

# Market Overview

A Monthly Indicator from the Austin Board of REALTORS®



## July 2010

		This Year	Last Year	Percent Change	5-Year Average	This Year Year-to-Date	Last Year Year-to-Date	Percent Change	5-Year Year-to-Date Average
<b>New Listings</b>	May	3,464	3,476	- 0.3%	4,013	19,920	16,989	+ 17.3%	19,305
	Jun	3,790	3,650	+ 3.8%	4,062	23,710	20,639	+ 14.9%	23,367
	<b>Jul</b>	<b>3,674</b>	<b>3,690</b>	<b>- 0.4%</b>	<b>3,938</b>	<b>27,384</b>	<b>24,329</b>	<b>+ 12.6%</b>	26,494
<b>Pending Sales</b>	May	1,475	2,183	- 32.4%	2,414	10,102	8,726	+ 15.8%	11,207
	Jun	1,717	2,150	- 20.1%	2,410	11,819	10,876	+ 8.7%	13,618
	<b>Jul</b>	<b>1,783</b>	<b>2,089</b>	<b>- 14.6%</b>	<b>2,317</b>	<b>13,602</b>	<b>12,965</b>	<b>+ 4.9%</b>	<b>15,935</b>
<b>Closed Sales</b>	May	2,288	1,868	+ 22.5%	2,495	8,803	7,184	+ 22.5%	9,784
	Jun	2,178	2,271	- 4.1%	2,660	10,981	9,455	+ 16.1%	12,444
	<b>Jul</b>	<b>1,567</b>	<b>2,285</b>	<b>- 31.4%</b>	<b>2,420</b>	<b>12,548</b>	<b>11,740</b>	<b>+ 6.9%</b>	<b>14,864</b>
<b>Days on Market Until Sale</b>	May	62	75	- 18.2%	61	68	79	- 14.1%	67
	Jun	66	76	- 13.2%	62	68	79	- 13.8%	66
	<b>Jul</b>	<b>70</b>	<b>73</b>	<b>- 3.7%</b>	<b>62</b>	<b>68</b>	<b>77</b>	<b>- 12.1%</b>	<b>65</b>
<b>Median Sales Price</b>	May	\$187,000	\$190,000	- 1.6%	\$184,400	\$182,000	\$185,000	- 1.6%	\$180,100
	Jun	\$199,000	\$195,000	+ 2.1%	\$191,000	\$185,000	\$187,000	- 1.1%	\$182,384
	<b>Jul</b>	<b>\$215,000</b>	<b>\$187,000</b>	<b>+ 15.0%</b>	<b>\$191,000</b>	<b>\$188,000</b>	<b>\$187,000</b>	<b>+ 0.5%</b>	<b>\$183,362</b>
<b>Average Sales Price</b>	May	\$237,061	\$246,616	- 3.9%	\$243,084	\$232,060	\$233,706	- 0.7%	\$234,922
	Jun	\$266,361	\$245,000	+ 8.7%	\$250,831	\$238,863	\$236,419	+ 1.0%	\$238,247
	<b>Jul</b>	<b>\$279,134</b>	<b>\$238,589</b>	<b>+ 17.0%</b>	<b>\$251,414</b>	<b>\$243,892</b>	<b>\$236,841</b>	<b>+ 3.0%</b>	<b>\$240,108</b>
<b>Total Active Listings Available</b>	May	13,787	11,535	+ 19.5%					
	Jun	14,545	11,681	+ 24.5%	--	--	--	--	--
	<b>Jul</b>	<b>14,573</b>	<b>11,449</b>	<b>+ 27.3%</b>					
<b>Percent of Original List Price Received at Sale</b>	May	94.8%	93.4%	+ 1.5%	95.7%	95.7%	92.5%	+ 3.5%	94.3%
	Jun	94.1%	93.7%	+ 0.4%	95.5%	95.5%	92.8%	+ 3.0%	94.3%
	<b>Jul</b>	<b>93.2%</b>	<b>93.9%</b>	<b>- 0.8%</b>	<b>95.1%</b>	<b>95.1%</b>	<b>93.0%</b>	<b>+ 2.3%</b>	<b>94.1%</b>
<b>Housing Affordability Index</b>	May	140	146	- 3.6%	141				
	Jun	133	143	- 6.7%	136	--	--	--	--
	<b>Jul</b>	<b>124</b>	<b>149</b>	<b>- 16.5%</b>	<b>137</b>				
<b>Months Supply of Inventory</b>	May	7.3	6.9	- 3.6%					
	Jun	7.9	7.0	- 6.7%	--	--	--	--	--
	<b>Jul</b>	<b>8.0</b>	<b>6.9</b>	<b>- 16.5%</b>					