

Monthly Indicators

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



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 North Texas region decreased 8.5 percent to 5,363. Pending Sales were down 17.5 percent to 4,183. Inventory levels shrank 18.9 percent to 23,610 units.

Prices marched higher. The Median Sales Price increased 8.7 percent to \$175,000. Days on Market was down 19.0 percent to 60 days. Absorption rates improved as Months Supply of Inventory was down 29.8 percent to 3.0 months.

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.

Quick Facts

- 1.3%

+ 8.7%

- 18.9%

Change in
Closed Sales

Change in
Median Sales Price

Change in
Inventory

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Market Overview

Key market metrics for the current month and year-to-date.



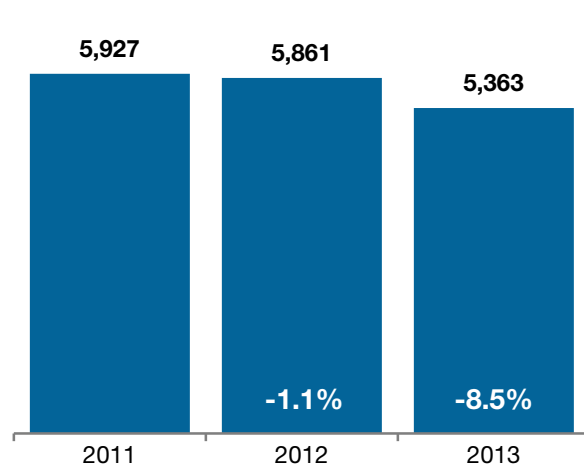
Key Metrics	Historical Sparklines	12-2012	12-2013	+/-	YTD 2012	YTD 2013	+/-
New Listings		5,861	5,363	- 8.5%	120,787	127,596	+ 5.6%
Pending Sales		5,073	4,183	- 17.5%	82,468	95,198	+ 15.4%
Closed Sales		6,207	6,125	- 1.3%	81,191	94,991	+ 17.0%
Days on Market Until Sale		74	60	- 19.0%	75	58	- 22.4%
Median Sales Price		\$161,062	\$175,000	+ 8.7%	\$157,000	\$172,500	+ 9.9%
Percent of Original List Price Received		93.3%	94.3%	+ 1.1%	93.4%	95.0%	+ 1.7%
Housing Affordability Index		190	166	- 12.9%	194	168	- 13.7%
Inventory of Homes for Sale		29,125	23,610	- 18.9%	--	--	--
Months Supply of Homes for Sale		4.2	3.0	- 29.8%	--	--	--

New Listings

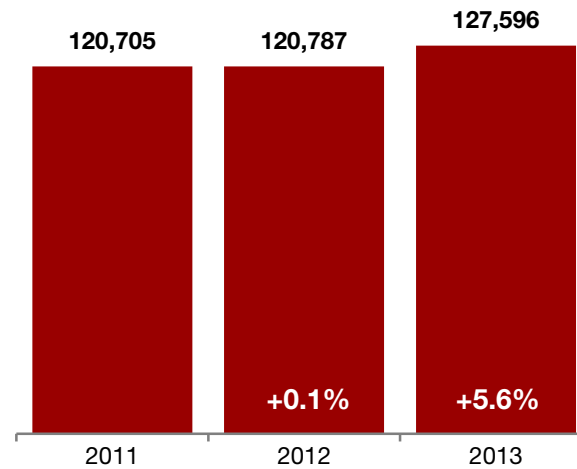
A count of the properties that have been newly listed on the market in a given month.



December

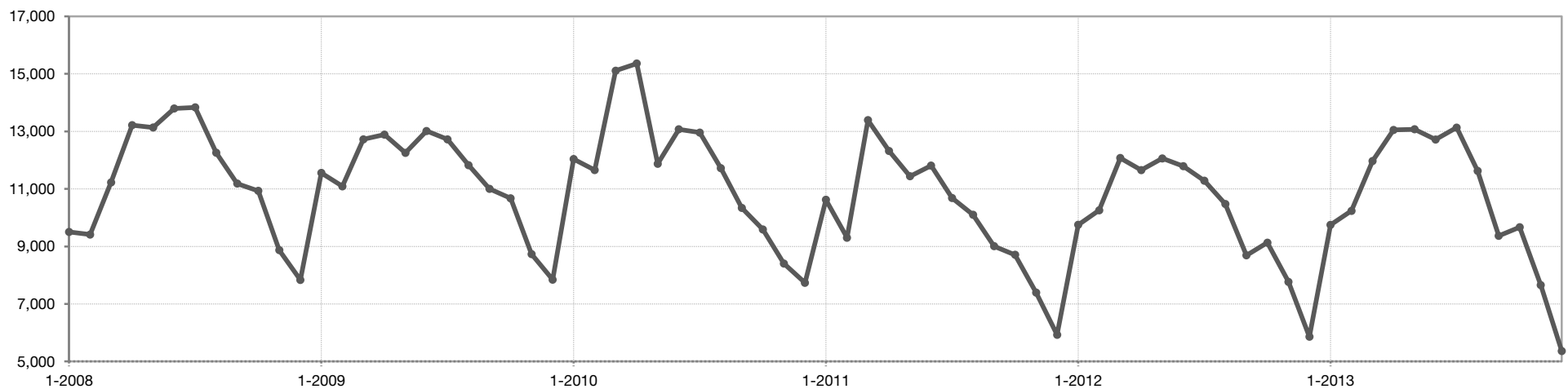


Year To Date



Month	Prior Year	Current Year	+/-
January	9,753	9,749	-0.0%
February	10,255	10,235	-0.2%
March	12,074	11,968	-0.9%
April	11,652	13,048	+12.0%
May	12,058	13,073	+8.4%
June	11,789	12,715	+7.9%
July	11,284	13,129	+16.4%
August	10,474	11,625	+11.0%
September	8,691	9,368	+7.8%
October	9,129	9,667	+5.9%
November	7,767	7,656	-1.4%
December	5,861	5,363	-8.5%
12-Month Avg	10,066	10,633	+5.6%

Historical New Listing Activity

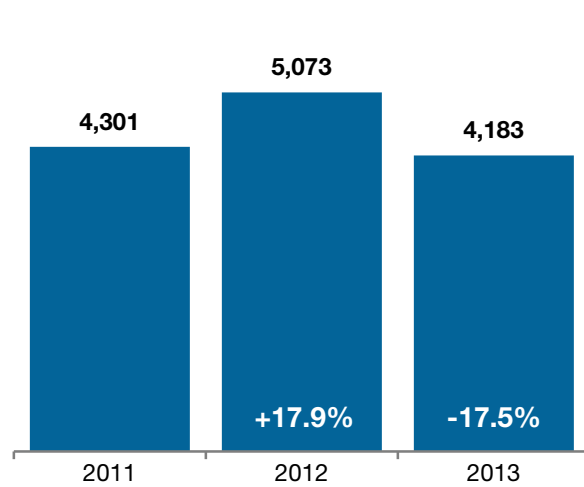


Pending Sales

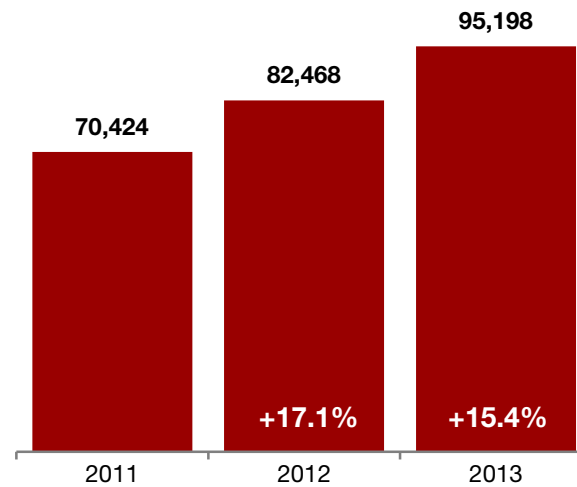
A count of the properties on which offers have been accepted in a given month.



December

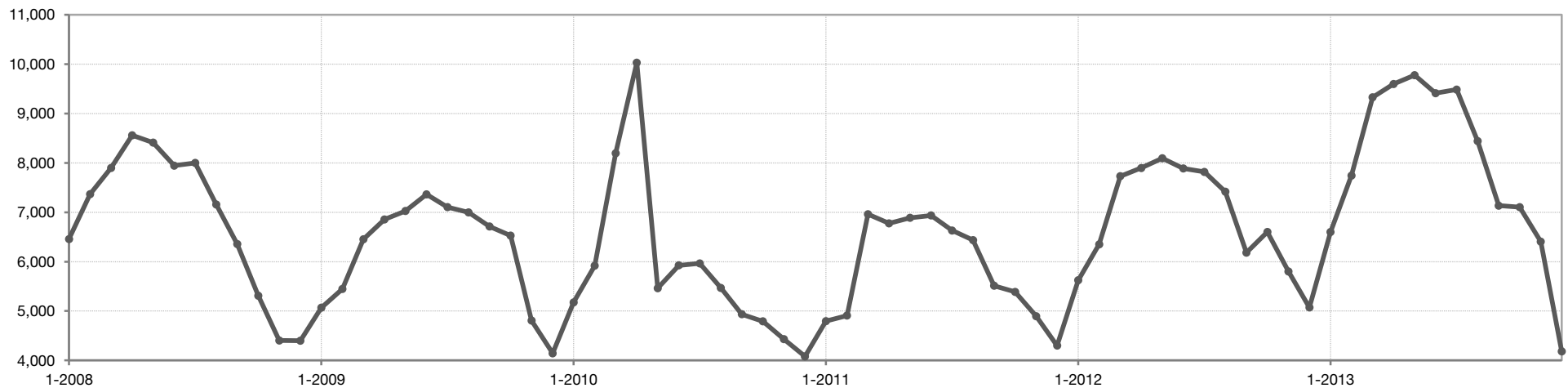


Year To Date



Month	Prior Year	Current Year	+/-
January	5,624	6,600	+17.4%
February	6,350	7,742	+21.9%
March	7,730	9,327	+20.7%
April	7,895	9,596	+21.5%
May	8,093	9,775	+20.8%
June	7,887	9,410	+19.3%
July	7,816	9,483	+21.3%
August	7,416	8,441	+13.8%
September	6,182	7,133	+15.4%
October	6,601	7,103	+7.6%
November	5,801	6,405	+10.4%
December	5,073	4,183	-17.5%
12-Month Avg	6,872	7,933	+15.4%

Historical Pending Sales Activity

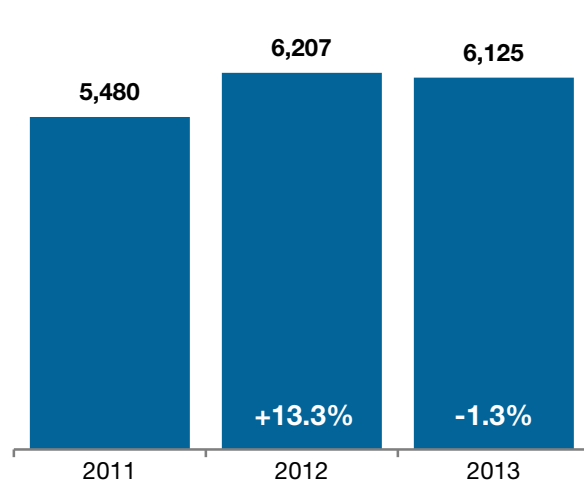


Closed Sales

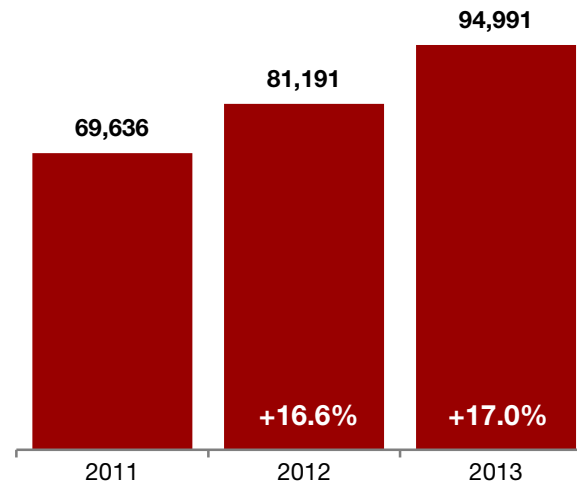
A count of the properties that have closed in a given month.



December

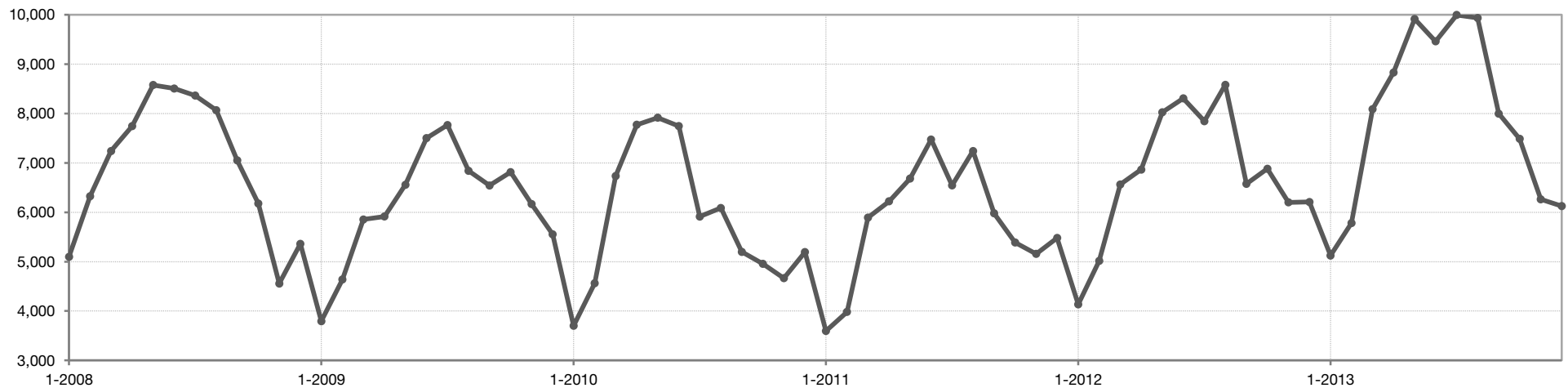


Year To Date



Month	Prior Year	Current Year	+/-
January	4,135	5,123	+23.9%
February	5,016	5,781	+15.3%
March	6,562	8,087	+23.2%
April	6,863	8,829	+28.6%
May	8,024	9,912	+23.5%
June	8,306	9,461	+13.9%
July	7,843	9,995	+27.4%
August	8,579	9,933	+15.8%
September	6,575	7,996	+21.6%
October	6,880	7,487	+8.8%
November	6,201	6,262	+1.0%
December	6,207	6,125	-1.3%
12-Month Avg	6,766	7,916	+17.0%

Historical Closed Sales Activity

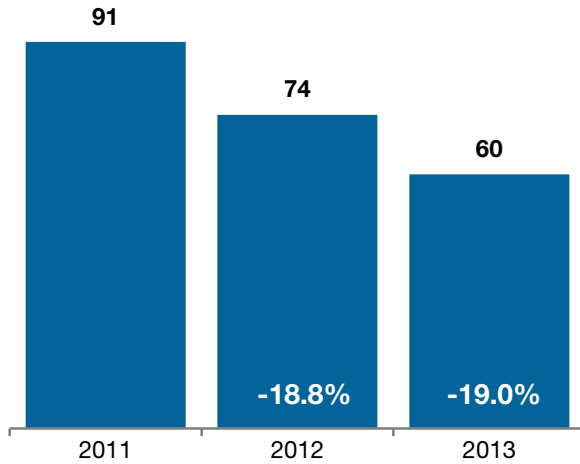


Days on Market Until Sale

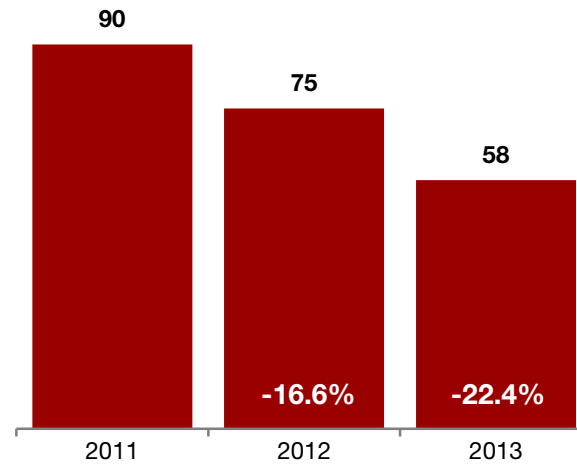
Average number of days between when a property is listed and when an offer is accepted in a given month.



December

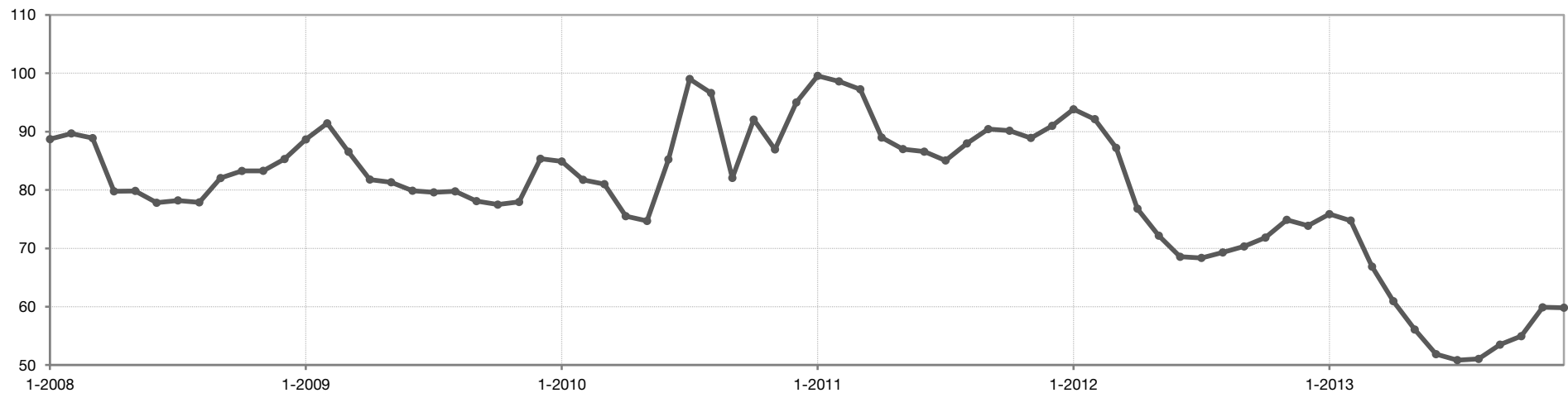


Year To Date



Month	Prior Year	Current Year	+/-
January	94	76	-19.1%
February	92	75	-18.9%
March	87	67	-23.3%
April	77	61	-20.6%
May	72	56	-22.3%
June	69	52	-24.3%
July	68	51	-25.6%
August	69	51	-26.3%
September	70	53	-23.9%
October	72	55	-23.5%
November	75	60	-20.0%
December	74	60	-19.0%
12-Month Avg	75	58	-22.4%

Historical Days on Market Until Sale

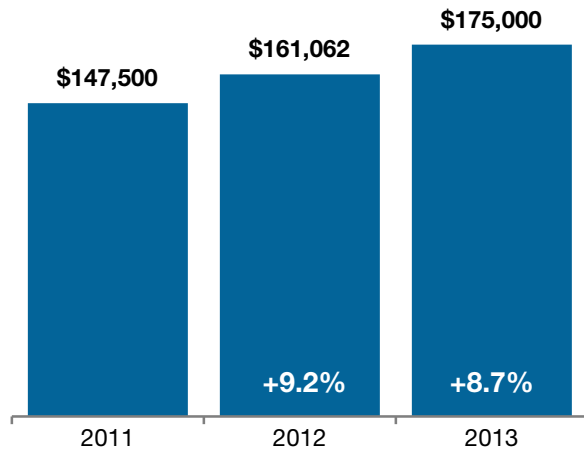


Median Sales Price

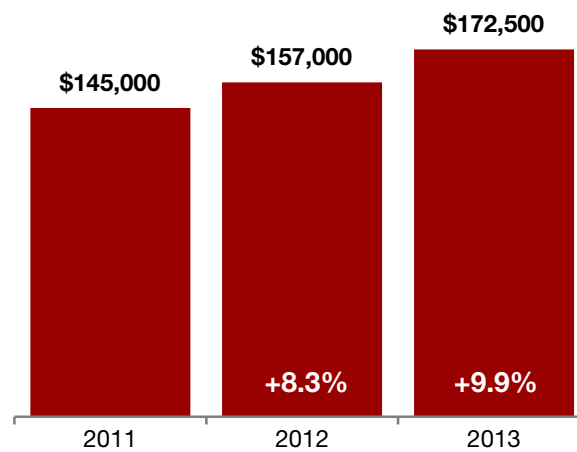
Median price point for all closed sales, not accounting for seller concessions, in a given month.



December

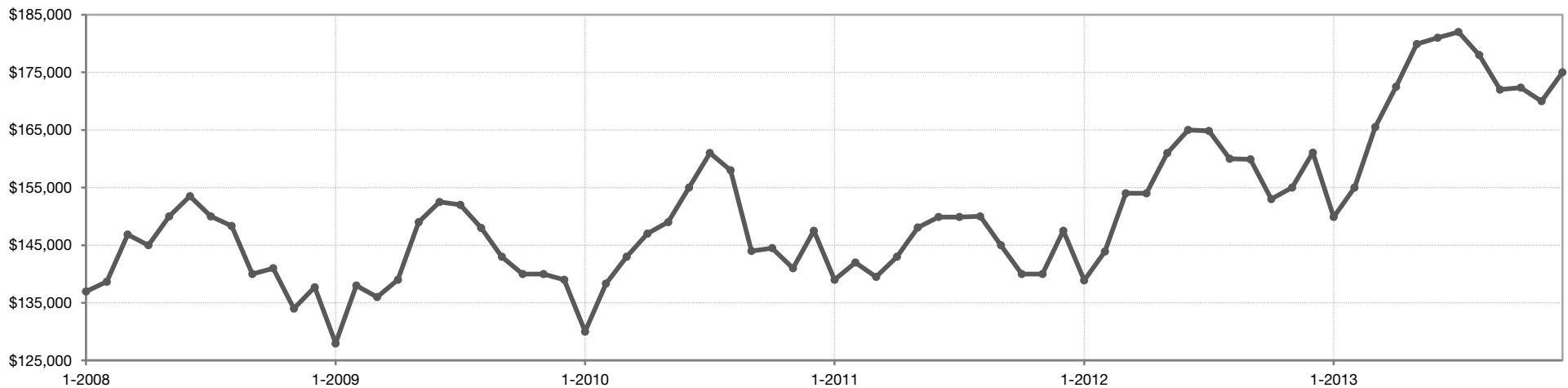


Year To Date



Month	Prior Year	Current Year	+/-
January	\$138,900	\$149,900	+7.9%
February	\$143,900	\$155,000	+7.7%
March	\$154,000	\$165,500	+7.5%
April	\$154,000	\$172,500	+12.0%
May	\$160,995	\$179,900	+11.7%
June	\$165,000	\$181,000	+9.7%
July	\$164,829	\$182,000	+10.4%
August	\$160,000	\$178,000	+11.3%
September	\$159,900	\$172,000	+7.6%
October	\$153,000	\$172,347	+12.6%
November	\$155,000	\$169,995	+9.7%
December	\$161,062	\$175,000	+8.7%
12-Month Med	\$157,000	\$172,500	+9.9%

Historical Median Sales Price

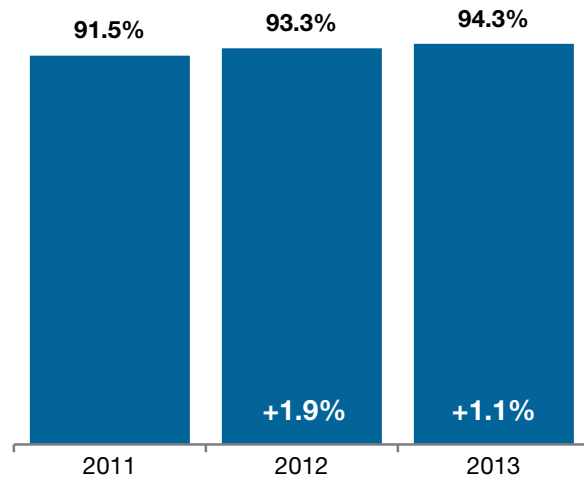


Percent of Original List Price Received

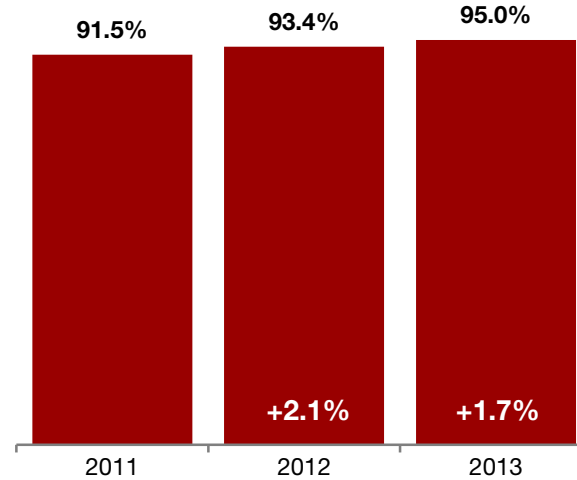
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



December

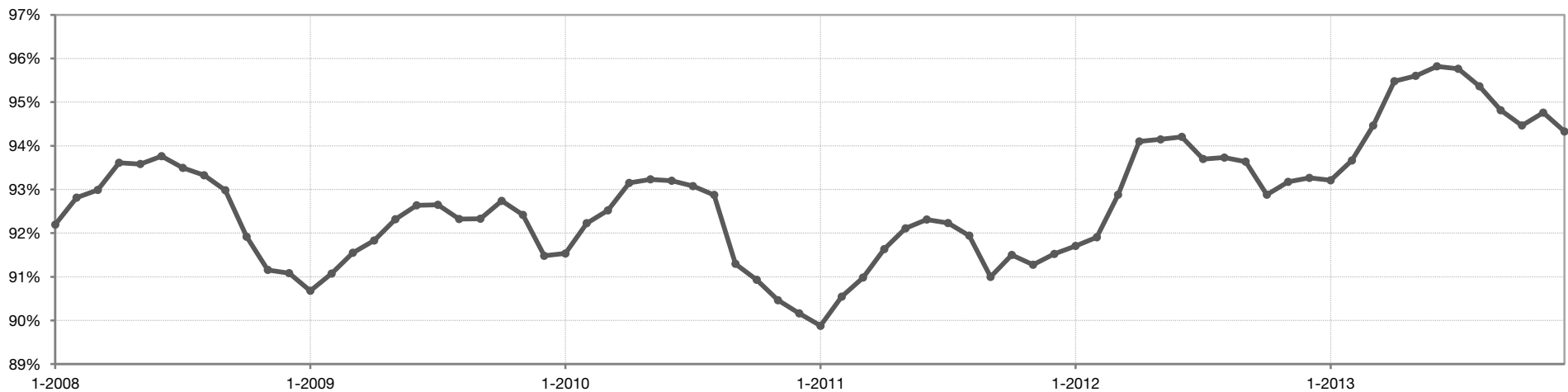


Year To Date



Month	Prior Year	Current Year	+/-
January	91.7%	93.2%	+1.6%
February	91.9%	93.7%	+1.9%
March	92.9%	94.5%	+1.7%
April	94.1%	95.5%	+1.5%
May	94.1%	95.6%	+1.5%
June	94.2%	95.8%	+1.7%
July	93.7%	95.8%	+2.2%
August	93.7%	95.4%	+1.7%
September	93.6%	94.8%	+1.3%
October	92.9%	94.5%	+1.7%
November	93.2%	94.8%	+1.7%
December	93.3%	94.3%	+1.1%
12-Month Avg	93.4%	95.0%	+1.7%

Historical Percent of Original List Price Received

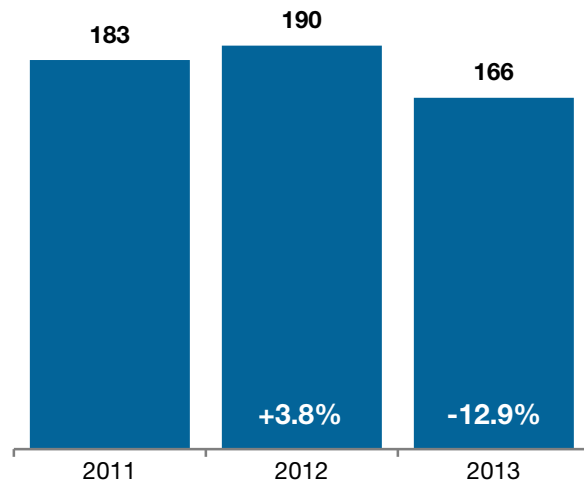


Housing Affordability Index

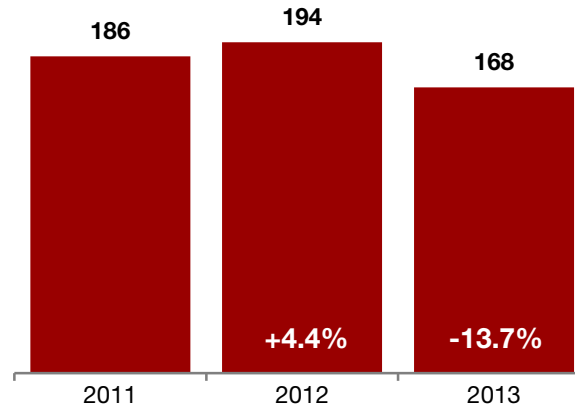
This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**



December

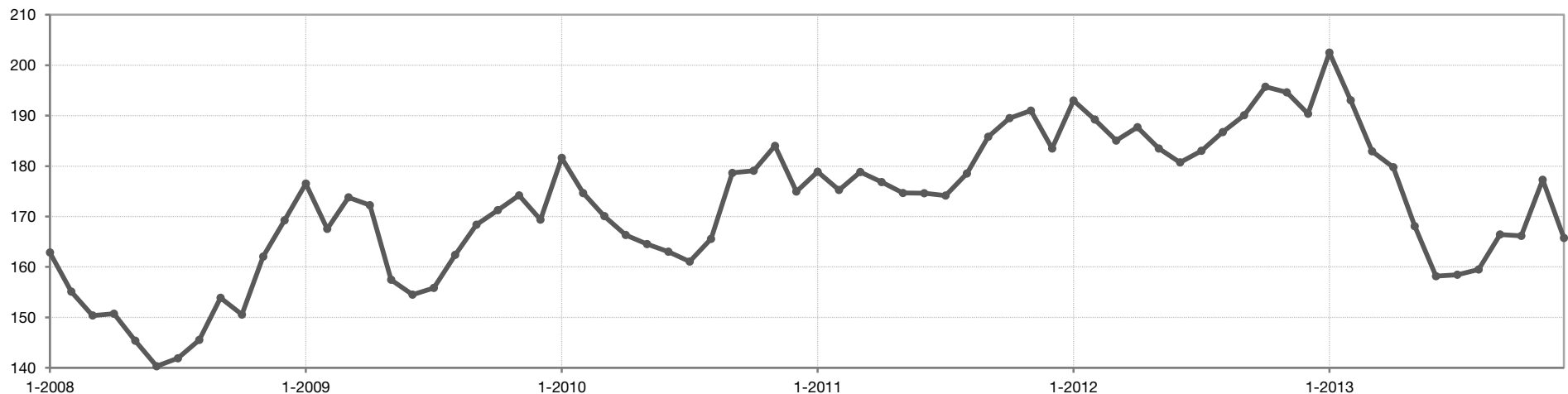


Year To Date



Month	Prior Year	Current Year	+/-
January	193	203	+4.9%
February	189	193	+2.0%
March	185	183	-1.1%
April	188	180	-4.2%
May	183	168	-8.4%
June	181	158	-12.5%
July	183	158	-13.4%
August	187	160	-14.6%
September	190	166	-12.4%
October	196	166	-15.1%
November	195	177	-8.9%
December	190	166	-12.9%
12-Month Avg	188	173	-8.1%

Historical Housing Affordability Index

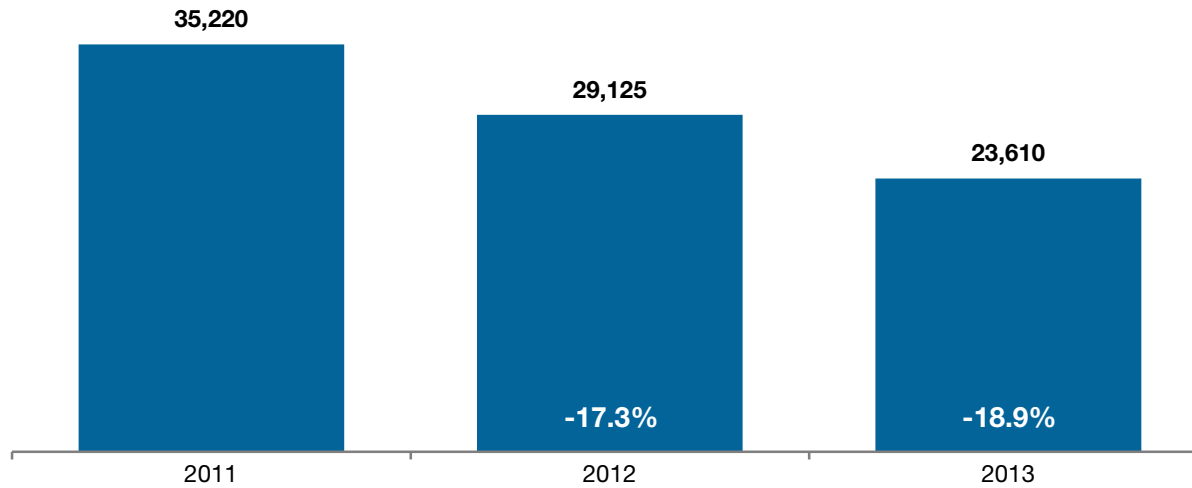


Inventory of Homes for Sale

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

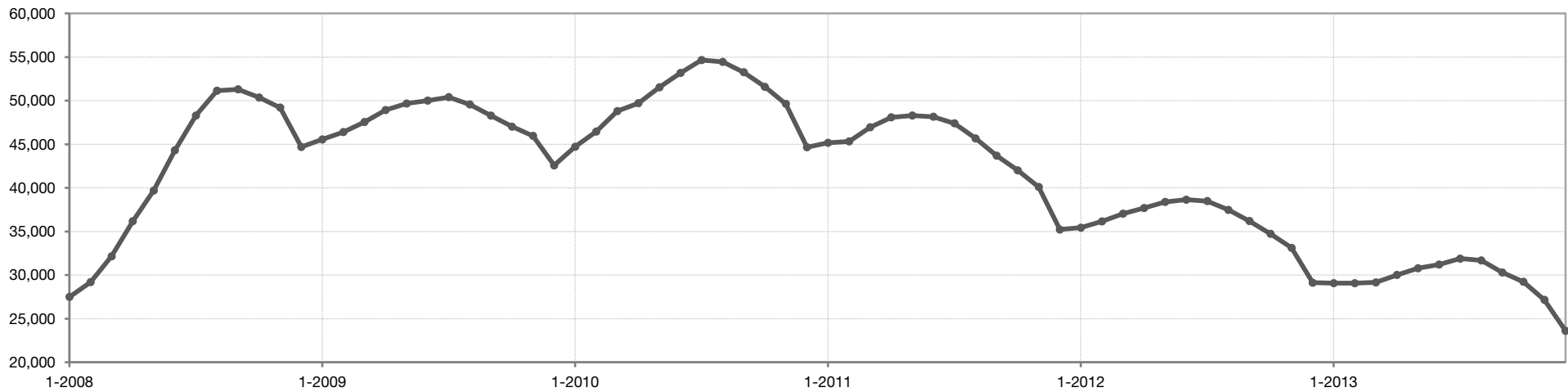


December



Month	Prior Year	Current Year	+/-
January	35,435	29,071	-18.0%
February	36,155	29,071	-19.6%
March	37,047	29,158	-21.3%
April	37,690	30,018	-20.4%
May	38,391	30,784	-19.8%
June	38,643	31,209	-19.2%
July	38,491	31,885	-17.2%
August	37,474	31,683	-15.5%
September	36,204	30,297	-16.3%
October	34,734	29,237	-15.8%
November	33,118	27,160	-18.0%
December	29,125	23,610	-18.9%
12-Month Avg	36,042	29,432	-18.3%

Historical Inventory of Homes for Sale

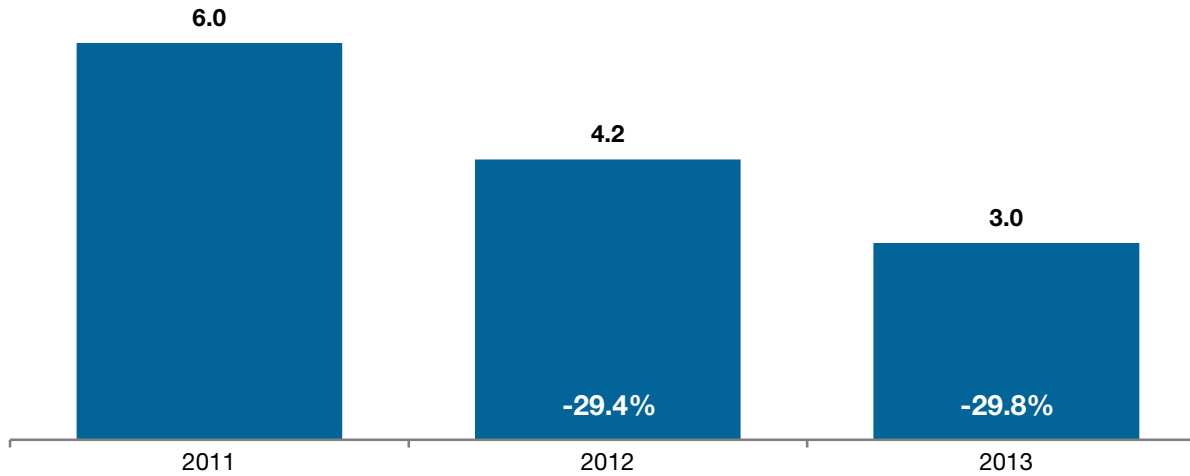


Months Supply of Inventory

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



Month	Prior Year	Current Year	+/-
January	6.0	4.2	-29.9%
February	6.0	4.1	-31.1%
March	6.1	4.0	-33.1%
April	6.1	4.1	-32.6%
May	6.1	4.1	-32.3%
June	6.0	4.1	-32.1%
July	5.9	4.1	-30.6%
August	5.7	4.0	-29.1%
September	5.5	3.8	-29.9%
October	5.2	3.7	-28.8%
November	4.9	3.4	-30.3%
December	4.2	3.0	-29.8%
12-Month Avg	5.6	3.9	-30.9%

Historical Months Supply of Inventory

