

The Associated Press-RE/MAX National Housing Report February 2009

The February 2009 report reflects current housing data from February. Every month, the latest data for each market included in this 60-city report will be uploaded to this page on Mainstreet. Feel free to use the data in your newsletters, promotional materials, etc., but be sure to reference the AP-RE/MAX National Housing Report as your source. For a better understanding of the report specifications, please see the "Report Parameters" page.

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If you have any questions about any of the data provided here, please contact mediagroup@remax.com.

Albuquerque, NM

Number of Transactions

Current Month: 401

One month change: 3.35%

One year change: -39.06%

Active Inventory

Current Month: 6,362

One month change: -0.17%

One year change: -6.95%

Month's Supply of Inventory

Current Month: 11.8

Days on Market

Current Month: 98

One month change: 10.11%

One year change: 36.11%

Median Price – Sold

Current Month: \$175,000

One month change: 2.94%

One year change: -2.78%

Anchorage, AK

Number of Transactions

Current Month: 285

One month change: 9.20%

One year change: -19.94%

Active Inventory

Current Month: 2,667

One month change: 30.03%

One year change: 7.02%

Month's Supply of Inventory

Current Month: 9.4

Days on Market

Current Month: 107

One month change: 17.58%

One year change: 0.94%

Median Price – Sold

Current Month: \$225,000

One month change: -5.86%

One year change: 1.19%

Atlanta, GA

Number of Transactions

Current Month: 3,301

One month change: 2.39%

One year change: -32.77%

Active Inventory

Current Month: 65,072

One month change: -1.03%

One year change: -17.60%

Month's Supply of Inventory

Current Month: 13.4

Days on Market

Current Month: 103

One month change: 1.98%

One year change: -1.91%

Median Price – Sold

Current Month: \$127,000

One month change: -0.78%

One year change: -23.03%

Augusta, ME

Number of Transactions

Current Month: 154

One month change: 6.21%

One year change: -22.22%

Active Inventory

Current Month: 5,124

One month change: -2.49%

One year change: -7.86%

Month's Supply of Inventory

Current Month: 23.2

Days on Market

Current Month: 172

One month change: 30.30%

One year change: 20.28%

Median Price – Sold

Current Month: \$122,575

One month change: 3.09%

One year change: -23.39%

Baltimore, MD

Number of Transactions

Current Month: 1,143

One month change: 5.64%

One year change: -33.04%

Active Inventory

Current Month: 18,124

One month change: -1.56%

One year change: -7.87%

Month's Supply of Inventory

Current Month: 9.9

Days on Market

Current Month: 105

One month change: -1.87%

One year change: 3.96%

Median Price – Sold

Current Month: \$243,000

One month change: 5.65%

One year change: -6.54%

Billings, MT

Number of Transactions

Current Month: 91

One month change: 44.44%

One year change: -46.78%

Active Inventory

Current Month: 1,029

One month change: -1.34%

One year change: 27.04%

Month's Supply of Inventory

Current Month: 6.8

Days on Market

Current Month: 92

One month change: 29.58%

One year change: 26.03%

Median Price – Sold

Current Month: \$175,000

One month change: 3.00%

One year change: 3.00%

Birmingham, AL**Number of Transactions**

Current Month: 784

One month change: 20.25%

One year change: -27.07%

Active Inventory

Current Month: 10,773

One month change: -6.02%

One year change: -26.92%

Month's Supply of Inventory

Current Month: 13.7

Days on Market

Current Month: 116.3

One month change: 17.00%

One year change: 27.10%

Median Price – Sold

Current Month: \$127,700

One month change: 3.82%

One year change: -13.72%

Boise, ID**Number of Transactions**

Current Month: 426

One month change: 6.77%

One year change: -33.12%

Active Inventory

Current Month: 7,643

One month change: -1.22%

One year change: -8.26%

Month's Supply of Inventory

Current Month: 10.5

Days on Market

Current Month: 90

One month change: -8.16%

One year change: 26.76%

Median Price – Sold

Current Month: \$160,086

One month change: -2.98%

One year change: -12.74%

Boston, MA

Number of Transactions

Current Month: 1,457

One month change: -3.19%

One year change: -16.31%

Active Inventory

Current Month: 18,244

One month change: -0.03%

One year change: -26.09%

Month's Supply of Inventory

Current Month: 8.3

Days on Market

Current Month: 112

One month change: 0.90%

One year change: -5.09%

Median Price – Sold

Current Month: \$280,000

One month change: -3.11%

One year change: -13.85%

Charleston, SC

Number of Transactions

Current Month: 369

One month change: -8.21%

One year change: -48.25%

Active Inventory

Current Month: 10,046

One month change: 0.95%

One year change: -3.77%

Month's Supply of Inventory

Current Month: 17.0

Days on Market

Current Month: 115

One month change: 10.58%

One year change: 6.48%

Median Price – Sold

Current Month: \$181,000

One month change: 3.63%

One year change: -11.06%

Charlotte, NC

Number of Transactions

Current Month: 903

One month change: 12.45%

One year change: -45.14%

Active Inventory

Current Month: 16,429

One month change: 0.18%

One year change: -7.12%

Month's Supply of Inventory

Current Month: 12.5

Days on Market

Current Month: 105

One month change: 7.14%

One year change: 14.13%

Median Price – Sold

Current Month: \$148,000

One month change: 5.79%

One year change: -11.38%

Chicago, IL

Number of Transactions

Current Month: 3,259

One month change: 5.91%

One year change: -65.27%

Active Inventory

Current Month: 74,559

One month change: -4.18%

One year change: -15.56%

Month's Supply of Inventory

Current Month: 22.9

Days on Market

Current Month: 133

One month change: 9.02%

One year change: 10.83%

Median Price – Sold

Current Month: \$179,000

One month change: -0.56%

One year change: -22.51%

Cleveland, OH

Number of Transactions

Current Month: 942

One month change: -9.16%

One year change: -23.97%

Active Inventory

Current Month: 15,879

One month change: -5.08%

One year change: -22.85%

Month's Supply of Inventory

Current Month: 11.3

Days on Market

Current Month: 88

One month change: 1.15%

One year change: -5.38%

Median Price – Sold

Current Month: \$73,500

One month change: 2.08%

One year change: -34.96%

Dallas/Ft Worth, TX

Number of Transactions

Current Month: 3,893

One month change: 19.13%

One year change: -31.16%

Active Inventory

Current Month: 36,725

One month change: 1.05%

One year change: -17.49%

Month's Supply of Inventory

Current Month: 7.4

Days on Market

Current Month: 86

One month change: 3.61%

One year change: 1.18%

Median Price – Sold

Current Month: \$141,300

One month change: 8.69%

One year change: -1.19%

Denver, CO

Number of Transactions

Current Month: 2,251

One month change: 7.60%

One year change: -27.39%

Active Inventory

Current Month: 20,604

One month change: -10.25%

One year change: -46.96%

Month's Supply of Inventory

Current Month: 6.2

Days on Market

Current Month: 90

One month change: 5.88%

One year change: -10.00%

Median Price – Sold

Current Month: \$174,900

One month change: 9.31%

One year change: -12.55%

Des Moines, IA

Number of Transactions

Current Month: 387

One month change: 16.92%

One year change: -28.20%

Active Inventory

Current Month: 5,530

One month change: 1.97%

One year change: -14.53%

Month's Supply of Inventory

Current Month: 10.1

Days on Market

Current Month: 106

One month change: -0.93%

One year change: -0.93%

Average Price – Sold

Current Month: \$160,375

One month change: 8.39%

One year change: 1.12%

Detroit, MI**Number of Transactions**

Current Month: 3,221

One month change: -2.98%

One year change: 4.85%

Active Inventory

Current Month: 49,253

One month change: -3.98%

One year change: -16.10%

Month's Supply of Inventory

Current Month: 9.7

Days on Market

Current Month: 72

One month change: -4.00%

One year change: -15.29%

Median Price – Sold

Current Month: \$41,000

One month change: 5.13%

One year change: -50.00%

Hartford, CT**Number of Transactions**

Current Month: 509

One month change: 18.37%

One year change: -22.17%

Active Inventory

Current Month: 6,843

One month change: -1.71%

One year change: -12.04%

Month's Supply of Inventory

Current Month: 9.3

Days on Market

Current Month: 88

One month change: 10.00%

One year change: 10.00%

Median Price – Sold

Current Month: \$211,000

One month change: 4.85%

One year change: -6.22%

Honolulu, HI

Number of Transactions

Current Month: 291

One month change: 18.78%

One year change: -40.61%

Active Inventory

Current Month: 4,415

One month change: -0.90%

One year change: -2.24%

Month's Supply of Inventory

Current Month: 9.9

Days on Market

Current Month: 86

One month change: 1.18%

One year change: 26.47%

Median Price – Sold

Current Month: \$410,000

One month change: -2.38%

One year change: -1.32%

Houston, TX**Number of Transactions**

Current Month: 3,565

One month change: 19.91%

One year change: -27.41%

Active Inventory

Current Month: 31,622

One month change: -1.40%

One year change: -24.40%

Month's Supply of Inventory

Current Month: 6.6

Days on Market

Current Month: 99

One month change: 4.21%

One year change: 6.45%

Median Price – Sold

Current Month: 139,500

One month change: 7.31%

One year change: -7.89%

Indianapolis, IN

Number of Transactions

Current Month: 1,299

One month change: 4.34%

One year change: -28.82%

Active Inventory

Current Month: 16,291

One month change: -6.22%

One year change: -28.83%

Month's Supply of Inventory

Current Month: 12.5

Days on Market

Current Month: 101

One month change: 5.13%

One year change: -8.14%

Median Price – Sold

Current Month: \$93,900

One month change: 10.47%

One year change: -14.64%

Jackson, MS

Number of Transactions

Current Month: 269

One month change: 4.67%

One year change: -39.96%

Active Inventory

Current Month: 3,833

One month change: -0.52%

One year change: -3.16%

Month's Supply of Inventory

Current Month: 14.2

Days on Market

Current Month: 121

One month change: 15.80%

One year change: 16.59%

Median Price – Sold

Current Month: \$131,500

One month change: 16.17%

One year change: 2.73%

Jackson, WY

Number of Transactions

Current Month: 4

One month change: 33.33%

One year change: -77.77%

Active Inventory

Current Month: 629

One month change: 0.32%

One year change: 56.85%

Month's Supply of Inventory

Current Month: 11.2

Days on Market

Current Month: 167

One month change: 8.44%

One year change: 11.33%

Median Price – Sold

Current Month: \$459,000

One month change: -64.69%

One year change: -38.39%

Kansas City, MO

Number of Transactions

Current Month: 1,519

One month change: 19.04%

One year change: -26.23%

Active Inventory

Current Month: 17,568

One month change: 1.95%

One year change: -15.07%

Month's Supply of Inventory

Current Month: 9.7

Days on Market

Current Month: 108

One month change: 2.86%

One year change: 1.89%

Median Price – Sold

Current Month: \$130,000

One month change: 10.22%

One year change: -7.14%

Las Vegas, NV

Number of Transactions

Current Month: 2,702

One month change: 2.62%

One year change: 98.68%

Active Inventory

Current Month: 17,957

One month change: -17.16%

One year change: -43.34%

Month's Supply of Inventory

Current Month: 6.6

Days on Market

Current Month: 74

One month change: 6.15%

One year change: -8.73

Median Price – Sold

Current Month: \$143,575

One month change: -4.22%

One year change: -39.67%

Little Rock, AR

Number of Transactions

Current Month: 500

One month change: 24.07%

One year change: -26.58%

Active Inventory

Current Month: 4,575

One month change: -1.89%

One year change: -17.76%

Month's Supply of Inventory

Current Month: 9.2

Days on Market

Current Month: 93.7

One month change: 0.97%

One year change: 3.08%

Median Price – Sold

Current Month: \$135,500

One month change: 1.88%

One year change: -0.73%

Los Angeles, CA

Number of Transactions

Current Month: 6,805

One month change: -3.41%

One year change: 73.20%

Active Inventory

Current Month: 46,925

One month change: -9.53%

One year change: -40.25%

Month's Supply of Inventory

Current Month: 4.6

Days on Market

Current Month: 79

One month change: 3.95%

One year change: -13.19%

Median Price – Sold

Current Month: \$250,000

One month change: 0.00%

One year change: -35.90%

Manchester, NH

Number of Transactions

Current Month: 195

One month change: 17.47%

One year change: -5.34%

Active Inventory

Current Month: 2,903

One month change: -9.73%

One year change: -49.83%

Month's Supply of Inventory

Current Month: 9.1

Days on Market

Current Month: 117

One month change: 7.34%

One year change: -12.03%

Median Price – Sold

Current Month: \$184,000

One month change: -12.90%

One year change: -20.95%

Miami, FL

Number of Transactions

Current Month: 1,267

One month change: 8.66%

One year change: 52.10%

Active Inventory

Current Month: 50,051

One month change: -3.22%

One year change: -13.71%

Month's Supply of Inventory

Current Month: 21.4

Days on Market

Current Month: 118

One month change: 8.26%

One year change: -15.71%

Median Price – Sold

Current Month: \$160,000

One month change: -3.03%

One year change: -44.83%

Milwaukee, WI

Number of Transactions

Current Month: 677

One month change: 20.25%

One year change: -18.92%

Active Inventory

Current Month: 11,901

One month change: -9.77%

One year change: -2.96%

Month's Supply of Inventory

Current Month: 17.6

Days on Market

Current Month: 106

One month change: 2.72%

One year change: -14.41%

Median Price – Sold

Current Month: \$149,900

One month change: 9.82%

One year change: -11.04%

Minneapolis, MN

Number of Transactions

Current Month: 2,700

One month change: 9.67%

One year change: -5.13%

Active Inventory

Current Month: 34,913

One month change: -0.39%

One year change: -18.31%

Month's Supply of Inventory

Current Month: 12.9

Days on Market

Current Month: 92

One month change: 9.44%

One year change: -5.66%

Median Price – Sold

Current Month: \$147,000

One month change: 0.68%

One year change: -18.54%

Nashville, TN

Number of Transactions

Current Month: 1,189

One month change: 29.95%

One year change: -32.71%

Active Inventory

Current Month: 14,796

One month change: -1.84%

One year change: -10.89%

Month's Supply of Inventory

Current Month: 12.4

Days on Market

Current Month: 94.3

One month change: -3.87%

One year change: 0.00%

Median Price – Sold

Current Month: \$157,764

One month change: -3.76%

One year change: -4.39%

New Orleans, LA

Number of Transactions

Current Month: 623

One month change: 14.73%

One year change: -28.80%

Active Inventory

Current Month: 9,709

One month change: -5.49%

One year change: -26.72%

Month's Supply of Inventory

Current Month: 15.6

Days on Market

Current Month: 114

One month change: 2.98%

One year change: 4.77%

Median Price – Sold

Current Month: \$160,000

One month change: 5.26%

One year change: -3.03%

New York, NY**Number of Transactions**

Current Month: 909

One month change: -13.51%

One year change: -33.01%

Active Inventory

Current Month: 24,868

One month change: 1.73%

One year change: 4.51%

Month's Supply of Inventory

Current Month: 17.3

Days on Market

Current Month: 123

One month change: 11.82%

One year change: 16.04%

Median Price – Sold

Current Month: \$370,000

One month change: 2.78%

One year change: -13.45%

Omaha, NE**Number of Transactions**

Current Month: 427

One month change: 21.31%

One year change: -17.25%

Active Inventory

Current Month: 4,880

One month change: 0.39%

One year change: -13.40%

Month's Supply of Inventory

Current Month: 11.4

Days on Market

Current Month: 67

One month change: -15.19%

One year change: -18.29%

Median Price – Sold

Current Month: \$149,405

One month change: 1.45%

One year change: -5.13%

Orlando, FL

Number of Transactions

Current Month: 1,611

One month change: 14.34%

One year change: 36.76%

Active Inventory

Current Month: 31,217

One month change: -4.13%

One year change: -9.37%

Month's Supply of Inventory

Current Month: 10.6

Days on Market

Current Month: 102

One month change: 3.03%

One year change: -20.31%

Median Price – Sold

Current Month: \$140,000

One month change: -3.45%

One year change: -35.85%

Passaic, NJ

Number of Transactions

Current Month: 105

One month change: -11.02%

One year change: -22.79%

Active Inventory

Current Month: 1,993

One month change: 2.52%

One year change: -10.23%

Month's Supply of Inventory

Current Month: 19.0

Days on Market

Current Month: 110

One month change: 6.62%

One year change: 1.96%

Median Price – Sold

Current Month: 311,000

One month change: 8.36%

One year change: -12.89%

Philadelphia, PA

Number of Transactions

Current Month: 2,253

One month change: 5.73%

One year change: -27.35%

Active Inventory

Current Month: 35,115

One month change: 2.04%

One year change: -5.41%

Month's Supply of Inventory

Current Month: 11.9

Days on Market

Current Month: 95

One month change: 7.96%

One year change: 15.85%

Median Price – Sold

Current Month: \$195,000

One month change: 0.00%

One year change: -8.02%

Phoenix, AZ

Number of Transactions

Current Month: 5,442

One month change: 16.13%

One year change: 62.45%

Active Inventory

Current Month: 51,490

One month change: -4.35%

One year change: -13.08%

Month's Supply of Inventory

Current Month: 6.7

Days on Market

Current Month: 84

One month change: 7.69%

One year change: -19.23%

Median Price – Sold

Current Month: \$124,900

One month change: -3.89%

One year change: -42.24%

Pittsburgh, PA

Number of Transactions

Current Month: 760

One month change: 3.40%

One year change: -43.66%

Active Inventory

Current Month: 11,443

One month change: -3.86%

One year change: -23.33%

Month's Supply of Inventory

Current Month: 9.0

Days on Market

Current Month: 106

One month change: -3.64%

One year change: -451%

Median Price – Sold

Current Month: \$109,450
One month change: 5.24%
One year change: -1.40%

Portland, OR

Number of Transactions

Current Month: 1,093
One month change: 11.53%
One year change: -39.55%

Active Inventory

Current Month: 19,347
One month change: -1.98%
One year change: -10.19%

Month's Supply of Inventory

Current Month: 11.5

Days on Market

Current Month: 97
One month change: -1.02%
One year change: 10.23%

Median Price – Sold

Current Month: \$250,000
One month change: 2.54%
One year change: -8.92%

Providence, RI

Number of Transactions

Current Month: 441
One month change: 7.30%

One year change: 0.46%

Active Inventory

Current Month: 7,078

One month change: -0.18%

One year change: -11.74%

Month's Supply of Inventory

Current Month: 10.7

Days on Market

Current Month: 110

One month change: 1.85%

One year change: -0.90%

Median Price – Sold

Current Month: \$184,900

One month change: 5.66%

One year change: -24.53%

Raleigh-Durham, NC

Number of Transactions

Current Month: 645

One month change: 3.53%

One year change: -53.13%

Active Inventory

Current Month: 11,628

One month change: 3.23%

One year change: -0.86%

Month's Supply of Inventory

Current Month: 13.7

Days on Market

Current Month: 111

One month change: 5.71%

One year change: 19.36%

Median Price – Sold

Current Month: \$196,500

One month change: 6.22%

One year change: 3.83%

Richmond, VA

Number of Transactions

Current Month: 528

One month change: -1.12%

One year change: -39.86%

Active Inventory

Current Month: 10,395

One month change: 2.72%

One year change: 8.55%

Month's Supply of Inventory

Current Month: 11.9

Days on Market

Current Month: 81

One month change: -5.81%

One year change: 15.71%

Median Price – Sold

Current Month: \$195,775

One month change: -1.12%

One year change: -7.65%

San Antonio, TX

Number of Transactions

Current Month: 1,012

One month change: 35.84%

One year change: -33.25%

Active Inventory

Current Month: 13,282

One month change: -0.16%

One year change: 4.91%

Month's Supply of Inventory

Current Month: 10.8

Days on Market

Current Month: 108

One month change: 2.86%

One year change: 24.14%

Median Price – Sold

Current Month: \$144,000

One month change: -2.04%

One year change: -0.73%

San Diego, CA

Number of Transactions

Current Month: 2,143

One month change: -5.05%

One year change: 44.31%

Active Inventory

Current Month: 16,173

One month change: -5.59%

One year change: -27.88%

Month's Supply of Inventory

Current Month: 5.1

Days on Market

Current Month: 77

One month change: 6.94%

One year change: -9.41%

Median Price – Sold

Current Month: \$278,000

One month change: 1.09%

One year change: -30.48%

San Francisco, CA

Number of Transactions

Current Month: 3,172

One month change: -1.46%

One year change: 30.91%

Active Inventory

Current Month: 21,661

One month change: -3.79%

One year change: -18.29%

Month's Supply of Inventory

Current Month: 4.3

Days on Market

Current Month: 64

One month change: 0.00%

One year change: 4.92%

Median Price – Sold

Current Month: \$335,950

One month change: 1.80%

One year change: -44.01%

Seattle, WA

Number of Transactions

Current Month: 1,691

One month change: 19.34%

One year change: -40.08%

Active Inventory

Current Month: 32,084

One month change: 1.14%

One year change: -7.02%

Month's Supply of Inventory

Current Month: 11.3

Days on Market

Current Month: 90

One month change: -6.25%

One year change: 4.65%

Median Price – Sold

Current Month: \$299,000

One month change: -1.16%

One year change: -13.96%

St Louis, MO

Number of Transactions

Current Month: 1,806

One month change: 8.66%

One year change: -3.83%

Active Inventory

Current Month: 23,701

One month change: 0.00%

One year change: -19.81%

Month's Supply of Inventory

Current Month: 9.7

Days on Market

Current Month: 107

One month change: 8.08%

One year change: 2.89%

Median Price – Sold

Current Month: \$119,000

One month change: 13.33%

One year change: -8.46%

Tampa, FL**Number of Transactions**

Current Month: 1,126

One month change: 19.79%

One year change: 15.25%

Active Inventory

Current Month: 18,060

One month change: -4.59%

One year change: -13.62%

Month's Supply of Inventory

Current Month: 10.0

Days on Market

Current Month: 94

One month change: -9.62%

One year change: -8.74%

Median Price – Sold

Current Month: \$131,000

One month change: 0.19%

One year change: -31.05%

Tulsa, OK

Number of Transactions

Current Month: 666

One month change: 24.25%

One year change: -24.66%

Active Inventory

Current Month: 5,836

One month change: -0.61%

One year change: -5.89%

Month's Supply of Inventory

Current Month: 6.4

Days on Market

Current Month: 67

One month change: 4.69%

One year change: 4.69%

Median Price – Sold

Current Month: \$125,000

One month change: 0.24%

One year change: 4.17%

Washington DC

Number of Transactions

Current Month: 3,573

One month change: 2.26%

One year change: 7.10%

Active Inventory

Current Month: 31,448

One month change: -4.48%

One year change: -25.63%

Month's Supply of Inventory

Current Month: 5.3

Days on Market

Current Month: 83

One month change: 6.41%

One year change: 1.22%

Median Price – Sold

Current Month: \$265,000

One month change: -1.85%

One year change: -25.74%

Wichita, KS

Number of Transactions

Current Month: 423

One month change: 9.87%

One year change: -34.32%

Active Inventory

Current Month: 3,731

One month change: -6.09%

One year change: -23.36%

Month's Supply of Inventory

Current Month: 8.8

Days on Market

Current Month: 73.9

One month change: 3.79%

One year change: -9.21%

Median Price – Sold

Current Month: \$109,900

One month change: -8.34%

One year change: -9.07%

Wilmington/Dover, DE**Number of Transactions**

Current Month: 322

One month change: 15.41%

One year change: -27.96%

Active Inventory

Current Month: 5,029

One month change: -0.26%

One year change: -0.48%

Month's Supply of Inventory

Current Month: 11.7

Days on Market

Current Month: 97

One month change: 6.59%

One year change: 27.63%

Median Price – Sold

Current Month: \$199,900

One month change: -10.30%

One year change: -9.14%