

Market Overview

A Monthly Indicator from the Collin County Association of REALTORS®



December 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	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
	Dec	3,764	4,422	-14.9%	NA		82,134	86,069	-4.6%	NA
Listings Under Contract	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
	Dec	2,342	2,861	-18.1%	NA		46,277	49,957	-7.4%	NA
Closed Sales	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
	Dec	2,495	3,582	-30.3%	NA		43,445	49,075	-11.5%	NA
Days on Market Until Sale	Oct	78	70	11.1%	74	↑	72	68	6.3%	74
	Nov	84	72	17.5%	80		73	68	7.0%	74
	Dec	87	76	15.2%	84		73	68	7.3%	75
Median Sales Price	Oct	\$175,000	\$168,000	4.2%	\$165,488	↔	--	--	--	--
	Nov	\$177,000	\$171,000	3.5%	\$167,747		--	--	--	--
	Dec	\$171,000	\$174,500	-2.0%	\$166,687		--	--	--	--
Average Sales Price	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
	Dec	\$248,147	\$238,518	4.0%	\$228,711		\$248,070	\$232,791	6.6%	\$224,553
Total Active Listings Available	Oct	23,212	NA	--	--	↓	--	--	--	--
	Nov	21,629	NA	--	--		--	--	--	--
	Dec	19,993	NA	--	--		--	--	--	--
Percent of Original List Price	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%
	Dec	93.0%	95.0%	-2.1%	94.8%		94.8%	95.1%	-0.4%	94.9%
Mortgage Rates	Nov	6.6	6.0	10.0%	6.2	↔	--	--	--	--
	Dec	6.3	6.2	1.6%	6.2		--	--	--	--
	Jan	6.5	6.3	3.2%	6.2		--	--	--	--
Housing Affordability Index	Nov	131	142	-7.7%	141	↔	--	--	--	--
	Dec	133	137	-2.9%	139		--	--	--	--
	Jan	135	134	0.7%	140		--	--	--	--
Months Supply of Inventory	Nov	6.1	NA	--	--	↔	--	--	--	--
	Dec	5.6	NA	--	--		--	--	--	--
	Jan	5.2	NA	--	--		--	--	--	--