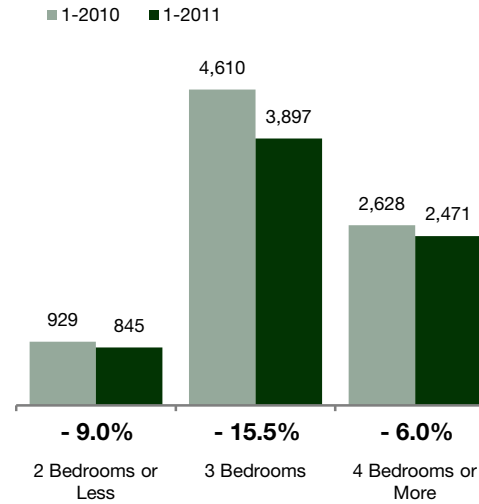
A count of the properties that have offers accepted on them in a given month. Based on a rolling 12-month average.



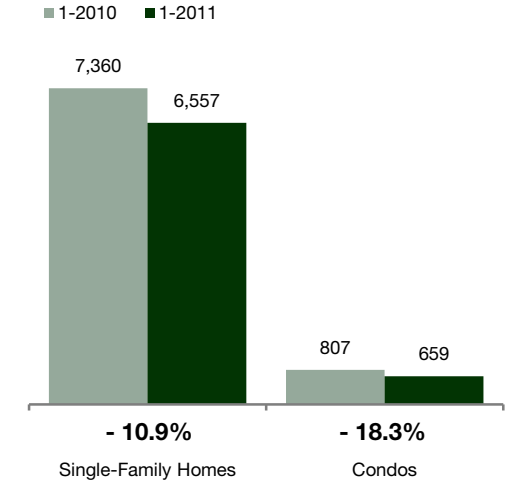
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	1-2010	1-2011	Change
\$100,000 and Below	1,936	1,820	- 6.0%
\$100,001 to \$150,000	2,630	2,153	- 18.1%
\$150,001 to \$200,000	1,650	1,446	- 12.4%
\$200,001 to \$300,000	1,219	1,102	- 9.6%
\$300,001 and Above	732	695	- 5.1%
All Price Ranges	8,167	7,216	- 11.6%

Single-Family Homes

1-2010	1-2011	Change	1-2010	1-2011	Change
1,665	1,567	- 5.9%	271	253	- 6.6%
2,342	1,940	- 17.2%	288	213	- 26.0%
1,521	1,347	- 11.4%	129	99	- 23.3%
1,117	1,027	- 8.1%	102	75	- 26.5%
715	676	- 5.5%	17	19	+ 11.8%
7,360	6,557	- 10.9%	807	659	- 18.3%

Condos

By Bedroom Count	1-2010	1-2011	Change
2 Bedrooms or Less	929	845	- 9.0%
3 Bedrooms	4,610	3,897	- 15.5%
4 Bedrooms or More	2,628	2,471	- 6.0%
All Bedroom Counts	8,167	7,216	- 11.6%

1-2010	1-2011	Change	1-2010	1-2011	Change
384	405	+ 5.5%	545	440	- 19.3%
4,363	3,690	- 15.4%	247	207	- 16.2%
2,613	2,459	- 5.9%	15	12	- 20.0%
7,360	6,557	- 10.9%	807	659	- 18.3%

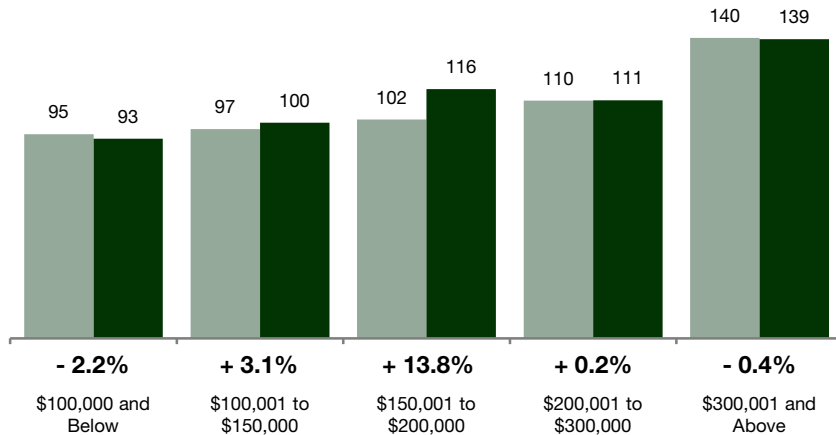
Days on Market Until Sale

The average number of days between when a property is first listed and when an offer is accepted.
Sold properties only. Based on a rolling 12-month average.



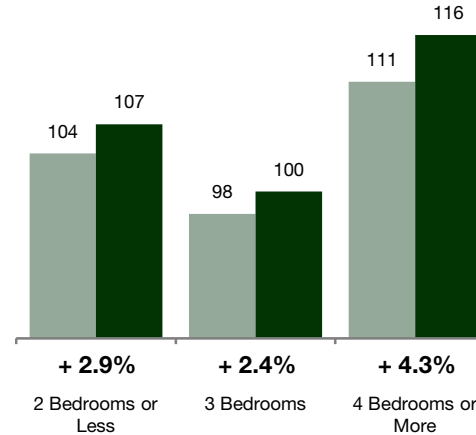
By Price Range

■ 1-2010 ■ 1-2011



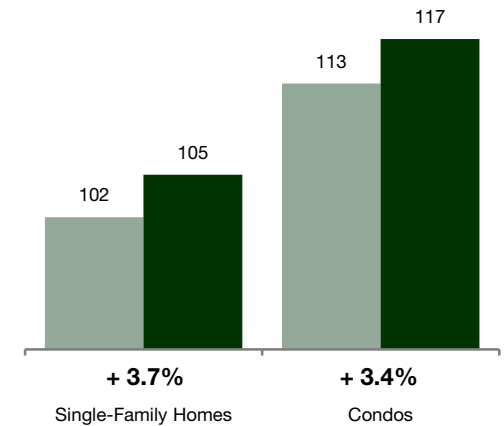
By Bedroom Count

■ 1-2010 ■ 1-2011



By Property Type

■ 1-2010 ■ 1-2011



All Properties

By Price Range

	1-2010	1-2011	Change
\$100,000 and Below	95	93	- 2.2%
\$100,001 to \$150,000	97	100	+ 3.1%
\$150,001 to \$200,000	102	116	+ 13.8%
\$200,001 to \$300,000	110	111	+ 0.2%
\$300,001 and Above	140	139	- 0.4%
All Price Ranges	103	106	+ 3.5%

Single-Family Homes

	1-2010	1-2011	Change
2 Bedrooms or Less	92	91	- 0.9%
3 Bedrooms	94	99	+ 5.7%
4 Bedrooms or More	102	114	+ 11.7%
	111	107	- 3.3%
	140	139	- 0.2%
All Price Ranges	102	105	+ 3.7%

Condos

	1-2010	1-2011	Change
	115	105	- 8.6%
	119	106	- 11.2%
	97	143	+ 46.5%
	105	159	+ 52.0%
	129	120	- 7.1%
All Price Ranges	113	117	+ 3.4%

By Bedroom Count

	1-2010	1-2011	Change
2 Bedrooms or Less	104	107	+ 2.9%
3 Bedrooms	98	100	+ 2.4%
4 Bedrooms or More	111	116	+ 4.3%
All Bedroom Counts	103	106	+ 3.5%

	1-2010	1-2011	Change
2 Bedrooms or Less	98	103	+ 5.4%
3 Bedrooms	96	98	+ 2.2%
4 Bedrooms or More	111	116	+ 4.3%
All Bedroom Counts	102	105	+ 3.7%

	1-2010	1-2011	Change
Single-Family Homes	108	110	+ 2.2%
	125	132	+ 5.6%
	114	115	+ 0.9%
All Price Ranges	113	117	+ 3.4%

Median Sales Price

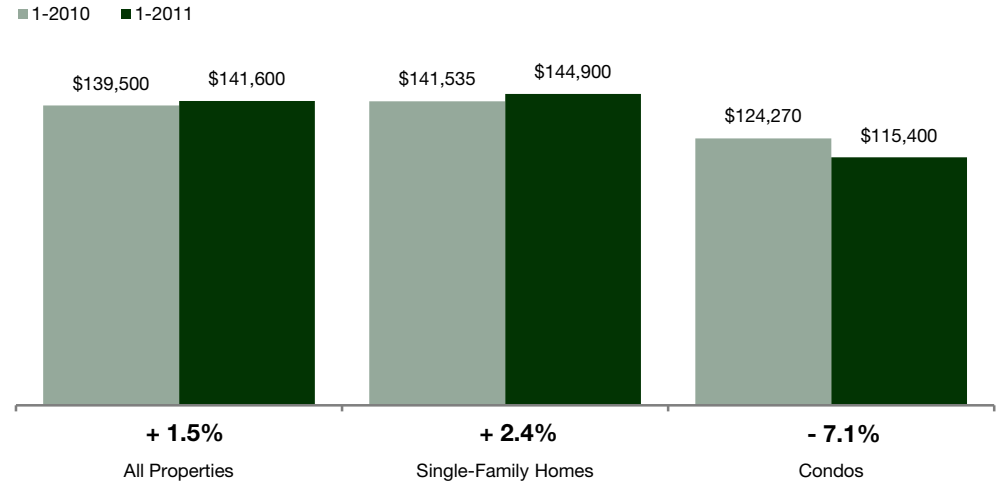
The median sales price for all closed sales in a given month. Sold properties only. Does not account for seller concessions. Based on a rolling 12-month average.



By Bedroom Count



By Property Type



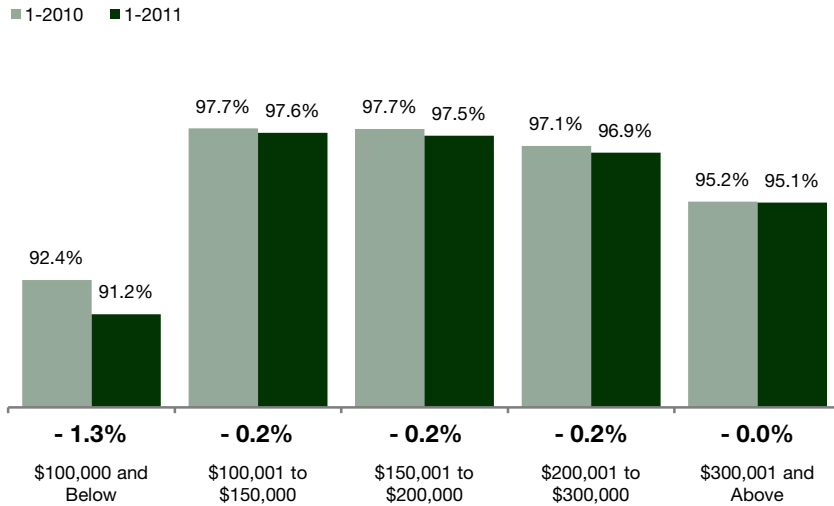
By Bedroom Count	All Properties			Single-Family Homes			Condos		
	1-2010	1-2011	Change	1-2010	1-2011	Change	1-2010	1-2011	Change
2 Bedrooms or Less	\$104,825	\$98,250	- 6.3%	\$91,500	\$90,000	- 1.6%	\$112,250	\$102,700	- 8.5%
3 Bedrooms	\$126,330	\$127,000	+ 0.5%	\$125,000	\$126,000	+ 0.8%	\$147,565	\$145,900	- 1.1%
4 Bedrooms or More	\$189,500	\$195,000	+ 2.9%	\$189,000	\$195,000	+ 3.2%	\$243,000	\$250,000	+ 2.9%
All Bedroom Counts	\$139,500	\$141,600	+ 1.5%	\$141,535	\$144,900	+ 2.4%	\$124,270	\$115,400	- 7.1%

Percent of List Price Received

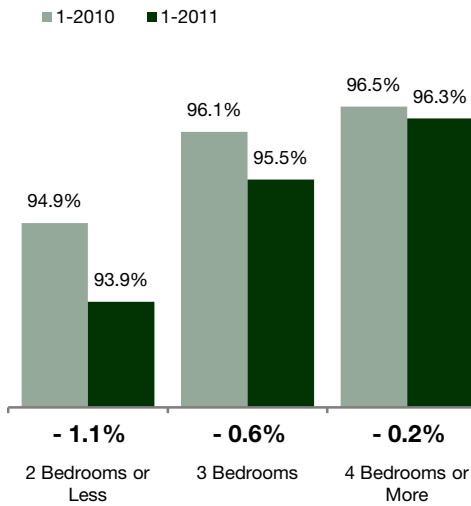


The average percentage found when dividing a property's sales price by the list price.
Sold properties only. Does not account for seller concessions. Based on a rolling 12-month average.

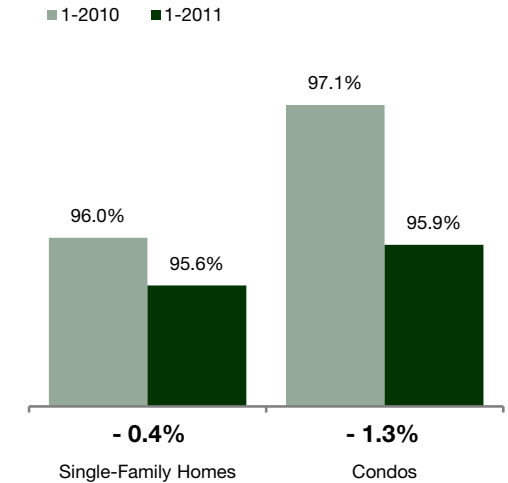
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	1-2010	1-2011	Change
\$100,000 and Below	92.4%	91.2%	- 1.3%
\$100,001 to \$150,000	97.7%	97.6%	- 0.2%
\$150,001 to \$200,000	97.7%	97.5%	- 0.2%
\$200,001 to \$300,000	97.1%	96.9%	- 0.2%
\$300,001 and Above	95.2%	95.1%	- 0.0%
All Price Ranges	96.1%	95.6%	- 0.5%

Single-Family Homes

1-2010	1-2011	Change
92.2%	90.9%	- 1.3%
97.7%	97.5%	- 0.1%
97.5%	97.5%	- 0.0%
96.9%	96.7%	- 0.1%
95.2%	95.1%	- 0.1%
96.0%	95.6%	- 0.4%

Condos

1-2010	1-2011	Change
94.2%	93.1%	- 1.1%
98.0%	97.7%	- 0.3%
99.8%	96.8%	- 3.0%
99.7%	98.9%	- 0.8%
95.4%	97.3%	+ 2.0%
97.1%	95.9%	- 1.3%

By Bedroom Count

1-2010	1-2011	Change
94.9%	93.9%	- 1.1%
96.1%	95.5%	- 0.6%
96.5%	96.3%	- 0.2%
96.1%	95.6%	- 0.5%

1-2010	1-2011	Change
92.1%	91.6%	- 0.5%
96.0%	95.5%	- 0.5%
96.4%	96.3%	- 0.2%
96.0%	95.6%	- 0.4%

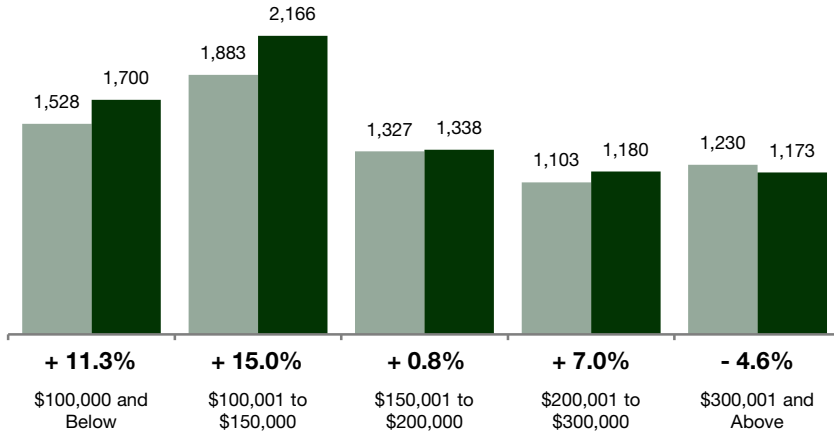
Inventory of Homes for Sale

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



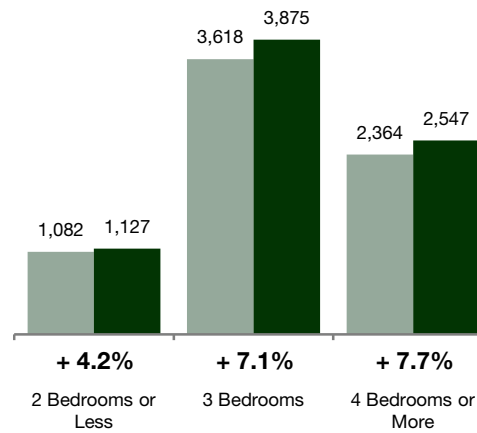
By Price Range

■ 1-2010 ■ 1-2011



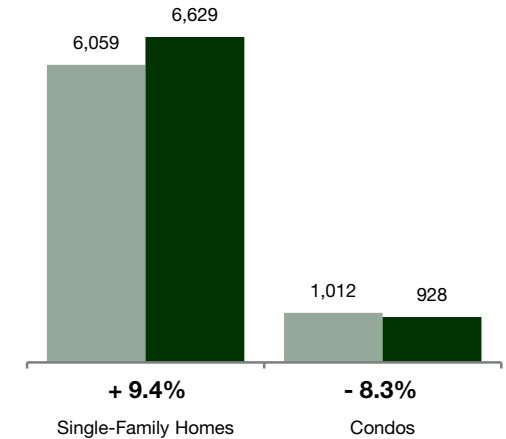
By Bedroom Count

■ 1-2010 ■ 1-2011



By Property Type

■ 1-2010 ■ 1-2011



All Properties

By Price Range	1-2010	1-2011	Change
\$100,000 and Below	1,528	1,700	+ 11.3%
\$100,001 to \$150,000	1,883	2,166	+ 15.0%
\$150,001 to \$200,000	1,327	1,338	+ 0.8%
\$200,001 to \$300,000	1,103	1,180	+ 7.0%
\$300,001 and Above	1,230	1,173	- 4.6%
All Price Ranges	7,071	7,557	+ 6.9%

Single-Family Homes

1-2010	1-2011	Change	1-2010	1-2011	Change
1,144	1,327	+ 16.0%	384	373	- 2.9%
1,618	1,902	+ 17.6%	265	264	- 0.4%
1,174	1,208	+ 2.9%	153	130	- 15.0%
950	1,081	+ 13.8%	153	99	- 35.3%
1,173	1,111	- 5.3%	57	62	+ 8.8%
6,059	6,629	+ 9.4%	1,012	928	- 8.3%

Condos

By Bedroom Count	1-2010	1-2011	Change
2 Bedrooms or Less	1,082	1,127	+ 4.2%
3 Bedrooms	3,618	3,875	+ 7.1%
4 Bedrooms or More	2,364	2,547	+ 7.7%
All Bedroom Counts	7,071	7,557	+ 6.9%

1-2010	1-2011	Change	1-2010	1-2011	Change
425	473	+ 11.3%	657	654	- 0.5%
3,289	3,630	+ 10.4%	329	245	- 25.5%
2,340	2,521	+ 7.7%	24	26	+ 8.3%
6,059	6,629	+ 9.4%	1,012	928	- 8.3%

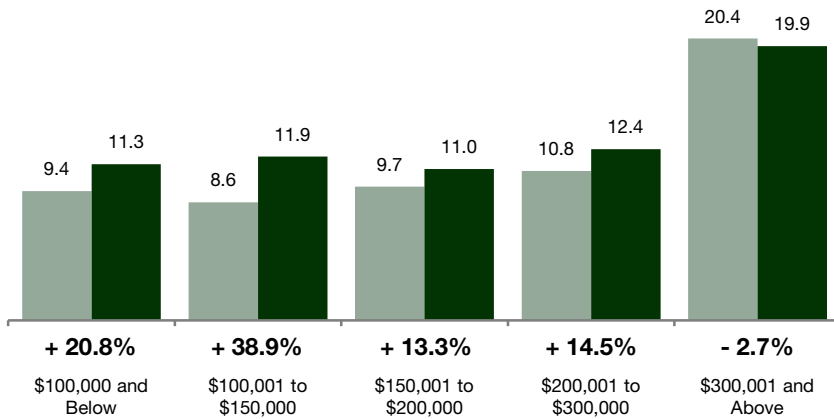
Months Supply of Inventory

Compares the number of active listings available to the average monthly pending sales. Based on one month of activity.



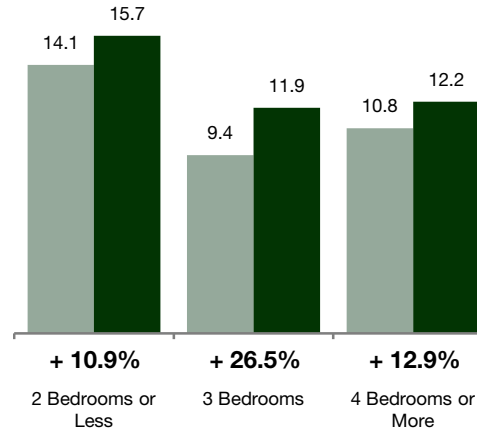
By Price Range

■ 1-2010 ■ 1-2011



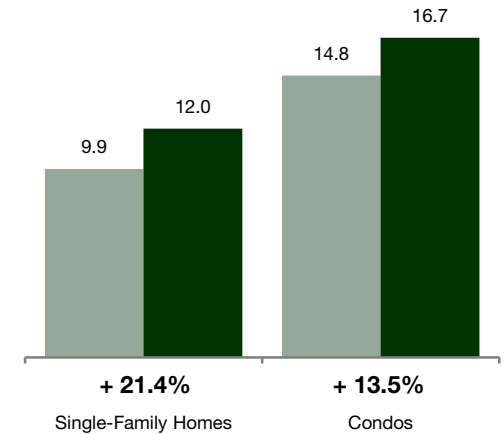
By Bedroom Count

■ 1-2010 ■ 1-2011



By Property Type

■ 1-2010 ■ 1-2011



All Properties

By Price Range

	1-2010	1-2011	Change
\$100,000 and Below	9.4	11.3	+ 20.8%
\$100,001 to \$150,000	8.6	11.9	+ 38.9%
\$150,001 to \$200,000	9.7	11.0	+ 13.3%
\$200,001 to \$300,000	10.8	12.4	+ 14.5%
\$300,001 and Above	20.4	19.9	- 2.7%
All Price Ranges	10.4	12.4	+ 19.8%

Single-Family Homes

	1-2010	1-2011	Change
2 Bedrooms or Less	8.2	10.3	+ 25.8%
3 Bedrooms	8.3	11.6	+ 40.3%
4 Bedrooms or More	9.3	10.6	+ 13.8%
All Bedroom Counts	10.2	12.2	+ 19.7%
Single-Family Homes	19.9	19.3	- 3.2%
All Single-Family Homes	9.9	12.0	+ 21.4%

Condos

	1-2010	1-2011	Change
Condos	16.9	17.9	+ 6.1%
All Condo Counts	10.7	14.3	+ 32.8%
Condos	13.7	16.1	+ 17.4%
Condos	17.7	15.0	- 14.8%
Condos	32.1	36.5	+ 13.7%
All Condo Counts	14.8	16.7	+ 13.5%

By Bedroom Count

	1-2010	1-2011	Change
2 Bedrooms or Less	14.1	15.7	+ 10.9%
3 Bedrooms	9.4	11.9	+ 26.5%
4 Bedrooms or More	10.8	12.2	+ 12.9%
All Bedroom Counts	10.4	12.4	+ 19.8%

	1-2010	1-2011	Change
2 Bedrooms or Less	13.5	13.7	+ 1.6%
3 Bedrooms	9.0	11.7	+ 29.6%
4 Bedrooms or More	10.7	12.1	+ 12.7%
All Single-Family Homes	9.9	12.0	+ 21.4%