

# Monthly Indicators

## December 2013

In its entirety, 2013 proved to be a good year for housing. Home sales and prices were broadly higher across the nation, while foreclosure loads, the number of homes for sale and the number of days it took to sell a home were all much lower. Multiple-offer situations became commonplace again and prices in many areas rallied to multi-year highs. This, of course, varied by location and segment, but the proverbial glass appeared to be more than half full throughout the year.

New Listings in the Peoria region were up 4.0 percent to 340. Pending Sales decreased 2.6 percent to 229. Inventory shrank 3.6 percent to 2,111 units.

Prices rallied higher as the Median Sales Price was up 3.7 percent to \$117,700. Days on Market decreased 4.3 percent to 89 days. Months Supply of Inventory was down 1.9 percent to 5.2 months, indicating that demand increased relative to supply.

Housing is fortified by confident consumers and good jobs. The year 2013 was marked by a slowly improving labor market stunted by political gridlock, and the Federal Reserve's long-awaited taper announcement was not surprising. Interest rates remain low (but upwardly mobile), prices are still affordable, the employment picture looks decent and the stock market is up nearly 30.0 percent from this time last year. It's no wonder that buyers were active in 2013. Here's to more of the same in 2014.

## Activity Snapshot

+ 18.0%	+ 3.7%	- 3.6%
One-Year Change in Closed Sales	One-Year Change in Median Sales Price	One-Year Change in Homes for Sale

Residential real estate activity comprised of single-family properties and condominiums combined. Percent changes are calculated using rounded figures.

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# Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

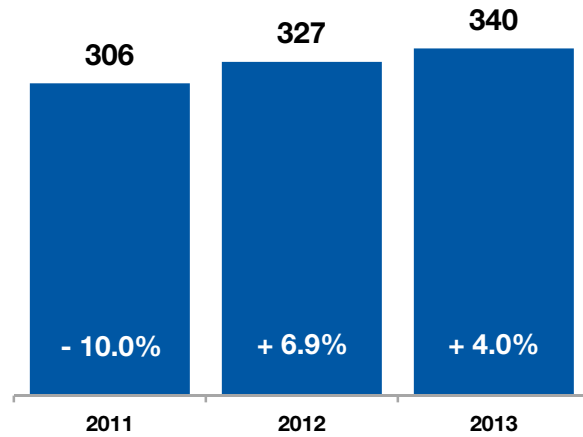


Key Metrics	Historical Sparkbars	12-2012	12-2013	Percent Change	YTD 2012	YTD 2013	Percent Change
<b>New Listings</b>		327	<b>340</b>	+ 4.0%	7,538	<b>7,695</b>	+ 2.1%
<b>Pending Sales</b>		235	<b>229</b>	- 2.6%	4,954	<b>4,902</b>	- 1.0%
<b>Closed Sales</b>		327	<b>386</b>	+ 18.0%	4,928	<b>4,946</b>	+ 0.4%
<b>Days on Market</b>		93	<b>89</b>	- 4.3%	97	<b>82</b>	- 15.5%
<b>Median Sales Price</b>		\$113,500	<b>\$117,700</b>	+ 3.7%	\$121,900	<b>\$118,000</b>	- 3.2%
<b>Average Sales Price</b>		\$144,260	<b>\$144,044</b>	- 0.1%	\$146,292	<b>\$141,215</b>	- 3.5%
<b>Pct. of Orig. Price Received</b>		89.1%	<b>89.0%</b>	- 0.1%	90.3%	<b>90.5%</b>	+ 0.2%
<b>Affordability Index</b>		265	<b>233</b>	- 12.1%	251	<b>232</b>	- 7.6%
<b>Homes for Sale</b>		2,190	<b>2,111</b>	- 3.6%	--	<b>--</b>	--
<b>Months Supply</b>		5.3	<b>5.2</b>	- 1.9%	--	<b>--</b>	--

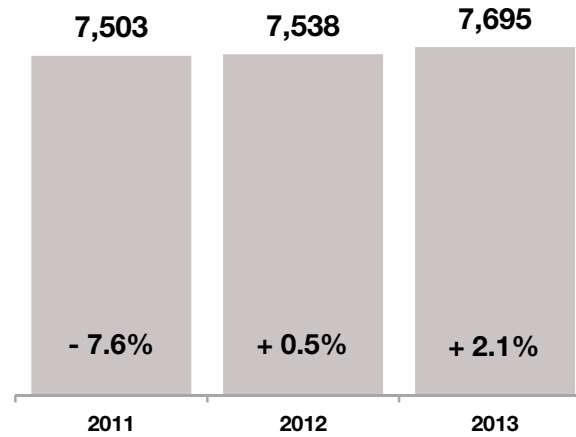
# New Listings

A count of the properties that have been newly listed on the market in a given month.

## December

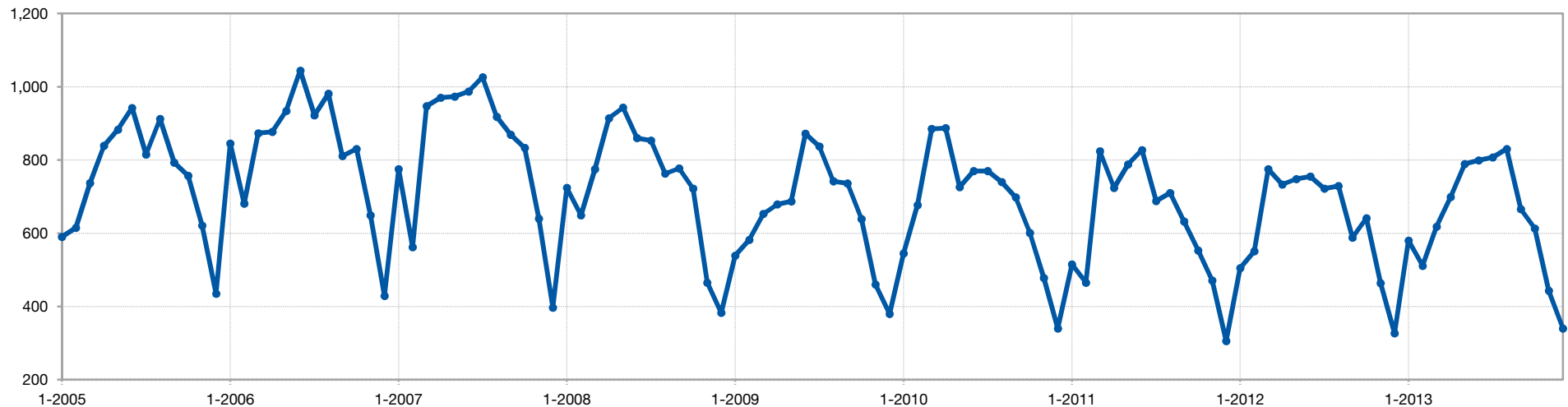


## Year to Date



New Listings		Prior Year	Percent Change
January 2013	580	505	+14.9%
February 2013	511	551	-7.3%
March 2013	618	775	-20.3%
April 2013	699	733	-4.6%
May 2013	789	748	+5.5%
June 2013	799	755	+5.8%
July 2013	807	722	+11.8%
August 2013	830	729	+13.9%
September 2013	666	588	+13.3%
October 2013	613	641	-4.4%
November 2013	443	464	-4.5%
<b>December 2013</b>	<b>340</b>	<b>327</b>	<b>+4.0%</b>
12-Month Avg	641	628	+2.1%

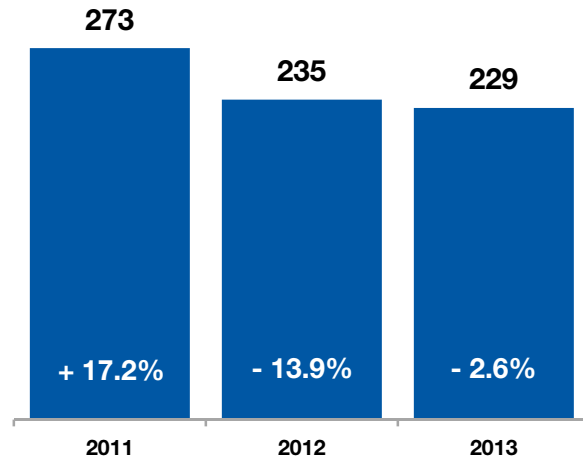
## Historical New Listings by Month



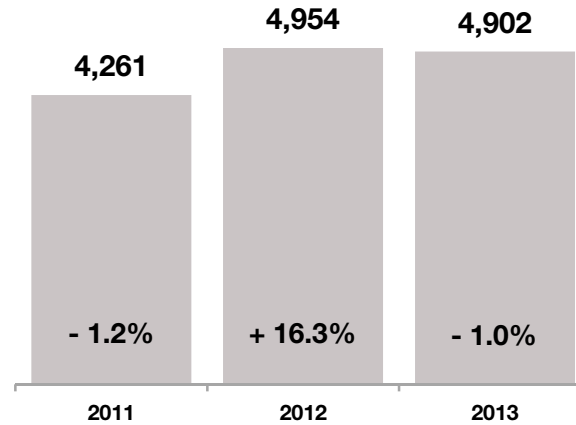
# Pending Sales

A count of the properties on which offers have been accepted in a given month.

## December

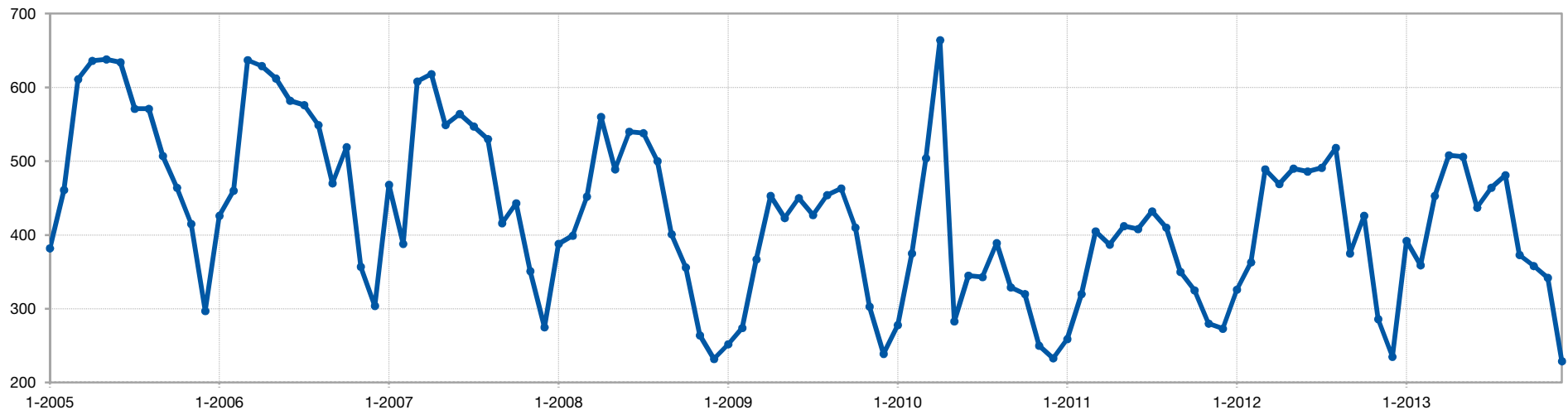


## Year to Date



	Pending Sales	Prior Year	Percent Change
January 2013	392	326	+20.2%
February 2013	359	363	-1.1%
March 2013	453	489	-7.4%
April 2013	508	469	+8.3%
May 2013	506	490	+3.3%
June 2013	437	486	-10.1%
July 2013	464	491	-5.5%
August 2013	481	518	-7.1%
September 2013	373	375	-0.5%
October 2013	358	426	-16.0%
November 2013	342	286	+19.6%
<b>December 2013</b>	<b>229</b>	<b>235</b>	<b>-2.6%</b>
12-Month Avg	409	413	-1.0%

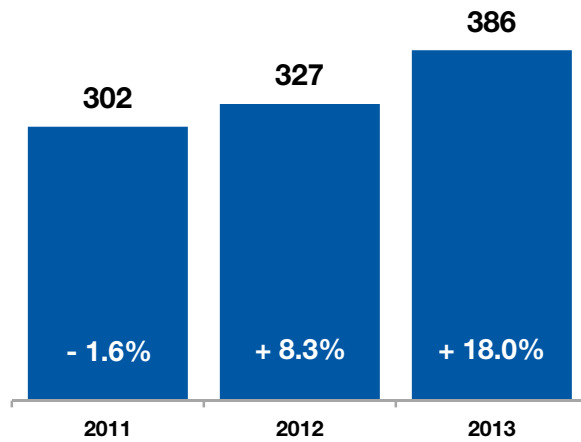
## Historical Pending Sales by Month



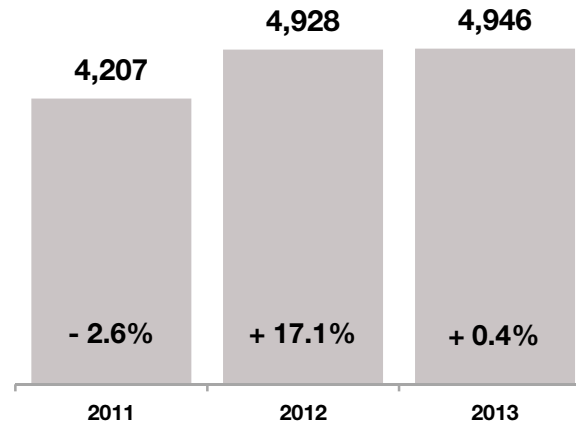
# Closed Sales

A count of the actual sales that closed in a given month.

## December

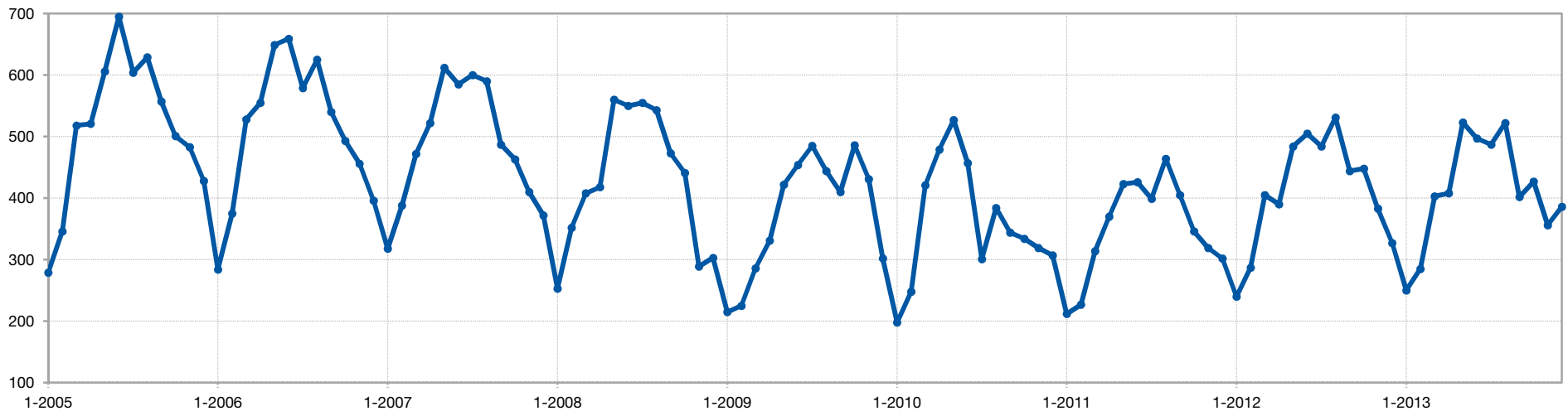


## Year to Date



	Closed Sales	Prior Year	Percent Change
January 2013	250	240	+4.2%
February 2013	285	287	-0.7%
March 2013	403	405	-0.5%
April 2013	408	390	+4.6%
May 2013	523	484	+8.1%
June 2013	497	505	-1.6%
July 2013	487	484	+0.6%
August 2013	522	531	-1.7%
September 2013	402	444	-9.5%
October 2013	427	448	-4.7%
November 2013	356	383	-7.0%
<b>December 2013</b>	<b>386</b>	<b>327</b>	<b>+18.0%</b>
12-Month Avg	412	411	+0.2%

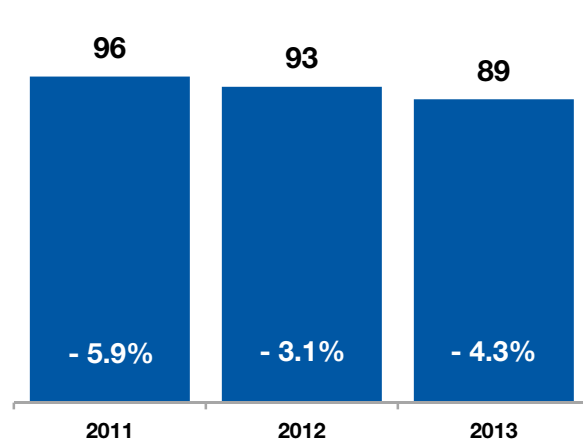
## Historical Closed Sales by Month



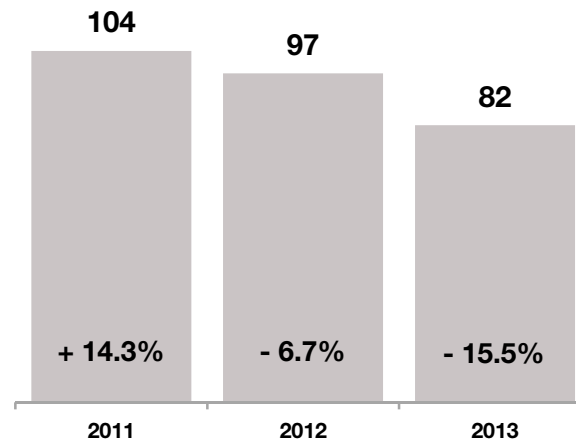
# Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.

## December



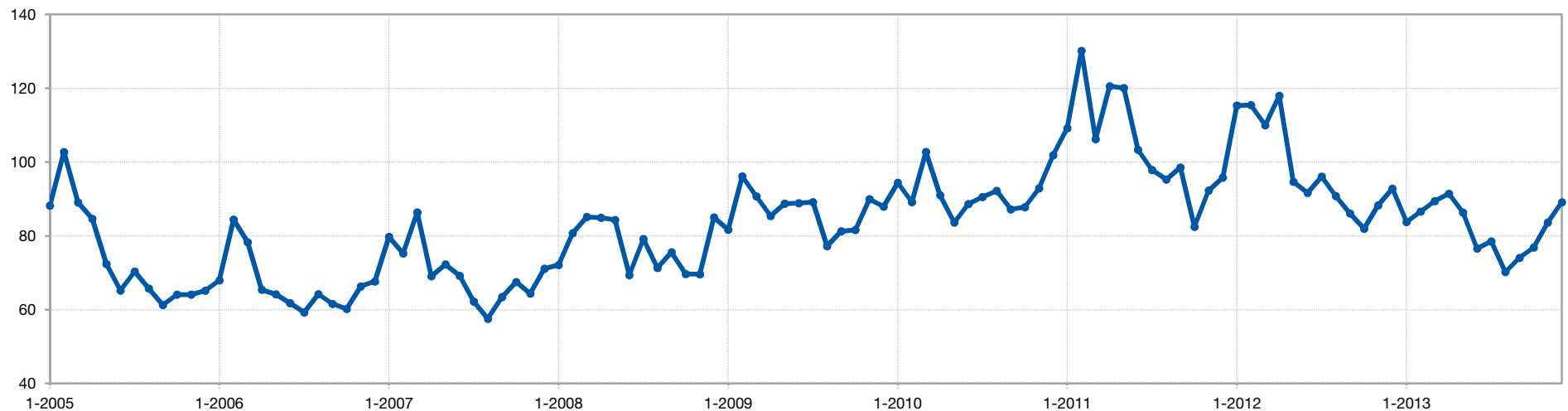
## Year to Date



Days on Market		Prior Year	Percent Change
January 2013	84	115	-27.0%
February 2013	87	115	-24.3%
March 2013	89	110	-19.1%
April 2013	91	118	-22.9%
May 2013	86	95	-9.5%
June 2013	77	92	-16.3%
July 2013	79	96	-17.7%
August 2013	70	91	-23.1%
September 2013	74	86	-14.0%
October 2013	77	82	-6.1%
November 2013	84	88	-4.5%
<b>December 2013</b>	<b>89</b>	<b>93</b>	<b>-4.3%</b>
12-Month Avg*	82	97	-15.5%

\* Average Days on Market of all properties from January 2013 through December 2013. This is not the average of the individual figures above.

## Historical Days on Market Until Sale by Month

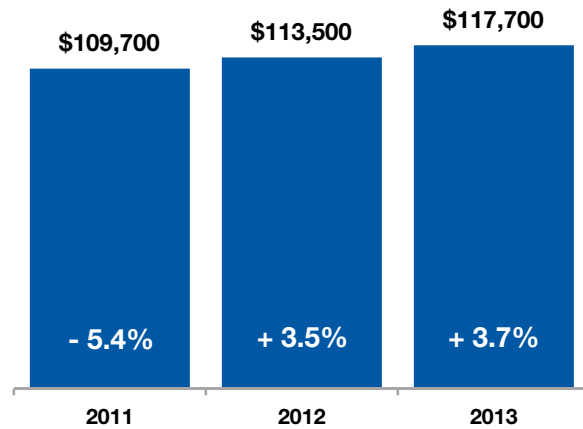


# Median Sales Price

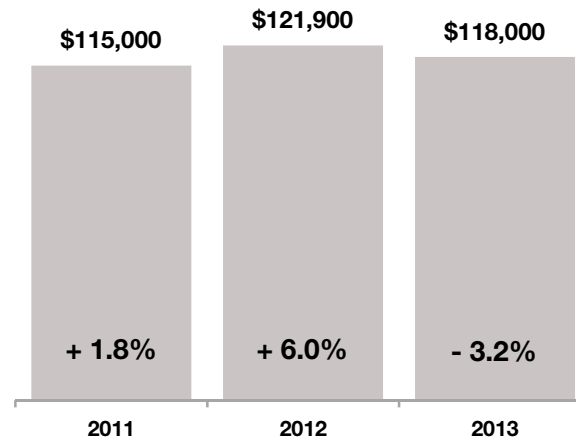
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## December



## Year to Date



	Median Sales Price	Prior Year	Percent Change
January 2013	\$84,750	\$110,500	-23.3%
February 2013	\$104,000	\$106,500	-2.3%
March 2013	\$117,000	\$120,000	-2.5%
April 2013	\$108,500	\$117,750	-7.9%
May 2013	\$123,500	\$119,000	+3.8%
June 2013	\$138,000	\$125,000	+10.4%
July 2013	\$126,500	\$137,750	-8.2%
August 2013	\$120,000	\$135,000	-11.1%
September 2013	\$120,750	\$125,000	-3.4%
October 2013	\$111,100	\$115,000	-3.4%
November 2013	\$114,850	\$120,000	-4.3%
<b>December 2013</b>	<b>\$117,700</b>	<b>\$113,500</b>	<b>+3.7%</b>
12-Month Med*	\$118,000	\$121,900	-3.2%

\* Median Sales Price of all properties from January 2013 through December 2013. This is not the average of the individual figures above.

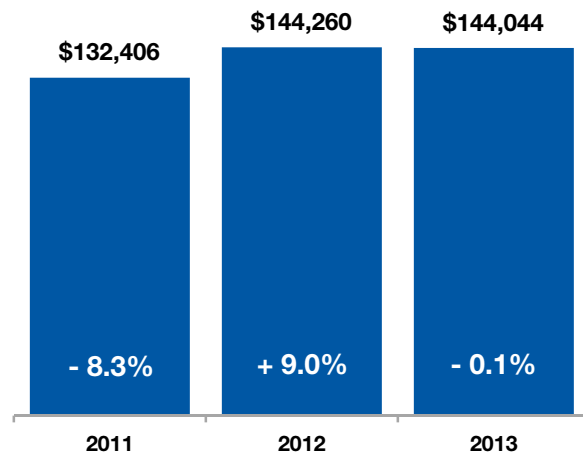
## Historical Median Sales Price by Month



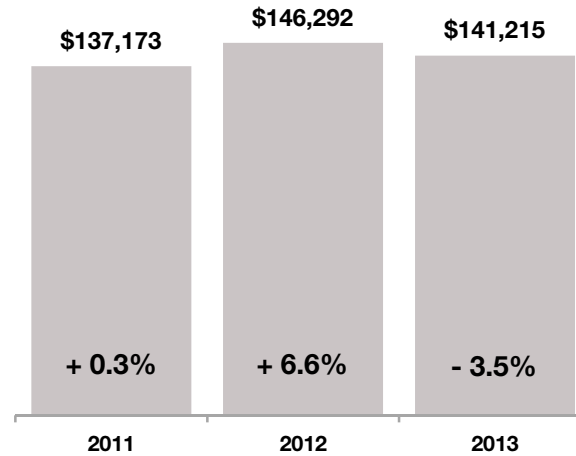
# Average Sales Price

Average sales price for all closed sales, not accounting for seller concessions, in a given month.

## December



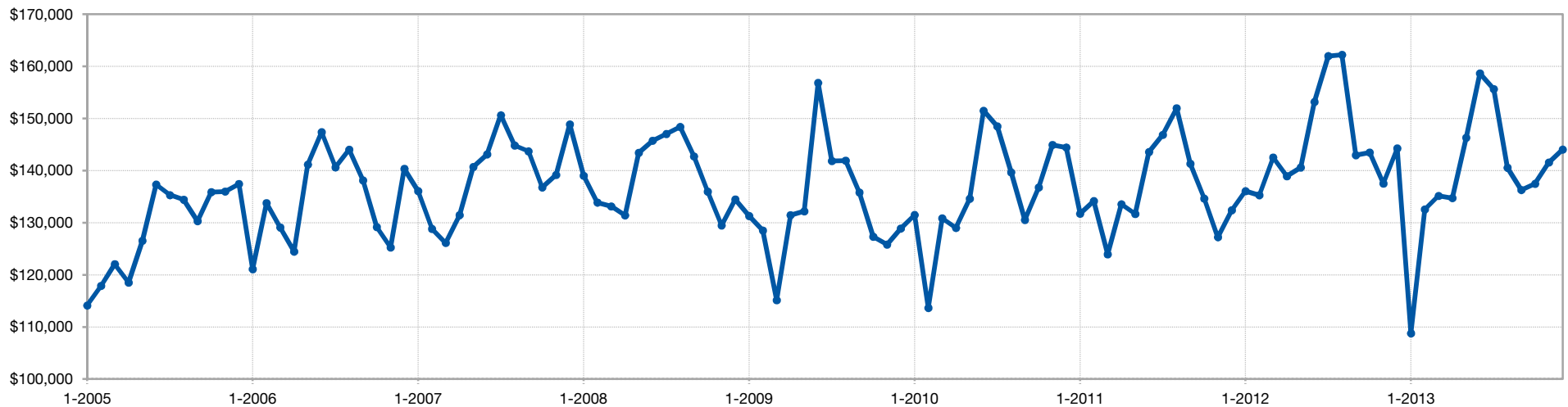
## Year to Date



	Average Sales Price	Prior Year	Percent Change
January 2013	\$108,785	\$136,059	-20.0%
February 2013	\$132,562	\$135,280	-2.0%
March 2013	\$135,147	\$142,521	-5.2%
April 2013	\$134,735	\$138,924	-3.0%
May 2013	\$146,315	\$140,603	+4.1%
June 2013	\$158,655	\$153,186	+3.6%
July 2013	\$155,648	\$161,986	-3.9%
August 2013	\$140,557	\$162,218	-13.4%
September 2013	\$136,290	\$142,963	-4.7%
October 2013	\$137,476	\$143,473	-4.2%
November 2013	\$141,570	\$137,514	+2.9%
<b>December 2013</b>	<b>\$144,044</b>	<b>\$144,260</b>	<b>-0.1%</b>
12-Month Avg*	\$141,215	\$146,292	-3.5%

\* Average Sales Price of all properties from January 2013 through December 2013. This is not the average of the individual figures above.

## Historical Average Sales Price by Month

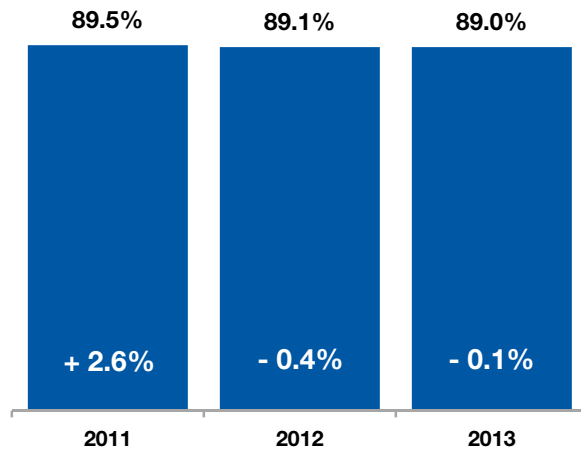




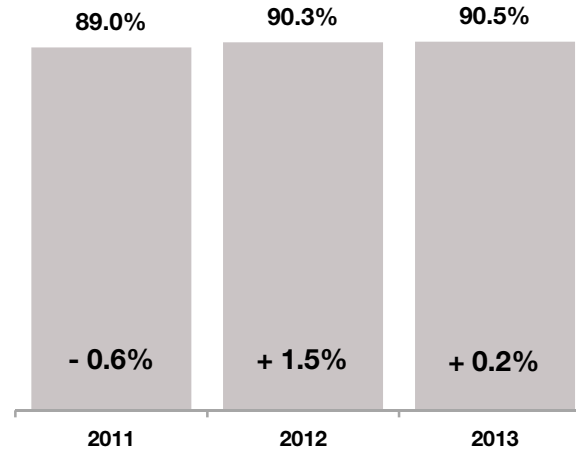
# Percent of Original List Price Received

Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

## December



## Year to Date



	Pct. of Orig. Price Received	Prior Year	Percent Change
January 2013	89.3%	85.8%	+4.1%
February 2013	89.0%	90.3%	-1.4%
March 2013	89.7%	89.8%	-0.1%
April 2013	90.5%	90.5%	0.0%
May 2013	90.9%	91.2%	-0.3%
June 2013	92.0%	91.5%	+0.5%
July 2013	91.8%	91.7%	+0.1%
August 2013	91.4%	90.9%	+0.6%
September 2013	91.6%	90.8%	+0.9%
October 2013	89.7%	90.2%	-0.6%
November 2013	89.0%	88.9%	+0.1%
<b>December 2013</b>	<b>89.0%</b>	<b>89.1%</b>	<b>-0.1%</b>
12-Month Avg*	90.5%	90.3%	+0.2%

\* Average Pct. of Orig. Price Received for all properties from January 2013 through December 2013. This is not the average of the individual figures above.

## Historical Percent of Original List Price Received by Month

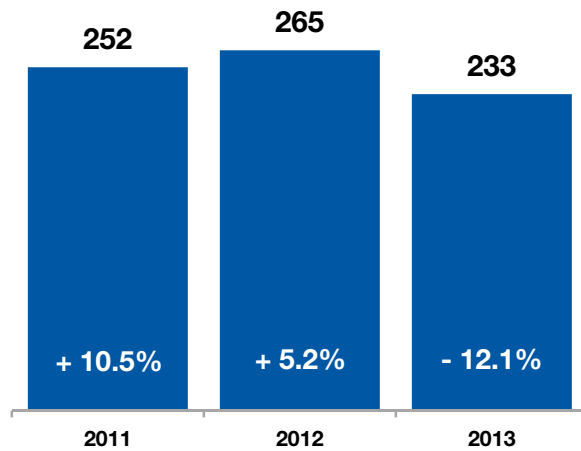


# Housing Affordability Index

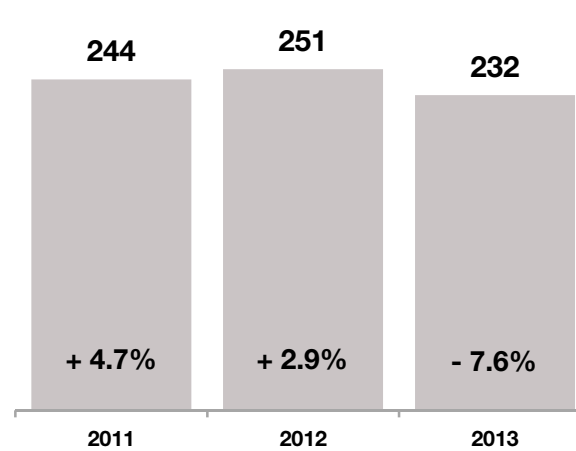
This index measures housing affordability for the region. An index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



## December

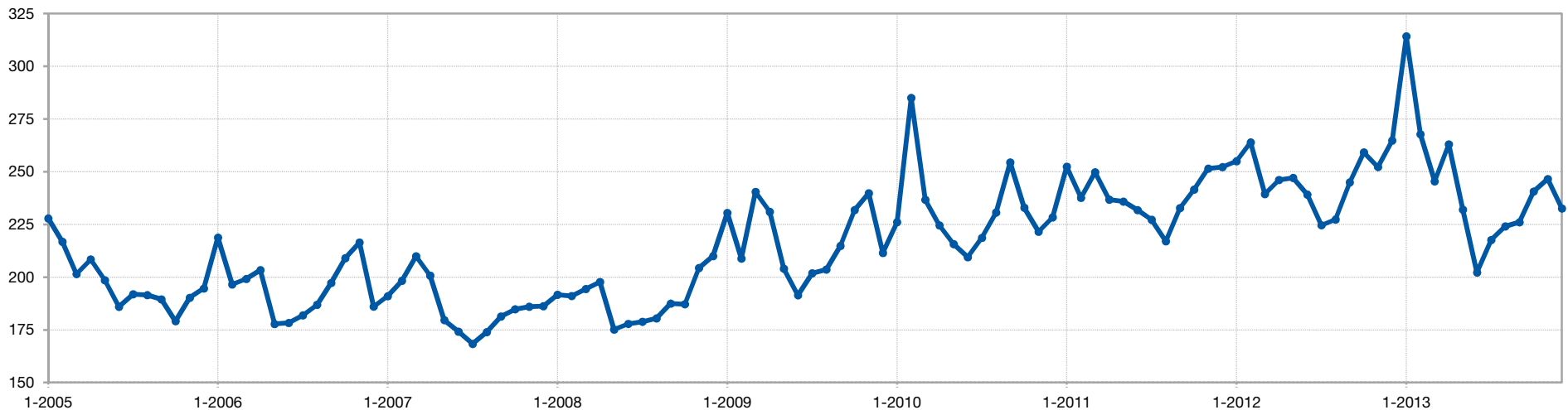


## Year to Date



Affordability Index		Prior Year	Percent Change
January 2013	314	255	+23.1%
February 2013	268	264	+1.5%
March 2013	245	239	+2.5%
April 2013	263	246	+6.9%
May 2013	232	247	-6.1%
June 2013	202	239	-15.5%
July 2013	218	225	-3.1%
August 2013	224	227	-1.3%
September 2013	226	245	-7.8%
October 2013	241	259	-6.9%
November 2013	247	252	-2.0%
<b>December 2013</b>	<b>233</b>	<b>265</b>	<b>-12.1%</b>
12-Month Avg	243	247	-1.7%

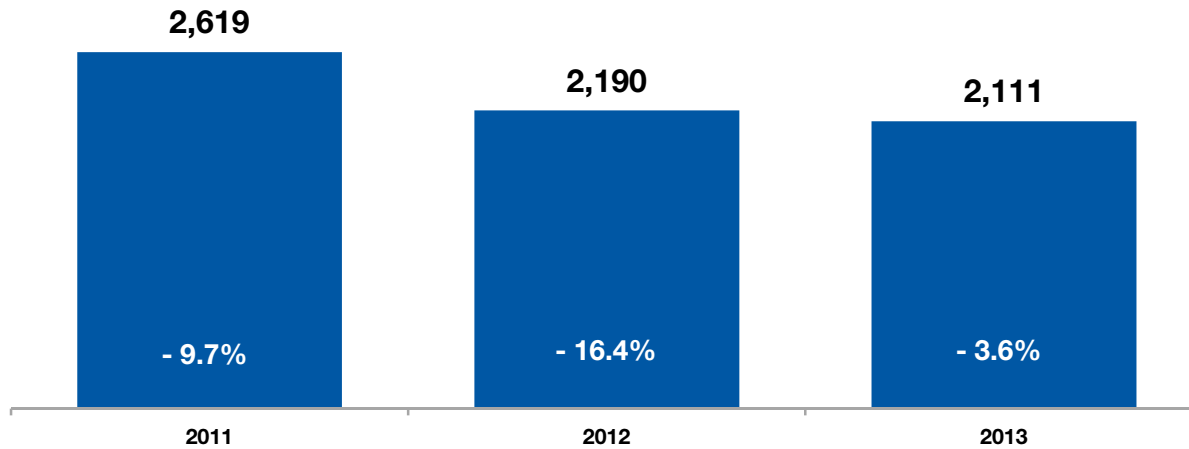
## Historical Housing Affordability Index by Month



# Inventory of Homes for Sale

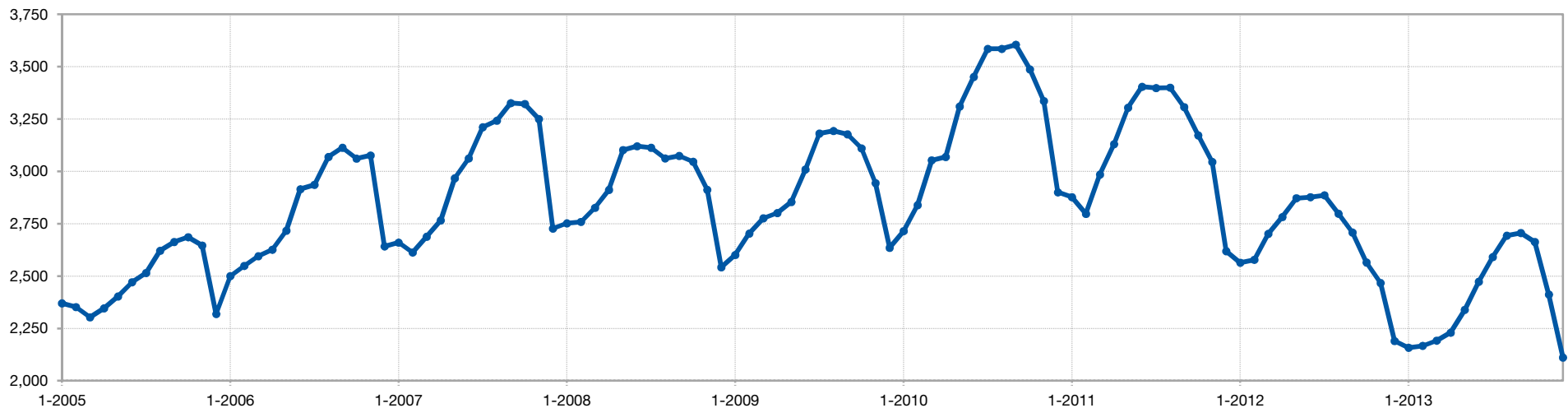
The number of properties available for sale in active status at the end of a given month.

## December



	Homes for Sale	Prior Year	Percent Change
January 2013	2,158	2,564	-15.8%
February 2013	2,167	2,578	-15.9%
March 2013	2,192	2,702	-18.9%
April 2013	2,230	2,782	-19.8%
May 2013	2,339	2,872	-18.6%
June 2013	2,473	2,877	-14.0%
July 2013	2,591	2,886	-10.2%
August 2013	2,693	2,798	-3.8%
September 2013	2,706	2,708	-0.1%
October 2013	2,663	2,565	+3.8%
November 2013	2,412	2,467	-2.2%
<b>December 2013</b>	<b>2,111</b>	<b>2,190</b>	<b>-3.6%</b>
12-Month Avg	2,395	2,666	-10.2%

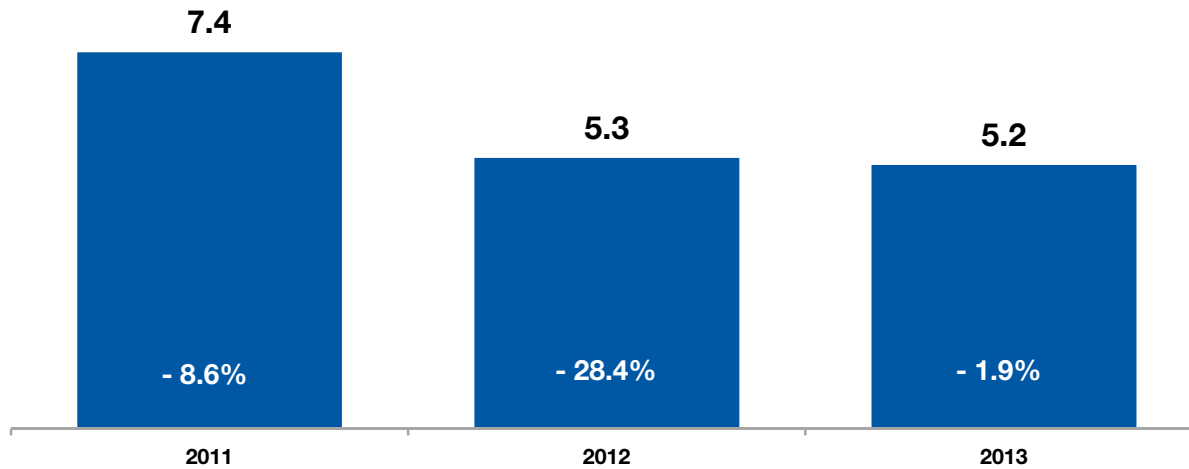
## Historical Inventory of Homes for Sale by Month



# Months Supply of Inventory

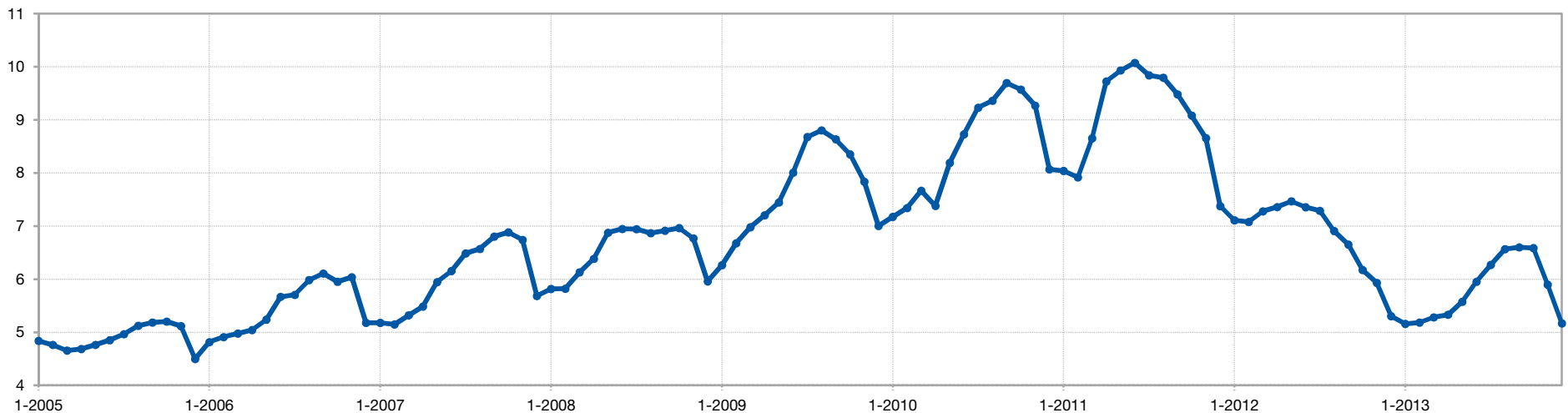
The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

## December



Months Supply		Prior Year	Percent Change
January 2013	5.2	7.1	-26.8%
February 2013	5.2	7.1	-26.8%
March 2013	5.3	7.3	-27.4%
April 2013	5.3	7.4	-28.4%
May 2013	5.6	7.5	-25.3%
June 2013	6.0	7.4	-18.9%
July 2013	6.3	7.3	-13.7%
August 2013	6.6	6.9	-4.3%
September 2013	6.6	6.7	-1.5%
October 2013	6.6	6.2	+6.5%
November 2013	5.9	5.9	0.0%
<b>December 2013</b>	<b>5.2</b>	<b>5.3</b>	<b>-1.9%</b>
12-Month Avg	5.8	6.8	-14.7%

## Historical Months Supply of Inventory by Month



# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY THE PEORIA AREA ASSOCIATION OF REALTORS®



## December 2013

Another year has come and gone and there is a mountain of data before us. It shows that buyers were active throughout 2013, prices were higher in most areas, and inventory levels and absorption rates remained tightened. For the 12-month period spanning January 2013 through December 2013, Closed Sales in the Peoria region were up 0.4 percent overall. The price range with the largest gain in sales was the \$75,000 and Below range, where they increased 10.2 percent.

The overall Median Sales Price was down 3.2 percent to \$118,000. The property type with the largest price gain was the Condo-Townhouse Attached segment, where prices increased 1.7 percent to \$136,000. The price range that tended to sell the quickest was the \$175,001 to \$225,000 range at 72 days; the price range that tended to sell the slowest was the \$400,001 to \$500,000 range at 96 days.

Market-wide, inventory levels were down 3.6 percent. The property type that lost the least inventory was the Single-Family Detached segment, where it decreased 3.1 percent. That amounts to 5.2 months supply for Single-Family Detached homes and 5.1 months supply for Condo-Townhouse Attached properties.

## Quick Facts

**+ 10.2%**

Price Range With  
Strongest Sales:  
**\$75,000 and Below**

**+ 1.4%**

Construction Status With  
Strongest Sales:  
**Previously Owned**

**+ 18.0%**

Property Type With  
Strongest Sales:  
**Condo-Townhouse  
Attached**

Closed Sales	<b>2</b>
Days on Market Until Sale	<b>3</b>
Median Sales Price	<b>4</b>
Percent of Original List Price Received	<b>5</b>
Inventory of Homes for Sale	<b>6</b>
Months Supply of Inventory	<b>7</b>

[Click on desired metric to jump to that page.](#)

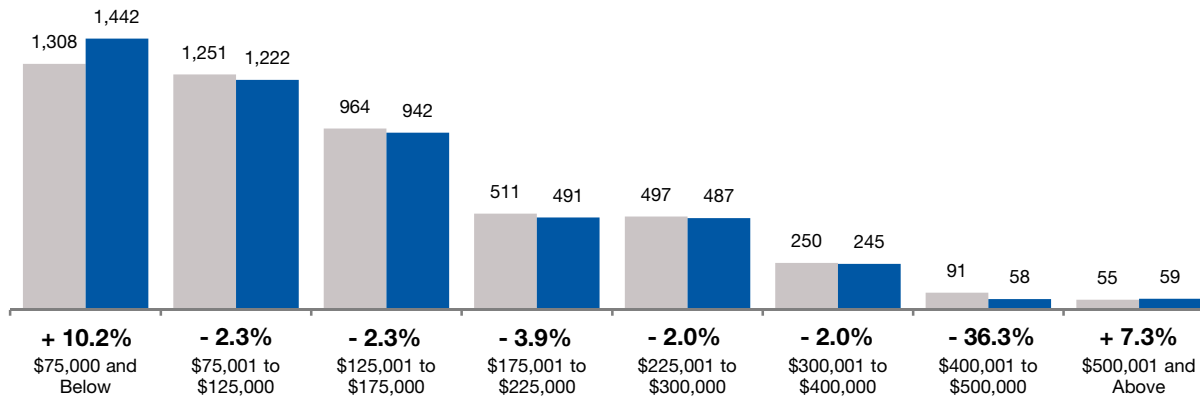
# Closed Sales

A count of the actual sales that closed in a given month. Based on a rolling 12-month total.



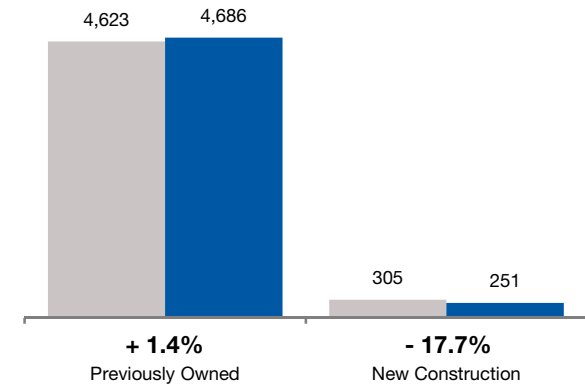
## By Price Range

■ 12-2012 ■ 12-2013



## By Construction Status

■ 12-2012 ■ 12-2013



### All Properties

#### By Price Range

	12-2012	12-2013	Change
\$75,000 and Below	1,308	1,442	+ 10.2%
\$75,001 to \$125,000	1,251	1,222	- 2.3%
\$125,001 to \$175,000	964	942	- 2.3%
\$175,001 to \$225,000	511	491	- 3.9%
\$225,001 to \$300,000	497	487	- 2.0%
\$300,001 to \$400,000	250	245	- 2.0%
\$400,001 to \$500,000	91	58	- 36.3%
\$500,001 and Above	55	59	+ 7.3%
<b>All Price Ranges</b>	<b>4,928</b>	<b>4,946</b>	<b>+ 0.4%</b>

### Single-Family Detached

	12-2012	12-2013	Change
\$75,000 and Below	1,252	1,371	+ 9.5%
\$75,001 to \$125,000	1,185	1,150	- 3.0%
\$125,001 to \$175,000	889	862	- 3.0%
\$175,001 to \$225,000	461	438	- 5.0%
\$225,001 to \$300,000	483	445	- 7.9%
\$300,001 to \$400,000	240	243	+ 1.3%
\$400,001 to \$500,000	90	57	- 36.7%
\$500,001 and Above	55	59	+ 7.3%
<b>All Price Ranges</b>	<b>4,656</b>	<b>4,625</b>	<b>- 0.7%</b>

### Condo-Townhouse Attached

	12-2012	12-2013	Change
\$75,000 and Below	56	71	+ 26.8%
\$75,001 to \$125,000	66	72	+ 9.1%
\$125,001 to \$175,000	75	80	+ 6.7%
\$175,001 to \$225,000	50	53	+ 6.0%
\$225,001 to \$300,000	14	42	+ 200.0%
\$300,001 to \$400,000	10	2	- 80.0%
\$400,001 to \$500,000	1	1	0.0%
\$500,001 and Above	0	0	--
<b>All Price Ranges</b>	<b>272</b>	<b>321</b>	<b>+ 18.0%</b>

#### By Construction Status

	12-2012	12-2013	Change
Previously Owned	4,623	4,686	+ 1.4%
New Construction	305	251	- 17.7%
<b>All Construction Statuses</b>	<b>4,928</b>	<b>4,946</b>	<b>+ 0.4%</b>

	12-2012	12-2013	Change
Previously Owned	4,381	4,394	+ 0.3%
New Construction	275	222	- 19.3%
<b>All Construction Statuses</b>	<b>4,656</b>	<b>4,625</b>	<b>- 0.7%</b>

	12-2012	12-2013	Change
Previously Owned	242	292	+ 20.7%
New Construction	30	29	- 3.3%
<b>All Construction Statuses</b>	<b>272</b>	<b>321</b>	<b>+ 18.0%</b>

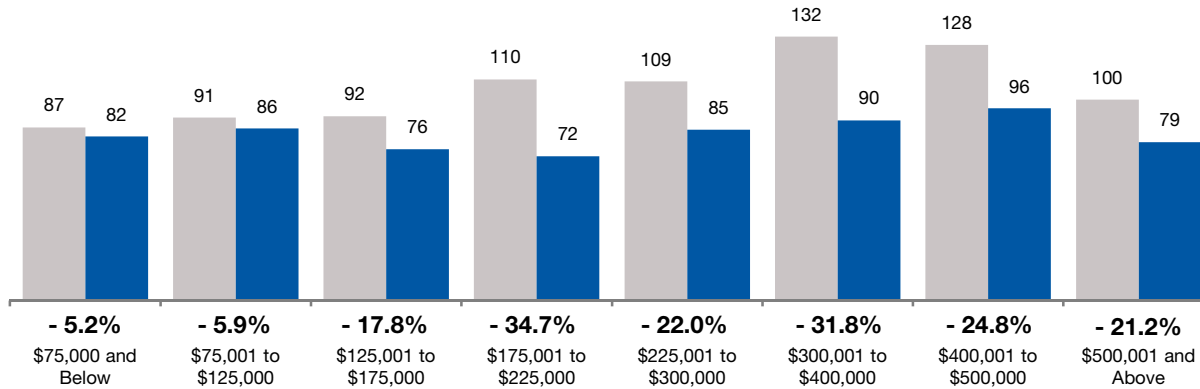
# Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



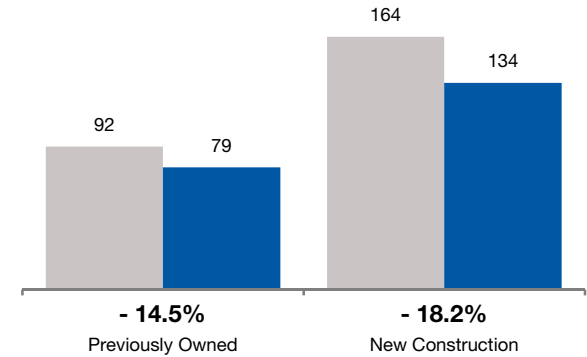
## By Price Range

■ 12-2012 ■ 12-2013



## By Construction Status

■ 12-2012 ■ 12-2013



### All Properties

#### By Price Range

	12-2012	12-2013	Change
\$75,000 and Below	87	82	- 5.2%
\$75,001 to \$125,000	91	86	- 5.9%
\$125,001 to \$175,000	92	76	- 17.8%
\$175,001 to \$225,000	110	72	- 34.7%
\$225,001 to \$300,000	109	85	- 22.0%
\$300,001 to \$400,000	132	90	- 31.8%
\$400,001 to \$500,000	128	96	- 24.8%
\$500,001 and Above	100	79	- 21.2%
<b>All Price Ranges</b>	<b>97</b>	<b>82</b>	<b>- 15.7%</b>

### Single-Family Detached

	12-2012	12-2013	Change
\$75,000 and Below	83	81	- 2.8%
\$75,001 to \$125,000	90	85	- 5.0%
\$125,001 to \$175,000	87	70	- 19.6%
\$175,001 to \$225,000	108	67	- 37.9%
\$225,001 to \$300,000	108	77	- 28.7%
\$300,001 to \$400,000	126	91	- 28.1%
\$400,001 to \$500,000	125	98	- 21.6%
\$500,001 and Above	100	79	- 21.2%
<b>All Price Ranges</b>	<b>94</b>	<b>79</b>	<b>- 15.8%</b>

### Condo-Townhouse Attached

	12-2012	12-2013	Change
\$75,000 and Below	159	103	- 35.3%
\$75,001 to \$125,000	121	97	- 19.7%
\$125,001 to \$175,000	155	139	- 10.3%
\$175,001 to \$225,000	133	114	- 14.5%
\$225,001 to \$300,000	147	171	+ 15.8%
\$300,001 to \$400,000	276	14	- 95.1%
\$400,001 to \$500,000	413	5	- 98.8%
\$500,001 and Above	0	0	--
<b>All Price Ranges</b>	<b>148</b>	<b>120</b>	<b>- 18.9%</b>

#### By Construction Status

	12-2012	12-2013	Change
Previously Owned	92	79	- 14.5%
New Construction	164	134	- 18.2%
<b>All Construction Statuses</b>	<b>97</b>	<b>82</b>	<b>- 15.7%</b>

	12-2012	12-2013	Change
Previously Owned	90	78	- 13.9%
New Construction	153	109	- 29.0%
<b>All Construction Statuses</b>	<b>94</b>	<b>79</b>	<b>- 15.8%</b>

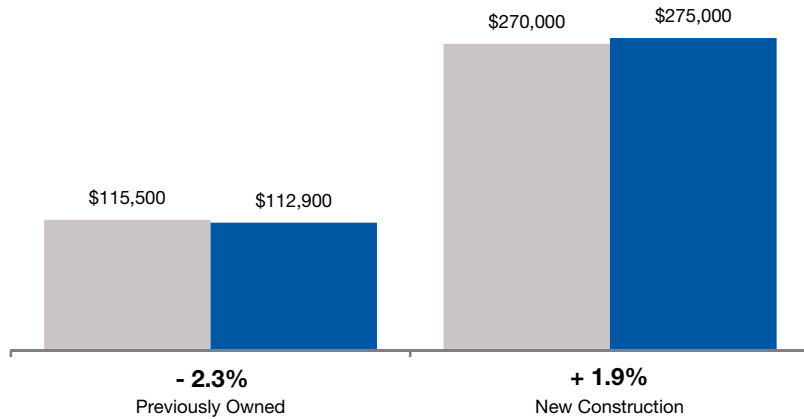
# Median Sales Price

Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



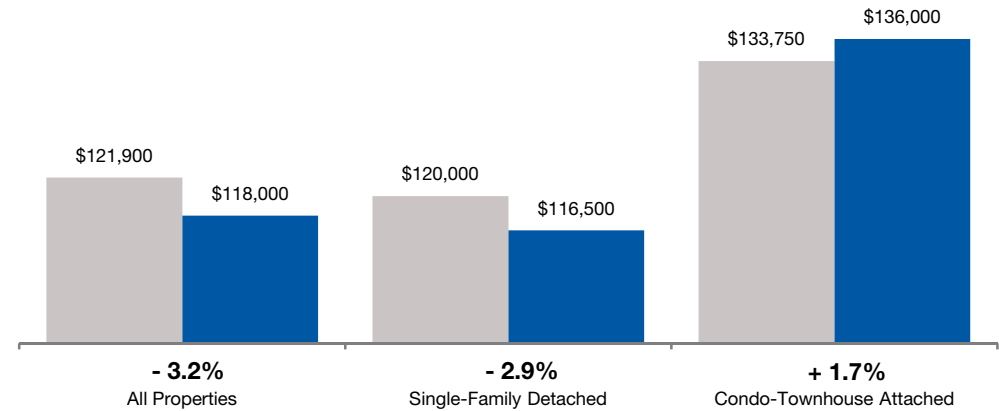
## By Construction Status

■ 12-2012 ■ 12-2013



## By Property Type

■ 12-2012 ■ 12-2013



### All Properties

By Construction Status	12-2012	12-2013	Change
Previously Owned	\$115,500	\$112,900	- 2.3%
New Construction	\$270,000	\$275,000	+ 1.9%
<b>All Construction Statuses</b>	<b>\$121,900</b>	<b>\$118,000</b>	<b>- 3.2%</b>

### Single-Family Detached

12-2012	12-2013	Change
\$115,000	\$112,000	- 2.6%
\$280,000	\$287,450	+ 2.7%
<b>\$120,000</b>	<b>\$116,500</b>	<b>- 2.9%</b>

### Condo-Townhouse Attached

12-2012	12-2013	Change
\$125,950	\$127,500	+ 1.2%
\$185,500	\$179,900	- 3.0%
<b>\$133,750</b>	<b>\$136,000</b>	<b>+ 1.7%</b>



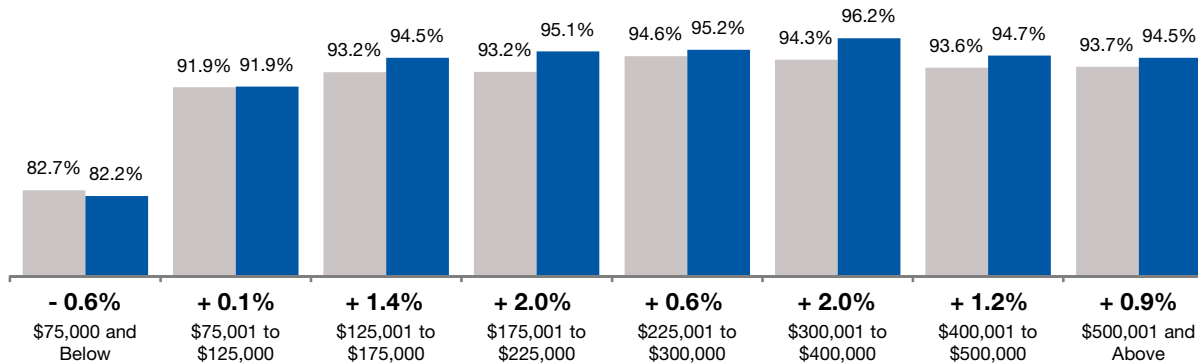
# Percent of Original List Price Received

Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



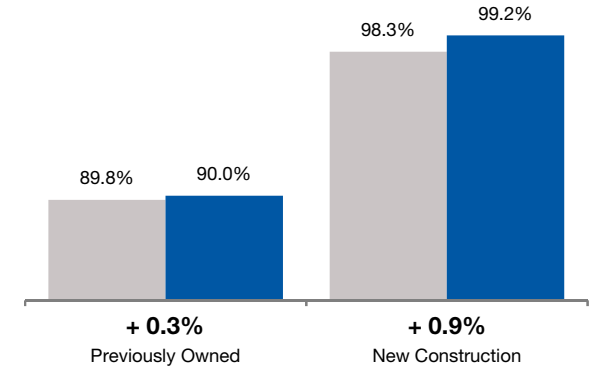
## By Price Range

■ 12-2012 ■ 12-2013



## By Construction Status

■ 12-2012 ■ 12-2013



## All Properties

### By Price Range

	12-2012	12-2013	Change
\$75,000 and Below	82.7%	82.2%	- 0.6%
\$75,001 to \$125,000	91.9%	91.9%	+ 0.1%
\$125,001 to \$175,000	93.2%	94.5%	+ 1.4%
\$175,001 to \$225,000	93.2%	95.1%	+ 2.0%
\$225,001 to \$300,000	94.6%	95.2%	+ 0.6%
\$300,001 to \$400,000	94.3%	96.2%	+ 2.0%
\$400,001 to \$500,000	93.6%	94.7%	+ 1.2%
\$500,001 and Above	93.7%	94.5%	+ 0.9%
<b>All Price Ranges</b>	<b>90.3%</b>	<b>90.5%</b>	<b>+ 0.2%</b>

## Single-Family Detached

	12-2012	12-2013	Change
\$75,000 and Below	82.6%	82.1%	- 0.6%
\$75,001 to \$125,000	91.9%	91.9%	+ 0.0%
\$125,001 to \$175,000	93.3%	94.4%	+ 1.2%
\$175,001 to \$225,000	93.1%	94.9%	+ 1.9%
\$225,001 to \$300,000	94.7%	95.1%	+ 0.5%
\$300,001 to \$400,000	94.4%	96.2%	+ 1.9%
\$400,001 to \$500,000	93.6%	94.6%	+ 1.1%
\$500,001 and Above	93.7%	94.5%	+ 0.9%
<b>All Price Ranges</b>	<b>90.3%</b>	<b>90.4%</b>	<b>+ 0.1%</b>

## Condo-Townhouse Attached

	12-2012	12-2013	Change
\$75,000 and Below	84.7%	82.9%	- 2.1%
\$75,001 to \$125,000	91.8%	92.3%	+ 0.6%
\$125,001 to \$175,000	91.9%	95.5%	+ 3.9%
\$175,001 to \$225,000	94.2%	96.3%	+ 2.2%
\$225,001 to \$300,000	94.2%	96.1%	+ 2.0%
\$300,001 to \$400,000	91.8%	102.9%	+ 12.1%
\$400,001 to \$500,000	90.9%	98.4%	+ 8.3%
\$500,001 and Above	0.0%	0.0%	--
<b>All Price Ranges</b>	<b>90.9%</b>	<b>92.2%</b>	<b>+ 1.5%</b>

### By Construction Status

	12-2012	12-2013	Change
Previously Owned	89.8%	90.0%	+ 0.3%
New Construction	98.3%	99.2%	+ 0.9%
<b>All Construction Statuses</b>	<b>90.3%</b>	<b>90.5%</b>	<b>+ 0.2%</b>

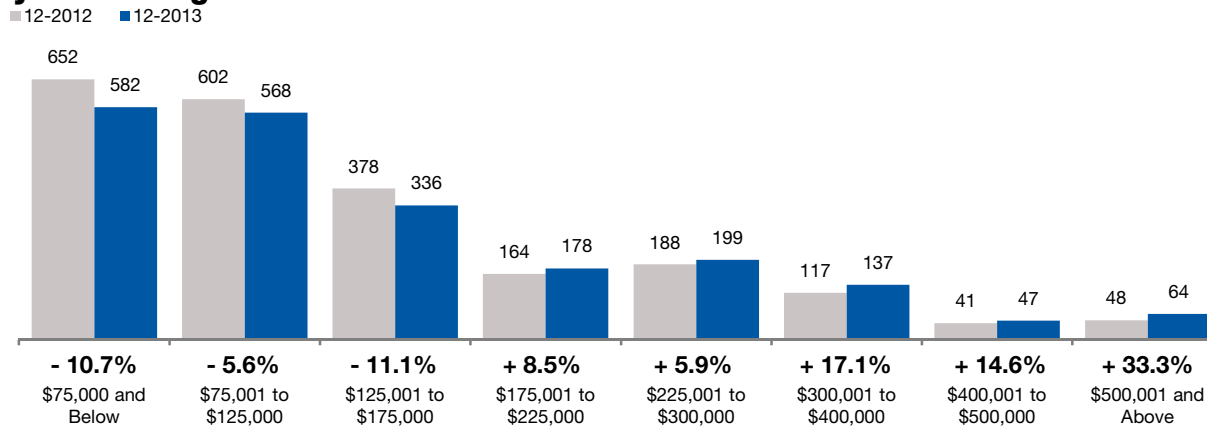
	12-2012	12-2013	Change
Previously Owned	89.8%	89.9%	+ 0.2%
New Construction	98.4%	99.4%	+ 1.0%
<b>All Construction Statuses</b>	<b>90.3%</b>	<b>90.4%</b>	<b>+ 0.1%</b>

# Inventory of Homes for Sale

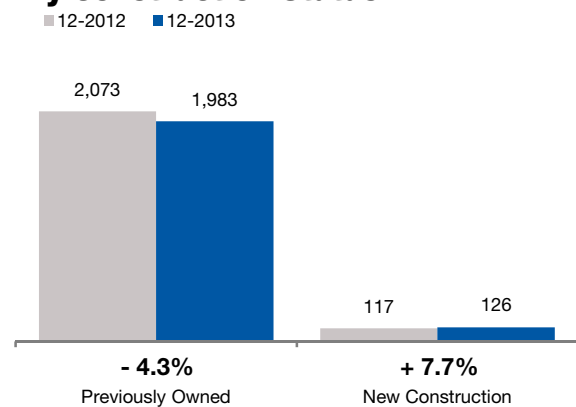
The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.



## By Price Range



## By Construction Status



### All Properties

#### By Price Range

	12-2012	12-2013	Change
\$75,000 and Below	652	582	- 10.7%
\$75,001 to \$125,000	602	568	- 5.6%
\$125,001 to \$175,000	378	336	- 11.1%
\$175,001 to \$225,000	164	178	+ 8.5%
\$225,001 to \$300,000	188	199	+ 5.9%
\$300,001 to \$400,000	117	137	+ 17.1%
\$400,001 to \$500,000	41	47	+ 14.6%
\$500,001 and Above	48	64	+ 33.3%
<b>All Price Ranges</b>	<b>2,190</b>	<b>2,111</b>	<b>- 3.6%</b>

### Single-Family Detached

	12-2012	12-2013	Change
\$75,000 and Below	626	557	- 11.0%
\$75,001 to \$125,000	568	529	- 6.9%
\$125,001 to \$175,000	329	310	- 5.8%
\$175,001 to \$225,000	141	158	+ 12.1%
\$225,001 to \$300,000	172	181	+ 5.2%
\$300,001 to \$400,000	113	130	+ 15.0%
\$400,001 to \$500,000	39	44	+ 12.8%
\$500,001 and Above	47	63	+ 34.0%
<b>All Price Ranges</b>	<b>2,035</b>	<b>1,972</b>	<b>- 3.1%</b>

### Condo-Townhouse Attached

	12-2012	12-2013	Change
\$75,000 and Below	26	25	- 3.8%
\$75,001 to \$125,000	34	39	+ 14.7%
\$125,001 to \$175,000	49	26	- 46.9%
\$175,001 to \$225,000	23	20	- 13.0%
\$225,001 to \$300,000	16	18	+ 12.5%
\$300,001 to \$400,000	4	7	+ 75.0%
\$400,001 to \$500,000	2	3	+ 50.0%
\$500,001 and Above	1	1	0.0%
<b>All Price Ranges</b>	<b>155</b>	<b>139</b>	<b>- 10.3%</b>

#### By Construction Status

	12-2012	12-2013	Change
Previously Owned	2,073	1,983	- 4.3%
New Construction	117	126	+ 7.7%
<b>All Construction Statuses</b>	<b>2,190</b>	<b>2,111</b>	<b>- 3.6%</b>

	12-2012	12-2013	Change
Previously Owned	1,945	1,859	- 4.4%
New Construction	90	111	+ 23.3%
<b>All Construction Statuses</b>	<b>2,035</b>	<b>1,972</b>	<b>- 3.1%</b>

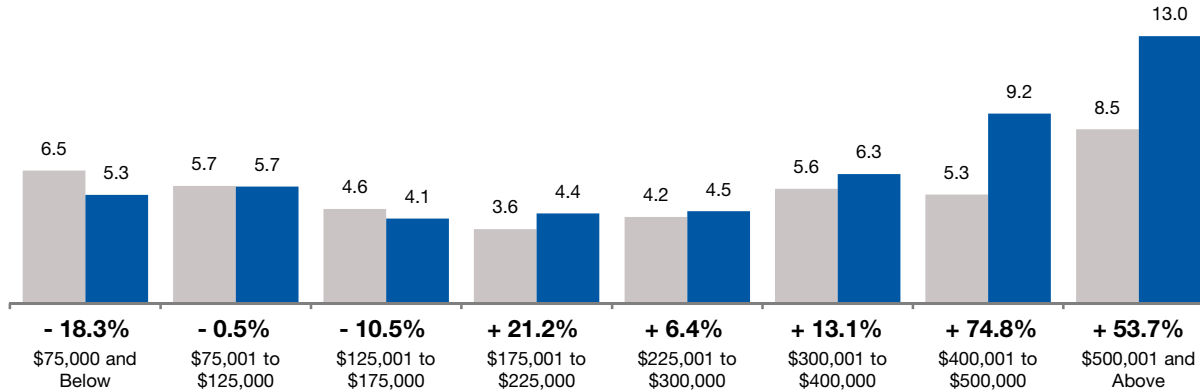
# Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, based on one month of activity, divided by the average monthly pending sales from the last 12 months.



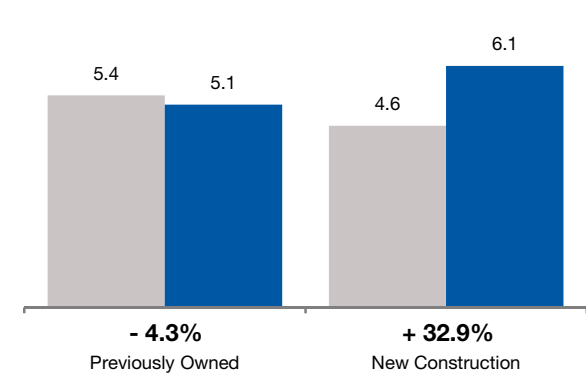
## By Price Range

■ 12-2012 ■ 12-2013



## By Construction Status

■ 12-2012 ■ 12-2013



### All Properties

#### By Price Range

	12-2012	12-2013	Change
\$75,000 and Below	6.5	5.3	- 18.3%
\$75,001 to \$125,000	5.7	5.7	- 0.5%
\$125,001 to \$175,000	4.6	4.1	- 10.5%
\$175,001 to \$225,000	3.6	4.4	+ 21.2%
\$225,001 to \$300,000	4.2	4.5	+ 6.4%
\$300,001 to \$400,000	5.6	6.3	+ 13.1%
\$400,001 to \$500,000	5.3	9.2	+ 74.8%
\$500,001 and Above	8.5	13.0	+ 53.7%
<b>All Price Ranges</b>	<b>5.3</b>	<b>5.2</b>	<b>- 1.9%</b>

### Single-Family Detached

	12-2012	12-2013	Change
\$75,000 and Below	6.5	5.3	- 18.6%
\$75,001 to \$125,000	5.7	5.6	- 1.2%
\$125,001 to \$175,000	4.4	4.2	- 3.7%
\$175,001 to \$225,000	3.4	4.4	+ 28.9%
\$225,001 to \$300,000	4.0	4.5	+ 12.0%
\$300,001 to \$400,000	5.6	6.0	+ 8.8%
\$400,001 to \$500,000	5.1	8.8	+ 71.1%
\$500,001 and Above	8.3	12.8	+ 54.5%
<b>All Price Ranges</b>	<b>5.2</b>	<b>5.2</b>	<b>0.0%</b>

### Condo-Townhouse Attached

	12-2012	12-2013	Change
\$75,000 and Below	5.8	4.7	- 19.3%
\$75,001 to \$125,000	6.6	7.1	+ 7.8%
\$125,001 to \$175,000	7.4	3.4	- 54.4%
\$175,001 to \$225,000	5.8	4.3	- 25.5%
\$225,001 to \$300,000	6.9	4.4	- 35.7%
\$300,001 to \$400,000	3.5	7.0	+ 100.0%
\$400,001 to \$500,000	2.0	3.0	+ 50.0%
\$500,001 and Above	0.0%	0.0%	0.0%
<b>All Price Ranges</b>	<b>6.8</b>	<b>5.1</b>	<b>- 25.0%</b>

#### By Construction Status

	12-2012	12-2013	Change
Previously Owned	5.4	5.1	- 4.3%
New Construction	4.6	6.1	+ 32.9%
<b>All Construction Statuses</b>	<b>5.3</b>	<b>5.2</b>	<b>- 1.9%</b>

	12-2012	12-2013	Change
Previously Owned	5.3	5.1	- 3.2%
New Construction	3.9	6.1	+ 56.3%
<b>All Construction Statuses</b>	<b>5.2</b>	<b>5.2</b>	<b>0.0%</b>