

# Altos Research National Report Real-Time Housing Market Update

## October, 2011

*“Oh, you liquidated her, eh? Very resourceful!” -The Wizard Of Oz, congratulating Dorothy and crew for melting the Wicked Witch of the West*

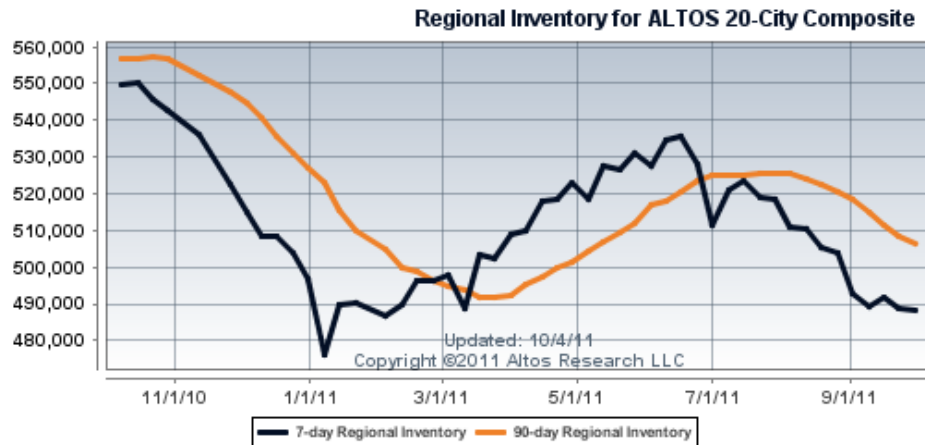
The mass liquidation of foreclosure portfolios is best described as a trickle. The inventory is coming on the market slowly as more loans are modified to keep homeowners in their homes. Although the millions of properties in the shadow inventory are still looming, there is nothing that indicates a flood of foreclosures hitting the market anytime soon.

Housing inventory decreased in all the composite markets this month. This is a significant change from last month, when half reported increased inventory and half reported decreased inventory. The decreased inventory follows a seasonal pattern seen every year around this time.

Prices decreased in 16 markets this month (17 markets reported a decrease in prices last month). In the markets that experienced increases in prices, the largest increase was 1.68% in Salt Lake City.

The weekly-sampled inventory and 90-day inventory trend lines are indicating decreasing inventory as we head into the winter months.

The data in this report cover the narrow Altos 10-City Composite. Looking at the more broad, Altos Research 20-City Composite, we see the weekly price declines, and month over month declines are starting to translate into the smoothed 90-day trend line.



**Figure 1: 7-Day (black line) and 90-Day (orange line) Inventory of Single Family Homes in the 20-City Composite. Inventory of Single Family Homes has continued the downward trend. The 7-Day numbers are the first to reflect a change in the market and should be watched closely.**

Key takeaways from 26 markets covered in this report:

- The September, 2011 Altos 10-City National Composite median home price ticked down to \$444,045 from \$446,796 in August. This was the third consecutive month over month decline.
- Inventory was down in all the composite markets. The biggest inventory decrease was Tampa (-9.86%).
- Price changes were small across the board, with Salt Lake City reporting the largest change (1.68%).
- Prices decreased in 16 markets, which is a slight change from 17 markets in August.
- The 7-day inventory numbers are trending downward. The 7-day trends are the first indication of a shifting market and the 90-day numbers are also showing declining inventory.

## Trends: September Home Prices

The national composite markets reported declining prices in 16 markets, compared to declining prices in 17 markets last month. Two months ago, only seven markets reported declining prices. While the number of markets reporting declining prices has risen, none of the reductions in prices have been very large over the month-over-month or three-month time periods.

The biggest price decreases were seen in San Jose (-1.42%), Chicago (-1.35%), and Boston (-1.27%). Ten markets experienced price increases, with the top spots occupied by Salt Lake City (1.68%) and Phoenix (1.36%).

## Altos Research Price Composite

MSA	July '11	August '11	Sept '11	% Change From Last Month	% Change Over Three Months
10-City National Composite	\$449,934	\$446,796	\$444,045	-0.62%	-1.31%
Atlanta	\$191,220	\$189,958	\$188,073	-0.99%	-1.65%
Austin	\$284,977	\$284,977	\$285,454	0.17%	0.17%
Boston	\$453,170	\$445,016	\$439,363	-1.27%	-3.05%
Charlotte	\$216,164	\$215,173	\$214,074	-0.51%	-0.97%
Chicago	\$286,205	\$283,216	\$279,385	-1.35%	-2.38%
Cleveland	\$160,498	\$160,349	\$160,021	-0.20%	-0.30%
Dallas	\$223,325	\$222,173	\$220,562	-0.73%	-1.24%
Denver	\$336,035	\$339,404	\$341,662	0.67%	1.67%
Detroit	\$137,561	\$139,353	\$139,426	0.05%	1.36%
Houston	\$219,602	\$219,181	\$218,564	-0.28%	-0.47%
Indianapolis	\$165,565	\$164,443	\$163,203	-0.75%	-1.43%
Las Vegas	\$138,120	\$137,907	\$137,930	0.02%	-0.14%
Los Angeles	\$612,722	\$611,277	\$606,595	-0.77%	-1.00%
Miami	\$424,079	\$418,583	\$419,054	0.11%	-1.18%

MSA	July '11	August '11	Sept '11	% Change From Last Month	% Change Over Three Months
Minneapolis	\$253,410	\$254,873	\$255,047	0.07%	0.65%
New York	\$539,115	\$534,101	\$531,992	-0.39%	-1.32%
Philadelphia	\$309,195	\$305,994	\$303,380	-0.85%	-1.88%
Phoenix	\$231,758	\$231,974	\$235,122	1.36%	1.45%
Portland	\$239,367	\$295,353	\$297,213	0.63%	1.31%
Salt Lake City	\$297,533	\$302,724	\$307,825	1.68%	3.46%
San Diego	\$609,569	\$608,955	\$606,756	-0.36%	-0.46%
San Francisco	\$670,364	\$662,928	\$655,692	-1.09%	-2.19%
San Jose	\$725,236	\$717,169	\$706,964	-1.42%	-2.52%
Seattle	\$341,600	\$341,905	\$340,341	-0.46%	-0.37%
Tampa	\$180,440	\$182,123	\$183,301	0.65%	1.59%
Washington DC	\$464,232	\$462,312	\$460,246	-0.45%	-0.86%

## Trends: Housing Supply

Inventory in the national composite was down across the board this month, compared to last month when half reported decreased inventory and half reported increased inventory. Overall inventory has decreased 2.25% over the past three months.

The largest month over month decreases in inventory were reported in Tampa (-9.86%), Austin (-4.91%), and Charlotte (-4.91%). The largest decreases in inventory over a three month period were substantially larger, with Tampa (-19.08%), Phoenix (-10.74%), and Charlotte (-8.56%).

MSA	July '11	August '11	Sept '11	% Change From Last Month	% Change Over Three Months
10-City National Composite	313,691	312,529	306,620	-1.89%	-2.25%
Atlanta	34,913	33,787	32,452	-3.95%	-7.05%
Austin	11,101	10,925	10,389	0.17%	0.17%
Boston	19,327	19,387	19,067	-1.65%	-1.34%
Charlotte	13,847	13,316	12,661	-4.91%	-8.56%
Chicago	55,898	55,889	54,895	-1.78%	-1.79%
Cleveland	14,273	14,344	14,187	-1.10%	-0.61%
Dallas	34,456	33,927	32,421	-4.44%	-5.90%
Denver	14,148	13,935	13,575	-2.58%	-4.05%
Detroit	23,129	22,897	22,511	-1.69%	-2.67%
Houston	35,006	34,538	33,491	-3.03%	-4.33%
Indianapolis	13,588	13,565	13,389	-1.30%	-1.25%
Las Vegas	22,805	22,748	22,474	-1.20%	-1.45%
Los Angeles	39,593	39,601	38,976	-1.58%	-1.56%
Miami	25,725	25,234	24,822	-1.64%	-3.51%
Minneapolis	17,533	17,489	17,057	-2.47%	-2.71%
New York	78,203	78,551	77,162	-1.77%	-1.33%
Philadelphia	29,057	28,916	29,311	-2.09%	-2.57%
Phoenix	22,217	20,782	19,830	-4.58%	-10.74%
Portland	12,763	12,818	12,502	-2.46%	-2.05%
Salt Lake	5967	5939	5820	-2.00%	-2.46%

MSA	July '11	August '11	Sept '11	% Change From Last Month	% Change Over Three Months
City					
San Diego	11,000	11,010	10,752	-2.34%	-2.26%
San Francisco	10,106	9798	9547	-2.56%	-4.68%
San Jose	4745	4663	4532	-2.80%	-4.48%
Seattle	20,525	20,468	20,184	-1.39%	-1.66%
Tampa	19,455	17,465	15,743	-9.86%	-19.08%
Washington DC	21,124	20,702	19,970	-3.54%	-5.46%

## Methodology

The Altos Research Real-Time Housing Report gives you unfettered, up-to-the-minute data relative to housing market conditions in major markets around the nation. The Altos report is comprised of data that can be used now, not aging, months-old statistics that mean nothing in a market that's in a constant state of flux. Altos Research uses metrics associated with active residential property listings to give you real-time information. We give you the market as it is, not as it was.

Each "market" measured is equivalent to the Census Bureau's Metropolitan Statistical Area (MSA) dominated by the city listed. Properties analyzed in the data include repeat sales of single-family homes, but not condominiums, town homes, or new construction homes. The Altos Research Price Index is a statistical compilation of property prices highly correlated with the S&P/Case-Shiller Index.

The Altos 20-City Composite is based on single family homes in Atlanta, Boston, Charlotte, Chicago, Cleveland, Dallas, Denver, Detroit, Las Vegas, Los Angeles, Miami, Minneapolis, New York, Phoenix, Portland, San Diego, San Francisco, Seattle, Tampa, Washington DC, . For more information, check out [www.altosresearch.com](http://www.altosresearch.com).

**About Altos Research**

Altos Research, LLC is at the forefront of real-time real estate market research. Founded in 2005, Altos' pioneering technologies and information products serve investors, derivatives traders, as well as thousands of real estate professionals. The company publishes statistical reports and data analyses each week for over 20,000 zip codes in more than 200 metro markets around the country, including the 20 S&P/Case-Shiller markets summarized in this report.



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