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Off-Peak Buying Trends Affect November 2011 Sales, Prices
San Antonio Board of REALTORS® Releases November 2011 Sales Statistics

San Antonio, TX – December 16, 2011 – The San Antonio Board of REALTORS® (SABOR) reports a two percent decrease in November 2011 single-family residential home sales (1,239) when compared to those in November 2010 (1,269).

“A slight dip in sales figures is typical during the winter months, which is the industry’s off-peak season,” said Angela Shields, President and Chief Executive Officer of SABOR.

November 2011’s average sales price for single-family residential homes registered at \$174,861 (an eight percent decrease from November 2010), while the month’s median price was \$145,500. This is a five percent decrease from November 2010’s median price.

“This month, we saw a sales decrease for homes priced between \$200,000 and \$500,000, as well as homes priced above the half-million dollar mark,” said Scott Caballero, SABOR’s 2011 Chairman of the Board. “The change could account for the month-to-month decline, but year-to-date, we’re seeing an increase.” Caballero cites the one percent rise in home prices year-to-date when compared to the first eleven months of last year.

SABOR is preparing for its January 5th Housing Forecast. The event features real estate experts from across the country who will provide insight on market trends and will offer predictions on how the market will fare in 2012.

Shields is optimistic. “This month is comparable to numbers from the same period last year. Once our December numbers come in, we’ll have a complete picture of the strength of San Antonio’s market.

Market data is compiled from the San Antonio Board of REALTORS® Multiple Listing Service report. The San Antonio Board of REALTORS® is the largest professional trade organization in San Antonio and represents over 7,000 REALTOR® members. SABOR is one of over 1,600 local boards and 54 state and territory organizations of REALTORS® nationwide that make up the National Association of REALTORS® (NAR). Please visit SABOR.com for more information

November 2011
Stats and Insights

1,239 – Total number of single-family residential home sales in November 2011, a 2% decrease from November 2010.

\$174,861 – Average price of a single-family residential home in November 2011, an 8% decrease from November 2010.

\$145,500 – Median price of a single-family residential home in November 2011, a 5% decrease when compared to November 2010.

Approximately 7 Months – Months of inventory in November 2011.

1,164 – Number of pending sales in November 2011.