

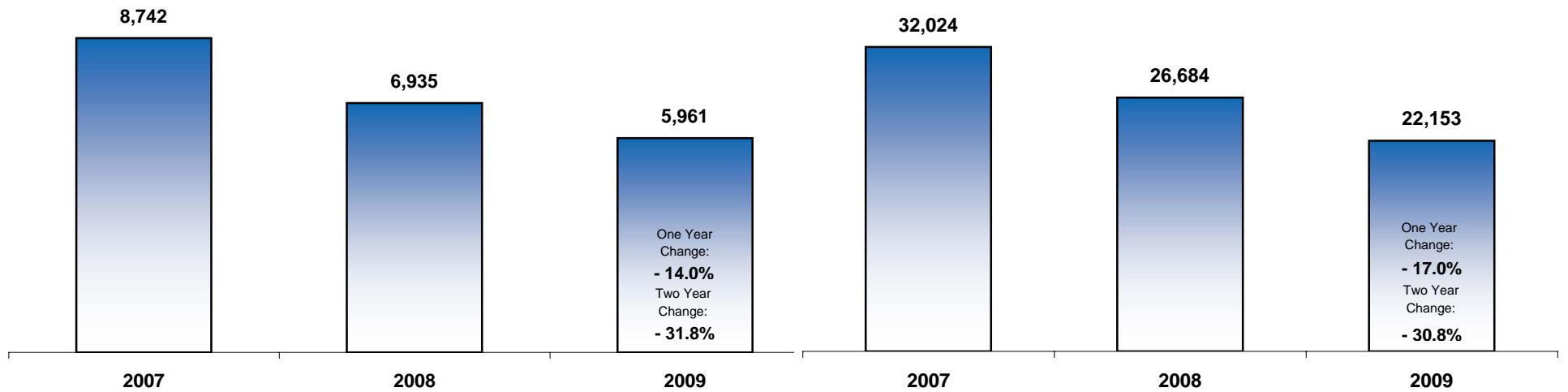
New Listings

A Monthly Indicator from the Collin County Association of REALTORS®

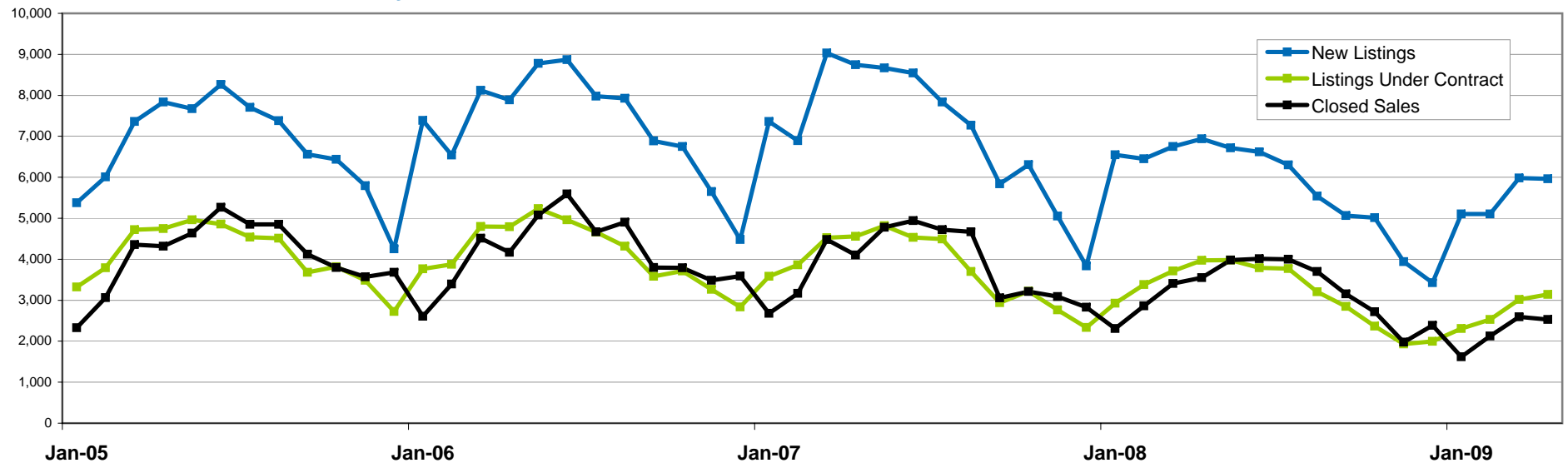


April

Entire Year



Historical Market Activity



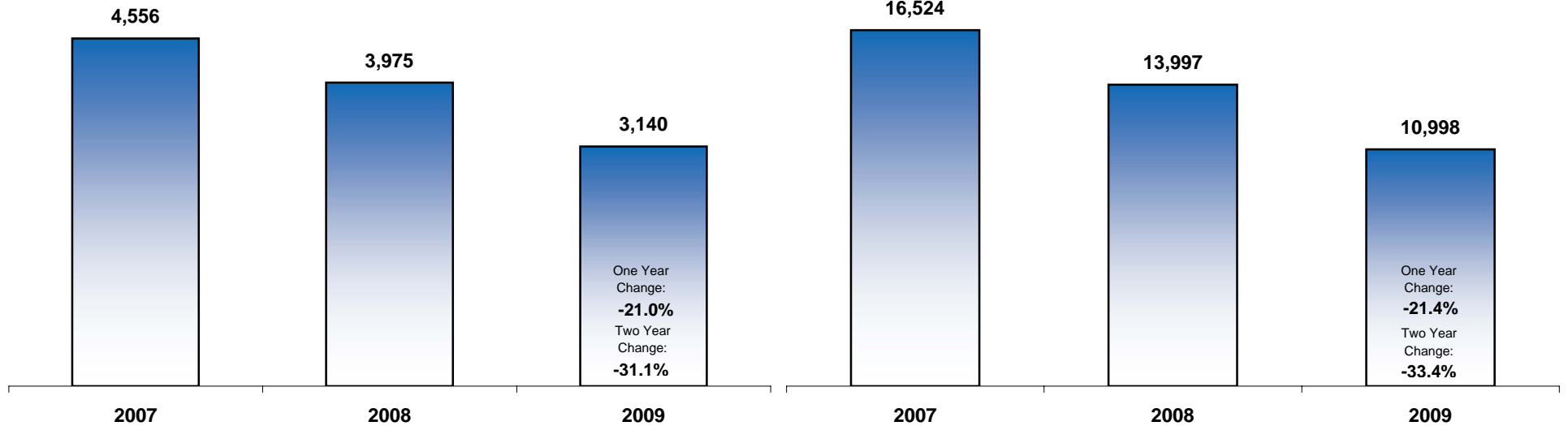
Listings Under Contract

A Monthly Indicator from the Collin County Association of REALTORS®

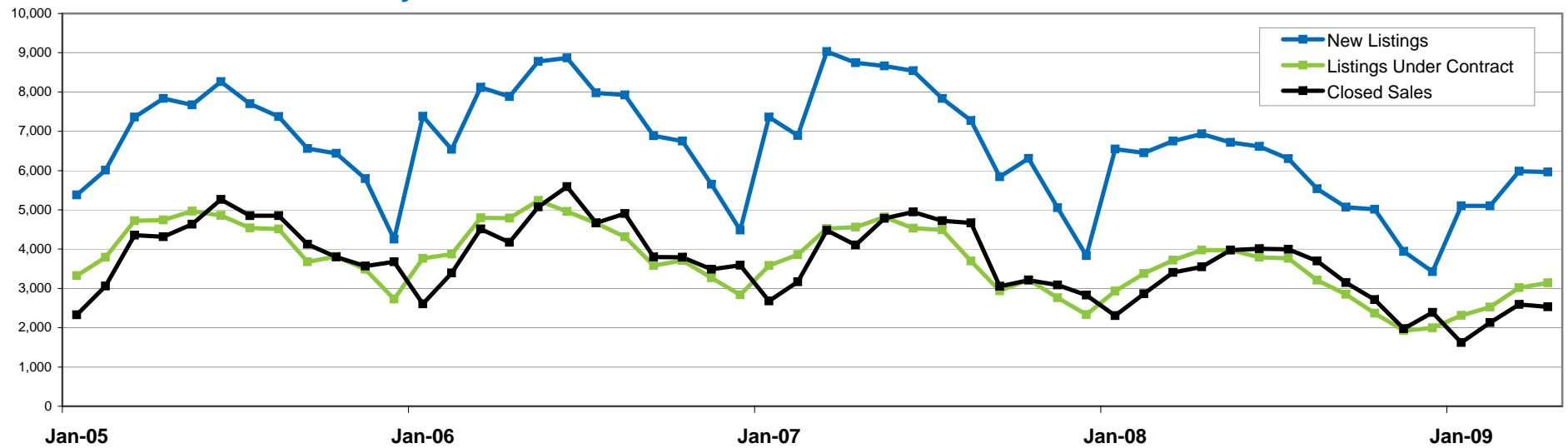


April

Entire Year

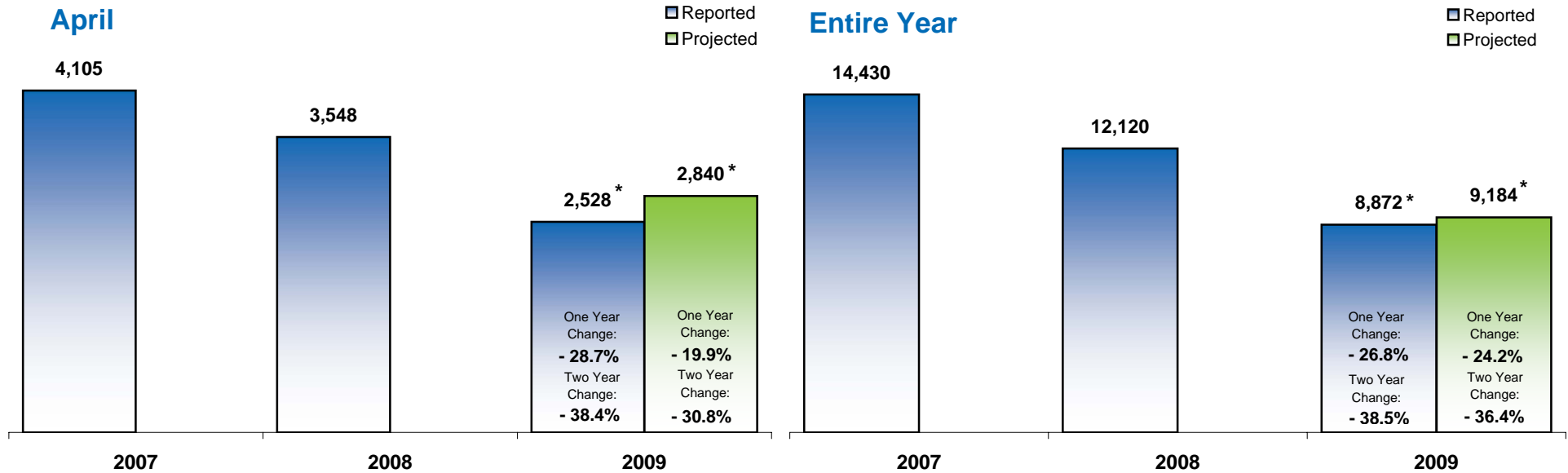


Historical Market Activity



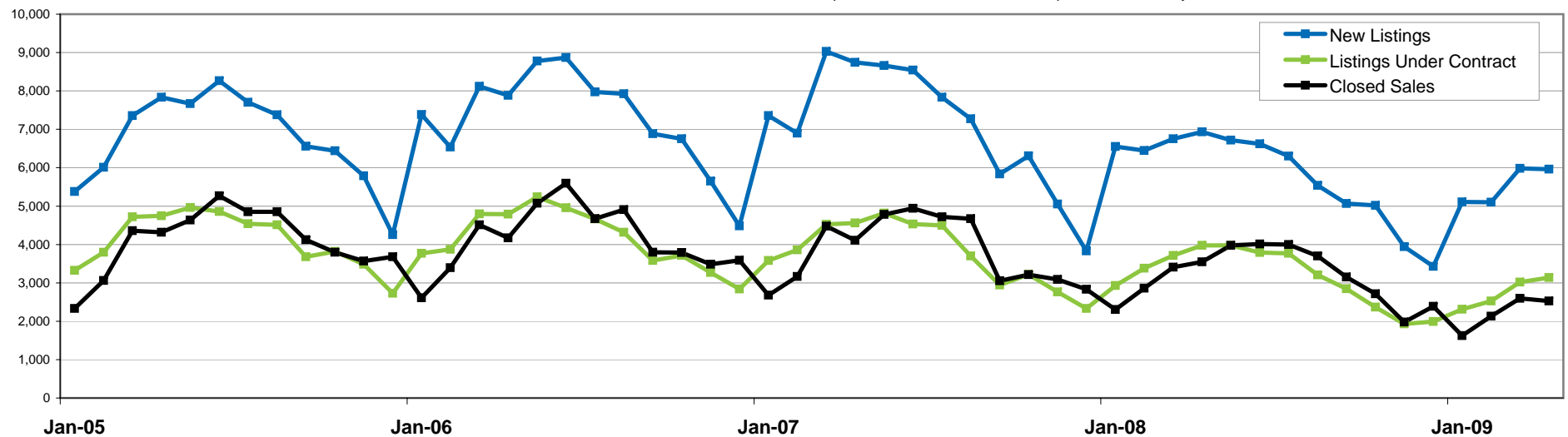
Closed Sales

A Monthly Indicator from the Collin County Association of REALTORS®



*Due to the delay experienced in reporting closed sales into MLS, **reported** unit activity will appear artificially low for the most recent month. Our higher **projected** unit activity assumes that only 89% of all sales are reported in in time for this report -- a number we use based upon historical analysis.

Historical Market Activity



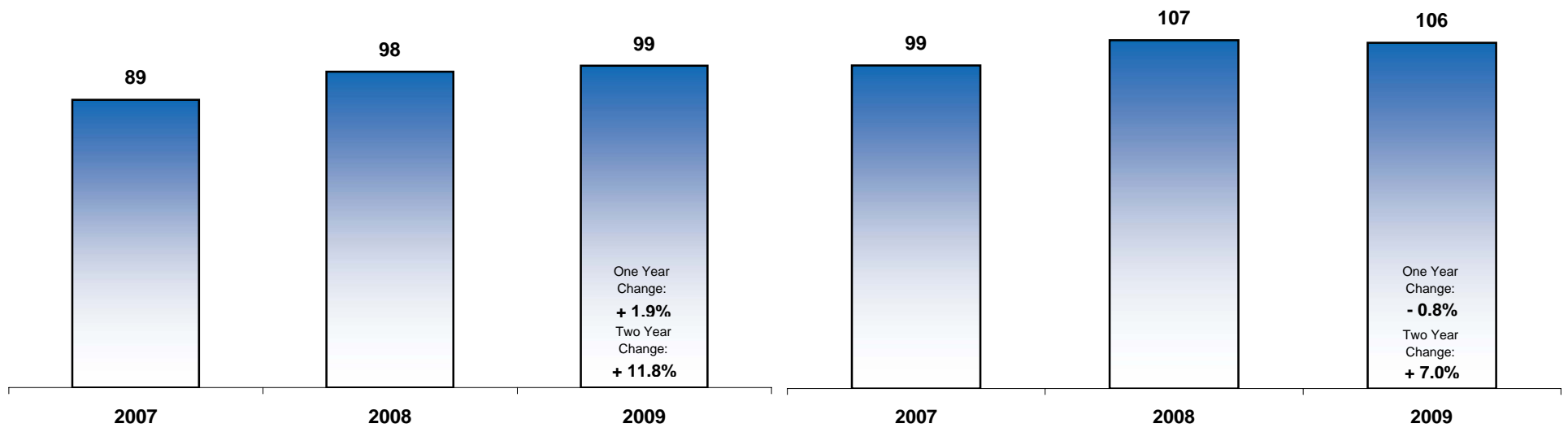
Days on Market Until Sale

A Monthly Indicator from the Collin County Association of REALTORS®

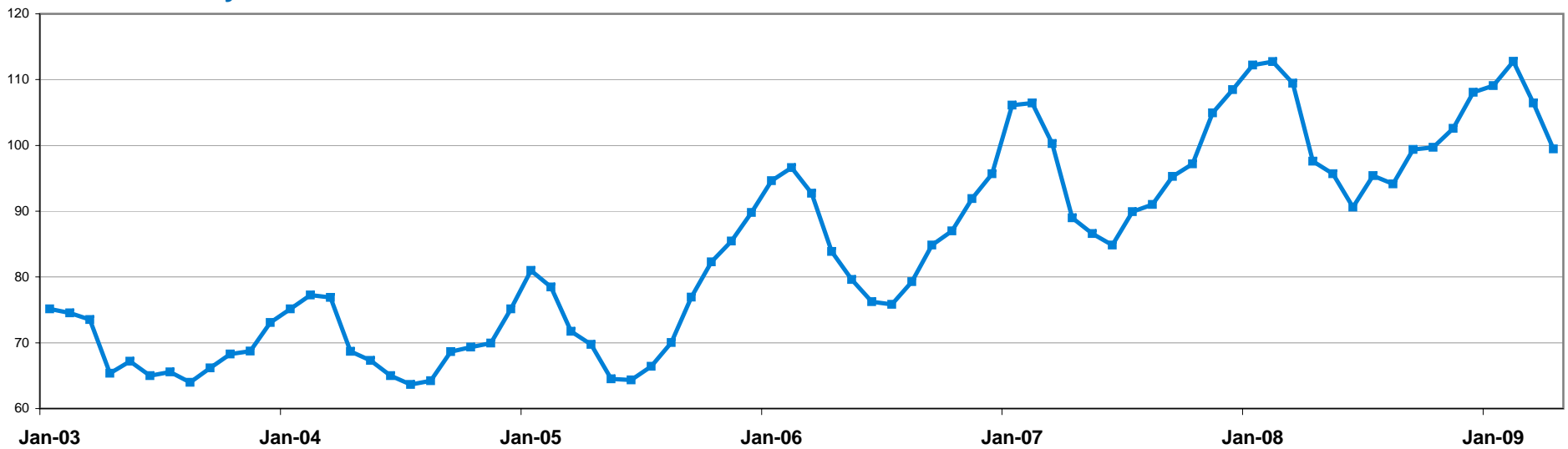


April

Entire Year



Historical Days on Market Until Sale



Median Sales Price

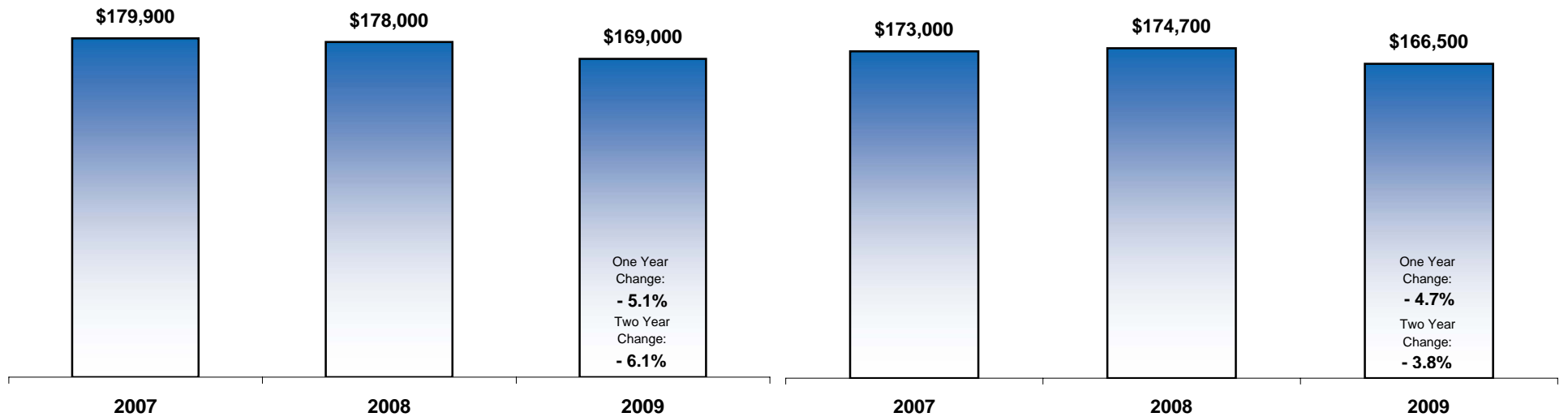
A Monthly Indicator from the Collin County Association of REALTORS®



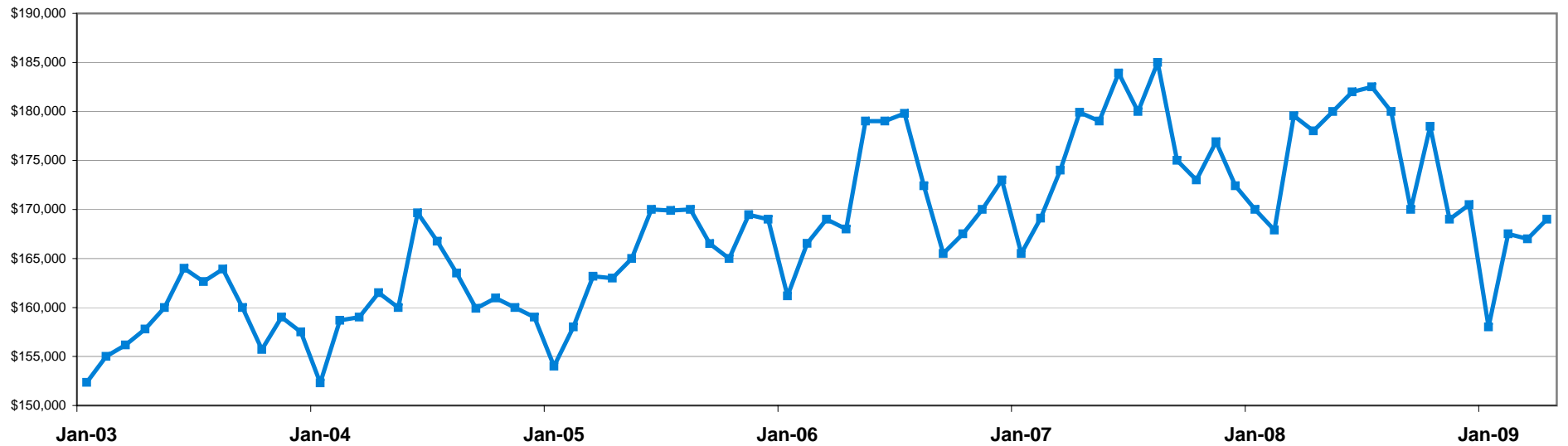
Figures do not take into account seller concessions.

April

Entire Year



Historical Median Prices



Average Sales Price

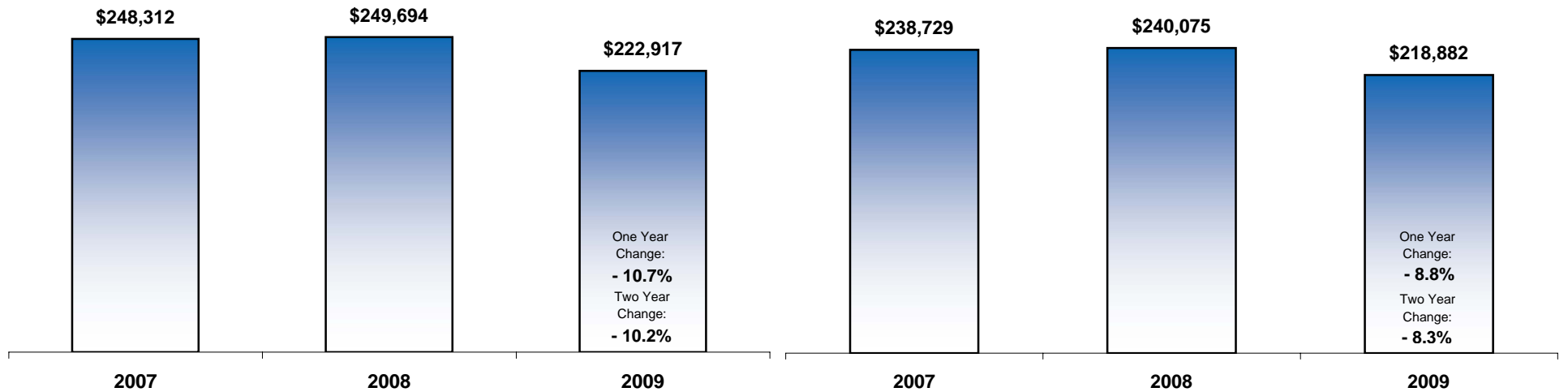
A Monthly Indicator from the Collin County Association of REALTORS®



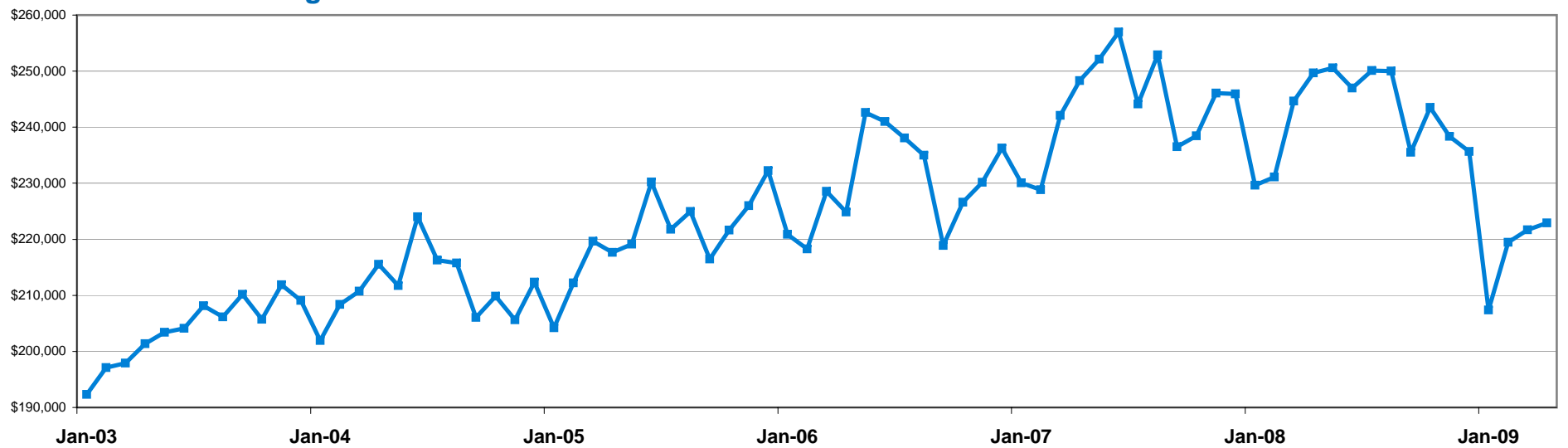
Figures do not take into account seller concessions.

April

Entire Year



Historical Average Prices

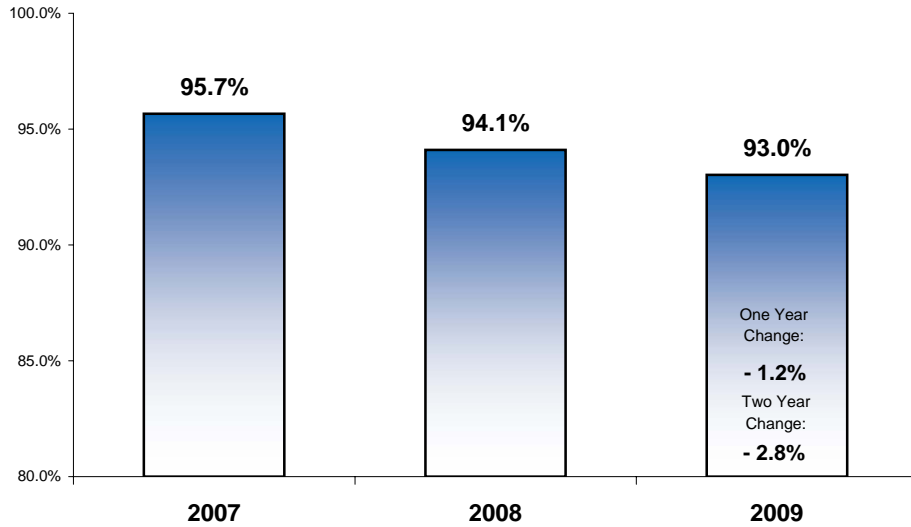


Percent of Original List Price Received at Sale

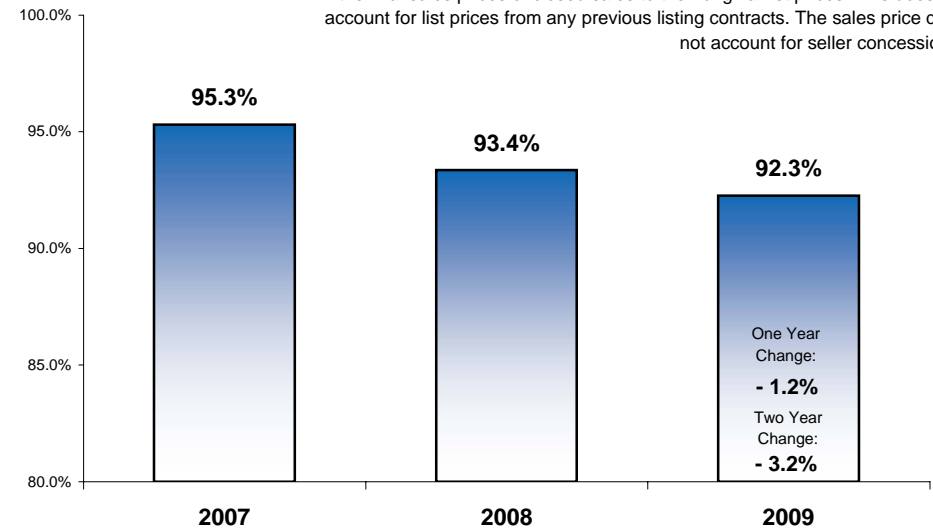
A Monthly Indicator from the Collin County Association of REALTORS®



April

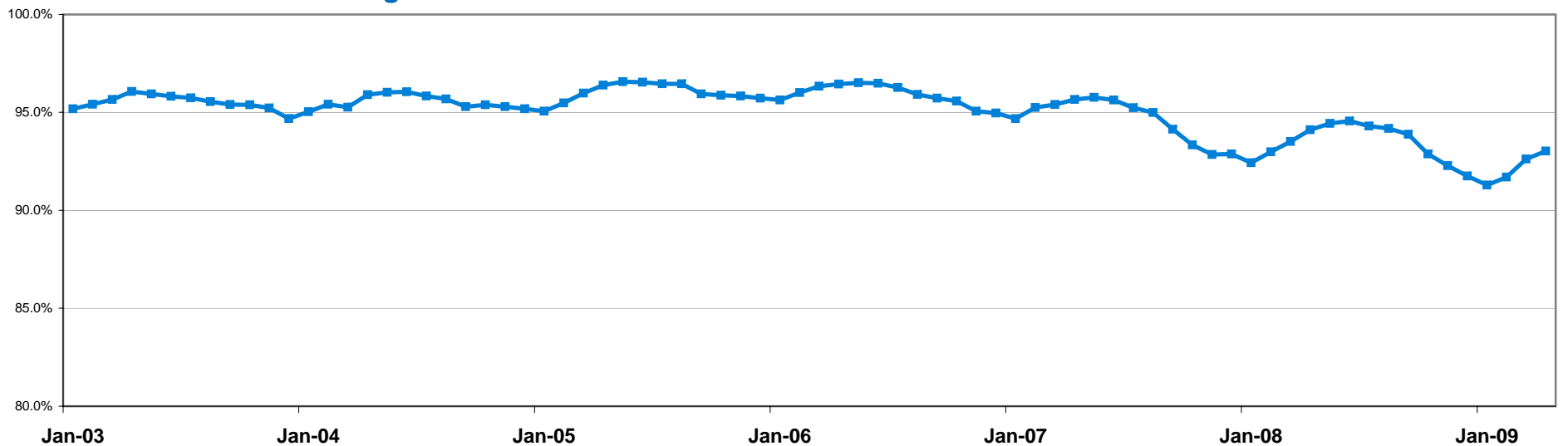


Entire Year



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



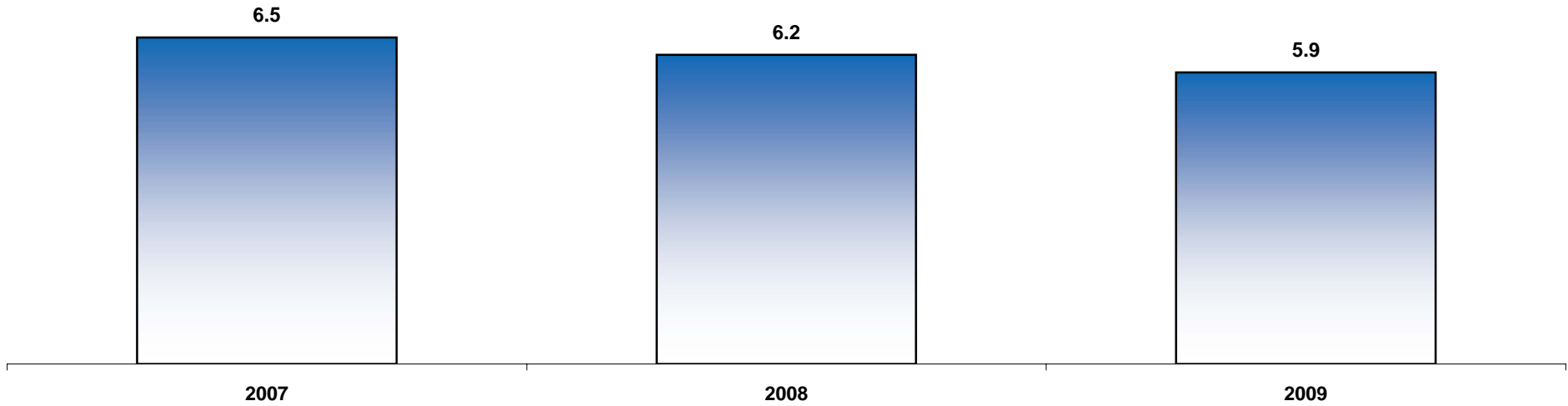
Mortgage Rates

A Monthly Indicator from the Collin County Association of REALTORS®

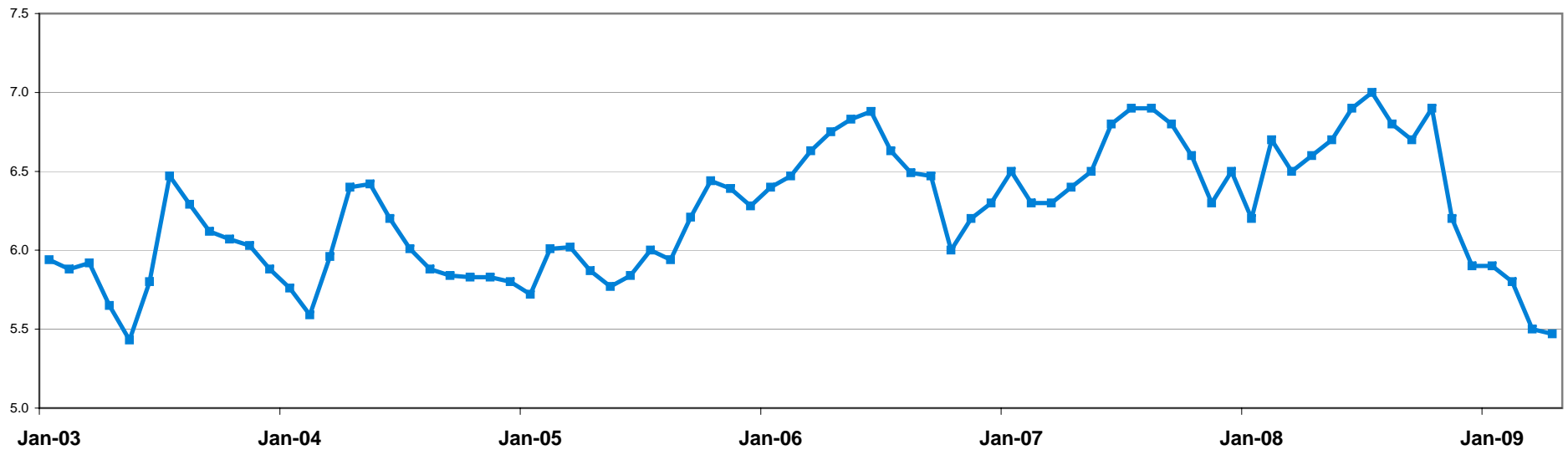


Mortgage rate information is gathered from HSH Associates Financial Publishers, Inc (www.hsh.com). Data represents national 30-year fixed-rate mortgages.

January



Historical Interest Rates



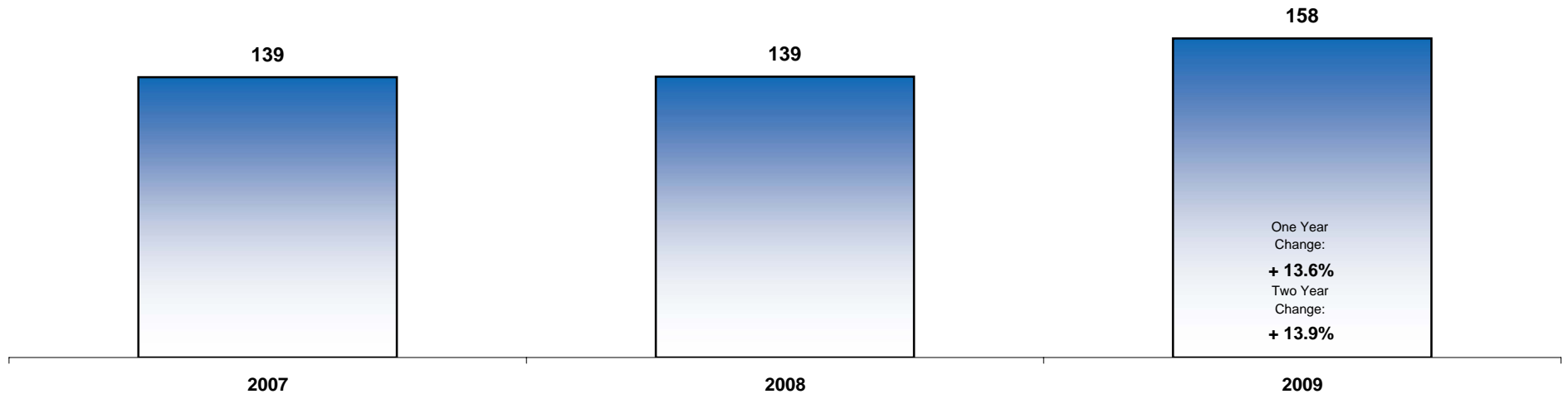
Housing Affordability Index

A Monthly Indicator from the Collin County Association of REALTORS®

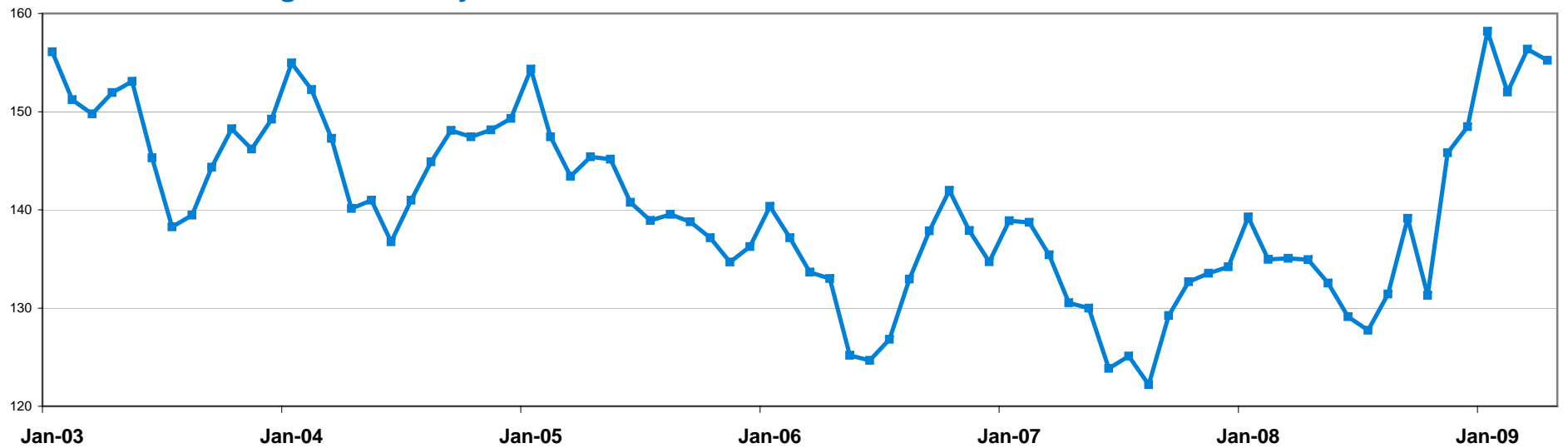


The HAI formula measures housing affordability for the Dallas Housing Market. An HAI of 120 means the median family income is 120% of the necessary income to qualify for the median priced home using a 20% down, 30-year fixed rate mortgage.

January



Historical Housing Affordability Index

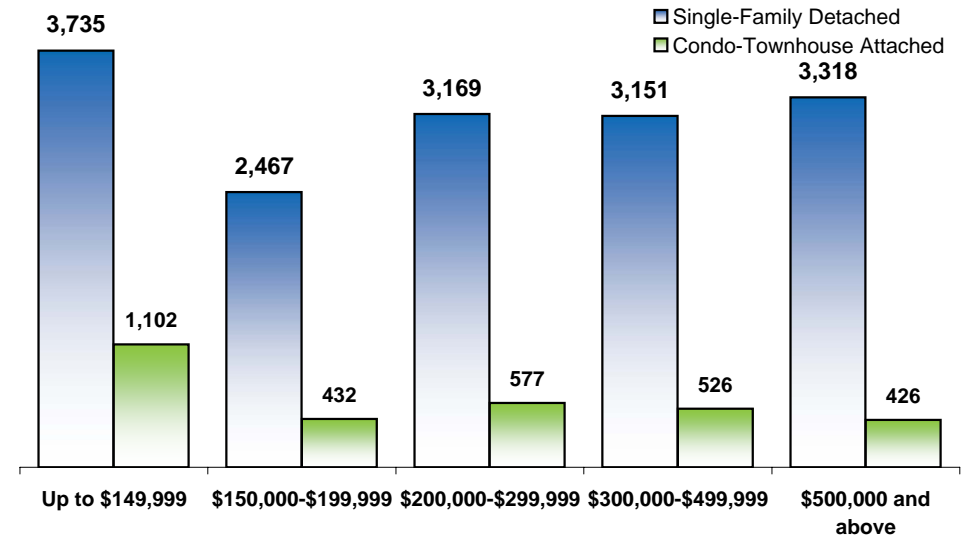
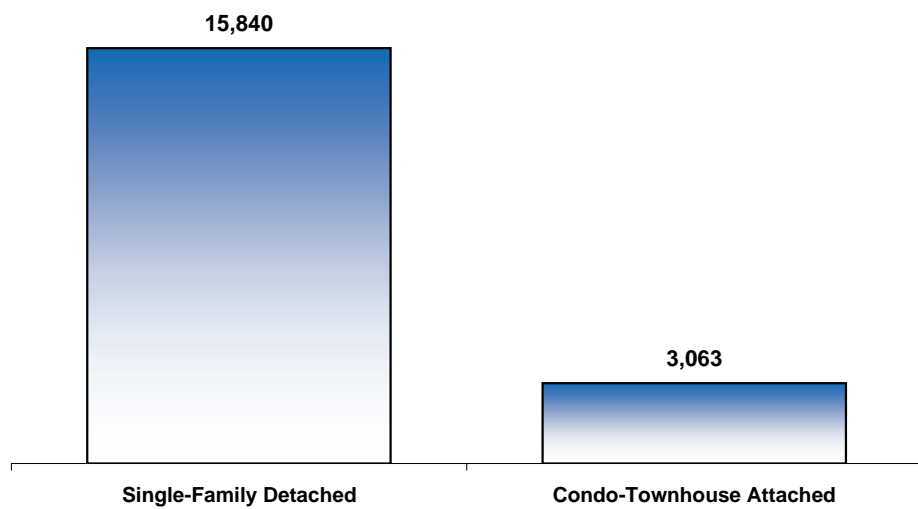


Housing Supply Outlook

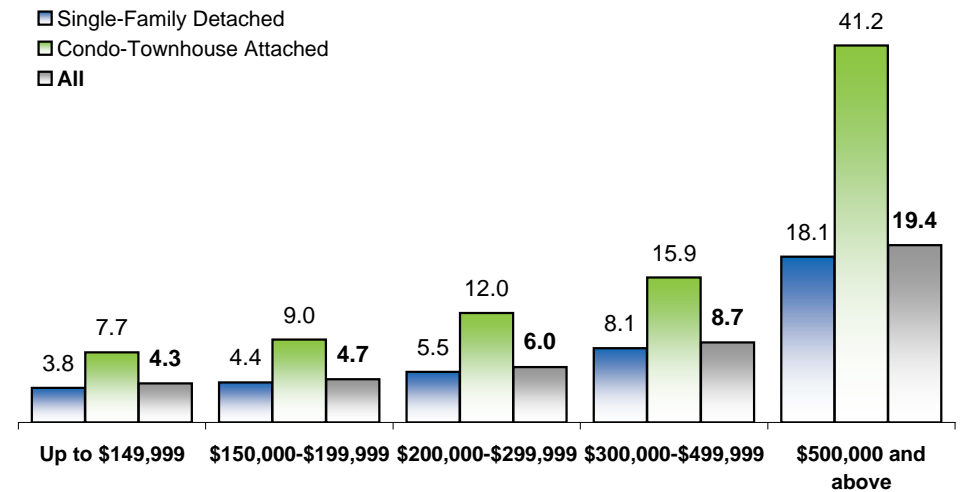
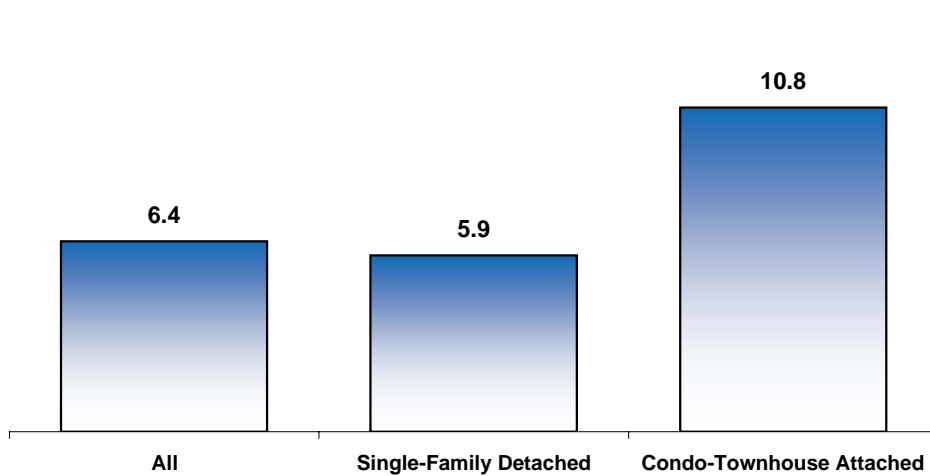
A Monthly Indicator from the Collin County Association of REALTORS®

April 2009

Inventory of Active Listings at Month End



Months Supply



A market is considered balanced when there is roughly a 5 to 6-month supply of homes available for purchase

Market Overview

A Monthly Indicator from the Collin County Association of REALTORS®



		2008	2007	Percent Change	5-Year Average	Three Month Forecast	2008 Year-to-Date	2007 Year-to-Date	Percent Change	5-Year Year-to-Date Average
New Listings	Feb	5,103	6,449	- 20.9%	6,199	↑	10,208	12,999	- 21.5%	12,555
	Mar	5,984	6,750	- 11.3%	7,449		16,192	19,749	- 18.0%	20,003
	Apr	5,961	6,935	- 14.0%	7,471		22,153	26,684	- 17.0%	27,475
Listings Under Contract	Feb	2,527	3,378	- 25.2%	3,487	↑	4,838	6,307	- 23.3%	6,669
	Mar	3,020	3,715	- 18.7%	4,155		7,858	10,022	- 21.6%	10,824
	Apr	3,140	3,975	- 21.0%	4,241		10,998	13,997	- 21.4%	15,065
Closed Sales	Feb	2,128	2,861	- 25.6%	2,922	↑	3,750	5,166	- 27.4%	5,231
	Mar	2,594	3,406	- 23.8%	3,869		6,344	8,572	- 26.0%	9,100
	Apr	2,528	3,548	- 28.7%	3,734		8,872	12,120	- 26.8%	12,834
Days on Market Until Sale	Feb	113	113	+ 0.0%	101	↓	111	113	- 1.2%	101
	Mar	106	109	- 2.7%	96		109	111	- 1.8%	99
	Apr	99	98	+ 1.9%	88		106	107	- 0.8%	96
Median Sales Price	Feb	\$167,500	\$167,900	- 0.2%	\$165,805	↔	\$164,000	\$168,945	- 2.9%	--
	Mar	\$167,000	\$179,548	- 7.0%	\$170,544		\$165,000	\$172,000	- 4.1%	--
	Apr	\$169,000	\$178,000	- 5.1%	\$171,578		\$166,500	\$174,700	- 4.7%	--
Average Sales Price	Feb	\$219,446	\$231,101	- 5.0%	\$221,975	↔	\$214,223	\$230,441	- 7.0%	\$220,447
	Mar	\$221,684	\$244,667	- 9.4%	\$231,331		\$217,274	\$236,094	- 8.0%	\$225,047
	Apr	\$222,917	\$249,694	- 10.7%	\$232,688		\$218,882	\$240,075	- 8.8%	\$227,262
Total Active Listings Available	Feb	17,746	21,409	- 17.1%	--	↑	--	--	--	--
	Mar	18,551	21,964	- 15.5%	--		--	--	--	--
	Apr	18,903	22,614	- 16.4%	--		--	--	--	--
Percent of Original List Price	Feb	91.7%	93.0%	- 1.4%	94.3%	↔	91.5%	92.7%	- 1.3%	94.1%
	Mar	92.6%	93.5%	- 1.0%	94.8%		92.0%	93.0%	- 1.2%	94.4%
	Apr	93.0%	94.1%	- 1.2%	95.1%		92.3%	93.4%	- 1.2%	94.6%
Mortgage Rates	Feb	5.8	6.7	- 13.4%	6.3	↔	--	--	--	--
	Mar	5.5	6.5	- 15.4%	6.2		--	--	--	--
	Apr	5.5	6.6	- 17.1%	6.2		--	--	--	--
Housing Affordability Index	Feb	152	135	+ 12.6%	142	↔	--	--	--	--
	Mar	156	135	+ 15.8%	141		--	--	--	--
	Apr	155	135	+ 15.1%	140		--	--	--	--
Months Supply of Inventory	Feb	5.7	5.8	- 0.6%	--	↑	--	--	--	--
	Mar	6.1	6.0	+ 2.5%	--		--	--	--	--
	Apr	6.4	6.3	+ 1.5%	--		--	--	--	--

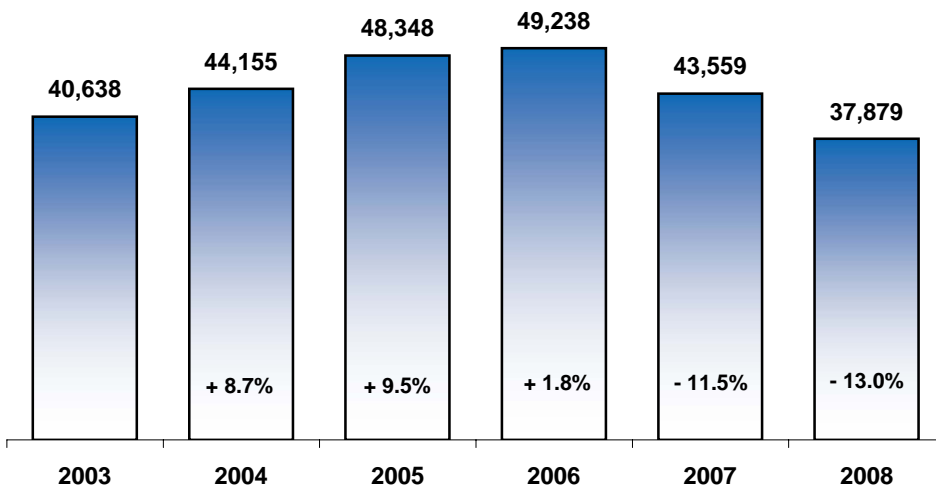
Data from past months is updated with each new report to account for late reported listings and sales.

Annual Review

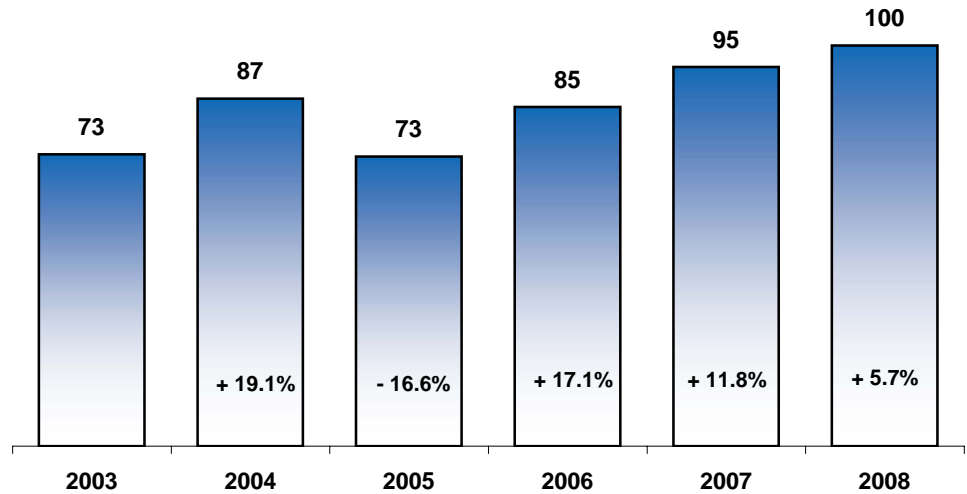
A free research tool from the Collin County Association of REALTORS®



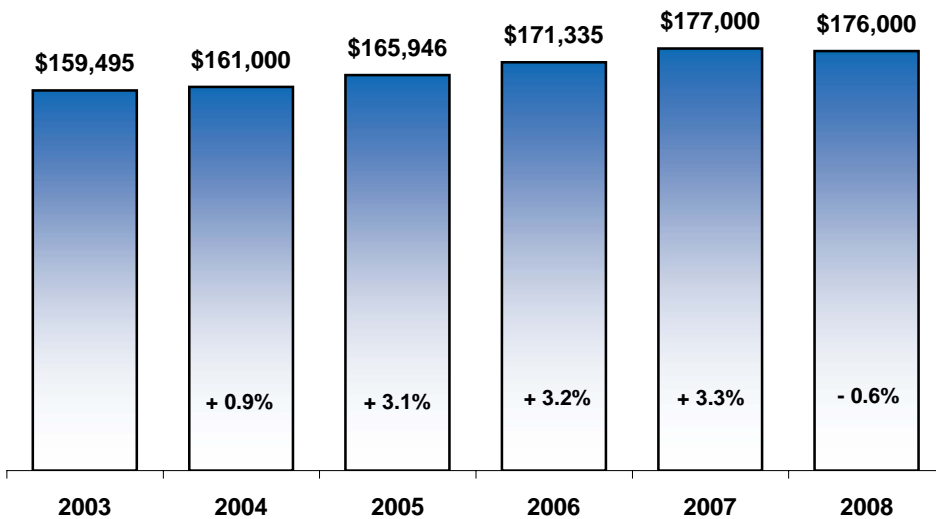
Closed Sales



Days on Market Until Sale



Median Sales Price



Percent of Original List Price Received at Sale

