

Market Overview

A Monthly Indicator from the Collin County Association of REALTORS®



November 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	
New Listings	Sep	5,652	6,803	-16.9%	NA	↓	67,194	69,435	-3.2%	NA	
	Oct	6,216	6,638	-6.4%	NA		73,410	76,073	-3.5%	NA	
	Nov	4,960	5,574	-11.0%	NA		78,370	81,647	-4.0%	NA	
Listings Under Contract	Sep	3,111	3,588	-13.3%	NA	↓	37,549	40,074	-6.3%	NA	
	Oct	3,483	3,739	-6.8%	NA		41,032	43,813	-6.3%	NA	
	Nov	2,903	3,283	-11.6%	NA		43,935	47,096	-6.7%	NA	
Closed Sales	Sep	2,813	3,750	-25.0%	NA	↓	35,255	38,306	-8.0%	NA	
	Oct	2,923	3,746	-22.0%	NA		38,178	42,052	-9.2%	NA	
	Nov	2,772	3,441	-19.4%	NA		40,950	45,493	-10.0%	NA	
Days on Market Until Sale	Sep	73	68	8.3%	71	↑	71	67	5.9%	74	
	Oct	78	70	11.1%	74		72	68	6.3%	74	
	Nov	84	72	17.5%	80		73	68	7.0%	74	
Median Sales Price	Sep	\$178,010	\$166,098	7.2%	\$166,422	↔	--	--	--	--	
	Oct	\$175,000	\$168,000	4.2%	\$165,488		--	--	--	--	
	Nov	\$177,000	\$171,000	3.5%	\$167,747		--	--	--	--	
Average Sales Price	Sep	\$242,620	\$220,122	10.2%	\$219,943	↔	\$248,234	\$232,792	6.6%	\$224,239	
	Oct	\$243,666	\$228,047	6.8%	\$222,492		\$247,885	\$232,369	6.7%	\$224,098	
	Nov	\$250,547	\$231,980	8.0%	\$225,848		\$248,065	\$232,340	6.8%	\$224,213	
Total Active Listings Available	Sep	22,896	NA	--	--	↓	--	--	--	--	
	Oct	23,212	NA	--	--		--	--	--	--	--
	Nov	21,629	NA	--	--		--	--	--	--	--
Percent of Original List Price	Sep	94.3%	95.7%	-1.4%	95.4%	↓	95.4%	95.6%	-0.3%	95.3%	
	Oct	93.6%	95.6%	-2.1%	95.2%		95.2%	95.6%	-0.4%	95.2%	
	Nov	93.0%	95.1%	-2.2%	94.9%		94.9%	95.4%	-0.5%	95.0%	
Mortgage Rates	Oct	6.8	6.5	5.1%	6.3	↔	--	--	--	--	
	Nov	6.6	6.0	10.0%	6.2		--	--	--	--	
	Dec	6.3	6.2	1.6%	0.0		--	--	--	--	
Housing Affordability Index	Oct	127	137	-7.3%	139	↔	--	--	--	--	
	Nov	131	142	-7.7%	141		--	--	--	--	
	Dec	133	137	-2.9%	139		--	--	--	--	
Months Supply of Inventory	Oct	5.9	NA	--	--	↔	--	--	--	--	
	Nov	6.1	NA	--	--		--	--	--	--	
	Dec	5.6	NA	--	--		--	--	--	--	