

# Market Overview

A Monthly Indicator from the Collin County Association of REALTORS®



## October 2007

		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
<b>New Listings</b>	Aug	6,899	7,797	-11.5%	NA	↓	61,542	62,632	-1.7%	NA
	Sep	5,652	6,803	-16.9%	NA		67,194	69,435	-3.2%	NA
	<b>Oct</b>	<b>6,216</b>	<b>6,638</b>	<b>-6.4%</b>	<b>NA</b>		<b>73,410</b>	<b>76,073</b>	<b>-3.5%</b>	<b>NA</b>
<b>Listings Under Contract</b>	Aug	3,837	4,340	-11.6%	NA	↓	34,438	36,486	-5.6%	NA
	Sep	3,111	3,588	-13.3%	NA		37,549	40,074	-6.3%	NA
	<b>Oct</b>	<b>3,483</b>	<b>3,739</b>	<b>-6.8%</b>	<b>NA</b>		<b>41,032</b>	<b>43,813</b>	<b>-6.3%</b>	<b>NA</b>
<b>Closed Sales</b>	Aug	4,454	4,837	-7.9%	NA	↓	32,442	34,556	-6.1%	NA
	Sep	2,813	3,750	-25.0%	NA		35,255	38,306	-8.0%	NA
	<b>Oct</b>	<b>2,923</b>	<b>3,746</b>	<b>-22.0%</b>	<b>NA</b>		<b>38,178</b>	<b>42,052</b>	<b>-9.2%</b>	<b>NA</b>
<b>Days on Market Until Sale</b>	Aug	70	64	9.3%	67	↑	71	67	5.7%	74
	Sep	73	68	8.3%	71		71	67	5.9%	74
	<b>Oct</b>	<b>78</b>	<b>70</b>	<b>11.1%</b>	<b>74</b>		<b>72</b>	<b>68</b>	<b>6.3%</b>	<b>74</b>
<b>Median Sales Price</b>	Aug	\$187,000	\$173,900	7.5%	\$172,258	↔	--	--	--	--
	Sep	\$178,010	\$166,098	7.2%	\$166,422		--	--	--	--
	<b>Oct</b>	<b>\$175,000</b>	<b>\$168,000</b>	<b>4.2%</b>	<b>\$165,488</b>		--	--	--	--
<b>Average Sales Price</b>	Aug	\$256,146	\$236,913	8.1%	\$228,764	↔	\$248,721	\$234,167	6.2%	\$224,678
	Sep	\$242,620	\$220,122	10.2%	\$219,943		\$248,234	\$232,792	6.6%	\$224,239
	<b>Oct</b>	<b>\$243,666</b>	<b>\$228,047</b>	<b>6.8%</b>	<b>\$222,492</b>		<b>\$247,885</b>	<b>\$232,369</b>	<b>6.7%</b>	<b>\$224,098</b>
<b>Total Active Listings Available</b>	Aug	NA	NA	--	--	↓	--	--	--	--
	Sep	22,896	NA	--	--		--	--	--	--
	<b>Oct</b>	<b>23,212</b>	<b>NA</b>	--	--		--	--	--	--
<b>Percent of Original List Price</b>	Aug	95.0%	95.9%	-0.9%	95.7%	↓	95.7%	95.9%	-0.2%	95.4%
	Sep	94.3%	95.7%	-1.4%	95.4%		95.4%	95.6%	-0.3%	95.3%
	<b>Oct</b>	<b>93.6%</b>	<b>95.6%</b>	<b>-2.1%</b>	<b>95.2%</b>		<b>95.2%</b>	<b>95.6%</b>	<b>-0.4%</b>	<b>95.2%</b>
<b>Mortgage Rates</b>	Sep	6.9	6.5	6.3%	6.3	↔	--	--	--	--
	Oct	6.8	6.5	5.1%	6.3		--	--	--	--
	<b>Nov</b>	<b>6.6</b>	<b>6.0</b>	<b>10.0%</b>	<b>6.2</b>		--	--	--	--
<b>Housing Affordability Index</b>	Sep	121	132	-8.3%	135	↔	--	--	--	--
	Oct	127	137	-7.3%	139		--	--	--	--
	<b>Nov</b>	<b>131</b>	<b>142</b>	<b>-7.7%</b>	<b>141</b>		--	--	--	--
<b>Months Supply of Inventory</b>	Sep	NA	NA	--	--	↔	--	--	--	--
	Oct	5.9	NA	--	--		--	--	--	--
	<b>Nov</b>	<b>6.1</b>	<b>NA</b>	--	--		--	--	--	--