



The Local Market

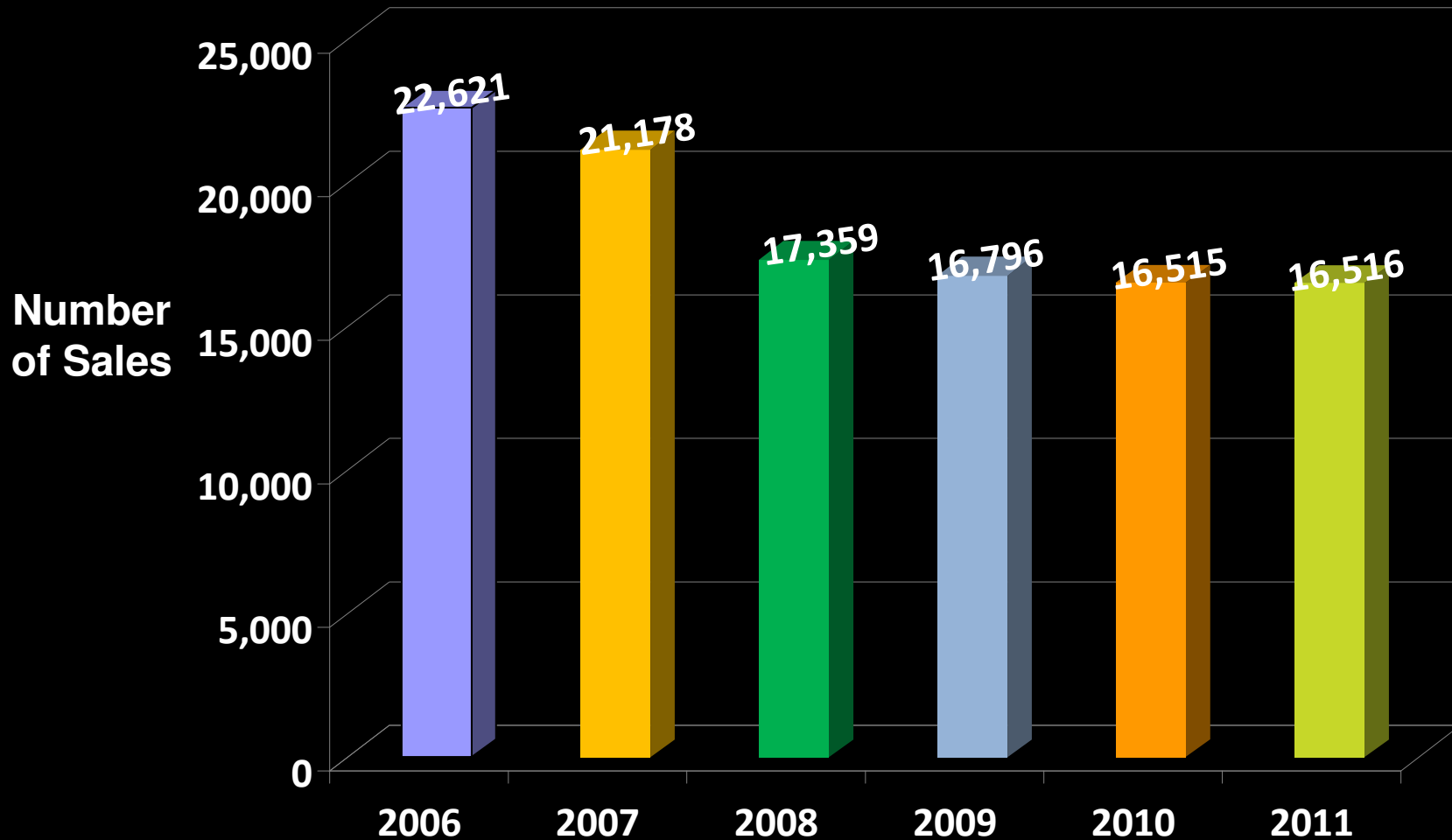
2012 SABOR Housing Forecast



SABOR
SAN ANTONIO
BOARD of REALTORS®

ANNUAL SALES TRENDS

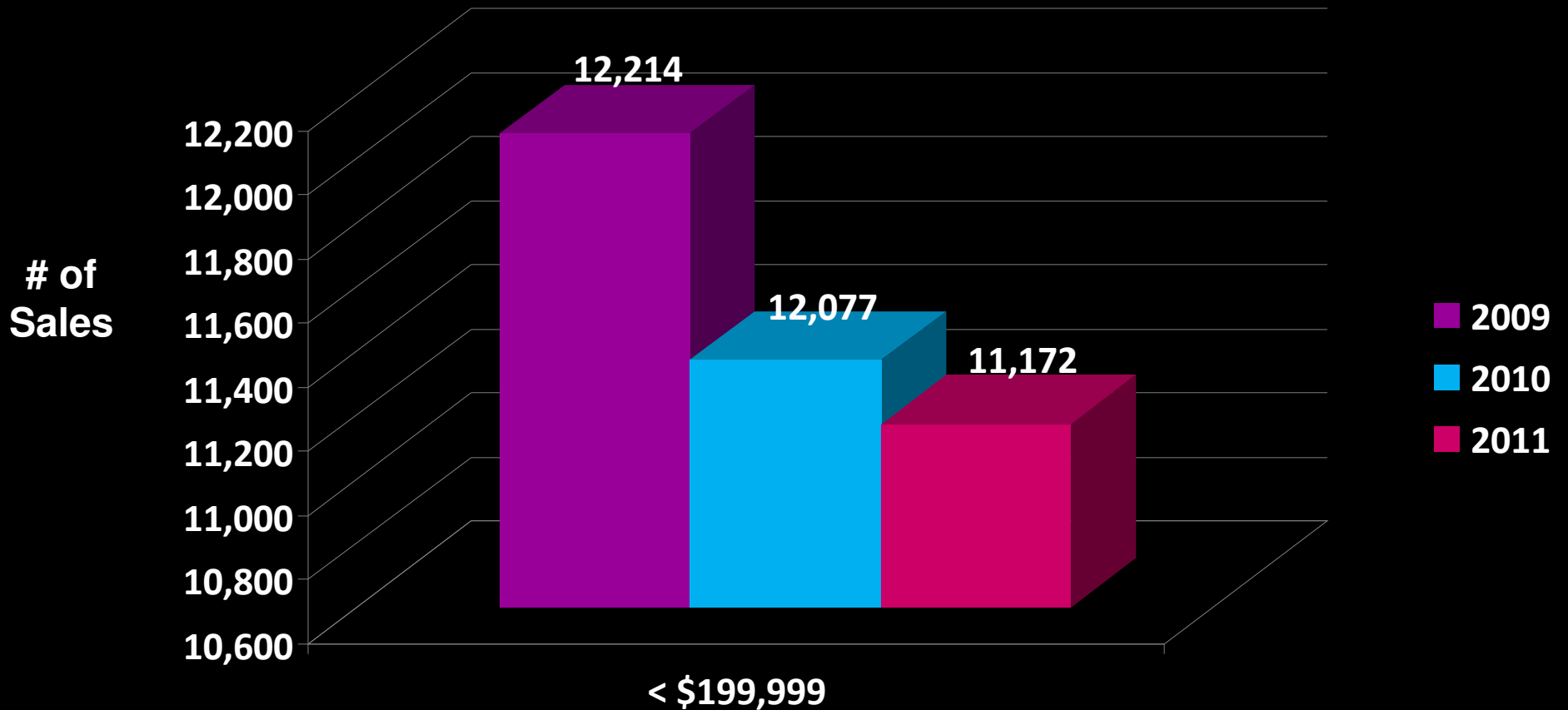
(JAN - NOV)



NUMBER OF SALES BY PRICE RANGE

RANGE

(\$0-\$199,999 – JANUARY thru NOVEMBER)



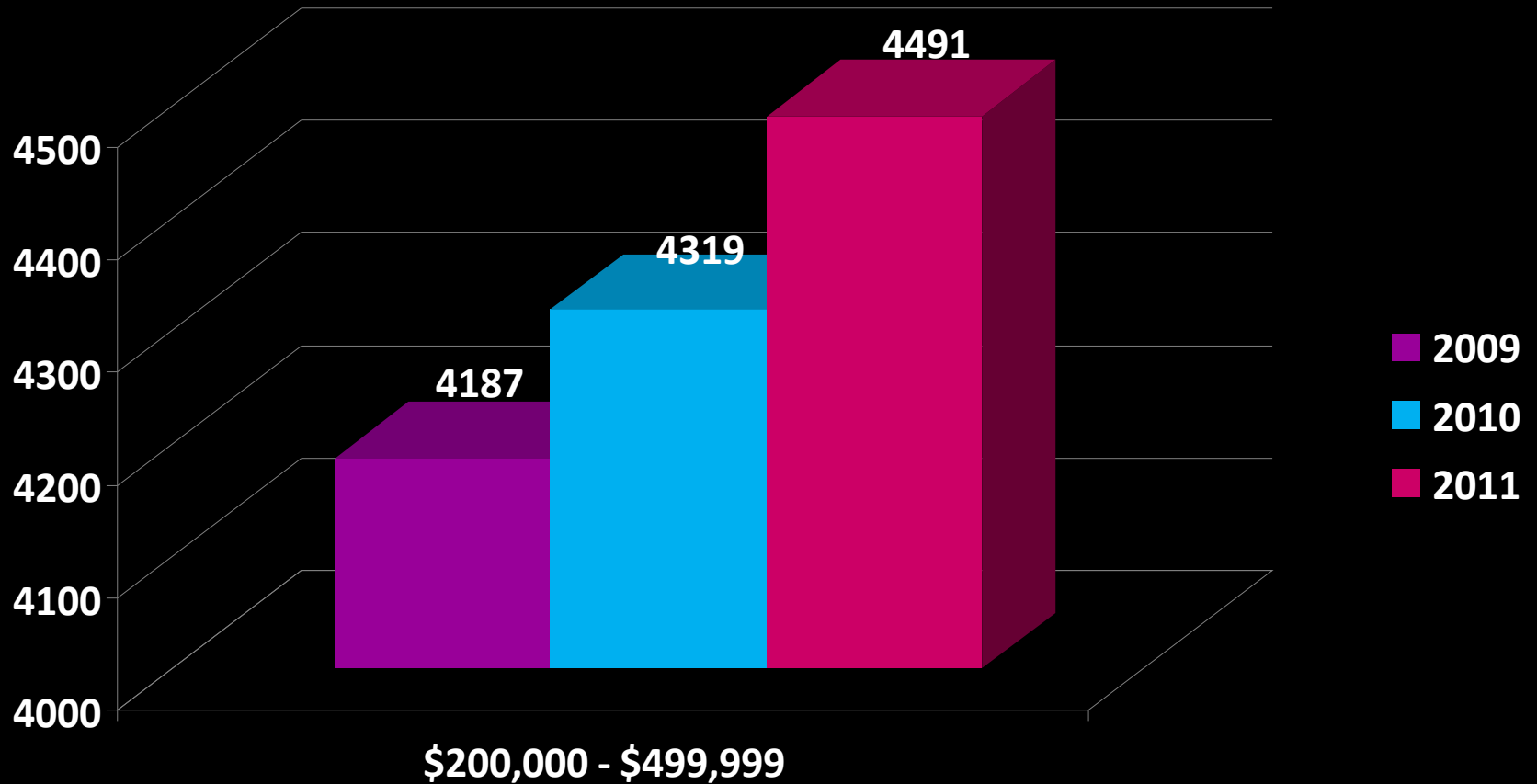
Price Range

Source:
MLS

NUMBER OF SALES BY PRICE

RANGE

(\$200,000 - \$499,999 - JANUARY thru
NOVEMBER)



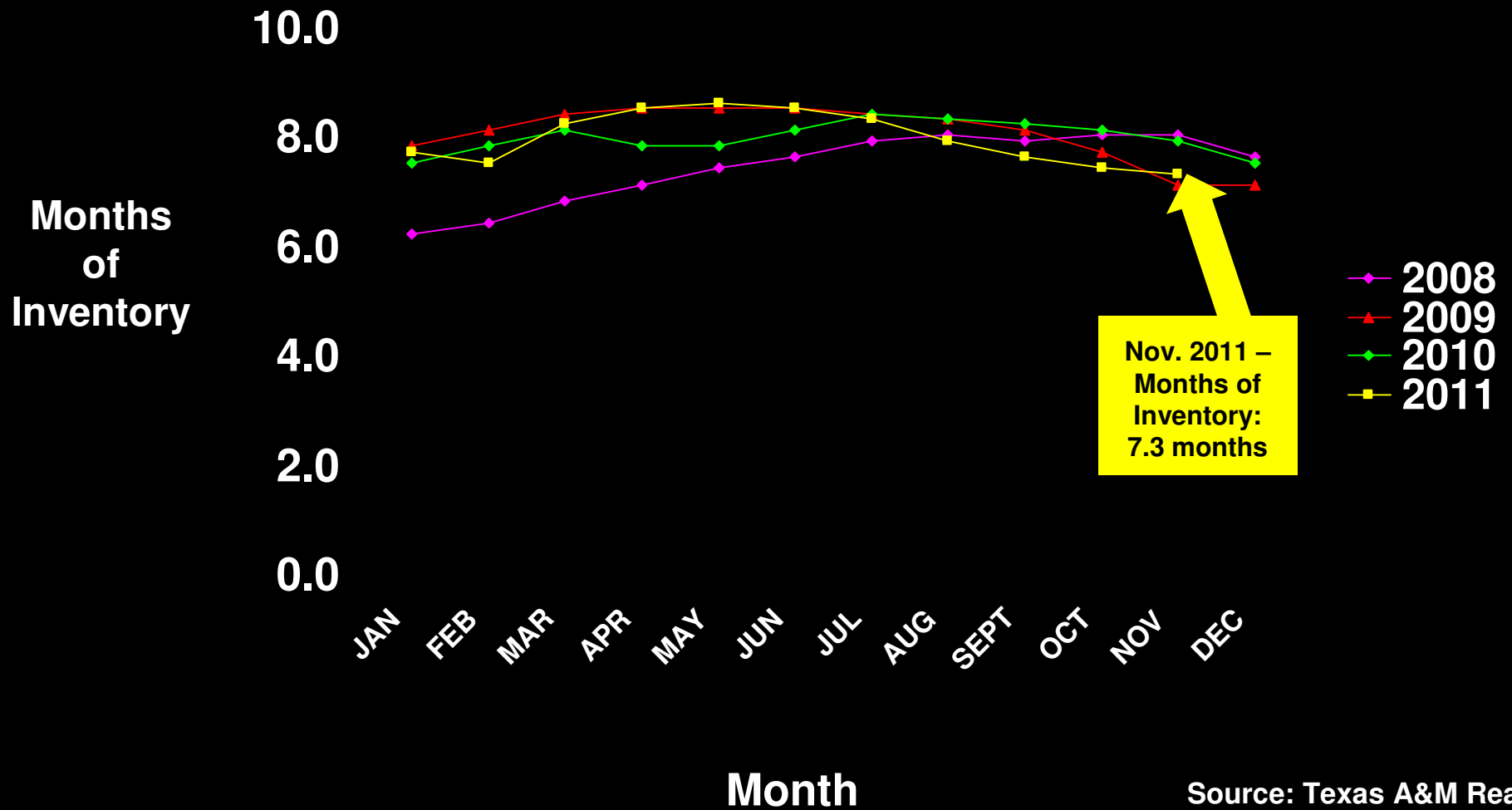
NUMBER OF SALES \$500,000 AND ABOVE (JANUARY thru NOVEMBER)



Source:
MLS

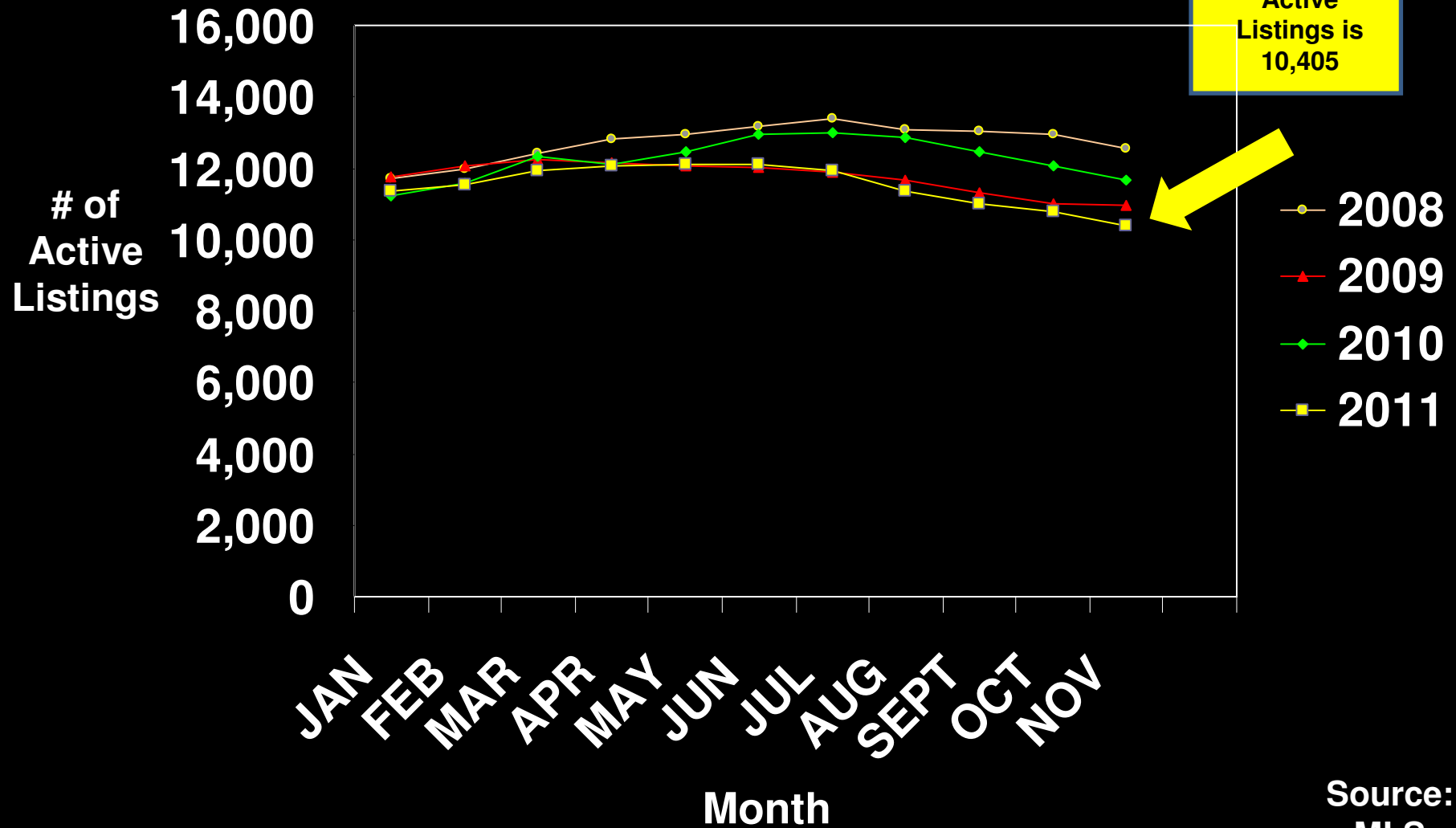
MONTHS OF INVENTORY BY YEAR

(Includes Single-Family & Condos/Townhomes)



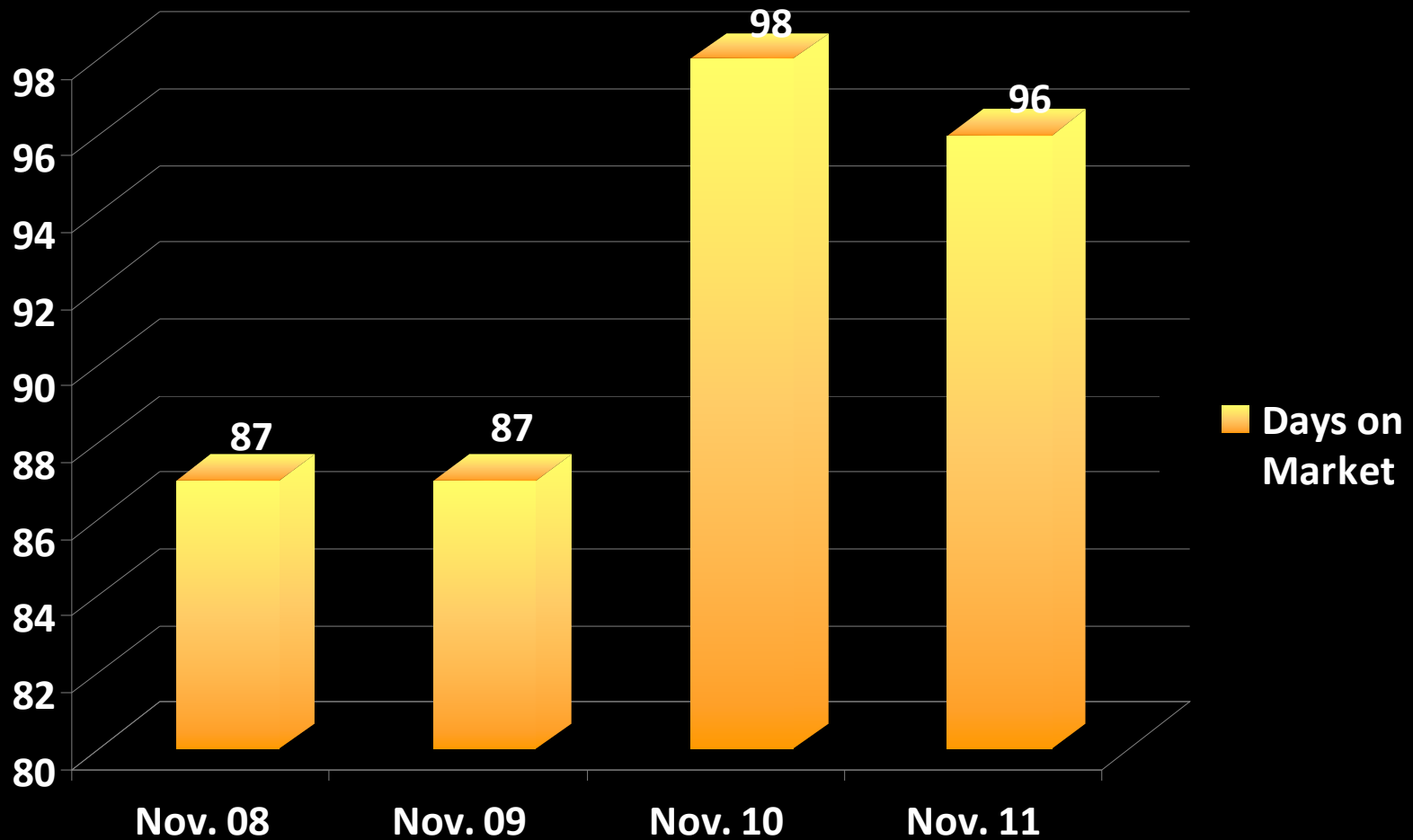
Source: Texas A&M Real Estate Research Center

NUMBER OF MONTHLY ACTIVE LISTINGS BY YEAR



Source:
MLS

Days on Market (November)



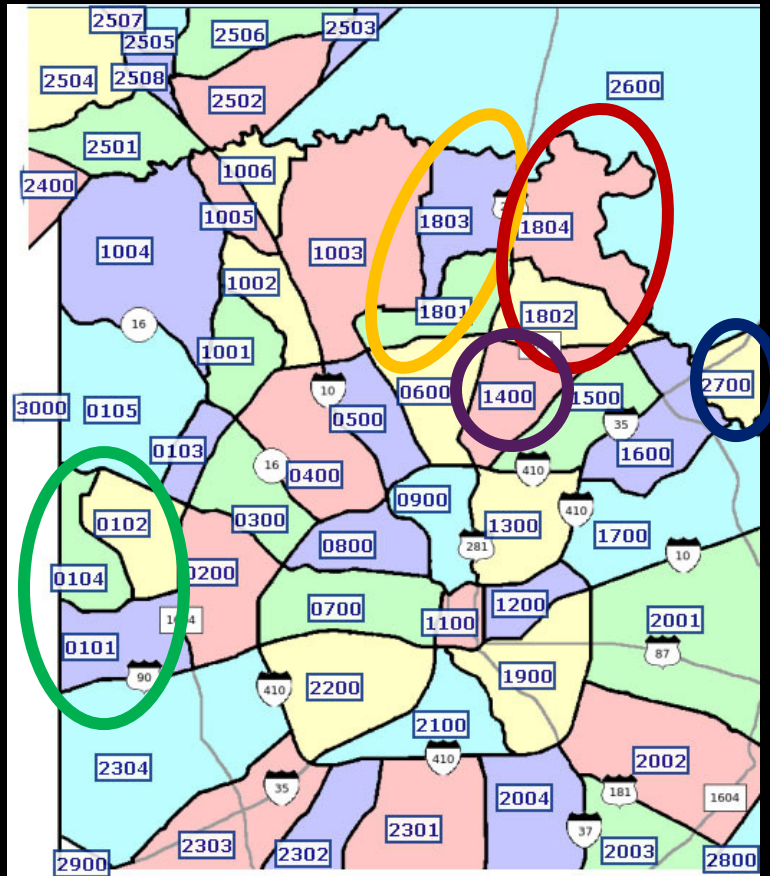
Source:
MLS

YTD MEDIAN SALES PRICE PER YEAR (JAN - NOV)



Source:
MLS

PRICE/SQ. FT. PER AREA



<u>Area</u>	<u># of Sales 2010 (Jan-Nov)</u>	<u># of Sales 2011 (Jan-Nov)</u>	<u>Price/Sq Ft 2010 (Jan- Nov)</u>	<u>Price/ Sq Ft 2011 (Jan-Nov)</u>
Area 27 (Schertz/Cibolo)	1,169	1,237	\$85.61	\$84.46
Area 18 (Encino Pk/Bulverde Cr – includes 1802 & 1804 only)	587	632	\$90.99	\$90.22
Area 18 (Stone Oak – includes 1801 & 1803 only)	1,090	1,103	\$99.07	\$96.38
Area 1 (Near Sea World – includes 0101, 0102, & 0104 only)	548	704	\$78.29	\$81.29
Area 14 (Steubing Ranch/San Pedro Hills)	681	709	\$80.13	\$79.88

PRICE/SQ. FT. PER SUBDIVISION

<u>Subdivision</u>	<u>\$/Sq.Ft. 2009</u>	<u>\$/Sq.Ft. 2010</u>	<u>\$/Sq.Ft. 2011</u>
The Dominion	\$186.83	\$166.00	\$164.23
Alamo Heights	\$193.68	\$193.51	\$186.73
Cordillera Ranch	\$187.94	\$168.89	\$192.49
Elm Creek	\$120.55	\$139.89	\$111.67
Deerfield	\$111.17	\$116.33	\$112.97

PRICE/SQ. FT. PER SUBDIVISION

Includes September, October and November
numbers of each year

<u>Subdivision</u>	<u>\$/Sq.Ft. 2009</u>	<u>\$/Sq.Ft. 2010</u>	<u>\$/Sq.Ft. 2011</u>
Inwood	\$99.43	\$107.15	\$105.55
Fair Oaks	\$123.39	\$121.25	\$122.21
San Pedro Hills	\$83.61	\$80.24	\$82.15
Colonies North	\$105.67	\$86.04	\$79.64



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