

Real-Time Housing Market Update

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Highlights

The Altos 10-City Composite presents the most current perspective on housing market conditions across the country. The Composite rose by 2.2% in April for the 10-City Composite Index.

- The Altos Research 10-City Composite Index was up by 2.2% in April and 3.3% during the most recent three month period.
- The price increase does not signal a market recovery *per se*. Rather the Altos 10-City Composite is tracking a shift in properties on the market. The market has experienced some clearing at the low-end (two years after the first sub-prime collapse) while new properties on the market are shifting to the higher-end.
- The largest monthly drop in asking prices occurred in Las Vegas followed closely by Salt Lake City with drops of 3.8% and 2.6% respectively during April. The median listing price in Las Vegas fell to \$190,823 in April 2009 compared to \$309,541 in April 2008.
- Prices increased in 22 of 26 markets with 18 markets showing three months of sequential price increases.
- Across the 10-City Composite Index markets inventory fell by 1.5% during April and by 0.2% over the most recent three month period. Many markets exhibited an atypical decline in inventory with the number of listed properties falling in 15 of 26 markets. The important question is whether inventory growth will remain restrained as job losses continue to pummel the economy.
- All markets except Portland, San Francisco and Salt Lake City had a median days-on-market of 100 or more in April. By far, the market with the slowest rate of inventory turnover was Miami with a median of 246 days-on-market or more than eight months.

April Home Price Trends

The 10-City Composite Index was up 2.2% during April and up 3.3% for the most recent three month period. This represents the first time the index has shown three months of sequential listing price increases since inception of the Composite Index in January 2008. It also illustrates the powerful effect of seasonality on industry results even amid a deep and continuing economic recession.

Prices fell in just 4 of 26 markets during April. The largest monthly decline occurred in Las Vegas with asking prices down by 3.8%. The decline in Salt Lake was nearly as bad with a drop of 2.6% in April and 6.4% over the past three months. Seattle and Portland listing prices also fell with drops of 1.1% and 1.2% respectively for the month.

Asking prices increased in 22 of 26 markets. Prices rose at the fastest rate in San Jose which experienced a jump of 3.7% followed by Los Angeles up 3.2%. Prices also rose by more than 2% during April in Boston, San Diego, Philadelphia, Houston and Dallas. Prices in 18 markets are now showing three months of sequential listing price increases.



Altos Research Price Index					
MSA	February 2009	March 2009	April 2009	% Change Last Month	% Change Over 3 Months
10 City Composite	\$ 470,083	\$ 475,222	\$ 485,549	2.2%	3.3%
San Jose	\$ 660,034	\$ 669,035	\$ 693,695	3.7%	5.1%
Los Angeles	\$ 619,524	\$ 632,229	\$ 652,308	3.2%	5.3%
Boston	\$ 455,714	\$ 465,688	\$ 478,765	2.8%	5.1%
San Diego	\$ 656,858	\$ 672,565	\$ 691,221	2.8%	5.2%
Philadelphia	\$ 301,749	\$ 302,720	\$ 310,506	2.6%	2.9%
Houston	\$ 230,897	\$ 235,891	\$ 241,496	2.4%	4.6%
Dallas	\$ 235,810	\$ 238,699	\$ 244,337	2.4%	3.6%
Cleveland	\$ 165,438	\$ 167,901	\$ 171,230	2.0%	3.5%
New York	\$ 620,671	\$ 623,790	\$ 635,242	1.8%	2.3%
Denver	\$ 377,008	\$ 379,779	\$ 386,086	1.7%	2.4%
Chicago	\$ 325,719	\$ 330,161	\$ 335,615	1.7%	3.0%
Indianapolis	\$ 166,132	\$ 168,245	\$ 171,018	1.6%	2.9%
Phoenix	\$ 323,755	\$ 323,144	\$ 328,349	1.6%	1.4%
Miami	\$ 453,453	\$ 460,859	\$ 467,827	1.5%	3.2%
San Francisco	\$ 576,748	\$ 598,581	\$ 607,376	1.5%	5.3%
Detroit	\$ 151,035	\$ 150,298	\$ 152,388	1.4%	0.9%
Minneapolis	\$ 274,422	\$ 274,574	\$ 278,119	1.3%	1.3%
Charlotte	\$ 257,775	\$ 261,195	\$ 264,472	1.3%	2.6%
Atlanta	\$ 224,706	\$ 224,919	\$ 227,385	1.1%	1.2%
Austin	\$ 299,524	\$ 298,830	\$ 302,021	1.1%	0.8%
Washington, DC	\$ 452,657	\$ 454,016	\$ 458,323	0.9%	1.3%
Tampa	\$ 227,338	\$ 227,008	\$ 227,987	0.4%	0.3%
Seattle	\$ 439,669	\$ 431,550	\$ 426,701	-1.1%	-2.9%
Portland	\$ 349,367	\$ 344,107	\$ 339,942	-1.2%	-2.7%
Salt Lake City	\$ 446,819	\$ 429,162	\$ 418,153	-2.6%	-6.4%
Las Vegas	\$ 206,406	\$ 198,434	\$ 190,823	-3.8%	-7.5%

April Housing Supply Trends

For the month of April, listed property inventory increased in 11 of 26 markets. While inventory counts can be volatile, a decline in inventory is atypical during the spring selling season when inventory traditionally increases. Inventory grew by the largest amount in Boston up 6.3% followed by Austin and Seattle up 4.9% and 4.8% respectively. Across the 10-City Composite Index markets, inventory fell by 1.5% for the month and 0.2% during the most recent three month period.

Inventory levels declined in 15 of 26 markets. Inventory fell by the largest amount in Phoenix down 11.0% and San Francisco where it contracted by 7.1%. The key question is whether inventory growth during the spring selling season will remain restrained. With lender foreclosure moratoriums ending, the supply of distressed properties may increase but low mortgage rates may also balance that supply with growing demand.

Listing Inventory					
MSA	February 2009	March 2009	April 2009	% Change Last Month	% Change Over 3 Months
10 City Composite	283,681	287,471	283,252	-1.5%	-0.2%
Boston	13,628	14,709	15,643	6.3%	14.8%
Austin	9,549	10,496	11,010	4.9%	15.3%
Seattle	23,336	24,790	25,978	4.8%	11.3%
Charlotte	16,905	17,124	17,709	3.4%	4.8%
Dallas	31,733	32,895	33,838	2.9%	6.6%
Chicago	55,338	55,152	56,567	2.6%	2.2%
New York	53,305	56,890	58,283	2.4%	9.3%
Cleveland	12,421	12,850	13,117	2.1%	5.6%
Indianapolis	13,319	13,386	13,570	1.4%	1.9%
Minneapolis	17,487	17,625	17,756	0.7%	1.5%
Houston	30,482	31,137	31,223	0.3%	2.4%
Salt Lake City	7,608	7,685	7,639	-0.6%	0.4%
Denver	13,562	14,126	14,023	-0.7%	3.4%
Portland	14,169	14,278	14,145	-0.9%	-0.2%
Washington, DC	23,002	23,467	23,086	-1.6%	0.4%
Las Vegas	23,008	23,612	23,224	-1.6%	0.9%
San Diego	10,045	9,399	9,177	-2.4%	-8.6%

San Jose	5,747	5,914	5,742	-2.9%	-0.1%
Atlanta	46,613	46,618	44,949	-3.6%	-3.6%
Detroit	46,213	45,123	43,411	-3.8%	-6.1%
Los Angeles	37,754	37,376	35,719	-4.4%	-5.4%
Tampa	24,570	23,016	21,923	-4.7%	-10.8%
Miami	42,301	40,910	38,545	-5.8%	-8.9%
San Francisco	11,005	11,066	10,283	-7.1%	-6.6%
Phoenix	36,328	35,293	31,406	-11.0%	-13.5%
Philadelphia*	31,530	31,703			

* Non-reporting period due to data collection change

April Housing Market Demand Trends

During April every market except Salt Lake City, San Francisco and Portland had a median days-on-market of 100 or more. By far, the market with the slowest rate of inventory turnover was again Miami, now at a median of 246 days-on-market or more than 8 months. Portland experienced the fastest rate of inventory turnover at a median of 82 days-on-market, followed by San Francisco at 96 days.

Average Days on Market					
MSA	February 2009	March 2009	April 2009	% Change Last Month	% Change Over 3 Months
10 City Composite	145	164	166	1.4%	14.6%
Miami	193	234	246	5.2%	27.8%
Chicago	180	202	209	3.6%	16.4%
Cleveland	166	196	202	2.8%	21.6%
Charlotte	162	189	192	1.5%	18.5%
Detroit	156	183	187	2.6%	20.4%
Atlanta	162	180	184	2.4%	13.7%
Tampa	149	175	182	4.4%	22.2%
Indianapolis	157	173	173	0.4%	10.6%
Minneapolis	148	173	170	-1.8%	14.6%
Washington, DC	144	165	162	-2.1%	12.3%
Seattle	140	159	162	1.8%	15.9%
Philadelphia	151	162	159	-2.0%	5.8%

Phoenix	124	151	156	3.6%	25.6%
Denver	134	152	153	0.7%	14.4%
New York	123	136	141	3.9%	15.2%
Las Vegas	123	141	138	-2.7%	11.8%
Los Angeles	120	139	135	-2.7%	13.3%
Houston	126	136	132	-3.0%	5.0%
Dallas	118	131	122	-6.3%	4.1%
San Jose	113	130	122	-6.2%	7.5%
Austin	120	126	121	-4.0%	0.8%
San Diego	104	111	112	0.8%	6.9%
Boston	133	125	110	-11.9%	-17.2%
Salt Lake City	85	84	98	16.2%	14.8%
San Francisco	98	104	96	-7.9%	-1.5%
Portland	84	76	82	7.3%	-2.8%

* Change in methodology has made March DOM non-comparable to prior periods.

Methodology

The Altos Research—Real IQ Real-Time Housing Report provides data on current housing market conditions in major markets around the country. Unlike other data sources that lag several months behind the market, this report summarizes metrics associated with active residential property listings to present the only real-time view of the housing market.

Each “market” measured in this report is equivalent to the Census Bureau's Metropolitan Statistical Area (MSA) dominated by the city listed. Properties analyzed in this data included repeat sales of single-family homes. Condominiums and town homes are not included in the data set. New construction is not included in the data set. The Altos Research Price Index is a statistical compilation of property prices highly correlated with the S&P/Case Shiller® Index. The Altos 10-City Composite is based on single family homes in Boston, Chicago, New York, Los Angeles, San Diego, San Francisco, Miami, Las Vegas, Washington D.C., Denver. For more information visit AltosResearch.com.

About Real IQ

Real IQ provides housing market analysis and consulting services to leading mortgage and real estate companies including: Bank of America, Realogy, Weichert, Long & Foster, LendingTree and others. More information about Real IQ is located at www.realiq.com.

About Altos Research

Altos Research LLC pioneered real-time real estate market research. Founded in 2005, the company's information products serve investors, derivatives traders, and thousands of real estate professionals. The company publishes analytical reports and data feeds each week for thousands of zip codes including all 20 S&P/Case Shiller markets summarized in this report.

The Altos Research—Real IQ Housing Market Update is jointly produced by Real IQ™ and Altos Research. If you have any questions regarding this report, please contact Stephen Bedikian or Michael Simonsen.



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