

## Housing Supply Outlook

Over the last twelve months, the median sales price of single-family homes in the region has increased by 2.8 percent, while prices of condominiums have declined by 7.1 percent. During the same period, the number of sales in these two segments decreased by 13.0 percent and 22.1 percent, respectively.

The range with the slightest year-over-year decline in sales was the \$300,001 and above range, where sales have decreased by 5.5 percent in the last year. The weakest showing was in the Under \$100,001 to \$150,000 range, where sales have declined by 19.8 percent.

The inventory of single-family homes has increased by 10.6 percent from a year ago to 6,716 while the number of available condo homes has increased by 4.2 percent to 970 units during the same period. That amounts to 12.6 months of supply for single-family homes and 18.3 months of supply for condos.



## November 2010

### Number of Bedrooms Analysis

Inventory	2
Months Supply	2
Home Sales	3
Percent of List Price Received	3
Median Sales Price	4
Days on Market Until Sale	4

### Price Range Analysis

Inventory	5
Months Supply	6
Home Sales	7
Percent of List Price Received	8
Days on Market Until Sale	9

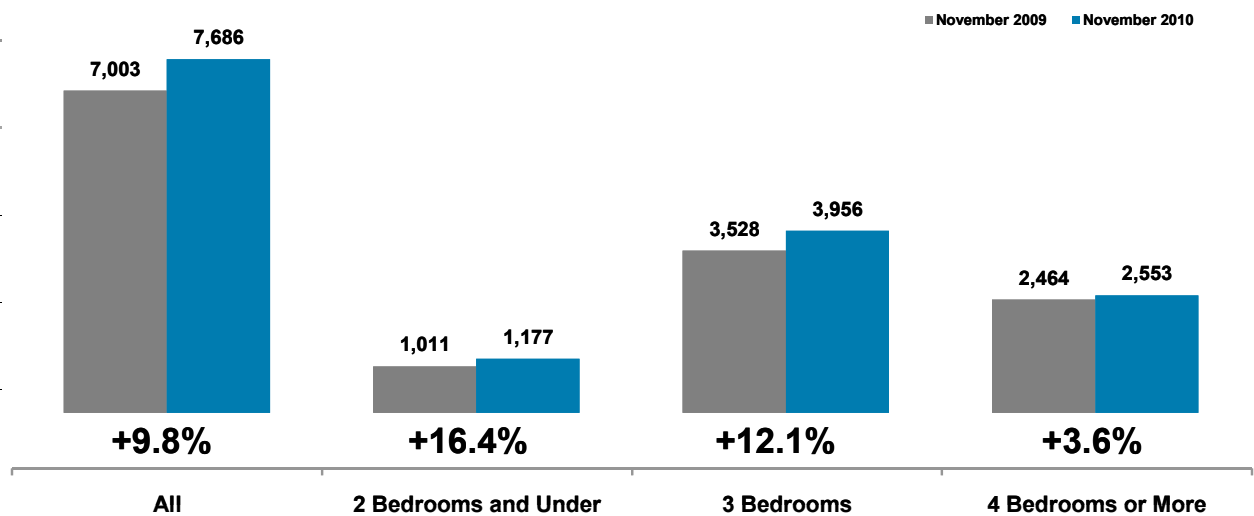
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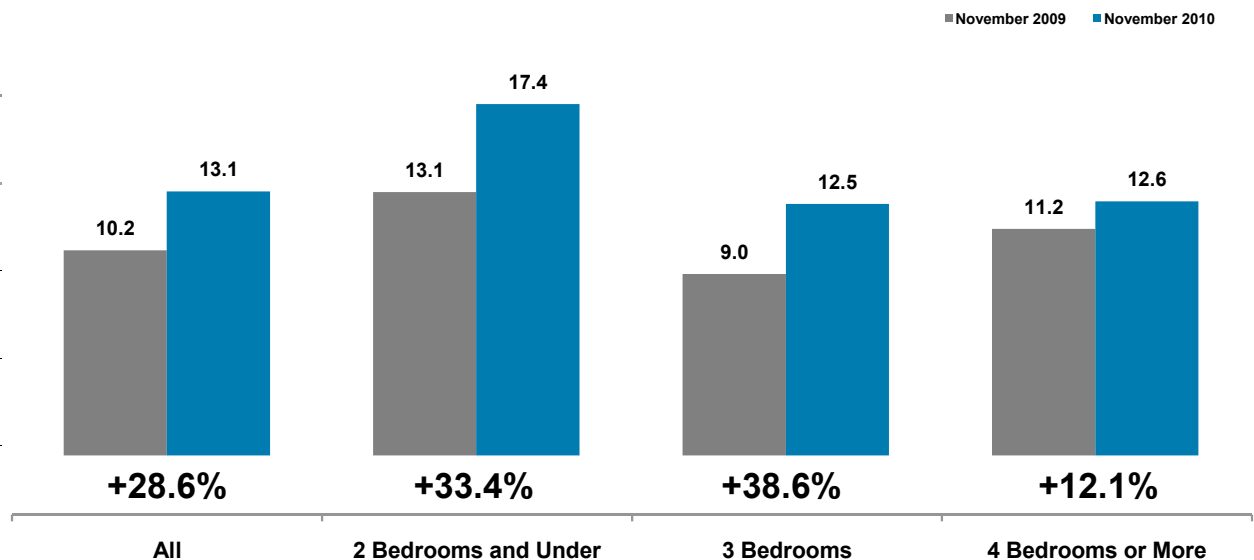
## Inventory of Homes for Sale

	11-2009	11-2010	Change
<b>All</b>	<b>7,003</b>	<b>7,686</b>	<b>+9.8%</b>
<b>Single-Family</b>	<b>6,072</b>	<b>6,716</b>	<b>+10.6%</b>
<b>Condo</b>	<b>931</b>	<b>970</b>	<b>+4.2%</b>
<b>2 Bedrooms and Under</b>	<b>1,011</b>	<b>1,177</b>	<b>+16.4%</b>
Single-Family	418	511	+22.2%
Condo	593	666	+12.3%
<b>3 Bedrooms</b>	<b>3,528</b>	<b>3,956</b>	<b>+12.1%</b>
Single-Family	3,224	3,678	+14.1%
Condo	304	278	-8.6%
<b>4 Bedrooms or More</b>	<b>2,464</b>	<b>2,553</b>	<b>+3.6%</b>
Single-Family	2,430	2,527	+4.0%
Condo	34	26	-23.5%



## Months Supply of Inventory

	11-2009	11-2010	Change
<b>All</b>	<b>10.2</b>	<b>13.1</b>	<b>+28.6%</b>
<b>Single-Family</b>	<b>9.8</b>	<b>12.6</b>	<b>+28.2%</b>
<b>Condo</b>	<b>13.4</b>	<b>18.3</b>	<b>+36.1%</b>
<b>2 Bedrooms and Under</b>	<b>13.1</b>	<b>17.4</b>	<b>+33.4%</b>
Single-Family	13.3	16.0	+20.3%
Condo	12.9	18.7	+44.8%
<b>3 Bedrooms</b>	<b>9.0</b>	<b>12.5</b>	<b>+38.6%</b>
Single-Family	8.7	12.2	+40.5%
Condo	13.9	16.8	+20.9%
<b>4 Bedrooms or More</b>	<b>11.2</b>	<b>12.6</b>	<b>+12.1%</b>
Single-Family	11.2	12.5	+12.3%
Condo	18.0	16.5	-8.1%



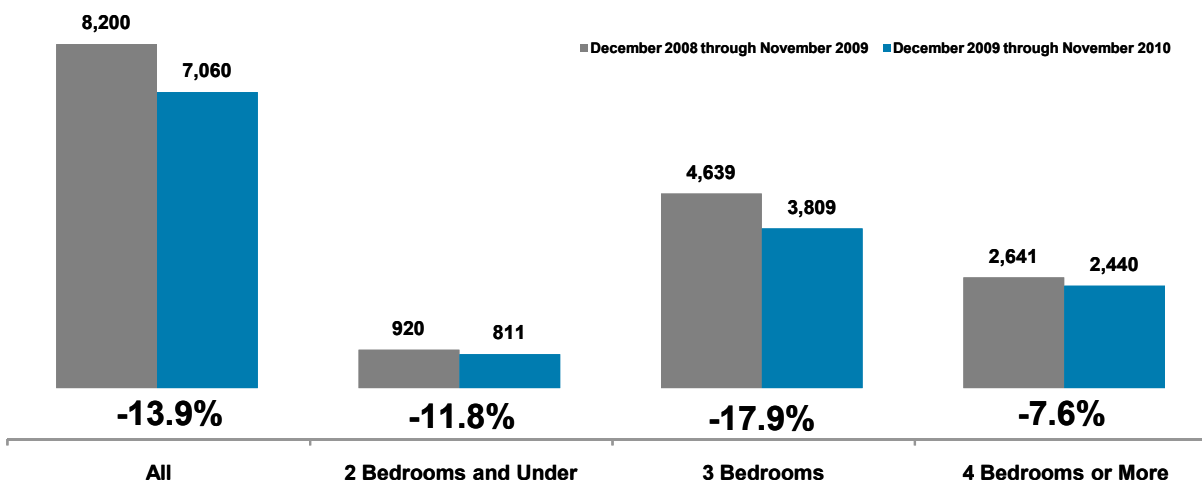
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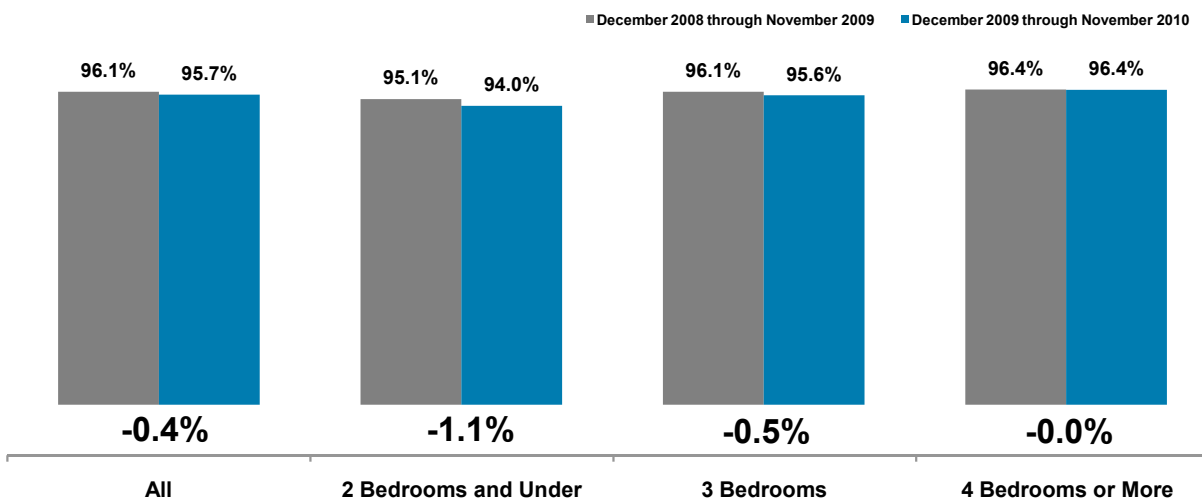
## Pending Home Sales Last Twelve Months

	12-2008 through 11-2009	12-2009 through 11-2010	Change
<b>All</b>	<b>8,200</b>	<b>7,060</b>	<b>-13.9%</b>
<b>Single-Family</b>	<b>7,371</b>	<b>6,414</b>	<b>-13.0%</b>
<b>Condo</b>	<b>829</b>	<b>646</b>	<b>-22.1%</b>
<b>2 Bedrooms and Under</b>	<b>920</b>	<b>811</b>	<b>-11.8%</b>
Single-Family	378	383	+1.3%
Condo	542	428	-21.0%
<b>3 Bedrooms</b>	<b>4,639</b>	<b>3,809</b>	<b>-17.9%</b>
Single-Family	4,375	3,610	-17.5%
Condo	264	199	-24.6%
<b>4 Bedrooms or More</b>	<b>2,641</b>	<b>2,440</b>	<b>-7.6%</b>
Single-Family	2,618	2,421	-7.5%
Condo	23	19	-16.8%



## Percent Of List Price Received Last Twelve Months

	12-2008 through 11-2009	12-2009 through 11-2010	Change
<b>All</b>	<b>96.1%</b>	<b>95.7%</b>	<b>-0.4%</b>
<b>Single-Family</b>	<b>97.1%</b>	<b>96.2%</b>	<b>-1.0%</b>
<b>Condo</b>	<b>96.0%</b>	<b>95.7%</b>	<b>-0.4%</b>
<b>2 Bedrooms and Under</b>	<b>95.1%</b>	<b>94.0%</b>	<b>-1.1%</b>
Single-Family	92.4%	91.7%	-0.7%
Condo	96.9%	96.1%	-0.8%
<b>3 Bedrooms</b>	<b>96.1%</b>	<b>95.6%</b>	<b>-0.5%</b>
Single-Family	96.0%	95.6%	-0.5%
Condo	97.6%	96.2%	-1.4%
<b>4 Bedrooms or More</b>	<b>96.4%</b>	<b>96.4%</b>	<b>-0.0%</b>
Single-Family	96.4%	96.4%	-0.1%
Condo	99.9%	100.2%	+0.3%



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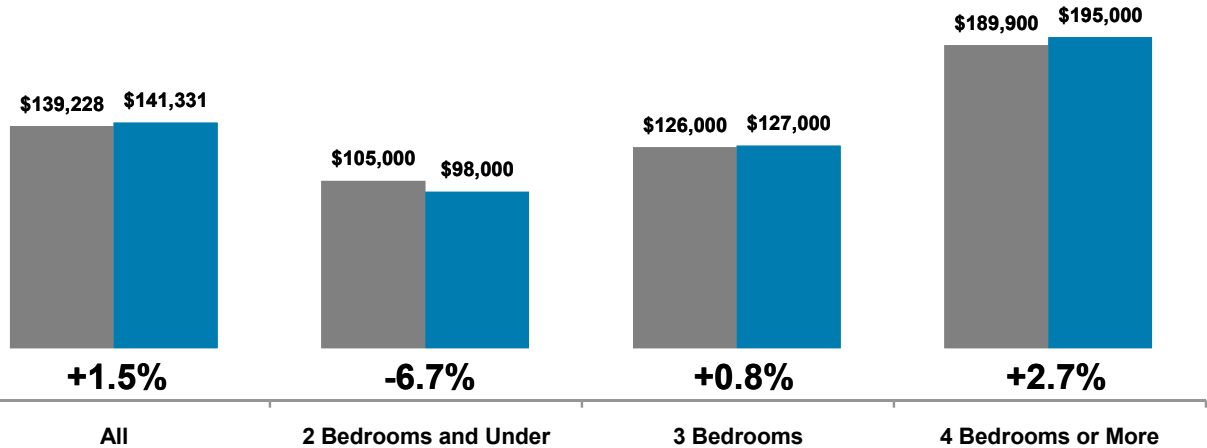
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## Median Sales Price Last Twelve Months

	12-2008 through 11-2009	12-2009 through 11-2010	Change
<b>All</b>	<b>\$139,228</b>	<b>\$141,331</b>	<b>+1.5%</b>
<b>Single-Family</b>	<b>\$141,000</b>	<b>\$144,900</b>	<b>+2.8%</b>
<b>Condo</b>	<b>\$123,787</b>	<b>\$115,000</b>	<b>-7.1%</b>
<b>2 Bedrooms and Under</b>	<b>\$105,000</b>	<b>\$98,000</b>	<b>-6.7%</b>
Single-Family	\$92,500	\$90,000	-2.7%
Condo	\$112,000	\$100,000	-10.7%
<b>3 Bedrooms</b>	<b>\$126,000</b>	<b>\$127,000</b>	<b>+0.8%</b>
Single-Family	\$125,000	\$126,000	+0.8%
Condo	\$147,345	\$145,900	-1.0%
<b>4 Bedrooms or More</b>	<b>\$189,900</b>	<b>\$195,000</b>	<b>+2.7%</b>
Single-Family	\$189,900	\$195,000	+2.7%
Condo	\$215,000	\$264,450	+23.0%

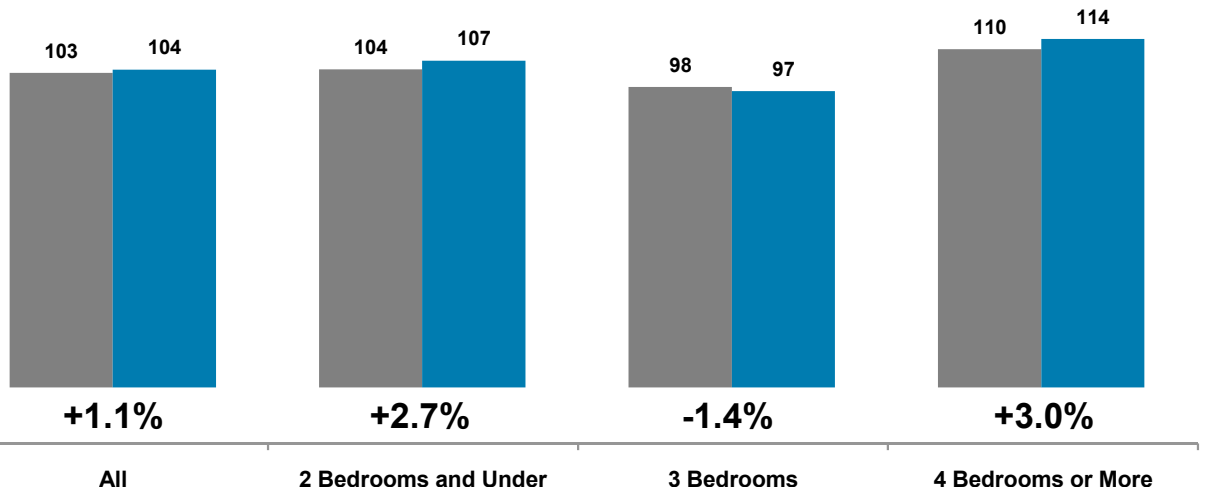
■ December 2008 through November 2009 ■ December 2009 through November 2010



## Days on Market Until Sale Last Twelve Months

	12-2008 through 11-2009	12-2009 through 11-2010	Change
<b>All</b>	<b>103</b>	<b>104</b>	<b>+1.1%</b>
<b>Single-Family</b>	<b>101</b>	<b>103</b>	<b>+1.4%</b>
<b>Condo</b>	<b>114</b>	<b>113</b>	<b>-1.2%</b>
<b>2 Bedrooms and Under</b>	<b>104</b>	<b>107</b>	<b>+2.7%</b>
Single-Family	97	103	+5.9%
Condo	108	110	+1.5%
<b>3 Bedrooms</b>	<b>98</b>	<b>97</b>	<b>-1.4%</b>
Single-Family	96	95	-0.9%
Condo	127	119	-6.0%
<b>4 Bedrooms or More</b>	<b>110</b>	<b>114</b>	<b>+3.0%</b>
Single-Family	110	114	+3.0%
Condo	92	97	+5.4%

■ December 2008 through November 2009 ■ December 2009 through November 2010



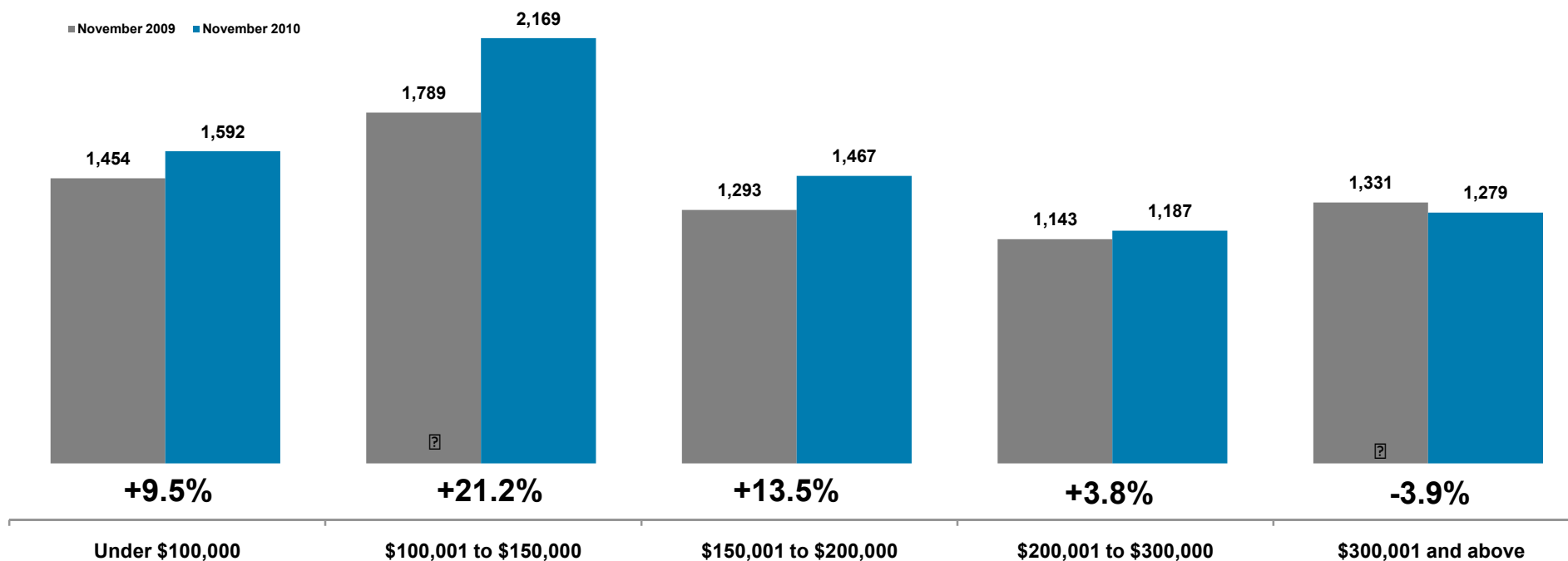
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## Inventory of Homes for Sale



Price Range	All			Single-Family			Condo		
	11-2009	11-2010	Change	11-2009	11-2010	Change	11-2009	11-2010	Change
Under \$100,000	1,454	1,592	+9.5%	1,144	1,217	+6.4%	310	375	+21.0%
\$100,001 to \$150,000	1,789	2,169	+21.2%	1,544	1,890	+22.4%	245	279	+13.9%
\$150,001 to \$200,000	1,293	1,467	+13.5%	1,151	1,312	+14.0%	142	155	+9.2%
\$200,001 to \$300,000	1,143	1,187	+3.8%	976	1,087	+11.4%	167	100	-40.1%
\$300,001 and above	1,331	1,279	-3.9%	1,263	1,215	-3.8%	68	64	-5.9%
<b>All Price Ranges</b>	<b>7,010</b>	<b>7,694</b>	<b>+9.8%</b>	<b>6,078</b>	<b>6,721</b>	<b>+10.6%</b>	<b>932</b>	<b>973</b>	<b>+4.4%</b>



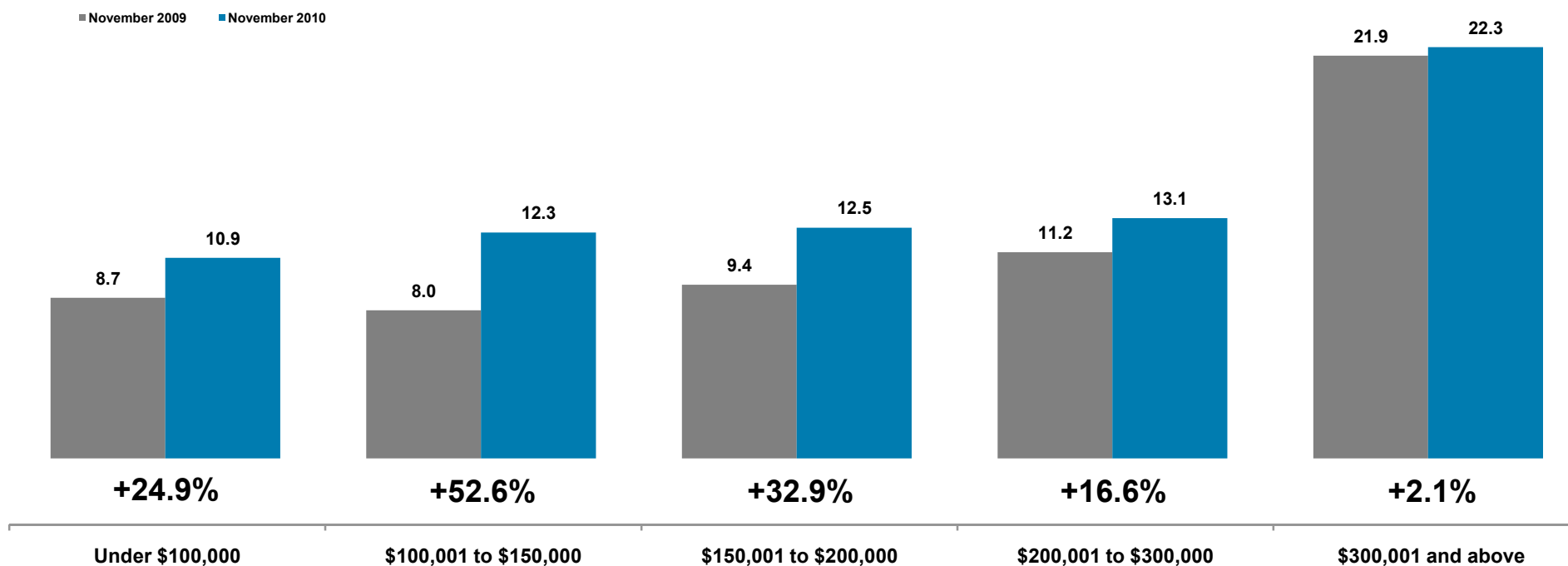
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## Months Supply of Inventory



Price Range	All			Single-Family			Condo		
	11-2009	11-2010	Change	11-2009	11-2010	Change	11-2009	11-2010	Change
Under \$100,000	8.7	10.9	+24.9%	8.0	9.7	+21.2%	13.4	17.0	+27.4%
\$100,001 to \$150,000	8.0	12.3	+52.6%	7.8	11.9	+52.1%	9.7	15.6	+60.0%
\$150,001 to \$200,000	9.4	12.5	+32.9%	9.1	12.0	+31.7%	13.1	20.0	+52.6%
\$200,001 to \$300,000	11.2	13.1	+16.6%	10.5	12.8	+22.4%	19.1	16.7	-12.7%
\$300,001 and above	21.9	22.3	+2.1%	21.3	21.7	+2.2%	36.0	40.0	+11.1%
All Price Ranges	10.2	13.1	+28.6%	9.8	12.6	+28.2%	13.4	18.3	+36.1%



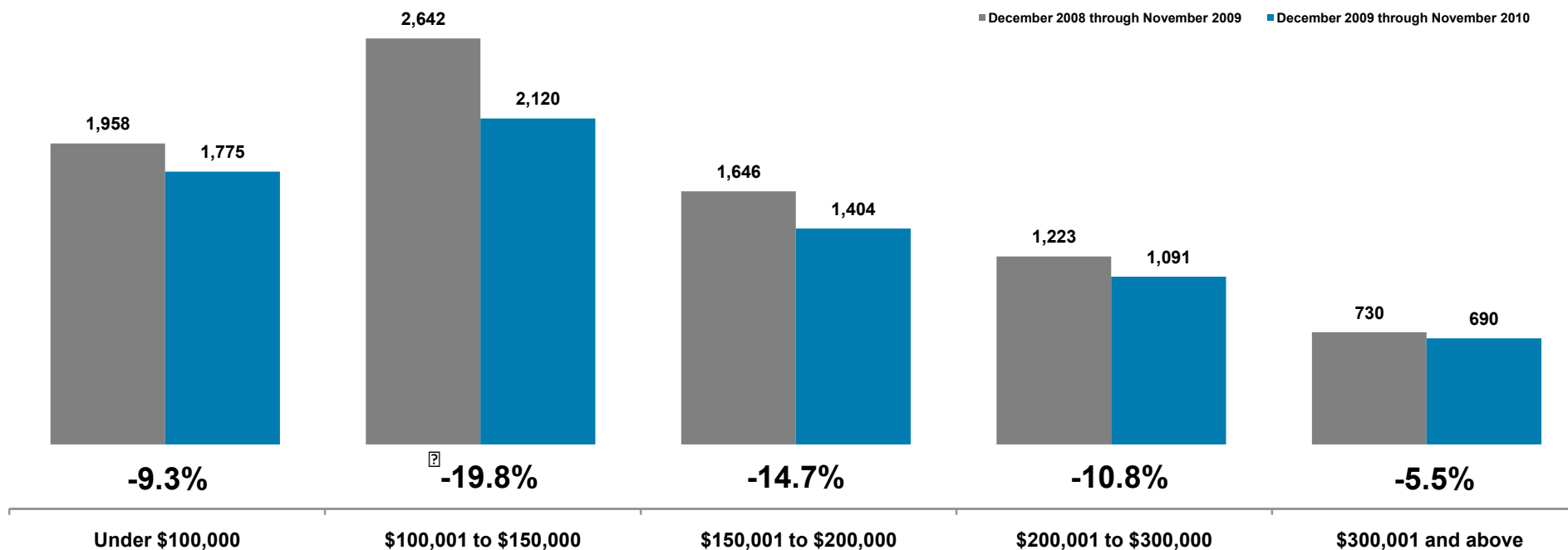
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## Pending Home Sales Last Twelve Months

Price Range	All			Single-Family			Condo		
	December 2008 through November 2009	December 2009 through November 2010	Change	December 2008 through November 2009	December 2009 through November 2010	Change	December 2008 through November 2009	December 2009 through November 2010	Change
Under \$100,000	1,958	1,775	-9.3%	1,685	1,511	-10.3%	273	264	-3.3%
\$100,001 to \$150,000	2,642	2,120	-19.8%	2,346	1,905	-18.8%	296	215	-27.4%
\$150,001 to \$200,000	1,646	1,404	-14.7%	1,512	1,311	-13.3%	134	93	-30.6%
\$200,001 to \$300,000	1,223	1,091	-10.8%	1,119	1,019	-8.9%	104	72	-30.8%
\$300,001 and above	730	690	-5.5%	709	671	-5.4%	21	19	-10.0%
All Price Ranges	8,199	7,080	-13.6%	7,371	6,417	-12.9%	828	663	-19.9%



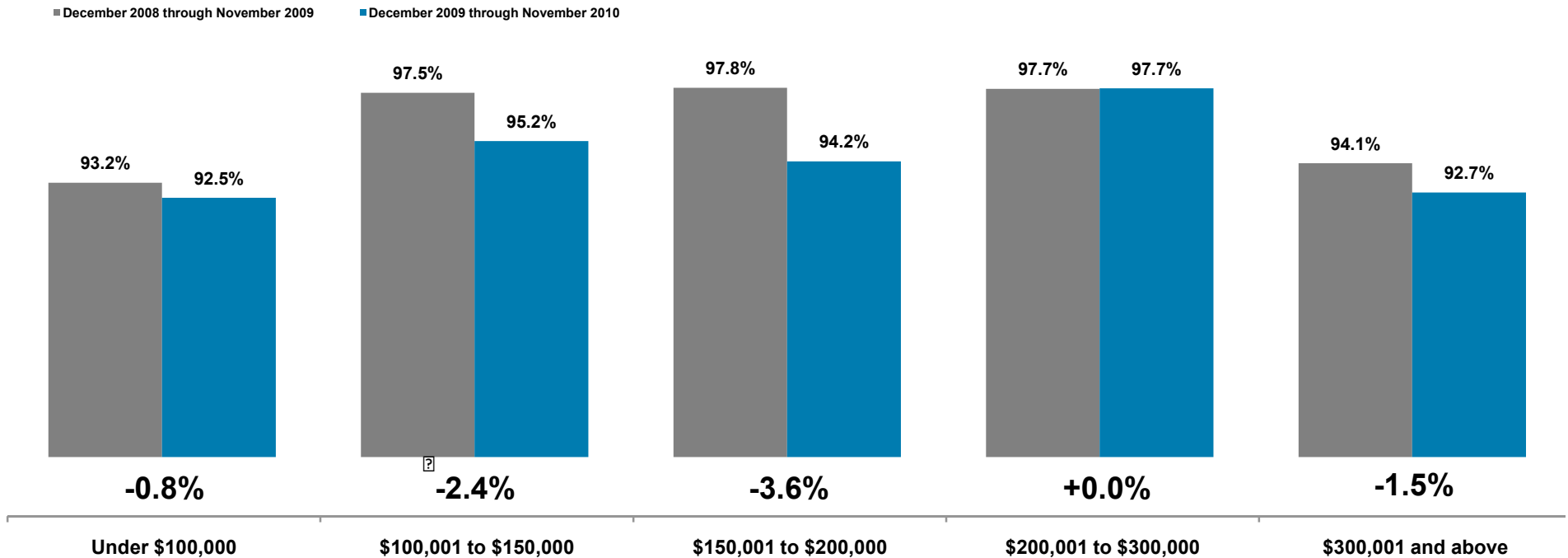
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## Percent of List Price Received Last Twelve Months

Price Range	All			Single-Family			Condo		
	December 2008 through November 2009	December 2009 through November 2010	Change	December 2008 through November 2009	December 2009 through November 2010	Change	December 2008 through November 2009	December 2009 through November 2010	Change
Under \$100,000	93.2%	92.5%	-0.8%	92.7%	92.4%	-0.4%	95.4%	93.6%	-1.9%
\$100,001 to \$150,000	97.5%	95.2%	-2.4%	97.5%	95.1%	-2.5%	97.9%	95.9%	-2.0%
\$150,001 to \$200,000	97.8%	94.2%	-3.6%	97.8%	93.8%	-4.1%	97.6%	97.3%	-0.2%
\$200,001 to \$300,000	97.7%	97.7%	+0.0%	97.1%	97.5%	+0.4%	102.7%	100.0%	-2.6%
\$300,001 and above	94.1%	92.7%	-1.5%	94.1%	92.7%	-1.4%	96.1%	0.0%	-100.0%
All Price Ranges	96.1%	95.7%	-0.4%	97.1%	96.2%	-1.0%	96.0%	95.7%	-0.4%



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## Days on Market Until Sale Last Twelve Months

Price Range	All			Single-Family			Condo		
	December 2008 through November 2009	December 2009 through November 2010	Change	December 2008 through November 2009	December 2009 through November 2010	Change	December 2008 through November 2009	December 2009 through November 2010	Change
Under \$100,000	85	97	+13.8%	79	104	+32.0%	114	14	-88.2%
\$100,001 to \$150,000	93	148	+59.6%	89	146	+64.4%	128	161	+25.4%
\$150,001 to \$200,000	95	119	+24.1%	94	123	+31.4%	114	83	-27.9%
\$200,001 to \$300,000	90	124	+38.1%	91	134	+46.5%	75	14	-81.4%
\$300,001 and above	150	153	+2.4%	152	153	+0.6%	65	0	-100.0%
All Price Ranges	103	104	+1.1%	101	103	+1.4%	114	113	-1.2%

■ December 2008 through November 2009 ■ December 2009 through November 2010

