



CRIS MLS

Monthly Indicators

December 2010

A research tool provided by the **CRIS-MLS**
Brought to you by the unique data-sharing traditions of the REALTOR® community



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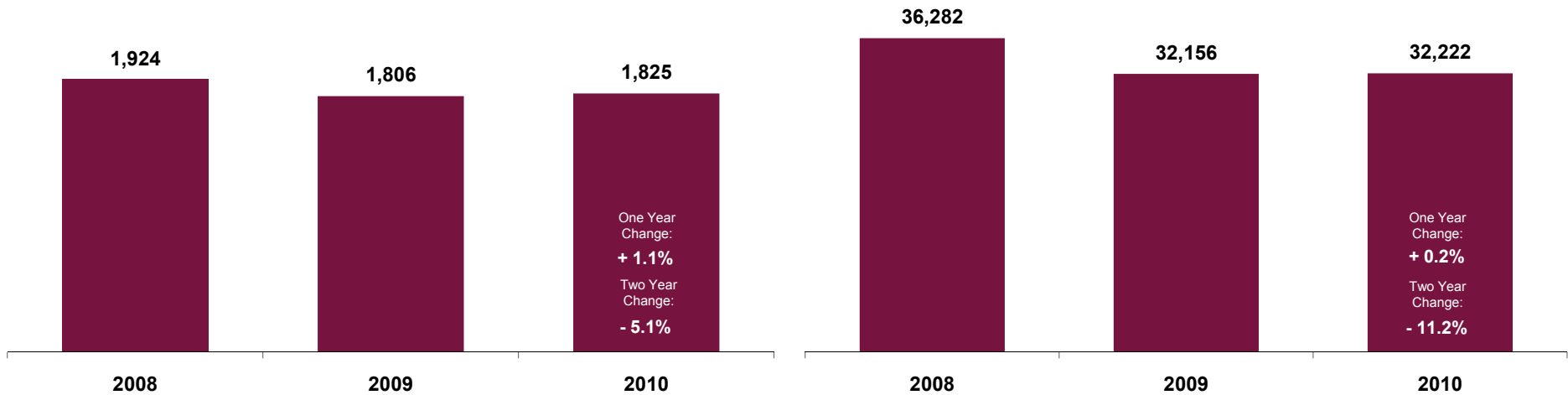
New Listings

A Monthly Indicator from the CRIS-MLS

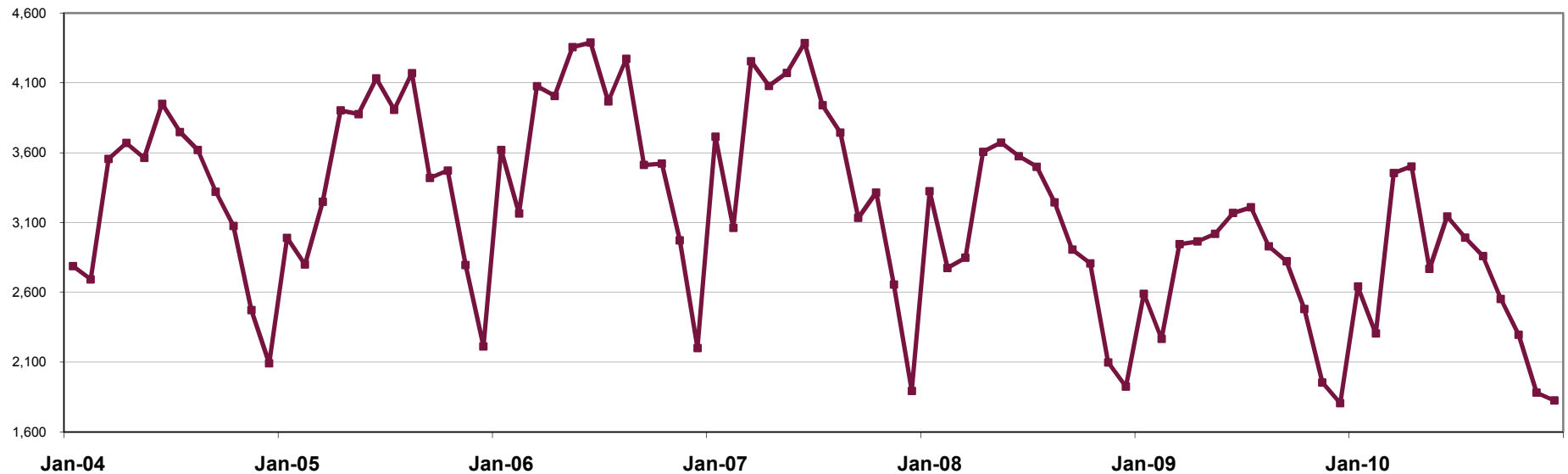


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Year to Date



Historical New Listings



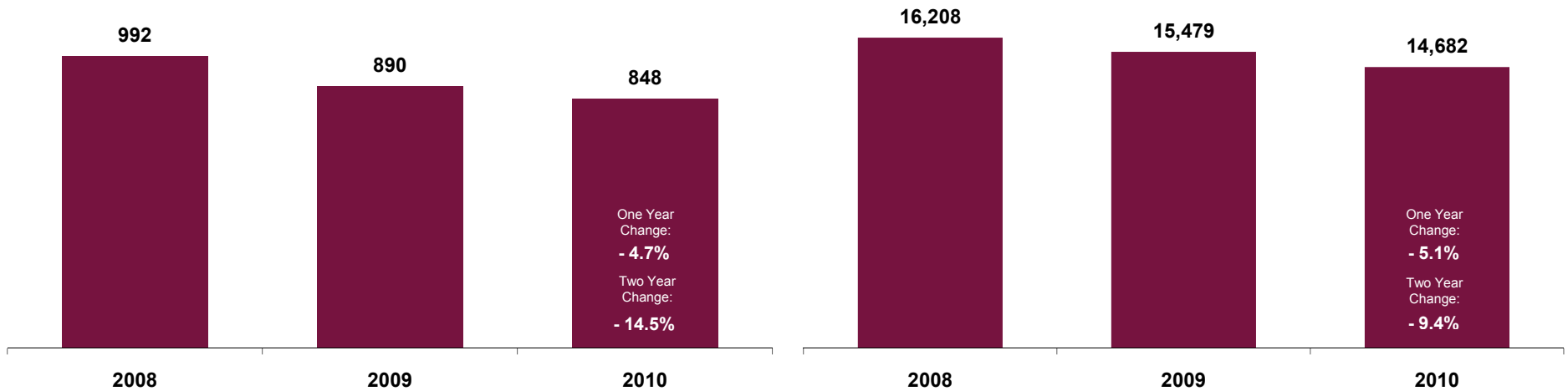
Pending Sales

A Monthly Indicator from the CRIS-MLS

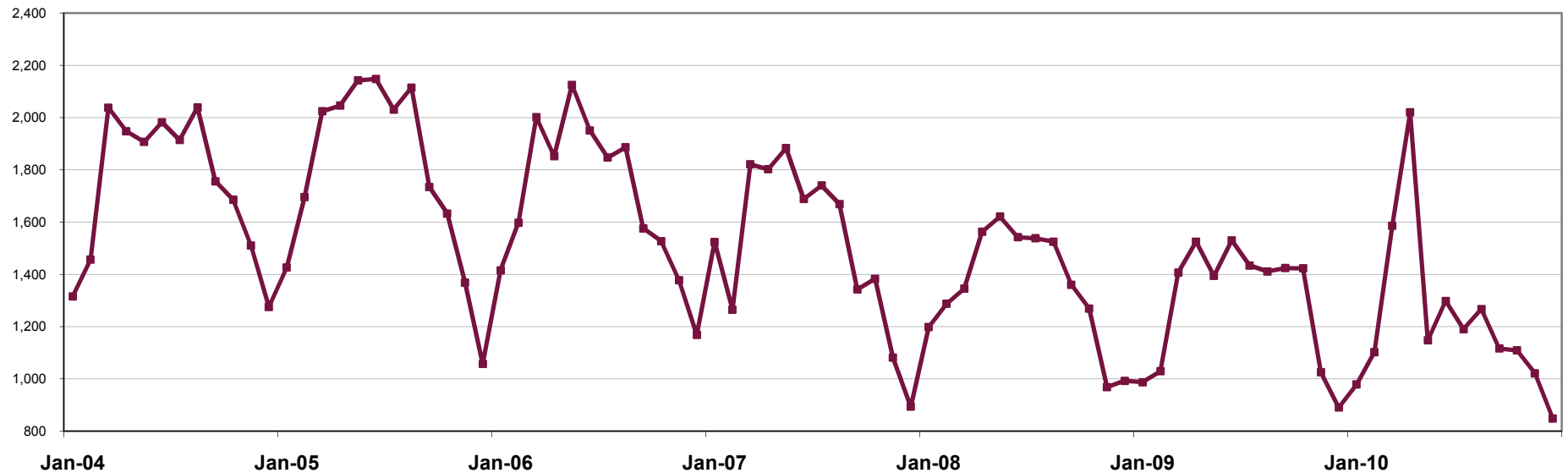


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Historical Pending Sales

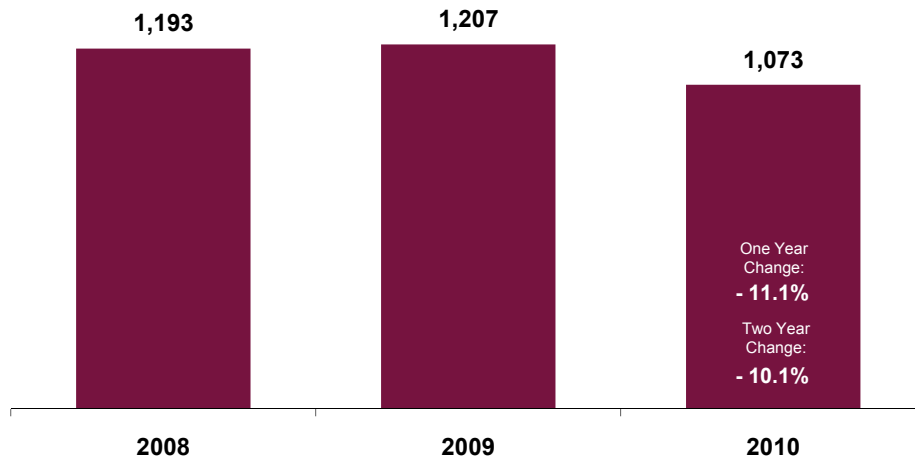


Closed Sales

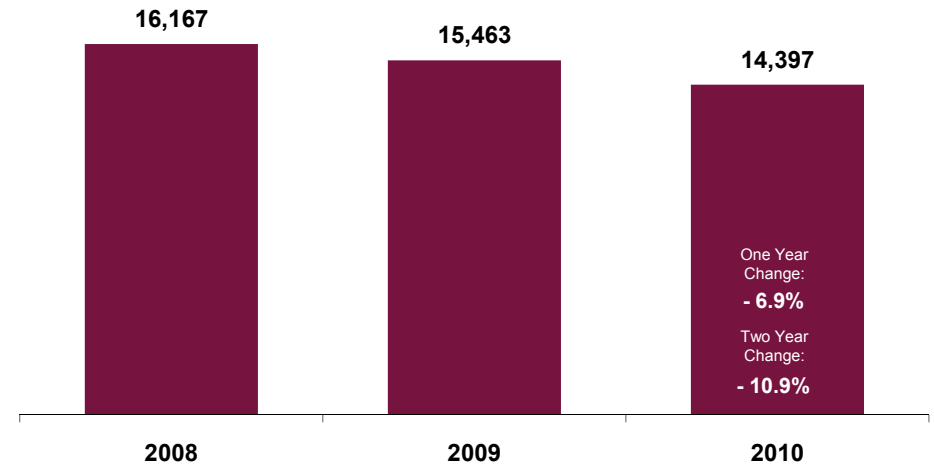
A Monthly Indicator from the CRIS-MLS



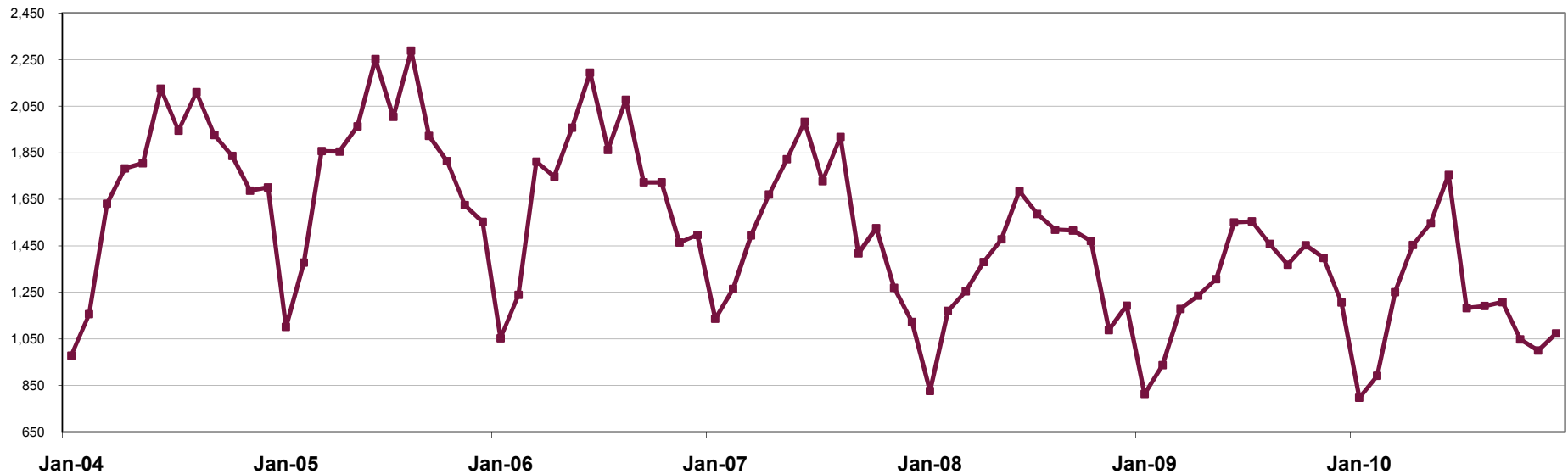
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Historical Closed Sales



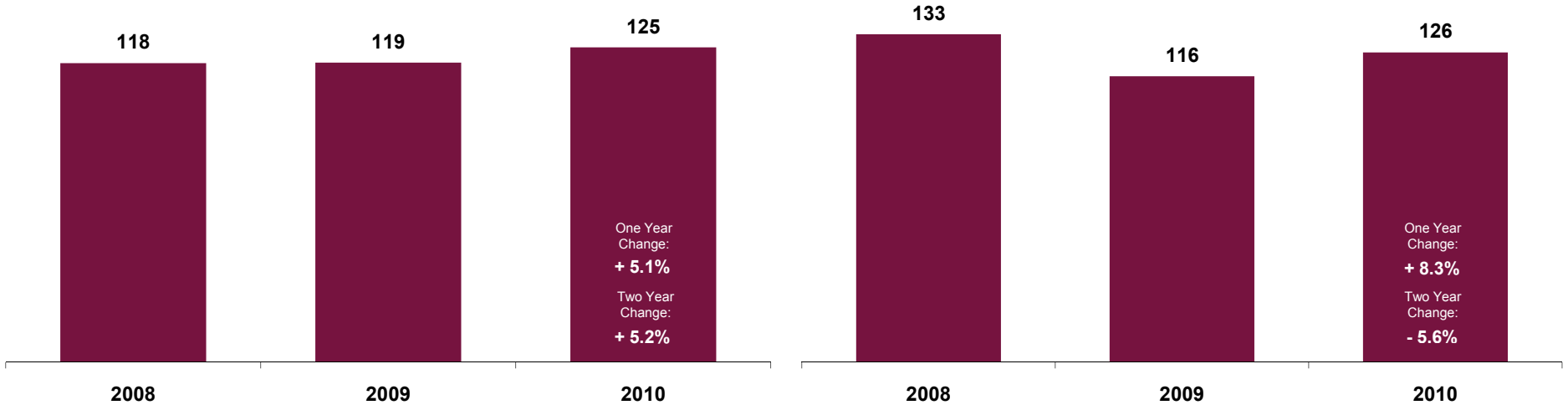
Days on Market Until Sale

A Monthly Indicator from the CRIS-MLS

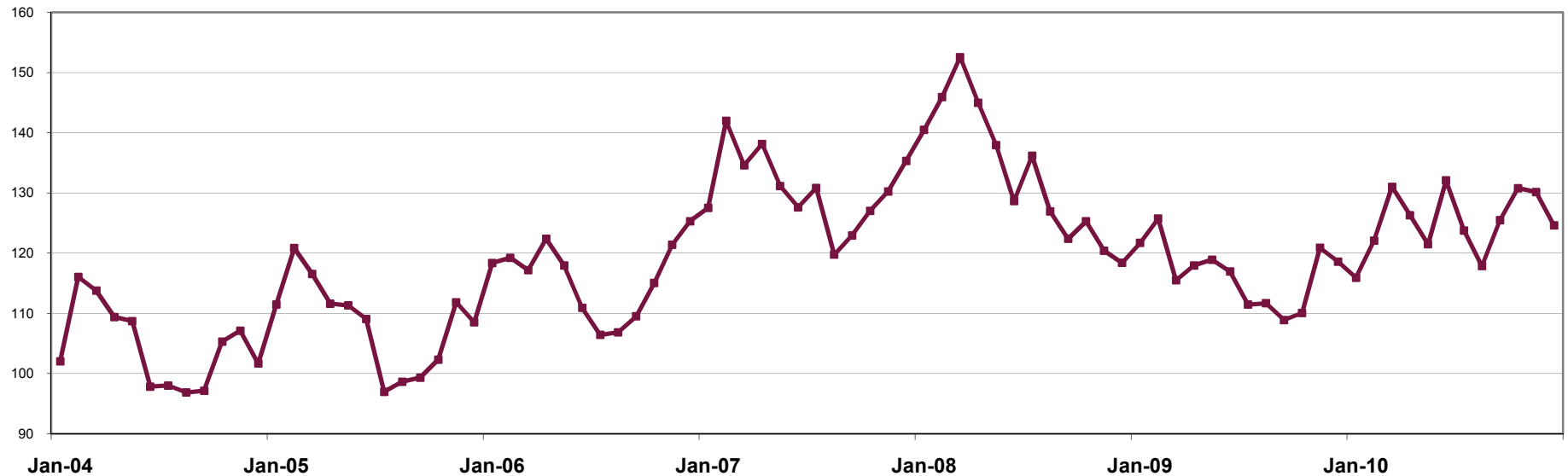


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Historical Days on Market Until Sale



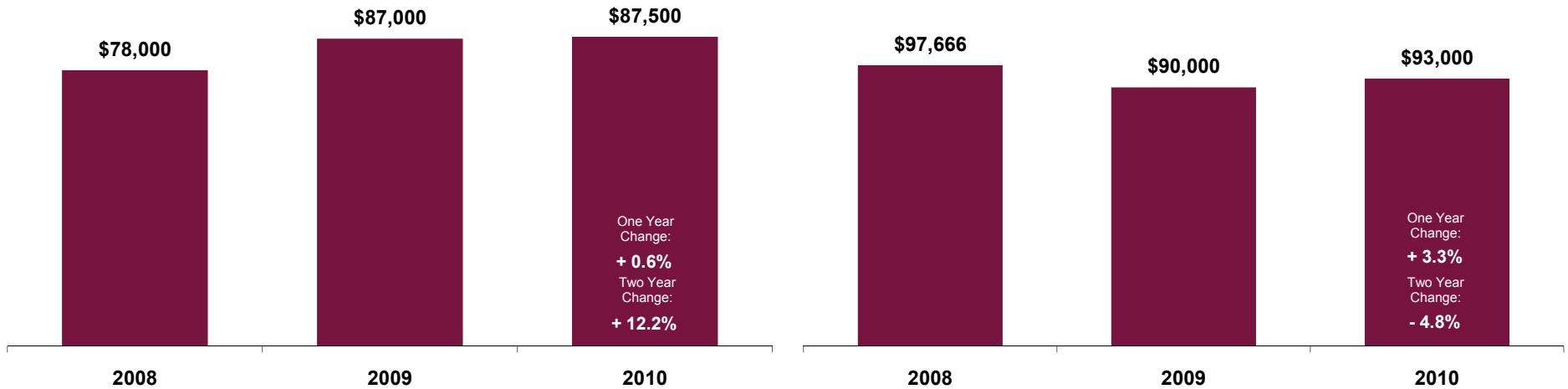
Median Sales Price

A Monthly Indicator from the CRIS-MLS

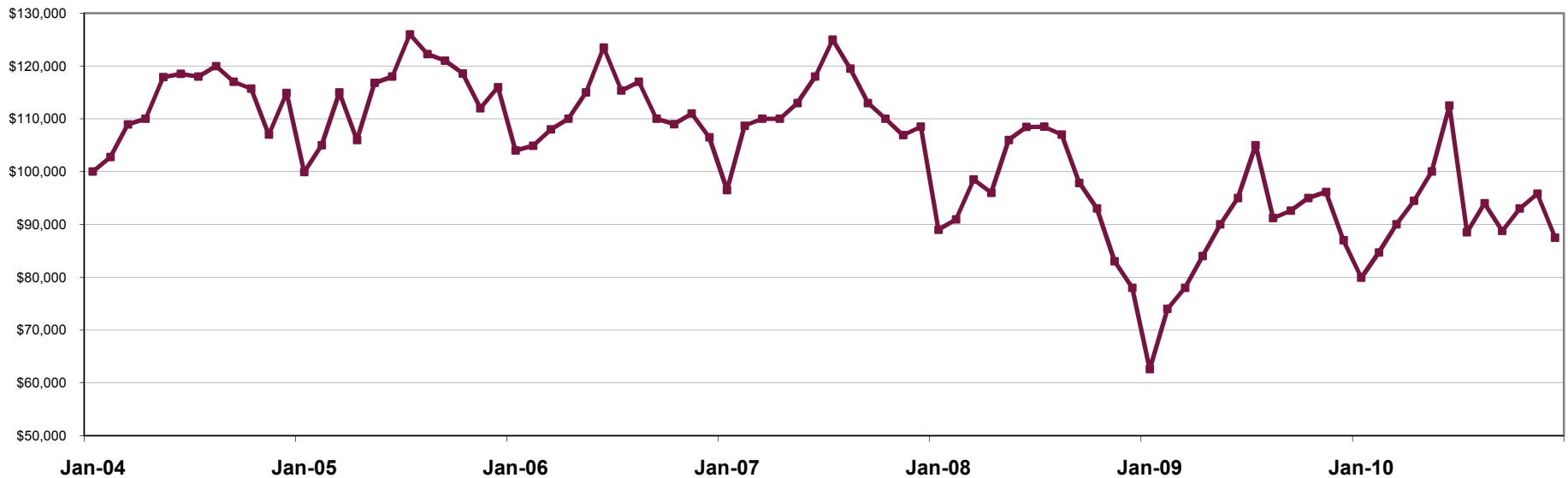


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Historical Median Sales Price



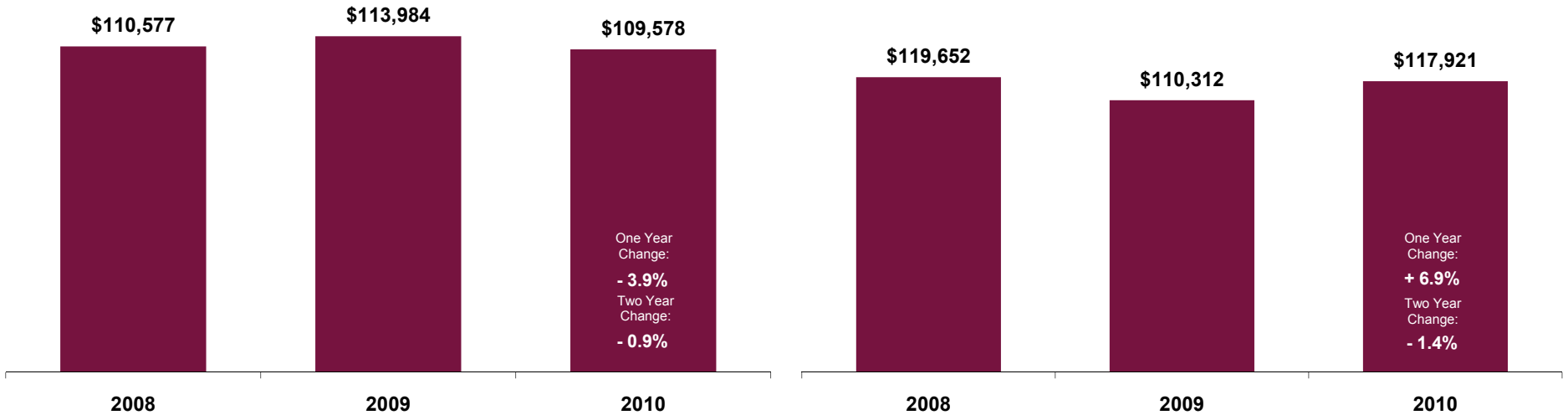
Average Sales Price

A Monthly Indicator from the CRIS-MLS

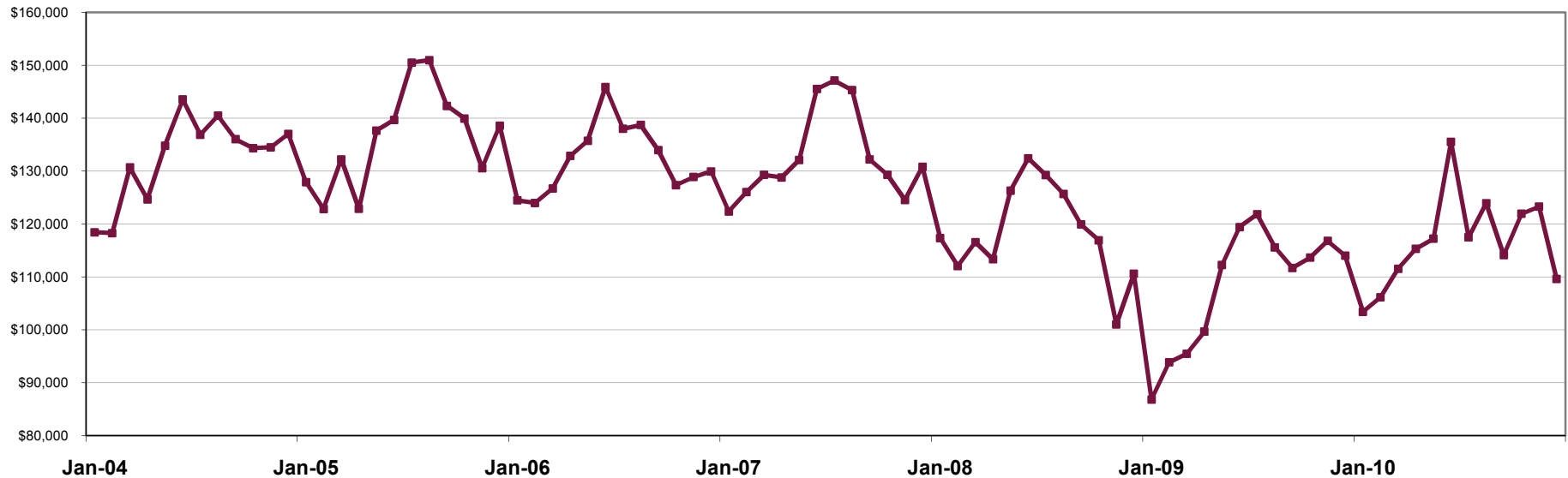


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Historical Average Sales Price



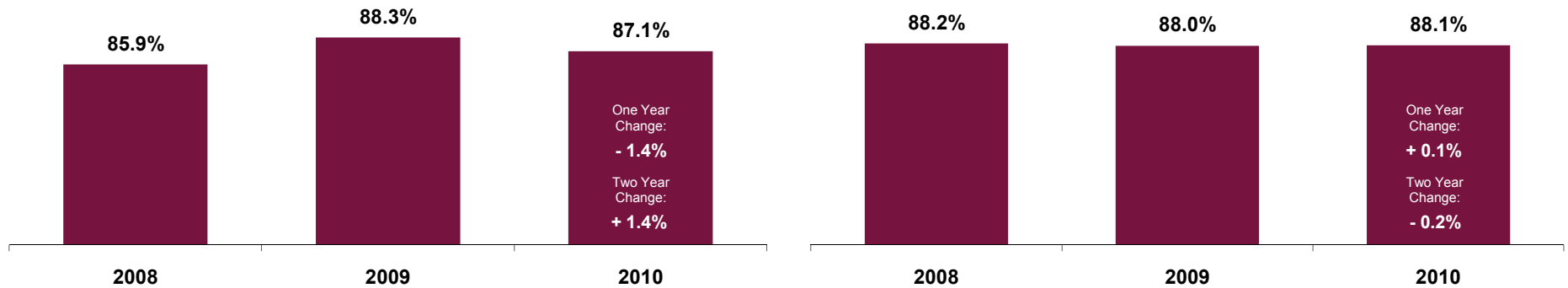
Percent of Original List Price Received at Sale

A Monthly Indicator from the CRIS-MLS

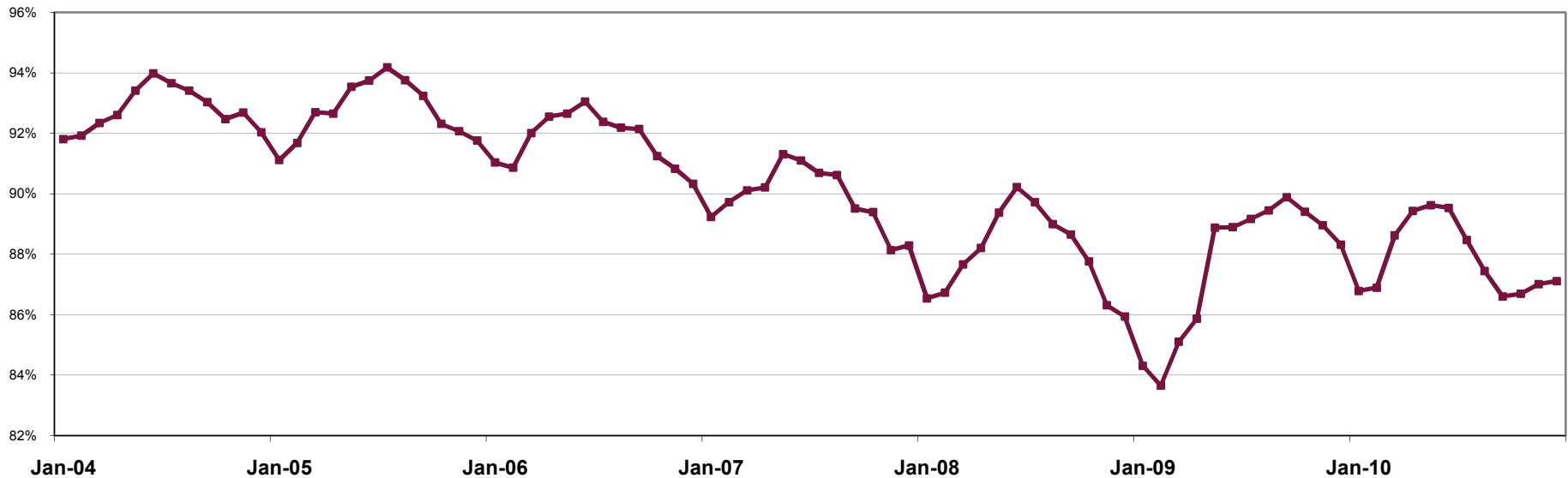


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Historical Percent of Original List Price Received



Housing Affordability Index

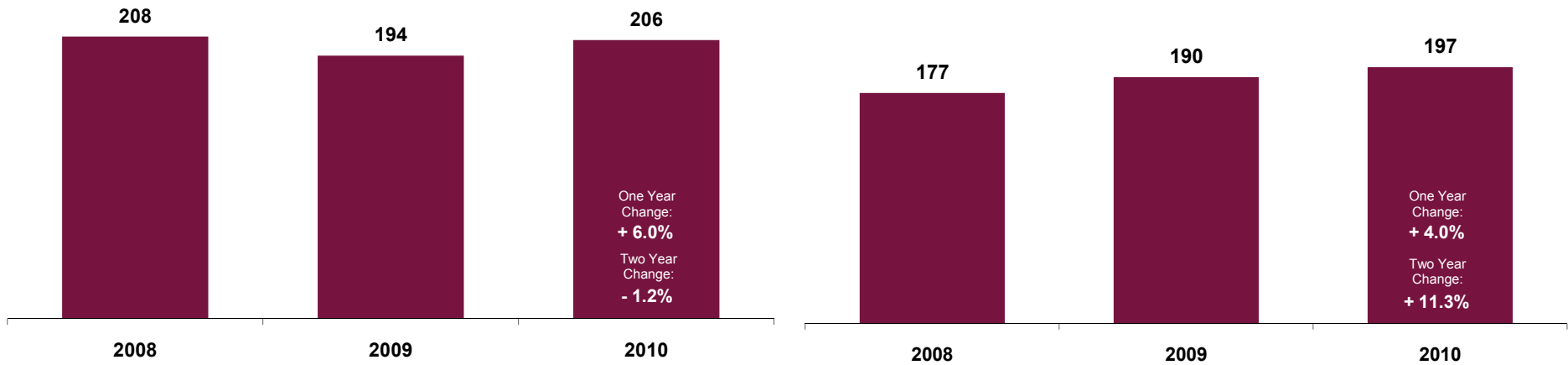
A Monthly Indicator from the CRIS-MLS



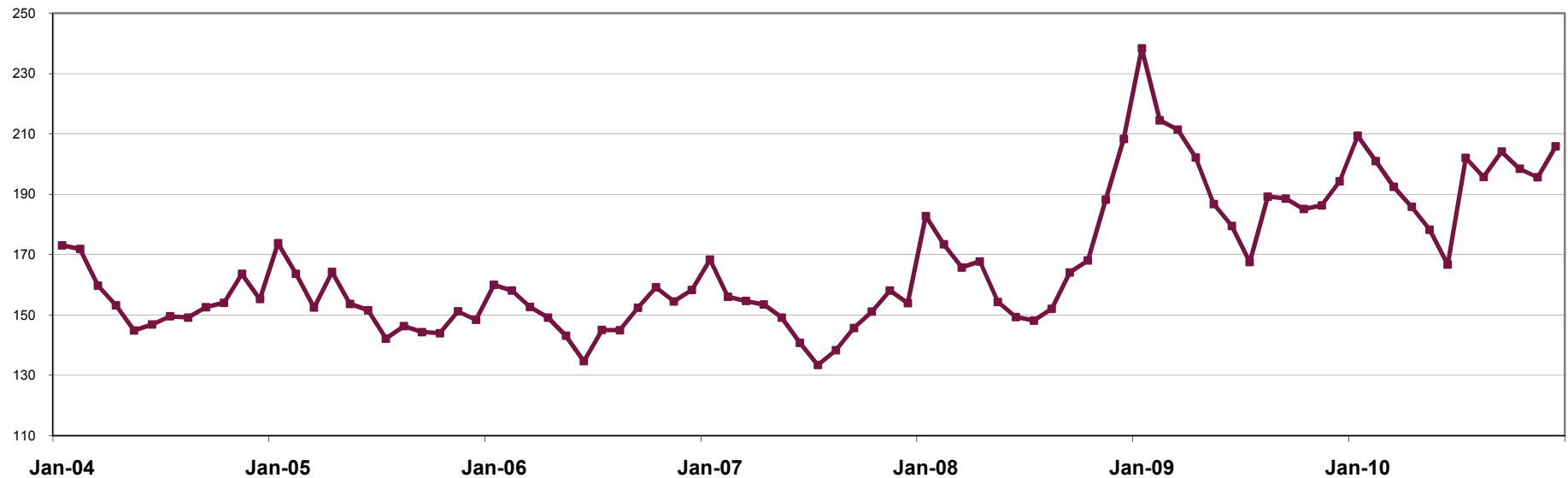
December

Year to Date

The HAI formula measures housing affordability for the Regional Housing Market. An HAI of 120 means the median family income is 120% of the necessary income to qualify for the median priced home using a 20% down, 30-year fixed rate mortgage.



Historical Housing Affordability Index

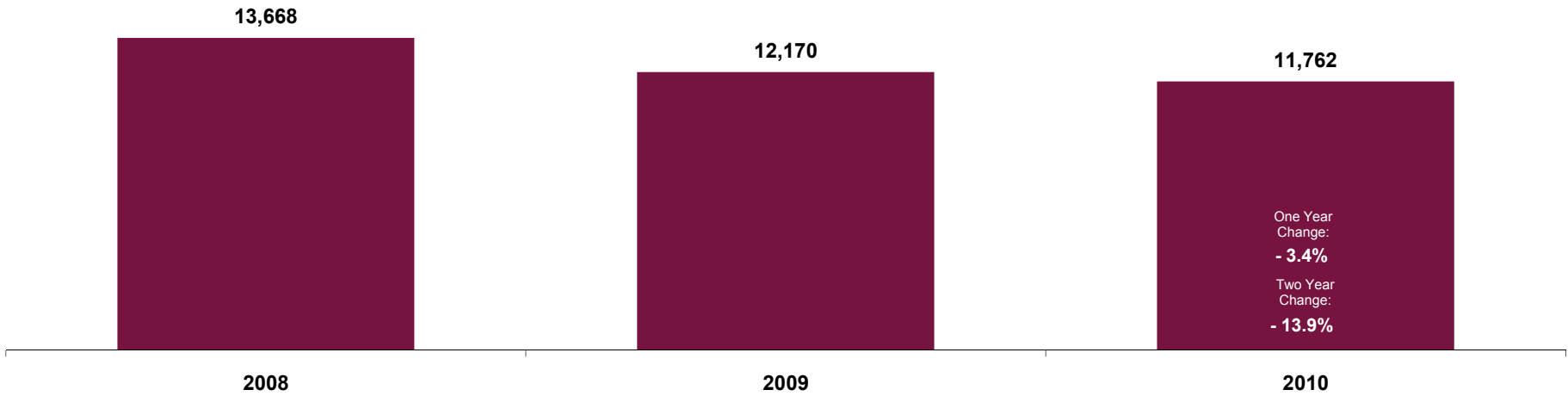


Inventory of Homes Available

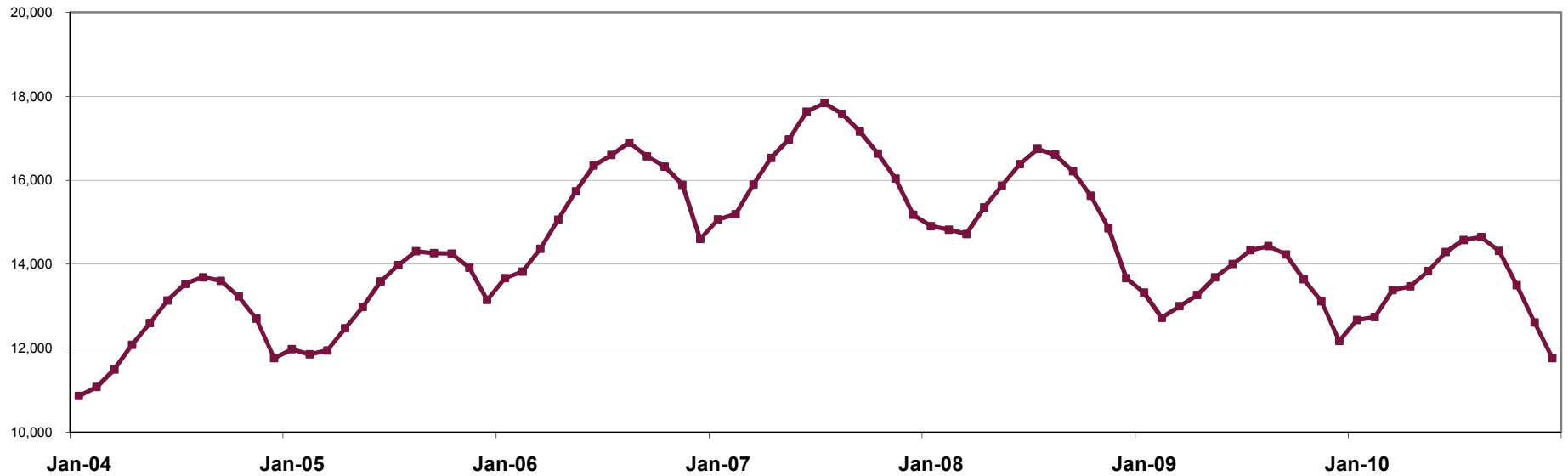
A Monthly Indicator from the CRIS-MLS



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Historical Inventory of Homes Available

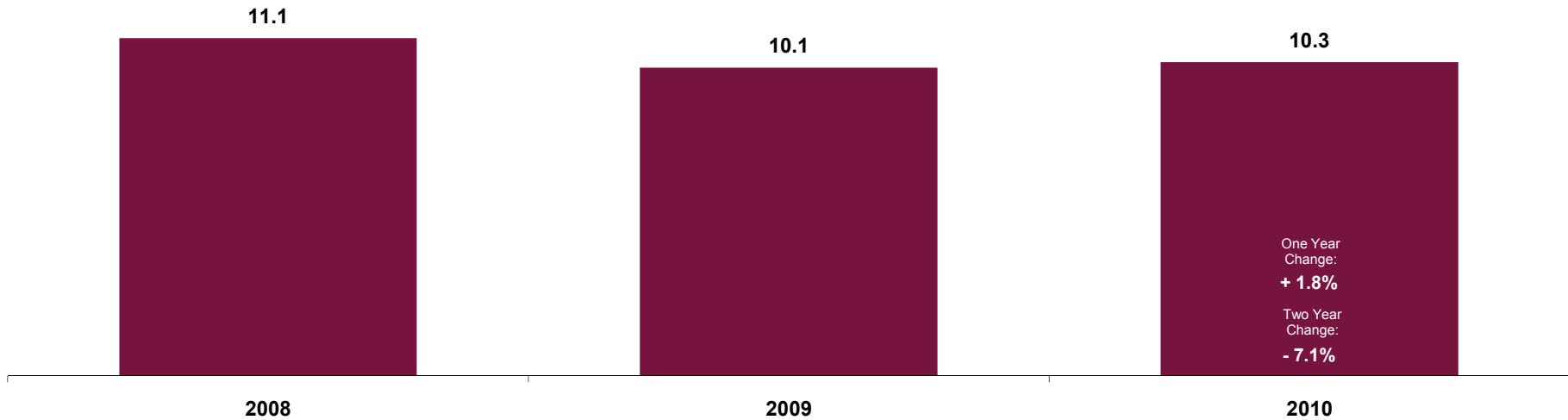


Months Supply of Inventory

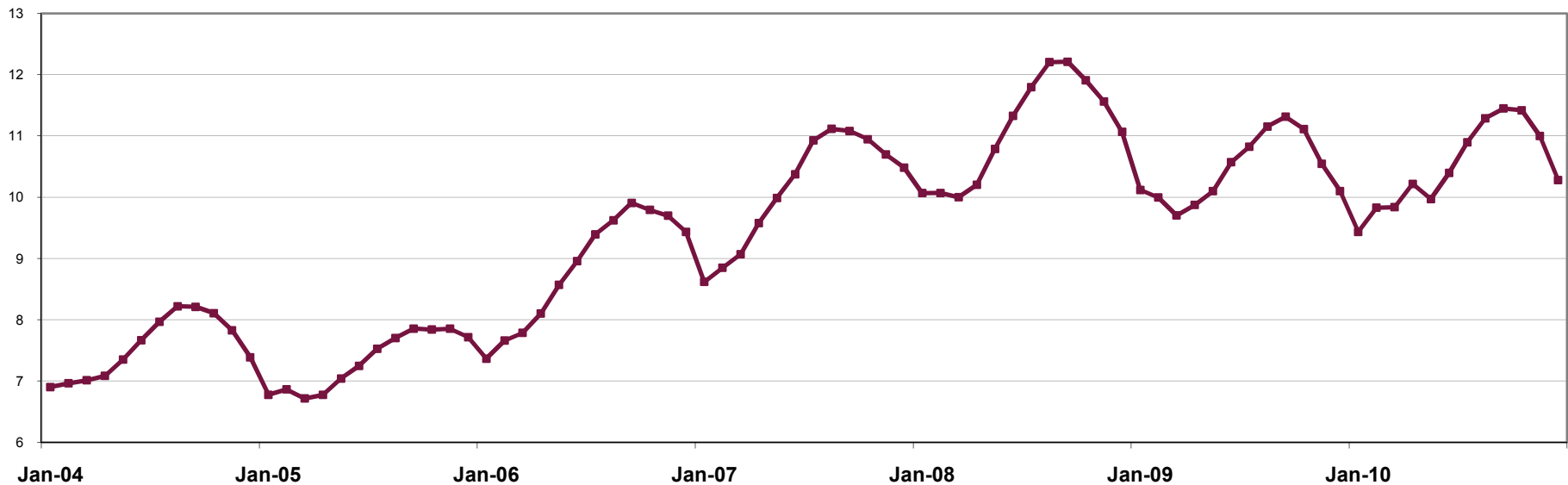
A Monthly Indicator from the CRIS-MLS



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Historical Months Supply of Inventory



Market Overview



A Monthly Indicator from the CRIS-MLS

		Monthly			Year to Date		
		Current	Prior Year	+/-	Current	Prior Year	+/-
New Listings	Oct 2010	2,296	2,481	- 7.5%	28,515	28,395	+ 0.4%
	Nov 2010	1,882	1,955	- 3.7%	30,397	30,350	+ 0.2%
	Dec 2010	1,825	1,806	+ 1.1%	32,222	32,156	+ 0.2%
Pending Sales	Oct 2010	1,109	1,423	- 22.1%	12,813	13,564	- 5.5%
	Nov 2010	1,021	1,025	- 0.4%	13,834	14,589	- 5.2%
	Dec 2010	848	890	- 4.7%	14,682	15,479	- 5.1%
Closed Sales	Oct 2010	1,048	1,453	- 27.9%	12,324	12,858	- 4.2%
	Nov 2010	1,000	1,398	- 28.5%	13,324	14,256	- 6.5%
	Dec 2010	1,073	1,207	- 11.1%	14,397	15,463	- 6.9%
Days on Market Until Sale	Oct 2010	131	110	+ 18.8%	125	115	+ 8.8%
	Nov 2010	130	121	+ 7.7%	126	116	+ 8.6%
	Dec 2010	125	119	+ 5.1%	126	116	+ 8.3%
Median Sales Price	Oct 2010	\$93,000	\$95,000	- 2.1%	\$93,500	\$89,500	+ 4.5%
	Nov 2010	\$95,819	\$96,150	- 0.3%	\$93,500	\$90,000	+ 3.9%
	Dec 2010	\$87,500	\$87,000	+ 0.6%	\$93,000	\$90,000	+ 3.3%
Average Sales Price	Oct 2010	\$121,919	\$113,636	+ 7.3%	\$118,227	\$109,277	+ 8.2%
	Nov 2010	\$123,267	\$116,787	+ 5.5%	\$118,602	\$110,000	+ 7.8%
	Dec 2010	\$109,578	\$113,984	- 3.9%	\$117,921	\$110,312	+ 6.9%
Percent of Original List Price Received at Sale	Oct 2010	86.7%	89.4%	- 3.0%	88.2%	87.9%	+ 0.4%
	Nov 2010	87.0%	89.0%	- 2.2%	88.2%	88.0%	+ 0.2%
	Dec 2010	87.1%	88.3%	- 1.4%	88.1%	88.0%	+ 0.1%
Housing Affordability Index	Oct 2010	198	185	+ 7.2%	198	193	+ 2.3%
	Nov 2010	196	186	+ 5.0%	199	195	+ 1.8%
	Dec 2010	206	194	+ 6.0%	197	190	+ 4.0%
Total Active Listings Available at Month End	Oct 2010	13,498	13,641	- 1.0%			
	Nov 2010	12,614	13,115	- 3.8%	--	--	--
	Dec 2010	11,762	12,170	- 3.4%			
Months Supply of Inventory	Oct 2010	11.4	11.1	+ 2.8%			
	Nov 2010	11.0	10.5	+ 4.3%	--	--	--
	Dec 2010	10.3	10.1	+ 1.8%			

Explanation of Methodology

A Monthly Indicator from the **CRIS-MLS**

New Listings	A count of the properties that have been newly listed on the market in a given month, regardless of what status they're currently in.
Pending Sales	A count of the properties that have offers accepted on them in a given month, regardless of whether or not the sale closes.
Closed Sales	A count of the properties that have closed in a given month.
Days on Market Until Sale	The average number of days between when a property is first listed and when it is closed, sold properties only.
Median Sales Price	The median sales price for all closed sales in a given month, sold properties only.
Average Sales Price	The average sales price for all closed sales in a given month, sold properties only.
Percent of Original List Price Received at Sale	The average percentage found when dividing a property's sales price by the original list price, sold properties only.
Housing Affordability Index	Measures the affordability of the region's homes. An index of 120 would mean that the median family income in the region is 120% of what's necessary to qualify for the median priced home.
Total Active Listings Available at Month End	The number of properties available for sale in active status at the end of the month.
Months Supply of Inventory	Compares the number of active listings available to the average monthly pending sales for the last twelve months.