

Market Overview

A Monthly Indicator from the Collin County Association of REALTORS®



May 2008

		2008	2007	Percent Change	5-Year Average	Three Month Forecast	2008 Year-to-Date	2007 Year-to-Date	Percent Change	5-Year Year-to-Date Average
New Listings	Mar	6,705	8,708	-23.0%	NA	↑	19,472	22,807	-14.6%	NA
	Apr	6,878	8,508	-19.2%	NA		26,350	31,314	-15.9%	NA
	May	6,663	8,234	-19.1%	NA		33,013	39,548	-16.5%	NA
Listings Under Contract	Mar	4,012	4,529	-11.4%	NA	↑	10,967	12,096	-9.3%	NA
	Apr	4,286	4,621	-7.2%	NA		15,253	16,717	-8.8%	NA
	May	4,165	4,855	-14.2%	NA		19,418	21,572	-10.0%	NA
Closed Sales	Mar	3,100	4,286	-27.7%	NA	↑	7,764	9,974	-22.2%	NA
	Apr	3,243	3,975	-18.4%	NA		11,007	13,949	-21.1%	NA
	May	3,682	4,713	-21.9%	NA		14,689	18,662	-21.3%	NA
Days on Market Until Sale	Mar	89	76	17.3%	84	↓	90	79	14.1%	86
	Apr	80	68	17.2%	77		87	76	14.7%	83
	May	82	66	23.6%	75		85	73	16.8%	81
Median Sales Price	Mar	\$180,000	\$175,000	2.9%	\$169,688	↑				
	Apr	\$179,550	\$180,000	-0.2%	\$171,010		--	--	--	--
	May	\$180,000	\$179,948	0.0%	\$173,070					
Average Sales Price	Mar	\$248,328	\$245,581	1.1%	\$231,183	↑	\$242,300	\$238,411	1.6%	\$225,835
	Apr	\$255,053	\$251,515	1.4%	\$233,862		\$246,058	\$242,145	1.6%	\$228,212
	May	\$252,046	\$253,584	-0.6%	\$236,651		\$247,559	\$245,034	1.0%	\$230,344
Total Active Listings Available	Mar	21,381	NA	--	--	↑				
	Apr	22,899	NA	--	--		--	--	--	--
	May	22,601	NA	--	--					
Percent of Original List Price	Mar	93.5%	95.4%	-2.0%	95.3%	↔	93.1%	95.2%	-2.3%	95.1%
	Apr	94.2%	95.7%	-1.6%	95.8%		93.4%	95.4%	-2.1%	95.3%
	May	94.4%	95.8%	-1.4%	95.9%		93.7%	95.5%	-1.9%	95.4%
Mortgage Rates	Apr	6.5	6.3	3.2%	6.3	↔				
	May	6.6	6.4	3.1%	6.4		--	--	--	--
	Jun	6.7	6.5	3.1%	6.4					
Housing Affordability Index	Apr	135	135	0.0%	139	↔				
	May	134	130	3.1%	136		--	--	--	--
	Jun	133	129	3.1%	135					
Months Supply of Inventory	Apr	6.3	NA	--	--	↑				
	May	6.6	NA	--	--		--	--	--	--
	Jun	6.7	NA	--	--					