

Housing Supply Outlook

With the year now wrapped up, it's time to look back on 2010 and survey the landscape. The median sales price of single-family homes in the region increased by 2.4 percent during the year, while prices of condominiums declined by 7.5 percent. Unit sales of single-family homes declined 12.6 percent, while condo sales decreased by 18.9 percent.

The price range with the smallest year-over-year drop in sales during the year was the \$300,001 and above range, where sales decreased by 5.3 percent over 2009. The weakest showing was in the \$100,001 to \$150,000 range, where sales have decreased by 19.3 percent.

As of January 1, the inventory of single-family homes was 6,666, an increase of 17.1 percent from this time a year ago. The number of available Condo homes grew by 4.9 percent to 939 units during the same period.



December 2010

Number of Bedrooms Analysis

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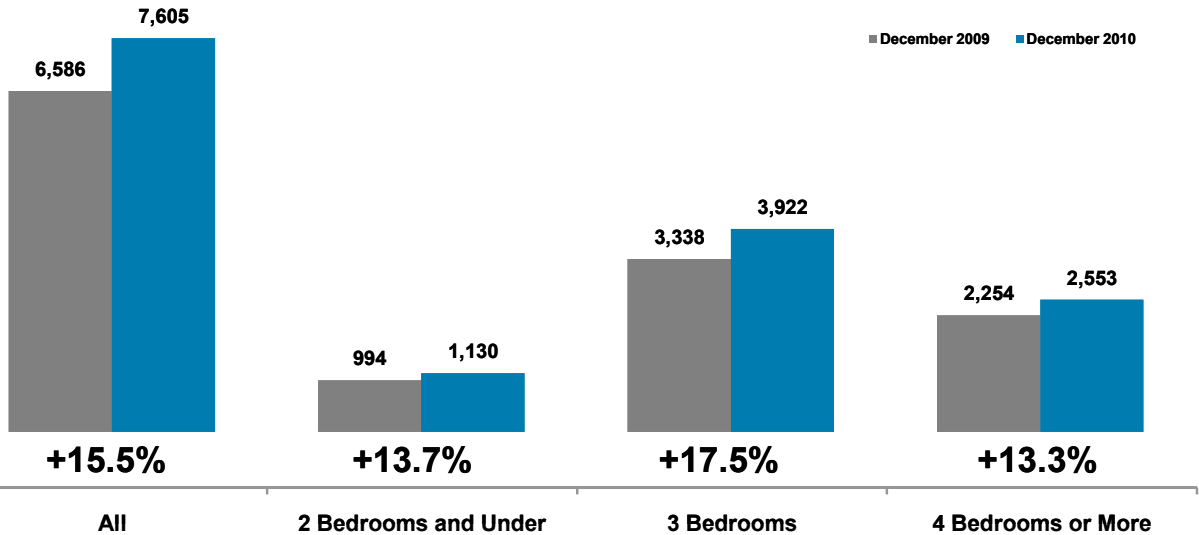
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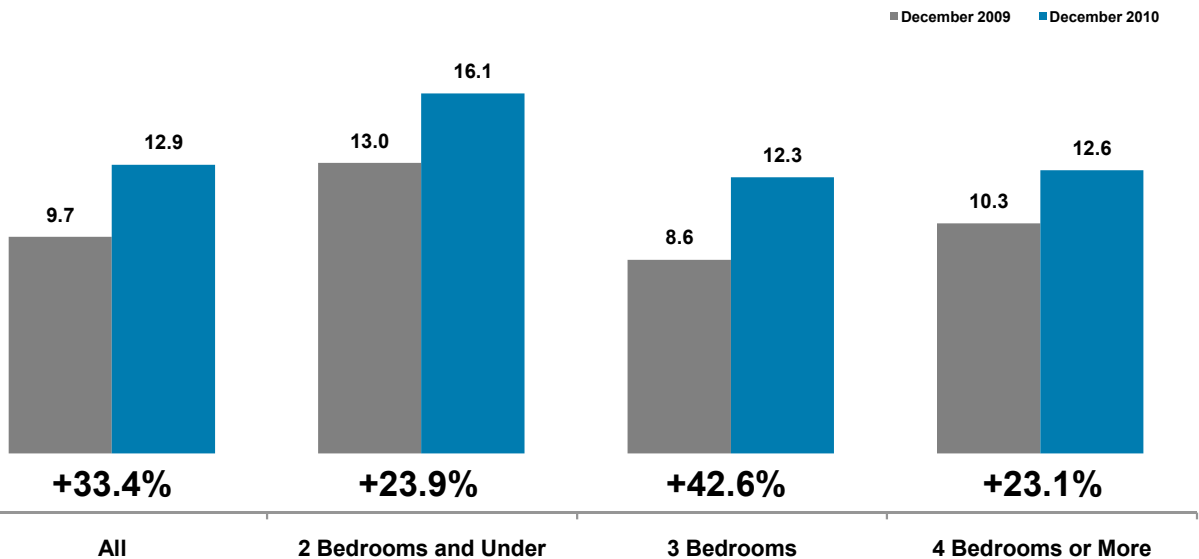
Inventory of Homes for Sale

	12-2009	12-2010	Change
All	6,586	7,605	+15.5%
Single-Family	5,691	6,666	+17.1%
Condo	895	939	+4.9%
2 Bedrooms and Under	994	1,130	+13.7%
Single-Family	415	484	+16.6%
Condo	579	646	+11.6%
3 Bedrooms	3,338	3,922	+17.5%
Single-Family	3,050	3,654	+19.8%
Condo	288	268	-6.9%
4 Bedrooms or More	2,254	2,553	+13.3%
Single-Family	2,226	2,528	+13.6%
Condo	28	25	-10.7%



Months Supply of Inventory

	12-2009	12-2010	Change
All	9.7	12.9	+33.4%
Single-Family	9.3	12.4	+34.0%
Condo	13.1	17.3	+32.4%
2 Bedrooms and Under	13.0	16.1	+23.9%
Single-Family	13.2	14.5	+10.2%
Condo	12.8	17.5	+36.2%
3 Bedrooms	8.6	12.3	+42.6%
Single-Family	8.4	12.1	+44.6%
Condo	13.1	16.2	+24.1%
4 Bedrooms or More	10.3	12.6	+23.1%
Single-Family	10.2	12.6	+23.2%
Condo	14.8	15.9	+7.3%



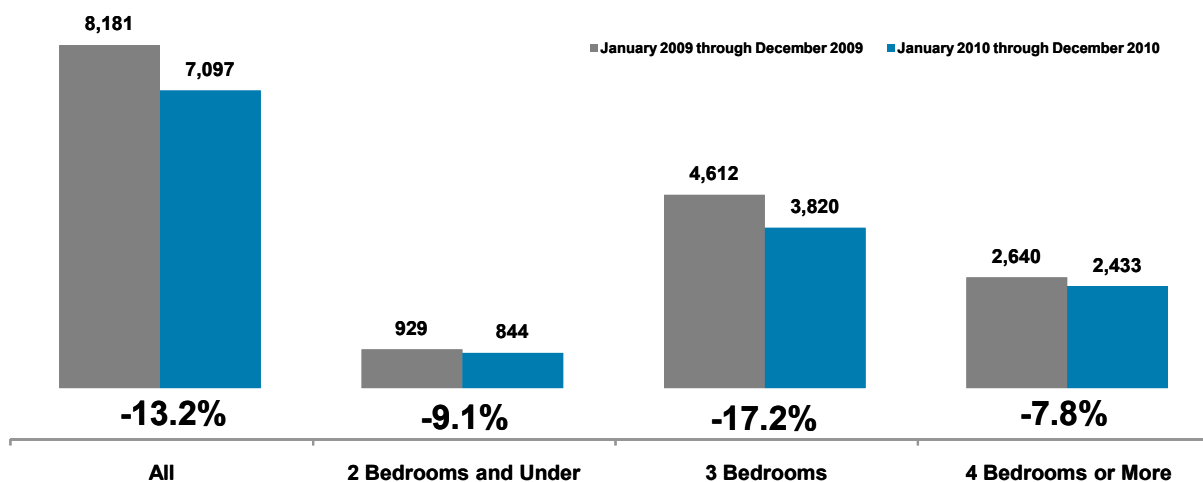
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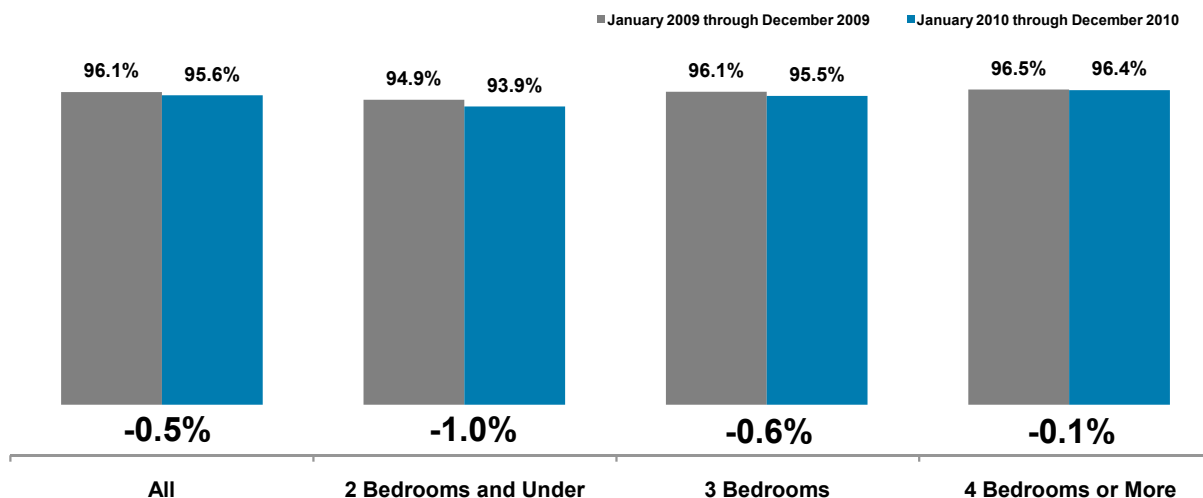
Pending Home Sales Last Twelve Months

	1-2009 through 12-2009	1-2010 through 12-2010	Change
All	8,181	7,097	-13.2%
Single-Family	7,366	6,436	-12.6%
Condo	815	661	-18.9%
2 Bedrooms and Under	929	844	-9.1%
Single-Family	384	400	+4.2%
Condo	545	444	-18.5%
3 Bedrooms	4,612	3,820	-17.2%
Single-Family	4,365	3,622	-17.0%
Condo	247	198	-19.8%
4 Bedrooms or More	2,640	2,433	-7.8%
Single-Family	2,617	2,414	-7.8%
Condo	23	19	-16.2%



Percent Of List Price Received Last Twelve Months

	1-2009 through 12-2009	1-2010 through 12-2010	Change
All	96.1%	95.6%	-0.5%
Single-Family	97.1%	96.1%	-1.1%
Condo	96.0%	95.6%	-0.4%
2 Bedrooms and Under	94.9%	93.9%	-1.0%
Single-Family	92.1%	91.5%	-0.6%
Condo	96.8%	96.1%	-0.7%
3 Bedrooms	96.1%	95.5%	-0.6%
Single-Family	96.0%	95.5%	-0.6%
Condo	97.7%	95.7%	-2.0%
4 Bedrooms or More	96.5%	96.4%	-0.1%
Single-Family	96.4%	96.4%	-0.1%
Condo	99.1%	100.6%	+1.5%



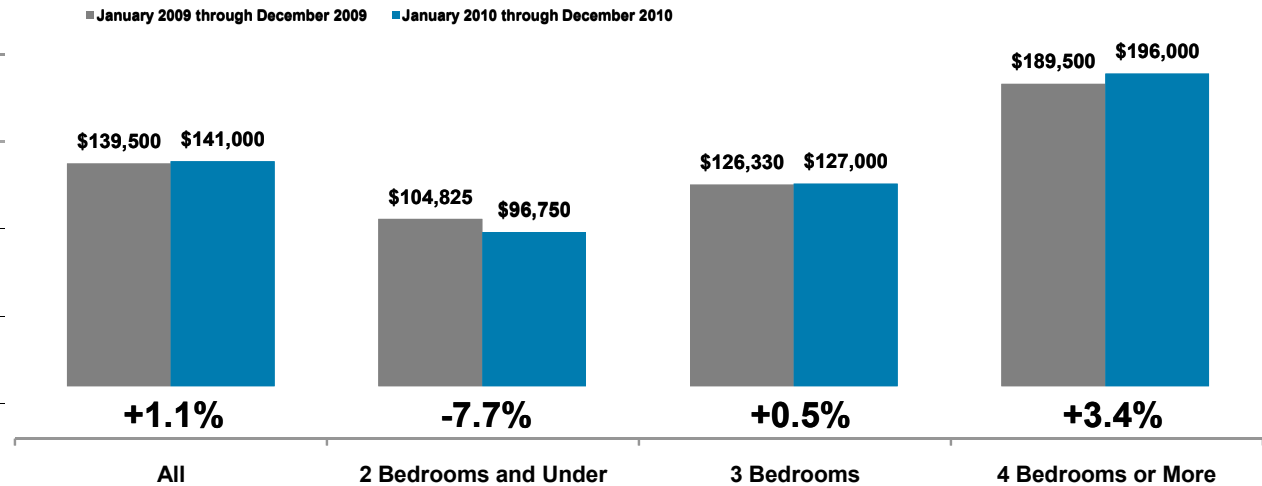
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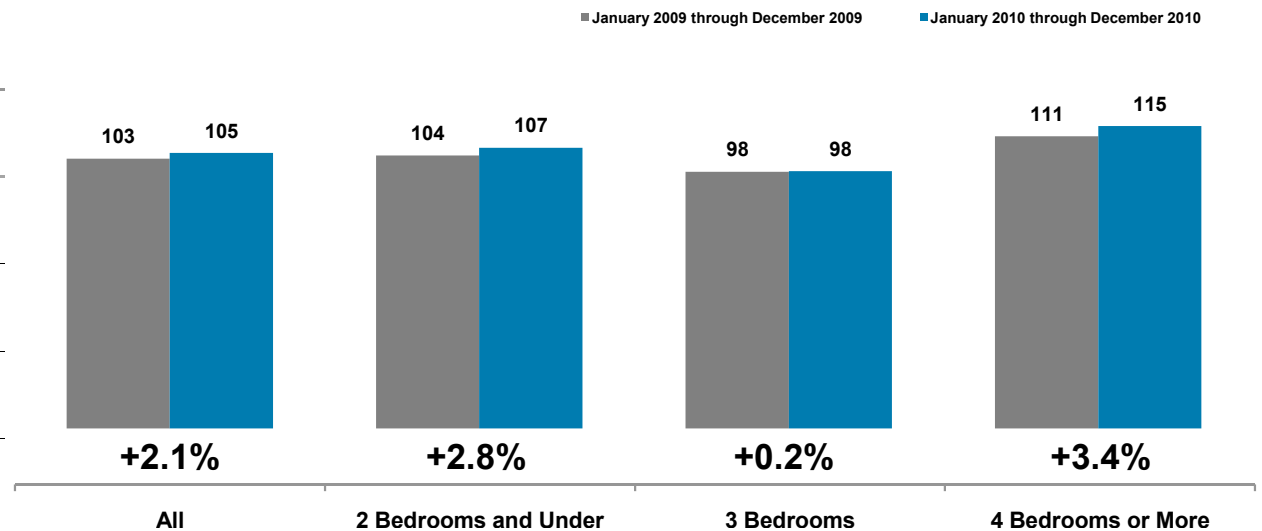
Median Sales Price Last Twelve Months

	1-2009 through 12-2009	1-2010 through 12-2010	Change
All	\$139,500	\$141,000	+1.1%
Single-Family	\$141,535	\$144,900	+2.4%
Condo	\$124,270	\$115,000	-7.5%
2 Bedrooms and Under	\$104,825	\$96,750	-7.7%
Single-Family	\$91,500	\$89,900	-1.7%
Condo	\$112,250	\$101,900	-9.2%
3 Bedrooms	\$126,330	\$127,000	+0.5%
Single-Family	\$125,000	\$126,125	+0.9%
Condo	\$147,565	\$144,900	-1.8%
4 Bedrooms or More	\$189,500	\$196,000	+3.4%
Single-Family	\$189,000	\$195,707	+3.5%
Condo	\$243,000	\$284,800	+17.2%



Days on Market Until Sale Last Twelve Months

	1-2009 through 12-2009	1-2010 through 12-2010	Change
All	103	105	+2.1%
Single-Family	102	104	+2.4%
Condo	113	114	+0.5%
2 Bedrooms and Under	104	107	+2.8%
Single-Family	98	103	+5.5%
Condo	108	110	+1.9%
3 Bedrooms	98	98	+0.2%
Single-Family	96	97	+0.6%
Condo	125	121	-2.7%
4 Bedrooms or More	111	115	+3.4%
Single-Family	111	115	+3.4%
Condo	114	132	+16.2%



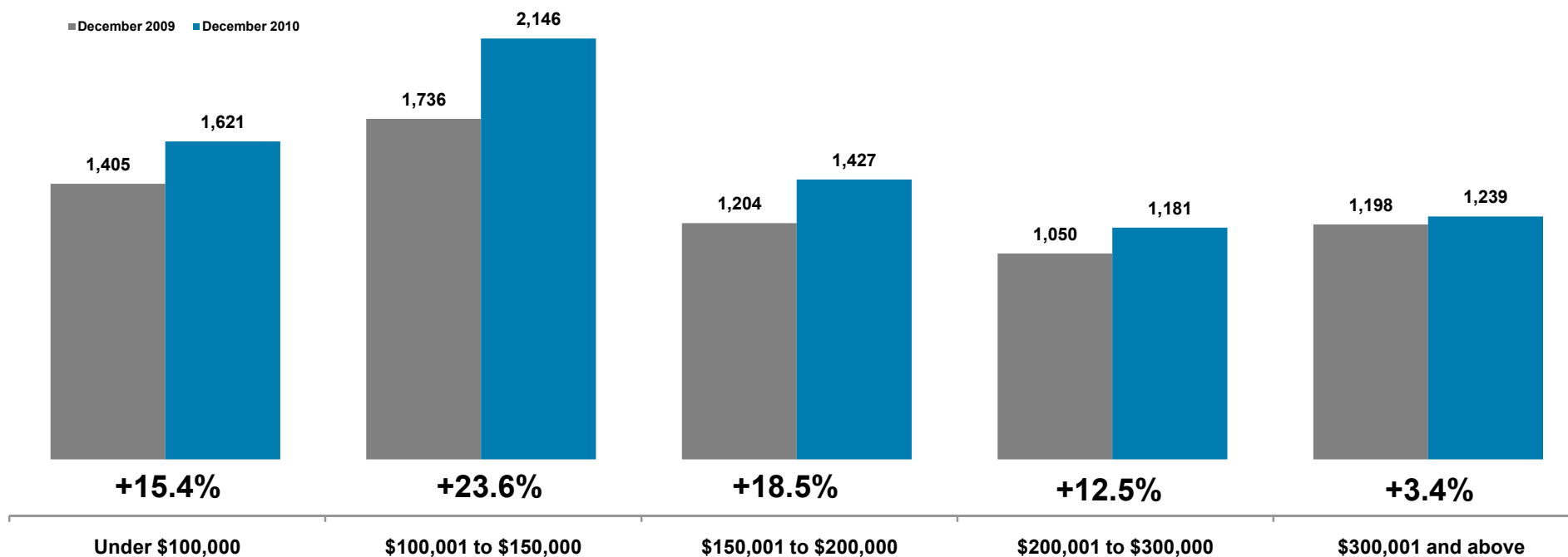
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Inventory of Homes for Sale



Price Range	All			Single-Family			Condo		
	12-2009	12-2010	Change	12-2009	12-2010	Change	12-2009	12-2010	Change
Under \$100,000	1,405	1,621	+15.4%	1,103	1,261	+14.3%	302	360	+19.2%
\$100,001 to \$150,000	1,736	2,146	+23.6%	1,484	1,874	+26.3%	252	272	+7.9%
\$150,001 to \$200,000	1,204	1,427	+18.5%	1,071	1,282	+19.7%	133	145	+9.0%
\$200,001 to \$300,000	1,050	1,181	+12.5%	895	1,085	+21.2%	155	96	-38.1%
\$300,001 and above	1,198	1,239	+3.4%	1,143	1,170	+2.4%	55	69	+25.5%
All Price Ranges	6,593	7,614	+15.5%	5,696	6,672	+17.1%	897	942	+5.0%



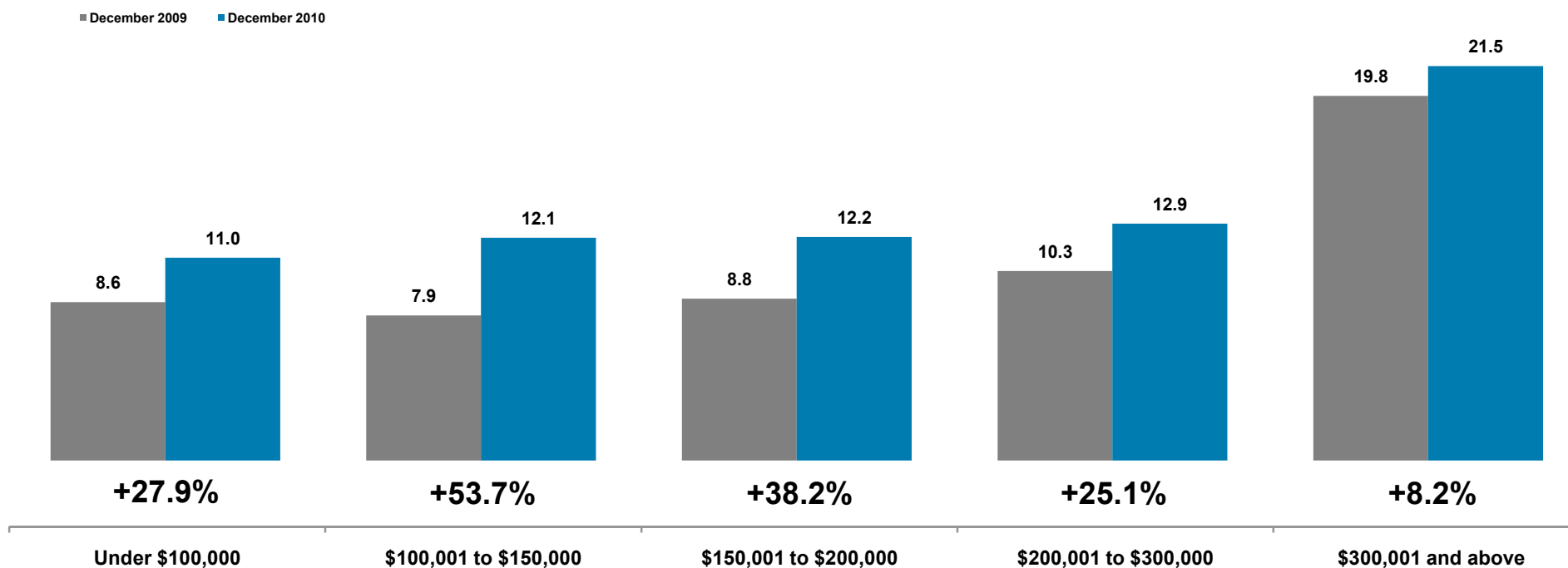
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Months Supply of Inventory



Price Range	All			Single-Family			Condo		
	12-2009	12-2010	Change	12-2009	12-2010	Change	12-2009	12-2010	Change
Under \$100,000	8.6	11.0	+27.9%	7.9	10.0	+26.9%	13.3	17.4	+31.2%
\$100,001 to \$150,000	7.9	12.1	+53.7%	7.6	11.8	+55.4%	10.2	14.9	+45.9%
\$150,001 to \$200,000	8.8	12.2	+38.2%	8.5	11.7	+37.3%	11.9	18.7	+57.1%
\$200,001 to \$300,000	10.3	12.9	+25.1%	9.6	12.7	+32.7%	17.9	14.8	-17.4%
\$300,001 and above	19.8	21.5	+8.2%	19.3	20.7	+7.0%	30.9	41.4	+33.8%
All Price Ranges	9.7	12.9	+33.4%	9.3	12.4	+34.0%	13.1	17.3	+32.4%



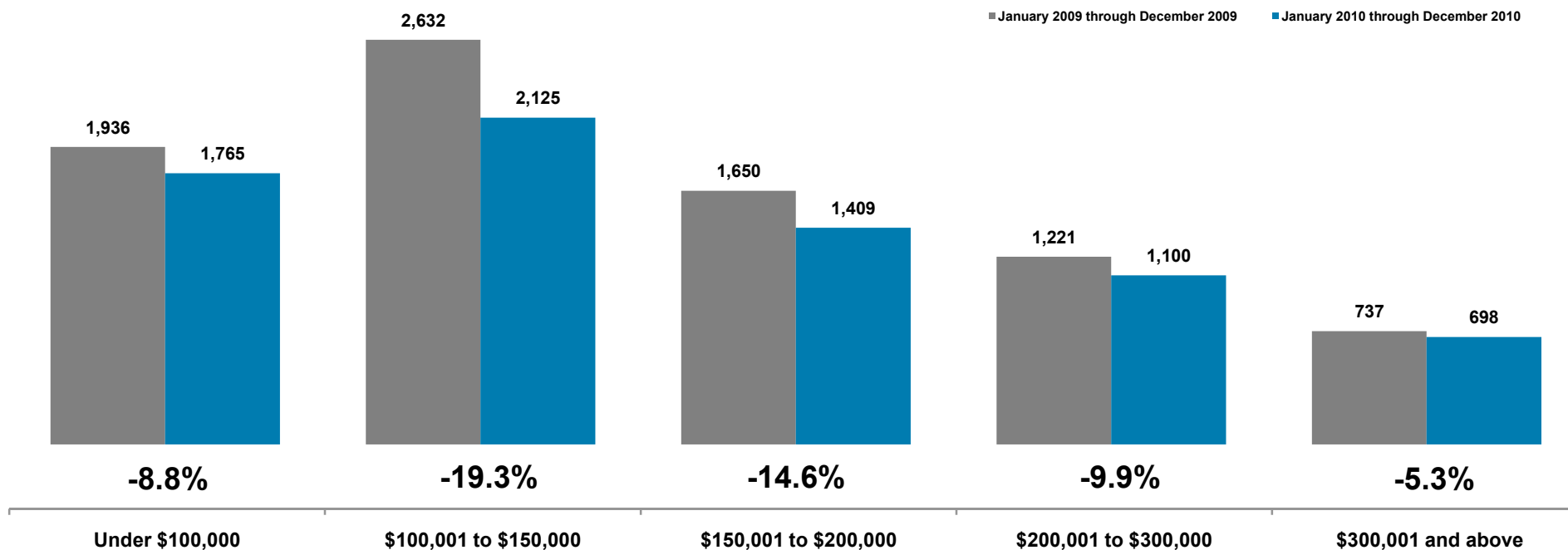
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Pending Home Sales Last Twelve Months



Price Range	All			Single-Family			Condo		
	January 2009 through December 2009	January 2010 through December 2010	Change	January 2009 through December 2009	January 2010 through December 2010	Change	January 2009 through December 2009	January 2010 through December 2010	Change
Under \$100,000	1,936	1,765	-8.8%	1,665	1,517	-8.9%	271	248	-8.5%
\$100,001 to \$150,000	2,632	2,125	-19.3%	2,344	1,906	-18.7%	288	219	-24.0%
\$150,001 to \$200,000	1,650	1,409	-14.6%	1,521	1,316	-13.5%	129	93	-27.9%
\$200,001 to \$300,000	1,221	1,100	-9.9%	1,119	1,022	-8.7%	102	78	-23.5%
\$300,001 and above	737	698	-5.3%	717	678	-5.4%	20	20	-2.0%
All Price Ranges	8,176	7,097	-13.2%	7,366	6,439	-12.6%	810	658	-18.8%



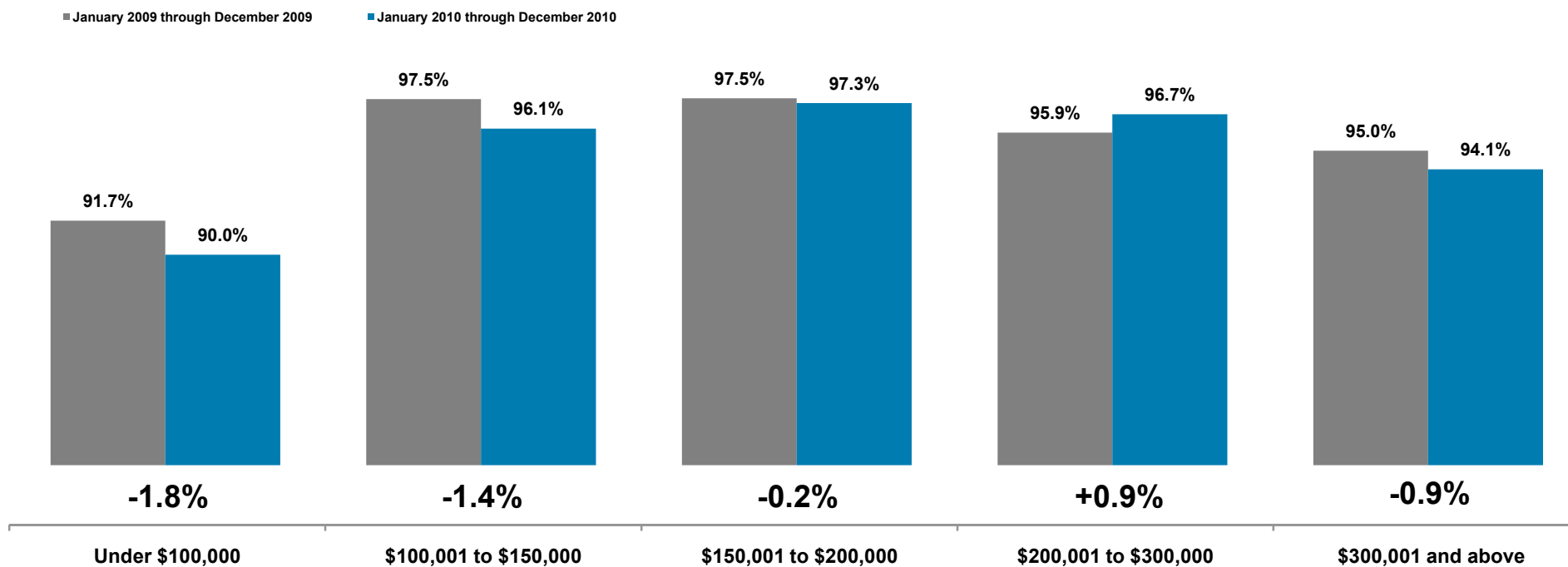
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Percent of List Price Received Last Twelve Months

Price Range	All			Single-Family			Condo		
	January 2009 through December 2009	January 2010 through December 2010	Change	January 2009 through December 2009	January 2010 through December 2010	Change	January 2009 through December 2009	January 2010 through December 2010	Change
Under \$100,000	91.7%	90.0%	-1.8%	91.1%	88.6%	-2.8%	95.5%	94.7%	-0.8%
\$100,001 to \$150,000	97.5%	96.1%	-1.4%	97.3%	96.1%	-1.3%	98.7%	95.0%	-3.8%
\$150,001 to \$200,000	97.5%	97.3%	-0.2%	97.4%	97.3%	-0.1%	98.5%	0.0%	-100.0%
\$200,001 to \$300,000	95.9%	96.7%	+0.9%	95.7%	95.4%	-0.4%	98.3%	103.1%	+4.9%
\$300,001 and above	95.0%	94.1%	-0.9%	95.2%	94.1%	-1.1%	91.8%	0.0%	-100.0%
All Price Ranges	96.1%	95.6%	-0.5%	97.1%	96.1%	-1.1%	96.0%	95.6%	-0.4%



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Days on Market Until Sale Last Twelve Months

Price Range	All			Single-Family			Condo		
	January 2009 through December 2009	January 2010 through December 2010	Change	January 2009 through December 2009	January 2010 through December 2010	Change	January 2009 through December 2009	January 2010 through December 2010	Change
Under \$100,000	101	113	+11.7%	101	111	+10.0%	101	118	+16.9%
\$100,001 to \$150,000	108	115	+7.0%	107	114	+5.8%	113	150	+33.3%
\$150,001 to \$200,000	86	115	+34.1%	90	115	+27.9%	52	0	-100.0%
\$200,001 to \$300,000	146	80	-45.1%	150	82	-45.1%	87	72	-17.3%
\$300,001 and above	130	146	+12.3%	130	146	+12.7%	141	0	-100.0%
All Price Ranges	103	105	+2.1%	102	104	+2.4%	113	114	+0.5%

■ January 2009 through December 2009

■ January 2010 through December 2010

