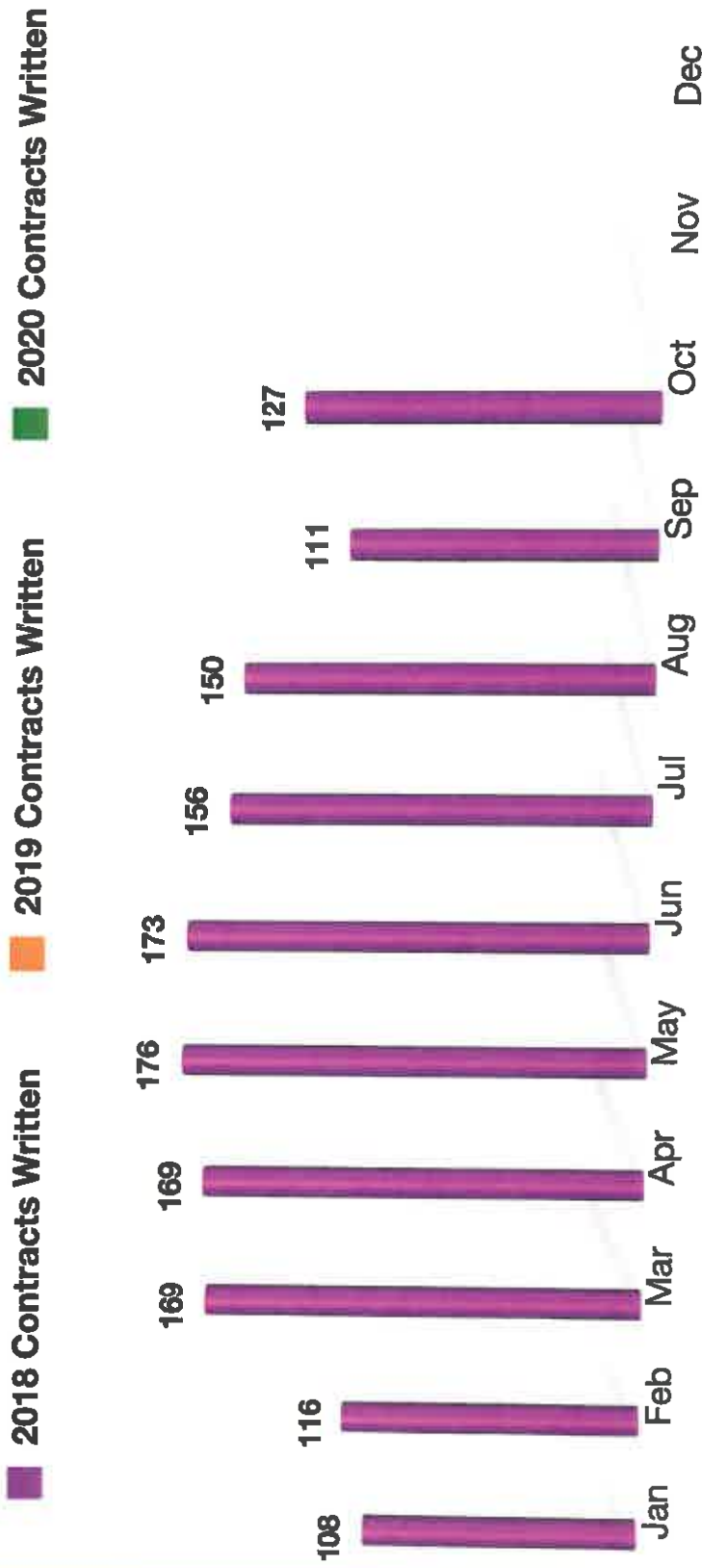


77386 | Listings Under Contract Real Estate Report

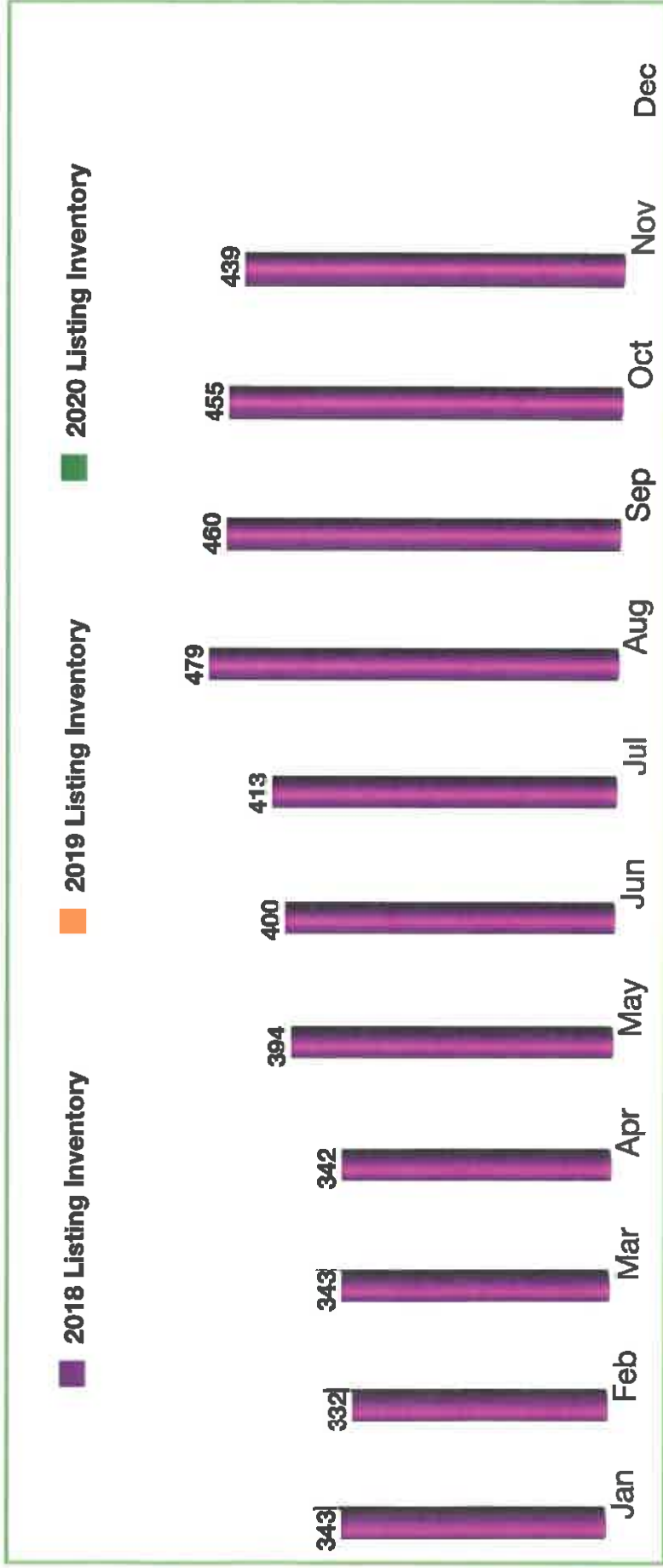
Properties Placed Under Contract - All Brokers Combined | October Sales, 2018



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Total
2018	108	116	169	169	176	173	156	150	111	127			1,286
2019													
2020													

77386 | Real Estate Report

Listing Inventory - All Brokers Combined | November 10th, 2018



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2018	343	332	343	342	394	400	413	479	460	455	439	
2017												
2016												

Better Homes And Gardens Real Estate Gary Greene - 9000 Forest Crossing, The Woodlands Texas / 281-367-3531
 Data obtained from the Houston Association of Realtors Multiple Listing Service - Single Family/TheWoodlands TX

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Months Supply Of “For Sale” Listing Inventory – November 10th, 2018

Q. Is it a Seller’s Market or a Buyer’s Market?

A. According to real estate economists a six-month supply of For Sale Inventory represents a balanced market. Over six months of For Sale Inventory indicates a **buyer’s market**. Less than six months of inventory is considered a **seller’s market**. Here’s a break down by price.

Price Range	Months Supply Of Listing Inventory	Active Listings On November 10 th	October Listings Under Contract
\$000,000 – \$200,000	0.7 Months	22	22
\$200,001 – \$300,000	3.5 Months	180	52
\$300,001 – \$400,000	5.1 Months	122	34
\$400,001 – \$500,000	4.7 Months	49	8
\$500,001 – \$600,000	6.3 Months	30	8
\$600,001 – \$700,000	4.8 Months	8	1
\$700,001 – \$800,000	3.3 Months	8	2
\$800,001 – \$900,000	10.9 Months	10	0
\$900,001 – \$1,000,000	9.6 Months	4	0
\$1,000,001+	14.4 Months	6	0
All Price Ranges Combined	3.5 Months	439	127

What does this mean?

For Buyers: When shopping seller’s-market price ranges, when you find something you love, don’t hesitate to submit an offer. When shopping buyer’s market price ranges the services of a knowledgeable negotiator will help you secure the very best price and terms. What ever your price range, for the best possible price and terms call us today – 281-367-3531

For Sellers: In a buyer’s market you’ll need maximum exposure, fierce marketing and a skilled negotiator to help you win. To sell your property for HIGHEST possible price and the BEST possible terms call us today – 281-367-3531.

Closing Thoughts:

While mulling over these inventory numbers, keep in mind these figures represent big averages across the 77386 zip code. Real estate is hyper local in nature and market conditions for your specific property, in your specific neighborhood may be different that the big average you see above.

To find out what’s happening in your neighborhood, contact us and we’ll provide you with an up to the minute, on-target Months Supply of Inventory report. Give us a call and we’ll send you your free report – pronto.