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Monthly Indicators

November 2009

Publish Date: December 10, 2009

The passing of the home-buyer tax credit's initial expiration date hasn't yet slowed the urgency of home buyers in the MRIS region, as November saw a continuation of the strong sales we've seen in previous months.

There were 8,732 signed purchase agreements during the month, up 33.8 percent from a year ago.

All the sales activity is combining with falling inventory to stabilize housing prices. The November median sales price was down only 1.9 percent from a year ago to \$255,000, the lowest year-over-year decline in home prices since 2007.

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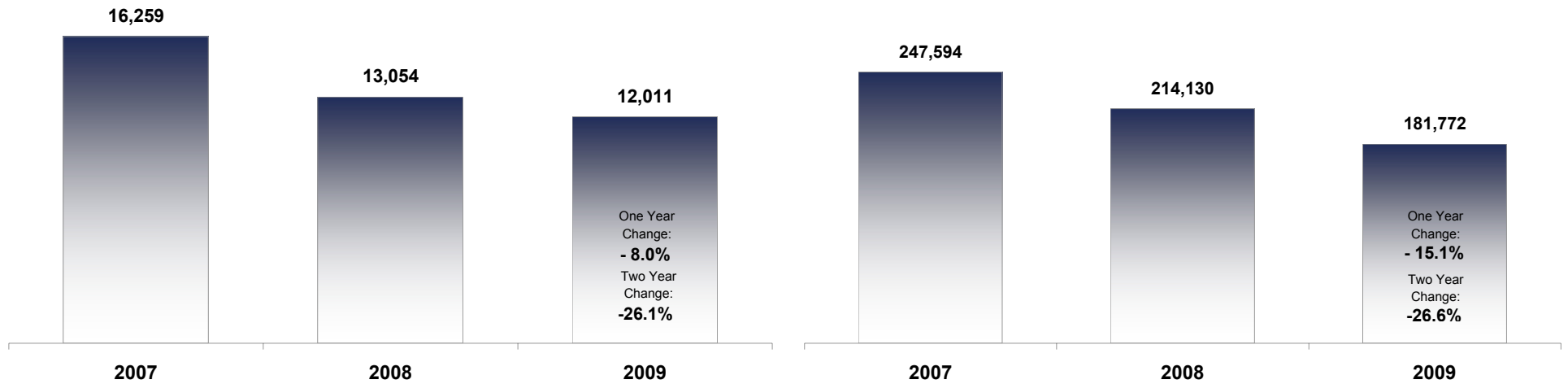
New Listings

A Monthly Indicator from MRIS, Inc.

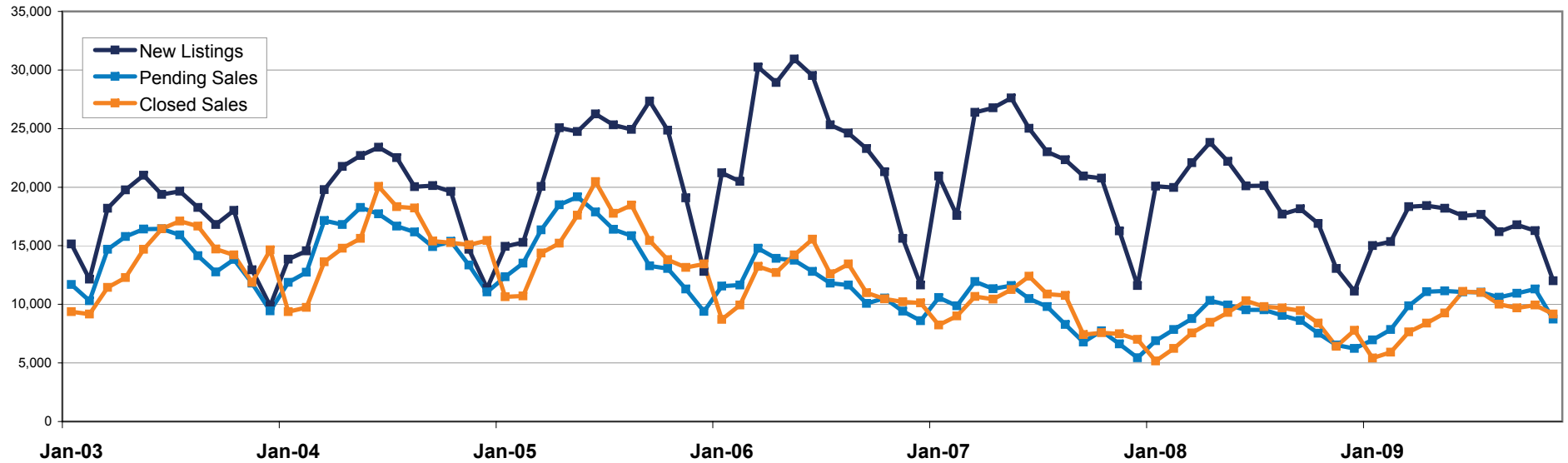


November

Year to Date



Historical Market Activity



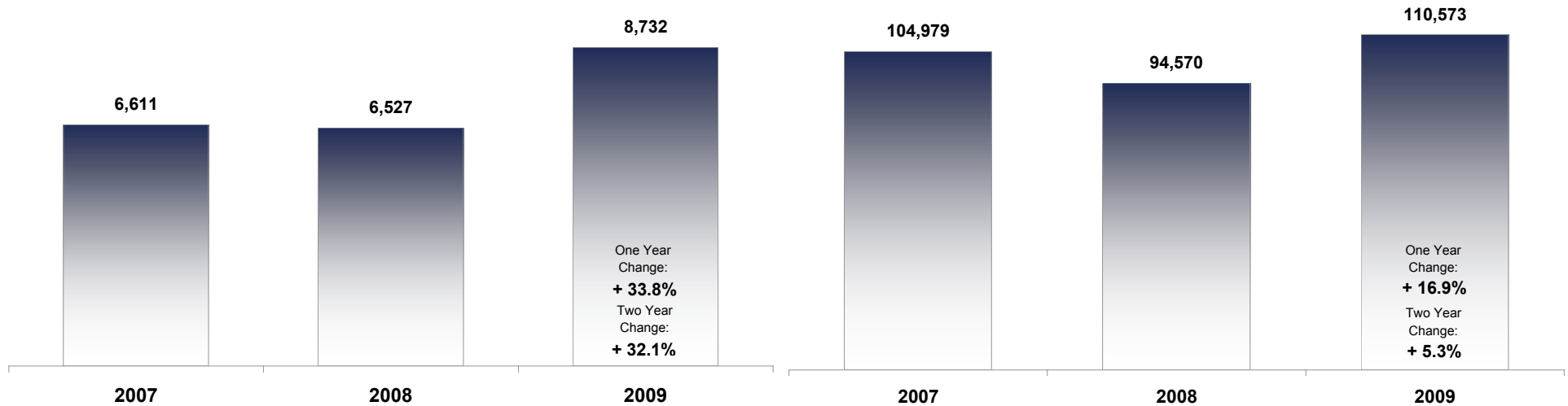
Pending Sales

A Monthly Indicator from MRIS, Inc.

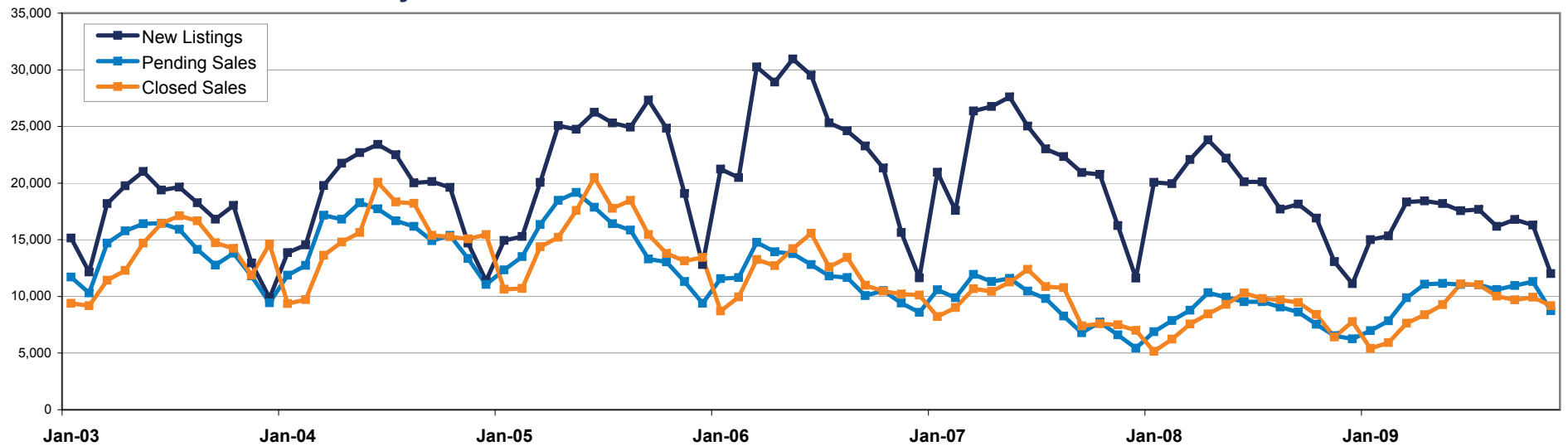


November

Year to Date



Historical Market Activity



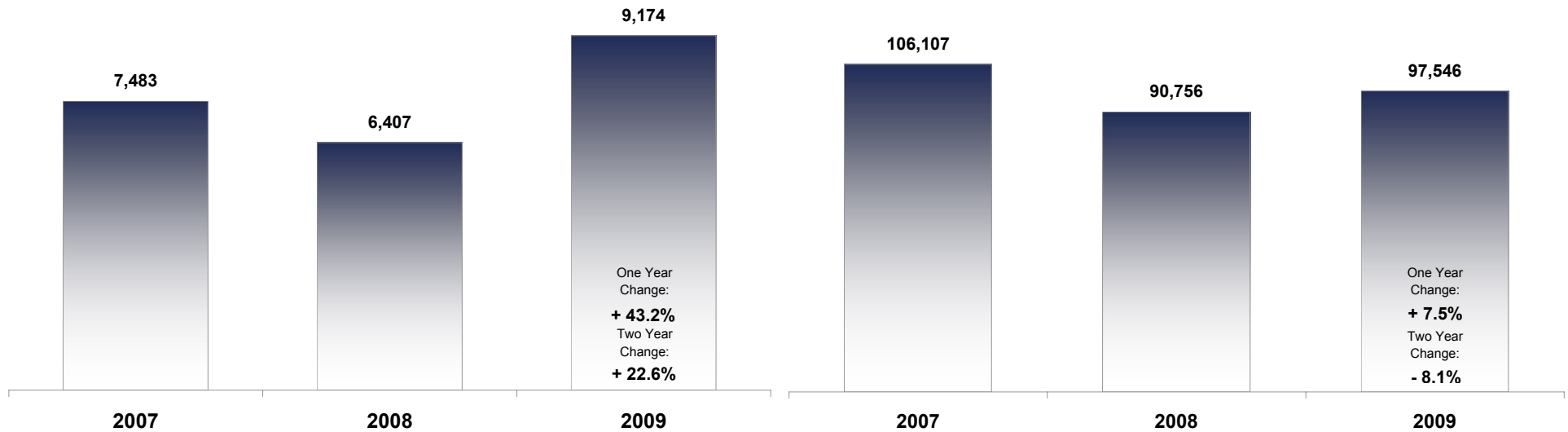
Closed Sales

A Monthly Indicator from MRIS, Inc.

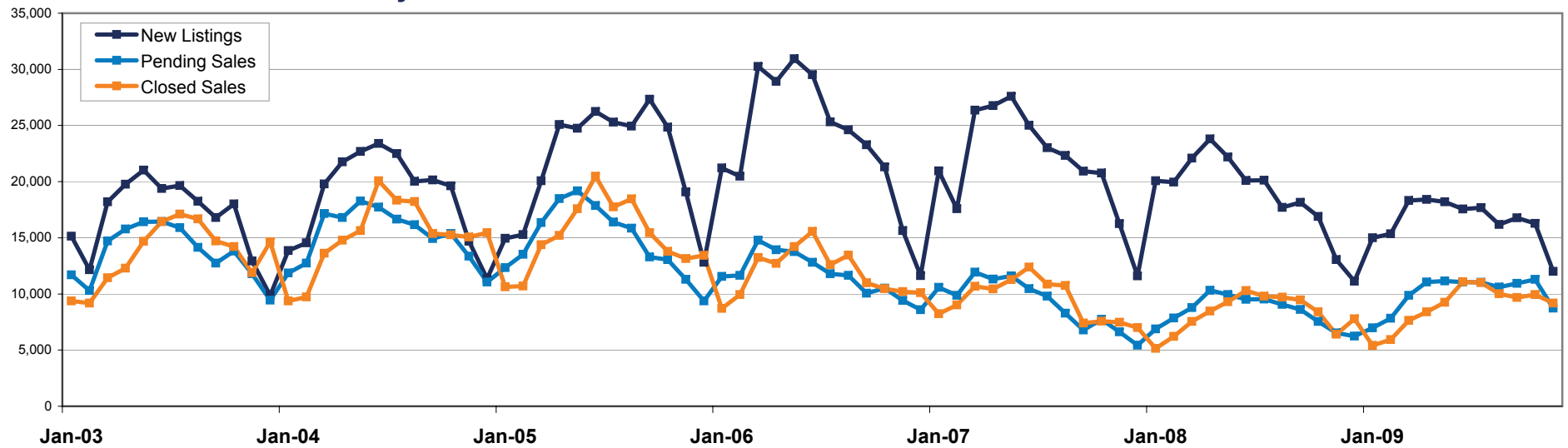


November

Year to Date



Historical Market Activity

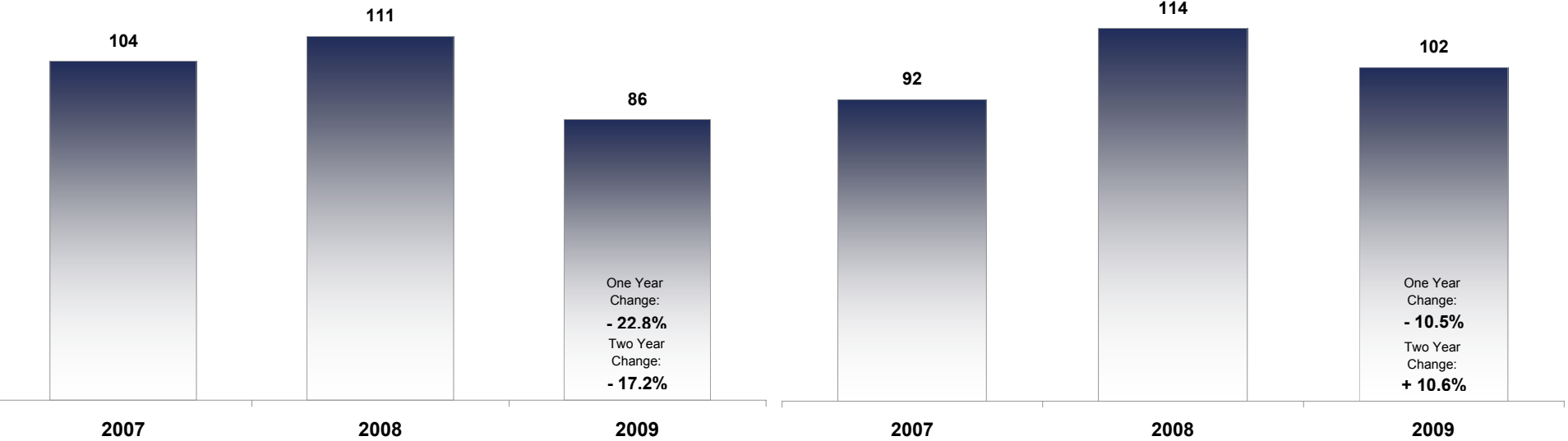


Days on Market Until Sale

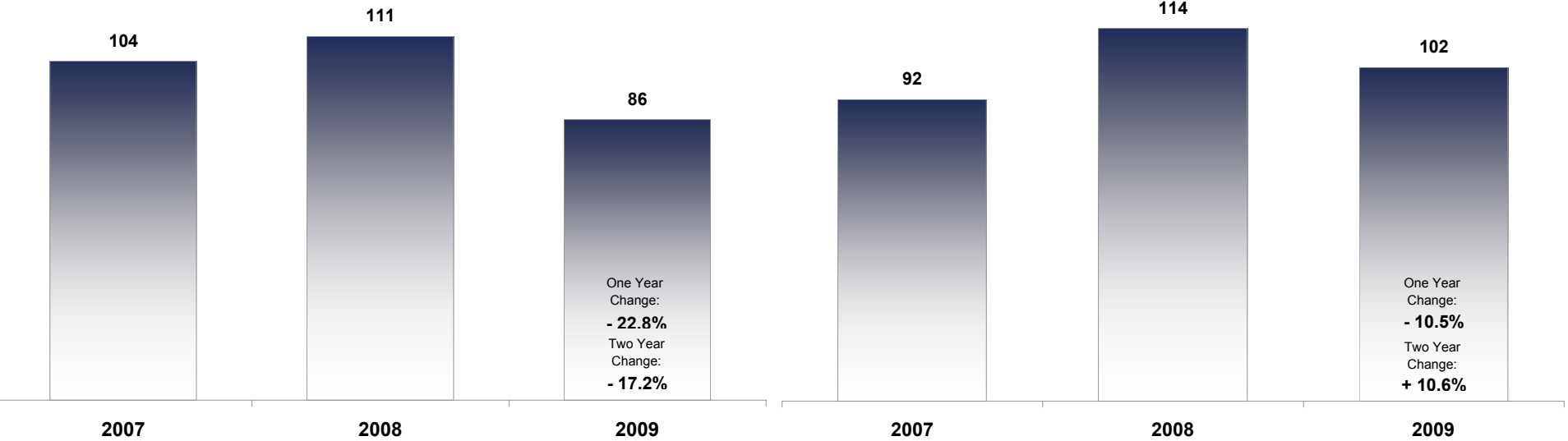
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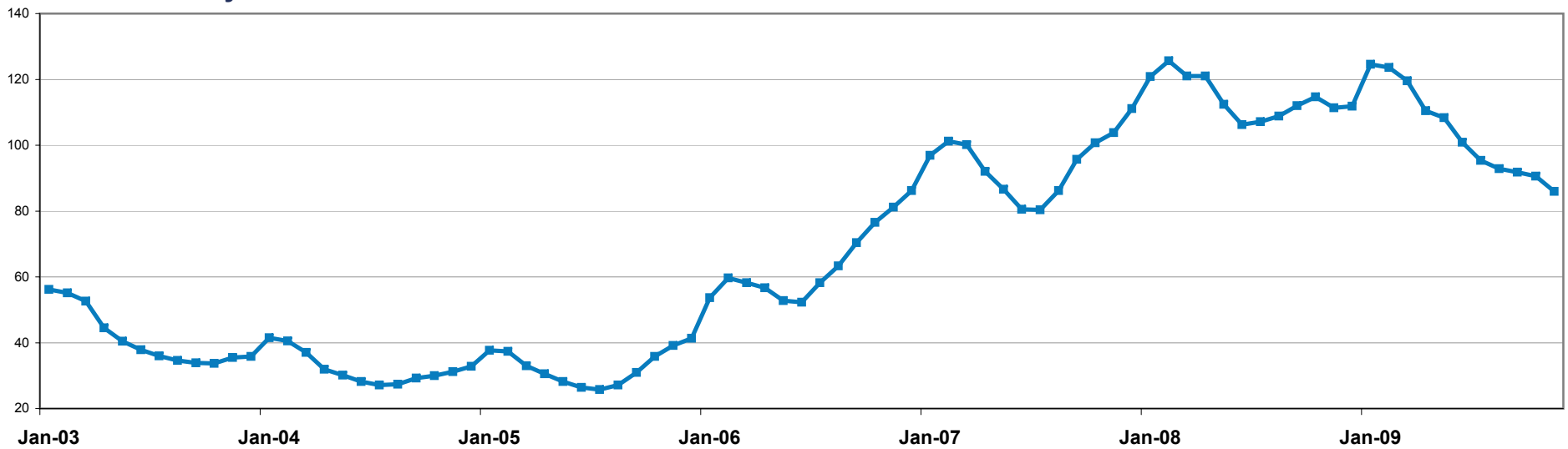
November



Year to Date



Historical Days on Market Until Sale



Median Sales Price

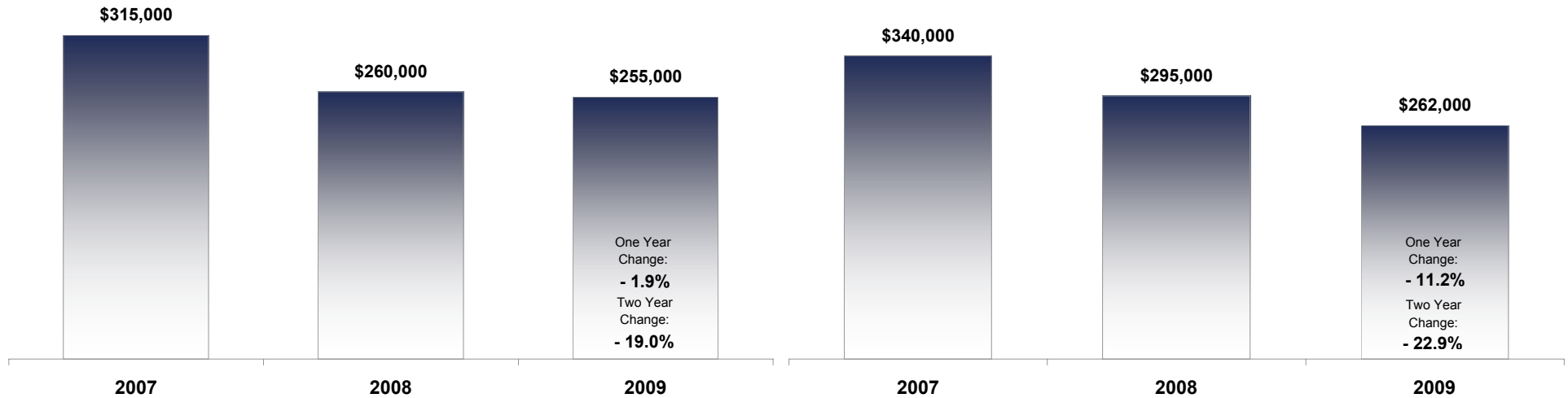
A Monthly Indicator from MRIS, Inc.



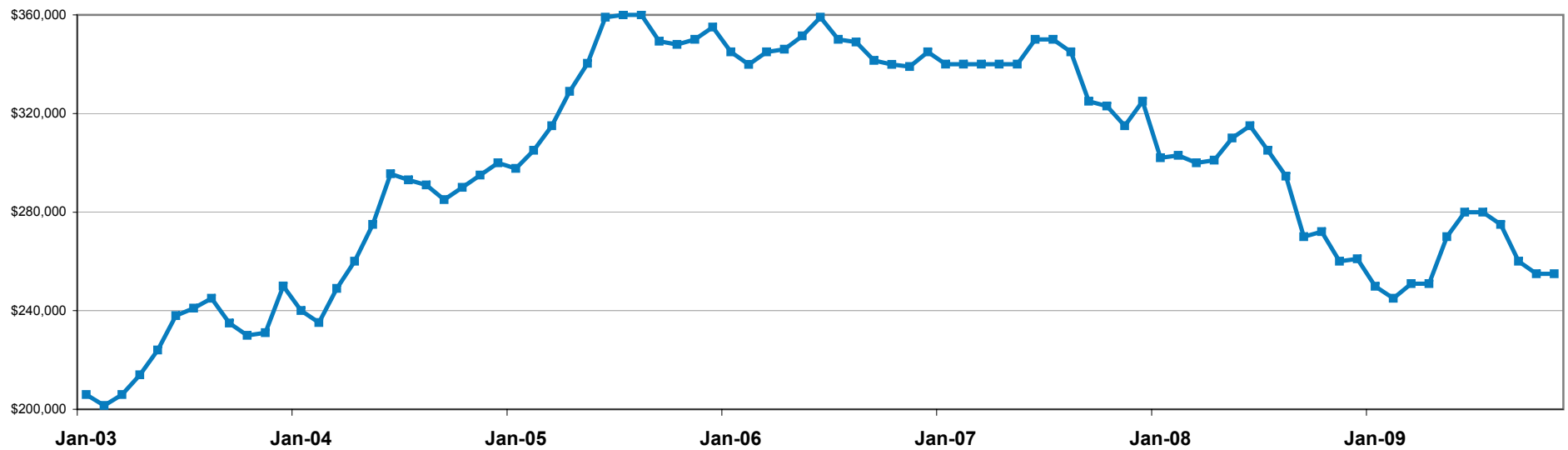
November

Year to Date

Figures do not take into account seller concessions.



Historical Median Prices



Average Sales Price

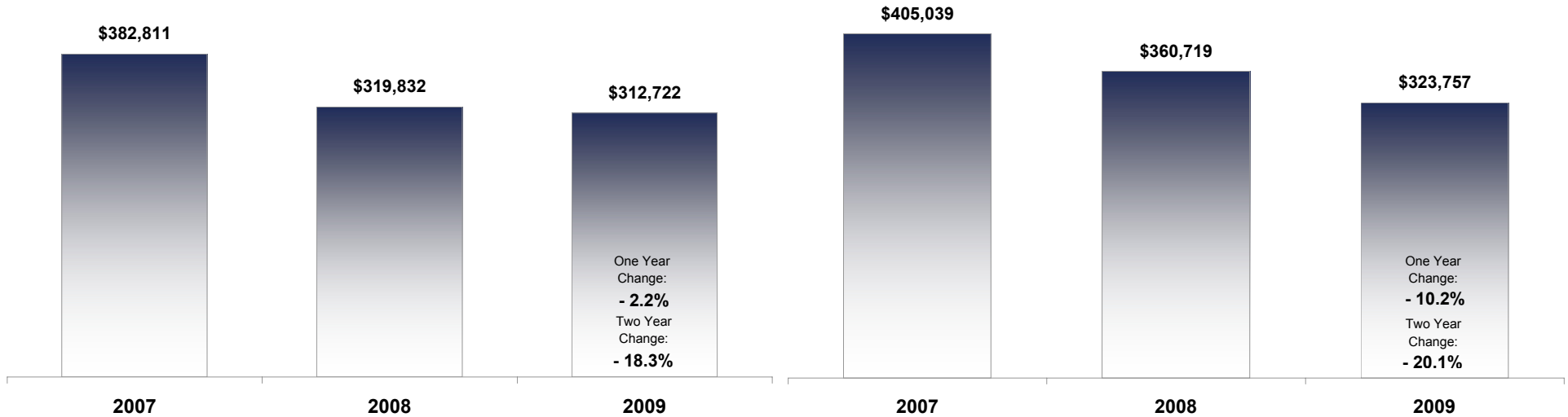
A Monthly Indicator from MRIS, Inc.



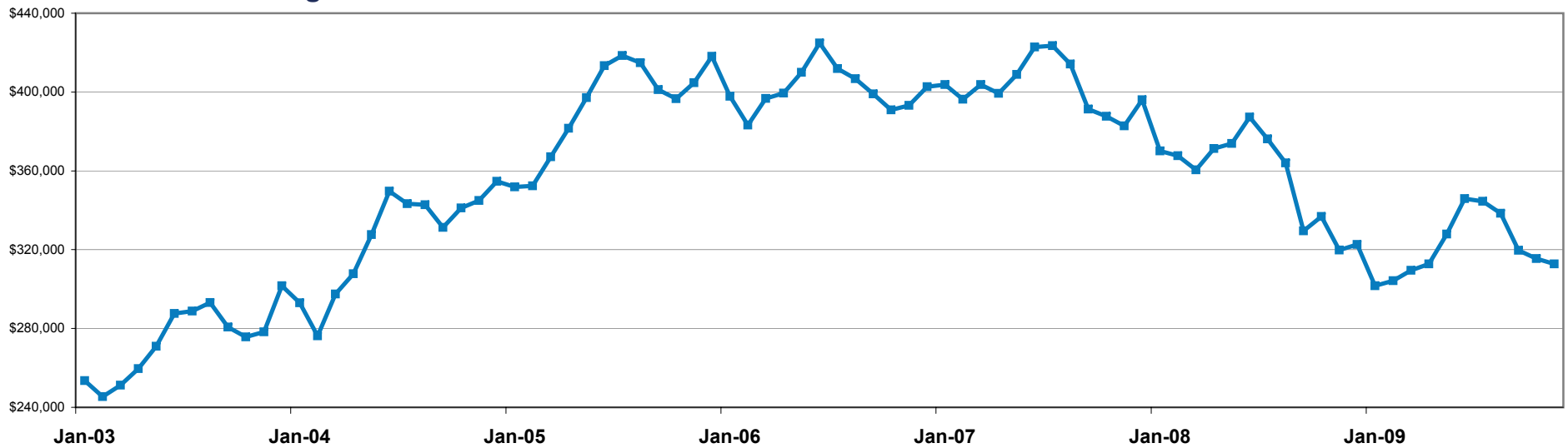
November

Year to Date

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Historical Average Prices

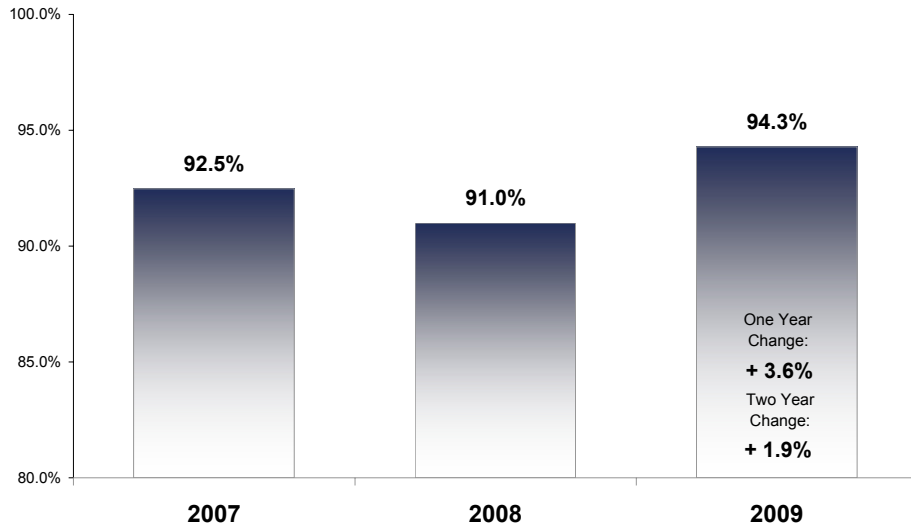


Percent of Original List Price Received at Sale

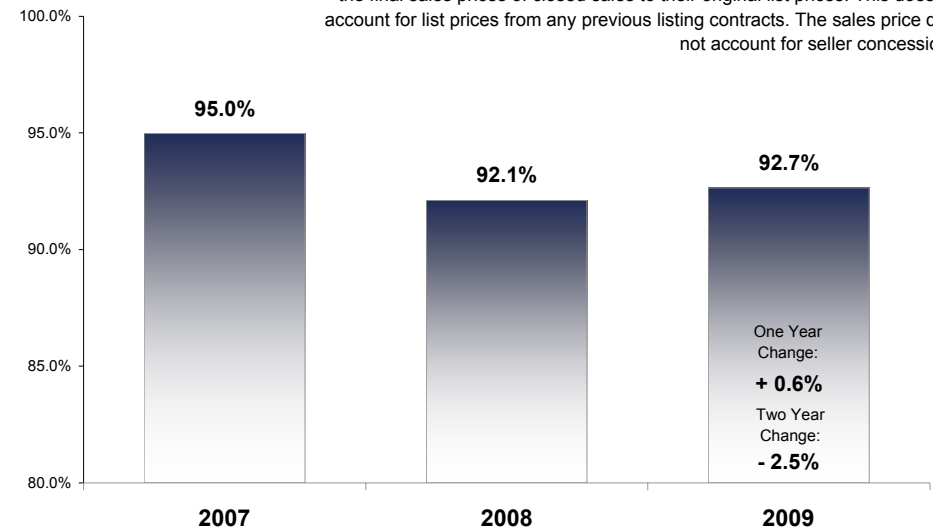
A Monthly Indicator from MRIS, Inc.



November

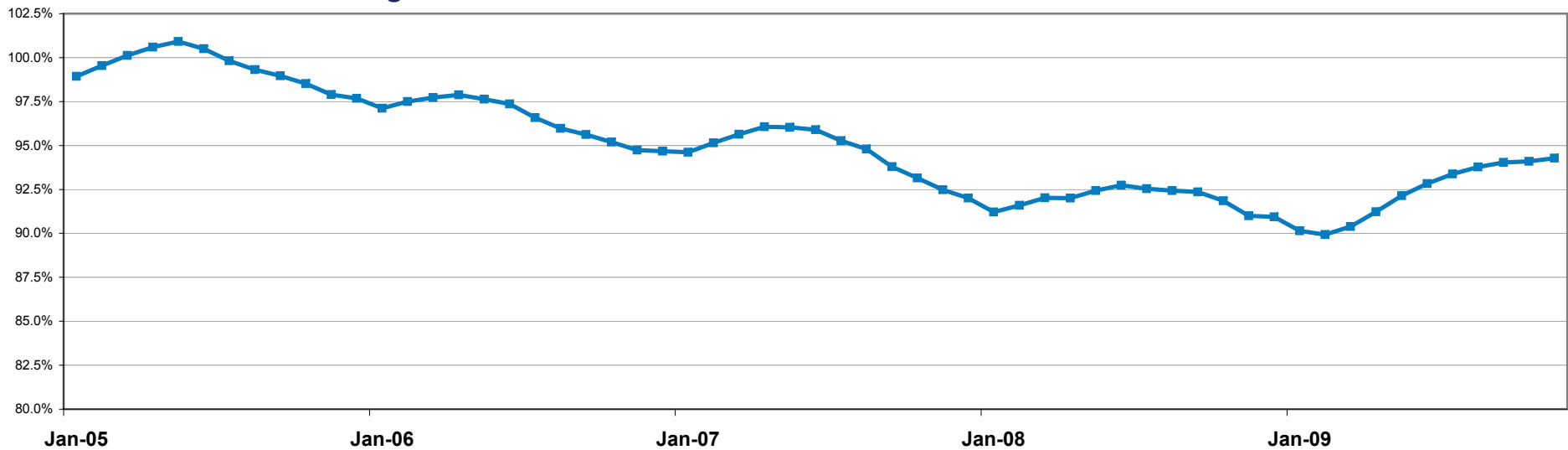


Year to Date



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

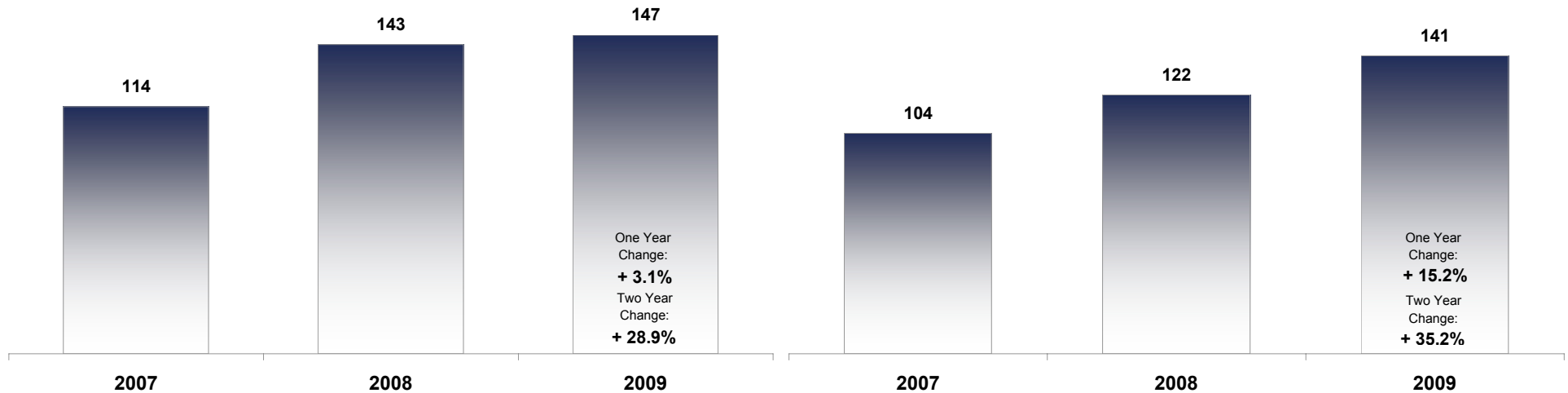
A Monthly Indicator from MRIS, Inc.



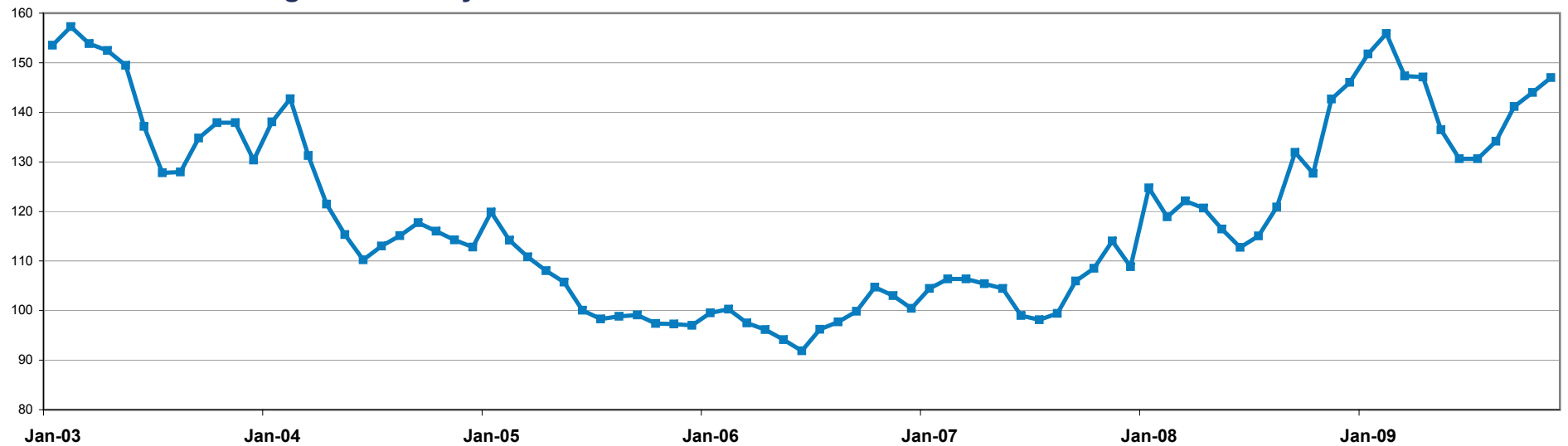
November

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

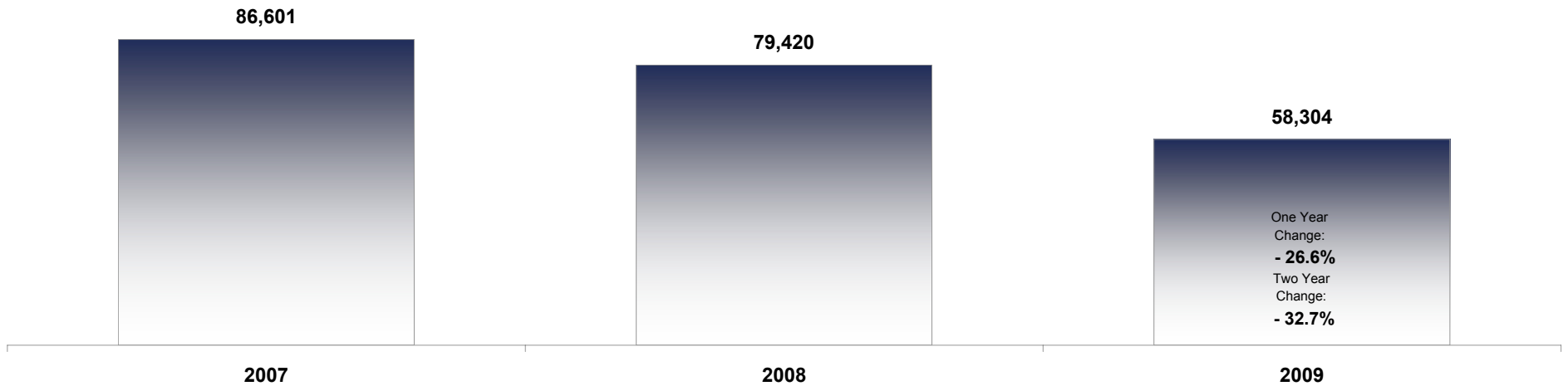


Inventory of Homes for Sale

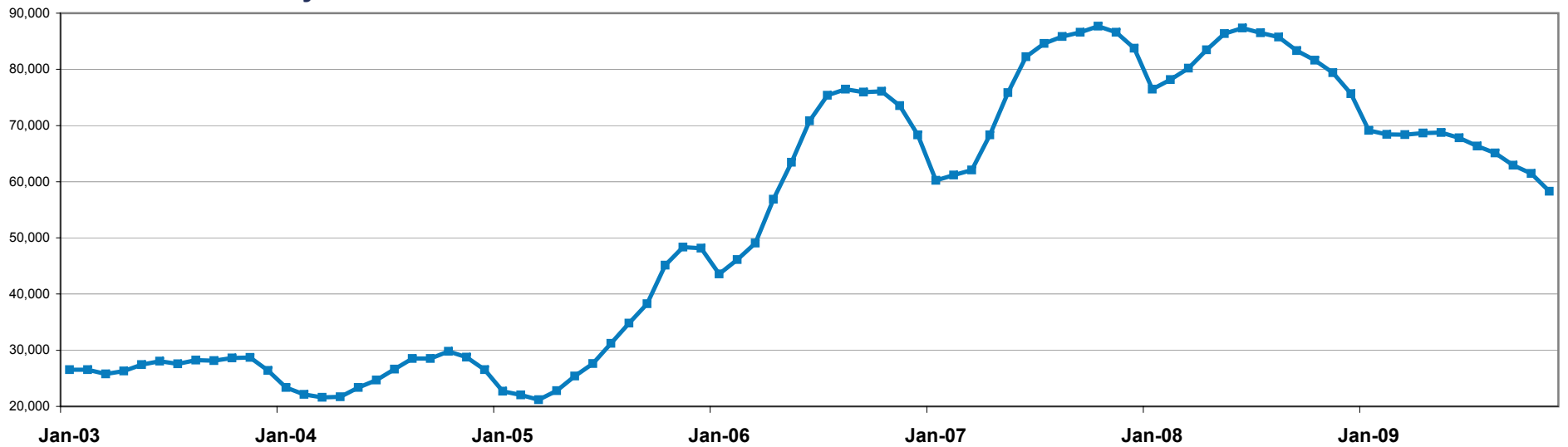
A Monthly Indicator from MRIS, Inc.



November



Historical Inventory of Homes for Sale

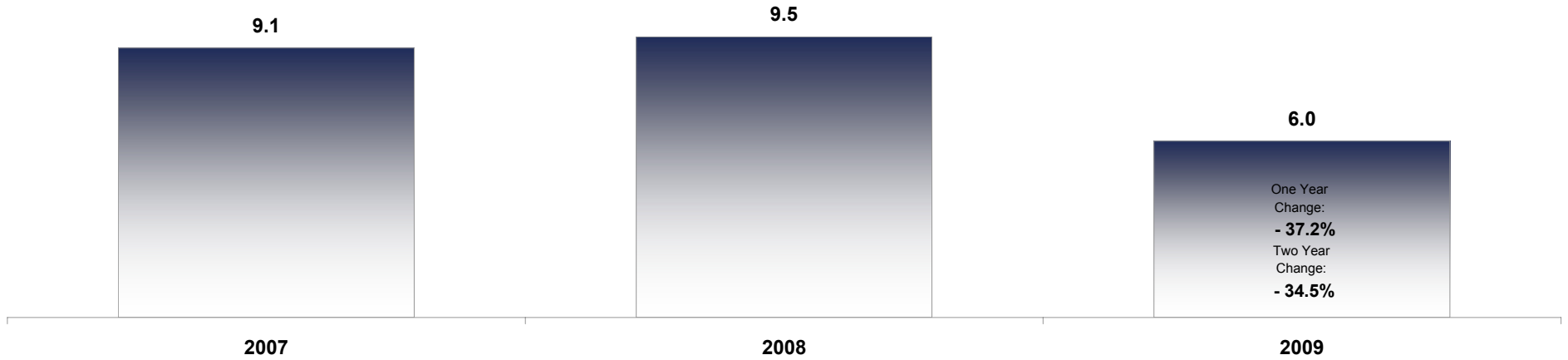


Months Supply of Inventory

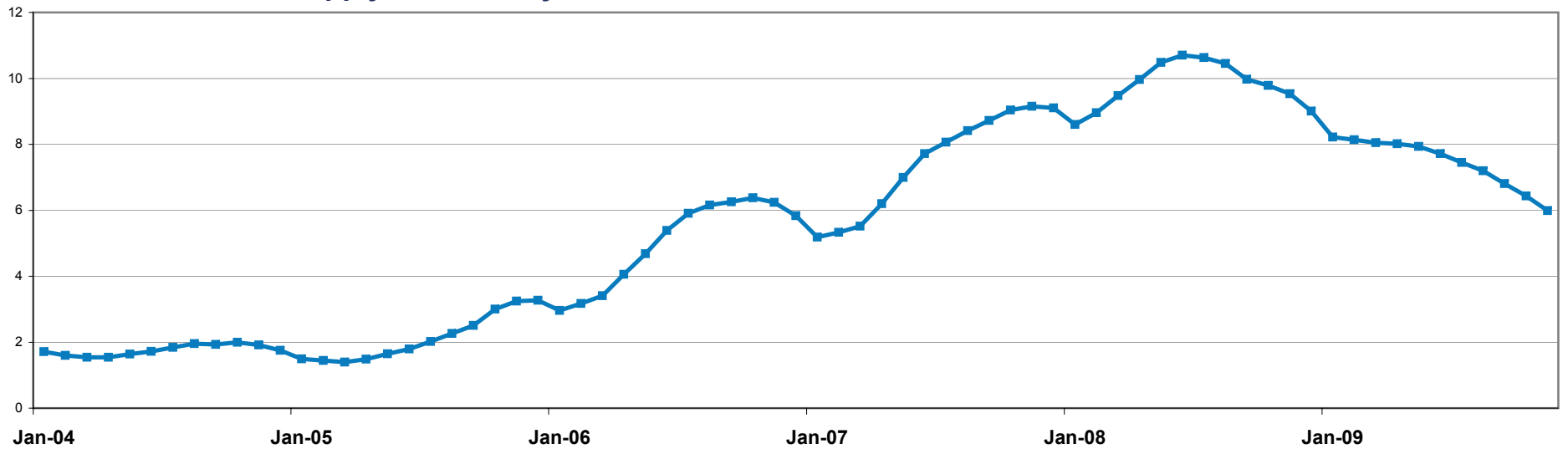
A Monthly Indicator from MRIS, Inc.



November



Historical Months Supply of Inventory



Market Overview

A Monthly Indicator from MRIS, Inc.



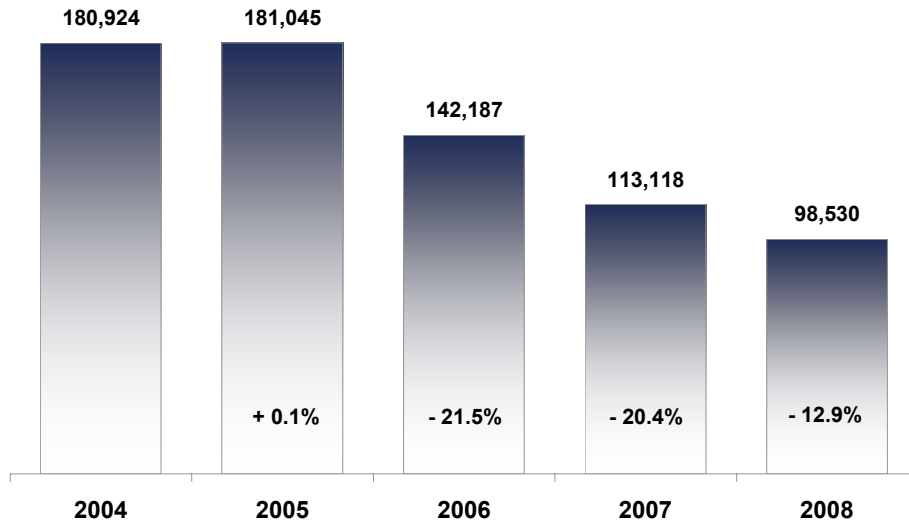
November 2009		2009	2008	Percent Change	5-Year Average	2009 Year-to-Date	2008 Year-to-Date	Percent Change	5-Year Year-to-Date Average
New Listings	Sep	16,783	18,142	- 7.5%	21,294	153,474	184,174	- 16.7%	197,337
	Oct	16,287	16,902	- 3.6%	20,024	169,761	201,076	- 15.6%	217,360
	Nov	12,011	13,054	- 8.0%	15,206	181,772	214,130	- 15.1%	232,566
Pending Sales	Sep	10,947	8,608	+ 27.2%	9,940	90,545	80,508	+ 12.5%	103,393
	Oct	11,296	7,535	+ 49.9%	10,027	101,841	88,043	+ 15.7%	113,420
	Nov	8,732	6,527	+ 33.8%	8,516	110,573	94,570	+ 16.9%	121,936
Closed Sales	Sep	9,681	9,468	+ 2.2%	10,596	78,434	75,952	+ 3.3%	99,503
	Oct	9,938	8,397	+ 18.4%	10,034	88,372	84,349	+ 4.8%	109,537
	Nov	9,174	6,407	+ 43.2%	9,283	97,546	90,756	+ 7.5%	118,820
Days on Market Until Sale	Sep	92	112	- 18.0%	80	105	114	- 7.7%	79
	Oct	91	115	- 21.0%	84	103	114	- 9.2%	80
	Nov	86	111	- 22.8%	84	102	114	- 10.5%	80
Median Sales Price	Sep	\$260,000	\$270,000	- 3.7%	\$309,149	\$265,000	\$300,000	- 11.7%	\$319,580
	Oct	\$255,000	\$272,000	- 6.3%	\$307,580	\$264,000	\$299,000	- 11.7%	\$318,400
	Nov	\$255,000	\$260,000	- 1.9%	\$303,800	\$262,000	\$295,000	- 11.2%	\$316,943
Average Sales Price	Sep	\$319,690	\$329,478	- 3.0%	\$368,115	\$326,100	\$366,815	- 11.1%	\$379,850
	Oct	\$315,449	\$336,782	- 6.3%	\$365,490	\$324,902	\$363,825	- 10.7%	\$378,517
	Nov	\$312,722	\$319,832	- 2.2%	\$362,675	\$323,757	\$360,719	- 10.2%	\$377,346
Inventory of Homes for Sale	Sep	62,915	83,330	- 24.5%					
	Oct	61,463	81,636	- 24.7%	--	--	--	--	--
	Nov	58,304	79,420	- 26.6%					
Percent of Original List Price	Sep	94.0%	92.4%	+ 1.8%	95.0%	95.0%	92.2%	+ 2.9%	92.3%
	Oct	94.1%	91.9%	+ 2.4%	94.6%	94.6%	92.2%	+ 2.6%	92.5%
	Nov	94.3%	91.0%	+ 3.6%	94.1%	94.1%	92.1%	+ 2.1%	92.7%
Housing Affordability Index	Sep	141	132	+ 7.0%	116	140	120	+ 16.5%	
	Oct	144	128	+ 12.8%	116	140	121	+ 16.1%	--
	Nov	147	143	+ 3.1%	121	141	122	+ 15.2%	
Months Supply of Inventory	Sep	6.8	10.0	- 31.7%					
	Oct	6.4	9.8	- 34.3%	--	--	--	--	--
	Nov	6.0	9.5	- 37.2%					

Annual Review

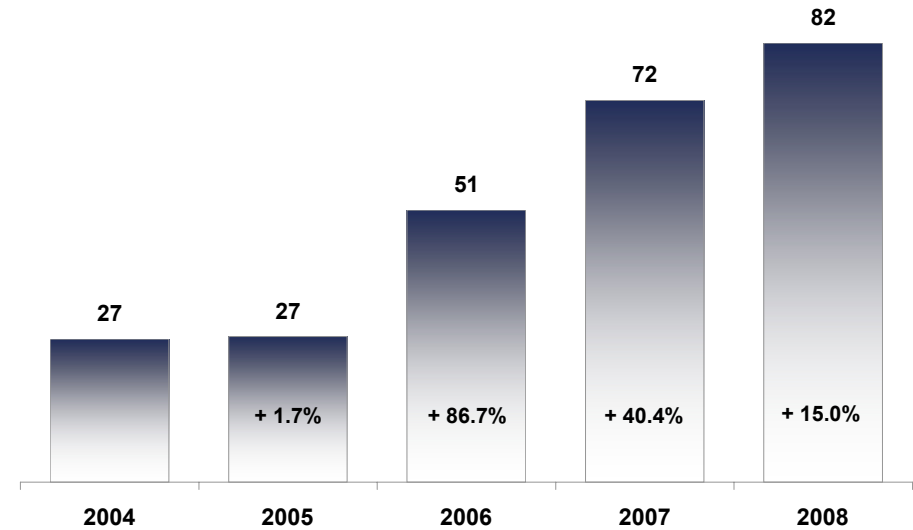
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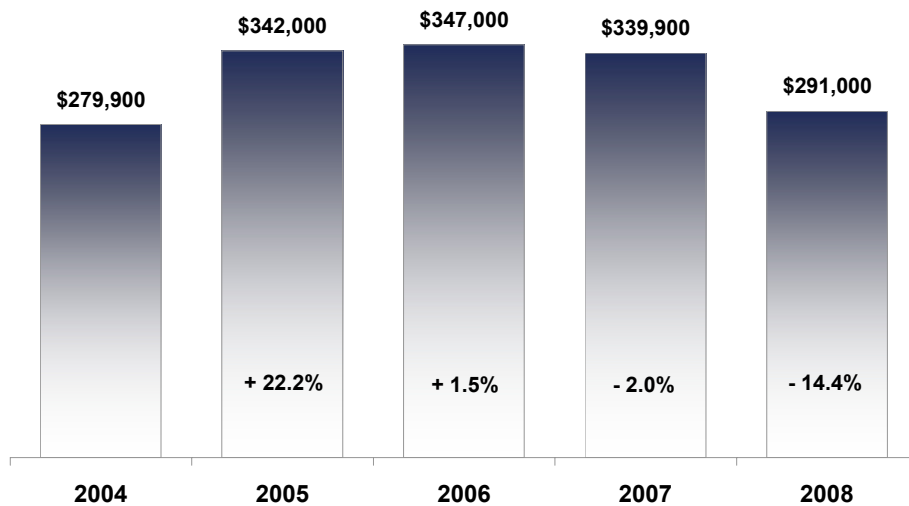
Closed Sales



Days on Market Until Sale



Median Sales Price



Percent of Original List Price Received at Sale

