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Monthly Indicators

December 2009

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Home sales in the MRIS region continued their recent hot streak once again in December. There were 7,551 pending sales during the month, up 20.7 percent from last December. That means the region finished 2009 with 116,902 sales—up 16.0 percent from 2008.

Supply was a different story in 2009 as the 192,147 new listings represented a drop of 14.7 percent from 2008.

Strong sales and falling supply have helped bring the Months Supply of Inventory down to 5.7, a decline of 36.5 percent from a year ago and a sign that the market is moving slowly back towards equilibrium.

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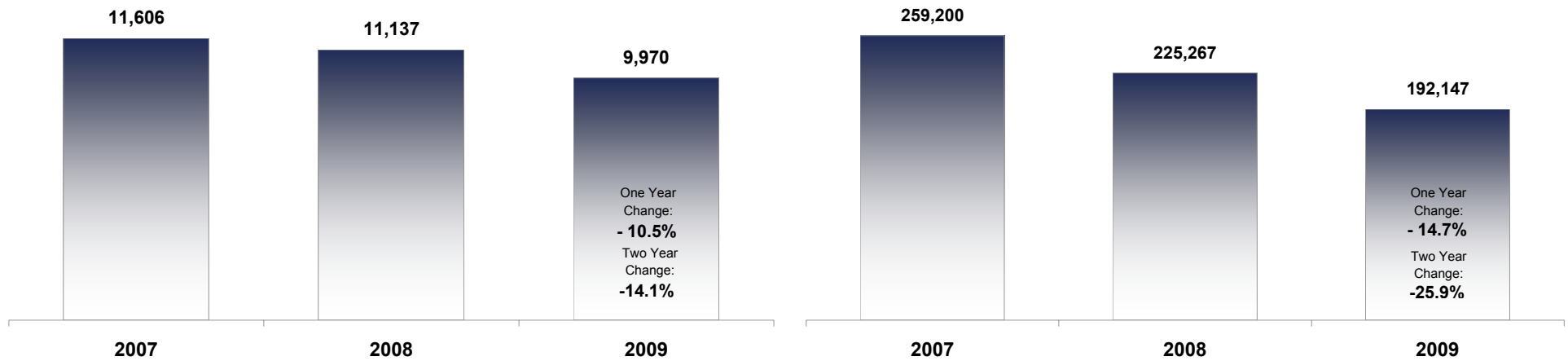
New Listings

A Monthly Indicator from MRIS, Inc.

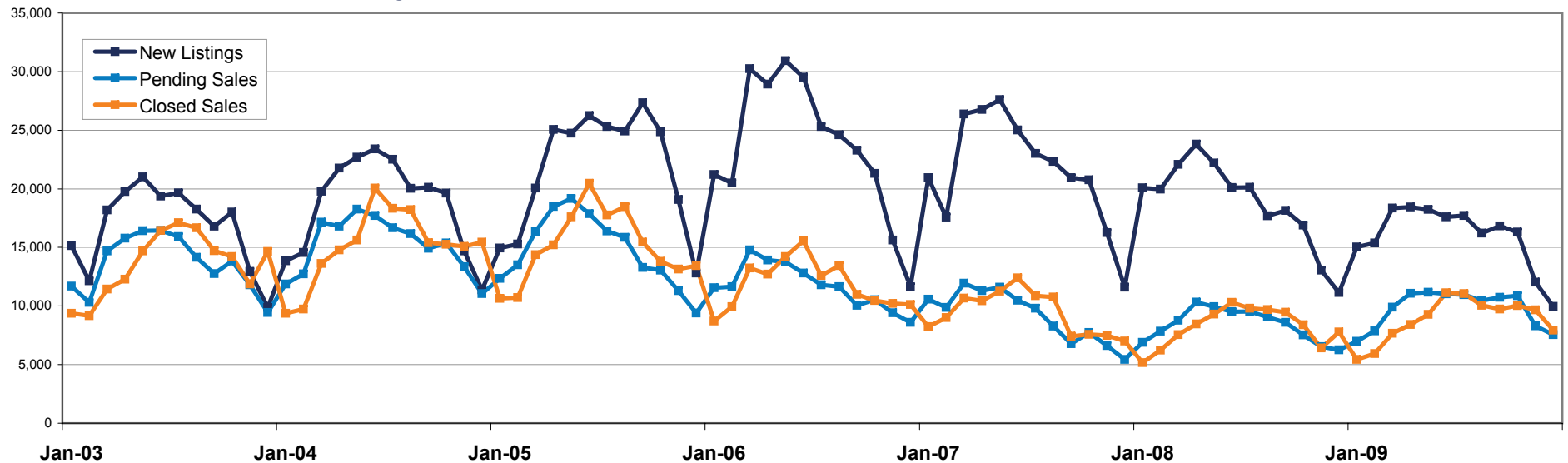


December

Year to Date



Historical Market Activity



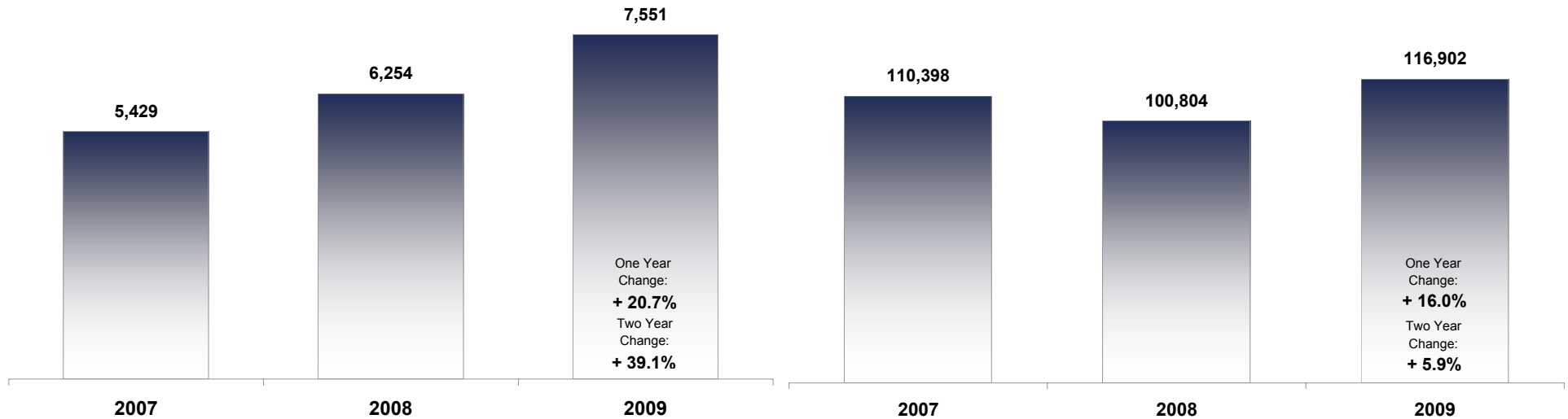
Pending Sales

A Monthly Indicator from MRIS, Inc.

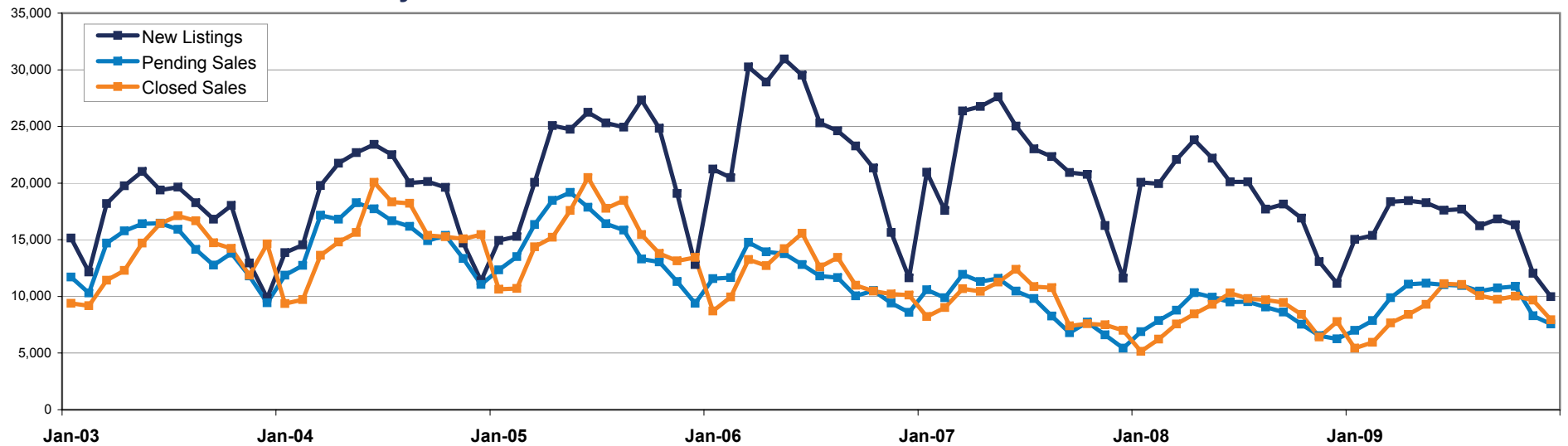


December

Year to Date



Historical Market Activity

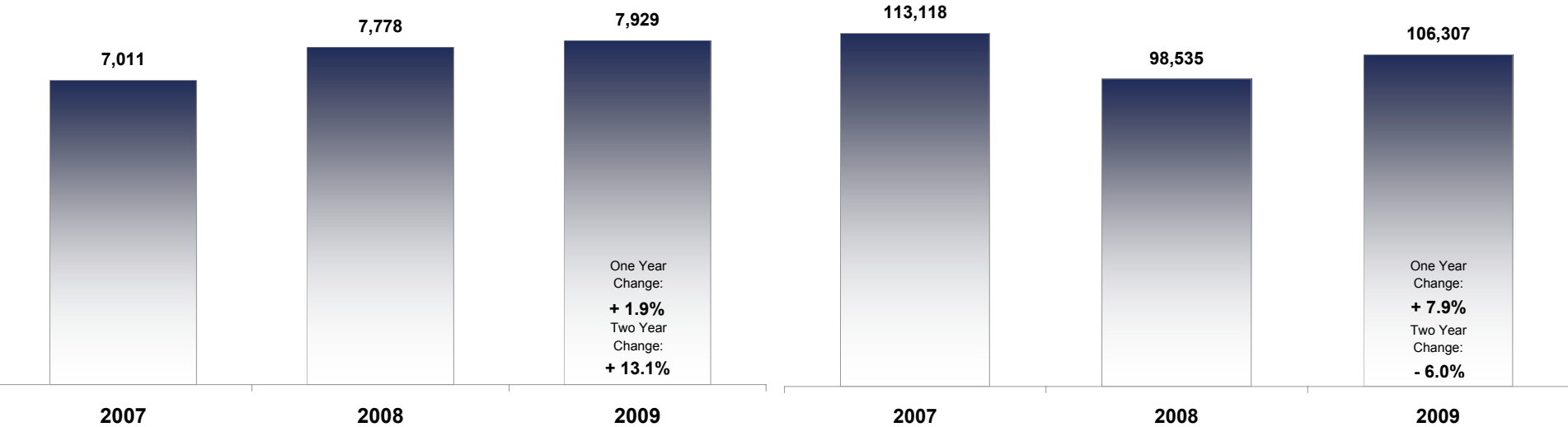


Closed Sales

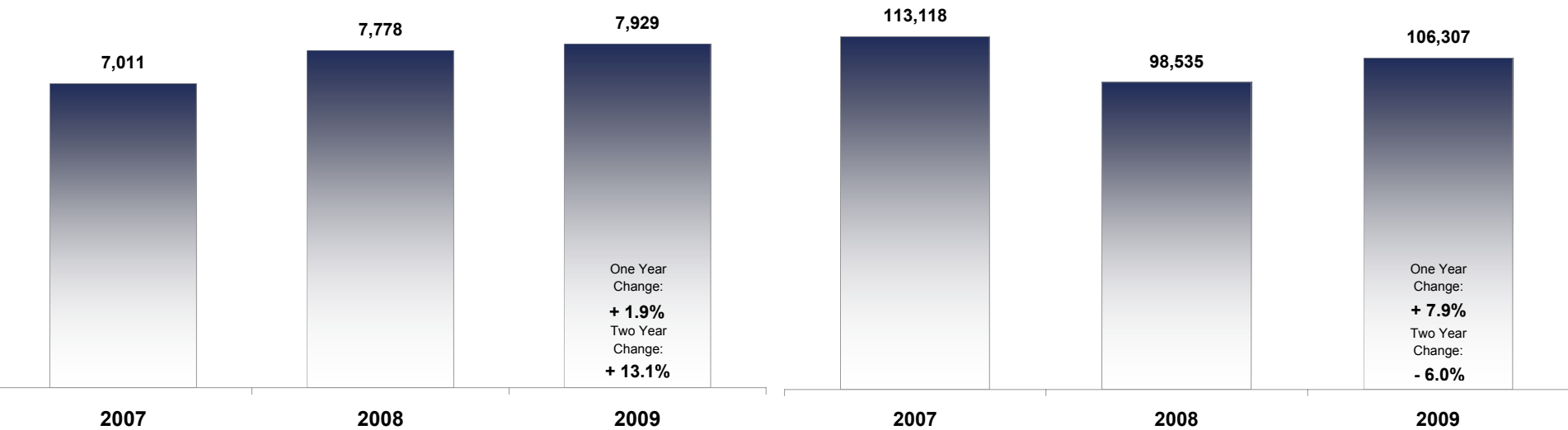
A Monthly Indicator from MRIS, Inc.



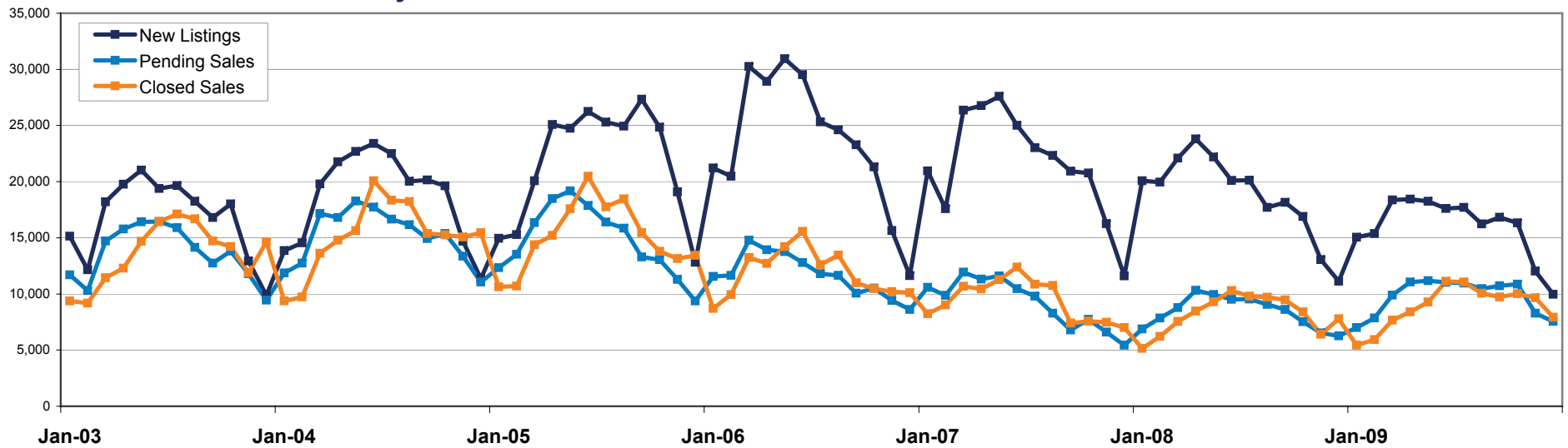
December



Year to Date



Historical Market Activity

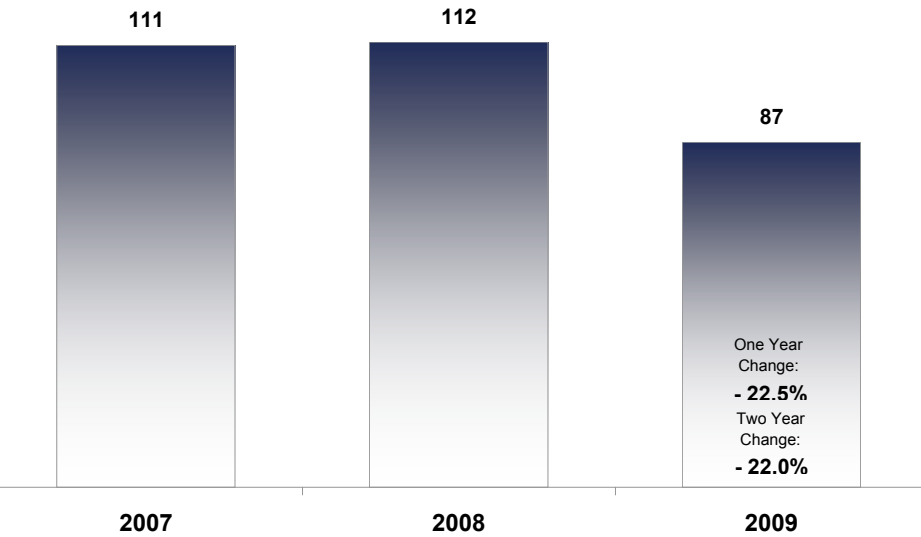


Days on Market Until Sale

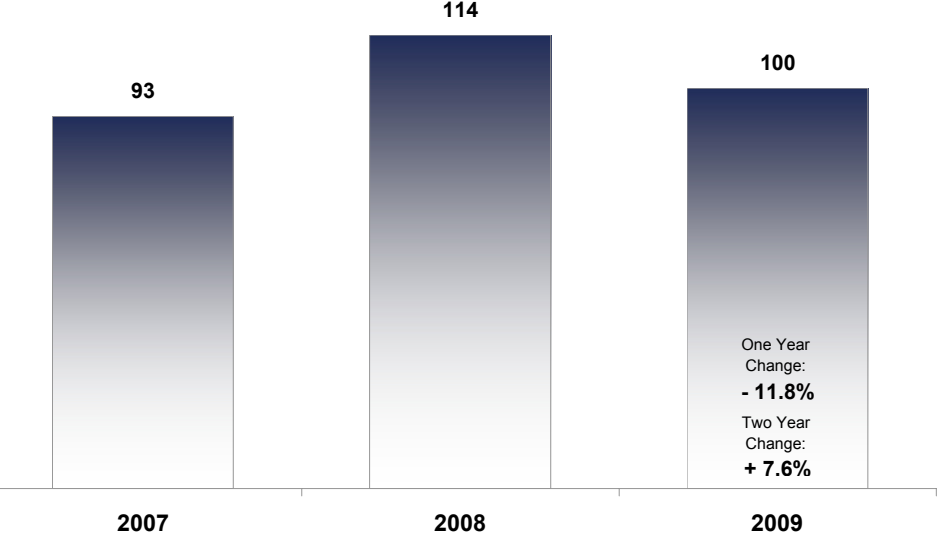
A Monthly Indicator from MRIS, Inc.



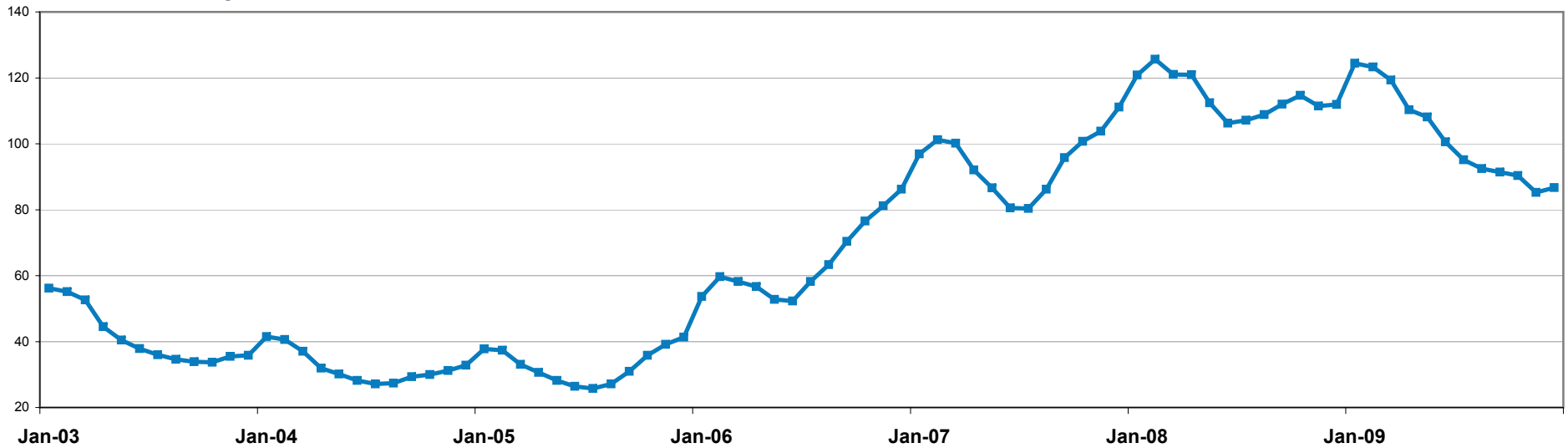
December



Year to Date



Historical Days on Market Until Sale



Median Sales Price

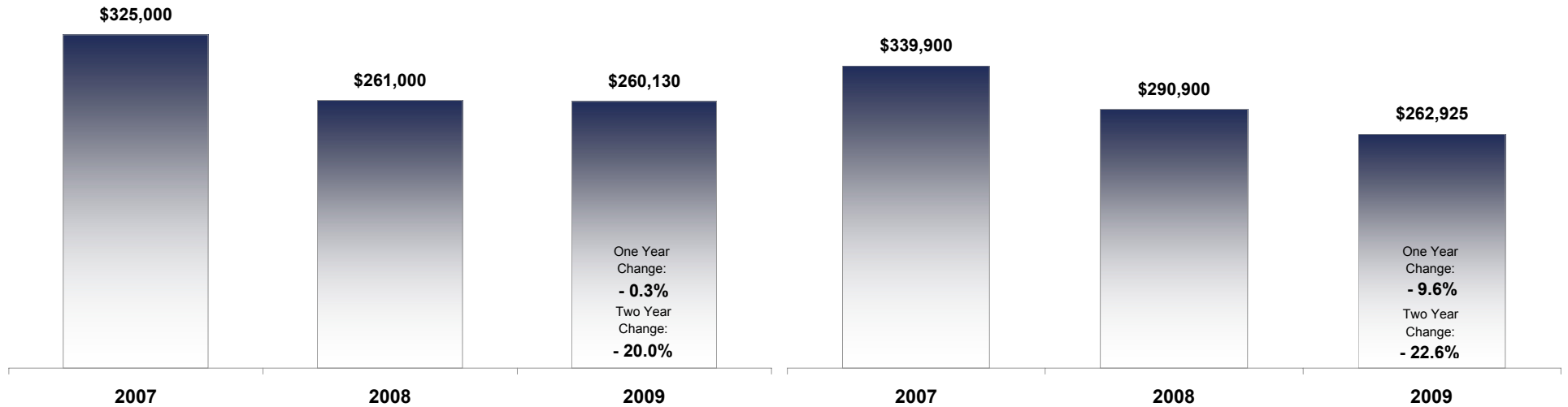
A Monthly Indicator from MRIS, Inc.



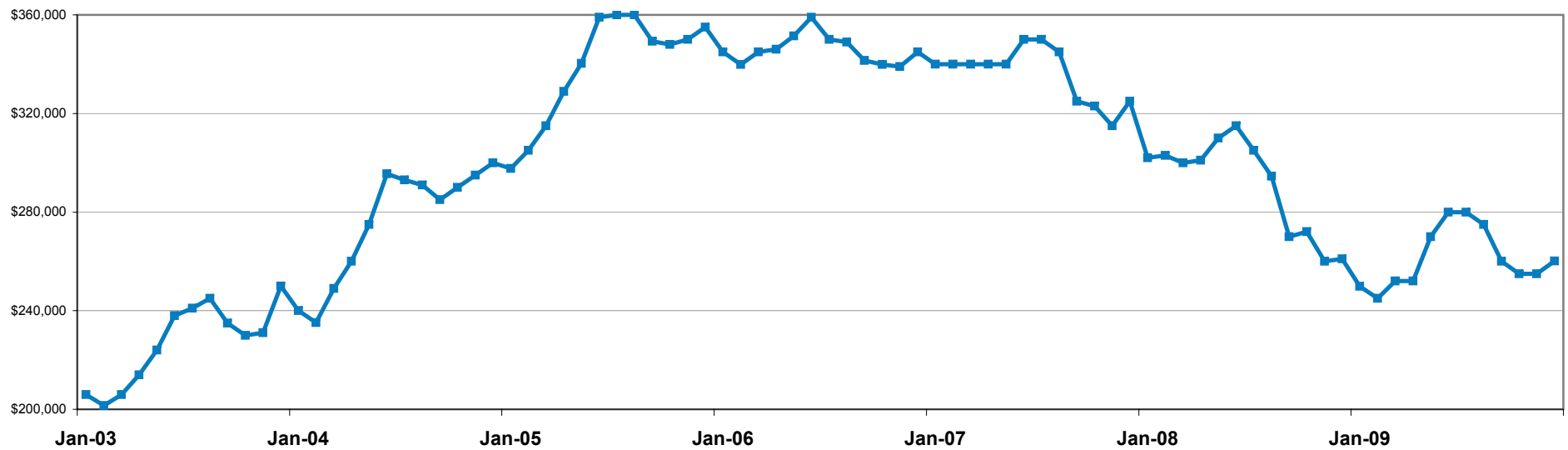
December

Year to Date

Figures do not take into account seller concessions.



Historical Median Prices



Average Sales Price

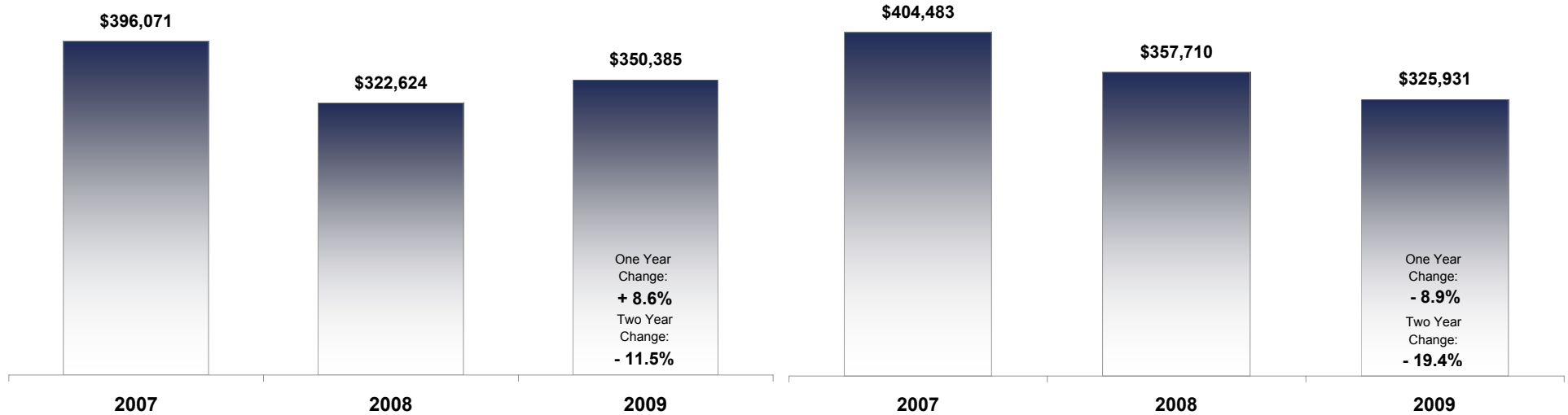
A Monthly Indicator from MRIS, Inc.



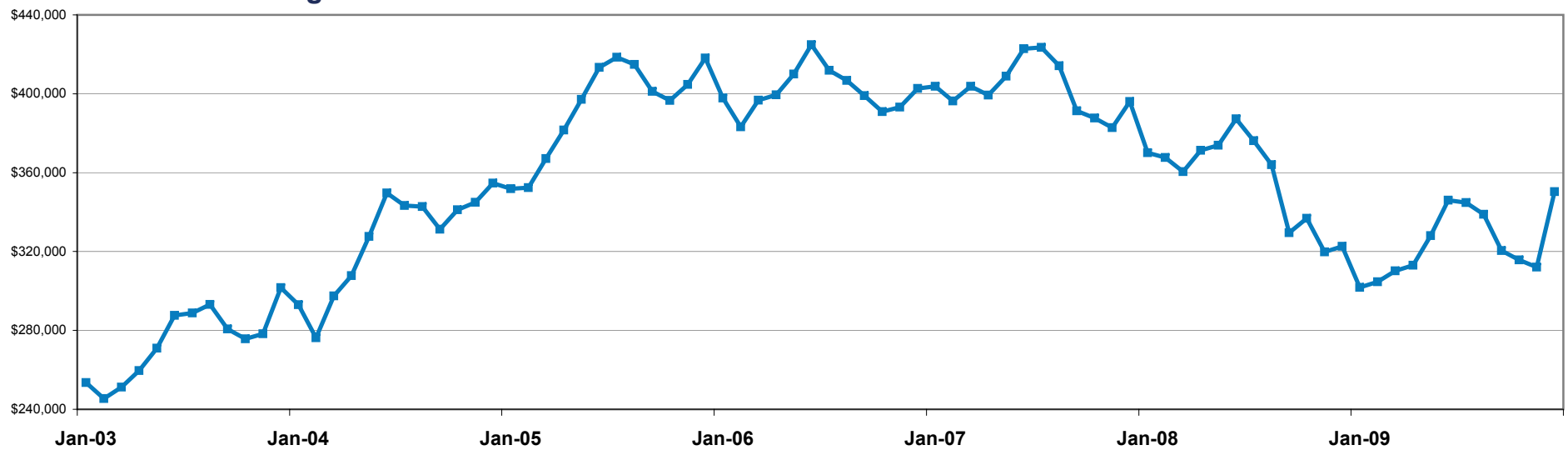
December

Year to Date

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Historical Average Prices

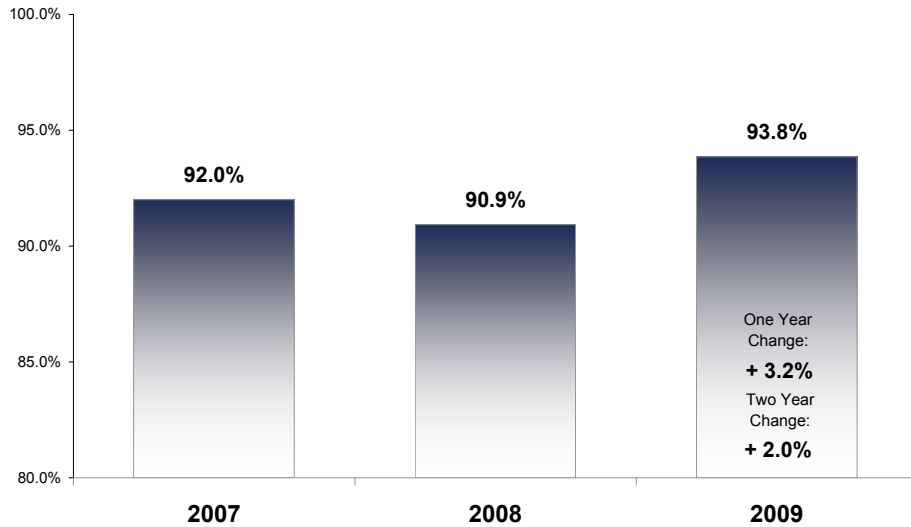


Percent of Original List Price Received at Sale

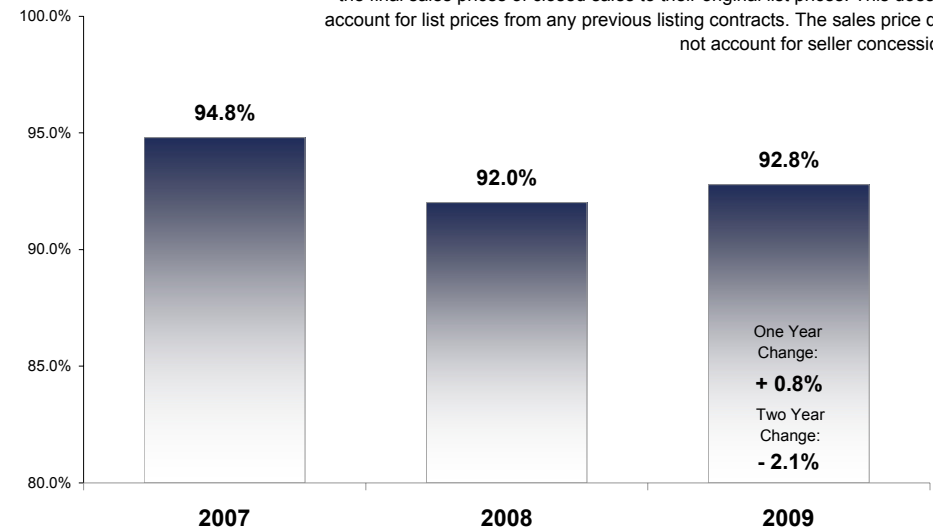
A Monthly Indicator from MRIS, Inc.



December

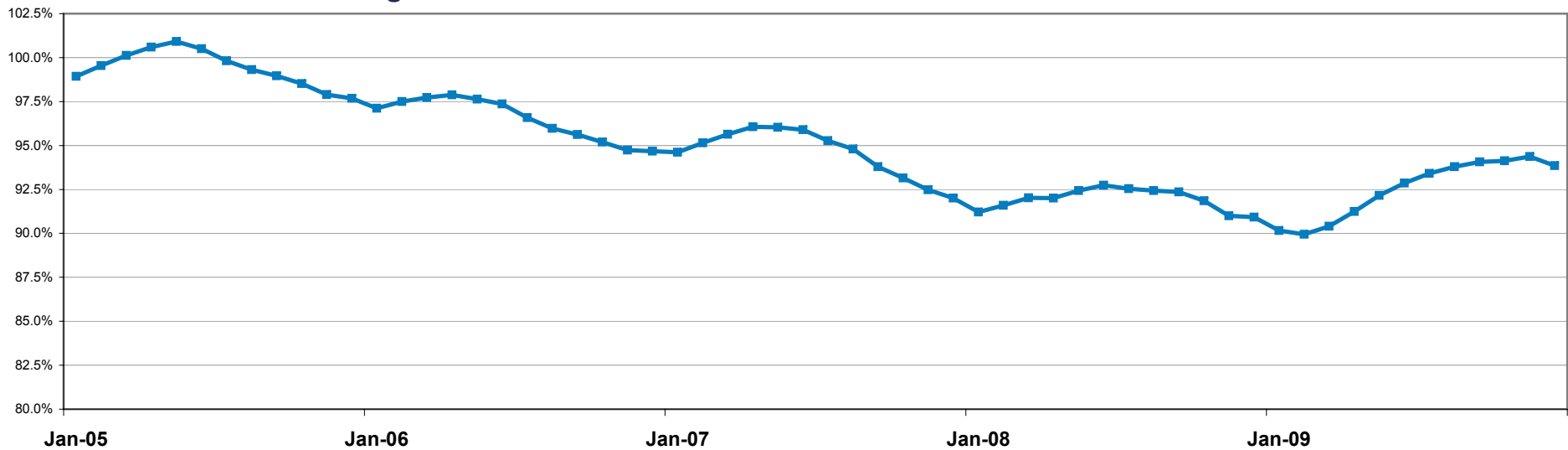


Year to Date



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

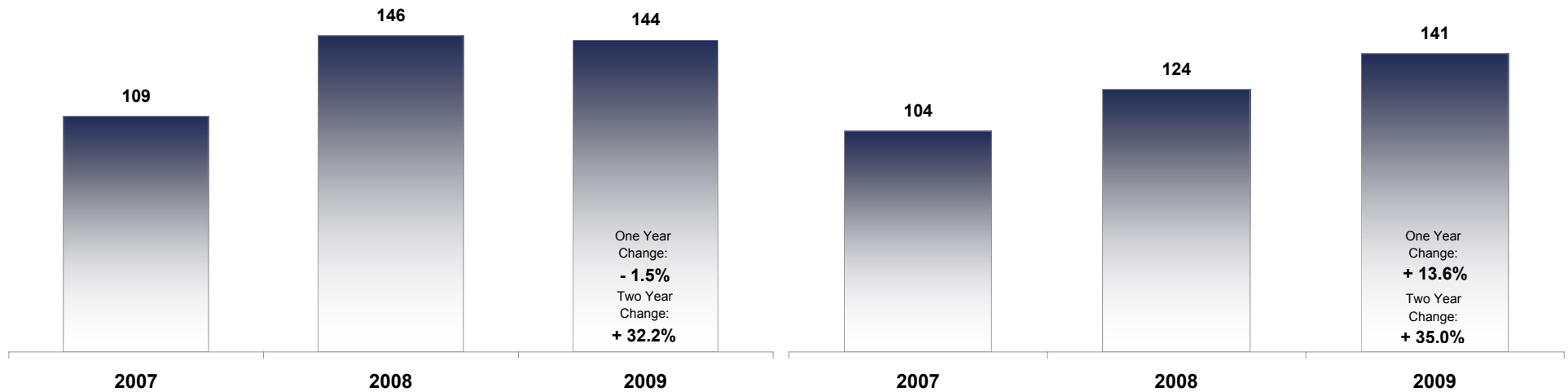
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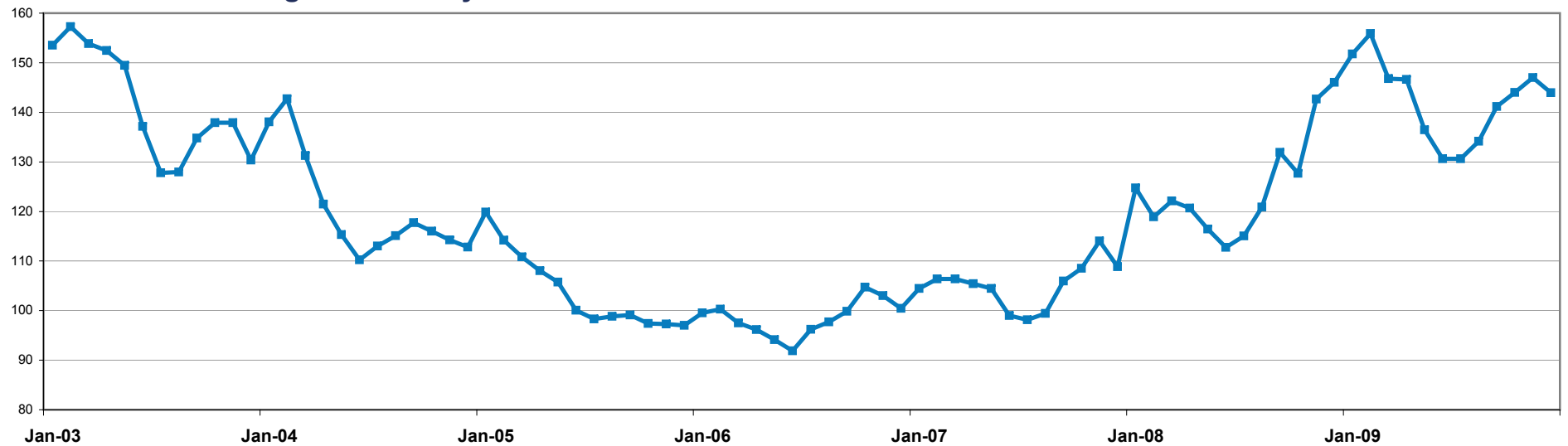
December

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

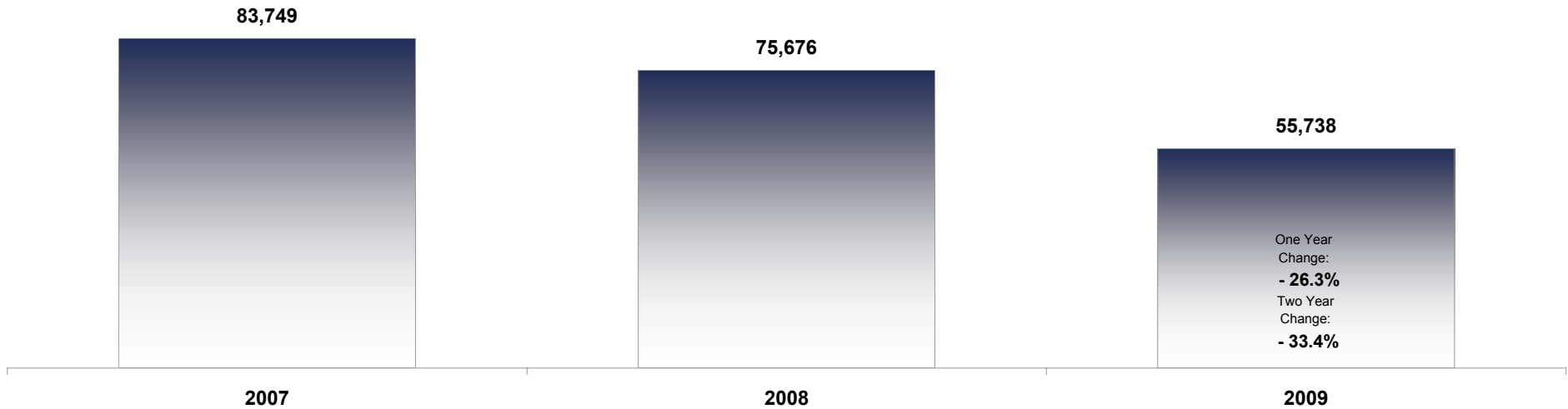


Inventory of Homes for Sale

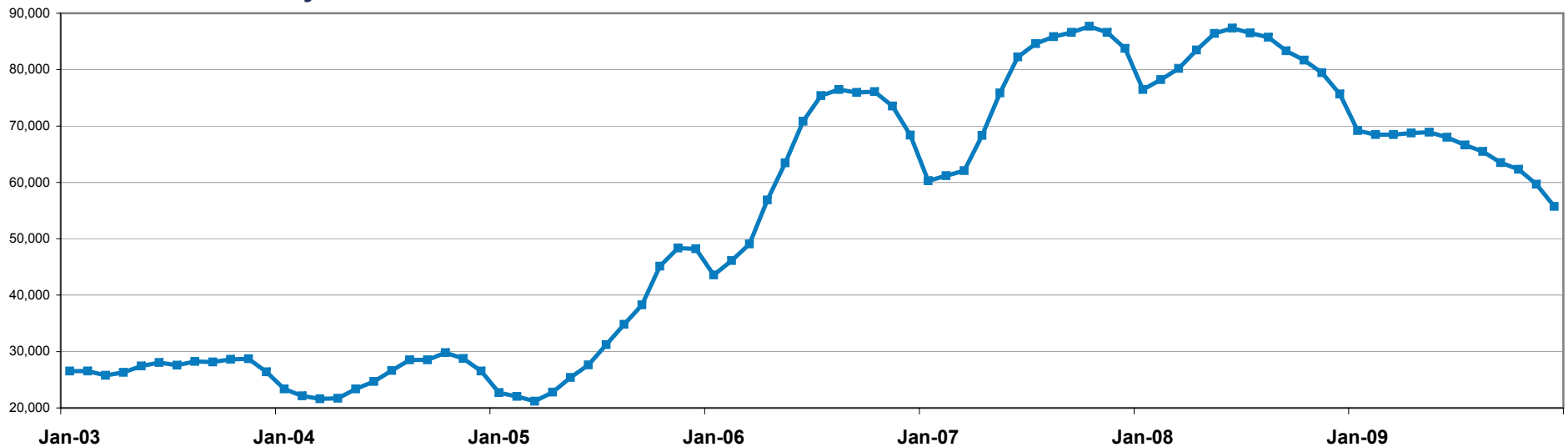
A Monthly Indicator from MRIS, Inc.



December



Historical Inventory of Homes for Sale

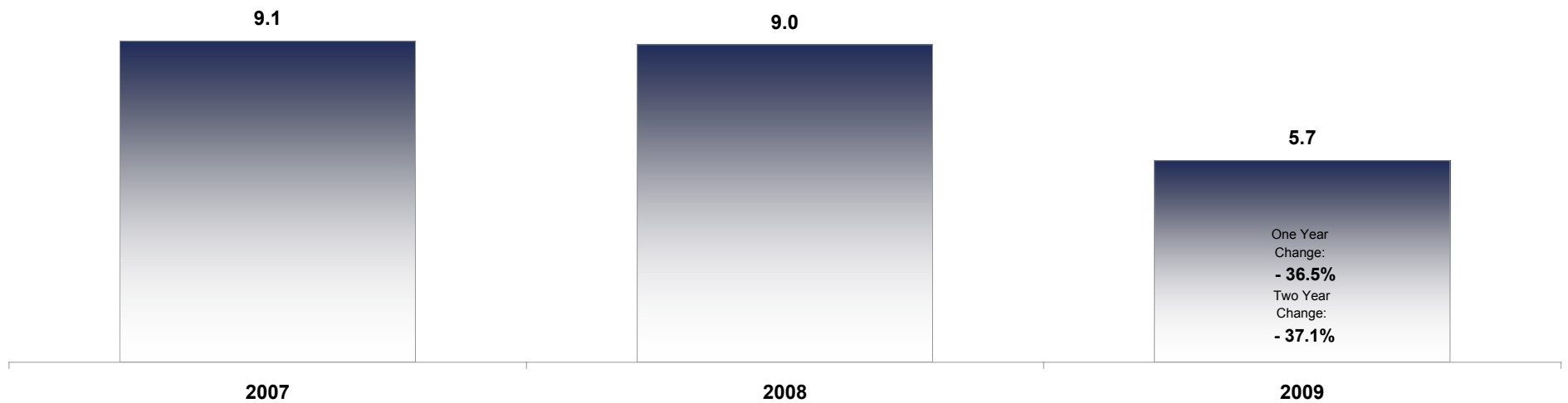


Months Supply of Inventory

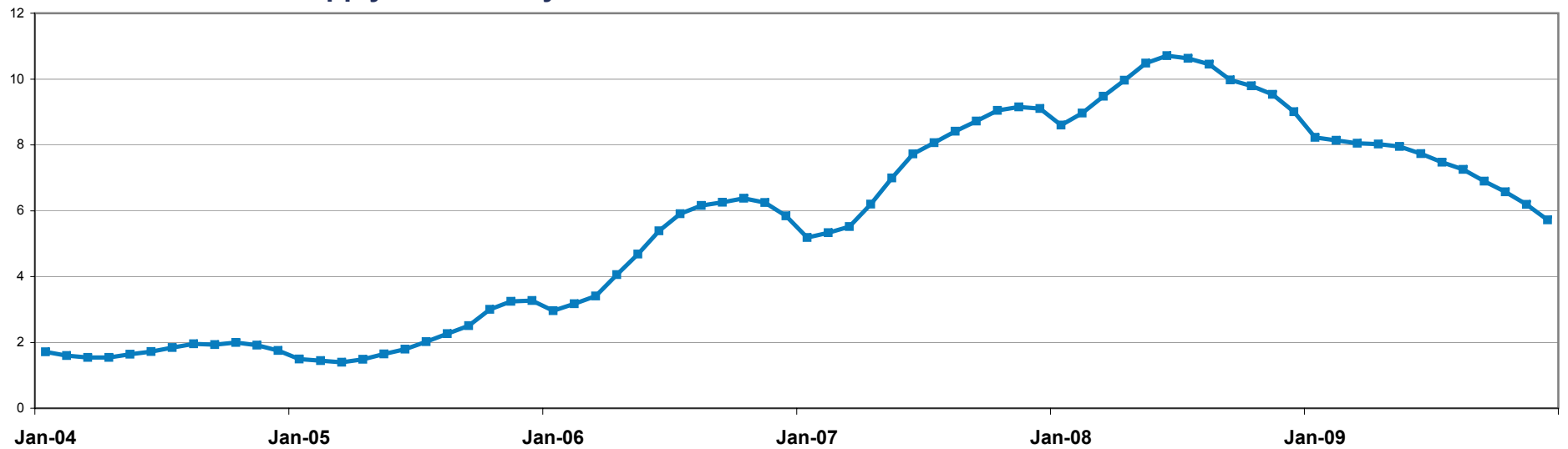
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December



Historical Months Supply of Inventory



Market Overview

A Monthly Indicator from MRIS, Inc.



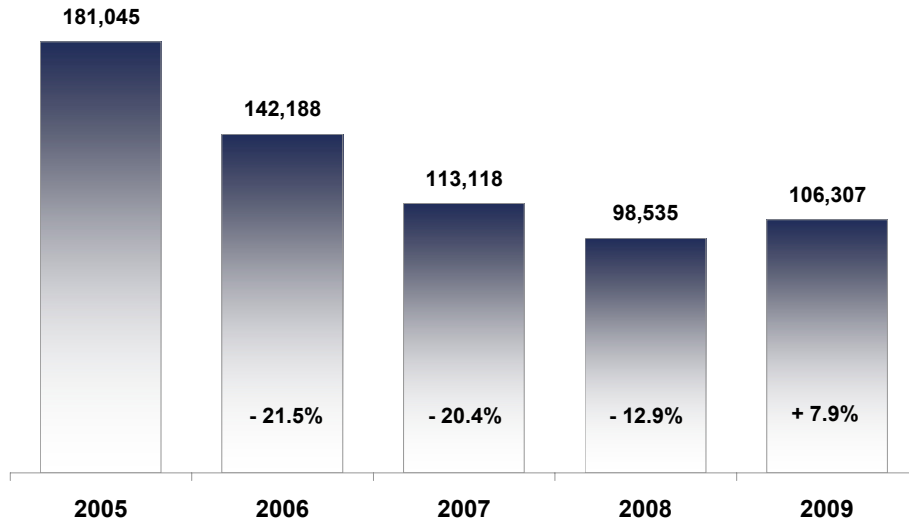
December 2009		2009	2008	Percent Change	5-Year Average	2009 Year-to-Date	2008 Year-to-Date	Percent Change	5-Year Year-to-Date Average
New Listings	Oct	16,316	16,902	- 3.5%	20,030	170,138	201,076	- 15.4%	217,436
	Nov	12,039	13,054	- 7.8%	15,211	182,177	214,130	- 14.9%	232,647
	Dec	9,970	11,137	- 10.5%	11,431	192,147	225,267	- 14.7%	244,078
Pending Sales	Oct	10,879	7,530	+ 44.5%	9,942	101,058	88,026	+ 14.8%	113,251
	Nov	8,293	6,524	+ 27.1%	8,427	109,351	94,550	+ 15.7%	121,679
	Dec	7,551	6,254	+ 20.7%	7,444	116,902	100,804	+ 16.0%	129,123
Closed Sales	Oct	10,021	8,397	+ 19.3%	10,050	88,720	84,349	+ 5.2%	109,607
	Nov	9,658	6,408	+ 50.7%	9,380	98,378	90,757	+ 8.4%	118,986
	Dec	7,929	7,778	+ 1.9%	9,252	106,307	98,535	+ 7.9%	128,239
Days on Market Until Sale	Oct	90	115	- 21.2%	84	103	114	- 9.5%	80
	Nov	85	111	- 23.5%	84	101	114	- 10.9%	80
	Dec	87	112	- 22.5%	87	100	114	- 11.8%	80
Median Sales Price	Oct	\$255,000	\$272,000	- 6.3%	\$307,580	\$265,000	\$299,000	- 11.4%	\$318,600
	Nov	\$255,000	\$260,000	- 1.9%	\$303,800	\$263,000	\$295,000	- 10.8%	\$317,143
	Dec	\$260,130	\$261,000	- 0.3%	\$309,226	\$262,925	\$290,900	- 9.6%	\$316,545
Average Sales Price	Oct	\$315,688	\$336,782	- 6.3%	\$365,538	\$325,252	\$363,825	- 10.6%	\$378,587
	Nov	\$312,086	\$319,806	- 2.4%	\$362,542	\$323,960	\$360,717	- 10.2%	\$377,386
	Dec	\$350,385	\$322,624	+ 8.6%	\$377,967	\$325,931	\$357,710	- 8.9%	\$377,417
Inventory of Homes for Sale	Oct	62,329	81,656	- 23.7%					
	Nov	59,671	79,444	- 24.9%	--	--	--	--	--
	Dec	55,738	75,676	- 26.3%					
Percent of Original List Price	Oct	94.1%	91.9%	+ 2.5%	94.6%	94.6%	92.2%	+ 2.6%	92.5%
	Nov	94.4%	91.0%	+ 3.7%	94.1%	94.1%	92.1%	+ 2.1%	92.7%
	Dec	93.8%	90.9%	+ 3.2%	93.8%	93.8%	92.0%	+ 2.0%	92.8%
Housing Affordability Index	Oct	144	128	+ 12.8%	116	140	121	+ 16.0%	
	Nov	147	143	+ 3.1%	121	141	122	+ 15.1%	--
	Dec	144	146	- 1.5%	119	141	124	+ 13.6%	
Months Supply of Inventory	Oct	6.6	9.8	- 32.9%					
	Nov	6.2	9.5	- 35.0%	--	--	--	--	--
	Dec	5.7	9.0	- 36.5%					

Annual Review

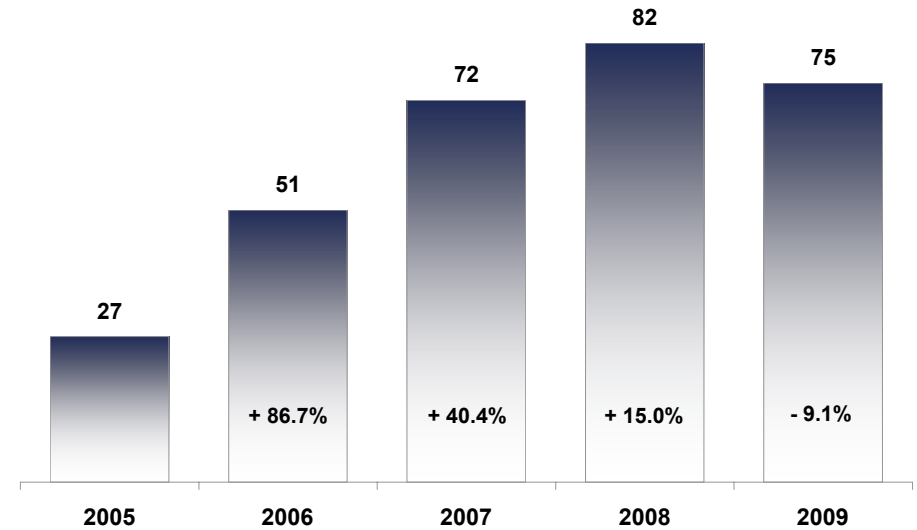
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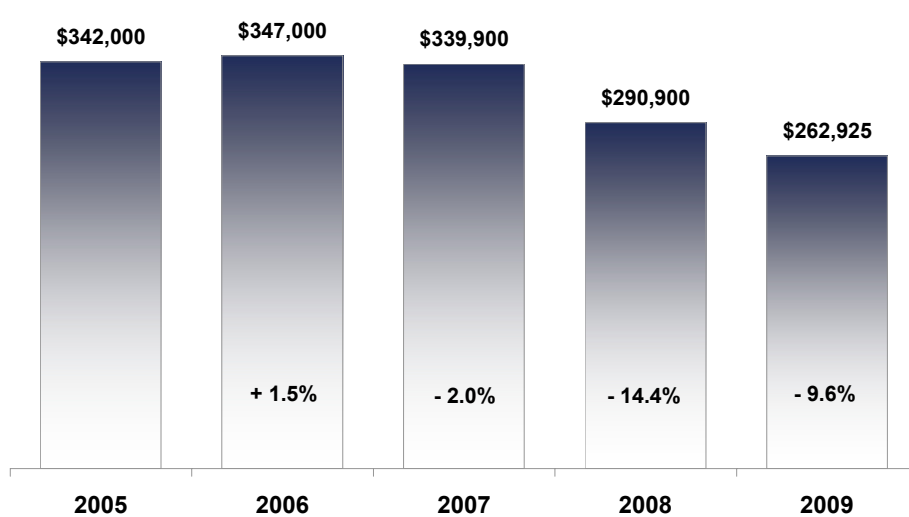
Closed Sales



Days on Market Until Sale



Median Sales Price



Percent of Original List Price Received at Sale

