

Housing Supply Outlook



October 2010

Inventory of single-family homes decreased by 12.0 percent from a year ago to 3,991, while the number of available condos declined by 9.2 percent to 217 units during the same period. That amounts to 7.4 months of supply for single-family homes and 9.4 months for condos, marking big improvements for both property types.

Condominium sales were up 16.5 percent for this time period, driven by activity among previously owned units. There were 6 fewer single-family sales this period compared to last period. The price range with the strongest year-over-year change in sales was the \$150,001 to \$300,000 bracket, up by 13.3 percent.

For both single-family homes and condos, the \$125,001 to \$150,000 price range had the smallest Months Supply of Inventory, at 6.3 months and 3.8 months, respectively. On the other end, the segment with the most Months Supply in single-family homes was the \$300,001 and Above range at 16.3 months, and the \$75,000 and Below range for condos at 11.6 months.

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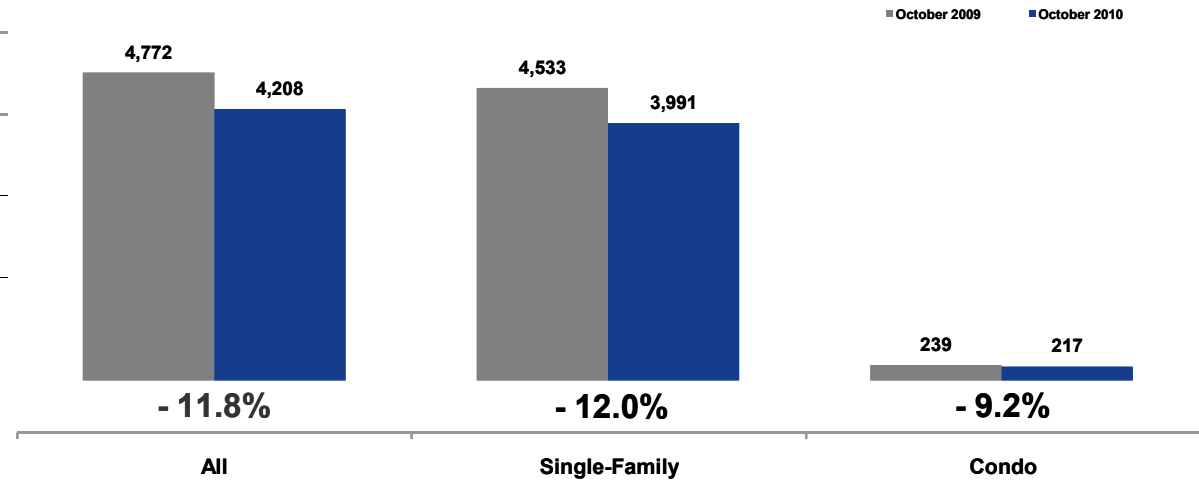
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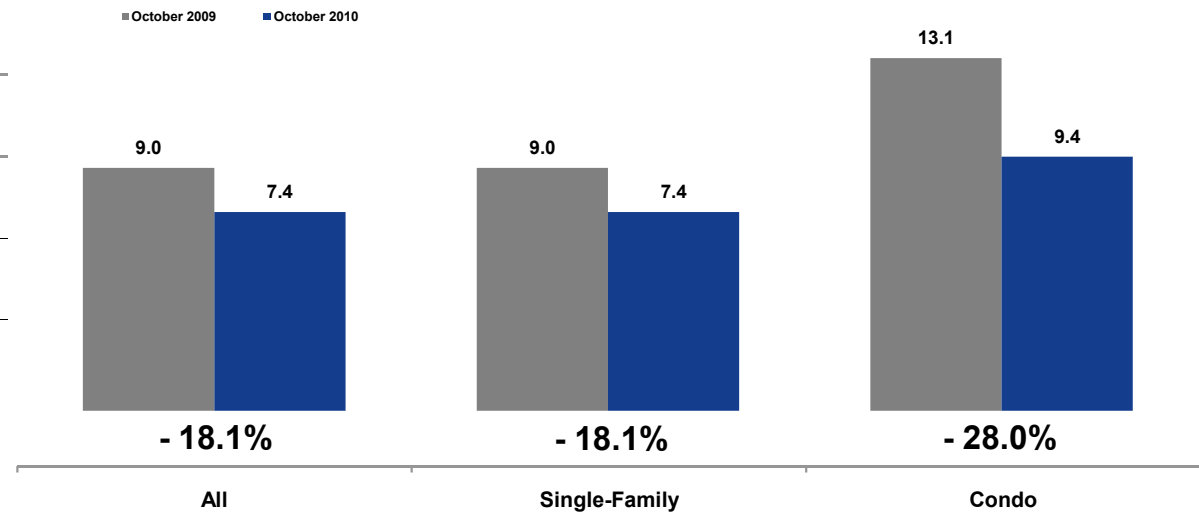
Inventory of Homes for Sale

	10-2009	10-2010	Change
All	4,772	4,208	- 11.8%
Previously Owned	4,514	3,984	- 11.7%
New Construction	258	224	- 13.2%
Single-Family	4,533	3,991	- 12.0%
Previously Owned	4,327	3,799	- 12.2%
New Construction	206	192	- 6.8%
Condo	239	217	- 9.2%
Previously Owned	187	185	- 1.1%
New Construction	52	32	- 38.5%



Months Supply of Inventory

	10-2009	10-2010	Change
All	9.0	7.4	- 18.1%
Previously Owned	9.6	7.7	- 19.8%
New Construction	7.4	6.9	- 6.8%
Single-Family	9.0	7.4	- 18.1%
Previously Owned	9.6	7.7	- 19.8%
New Construction	7.4	6.9	- 6.8%
Condo	13.1	9.4	- 28.0%
Previously Owned	11.7	8.7	- 25.9%
New Construction	20.4	16.8	- 17.9%



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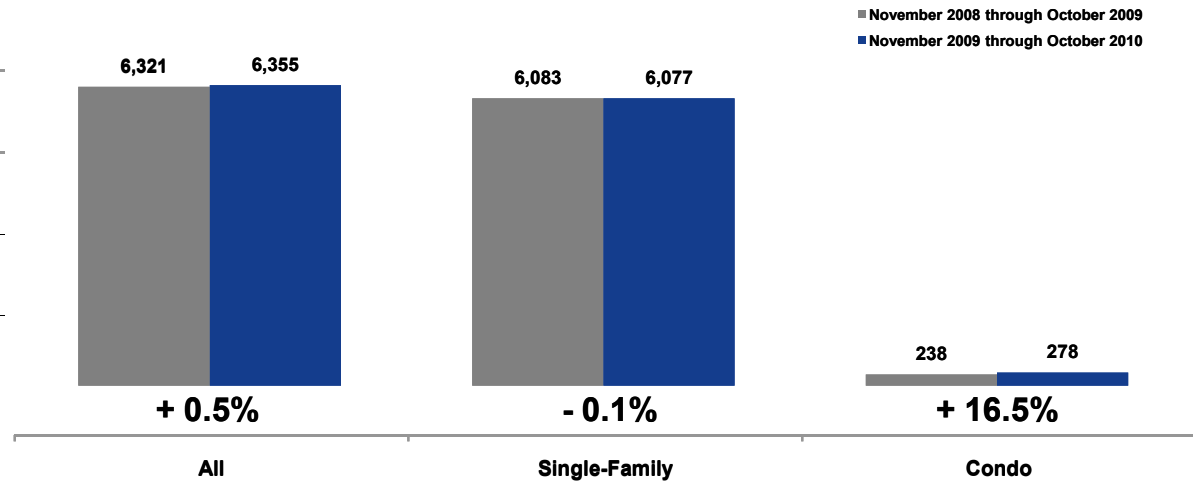
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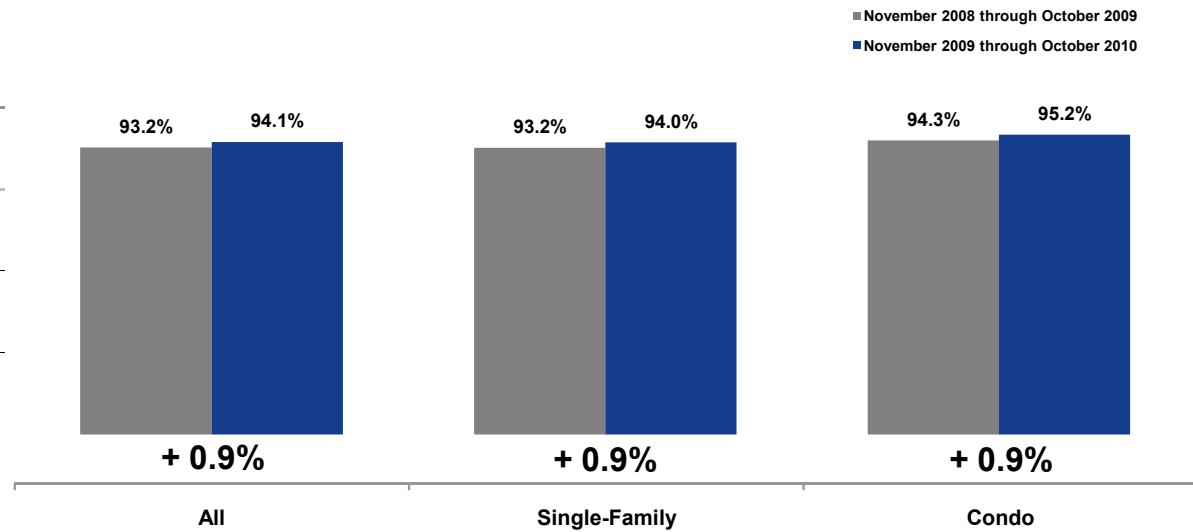
Pending Home Sales Last Twelve Months

	11-2008 through 10-2009	11-2009 through 10-2010	Change
All	6,321	6,355	+ 0.5%
Previously Owned	5,932	6,020	+ 1.5%
New Construction	389	335	- 14.0%
Single-Family	6,083	6,077	- 0.1%
Previously Owned	5,723	5,765	+ 0.7%
New Construction	360	312	- 13.3%
Condo	238	278	+ 16.5%
Previously Owned	209	255	+ 22.0%
New Construction	29	23	- 22.2%



Percent Of List Price Received Last Twelve Months

	11-2008 through 10-2009	11-2009 through 10-2010	Change
All	93.2%	94.1%	+ 0.9%
Previously Owned	92.9%	93.8%	+ 1.0%
New Construction	98.6%	99.0%	+ 0.4%
Single-Family	93.2%	94.0%	+ 0.9%
Previously Owned	92.8%	93.8%	+ 1.0%
New Construction	98.7%	99.1%	+ 0.4%
Condo	94.3%	95.2%	+ 0.9%
Previously Owned	93.9%	94.9%	+ 1.1%
New Construction	97.6%	98.7%	+ 1.1%



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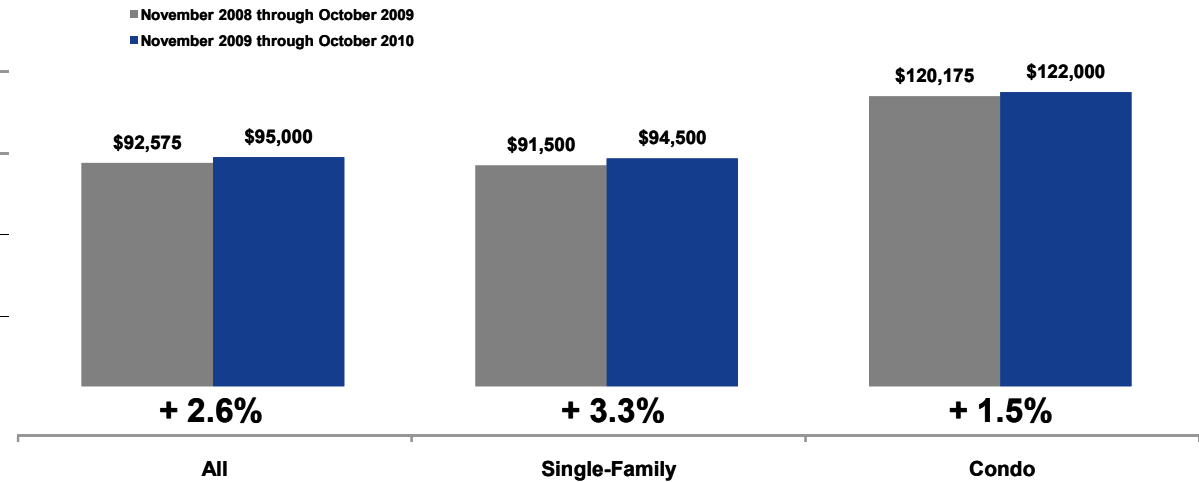
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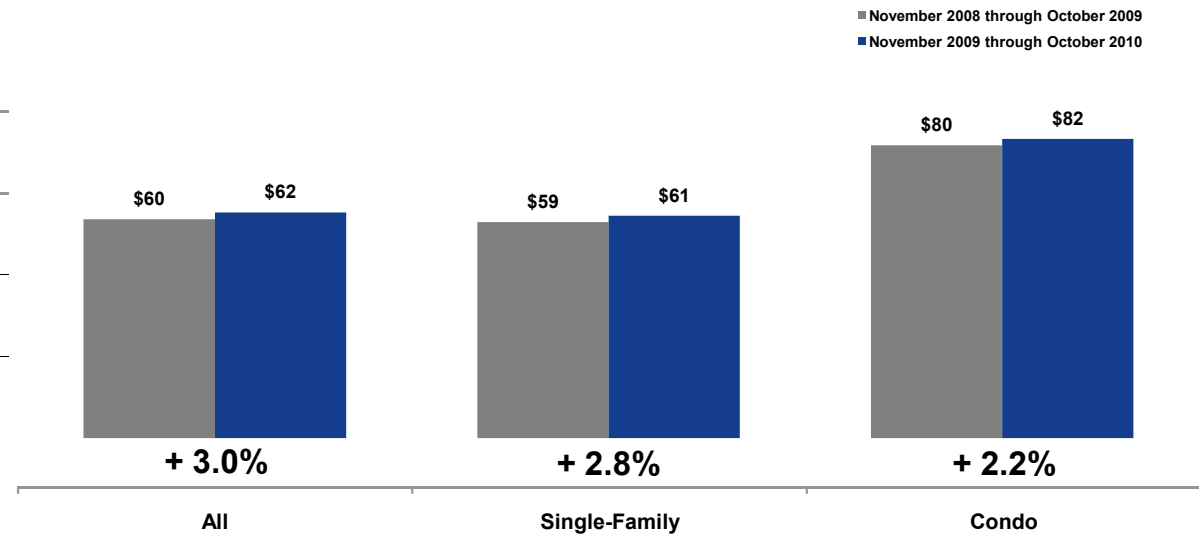
Median Sales Price Last Twelve Months

	11-2008 through 10-2009	11-2009 through 10-2010	Change
All	\$92,575	\$95,000	+ 2.6%
Previously Owned	\$88,500	\$91,900	+ 3.8%
New Construction	\$143,908	\$145,000	+ 0.8%
Single-Family	\$91,500	\$94,500	+ 3.3%
Previously Owned	\$87,900	\$90,000	+ 2.4%
New Construction	\$142,800	\$145,000	+ 1.5%
Condo	\$120,175	\$122,000	+ 1.5%
Previously Owned	\$117,000	\$120,000	+ 2.6%
New Construction	\$158,020	\$137,500	- 13.0%



Price Per Square Foot Last Twelve Months

	11-2008 through 10-2009	11-2009 through 10-2010	Change
All	\$60	\$62	+ 3.0%
Previously Owned	\$57	\$60	+ 4.0%
New Construction	\$99	\$98	- 0.3%
Single-Family	\$59	\$61	+ 2.8%
Previously Owned	\$57	\$59	+ 3.7%
New Construction	\$98	\$98	+ 0.0%
Condo	\$80	\$82	+ 2.2%
Previously Owned	\$77	\$80	+ 4.3%
New Construction	\$104	\$100	- 3.6%



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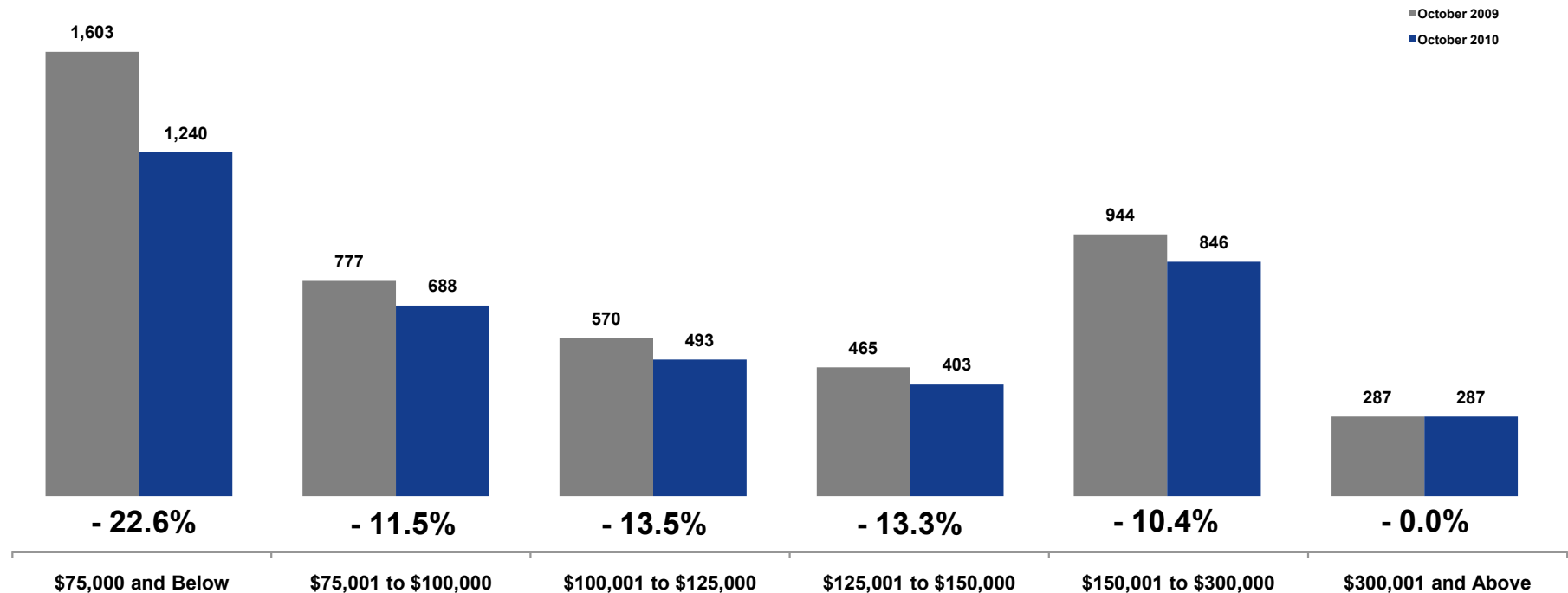
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Inventory of Homes for Sale



Price Range	All			Single-Family			Condo		
	10-2009	10-2010	Change	10-2009	10-2010	Change	10-2009	10-2010	Change
\$75,000 and Below	1,603	1,240	- 22.6%	1,571	1,208	- 23.1%	32	32	- 0.0%
\$75,001 to \$100,000	777	688	- 11.5%	745	643	- 13.7%	32	45	+ 40.6%
\$100,001 to \$125,000	570	493	- 13.5%	521	461	- 11.5%	49	32	- 34.7%
\$125,001 to \$150,000	465	403	- 13.3%	418	366	- 12.4%	47	37	- 21.3%
\$150,001 to \$300,000	944	846	- 10.4%	876	786	- 10.3%	68	60	- 11.8%
\$300,001 and Above	287	287	- 0.0%	276	276	- 0.0%	11	11	- 0.0%
All Price Ranges	4,359	3,670	- 15.8%	4,131	3,464	- 16.1%	228	206	- 9.6%



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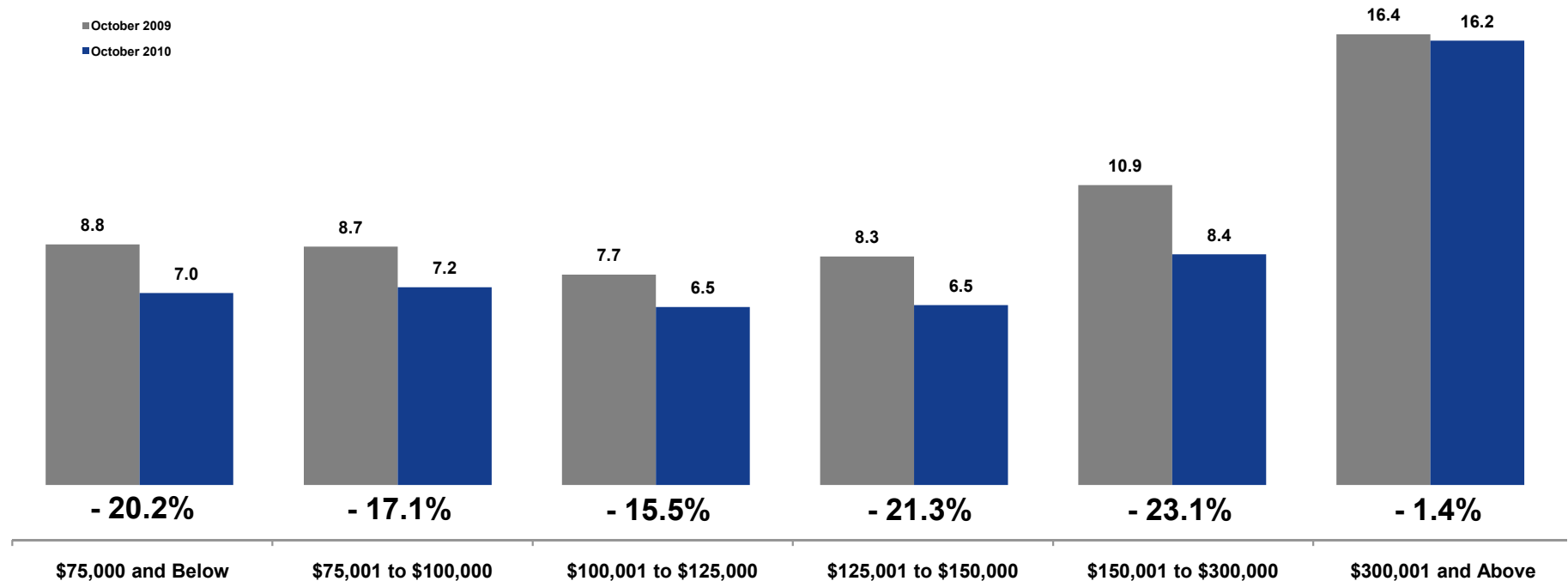
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Months Supply of Inventory



Price Range	All			Single-Family			Condo		
	10-2009	10-2010	Change	10-2009	10-2010	Change	10-2009	10-2010	Change
\$75,000 and Below	8.8	7.0	- 20.2%	8.7	6.9	- 21.0%	9.1	11.6	+ 27.3%
\$75,001 to \$100,000	8.7	7.2	- 17.1%	8.6	7.0	- 18.3%	10.4	8.8	- 15.0%
\$100,001 to \$125,000	7.7	6.5	- 15.5%	7.3	6.5	- 10.7%	17.8	6.2	- 65.2%
\$125,001 to \$150,000	8.3	6.5	- 21.3%	8.0	6.3	- 20.9%	4.0	3.8	- 6.3%
\$150,001 to \$300,000	10.9	8.4	- 23.1%	10.7	8.3	- 22.1%	5.6	5.5	- 1.5%
\$300,001 and Above	16.4	16.2	- 1.4%	16.6	16.3	- 1.5%	1.6	1.8	+ 14.5%
All Price Ranges	9.2	7.5	- 18.4%	9.0	7.4	- 18.1%	13.1	9.4	- 28.0%



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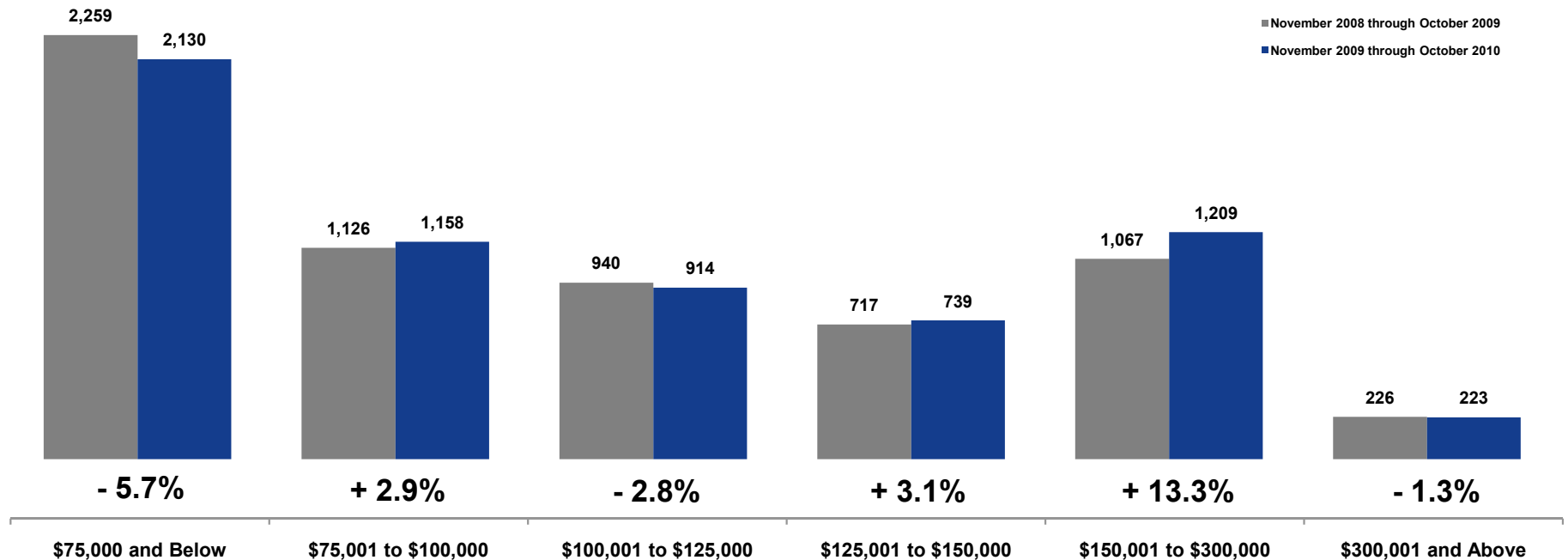
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Pending Home Sales Last Twelve Months



Price Range	All			Single-Family			Condo		
	November 2008 through October 2009	November 2009 through October 2010	Change	November 2008 through October 2009	November 2009 through October 2010	Change	November 2008 through October 2009	November 2009 through October 2010	Change
\$75,000 and Below	2,259	2,130	- 5.7%	2,219	2,097	- 5.5%	40	33	- 17.5%
\$75,001 to \$100,000	1,126	1,158	+ 2.9%	1,086	1,097	+ 1.0%	40	61	+ 53.0%
\$100,001 to \$125,000	940	914	- 2.8%	902	852	- 5.5%	38	62	+ 63.2%
\$125,001 to \$150,000	717	739	+ 3.1%	669	697	+ 4.2%	48	42	- 12.5%
\$150,001 to \$300,000	1,067	1,209	+ 13.3%	1,000	1,131	+ 13.1%	67	78	+ 16.4%
\$300,001 and Above	226	223	- 1.3%	207	203	- 1.9%	19	20	+ 6.1%
All Price Ranges	6,109	6,150	+ 0.7%	5,876	5,874	- 0.0%	233	276	+ 18.5%



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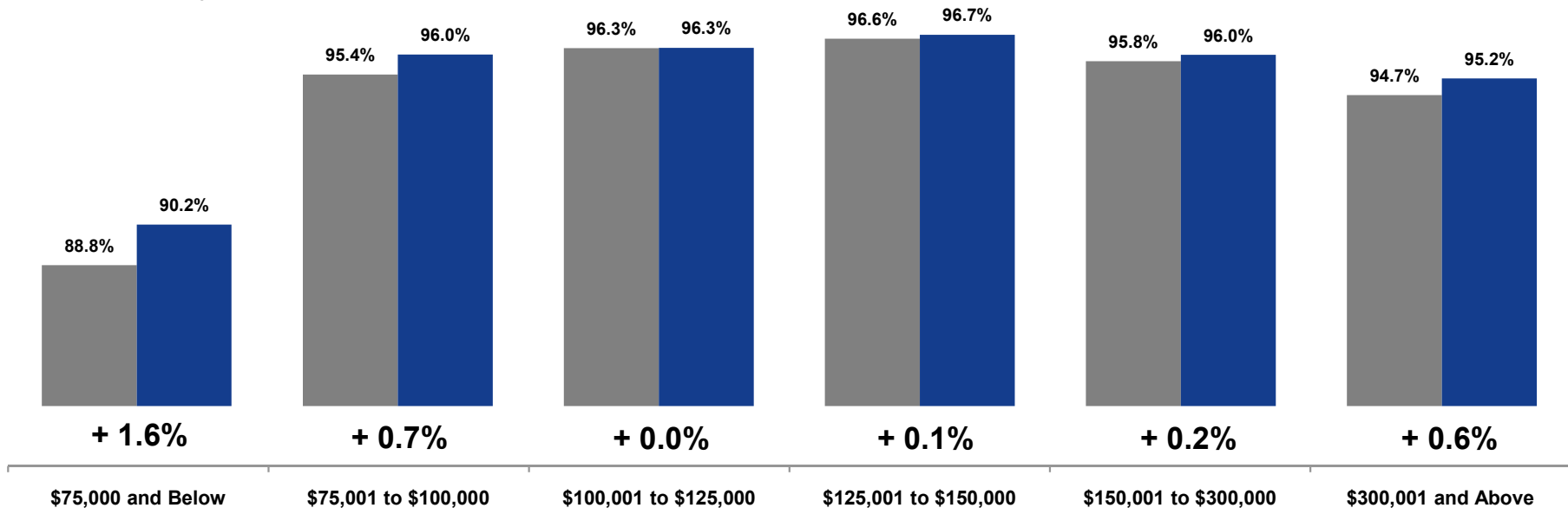
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Percent of List Price Received Last Twelve Months



Price Range	All			Single-Family			Condo		
	November 2008 through October 2009	November 2009 through October 2010	Change	November 2008 through October 2009	November 2009 through October 2010	Change	November 2008 through October 2009	November 2009 through October 2010	Change
\$75,000 and Below	88.8%	90.2%	+ 1.6%	88.8%	90.2%	+ 1.6%	92.6%	93.3%	+ 0.8%
\$75,001 to \$100,000	95.4%	96.0%	+ 0.7%	95.4%	96.1%	+ 0.7%	93.7%	94.8%	+ 1.1%
\$100,001 to \$125,000	96.3%	96.3%	+ 0.0%	96.3%	96.3%	- 0.0%	95.3%	96.5%	+ 1.2%
\$125,001 to \$150,000	96.6%	96.7%	+ 0.1%	96.7%	96.8%	+ 0.1%	94.8%	95.1%	+ 0.3%
\$150,001 to \$300,000	95.8%	96.0%	+ 0.2%	95.9%	96.1%	+ 0.2%	94.8%	95.5%	+ 0.7%
\$300,001 and Above	94.7%	95.2%	+ 0.6%	95.5%	92.7%	- 3.0%	0.0%	0.0%	NA
All Price Ranges	93.2%	94.1%	+ 0.9%	93.2%	94.0%	+ 0.9%	94.3%	95.2%	+ 0.9%

■ November 2008 through October 2009
 ■ November 2009 through October 2010



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