

Weekly Market Activity Report

A RESEARCH TOOL PROVIDED BY THE HOUSTON ASSOCIATION OF REALTORS®



For Week Ending March 27, 2016

Data current as of April 4, 2016

With spring comes the welcoming of another season: the annual springtime seller's market. Low inventory levels nationwide are inching sales prices higher and dropping the number of days that homes are staying on the market. With interest rates remaining unexpectedly low, there is even more incentive for buyers to competitively bid on new listings.

In the Houston region, for the week ending March 27:

- New Listings decreased 3.1% to 2,416
- Pending Sales increased 13.6% to 2,016
- Closed Sales decreased 17.5% to 1,349

For the month of February:

- Median Sales Price increased 2.6% to \$199,997
- Days on Market increased 7.7% to 56
- Percent of Original List Price Received decreased 1.1% to 94.8%

Quick Facts

- 3.1%

Change in
New Listings

+ 13.6%

Change in
Pending Sales

+ 2.6%

Change in
Median Sales Price

Metrics by Week

New Listings	2
Pending Sales	3
Closed Sales	4

Metrics by Month

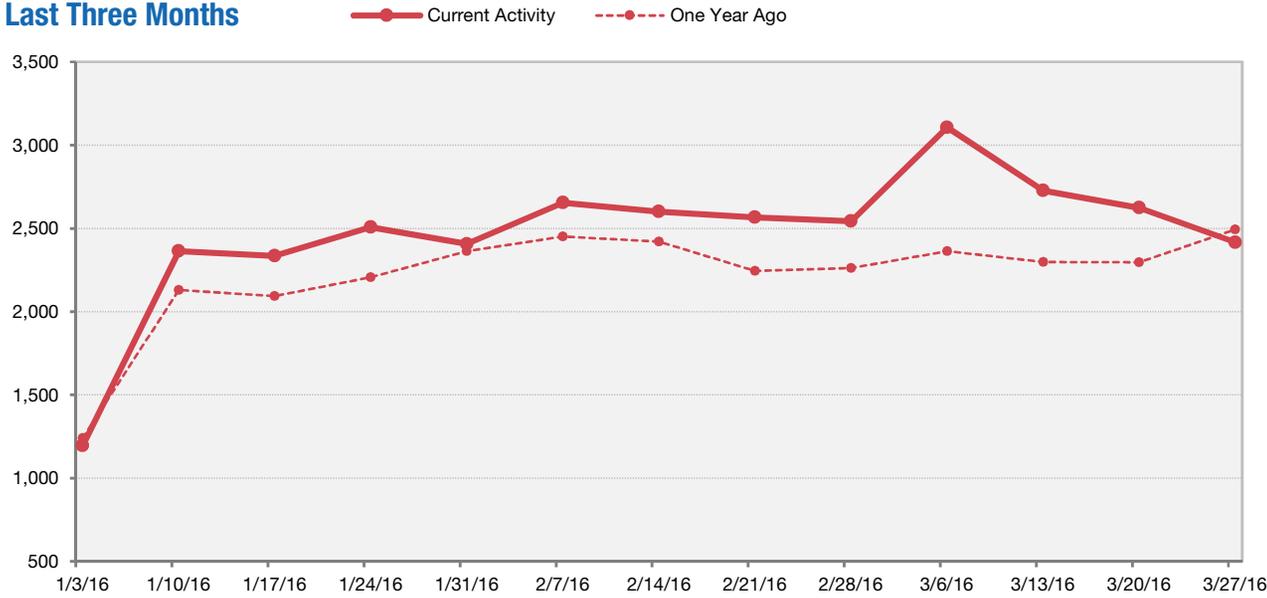
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New Listings

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

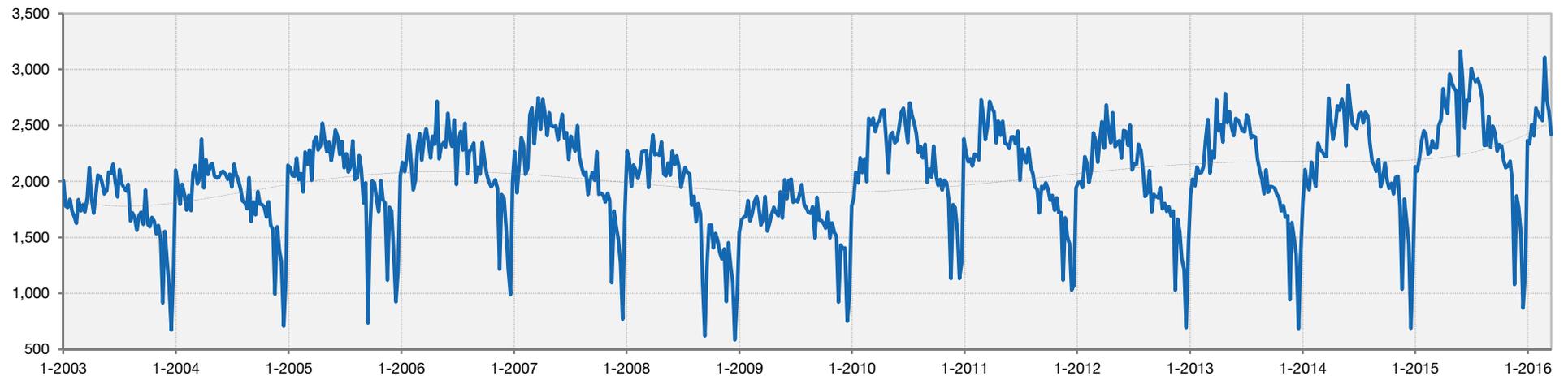


Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
1/3/2016	1,195	1,240	- 3.6%
1/10/2016	2,364	2,130	+ 11.0%
1/17/2016	2,335	2,093	+ 11.6%
1/24/2016	2,507	2,207	+ 13.6%
1/31/2016	2,407	2,363	+ 1.9%
2/7/2016	2,655	2,451	+ 8.3%
2/14/2016	2,601	2,421	+ 7.4%
2/21/2016	2,567	2,244	+ 14.4%
2/28/2016	2,544	2,262	+ 12.5%
3/6/2016	3,107	2,364	+ 31.4%
3/13/2016	2,727	2,298	+ 18.7%
3/20/2016	2,624	2,296	+ 14.3%
3/27/2016	2,416	2,494	- 3.1%
3-Month Total	32,049	28,863	+ 11.0%

Historical New Listing Activity

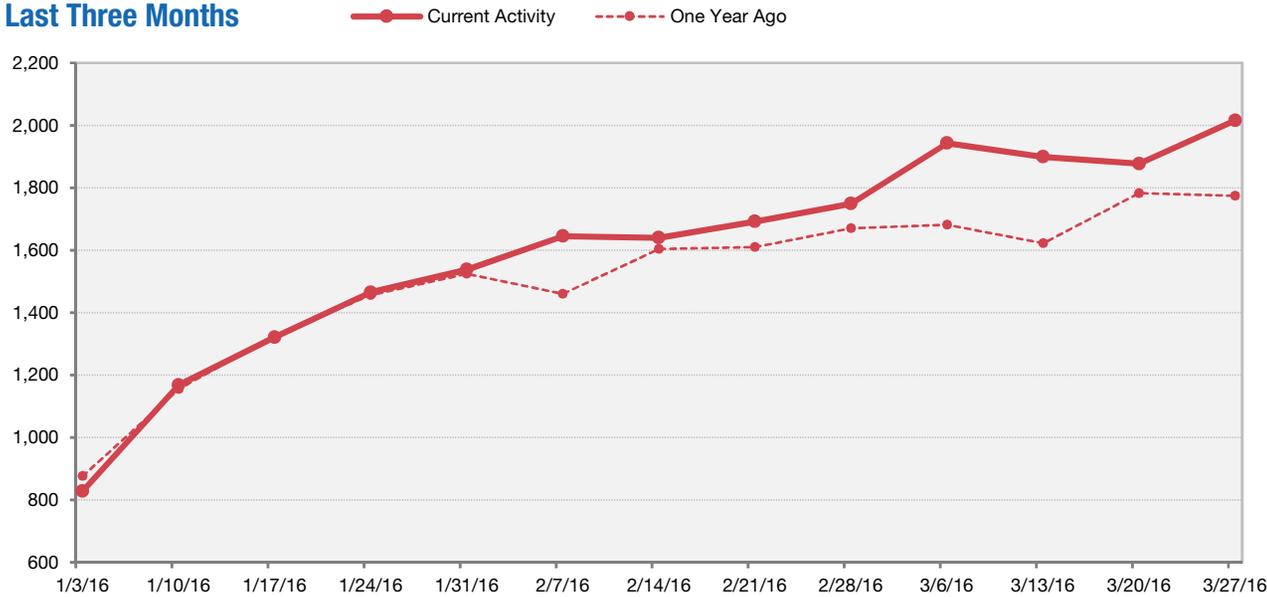


Pending Sales

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

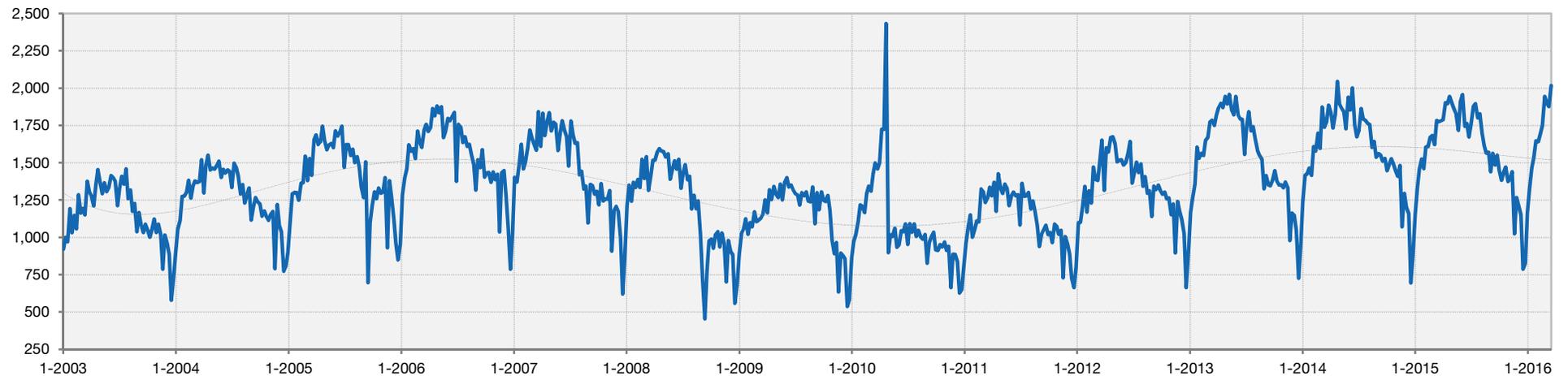


Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
1/3/2016	828	876	- 5.5%
1/10/2016	1,168	1,155	+ 1.1%
1/17/2016	1,321	1,326	- 0.4%
1/24/2016	1,465	1,456	+ 0.6%
1/31/2016	1,538	1,524	+ 0.9%
2/7/2016	1,645	1,460	+ 12.7%
2/14/2016	1,640	1,604	+ 2.2%
2/21/2016	1,692	1,610	+ 5.1%
2/28/2016	1,749	1,670	+ 4.7%
3/6/2016	1,943	1,682	+ 15.5%
3/13/2016	1,899	1,622	+ 17.1%
3/20/2016	1,877	1,783	+ 5.3%
3/27/2016	2,016	1,774	+ 13.6%
3-Month Total	20,781	19,542	+ 6.3%

Historical Pending Sales Activity

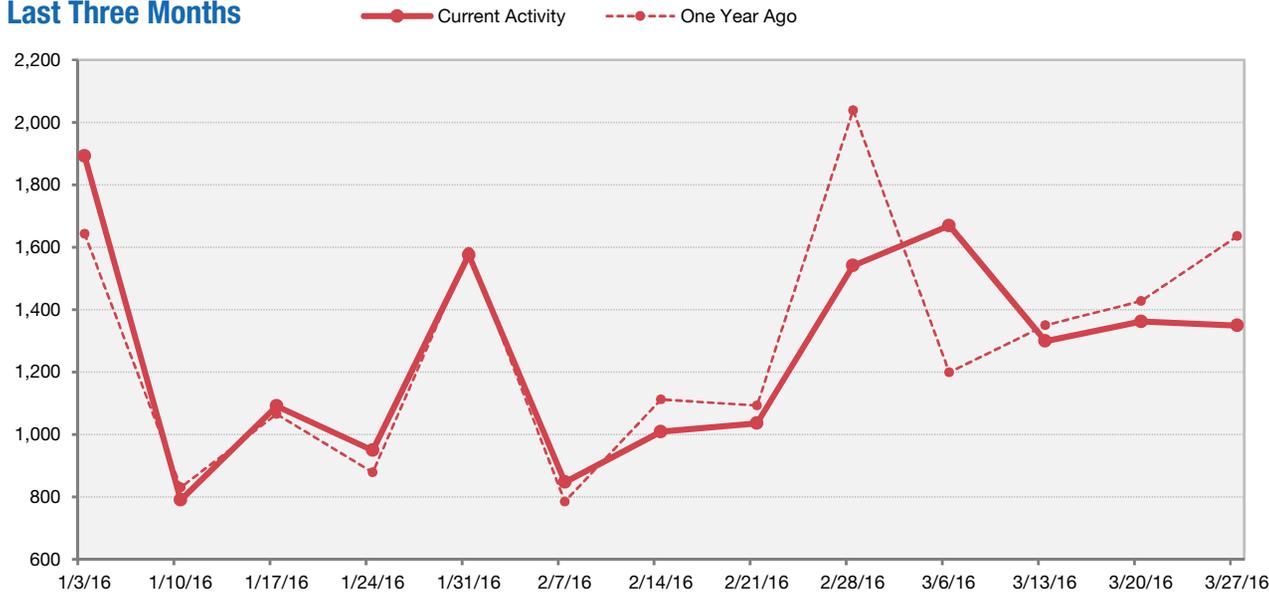


Closed Sales

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

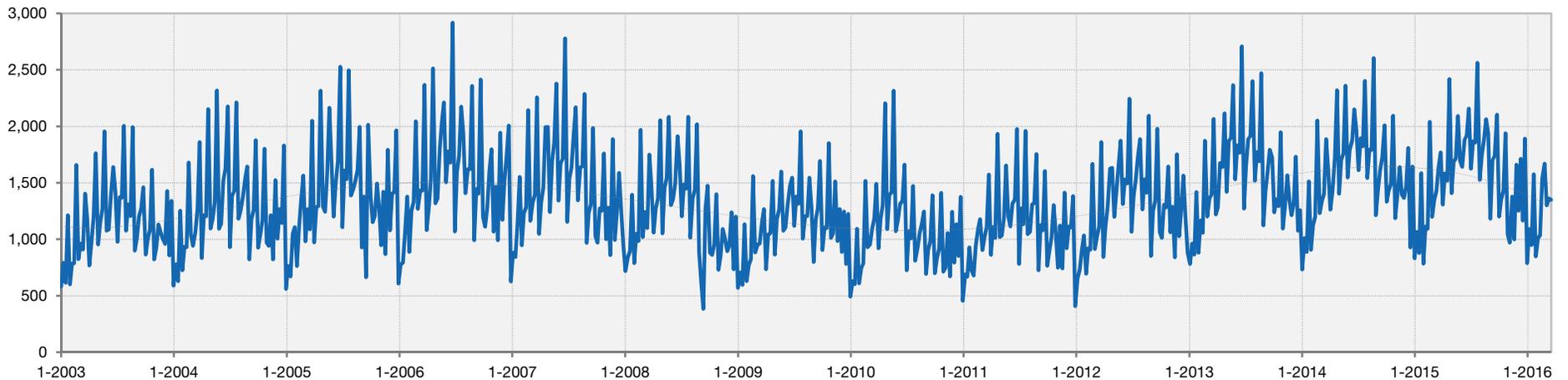


Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
1/3/2016	1,892	1,643	+ 15.2%
1/10/2016	790	831	- 4.9%
1/17/2016	1,091	1,065	+ 2.4%
1/24/2016	949	878	+ 8.1%
1/31/2016	1,575	1,585	- 0.6%
2/7/2016	847	785	+ 7.9%
2/14/2016	1,009	1,112	- 9.3%
2/21/2016	1,036	1,093	- 5.2%
2/28/2016	1,541	2,039	- 24.4%
3/6/2016	1,669	1,199	+ 39.2%
3/13/2016	1,299	1,350	- 3.8%
3/20/2016	1,362	1,427	- 4.6%
3/27/2016	1,349	1,636	- 17.5%
3-Month Avg	1,262	1,280	- 1.4%

Historical Closed Sales

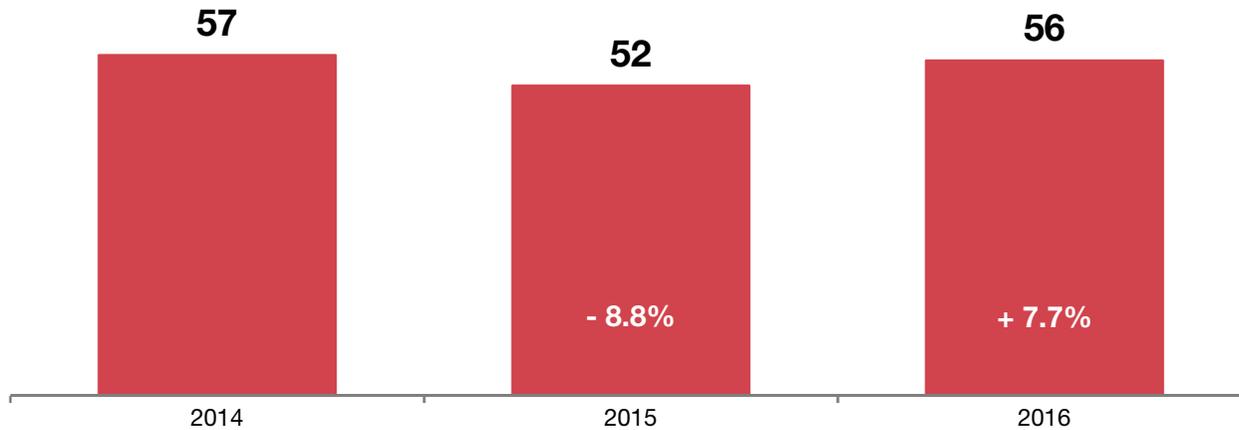


Days on Market Until Sale

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

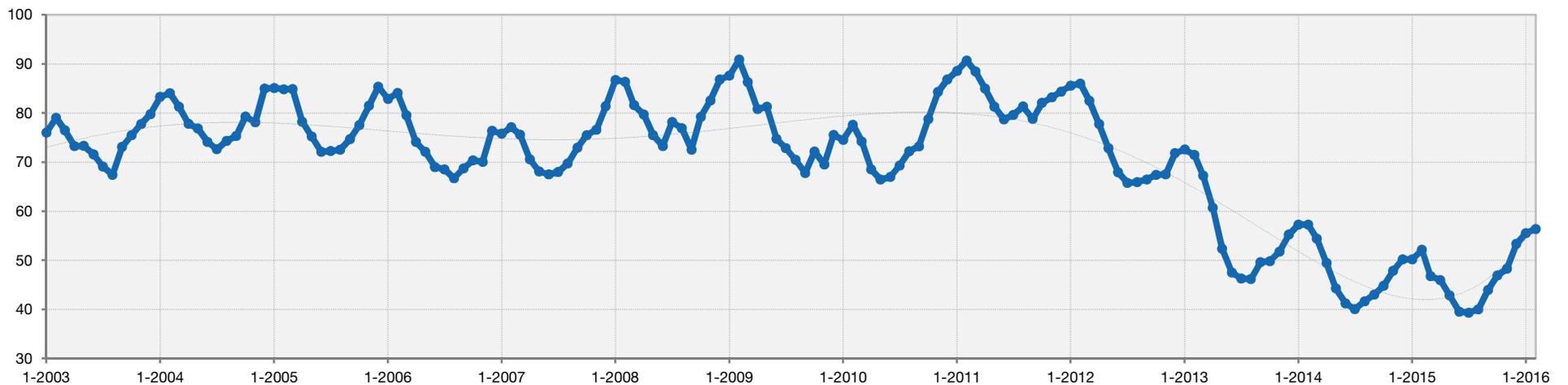


February



Month	Current Activity	One Year Previous	+ / -
March	47	54	- 13.0%
April	46	49	- 6.1%
May	43	44	- 2.3%
June	40	41	- 2.4%
July	39	40	- 2.5%
August	40	42	- 4.8%
September	44	43	+ 2.3%
October	47	45	+ 4.4%
November	48	48	0.0%
December	53	50	+ 6.0%
January	56	50	+ 12.0%
February	56	52	+ 7.7%
12-Month Avg	46	46	0.0%

Historical Days on Market Until Sale

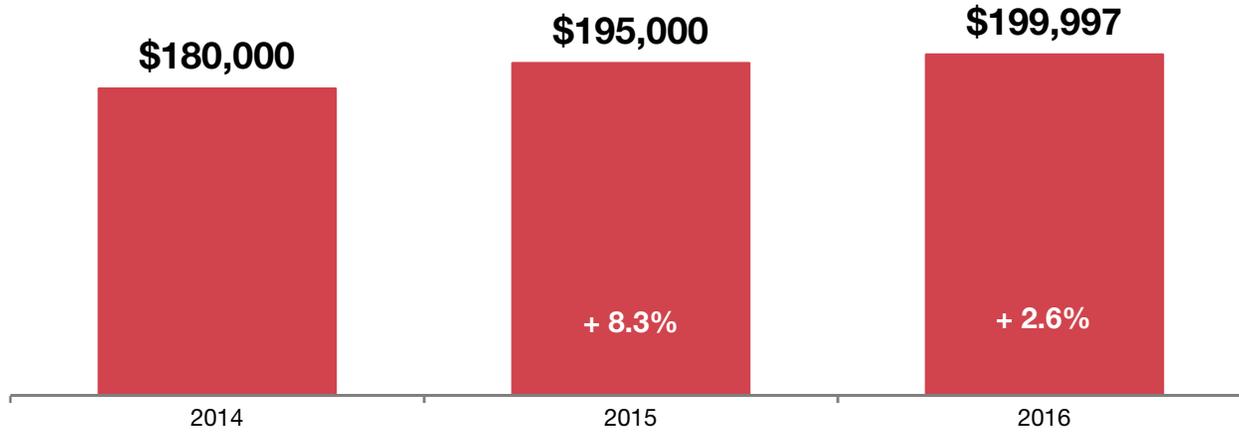


Median Sales Price

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

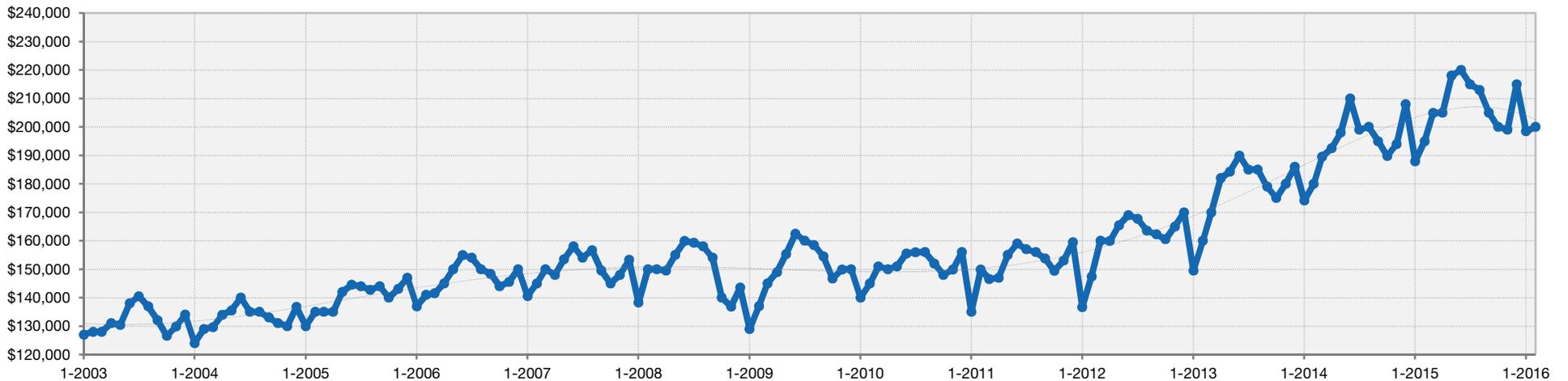


February



Month	Current Activity	One Year Previous	+ / -
March	\$204,900	\$189,539	+ 8.1%
April	\$205,000	\$192,500	+ 6.5%
May	\$218,000	\$198,000	+ 10.1%
June	\$220,000	\$210,000	+ 4.8%
July	\$215,000	\$199,000	+ 8.0%
August	\$213,017	\$200,000	+ 6.5%
September	\$205,000	\$195,000	+ 5.1%
October	\$200,000	\$189,790	+ 5.4%
November	\$199,000	\$194,000	+ 2.6%
December	\$215,000	\$207,990	+ 3.4%
January	\$198,473	\$187,920	+ 5.6%
February	\$199,997	\$195,000	+ 2.6%
12-Month Med	\$209,000	\$196,850	+ 6.2%

Historical Median Sales Price

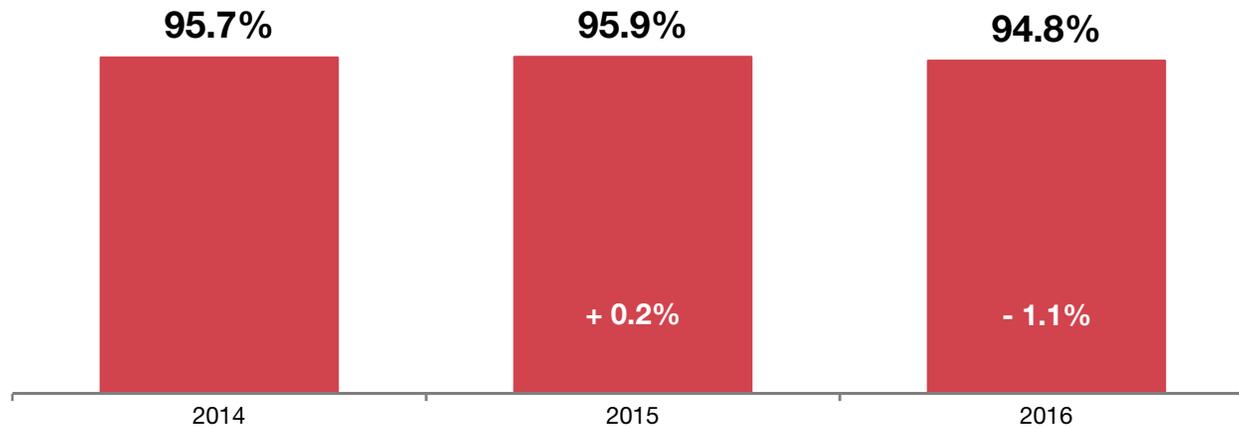


Percent of Original List Price Received

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.

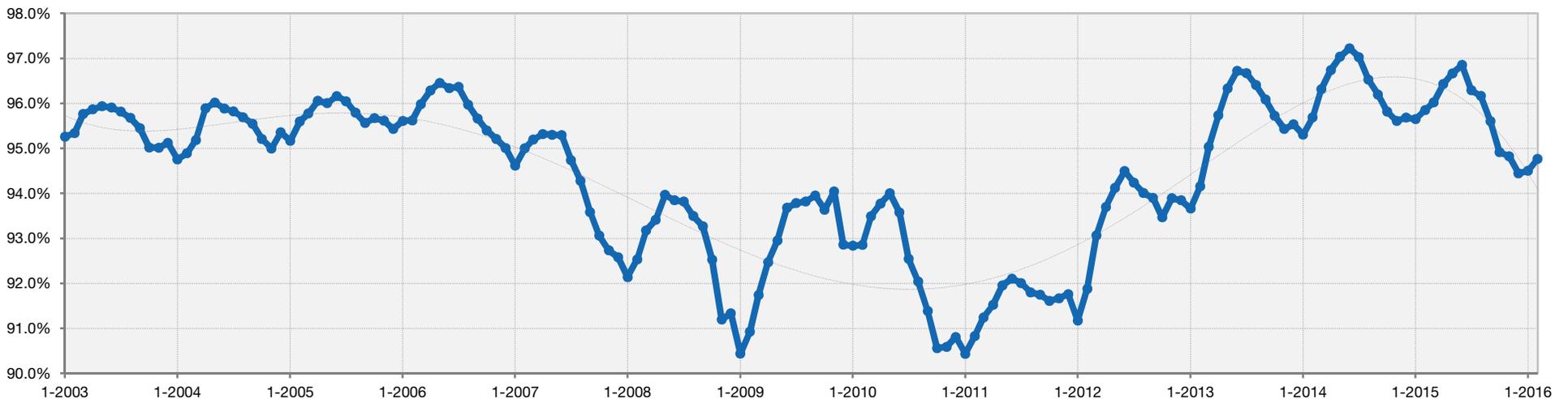


February



Month	Current Activity	One Year Previous	+ / -
March	96.0%	96.3%	- 0.3%
April	96.4%	96.7%	- 0.3%
May	96.7%	97.0%	- 0.3%
June	96.9%	97.2%	- 0.3%
July	96.3%	97.0%	- 0.7%
August	96.2%	96.5%	- 0.3%
September	95.6%	96.2%	- 0.6%
October	94.9%	95.8%	- 0.9%
November	94.8%	95.6%	- 0.8%
December	94.4%	95.7%	- 1.4%
January	94.5%	95.6%	- 1.2%
February	94.8%	95.9%	- 1.1%
12-Month Avg	97.0%	97.6%	- 0.6%

Historical Percent of Original List Price Received

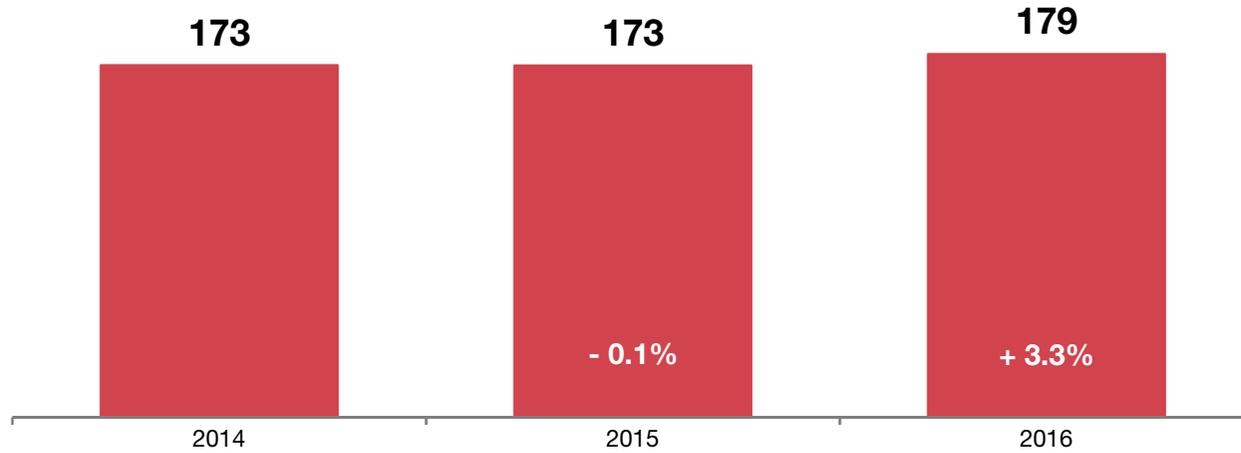


Housing Affordability Index

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.



February



Month	Current Activity	One Year Previous	+ / -
March	164	166	- 1.5%
April	166	163	+ 1.4%
May	158	164	- 3.9%
June	154	156	- 1.7%
July	154	163	- 5.5%
August	157	163	- 4.0%
September	164	165	- 0.9%
October	167	172	- 2.9%
November	166	169	- 1.7%
December	156	161	- 2.9%
January	174	178	- 2.5%
February	179	173	+ 3.3%
12-Month Avg	163	166	- 1.9%

Historical Housing Affordability Index

