As of March 2012 active inventory was 588, a 13% decrease from March 2011. There were 108 closings in March 2012, up 8% from March 2011. Months of Inventory was 5.4, down from 6.8 in March 2011. Median price of sold homes was $277,500 for the month of March 2012, down 3% from March 2011. The North area had 139 new properties under contract in March 2012, up 15% from March 2011.
New Properties Under Contract
This graph depicts the new properties that have gone under contract in the given month.

Market Share

These statistics are based on information obtained from the TARMLS using Brokermetrics software on 4/4/2012. Information is believed to be reliable, but not guaranteed.

Data Obtained 4/4/2012 from TARMLS using BrokerMetrics software for all closed residential sales volume between 4/1/2011-3/31/2012 rounded to the nearest tenth on one percent and deemed to be correct.
Real estate is in fact very localized. Market conditions can vary greatly by not only geographic area but also by price range, as demonstrated in the above Long Realty Research Center chart. Find the price range of interest to you to track relevant market conditions, and contact me for a more in-depth analysis.
Months of Inventory (MOI) is a good indicator of market health, taking into account both current inventory and sales rates. As a rule of thumb, a market is considered “balanced” when Months of Inventory is around 6. As you can see by this Long Realty Research Center map, market conditions can vary significantly by area. Contact me to get Months of Inventory information for your specific neighborhood.

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