

Market Overview

A Monthly Indicator from the Collin County Association of REALTORS®



January 2008

		2007	2006	Percent Change	5-Year Average	Three Month Forecast	2007 Year-to-Date	2006 Year-to-Date	Percent Change	5-Year Year-to-Date Average	
New Listings	Nov	4,960	5,574	-11.0%	NA	↓	78,370	81,647	-4.0%	NA	
	Dec	3,764	4,422	-14.9%	NA		82,134	86,069	-4.6%	NA	
	Jan	6,369	7,229	-11.9%	NA		6,369	7,229	-11.9%	NA	
Listings Under Contract	Nov	2,903	3,283	-11.6%	NA	↓	43,935	47,096	-6.7%	NA	
	Dec	3,060	2,861	7.0%	NA		46,995	49,957	-5.9%	NA	
	Jan	3,192	3,595	-11.2%	NA		3,192	3,595	-11.2%	NA	
Closed Sales	Nov	2,772	3,441	-19.4%	NA	↓	40,950	45,493	-10.0%	NA	
	Dec	2,495	3,582	-30.3%	NA		43,445	49,075	-11.5%	NA	
	Jan	2,096	2,587	-19.0%	NA		2,096	2,587	-19.0%	NA	
Days on Market Until Sale	Nov	84	72	17.5%	80	↑	73	68	7.0%	74	
	Dec	87	76	15.2%	84		73	68	7.3%	75	
	Jan	90	81	12.0%	89		90	81	12.0%	89	
Median Sales Price	Nov	\$177,000	\$171,000	3.5%	\$167,747	↔	--	--	--	--	
	Dec	\$171,000	\$174,500	-2.0%	\$166,687		--	--	--	--	
	Jan	\$170,000	\$167,000	1.8%	\$161,400		--	--	--	--	
Average Sales Price	Nov	\$250,547	\$231,980	8.0%	\$225,848	↔	\$248,065	\$232,340	6.8%	\$224,213	
	Dec	\$248,147	\$238,518	4.0%	\$228,711		\$248,070	\$232,791	6.6%	\$224,553	
	Jan	\$234,854	\$234,014	0.4%	\$219,968		\$234,854	\$234,014	0.4%	\$219,968	
Total Active Listings Available	Nov	21,629	NA	--	--	↓	--	--	--	--	
	Dec	19,993	NA	--	--		--	--	--	--	--
	Jan	19,661	NA	--	--		19,661	NA	--	--	--
Percent of Original List Price	Nov	93.0%	95.1%	-2.2%	94.9%	↓	94.9%	95.4%	-0.5%	95.0%	
	Dec	93.0%	95.0%	-2.1%	94.8%		94.8%	95.1%	-0.4%	94.9%	
	Jan	92.4%	94.8%	-2.5%	94.6%		94.6%	95.2%	-0.6%	92.4%	
Mortgage Rates	Dec	6.3	6.2	1.6%	6.2	↔	--	--	--	--	
	Jan	6.5	6.3	3.2%	6.2		--	--	--	--	
	Feb	6.2	6.5	-4.6%	0.0		--	--	--	--	
Housing Affordability Index	Dec	133	137	-2.9%	139	↔	--	--	--	--	
	Jan	135	134	0.7%	140		--	--	--	--	
	Feb	139	138	0.7%	145		--	--	--	--	
Months Supply of Inventory	Dec	5.6	NA	--	--	↔	--	--	--	--	
	Jan	5.2	NA	--	--		--	--	--	--	
	Feb	5.2	NA	--	--		5.2	NA	--	--	