

Mary "B" Battaglia GRI,CRS
Coldwell Banker United, REALTORS®
13376 Research Blvd. #120
Austin, Texas 78750
512-767-6787



Austin Year End Area Market Summary

Review of the overall Austin market:

- Compared to last end of year report the number of single-family homes sold increased by 11%, and the average sales price increased 10.5%
- The number of active listings is up by 1% compared to a year ago, while the demand remains high; two conditions which favor Sellers.
- The months of inventory in the overall Austin market continues to be just under 4 months, which reflects a balanced market.
- The average days on the market for single-family homes are 67 days, which is 3 days less for the year 2005.
- Strong job growth, a steady influx of new residents and relatively affordable prices has kept the Austin housing market strong, even as markets on the East and West coasts faltered. That isn't likely to change in the coming year. The Austin area is predicted to add about 20,000 jobs and 40,000 residents next year, about as many as were added in 2006.

Stats for MLS Area 1N for 2006:

Closed homes: 694

Average Days on the Market: 51.73

Average Sales Price: \$273,596

Months of Inventory: 1.28 months

There has been a 2.2% increase in sales price for the month of December 2006 compared to the month of December 2005.

STATS- FOR ALL OF THE AUSTIN MLS AREA

The **Month in Review: November 2006** (compared to the same month in 2005)

New listings were down by 24%; Pending sales increased by 7%; Sold listings decreased by 5%.

As for Average Prices:

"New Listings" average list price is down slightly by 1.49% to 276,966.

Sold avg. sales prices rose 5.37% to \$233,687 compared to \$221,776 in 2005.

Contact Mary "B" Battaglia: maryb@maryb.com; 512-767-6787 direct