

Monthly Indicators

A RESEARCH TOOL PROVIDED BY THE GREATER GREENVILLE ASSOCIATION OF REALTORS®



December 2011

There's no way to be certain what 2012 will bring. However, a few things do seem clear enough to make some assessments. First, 2011 was not the recovery year it was expected to be. It was yet another “transition year” for most. Second, multi-decade low mortgage rates and suppressed home prices coalesced to form an attractive purchase environment. And buyers did just what their name implies. This has driven down inventory levels in many locales, which—thirdly—nudged the market balance toward equilibrium. Here's how the final month of 2011 concluded the year.

New Listings in the Greater Greenville region decreased 14.5 percent to 720. Pending Sales were down 26.8 percent to 290. Inventory levels shrank 17.3 percent to 6,048 units, extending the signature trend of 2011.

Home prices finished the year on an up note. The Median Sales Price increased 4.7 percent to \$135,000. Days on Market increased 6.5 percent to 122 days. Absorption rates improved as Months Supply of Inventory was down 13.8 percent to 11.0 months.

Ultimately, the upcoming spring market should be a major tell about the future direction of housing. Sellers are seeing multiple-offer situations; buyers are seeing sub-4.0 percent loans; supply-demand trends are more balanced. When it gets down to it, that's a stable foundation and a far cry from 2009. While the fundamentals are better, the foreclosure situation and political unknowns remain wildcards. For now, enjoy the fresh canvas.

Quick Facts

+ 1.8%

Change in
Closed Sales

+ 4.7%

Change in
Median Sales Price

- 17.3%

Change in
Inventory

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[Click on desired metric to jump to that page.](#)

Market Overview

Key market metrics for the current month and year-to-date figures.

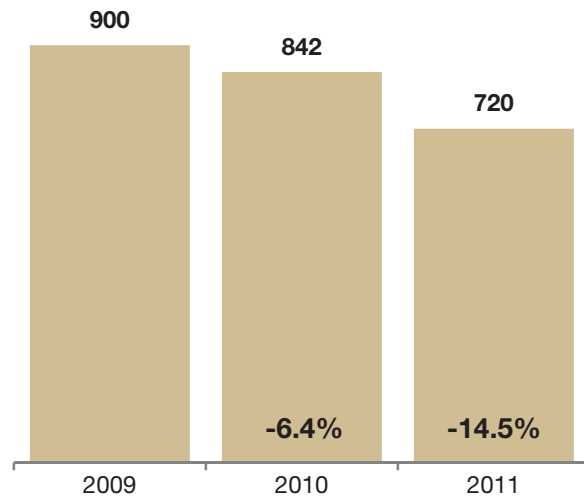


Key Metrics	Historical Sparklines	12-2010	12-2011	+ / -	YTD 2010	YTD 2011	+ / -
New Listings		842	720	- 14.5%	16,484	13,570	- 17.7%
Pending Sales		396	290	- 26.8%	6,878	6,601	- 4.0%
Closed Sales		491	500	+ 1.8%	6,835	6,666	- 2.5%
Days on Market Until Sale		115	122	+ 6.5%	103	114	+ 10.6%
Median Sales Price		\$128,950	\$135,000	+ 4.7%	\$140,000	\$140,000	0.0%
Average Sales Price		\$158,445	\$160,951	+ 1.6%	\$168,946	\$169,072	+ 0.1%
Percent of List Price Received		93.2%	93.6%	+ 0.4%	94.8%	94.5%	- 0.3%
Housing Affordability Index		208	215	+ 3.3%	195	209	+ 7.1%
Inventory of Homes for Sale		7,311	6,048	- 17.3%	--	--	--
Months Supply of Homes for Sale		12.8	11.0	- 13.8%	--	--	--

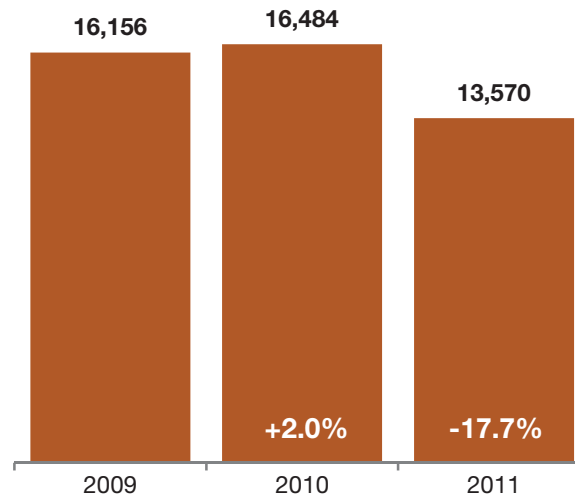
New Listings

A count of the properties that have been newly listed on the market in a given month.

December

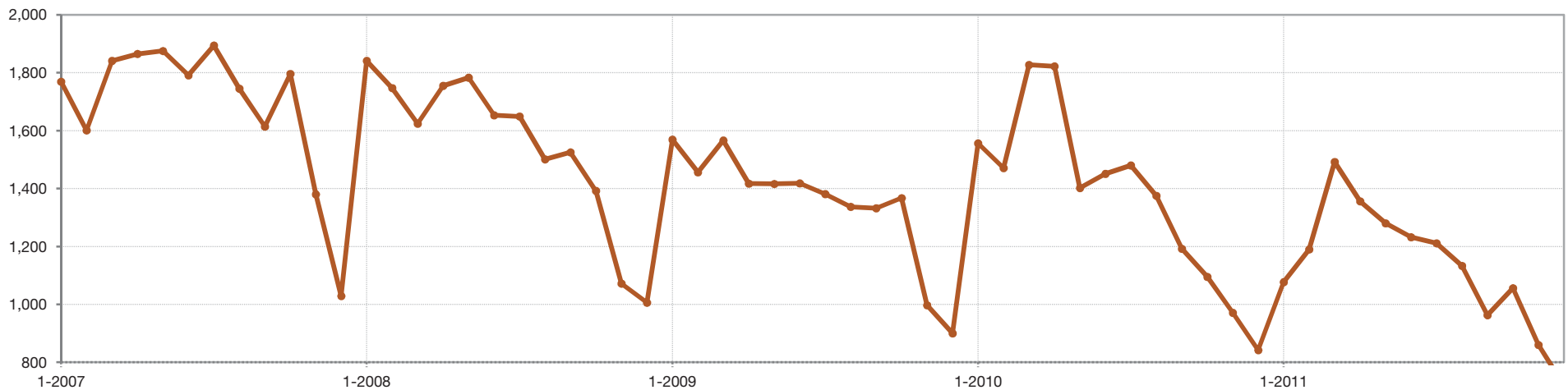


Year To Date



Month	Prior Year	Current Year	+ / -
January	1,556	1,077	-30.8%
February	1,471	1,190	-19.1%
March	1,827	1,492	-18.3%
April	1,822	1,356	-25.6%
May	1,402	1,280	-8.7%
June	1,451	1,232	-15.1%
July	1,480	1,211	-18.2%
August	1,375	1,133	-17.6%
September	1,192	963	-19.2%
October	1,095	1,056	-3.6%
November	971	860	-11.4%
December	842	720	-14.5%
12-Month Avg	1,374	1,131	-17.7%

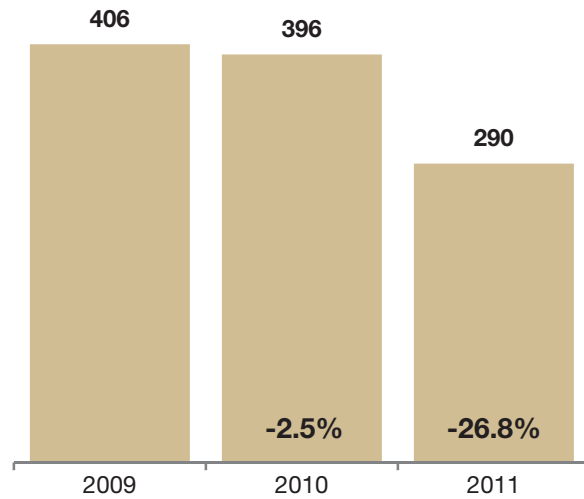
Historical New Listing Activity



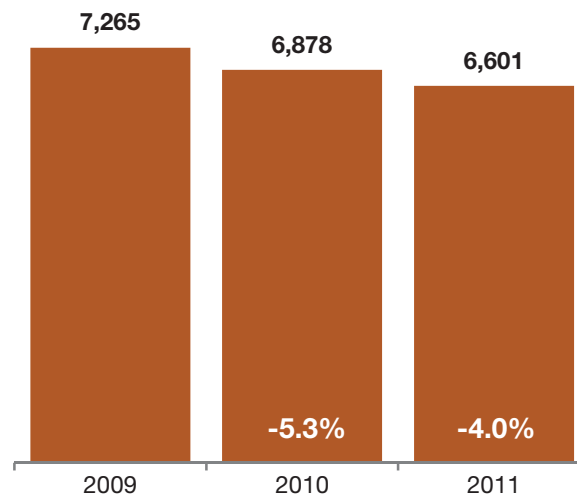
Pending Sales

A count of the properties on which contracts have been accepted in a given month.

December

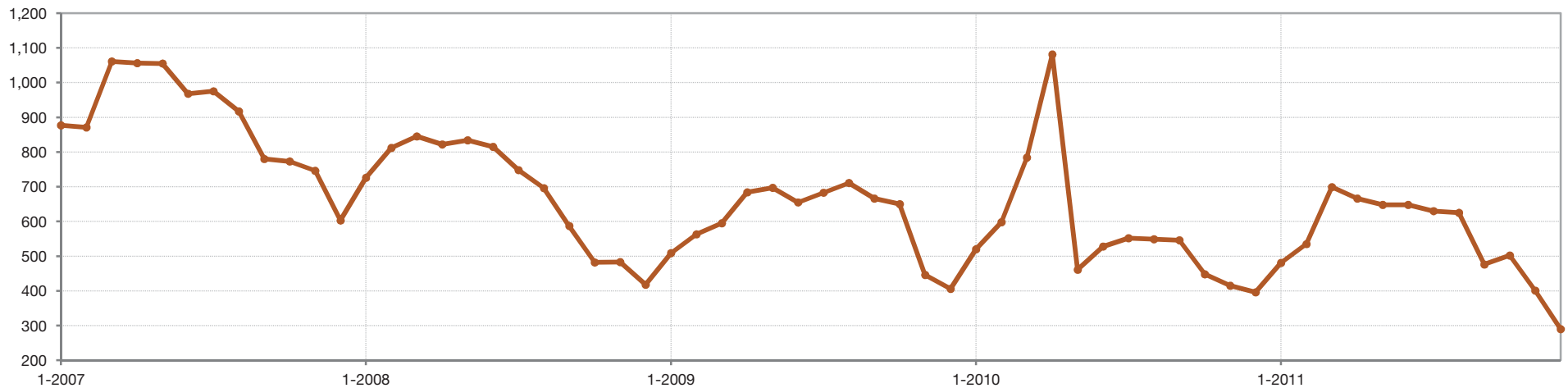


Year To Date



Month	Prior Year	Current Year	+ / -
January	520	481	-7.5%
February	598	535	-10.5%
March	784	699	-10.8%
April	1,081	666	-38.4%
May	461	648	+40.6%
June	528	648	+22.7%
July	552	630	+14.1%
August	549	625	+13.8%
September	546	476	-12.8%
October	448	502	+12.1%
November	415	401	-3.4%
December	396	290	-26.8%
12-Month Avg	573	550	-4.0%

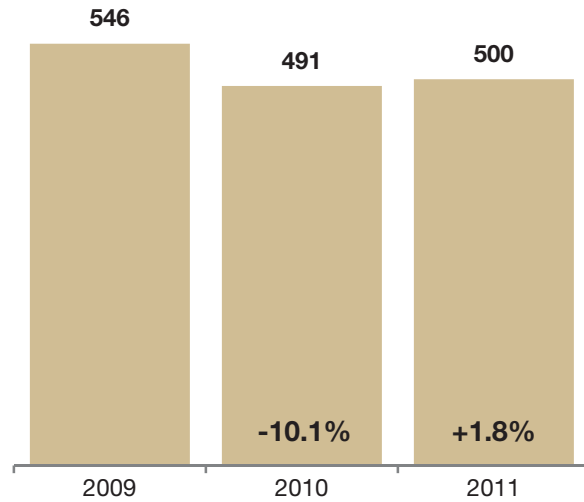
Historical Pending Sales Activity



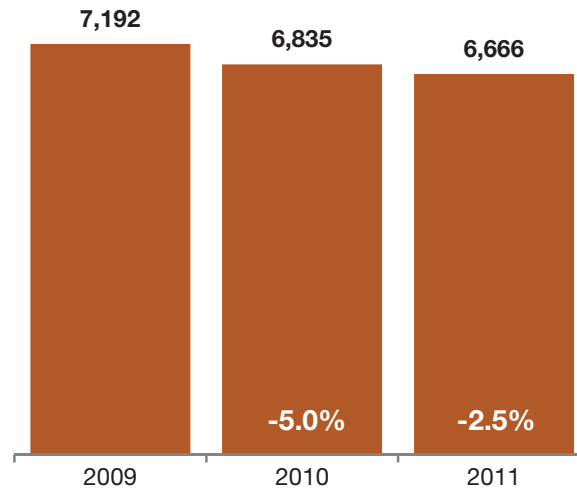
Closed Sales

A count of the actual sales that have closed in a given month.

December

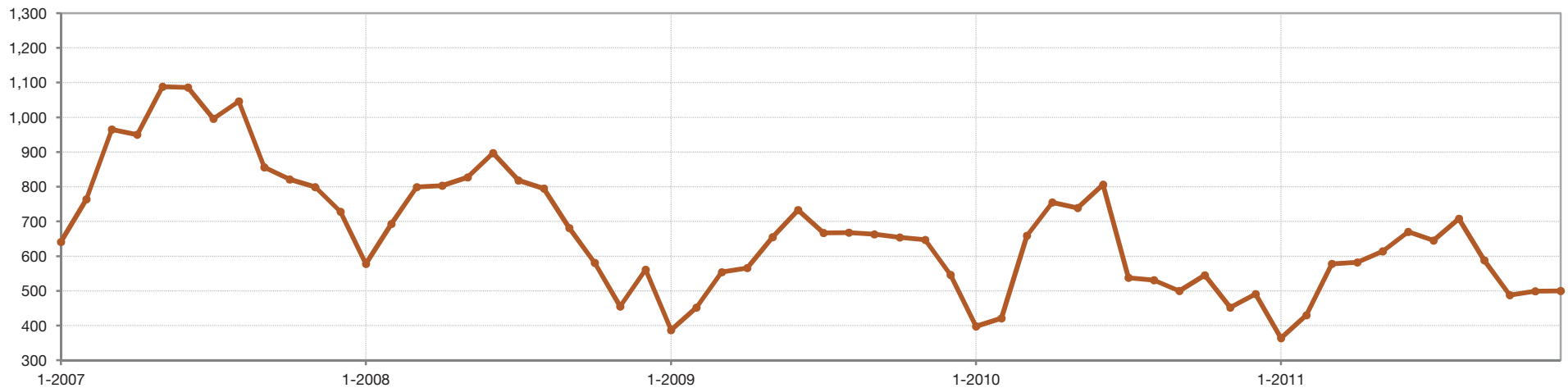


Year To Date



Month	Prior Year	Current Year	+ / -
January	398	364	-8.5%
February	421	430	+2.1%
March	659	578	-12.3%
April	755	582	-22.9%
May	739	614	-16.9%
June	806	670	-16.9%
July	538	645	+19.9%
August	531	708	+33.3%
September	500	588	+17.6%
October	545	488	-10.5%
November	452	499	+10.4%
December	491	500	+1.8%
12-Month Avg	570	556	-2.5%

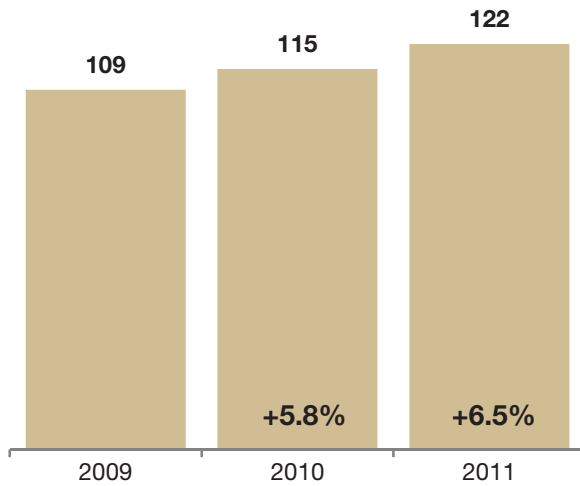
Historical Closed Sales Activity



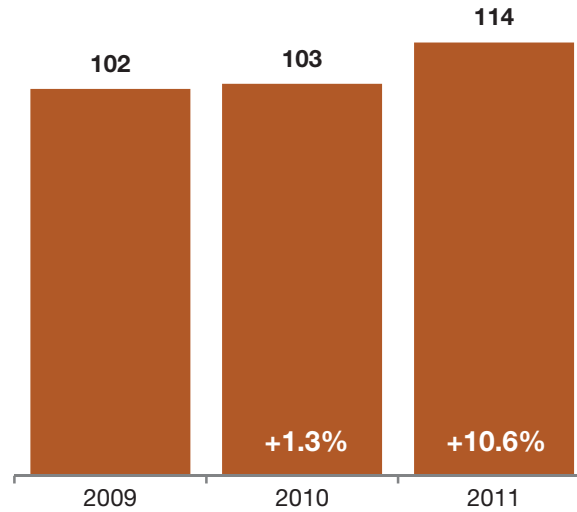
Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.

December

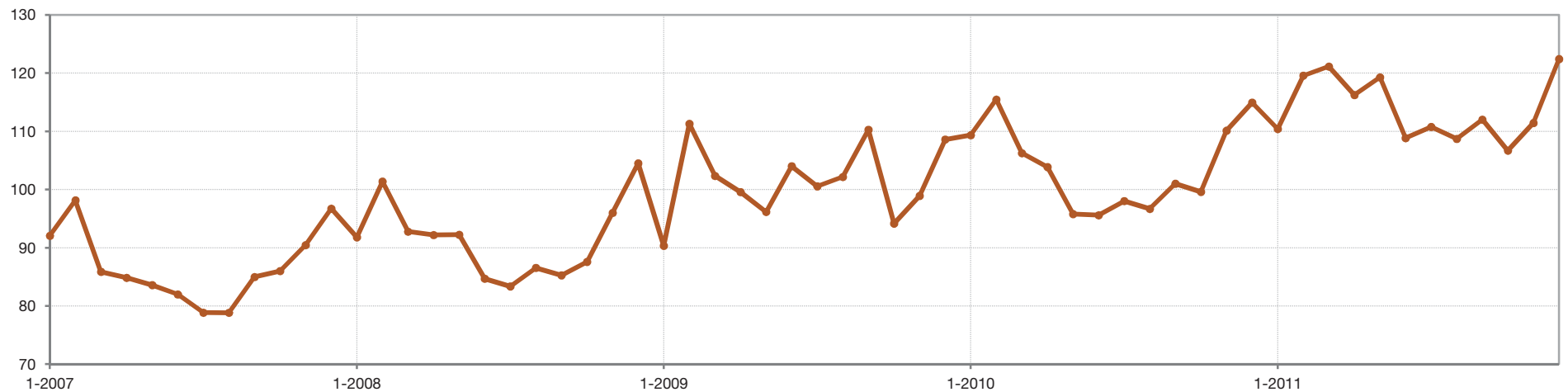


Year To Date



Month	Prior Year	Current Year	+ / -
January	109	110	+1.0%
February	115	120	+3.6%
March	106	121	+14.0%
April	104	116	+11.9%
May	96	119	+24.5%
June	96	109	+13.9%
July	98	111	+13.0%
August	97	109	+12.4%
September	101	112	+10.9%
October	100	107	+7.1%
November	110	111	+1.2%
December	115	122	+6.5%
12-Month Avg	105	115	+10.1%

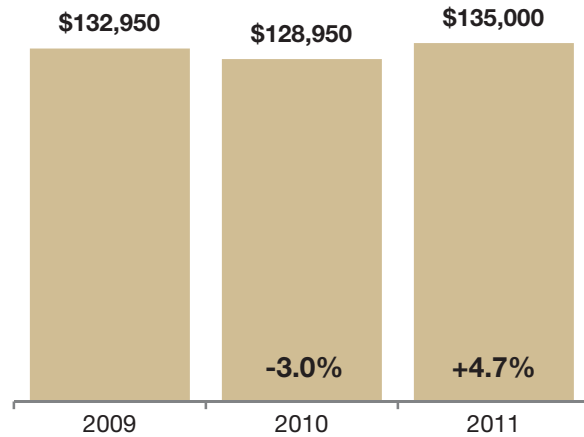
Historical Days on Market Until Sale



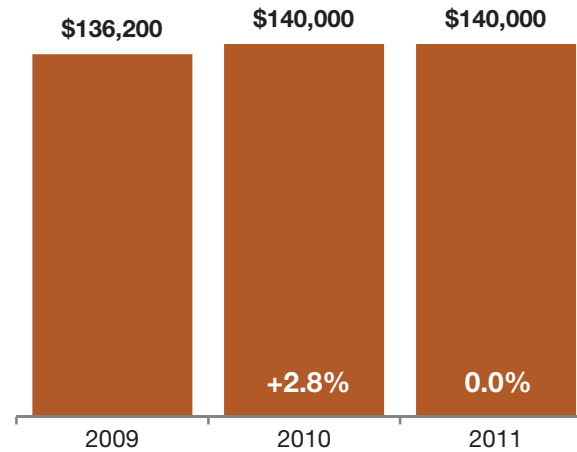
Median Sales Price

Median price point for all closed sales, not accounting for seller concessions, in a given month.

December

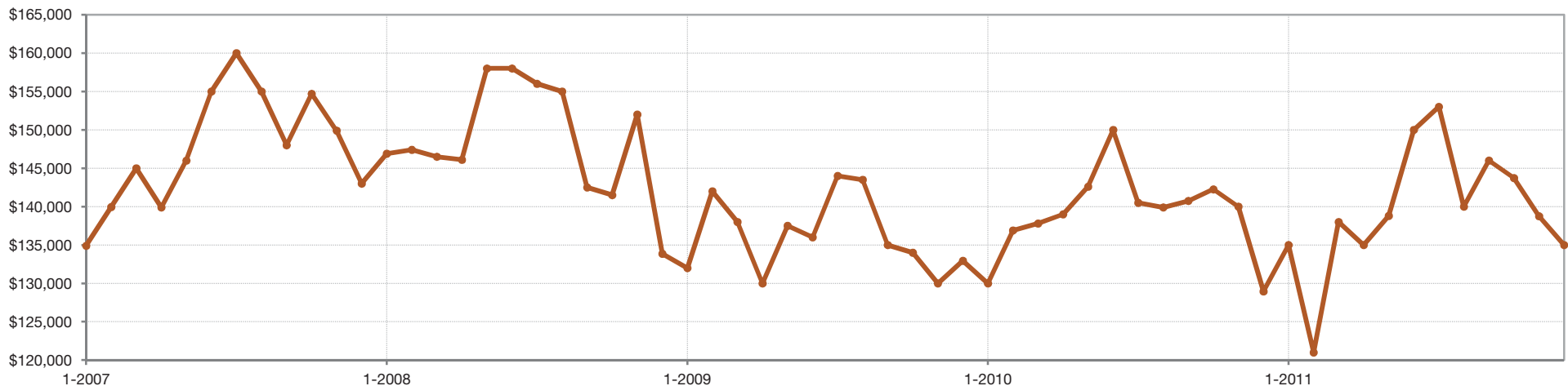


Year To Date



Month	Prior Year	Current Year	+ / -
January	\$130,000	\$135,000	+3.8%
February	\$136,900	\$121,000	-11.6%
March	\$137,800	\$138,000	+0.1%
April	\$139,000	\$135,000	-2.9%
May	\$142,600	\$138,800	-2.7%
June	\$150,000	\$150,000	0.0%
July	\$140,500	\$153,000	+8.9%
August	\$139,900	\$140,000	+0.1%
September	\$140,750	\$146,000	+3.7%
October	\$142,250	\$143,720	+1.0%
November	\$140,000	\$138,750	-0.9%
December	\$128,950	\$135,000	+4.7%
12-Month Med	\$140,000	\$140,000	0.0%

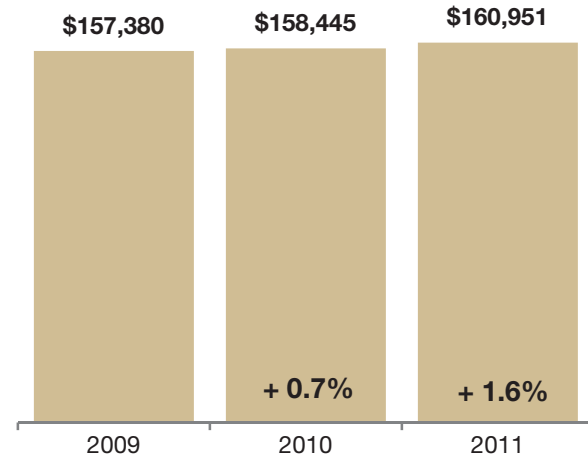
Historical Median Sales Price



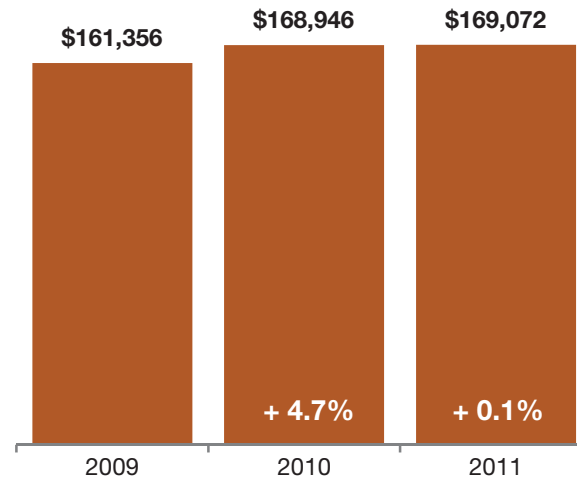
Average Sales Price

Average sales price for all closed sales, not accounting for seller concessions, in a given month.

December

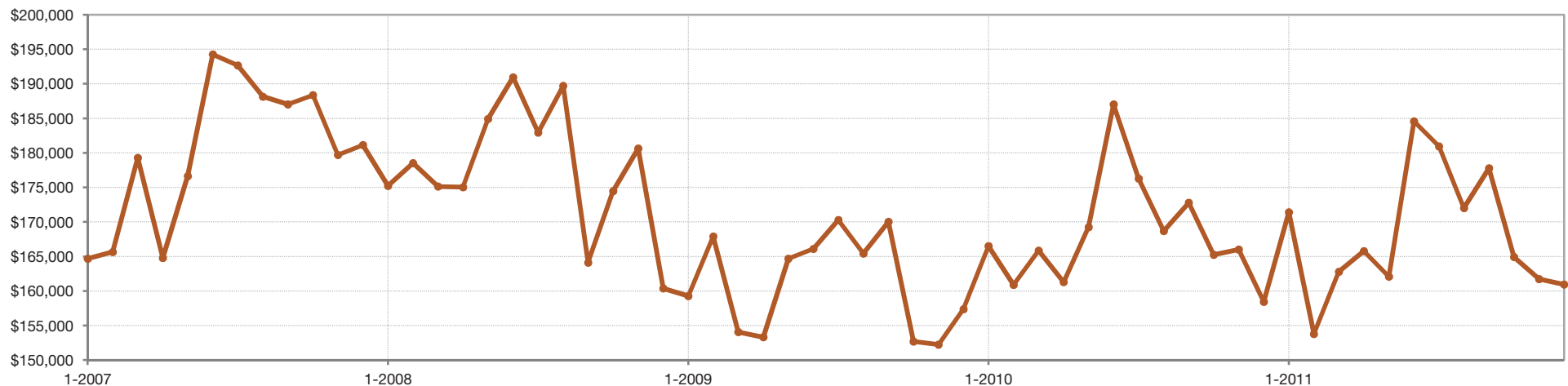


Year To Date



Month	Prior Year	Current Year	+ / -
January	\$166,509	\$171,403	+2.9%
February	\$160,896	\$153,783	-4.4%
March	\$165,849	\$162,790	-1.8%
April	\$161,300	\$165,775	+2.8%
May	\$169,248	\$162,088	-4.2%
June	\$187,023	\$184,559	-1.3%
July	\$176,279	\$180,933	+2.6%
August	\$168,700	\$172,022	+2.0%
September	\$172,789	\$177,780	+2.9%
October	\$165,247	\$164,926	-0.2%
November	\$166,013	\$161,733	-2.6%
December	\$158,445	\$160,951	+1.6%
12-Month Avg	\$168,946	\$169,072	+0.1%

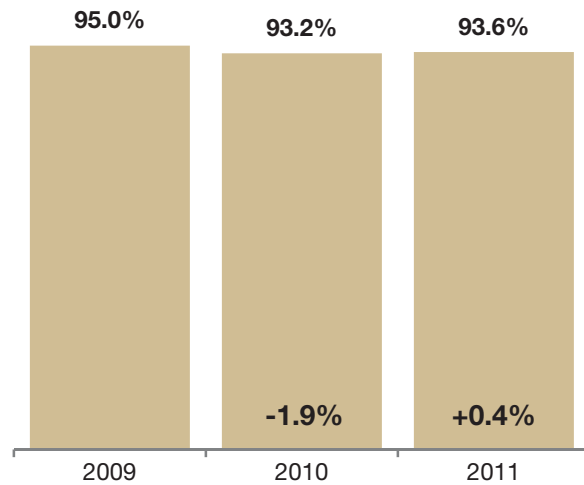
Historical Average Sales Price



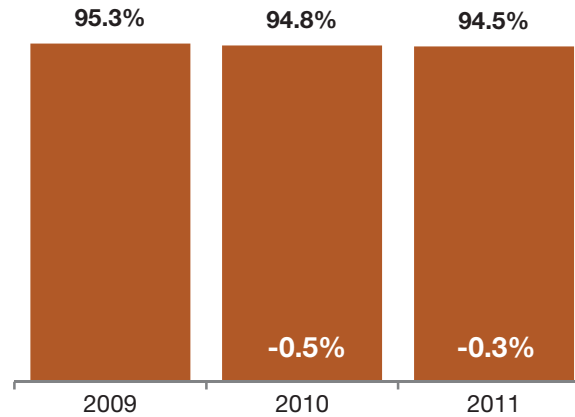
Percent of List Price Received

Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

December

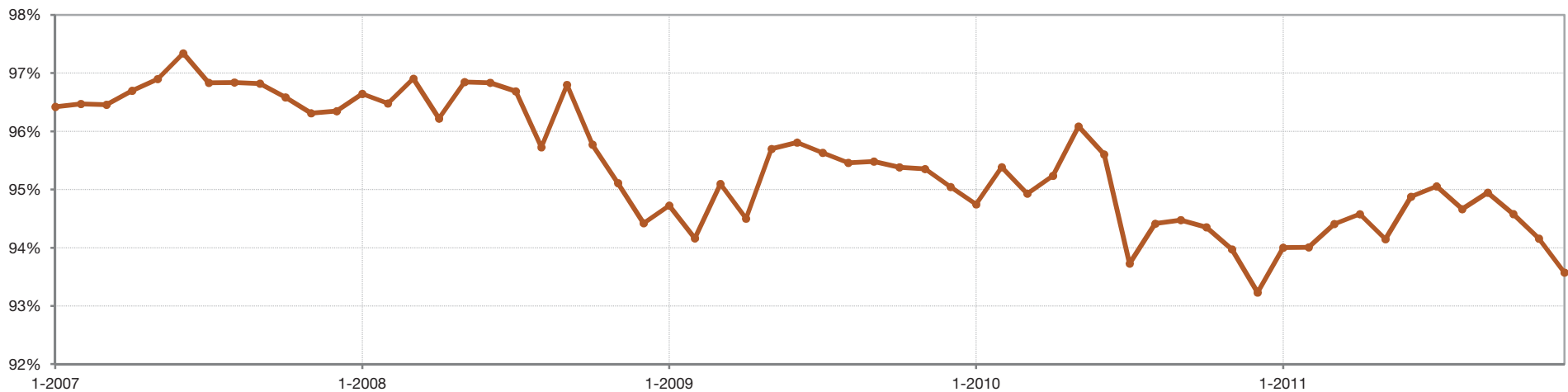


Year To Date



Month	Prior Year	Current Year	+ / -
January	94.7%	94.0%	-0.8%
February	95.4%	94.0%	-1.4%
March	94.9%	94.4%	-0.5%
April	95.2%	94.6%	-0.7%
May	96.1%	94.1%	-2.0%
June	95.6%	94.9%	-0.8%
July	93.7%	95.1%	+1.4%
August	94.4%	94.7%	+0.3%
September	94.5%	94.9%	+0.5%
October	94.4%	94.6%	+0.2%
November	94.0%	94.2%	+0.2%
December	93.2%	93.6%	+0.4%
12-Month Avg	94.8%	94.5%	-0.3%

Historical Percent of List Price Received

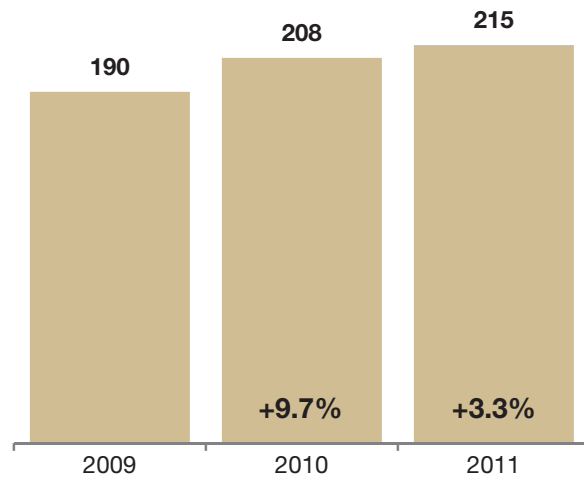


Housing Affordability Index

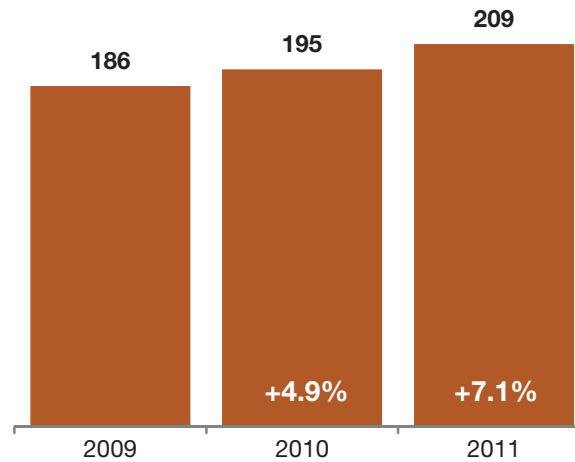
This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**



December

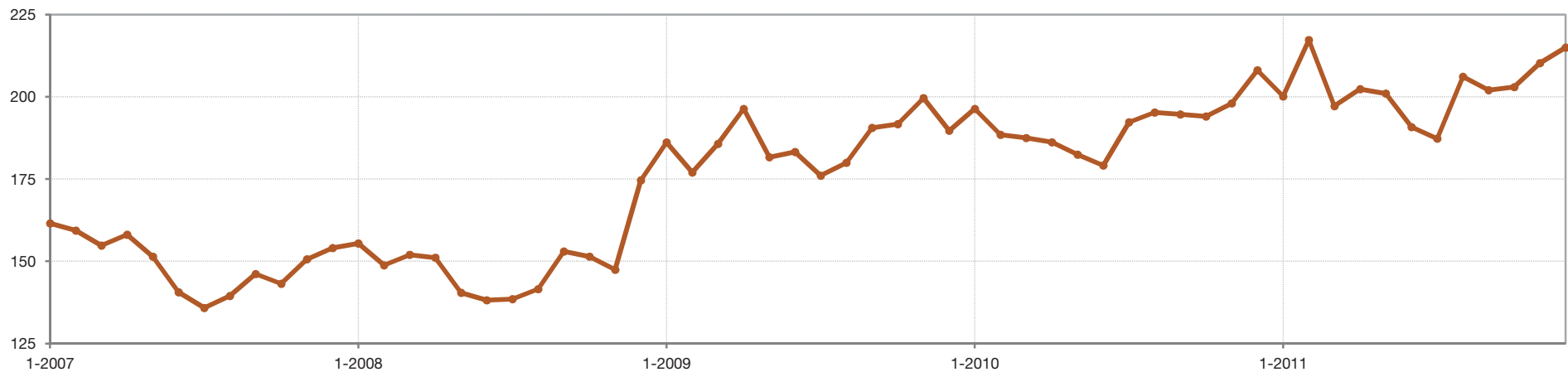


Year To Date



Month	Prior Year	Current Year	+ / -
January	196	200	+1.9%
February	188	217	+15.3%
March	187	197	+5.2%
April	186	202	+8.7%
May	182	201	+10.2%
June	179	191	+6.5%
July	192	187	-2.6%
August	195	206	+5.6%
September	195	202	+3.8%
October	194	203	+4.6%
November	198	210	+6.2%
December	208	215	+3.3%
12-Month Avg	192	203	+5.7%

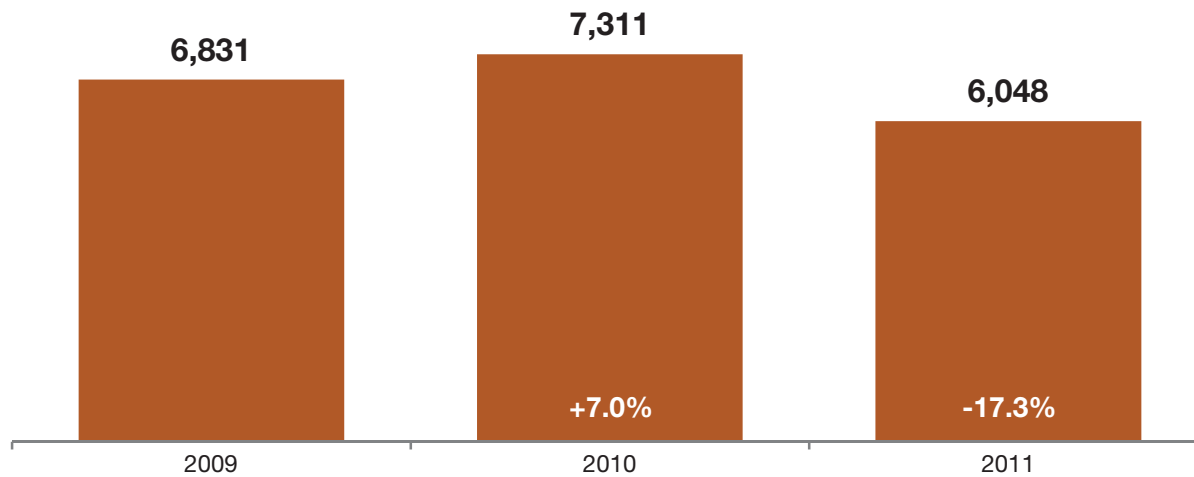
Historical Housing Affordability Index



Inventory of Homes for Sale

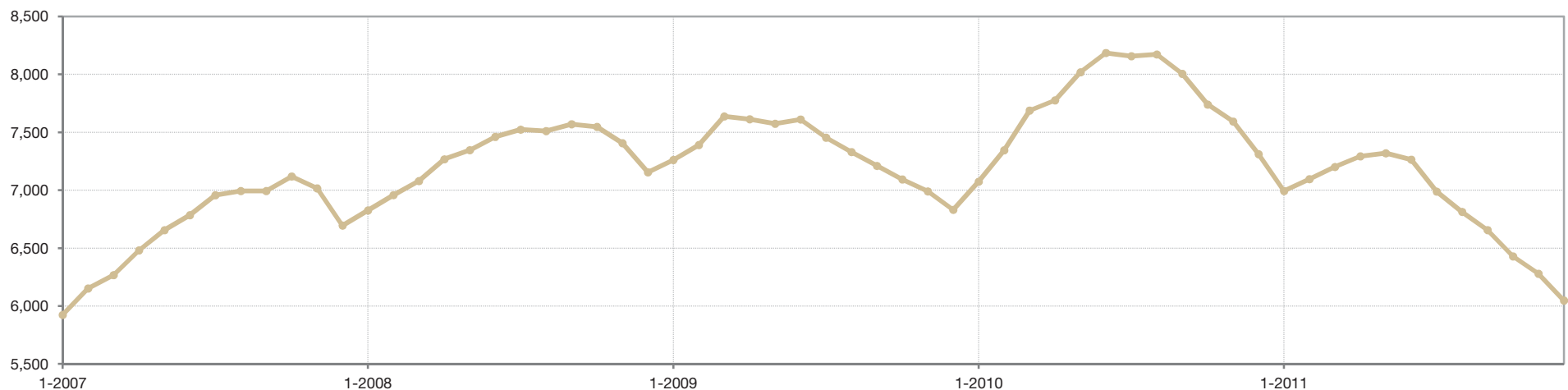
The number of properties available for sale in active status at the end of a given month.

December



Month	Prior Year	Current Year	+ / -
January	7,074	6,993	-1.1%
February	7,345	7,096	-3.4%
March	7,688	7,201	-6.3%
April	7,776	7,293	-6.2%
May	8,018	7,319	-8.7%
June	8,185	7,264	-11.3%
July	8,157	6,988	-14.3%
August	8,172	6,813	-16.6%
September	8,005	6,656	-16.9%
October	7,739	6,429	-16.9%
November	7,593	6,279	-17.3%
December	7,311	6,048	-17.3%
12-Month Avg	7,755	6,865	-11.5%

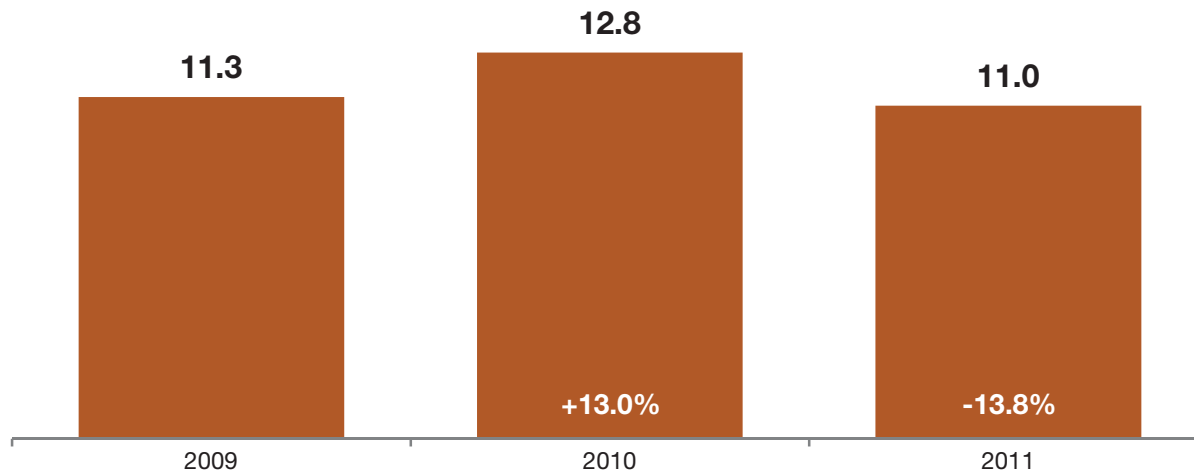
Historical Inventory of Homes for Sale



Months Supply of Inventory

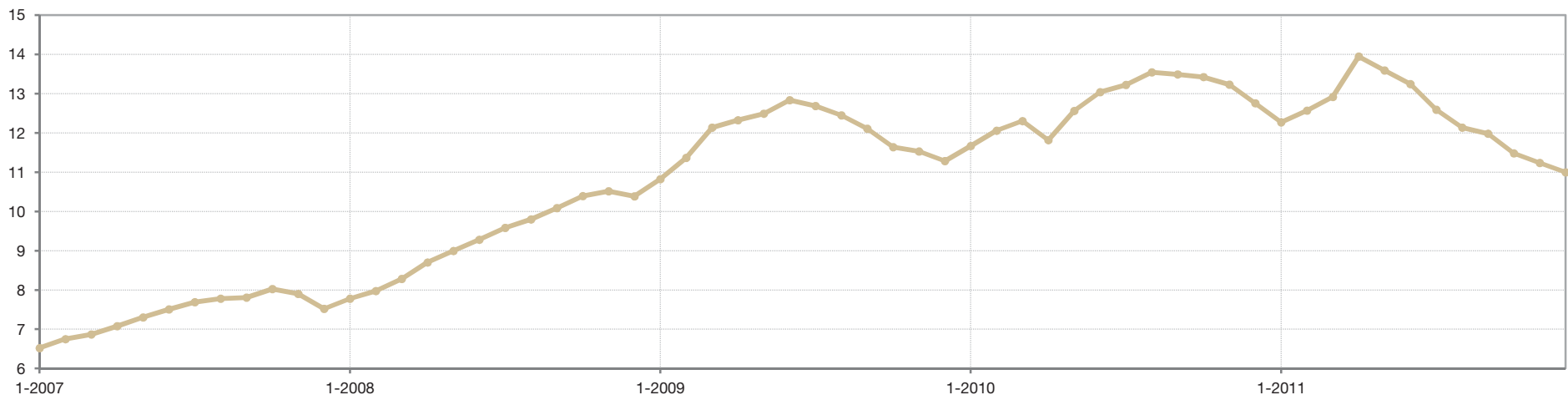
The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

December



Month	Prior Year	Current Year	+ / -
January	11.7	12.3	+5.2%
February	12.1	12.6	+4.2%
March	12.3	12.9	+5.0%
April	11.8	13.9	+18.0%
May	12.6	13.6	+8.2%
June	13.0	13.2	+1.6%
July	13.2	12.6	-4.8%
August	13.5	12.1	-10.4%
September	13.5	12.0	-11.2%
October	13.4	11.5	-14.5%
November	13.2	11.2	-15.1%
December	12.8	11.0	-13.8%
12-Month Avg	0.0	0.0	ERROR

Historical Months Supply of Inventory



Housing Supply Overview

A RESEARCH TOOL PROVIDED BY THE GREATER GREENVILLE ASSOCIATION OF REALTORS®



December 2011

Now that 2011 is fully in the books, it's important to discern which market segments performed well and which encountered additional challenges. This not only sheds light on consumer behavior, but also provides a preliminary look at what 2012 might have in store. For the 12-month period spanning January 2011 through December 2011, Closed Sales in the Greater Greenville region were down 2.5 percent overall. The price range with the largest gain in sales was the \$75,000 and Below range, where they increased 3.4 percent.

The overall Median Sales Price remained flat at \$140,000. The property type with the smallest price decline was the Single-Family segment, where prices decreased 0.4 percent to \$141,500. The price range that tended to sell the quickest was the \$75,000 and Below range at 103 days; the price range that tended to sell the slowest was the \$200,001 and Above range at 124 days.

Market-wide, inventory levels were down 17.3 percent. The property type that lost the least inventory was the Condo segment, where it decreased 15.4 percent. That amounts to 10.7 months supply for Single-Family homes and 14.6 months supply for Condos.

Quick Facts

+ 3.4%	+ 6.5%	- 2.0%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$75,000 and Below	4 Bedrooms or More	Single-Family Homes

Closed Sales	2
Days on Market Until Sale	3
Median Sales Price	4
Percent of List Price Received	5
Inventory of Homes for Sale	6
Months Supply of Inventory	7

[Click on desired metric to jump to that page.](#)

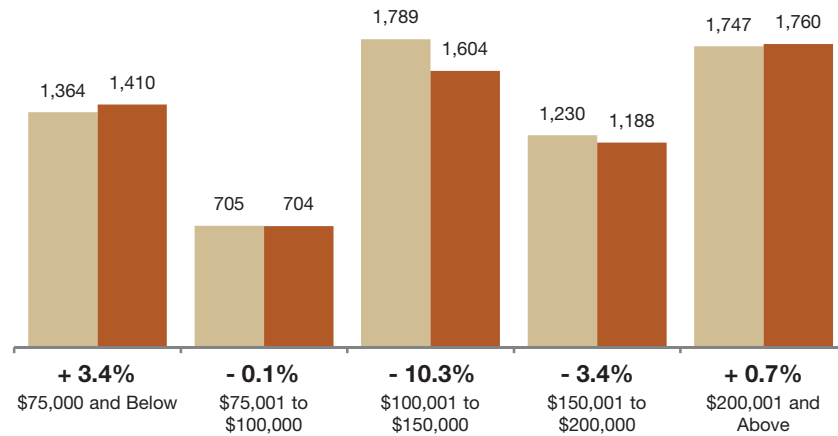
Closed Sales

A count of the actual sales that have closed. Based on a rolling 12-month total.



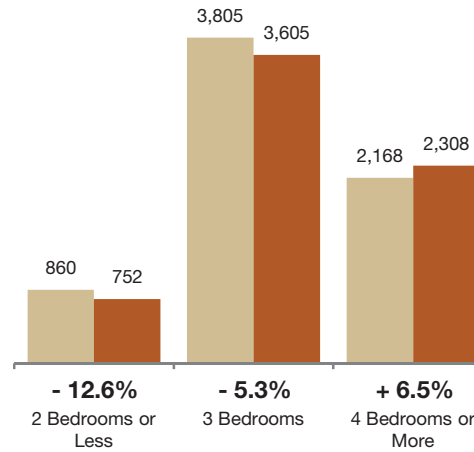
By Price Range

■ 12-2010 ■ 12-2011



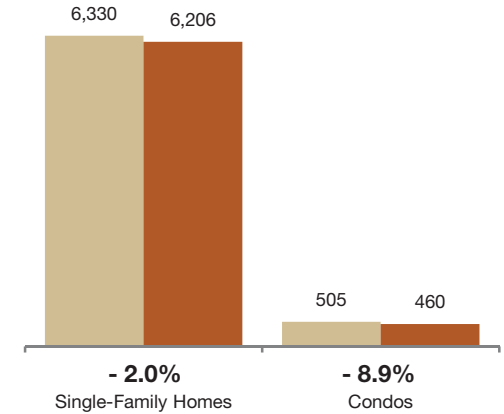
By Bedroom Count

■ 12-2010 ■ 12-2011



By Property Type

■ 12-2010 ■ 12-2011



All Properties

By Price Range

	12-2010	12-2011	Change
\$75,000 and Below	1,364	1,410	+ 3.4%
\$75,001 to \$100,000	705	704	- 0.1%
\$100,001 to \$150,000	1,789	1,604	- 10.3%
\$150,001 to \$200,000	1,230	1,188	- 3.4%
\$200,001 and Above	1,747	1,760	+ 0.7%
All Price Ranges	6,835	6,666	- 2.5%

Single-Family Homes

	12-2010	12-2011	Change
\$75,000 and Below	1,281	1,307	+ 2.0%
\$75,001 to \$100,000	617	611	- 1.0%
\$100,001 to \$150,000	1,617	1,487	- 8.0%
\$150,001 to \$200,000	1,161	1,126	- 3.0%
\$200,001 and Above	1,654	1,675	+ 1.3%
All Price Ranges	6,330	6,206	- 2.0%

Condos

	12-2010	12-2011	Change
\$75,000 and Below	83	103	+ 24.1%
\$75,001 to \$100,000	88	93	+ 5.7%
\$100,001 to \$150,000	172	117	- 32.0%
\$150,001 to \$200,000	69	62	- 10.1%
\$200,001 and Above	93	85	- 8.6%
All Price Ranges	505	460	- 8.9%

By Bedroom Count

	12-2010	12-2011	Change
2 Bedrooms or Less	860	752	- 12.6%
3 Bedrooms	3,805	3,605	- 5.3%
4 Bedrooms or More	2,168	2,308	+ 6.5%
All Bedroom Counts	6,835	6,666	- 2.5%

	12-2010	12-2011	Change
2 Bedrooms or Less	596	518	- 13.1%
3 Bedrooms	3,577	3,399	- 5.0%
4 Bedrooms or More	2,155	2,288	+ 6.2%
All Bedroom Counts	6,330	6,206	- 2.0%

	12-2010	12-2011	Change
2 Bedrooms or Less	264	234	- 11.4%
3 Bedrooms	228	206	- 9.6%
4 Bedrooms or More	13	20	+ 53.8%
All Bedroom Counts	505	460	- 8.9%

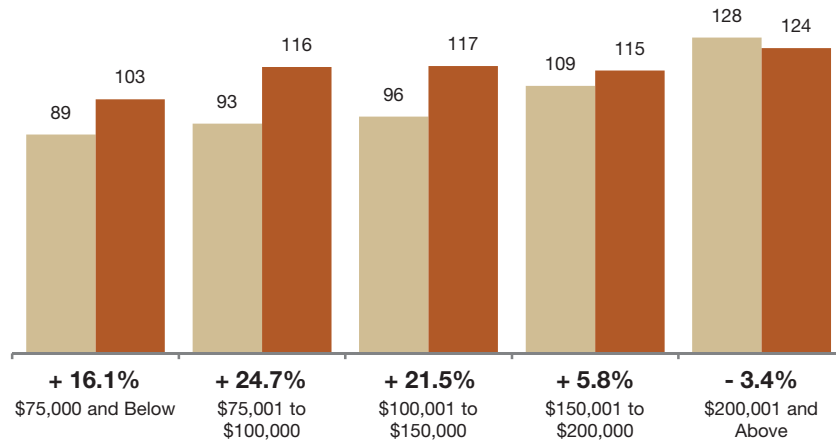
Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



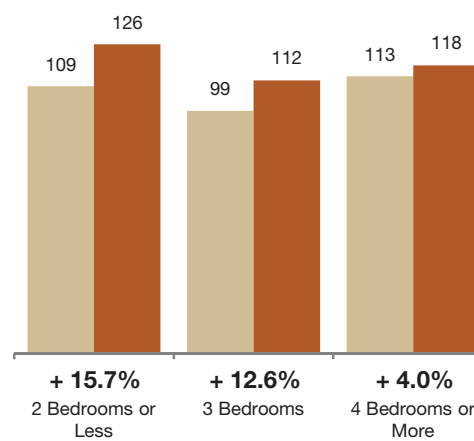
By Price Range

■ 12-2010 ■ 12-2011



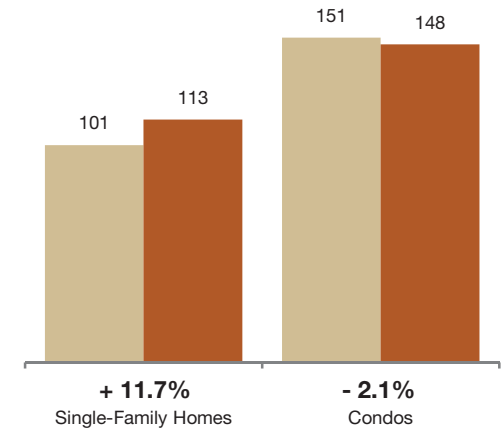
By Bedroom Count

■ 12-2010 ■ 12-2011



By Property Type

■ 12-2010 ■ 12-2011



All Properties

By Price Range

	12-2010	12-2011	Change
\$75,000 and Below	89	103	+ 16.1%
\$75,001 to \$100,000	93	116	+ 24.7%
\$100,001 to \$150,000	96	117	+ 21.5%
\$150,001 to \$200,000	109	115	+ 5.8%
\$200,001 and Above	128	124	- 3.4%
All Price Ranges	105	115	+ 10.1%

Single-Family Homes

	12-2010	12-2011	Change
\$75,000 and Below	87	101	+ 15.2%
\$75,001 to \$100,000	89	113	+ 27.0%
\$100,001 to \$150,000	93	115	+ 23.8%
\$150,001 to \$200,000	104	113	+ 8.8%
\$200,001 and Above	123	121	- 1.4%
All Price Ranges	101	113	+ 11.7%

Condos

	12-2010	12-2011	Change
\$75,000 and Below	112	134	+ 20.3%
\$75,001 to \$100,000	123	138	+ 12.0%
\$100,001 to \$150,000	129	143	+ 11.1%
\$150,001 to \$200,000	192	155	- 19.2%
\$200,001 and Above	223	177	- 20.8%
All Price Ranges	151	148	- 2.1%

By Bedroom Count

	12-2010	12-2011	Change
2 Bedrooms or Less	109	126	+ 15.7%
3 Bedrooms	99	112	+ 12.6%
4 Bedrooms or More	113	118	+ 4.0%
All Bedroom Counts	105	115	+ 10.1%

	12-2010	12-2011	Change
2 Bedrooms or Less	86	109	+ 27.6%
3 Bedrooms	96	110	+ 14.6%
4 Bedrooms or More	113	118	+ 3.7%
All Bedroom Counts	101	113	+ 11.7%

	12-2010	12-2011	Change
2 Bedrooms or Less	162	164	+ 1.2%
3 Bedrooms	142	131	- 7.7%
4 Bedrooms or More	82	131	+ 59.6%
All Bedroom Counts	151	148	- 2.1%

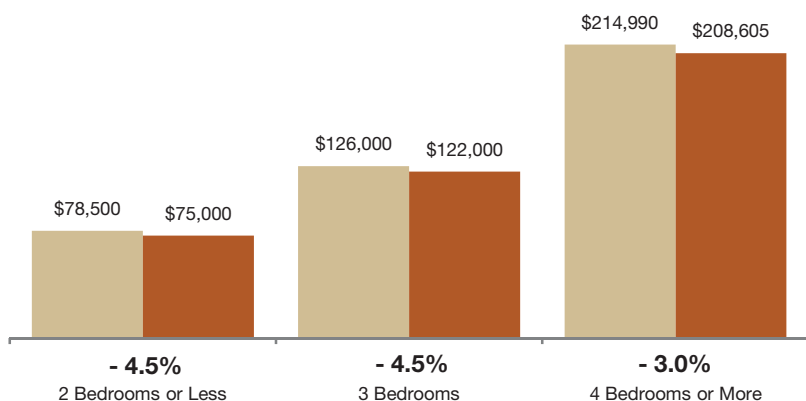
Median Sales Price

Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



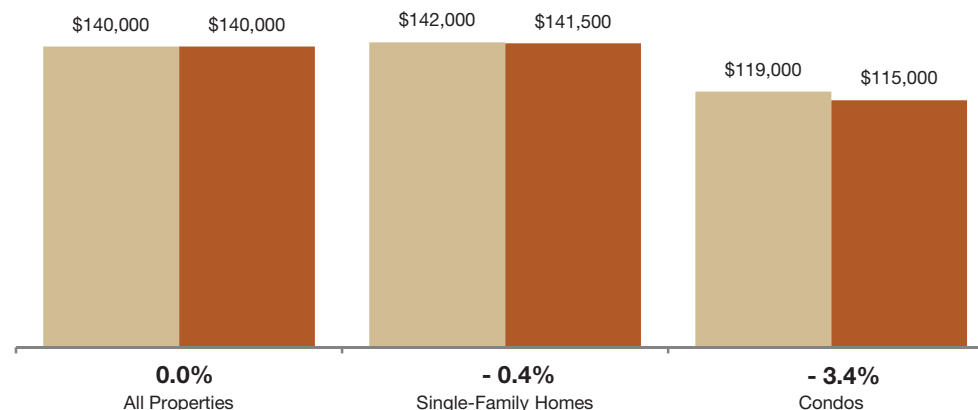
By Bedroom Count

■ 12-2010 ■ 12-2011



By Property Type

■ 12-2010 ■ 12-2011



	All Properties			Single-Family Homes			Condos		
By Bedroom Count	12-2010	12-2011	Change	12-2010	12-2011	Change	12-2010	12-2011	Change
2 Bedrooms or Less	\$78,500	\$75,000	- 4.5%	\$60,000	\$59,000	- 1.7%	\$109,850	\$96,000	- 12.6%
3 Bedrooms	\$126,000	\$122,000	- 3.2%	\$126,000	\$122,000	- 3.2%	\$130,000	\$124,125	- 4.5%
4 Bedrooms or More	\$214,990	\$208,605	- 3.0%	\$215,000	\$209,900	- 2.4%	\$119,500	\$154,376	+ 29.2%
All Bedroom Counts	\$140,000	\$140,000	0.0%	\$142,000	\$141,500	- 0.4%	\$119,000	\$115,000	- 3.4%

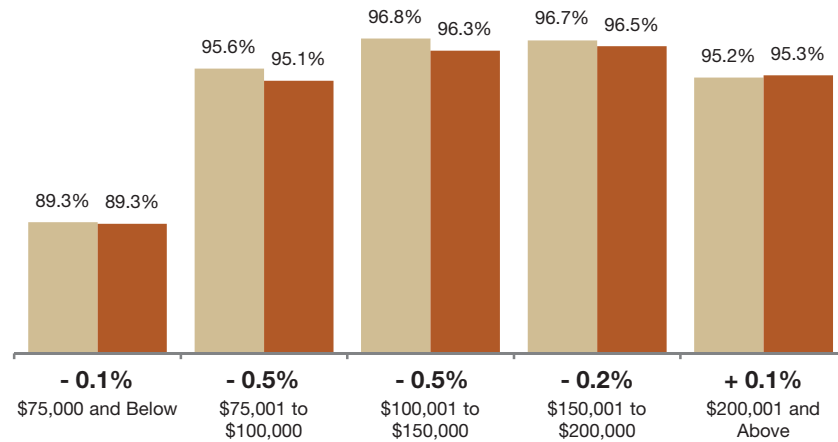
Percent of List Price Received

Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



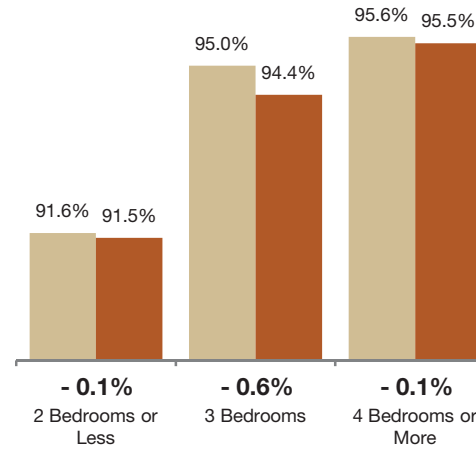
By Price Range

■ 12-2010 ■ 12-2011



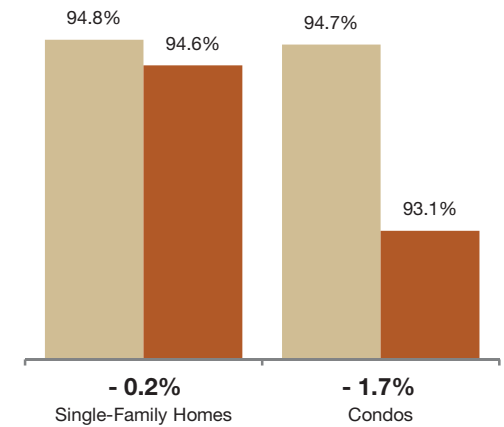
By Bedroom Count

■ 12-2010 ■ 12-2011



By Property Type

■ 12-2010 ■ 12-2011



All Properties

By Price Range

	12-2010	12-2011	Change
\$75,000 and Below	89.3%	89.3%	- 0.1%
\$75,001 to \$100,000	95.6%	95.1%	- 0.5%
\$100,001 to \$150,000	96.8%	96.3%	- 0.5%
\$150,001 to \$200,000	96.7%	96.5%	- 0.2%
\$200,001 and Above	95.2%	95.3%	+ 0.1%
All Price Ranges	94.8%	94.5%	- 0.3%

Single-Family Homes

	12-2010	12-2011	Change
\$75,000 and Below	89.1%	89.4%	+ 0.3%
\$75,001 to \$100,000	95.5%	95.3%	- 0.2%
\$100,001 to \$150,000	96.9%	96.3%	- 0.6%
\$150,001 to \$200,000	96.8%	96.6%	- 0.2%
\$200,001 and Above	95.3%	95.4%	+ 0.0%
All Price Ranges	94.8%	94.6%	- 0.2%

Condos

	12-2010	12-2011	Change
\$75,000 and Below	93.3%	88.1%	- 5.6%
\$75,001 to \$100,000	96.3%	93.5%	- 2.9%
\$100,001 to \$150,000	95.5%	96.2%	+ 0.7%
\$150,001 to \$200,000	95.4%	94.7%	- 0.7%
\$200,001 and Above	92.7%	93.4%	+ 0.8%
All Price Ranges	94.7%	93.1%	- 1.7%

By Bedroom Count

	12-2010	12-2011	Change
2 Bedrooms or Less	91.6%	91.5%	- 0.1%
3 Bedrooms	95.0%	94.4%	- 0.6%
4 Bedrooms or More	95.6%	95.5%	- 0.1%
All Bedroom Counts	94.8%	94.5%	- 0.3%

	12-2010	12-2011	Change
2 Bedrooms or Less	90.3%	91.3%	+ 1.1%
3 Bedrooms	95.0%	94.4%	- 0.6%
4 Bedrooms or More	95.6%	95.5%	- 0.1%
All Bedroom Counts	94.8%	94.6%	- 0.2%

	12-2010	12-2011	Change
2 Bedrooms or Less	94.6%	92.0%	- 2.7%
3 Bedrooms	94.8%	94.1%	- 0.7%
4 Bedrooms or More	97.9%	95.1%	- 2.9%
All Bedroom Counts	94.7%	93.1%	- 1.7%

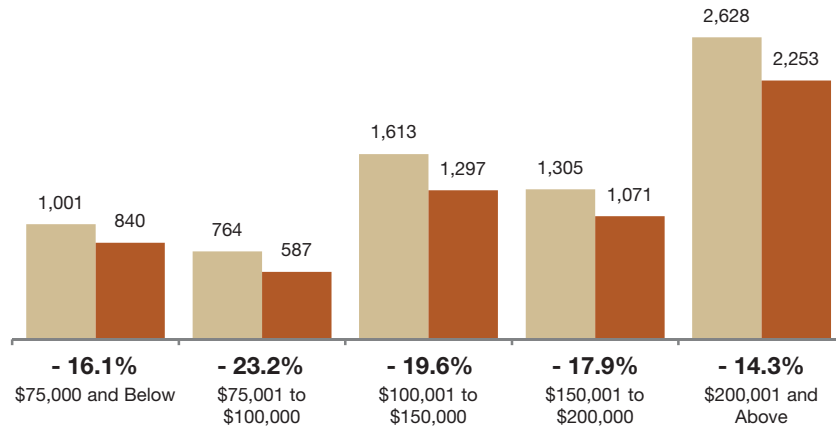
Inventory of Homes for Sale

The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.



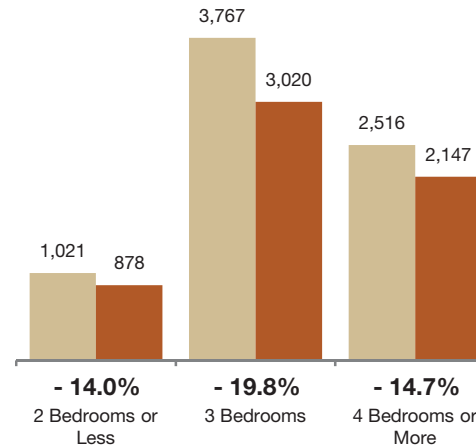
By Price Range

■ 12-2010 ■ 12-2011



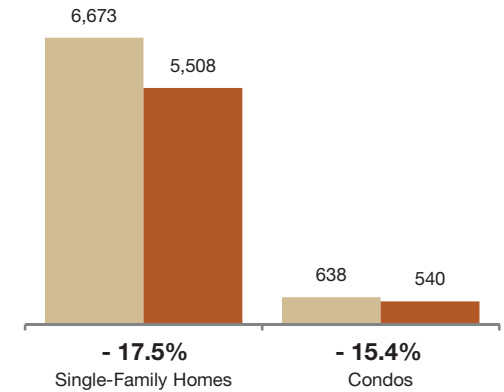
By Bedroom Count

■ 12-2010 ■ 12-2011



By Property Type

■ 12-2010 ■ 12-2011



All Properties

By Price Range

	12-2010	12-2011	Change
\$75,000 and Below	1,001	840	- 16.1%
\$75,001 to \$100,000	764	587	- 23.2%
\$100,001 to \$150,000	1,613	1,297	- 19.6%
\$150,001 to \$200,000	1,305	1,071	- 17.9%
\$200,001 and Above	2,628	2,253	- 14.3%
All Price Ranges	7,311	6,048	- 17.3%

Single-Family Homes

	12-2010	12-2011	Change
2 Bedrooms or Less	932	782	- 16.1%
3 Bedrooms	647	485	- 25.0%
4 Bedrooms or More	1,428	1,143	- 20.0%
	1,211	991	- 18.2%
	2,455	2,107	- 14.2%
All Single-Family Homes	6,673	5,508	- 17.5%

Condos

	12-2010	12-2011	Change
	69	58	- 15.9%
	117	102	- 12.8%
	185	154	- 16.8%
	94	80	- 14.9%
	173	146	- 15.6%
All Condos	638	540	- 15.4%

By Bedroom Count

	12-2010	12-2011	Change
2 Bedrooms or Less	1,021	878	- 14.0%
3 Bedrooms	3,767	3,020	- 19.8%
4 Bedrooms or More	2,516	2,147	- 14.7%
All Bedroom Counts	7,311	6,048	- 17.3%

	12-2010	12-2011	Change
2 Bedrooms or Less	669	569	- 14.9%
3 Bedrooms	3,508	2,810	- 19.9%
4 Bedrooms or More	2,490	2,127	- 14.6%
All Single-Family Homes	6,673	5,508	- 17.5%

	12-2010	12-2011	Change
	352	309	- 12.2%
	259	210	- 18.9%
	26	20	- 23.1%
All Condos	638	540	- 15.4%

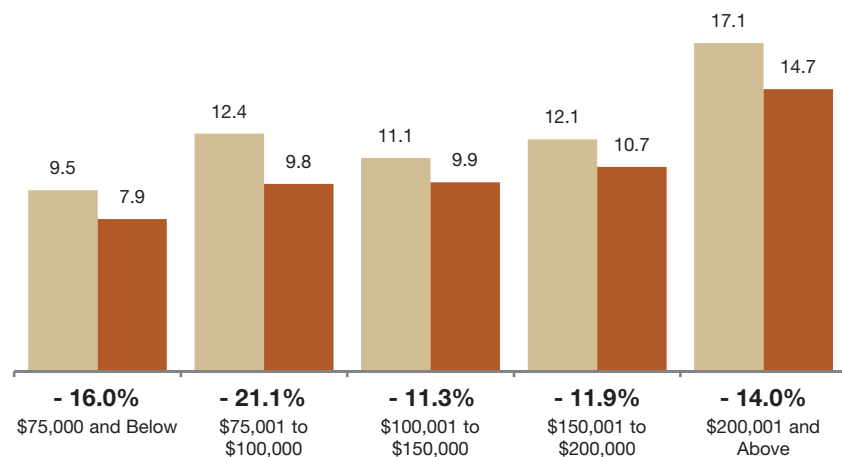
Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, **based on one month of activity**, divided by the average monthly pending sales from the last 12 months.



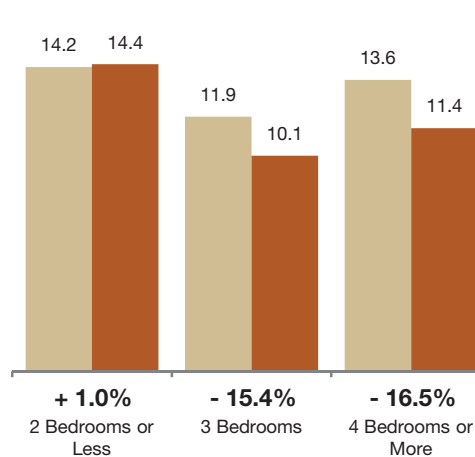
By Price Range

■ 12-2010 ■ 12-2011



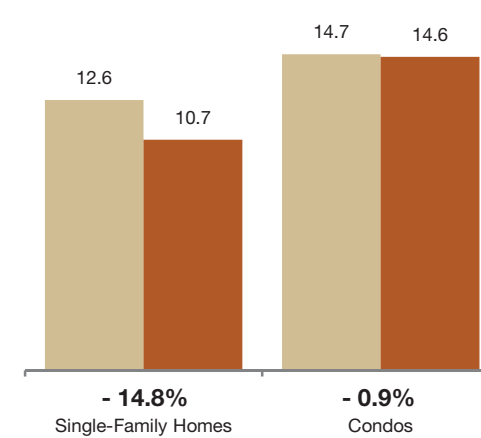
By Bedroom Count

■ 12-2010 ■ 12-2011



By Property Type

■ 12-2010 ■ 12-2011



All Properties

By Price Range

	12-2010	12-2011	Change
\$75,000 and Below	9.5	7.9	- 16.0%
\$75,001 to \$100,000	12.4	9.8	- 21.1%
\$100,001 to \$150,000	11.1	9.9	- 11.3%
\$150,001 to \$200,000	12.1	10.7	- 11.9%
\$200,001 and Above	17.1	14.7	- 14.0%
All Price Ranges	12.8	11.0	- 13.8%

Single-Family Homes

	12-2010	12-2011	Change
\$75,000 and Below	9.4	7.8	- 16.9%
\$75,001 to \$100,000	11.9	9.3	- 21.8%
\$100,001 to \$150,000	10.9	9.4	- 13.5%
\$150,001 to \$200,000	12.0	10.4	- 13.1%
\$200,001 and Above	16.9	14.5	- 14.3%
All Price Ranges	12.6	10.7	- 14.8%

Condos

	12-2010	12-2011	Change
\$75,000 and Below	10.1	10.2	+ 1.4%
\$75,001 to \$100,000	16.0	12.8	- 20.1%
\$100,001 to \$150,000	13.4	15.1	+ 13.3%
\$150,001 to \$200,000	13.6	15.0	+ 10.4%
\$200,001 and Above	20.6	18.6	- 9.3%
All Price Ranges	14.7	14.6	- 0.9%

By Bedroom Count

	12-2010	12-2011	Change
2 Bedrooms or Less	14.2	14.4	+ 1.0%
3 Bedrooms	11.9	10.1	- 15.4%
4 Bedrooms or More	13.6	11.4	- 16.5%
All Bedroom Counts	12.8	11.0	- 13.8%

	12-2010	12-2011	Change
2 Bedrooms or Less	13.6	13.5	- 1.2%
3 Bedrooms	11.8	9.9	- 16.0%
4 Bedrooms or More	13.6	11.3	- 16.4%
All Bedroom Counts	12.6	10.7	- 14.8%