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# Monthly Indicators

## February 2009

**Publish Date: March 9, 2009**

Pending sales in February were fairly robust once again, posting 9,252 units. This is an increase of 17.7 percent over February 2008. Meanwhile, supply continues to draw down as February new listings were down 23.6 percent from one year ago.

Prices remain soft, as the median sales price in February was \$249,000, down 17.8 percent from a year ago. A larger share of homes being sold this year are below \$200,000 than in the last two years.

Percent of Original List Price Received at Sale continues its long and gradual decline, down to 89.9 percent in February.

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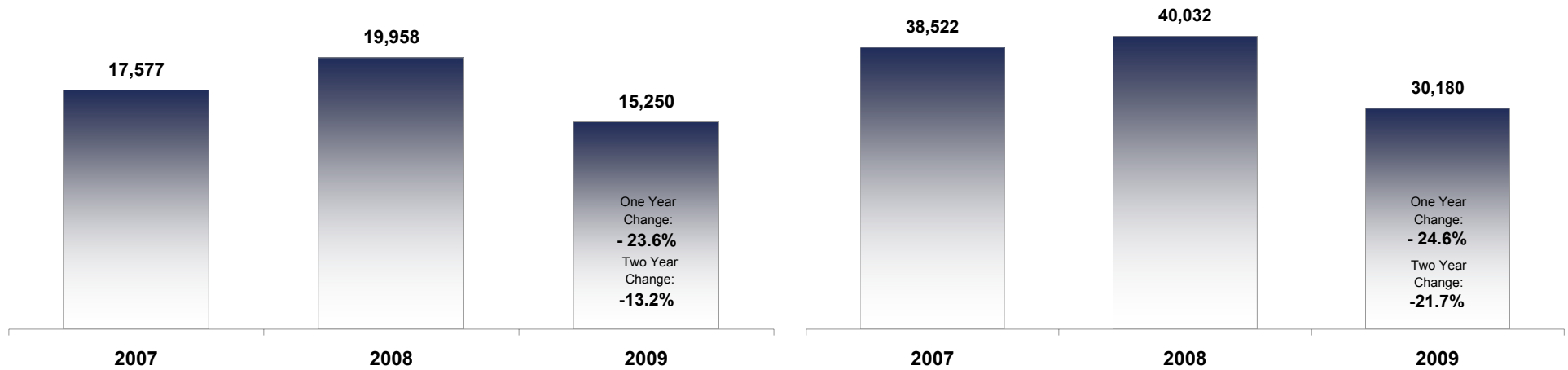
# New Listings

A Monthly Indicator from MRIS, Inc.

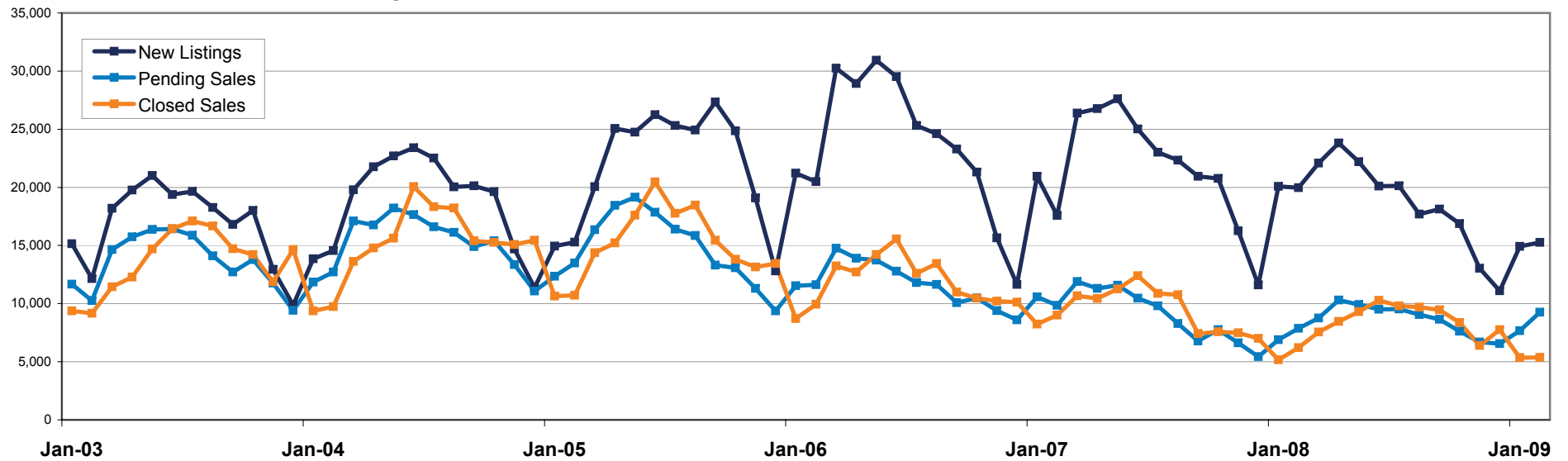


## February

## Year to Date



## Historical Market Activity



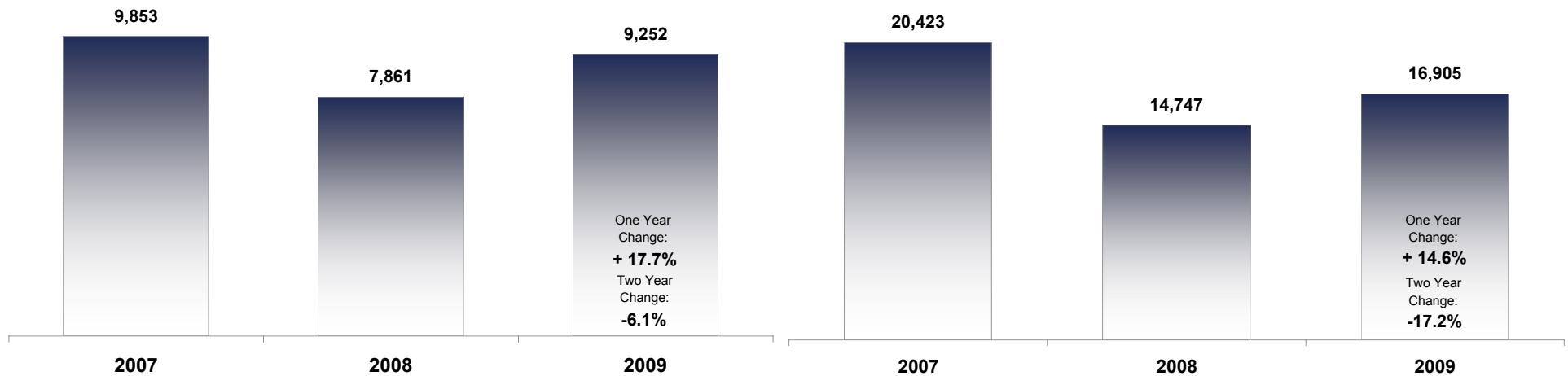
# Pending Sales

A Monthly Indicator from MRIS, Inc.

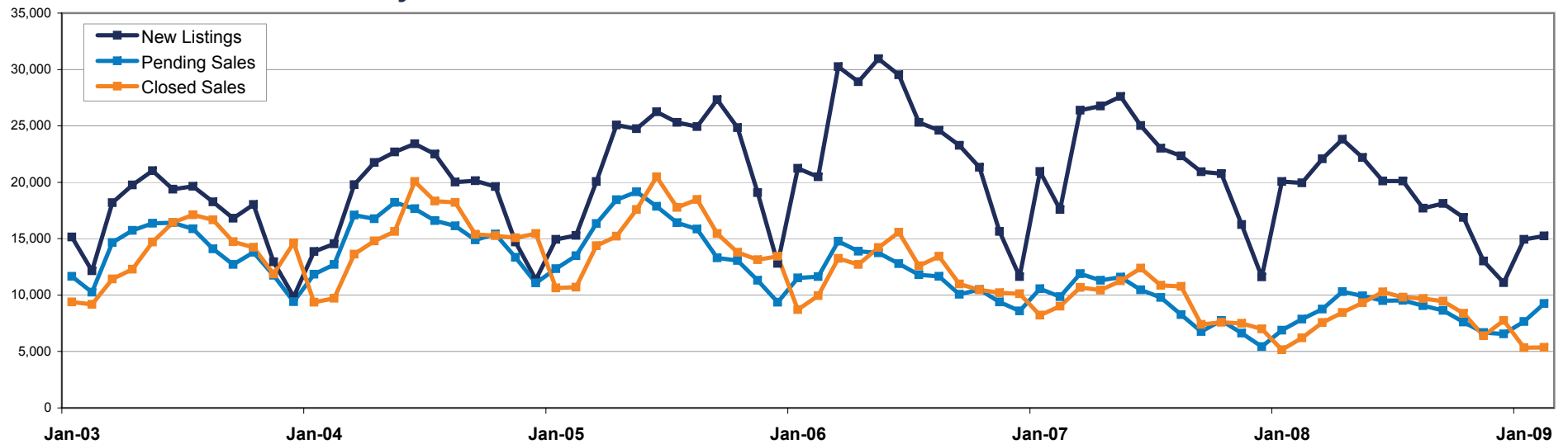


## February

## Year to Date



## Historical Market Activity

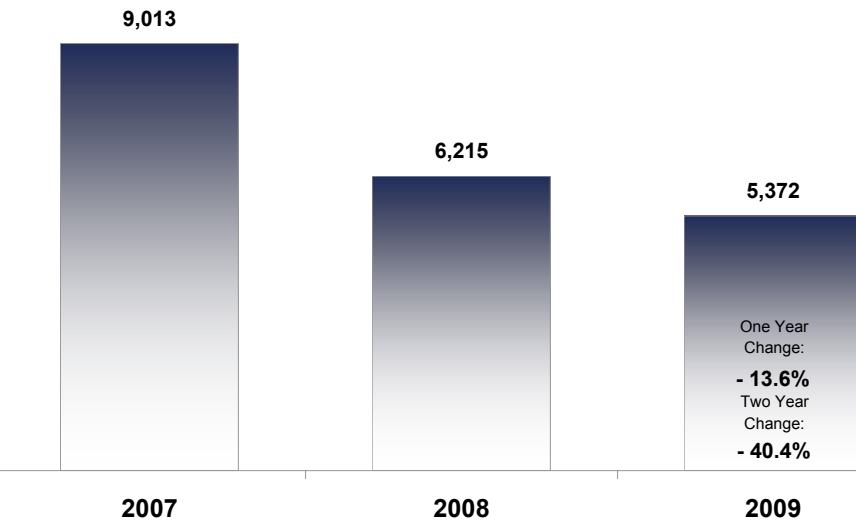


# Closed Sales

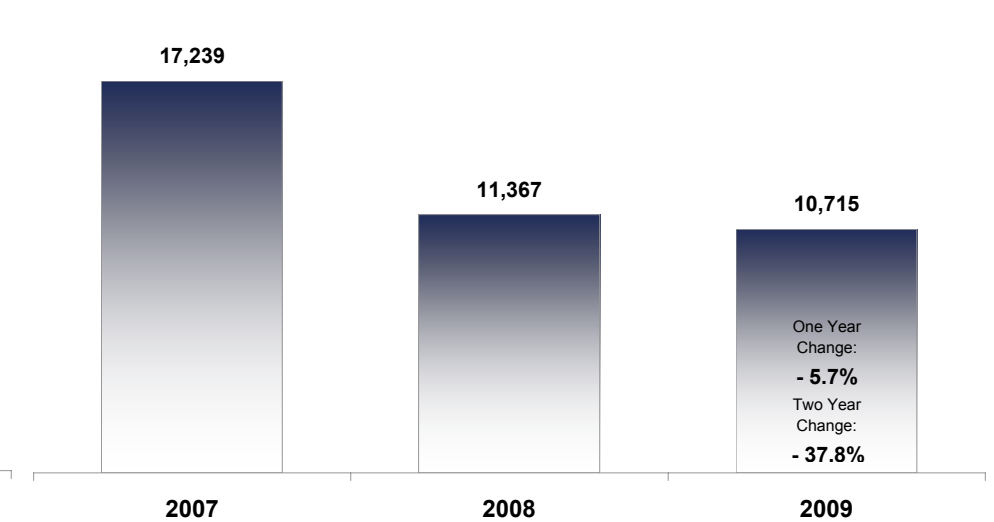
A Monthly Indicator from MRIS, Inc.



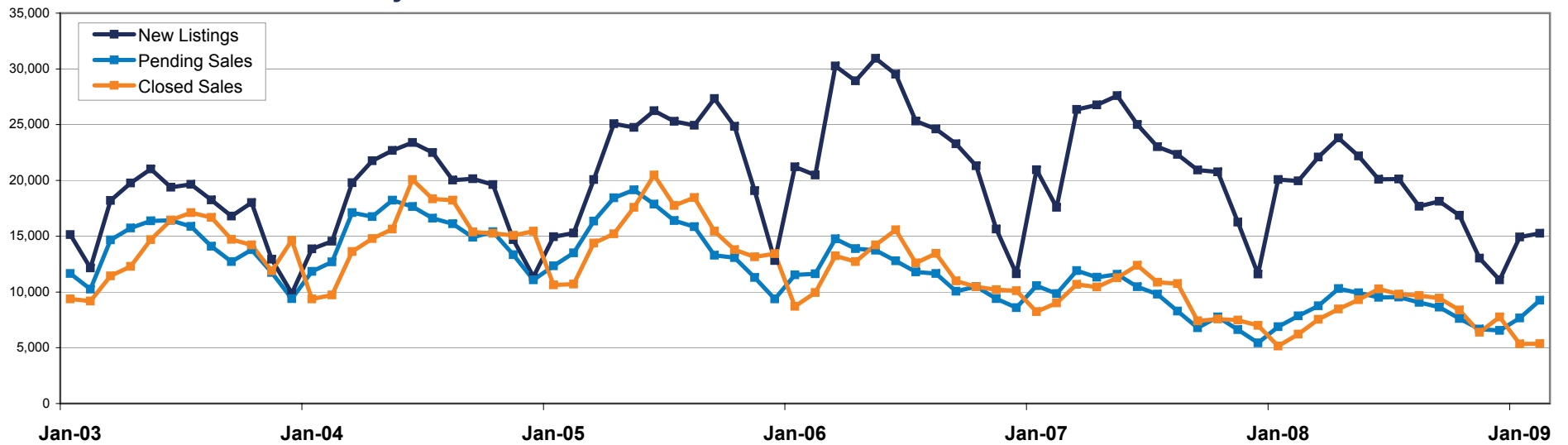
## February



## Year to Date



## Historical Market Activity



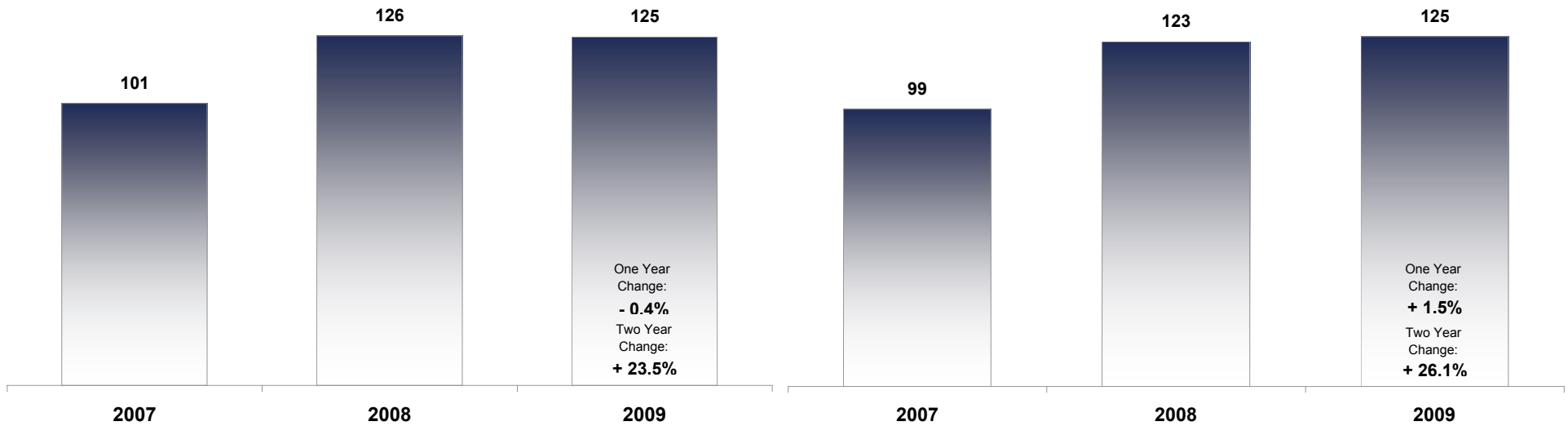
# Days on Market Until Sale

A Monthly Indicator from MRIS, Inc.

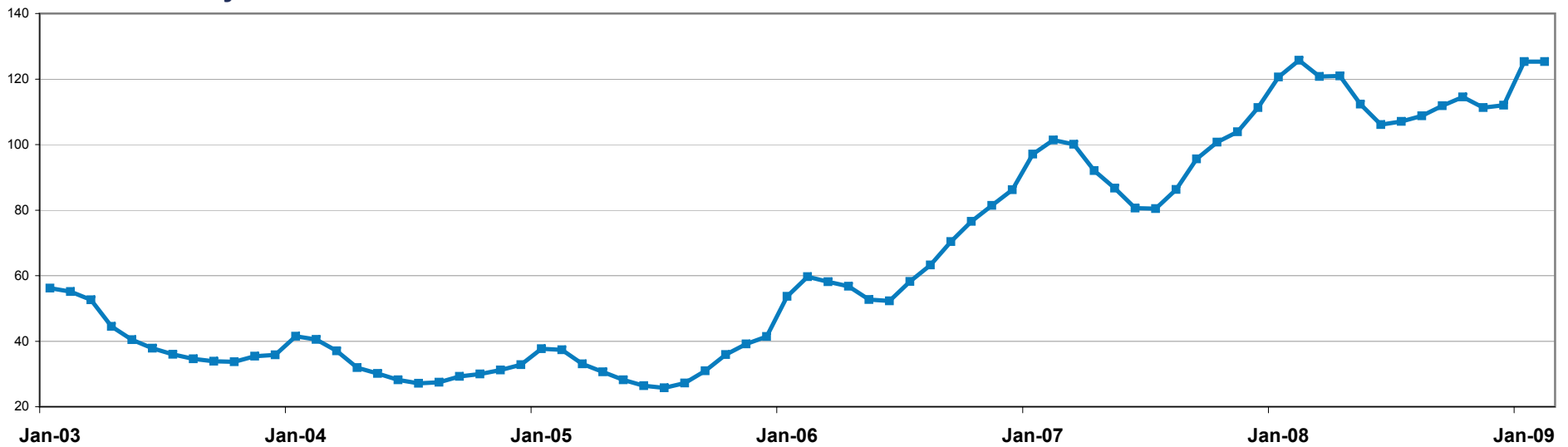


## February

## Year to Date



## Historical Days on Market Until Sale



# Median Sales Price

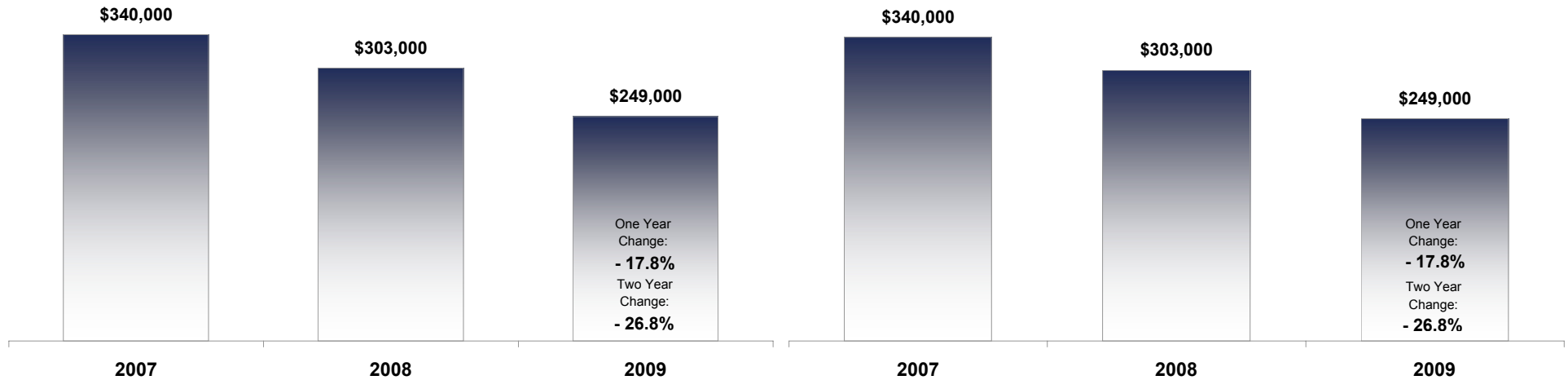
A Monthly Indicator from MRIS, Inc.



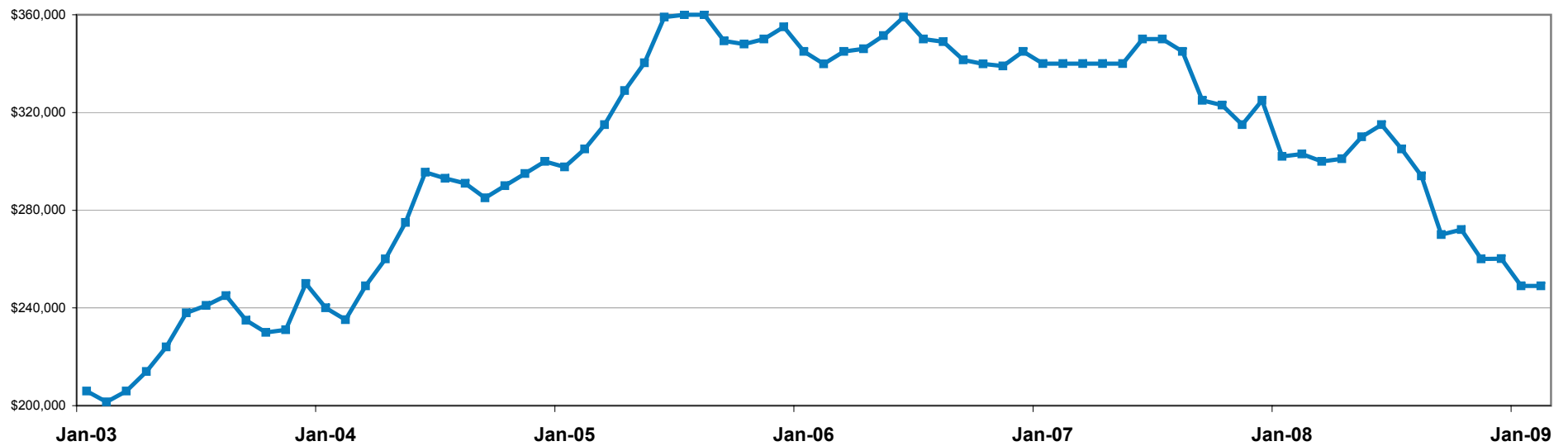
## February

## Year to Date

Figures do not take into account seller concessions.



## Historical Median Prices



# Average Sales Price

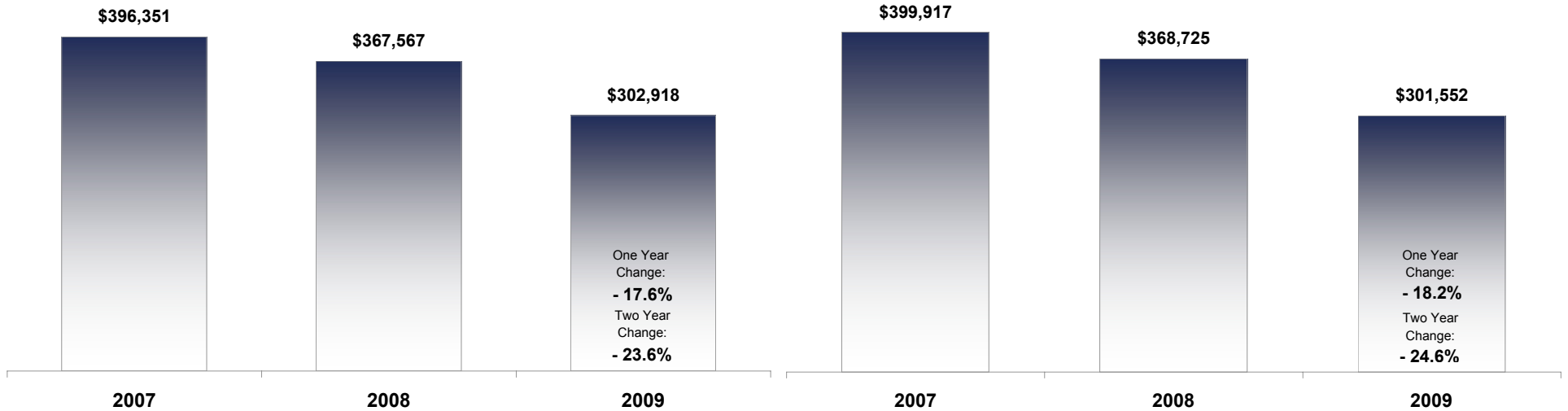
A Monthly Indicator from MRIS, Inc.



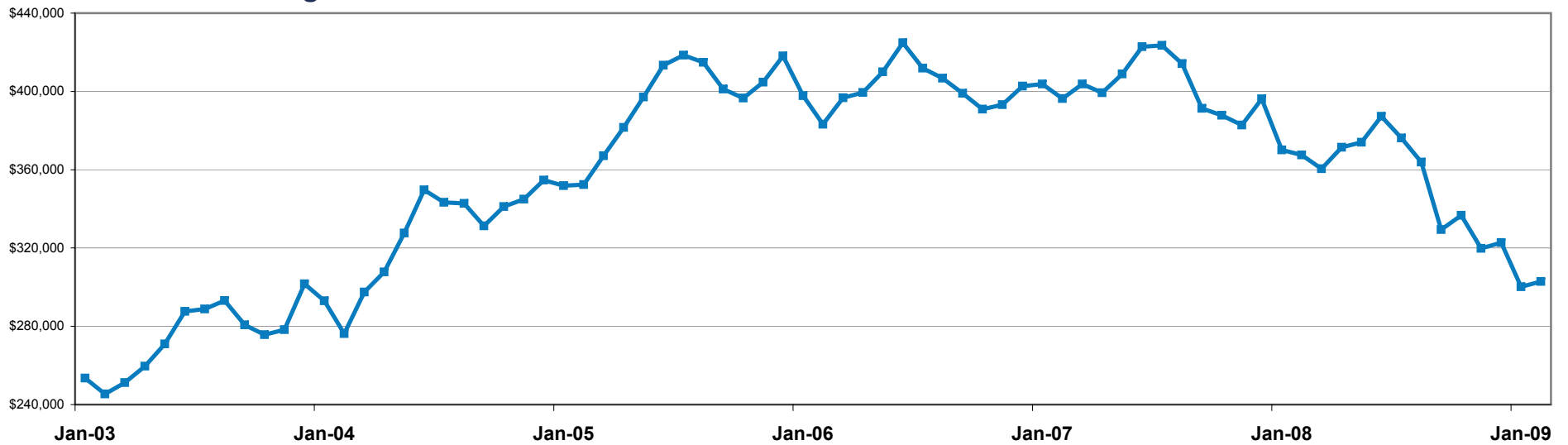
## February

## Year to Date

Figures do not take into account seller concessions.



## Historical Average Prices

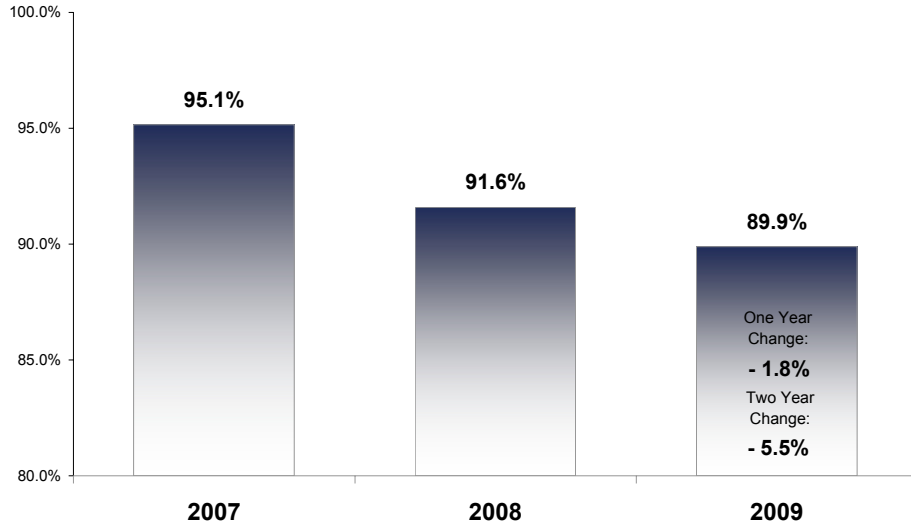


# Percent of Original List Price Received at Sale

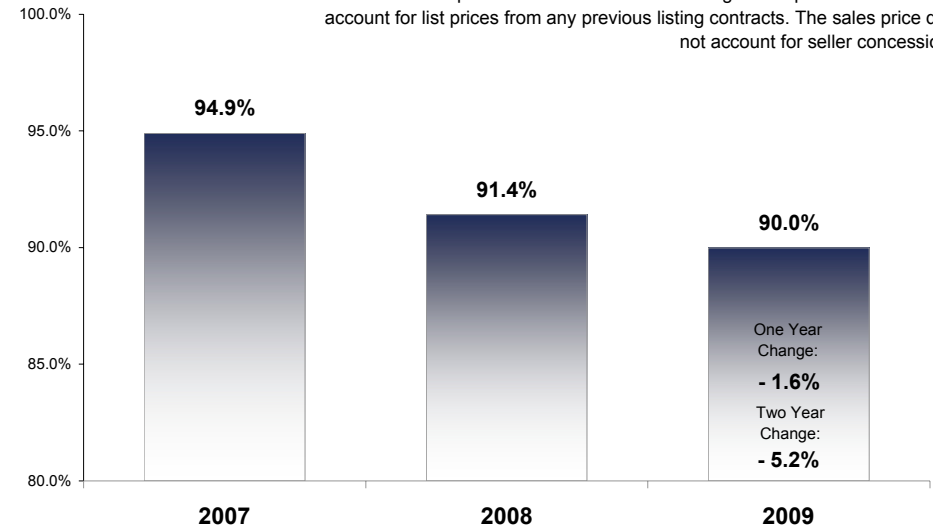
A Monthly Indicator from MRIS, Inc.



## February

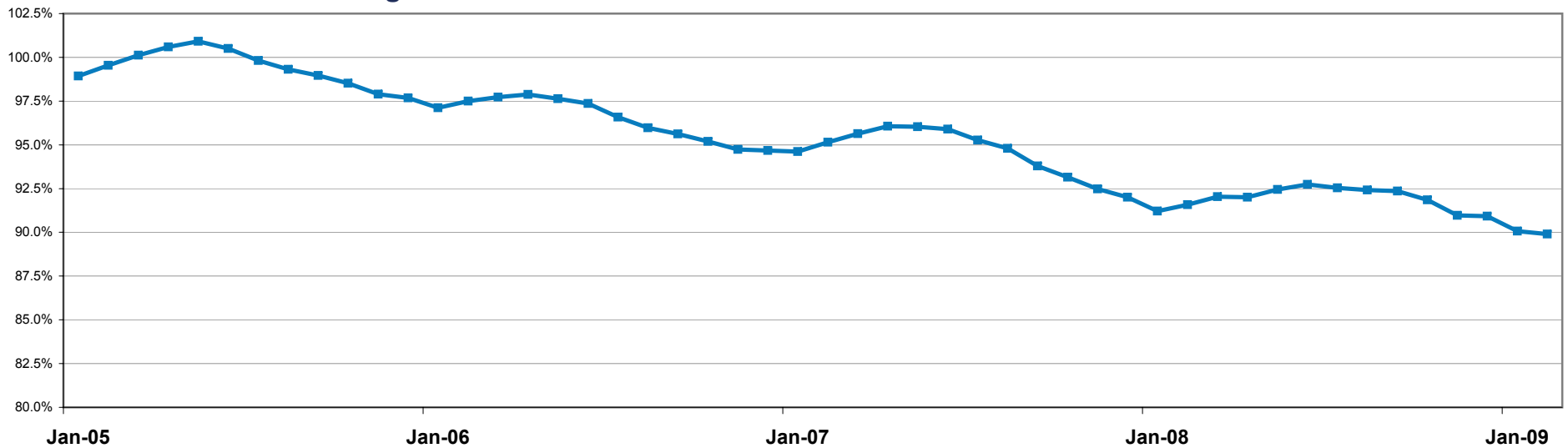


## Year to Date



The Percent of Original List Price Received at Sale is calculated by comparing the final sales prices of closed sales to their original list prices. This does not account for list prices from any previous listing contracts. The sales price does not account for seller concessions.

## Historical Percent of Original List Price Received at Sale



# Housing Affordability Index

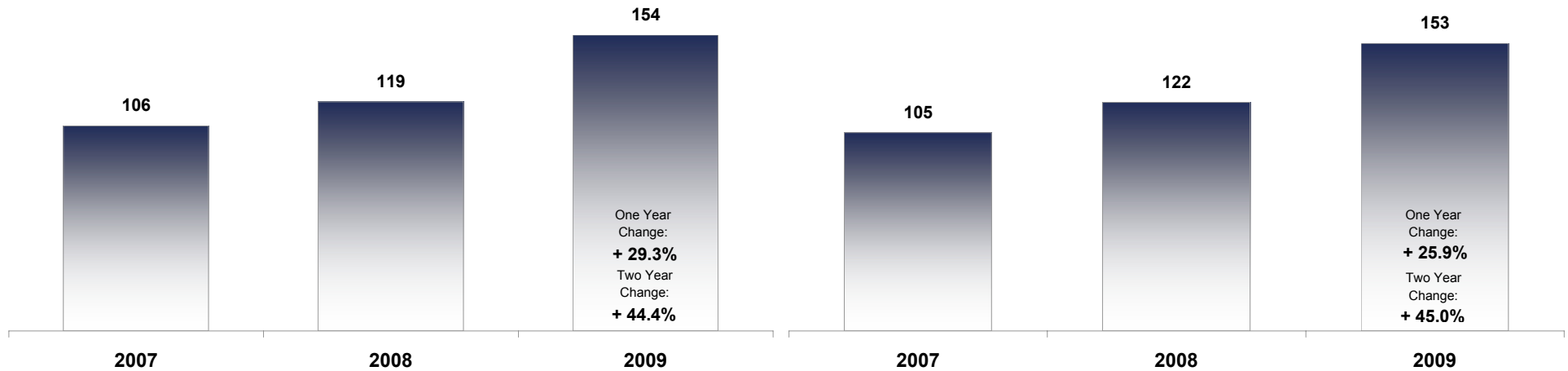
A Monthly Indicator from MRIS, Inc.



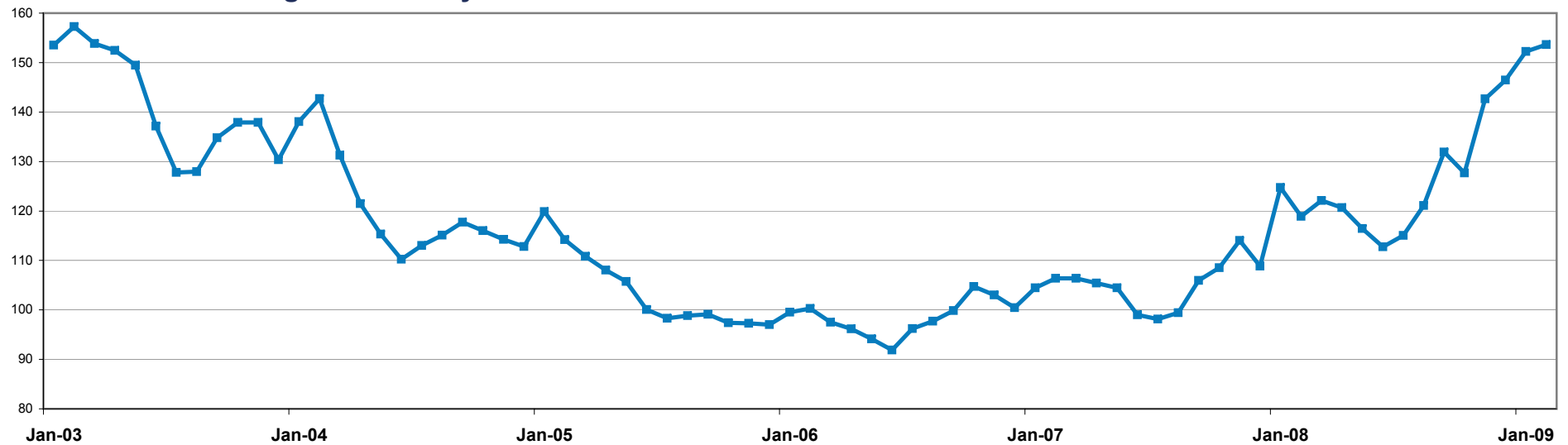
## February

## Year to Date

The HAI formula measures housing affordability for the MRIS Service Area. An HAI of 120 means the median family income is 120% of the necessary income to qualify for the median priced home using 20% downpayment, 30-year fixed rate mortgage.



## Historical Housing Affordability Index

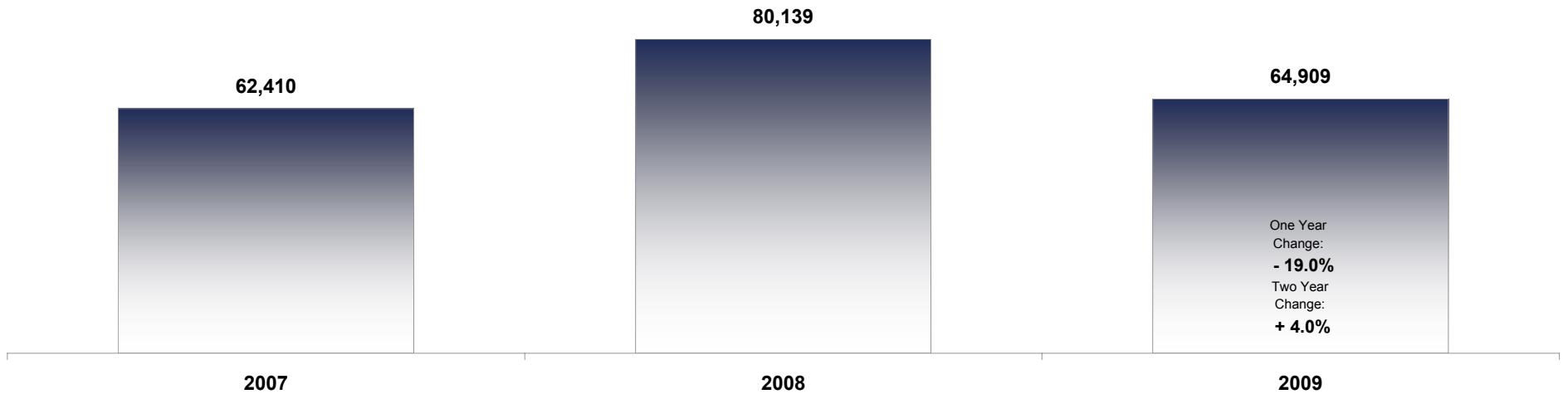


# Inventory of Homes for Sale

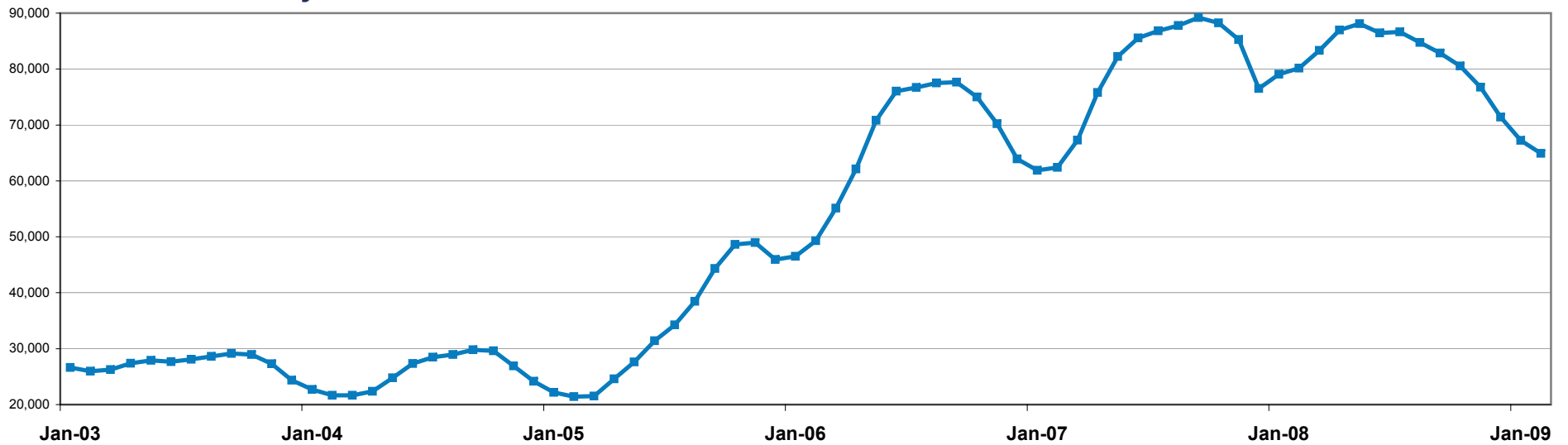
A Monthly Indicator from MRIS, Inc.



## February



## Historical Inventory of Homes for Sale

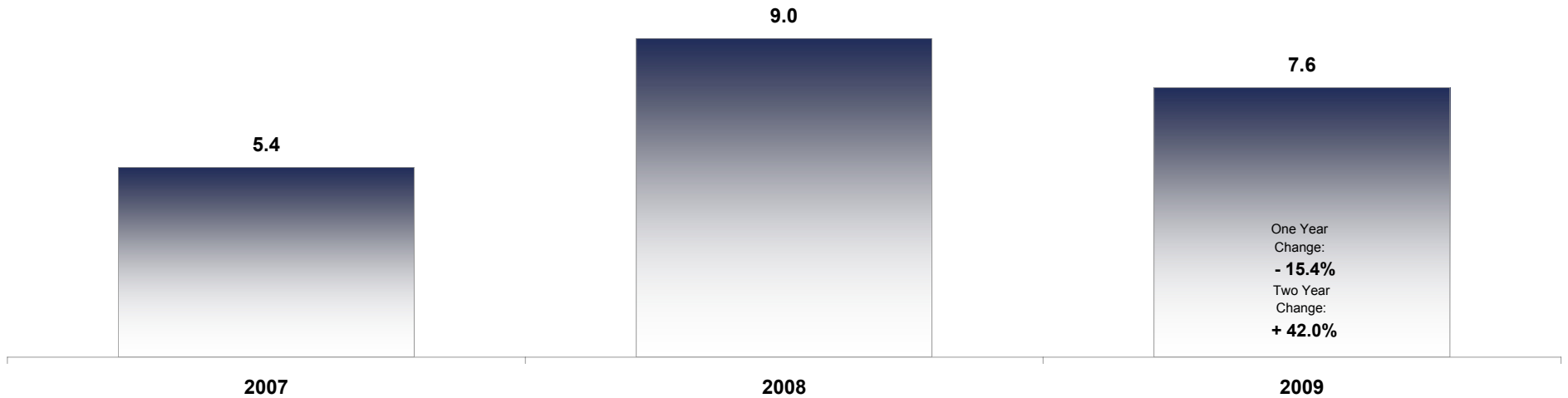


# Months Supply of Inventory

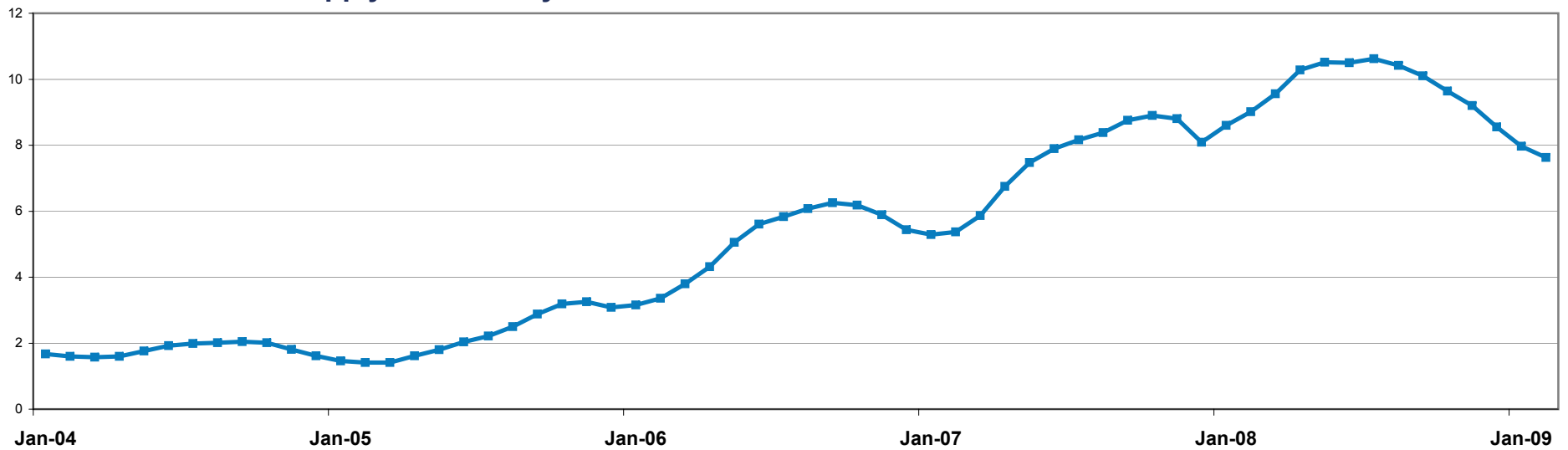
A Monthly Indicator from MRIS, Inc.



## February



## Historical Months Supply of Inventory



# Market Overview

A Monthly Indicator from MRIS, Inc.



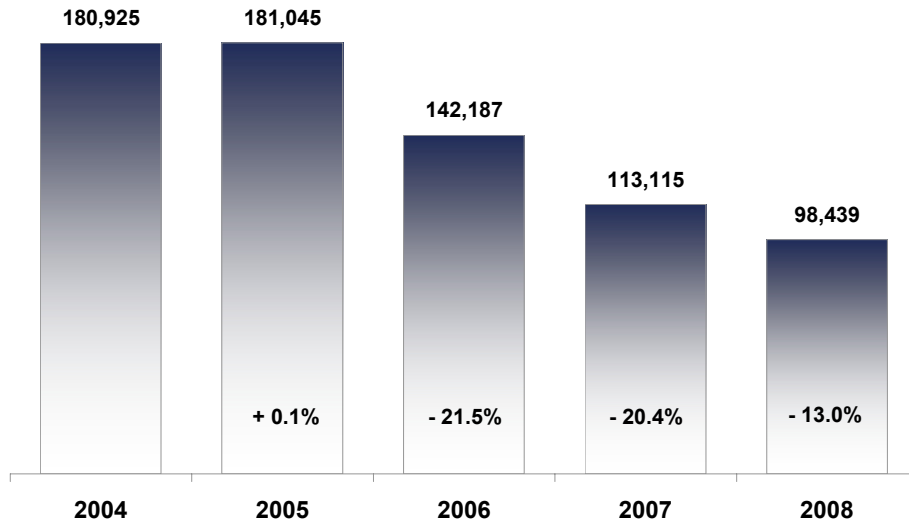
February 2009		2008	2007	Percent Change	5-Year Average	2008 Year-to-Date	2007 Year-to-Date	Percent Change	5-Year Year-to-Date Average
<b>New Listings</b>	Dec	11,092	11,607	- 4.4%	11,702	225,131	259,203	- 13.1%	250,503
	Jan	14,930	20,074	- 25.6%	18,422	14,930	20,074	- 25.6%	18,422
	<b>Feb</b>	<b>15,250</b>	<b>19,958</b>	<b>- 23.6%</b>	<b>17,711</b>	<b>30,180</b>	<b>40,032</b>	<b>- 24.6%</b>	<b>36,134</b>
<b>Pending Sales</b>	Dec	6,548	5,426	+ 20.7%	8,202	101,322	110,322	- 8.2%	142,127
	Jan	7,653	6,886	+ 11.1%	9,796	7,653	6,886	+ 11.1%	9,796
	<b>Feb</b>	<b>9,252</b>	<b>7,861</b>	<b>+ 17.7%</b>	<b>10,419</b>	<b>16,905</b>	<b>14,747</b>	<b>+ 14.6%</b>	<b>20,215</b>
<b>Closed Sales</b>	Dec	7,752	7,009	+ 10.6%	10,750	98,439	113,115	- 13.0%	143,142
	Jan	5,343	5,152	+ 3.7%	7,612	5,343	5,152	+ 3.7%	7,612
	<b>Feb</b>	<b>5,372</b>	<b>6,215</b>	<b>- 13.6%</b>	<b>8,251</b>	<b>10,715</b>	<b>11,367</b>	<b>- 5.7%</b>	<b>15,863</b>
<b>Days on Market Until Sale</b>	Dec	112	111	+ 0.6%	77	114	93	+ 21.7%	67
	Jan	125	121	+ 3.9%	87	125	121	+ 3.9%	87
	<b>Feb</b>	<b>125</b>	<b>126</b>	<b>- 0.4%</b>	<b>90</b>	<b>125</b>	<b>123</b>	<b>+ 1.5%</b>	<b>88</b>
<b>Median Sales Price</b>	Dec	\$260,150	\$325,000	- 20.0%	\$317,030	\$290,500	\$339,900	- 14.5%	\$319,860
	Jan	\$249,000	\$302,000	- 17.5%	\$306,738	\$249,000	\$302,000	- 17.5%	\$306,738
	<b>Feb</b>	<b>\$249,000</b>	<b>\$303,000</b>	<b>- 17.8%</b>	<b>\$307,380</b>	<b>\$249,000</b>	<b>\$303,000</b>	<b>- 17.8%</b>	<b>\$306,400</b>
<b>Average Sales Price</b>	Dec	\$322,710	\$396,133	- 18.5%	\$378,844	\$357,724	\$404,493	- 11.6%	\$378,216
	Jan	\$300,179	\$370,121	- 18.9%	\$364,734	\$300,179	\$370,121	- 18.9%	\$364,734
	<b>Feb</b>	<b>\$302,918</b>	<b>\$367,567</b>	<b>- 17.6%</b>	<b>\$360,465</b>	<b>\$301,552</b>	<b>\$368,725</b>	<b>- 18.2%</b>	<b>\$362,446</b>
<b>Inventory of Homes for Sale</b>	Dec	71,399	76,529	- 6.7%					
	Jan	67,252	79,069	- 14.9%	--	--	--	--	--
	<b>Feb</b>	<b>64,909</b>	<b>80,139</b>	<b>- 19.0%</b>					
<b>Percent of Original List Price</b>	Dec	90.9%	92.0%	- 1.2%	94.9%	94.9%	94.8%	+ 0.1%	92.0%
	Jan	90.1%	91.2%	- 1.2%	94.4%	94.4%	91.2%	+ 3.5%	90.1%
	<b>Feb</b>	<b>89.9%</b>	<b>91.6%</b>	<b>- 1.8%</b>	<b>94.7%</b>	<b>94.7%</b>	<b>91.4%</b>	<b>+ 3.6%</b>	<b>90.0%</b>
<b>Housing Affordability Index</b>	Dec	146	109	+ 34.5%	113	124	104	+ 18.9%	
	Jan	152	125	+ 22.1%	120	152	125	+ 22.1%	--
	<b>Feb</b>	<b>154</b>	<b>119</b>	<b>+ 29.3%</b>	<b>119</b>	<b>153</b>	<b>122</b>	<b>+ 25.9%</b>	
<b>Months Supply of Inventory</b>	Dec	8.6	8.1	+ 5.7%					
	Jan	8.0	8.6	- 7.4%	--	--	--	--	--
	<b>Feb</b>	<b>7.6</b>	<b>9.0</b>	<b>- 15.4%</b>					

# Annual Review

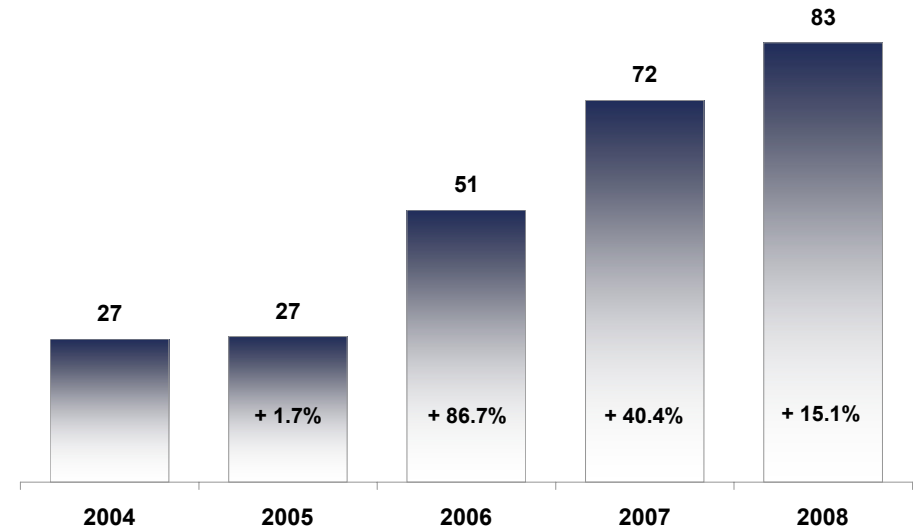
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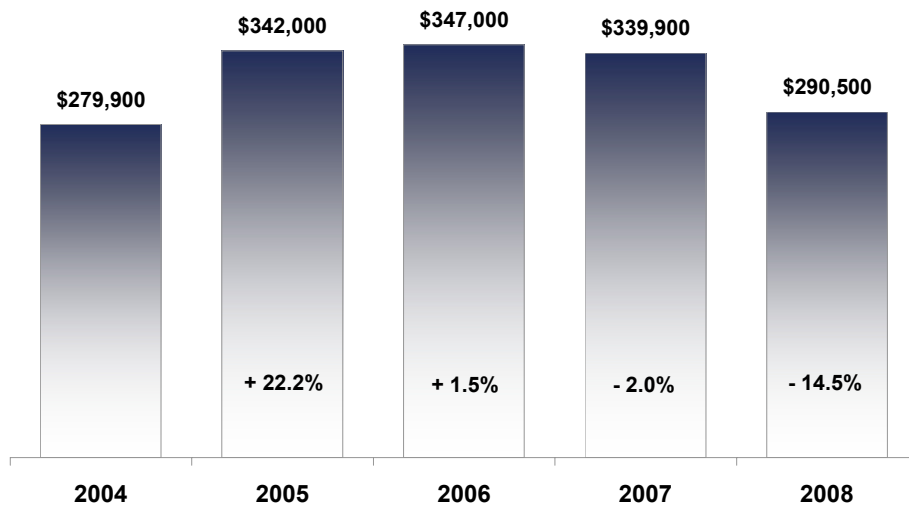
## Closed Sales



## Days on Market Until Sale



## Median Sales Price



## Percent of Original List Price Received at Sale

