

## Overall Residential Inventory

It is a buyers' market for new single family detached homes in the county with 11.8 months of supply, up from last month. Attached housing is also a buyers' market with 13.2 months of supply, up sharply from last month.

## New Single Family Detached

Buyers' Market

\$180,001 - \$225,000

Everything over \$250,000

Sellers' Market

\$170,001 - \$180,000

Neutral (favoring neither buyer nor seller)

\$225,001 - \$250,000

No Visible Supply

\$170,000 and below

## Attached (Includes condominiums, townhomes and commons)

Buyers' Market

\$180,001 - \$200,000

\$210,001 - \$230,000

Everything above \$240,000

Sellers' Market

\$140,001 - \$160,000

\$170,001 - \$180,000

Neutral (favoring neither buyer nor seller)

\$200,001 - \$210,000

\$230,001 - \$240,000

No Visible Supply

\$160,001 - \$170,000

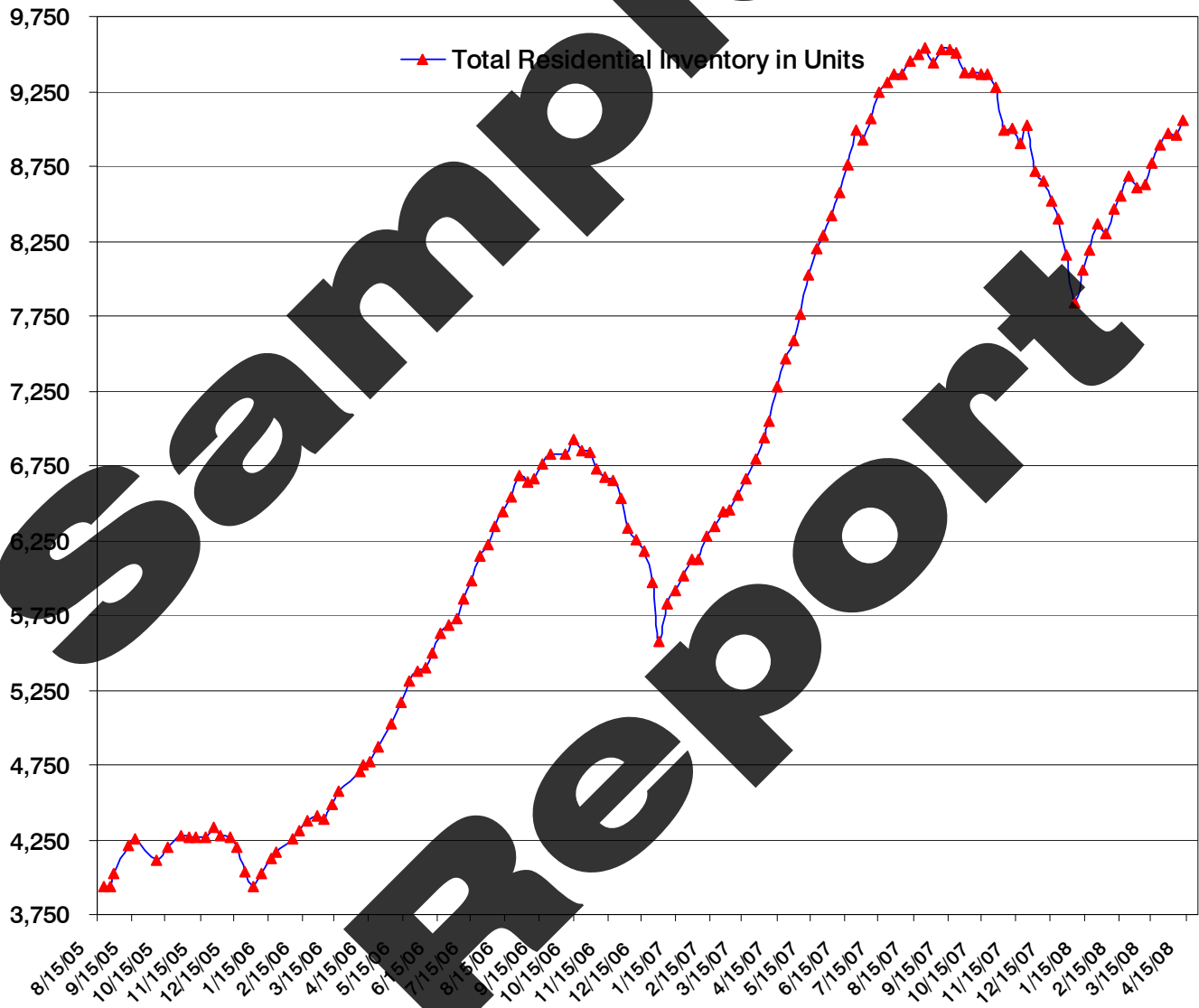
\$140,000 and below

## Summary

New sales are off from last year which is what is making the relative inventory so high, especially for attached product.

**Total Weekly Residential Inventory**  
 Since August 2005

**Weekly Residential Inventory**

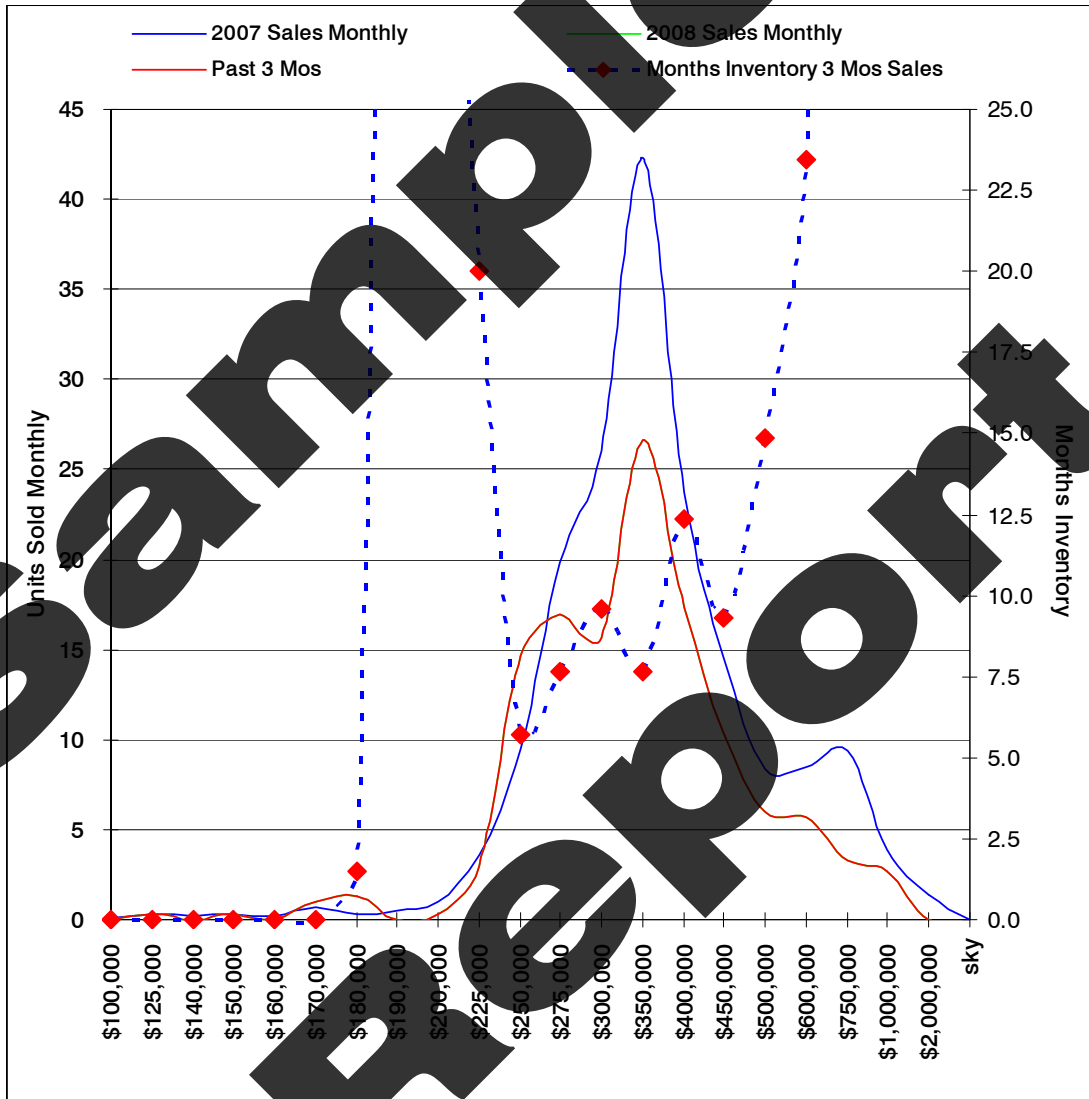


## New Single Family Detached Sales and Inventory

Range of Prices	2007		January - March 2008									
	Total	Per Mo	Total	Per Mo	Inventory 2/14/08	Inventory 3/14/08	Inventory 4/16/08	# Mos Using Per/Mo Sales 2008	Per Mo in Last 3 Mos	#Mos Using Past 3 Mos Sales	Current Month's Sales	#Mos Using Current Month Sales
- - \$100,000	1	0.1	0	0.0	0	0	0	-	0.0	-	0	-
\$100,001 - \$125,000	4	0.3	1	0.3	0	0	0	-	0.3	-	0	-
\$125,001 - \$140,000	2	0.2	0	0.0	0	0	0	-	0.0	-	0	-
\$140,001 - \$150,000	3	0.3	1	0.3	0	0	0	-	0.3	-	0	-
\$150,001 - \$160,000	2	0.2	0	0.0	0	0	0	-	0.0	-	0	-
\$160,001 - \$170,000	8	0.7	3	1.0	0	0	0	-	1.0	-	0	-
\$170,001 - \$180,000	4	0.3	4	1.3	0	0	2	1.5	1.3	1.5	2	1.0
\$180,001 - \$190,000	6	0.5	0	0.0	1	0	2	Infinite	0.0	Infinite	0	Infinite
\$190,001 - \$200,000	12	1.0	1	0.3	4	5	14	42.0	0.3	42.0	0	Infinite
\$200,001 - \$225,000	43	3.6	9	3.0	45	47	60	20.0	3.0	20.0	5	12.0
\$225,001 - \$250,000	114	9.5	44	14.7	84	89	84	5.7	14.7	5.7	16	5.3
\$250,001 - \$275,000	238	19.8	51	17.0	144	158	130	7.6	17.0	7.6	17	7.6
\$275,001 - \$300,000	312	26.0	47	15.7	215	177	150	9.6	15.7	9.6	19	7.9
\$300,001 - \$350,000	508	42.3	80	26.7	298	253	204	7.7	26.7	7.7	28	7.3
\$350,001 - \$400,000	285	23.8	52	17.3	269	229	214	12.3	17.3	12.3	19	11.3
\$400,001 - \$450,000	175	14.6	31	10.3	162	95	96	9.3	10.3	9.3	8	12.0
\$450,001 - \$500,000	100	8.3	18	6.0	131	97	99	14.8	6.0	14.8	8	11.1
\$500,001 - \$600,000	102	8.5	17	5.7	137	107	133	23.5	5.7	23.5	9	14.8
\$600,001 - \$750,000	112	9.3	10	3.3	162	165	169	50.7	3.3	50.7	6	28.2
\$750,001 - \$1,000,000	47	3.9	8	2.7	82	84	91	34.1	2.7	34.1	3	30.3
\$1,000,001 - \$2,000,000	17	1.4	0	0.0	50	50	44	Infinite	0.0	Infinite	0	Infinite
\$2,000,001 - sky	0	0.0	0	0.0	6	8	5	Infinite	0.0	Infinite	0	Infinite
Overall Total	2,095	175	377	126	1,790	1,564	1,487	11.8	125.7	11.8	140	10.6

Color Key		
Buyers' Market More than 6 mos	Sellers' Market Less than 4 mos	Neither; In Equilibrium 4 - 6 mos

### Chart of New Single Family Detached Sales and Inventory



**New Attached Sales and Inventory**  
 Includes condominiums, townhomes and commons

Range of Prices	2007		January - March 2008										
	Total	Per Mo	Total	Per Mo	Inventory 1/16/08	Inventory 2/14/08	Inventory 3/14/08	Inventory 4/16/08	# Mos Using Per/Mo Sales 2008	Per Mo in Last 3 Mos	#Mos Using Past 3 Mos Sales	Current Month's Sales	#Mos Using Current Month Sales
\$20,000 - \$80,000	21	1.8	0	0.0	0	0	0	0	-	0.0	-	0	-
\$80,001 - \$90,000	0	0.0	0	0.0	0	0	0	0	-	0.0	-	0	-
\$90,001 - \$100,000	1	0.1	0	0.0	0	0	0	0	-	0.0	-	0	-
\$100,001 - \$110,000	5	0.4	3	1.0	0	0	0	0	-	1.0	-	0	-
\$110,001 - \$120,000	0	0.0	0	0.0	0	0	0	0	-	0.0	-	0	-
\$120,001 - \$130,000	9	0.8	0	0.0	0	0	0	0	-	0.0	-	0	-
\$130,001 - \$140,000	3	0.3	2	0.7	0	0	0	0	-	0.7	-	0	-
\$140,001 - \$150,000	12	1.0	2	0.7	0	0	0	1	1.5	0.7	1.5	2	0.5
\$150,001 - \$160,000	14	1.2	6	2.0	1	3	0	1	0.5	2.0	0.5	0	Infinite
\$160,001 - \$170,000	15	1.3	5	1.7	0	0	0	0	-	1.7	-	0	-
\$170,001 - \$180,000	21	1.8	3	1.0	0	3	0	1	1.0	1.0	1.0	1	1.0
\$180,001 - \$190,000	27	2.3	2	0.7	10	13	0	22	33.0	0.7	33.0	1	22.0
\$190,001 - \$200,000	39	3.3	7	2.3	20	19	1	16	6.9	2.3	6.9	5	3.2
\$200,001 - \$210,000	59	4.9	14	4.7	20	29	20	24	5.1	4.7	5.1	6	4.0
\$210,001 - \$220,000	74	6.2	4	1.3	25	16	13	14	10.5	1.3	10.5	1	14.0
\$220,001 - \$230,000	63	5.3	6	2.0	35	28	33	24	12.0	2.0	12.0	2	12.0
\$230,001 - \$240,000	62	5.2	7	2.3	22	21	10	11	4.7	2.3	4.7	2	5.5
\$240,001 - \$250,000	65	5.4	2	0.7	6	6	10	5	7.5	0.7	7.5	0	Infinite
\$250,001 - \$300,000	203	16.9	6	2.0	36	38	28	52	26.0	2.0	26.0	3	17.3
\$300,001 - \$400,000	146	12.2	4	1.3	81	54	52	60	45.0	1.3	45.0	0	Infinite
\$400,001 - \$500,000	37	3.1	4	1.3	44	49	50	51	38.3	1.3	38.3	2	25.5
\$500,001 - Sky	27	2.3	1	0.3	34	60	60	62	186.0	0.3	186.0	0	Infinite
Overall Total	903	75	78	26	334	339	277	344	13.2	26.0	13.2	25	13.8

Color Key		
Buyers' Market More than 6 mos	Sellers' Market Less than 4 mos	Neither; In Equilibrium 4 - 6 mos

### Chart of Attached Sales and Inventory

