

Weekly Market Activity Report

A RESEARCH TOOL PROVIDED BY THE HOUSTON ASSOCIATION OF REALTORS®



For Week Ending September 15, 2013

Data current as of September 23, 2013

For several weeks, markets across the country have seen consistent gains in sales, prices and percent of list price received at sale. Things like steadily low rates, less lender-mediated inventory and increased consumer confidence are all helping this reality. Each and every week reveals signs of a recovered market that are going from temporary yard sign to permanent road sign. Here's to hoping for prosperous signs on the road ahead.

In the Houston region, for the week ending September 15:

- New Listings increased 9.9% to 2,069
- Pending Sales increased 25.1% to 1,687
- Closed Sales increased 6.0% to 1,326

For the month of August:

- Median Sales Price increased 13.1% to \$185,000
- Days on Market decreased 30.3% to 46
- Percent of Original List Price Received increased 2.6% to 96.4%

Quick Facts

+ 9.9%

Change in
New Listings

+ 25.1%

Change in
Pending Sales

+ 13.1%

Change in
Median Sales Price

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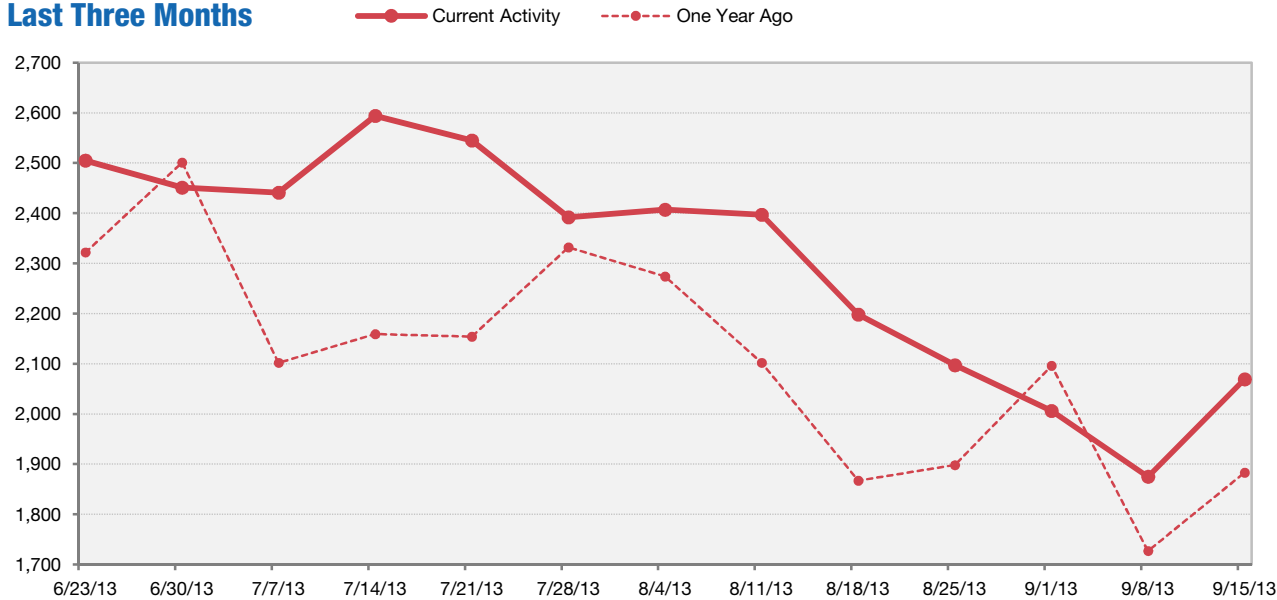
[Click on desired metric to jump to that page.](#)

New Listings

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



Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
6/23/2013	2,505	2,322	+ 7.9%
6/30/2013	2,451	2,501	- 2.0%
7/7/2013	2,441	2,102	+ 16.1%
7/14/2013	2,594	2,159	+ 20.1%
7/21/2013	2,545	2,154	+ 18.2%
7/28/2013	2,392	2,332	+ 2.6%
8/4/2013	2,407	2,274	+ 5.8%
8/11/2013	2,397	2,102	+ 14.0%
8/18/2013	2,198	1,867	+ 17.7%
8/25/2013	2,097	1,898	+ 10.5%
9/1/2013	2,006	2,096	- 4.3%
9/8/2013	1,875	1,727	+ 8.6%
9/15/2013	2,069	1,883	+ 9.9%
3-Month Total	29,977	27,417	+ 9.3%

Historical New Listing Activity

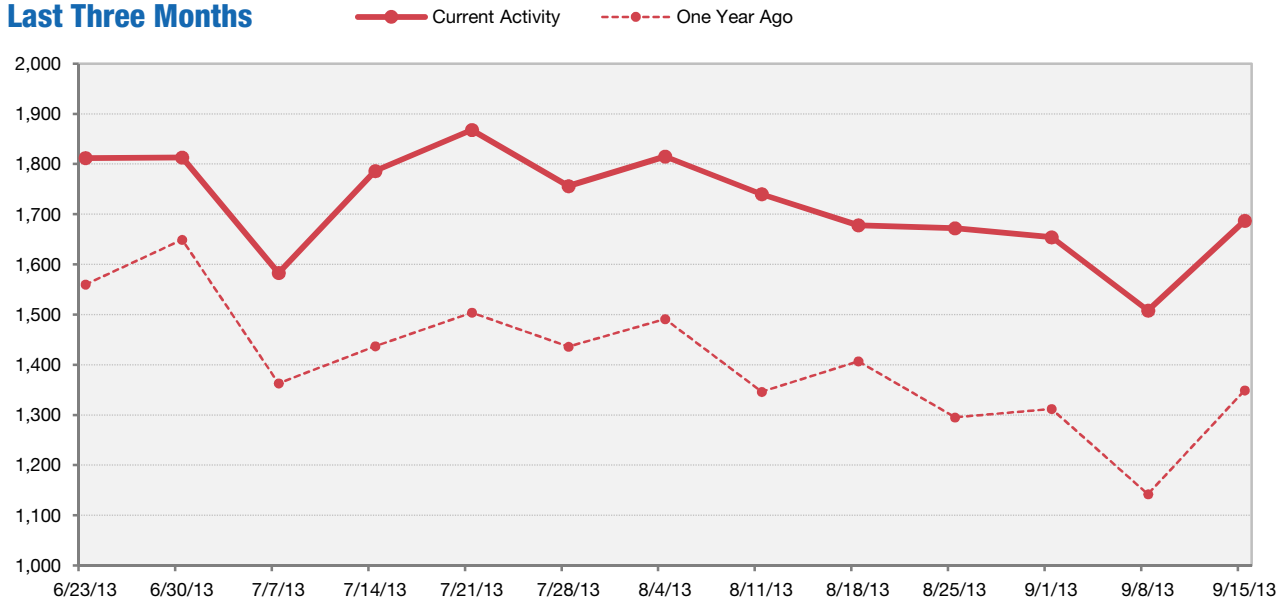


Pending Sales

A count of the properties that have offers accepted on them in a given week.



Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
6/23/2013	1,812	1,560	+ 16.2%
6/30/2013	1,813	1,649	+ 9.9%
7/7/2013	1,583	1,363	+ 16.1%
7/14/2013	1,786	1,437	+ 24.3%
7/21/2013	1,868	1,504	+ 24.2%
7/28/2013	1,756	1,436	+ 22.3%
8/4/2013	1,815	1,491	+ 21.7%
8/11/2013	1,740	1,346	+ 29.3%
8/18/2013	1,678	1,407	+ 19.3%
8/25/2013	1,672	1,295	+ 29.1%
9/1/2013	1,654	1,312	+ 26.1%
9/8/2013	1,508	1,142	+ 32.0%
9/15/2013	1,687	1,349	+ 25.1%
3-Month Total	22,372	18,291	+ 22.3%

Historical Pending Sales Activity

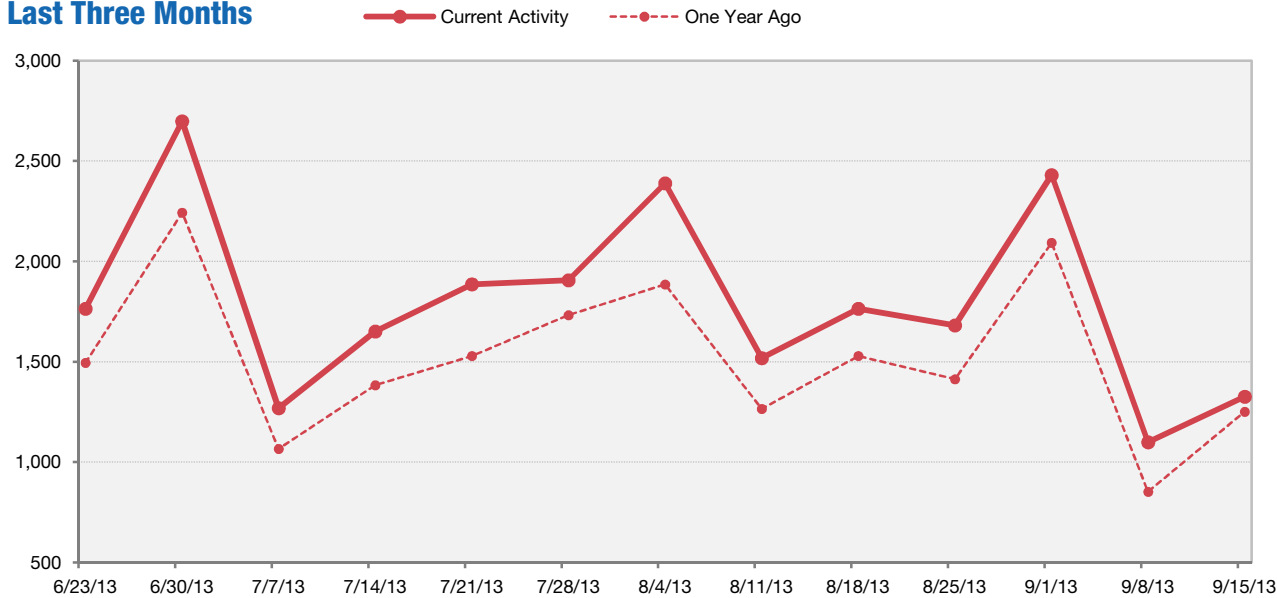


Closed Sales

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

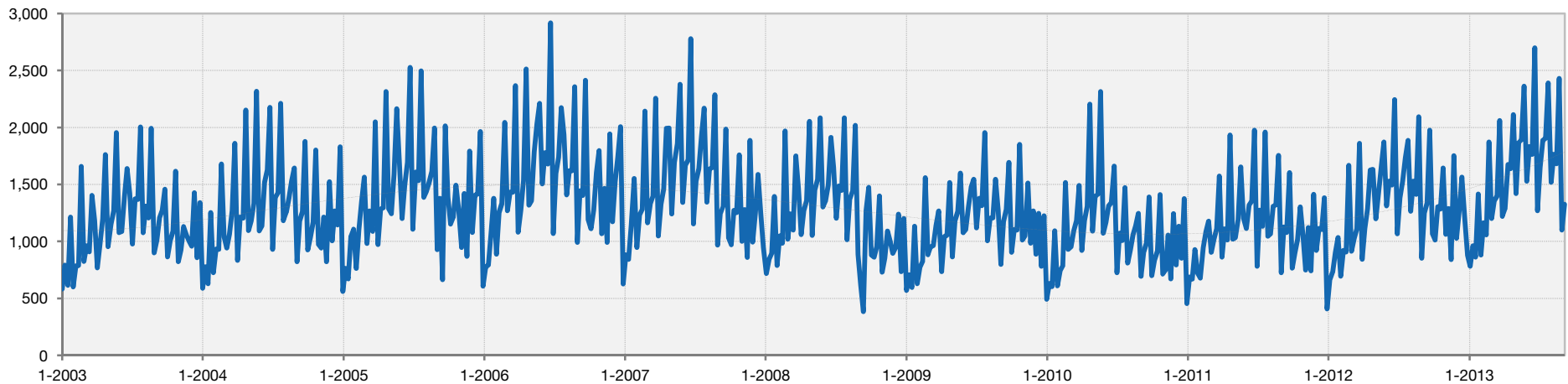


Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
6/23/2013	1,764	1,495	+ 18.0%
6/30/2013	2,698	2,243	+ 20.3%
7/7/2013	1,269	1,066	+ 19.0%
7/14/2013	1,651	1,383	+ 19.4%
7/21/2013	1,886	1,529	+ 23.3%
7/28/2013	1,906	1,732	+ 10.0%
8/4/2013	2,389	1,885	+ 26.7%
8/11/2013	1,518	1,265	+ 20.0%
8/18/2013	1,764	1,529	+ 15.4%
8/25/2013	1,681	1,413	+ 19.0%
9/1/2013	2,430	2,093	+ 16.1%
9/8/2013	1,099	852	+ 29.0%
9/15/2013	1,326	1,251	+ 6.0%
3-Month Avg	1,799	1,518	+ 18.5%

Historical Closed Sales

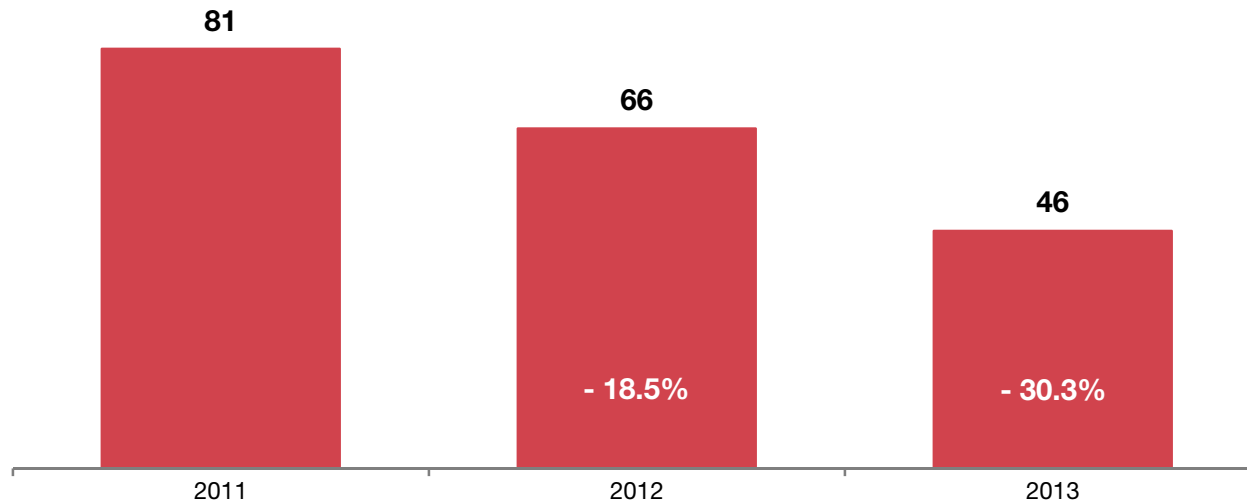


Days on Market Until Sale

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

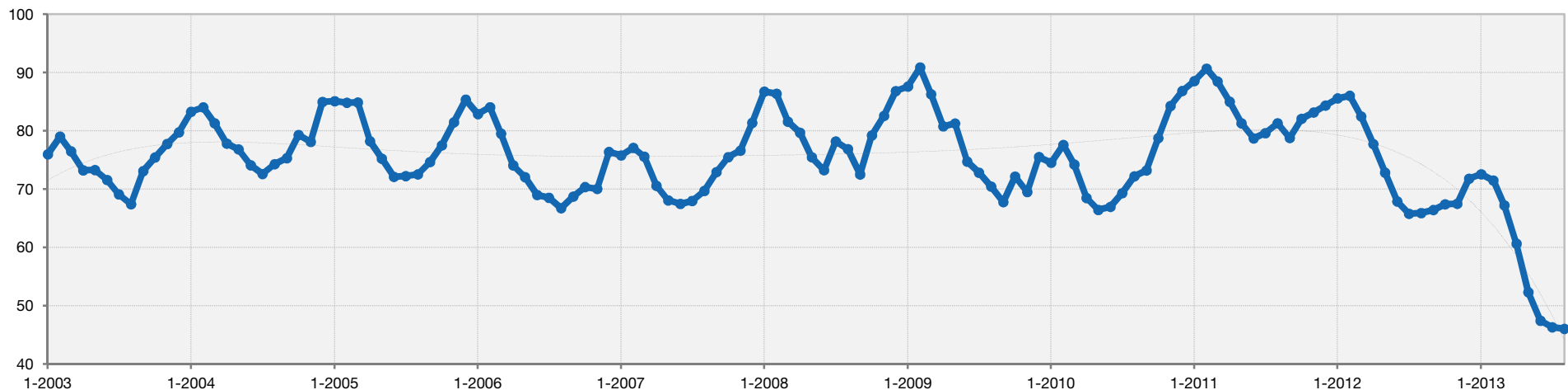


August



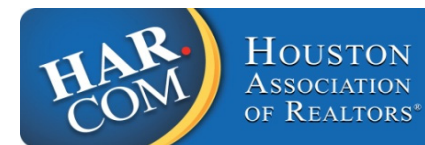
Month	Current Activity	One Year Previous	+ / -
September	66	79	- 16.5%
October	67	82	- 18.3%
November	67	83	- 19.3%
December	72	84	- 14.3%
January	73	86	- 15.1%
February	71	86	- 17.4%
March	67	82	- 18.3%
April	61	78	- 21.8%
May	52	73	- 28.8%
June	47	68	- 30.9%
July	46	66	- 30.3%
August	46	66	- 30.3%
12-Month Avg	59	76	- 22.4%

Historical Days on Market Until Sale

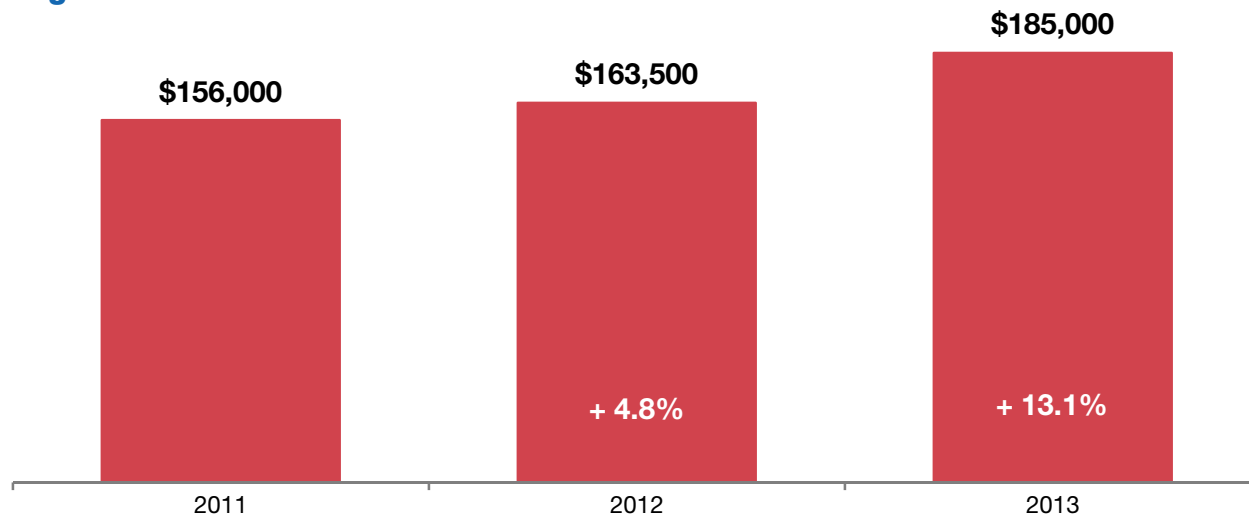


Median Sales Price

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

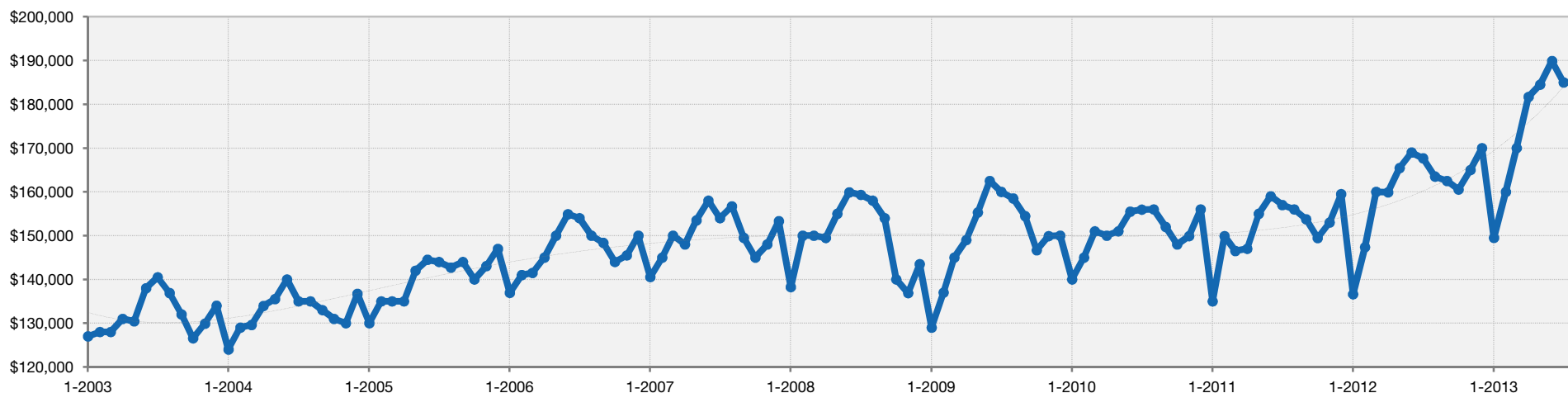


August



Month	Current Activity	One Year Previous	+ / -
September	\$162,500	\$153,751	+ 5.7%
October	\$160,534	\$149,463	+ 7.4%
November	\$165,000	\$153,000	+ 7.8%
December	\$170,000	\$159,500	+ 6.6%
January	\$149,500	\$136,625	+ 9.4%
February	\$160,000	\$147,370	+ 8.6%
March	\$170,000	\$160,000	+ 6.3%
April	\$181,700	\$159,900	+ 13.6%
May	\$184,500	\$165,455	+ 11.5%
June	\$189,900	\$169,000	+ 12.4%
July	\$185,000	\$167,675	+ 10.3%
August	\$185,000	\$163,500	+ 13.1%
12-Month Med	\$174,500	\$159,000	+ 9.7%

Historical Median Sales Price

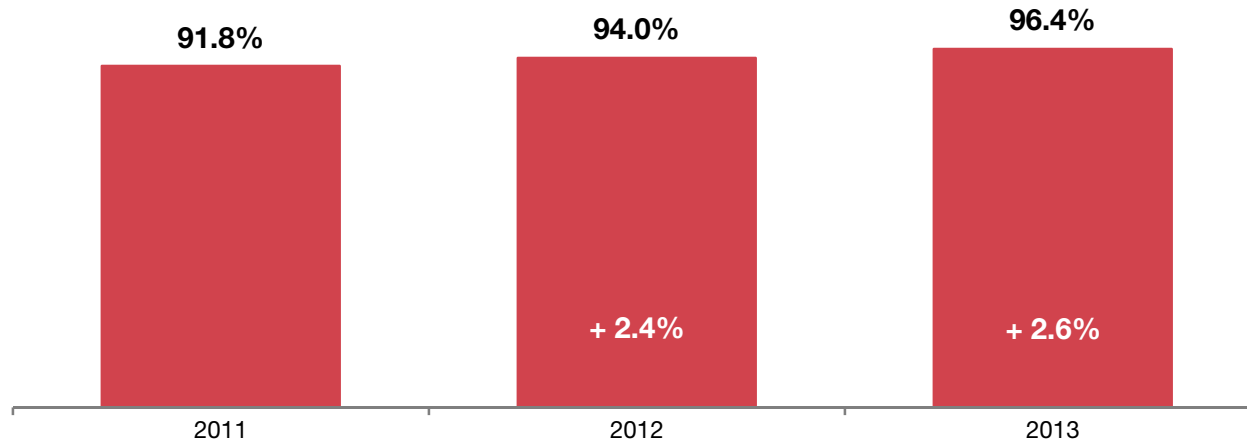


Percent of Original List Price Received

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.



August



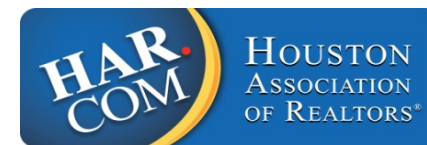
Month	Current Activity	One Year Previous	+ / -
September	93.9%	91.7%	+ 2.4%
October	93.5%	91.6%	+ 2.1%
November	93.9%	91.7%	+ 2.4%
December	93.8%	91.8%	+ 2.2%
January	93.7%	91.2%	+ 2.7%
February	94.1%	91.9%	+ 2.4%
March	95.0%	93.1%	+ 2.0%
April	95.7%	93.7%	+ 2.1%
May	96.3%	94.1%	+ 2.3%
June	96.7%	94.5%	+ 2.3%
July	96.7%	94.2%	+ 2.7%
August	96.4%	94.0%	+ 2.6%
12-Month Avg	96.6%	94.8%	+ 1.9%

Historical Percent of Original List Price Received

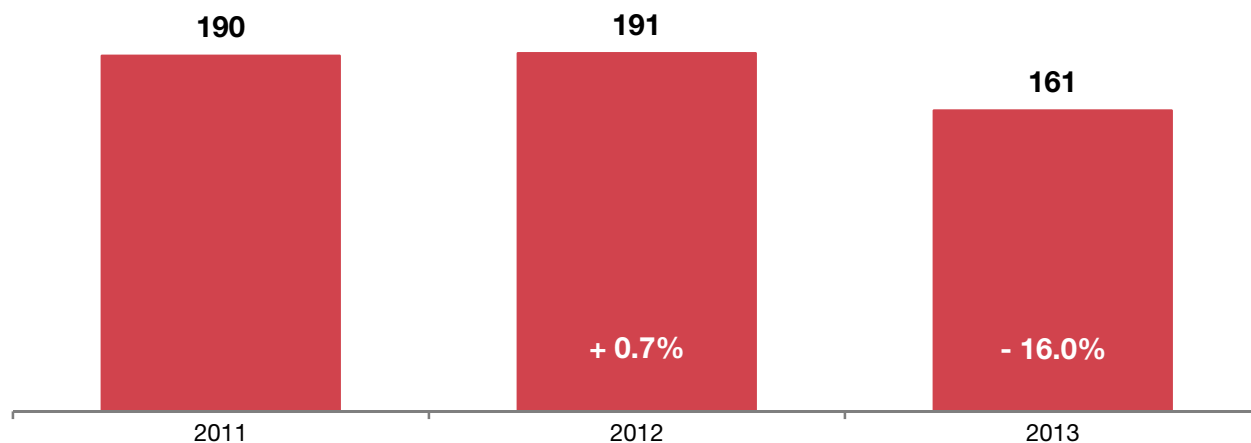


Housing Affordability Index

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.



August



Month	Current Activity	One Year Previous	+ / -
September	196	195	+ 0.5%
October	197	198	- 0.5%
November	193	196	- 1.2%
December	190	189	+ 0.5%
January	212	212	+ 0.1%
February	196	201	- 2.4%
March	187	187	+ 0.1%
April	180	190	- 5.0%
May	172	187	- 8.2%
June	158	185	- 14.4%
July	163	188	- 13.6%
August	161	191	- 16.0%
12-Month Avg	183	193	- 5.4%

Historical Housing Affordability Index

