



## July 2017 Residential Sales

Date: August 10, 2017  
RE: For immediate Release

*PLEASE NOTE: MLSOK is now using a different statistics reporting platform called MarketStats. This may alter the report format, but the data source remains MLSOK, Inc.*

The following Real Estate statistics were collected by MLSOK, Inc., for the time frame **July 1, 2017 through July 31, 2017**. Below summarizes our regions monthly sales activity. For a full review please see report that follows.

### Quick Facts

<b>+ 4.7%</b>	<b>- 0.1%</b>	<b>+ 18.2%</b>
Year-Over-Year Change in <b>Closed Sales</b> All Properties	Year-Over-Year Change in <b>Median Sales Price</b> All Properties	Year-Over-Year Change in <b>Homes for Sale</b> All Properties

*This is a research tool provided by MLSOK. Percent changes are calculated using rounded figures.*

How long can the residential real estate market go on like this? We are about two years into a national trend of dropping housing supply and increasing median sales prices. There are some regional variations to the story, but the shift to a predominantly seller's market is mostly complete. Multiple-offer situations over asking price are commonplace in many communities, and good homes are routinely off the market after a single day. It is evident that a favorable economy keeps hungry buyers in the chase.

New Listings increased 18.6 percent for Single Family homes and 11.5 percent for Townhouse-Condo homes. Pending Sales increased 16.1 percent for Single Family homes and 10.7 percent for Townhouse-Condo homes. Inventory increased 17.5 percent for Single Family homes and 43.5 percent for Townhouse-Condo homes.

#### Months' Supply of Inventory Increases



**Month's Supply of Inventory increased** 10.3 percent for Single Family homes and 35.1 percent for Townhouse-Condo homes.

#### Median Sales Price Increases



**Median Sales Price decreased** 0.6 percent to \$160,000 for Single Family homes and 32.7 percent to \$82,450 for Townhouse-Condo homes.

#### Average Days on Market Lengthens



**Days on Market decreased** 11.5 percent for Single Family homes and 20.3 percent for Townhouse-Condo homes.

Although the unemployment rate remains unchanged at its favorable national 4.4 percent rate, wage growth has not been rising at the steady clip that would be expected in an improving economy. Sales activity manages to keep churning along despite looming shortages in new construction. Lower price ranges are starting to feel the effects of the supply and demand gap, as first-time buyers scramble to get offers in at an increasing pace.



Below you will find copies of the MLS Statistical Reports for

**July 2017**

**PLEASE NOTE**

If you are going to be utilizing the MLS Statistical information for public mass-media advertisement or in other public representations, use of that information must be in accordance with MLSOK Rules and Regulations.

**Limitations on Use of MLS Information**

Use of information from MLS compilation of current listing information, from the association's statistical report, or from any sold or comparable report of the association or MLS for public mass-media advertising by an MLS participant or in other public representations, may not be prohibited.

However, any print or non-print forms of advertising or other forms of public representations based in whole or in part on information supplied by the Association or its MLS must clearly demonstrate the period of time over which such claims are based and must include the following, or substantially similar, notice:

Based on information from MLSOK, Inc for the period **(07/01/2017) through (07/31/2017)**, while information is deemed reliable it is not guaranteed.

MLSOK, Inc. shall have no liability or responsibility for the truth or accuracy of any data or information contained in any advertising or other public representation made or sponsored by a Participant and/or by any of its affiliated Licensees, and each of such Participant and its affiliated Licensees hereby agrees to indemnify MLSOK, Inc. and to hold the MLS harmless from and against any liability, damage, cost and expense arising from or out of any such advertising or other public representation.



Listed below are the monthly Oklahoma City Metropolitan housing statistics for the month of **July 2017** as compared to **June 2017** and **July 2016**. These statistics are supplied by MLSOK, Inc.

Should you have any questions, please email [statistics@okcmar.org](mailto:statistics@okcmar.org).

	<u>July 2017</u>	<u>June 2017</u>	<u>July 2016</u>
<b>TOTAL CLOSED</b>	2168	2351	2038
<b>TOTAL \$ VOLUME</b>	\$ 430,580,858	\$ 463,484,833	\$ 399,044,216
<b>AVERAGE PRICE</b>	\$ 198,607	\$ 197,144	\$ 195,802
<b>MEDIAN PRICE</b>	\$ 164,900	\$ 168,000	\$ 165,000
<b>% SELLING PRICE TO LIST PRICE</b>	98 %	98%	98 %
<b>DAYS ON MARKET</b>	46	51	52
<b>NUMBER OF LISTINGS</b>	8407	8225	8329

<b>TOTAL CLOSED</b>	2168
<b>TOTAL \$ VOLUME</b>	\$ 430,580,858
<b>AVERAGE SELLING PRICE</b>	\$ 198,607
<b>% SELLING PRICE TO LIST PRICE</b>	98 %
<b>MEDIAN PRICE</b>	\$ 164,900
<b>AVERAGE DAYS ON MARKET</b>	46
<b># OF ACTIVE LISTINGS CURRENTLY</b>	8407
<b>TOTAL UNDER CONTRACT (Pending)</b>	1810
<b>AVERAGE VALUE (Pending)</b>	\$ 204,474



**RESIDENTIAL PROPERTY TYPES INCLUDE THE FOLLOWING:**

- Condos
- Half Duplexes
- Manufactured Homes
- Patio Homes
- Single Family Homes
- Townhouses

<b>MONTH</b>	<b>TOTAL CLOSED</b>	<b>DOLLAR VOLUME</b>	<b>RESIDENTIAL LISTINGS PROCESSED</b>
January	1200	\$ 218,145,657	2635
February	1318	\$ 235,167,495	2956
March	1987	\$ 376,918,750	3959
April	1887	\$ 349,581,212	3860
May	2441	\$ 482,191,475	4354
June	2351	\$ 463,484,833	4212
July	2168	\$ 430,580,858	3978

## All MLSOK

### Entire MLSOK Market Area

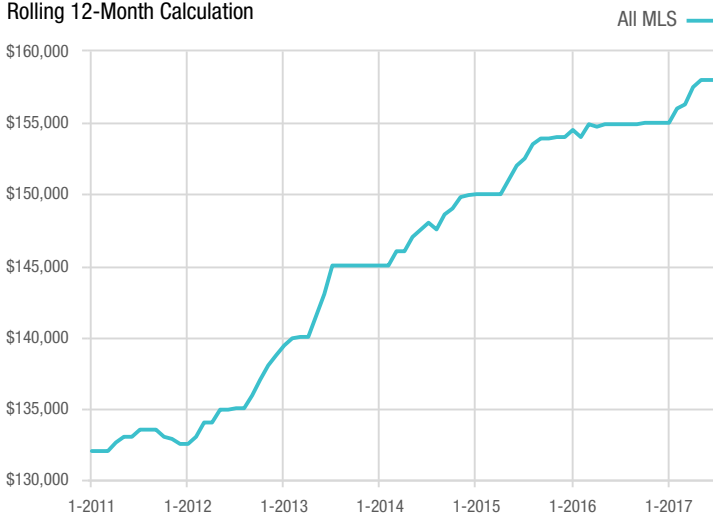
Single Family	July			Year to Date		
	2016	2017	% Change	Thru 7-2016	Thru 7-2017	% Change
New Listings	2,823	<b>3,349</b>	+ 18.6%	18,995	<b>21,018</b>	+ 10.7%
Pending Sales	2,041	<b>2,370</b>	+ 16.1%	14,239	<b>15,386</b>	+ 8.1%
Closed Sales	2,115	<b>2,214</b>	+ 4.7%	13,276	<b>13,967</b>	+ 5.2%
Days on Market Until Sale	52	<b>46</b>	- 11.5%	56	<b>58</b>	+ 3.6%
Median Sales Price*	\$161,000	<b>\$160,000</b>	- 0.6%	\$155,000	<b>\$159,000</b>	+ 2.6%
Average Sales Price*	\$187,048	<b>\$187,855</b>	+ 0.4%	\$176,832	<b>\$182,039</b>	+ 2.9%
Percent of List Price Received*	97.9%	<b>98.0%</b>	+ 0.1%	97.7%	<b>97.8%</b>	+ 0.1%
Inventory of Homes for Sale	7,231	<b>8,495</b>	+ 17.5%	—	—	—
Months Supply of Inventory	3.9	<b>4.3</b>	+ 10.3%	—	—	—

Townhouse-Condo	July			Year to Date		
	2016	2017	% Change	Thru 7-2016	Thru 7-2017	% Change
New Listings	96	<b>107</b>	+ 11.5%	598	<b>708</b>	+ 18.4%
Pending Sales	75	<b>83</b>	+ 10.7%	437	<b>467</b>	+ 6.9%
Closed Sales	68	<b>72</b>	+ 5.9%	401	<b>402</b>	+ 0.2%
Days on Market Until Sale	59	<b>47</b>	- 20.3%	50	<b>56</b>	+ 12.0%
Median Sales Price*	\$122,500	<b>\$82,450</b>	- 32.7%	\$107,000	<b>\$95,000</b>	- 11.2%
Average Sales Price*	\$181,487	<b>\$104,170</b>	- 42.6%	\$137,107	<b>\$114,133</b>	- 16.8%
Percent of List Price Received*	96.0%	<b>96.7%</b>	+ 0.7%	96.3%	<b>96.2%</b>	- 0.1%
Inventory of Homes for Sale	207	<b>297</b>	+ 43.5%	—	—	—
Months Supply of Inventory	3.7	<b>5.0</b>	+ 35.1%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

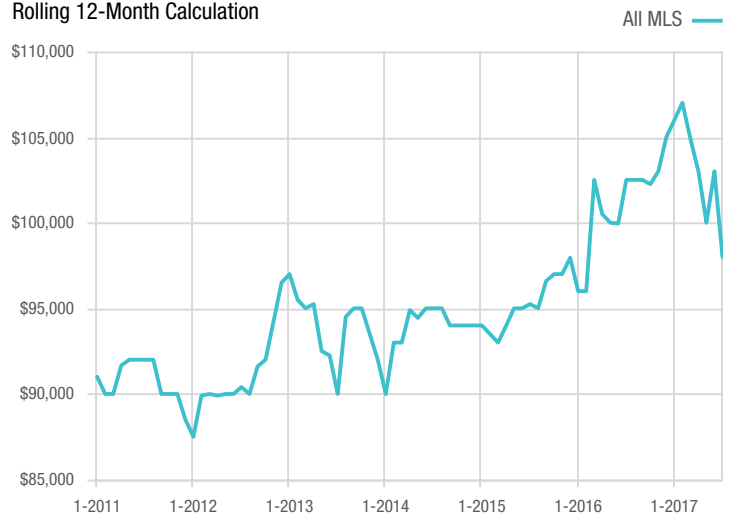
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

# Monthly Indicators



## July 2017

How long can the residential real estate market go on like this? We are about two years into a national trend of dropping housing supply and increasing median sales prices. There are some regional variations to the story, but the shift to a predominantly seller's market is mostly complete. Multiple-offer situations over asking price are commonplace in many communities, and good homes are routinely off the market after a single day. It is evident that a favorable economy keeps hungry buyers in the chase.

New Listings increased 18.6 percent for Single Family homes and 11.5 percent for Townhouse-Condo homes. Pending Sales increased 16.1 percent for Single Family homes and 10.7 percent for Townhouse-Condo homes. Inventory increased 17.5 percent for Single Family homes and 43.5 percent for Townhouse-Condo homes.

Median Sales Price decreased 0.6 percent to \$160,000 for Single Family homes and 32.7 percent to \$82,450 for Townhouse-Condo homes. Days on Market decreased 11.5 percent for Single Family homes and 20.3 percent for Townhouse-Condo homes. Months Supply of Inventory increased 10.3 percent for Single Family homes and 35.1 percent for Townhouse-Condo homes.

Although the unemployment rate remains unchanged at its favorable national 4.4 percent rate, wage growth has not been rising at the steady clip that would be expected in an improving economy. Sales activity manages to keep churning along despite looming shortages in new construction. Lower price ranges are starting to feel the effects of the supply and demand gap, as first-time buyers scramble to get offers in at an increasing pace.

## Quick Facts

<b>+ 4.7%</b>	<b>- 0.1%</b>	<b>+ 18.2%</b>
Year-Over-Year Change in <b>Closed Sales</b> All Properties	Year-Over-Year Change in <b>Median Sales Price</b> All Properties	Year-Over-Year Change in <b>Homes for Sale</b> All Properties

This is a research tool provided by MLSOK. Percent changes are calculated using rounded figures.

Single Family Market Overview	2
Townhouse-Condo Market Overview	3
New Listings	4
Pending Sales	5
Closed Sales	6
Days on Market Until Sale	7
Median Sales Price	8
Average Sales Price	9
Percent of List Price Received	10
Housing Affordability Index	11
Inventory of Homes for Sale	12
Months Supply of Inventory	13
All Properties Combined	14

# Single Family Market Overview

Key metrics by report quarter and for year-to-date (YTD) starting from the first of the year. Single Family properties only.



Key Metrics	Historical Sparkbars	7-2016	7-2017	% Change	YTD 2016	YTD 2017	% Change
<b>New Listings</b>		2,823	<b>3,349</b>	+ 18.6%	18,995	<b>21,018</b>	+ 10.7%
<b>Pending Sales</b>		2,041	<b>2,370</b>	+ 16.1%	14,239	<b>15,386</b>	+ 8.1%
<b>Closed Sales</b>		2,115	<b>2,214</b>	+ 4.7%	13,276	<b>13,967</b>	+ 5.2%
<b>Days on Market Until Sale</b>		52	<b>46</b>	- 11.5%	56	<b>58</b>	+ 3.6%
<b>Median Sales Price</b>		\$161,000	<b>\$160,000</b>	- 0.6%	\$155,000	<b>\$159,000</b>	+ 2.6%
<b>Average Sales Price</b>		\$187,048	<b>\$187,855</b>	+ 0.4%	\$176,832	<b>\$182,039</b>	+ 2.9%
<b>Percent of List Price Received</b>		97.9%	<b>98.0%</b>	+ 0.1%	97.7%	<b>97.8%</b>	+ 0.1%
<b>Housing Affordability Index</b>		187	<b>182</b>	- 2.7%	194	<b>183</b>	- 5.7%
<b>Inventory of Homes for Sale</b>		7,231	<b>8,495</b>	+ 17.5%	—	—	—
<b>Months Supply of Inventory</b>		3.9	<b>4.3</b>	+ 10.3%	—	—	—

# Townhouse-Condo Market Overview

Key metrics by report quarter and for year-to-date (YTD) starting from the first of the year. Townhouse-Condo properties only.



Key Metrics	Historical Sparkbars	7-2016	7-2017	% Change	YTD 2016	YTD 2017	% Change
<b>New Listings</b>		96	<b>107</b>	+ 11.5%	598	<b>708</b>	+ 18.4%
<b>Pending Sales</b>		75	<b>83</b>	+ 10.7%	437	<b>467</b>	+ 6.9%
<b>Closed Sales</b>		68	<b>72</b>	+ 5.9%	401	<b>402</b>	+ 0.2%
<b>Days on Market Until Sale</b>		59	<b>47</b>	- 20.3%	50	<b>56</b>	+ 12.0%
<b>Median Sales Price</b>		\$122,500	<b>\$82,450</b>	- 32.7%	\$107,000	<b>\$95,000</b>	- 11.2%
<b>Average Sales Price</b>		\$181,487	<b>\$104,170</b>	- 42.6%	\$137,107	<b>\$114,133</b>	- 16.8%
<b>Percent of List Price Received</b>		96.0%	<b>96.7%</b>	+ 0.7%	96.3%	<b>96.2%</b>	- 0.1%
<b>Housing Affordability Index</b>		260	<b>375</b>	+ 44.2%	298	<b>325</b>	+ 9.1%
<b>Inventory of Homes for Sale</b>		207	<b>297</b>	+ 43.5%	—	—	—
<b>Months Supply of Inventory</b>		3.7	<b>5.0</b>	+ 35.1%	—	—	—

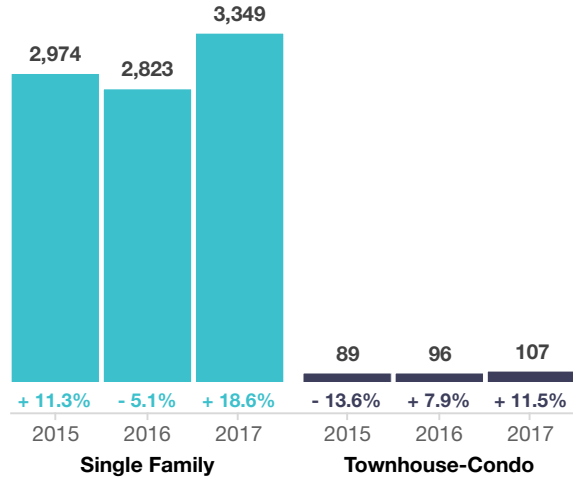


# New Listings

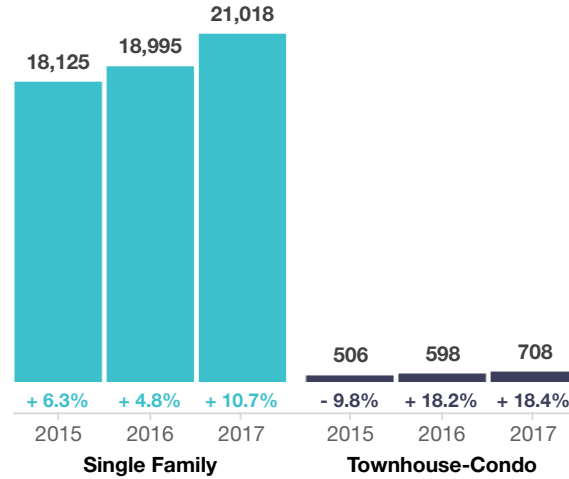
A count of the properties that have been newly listed on the market in a given month.



## July

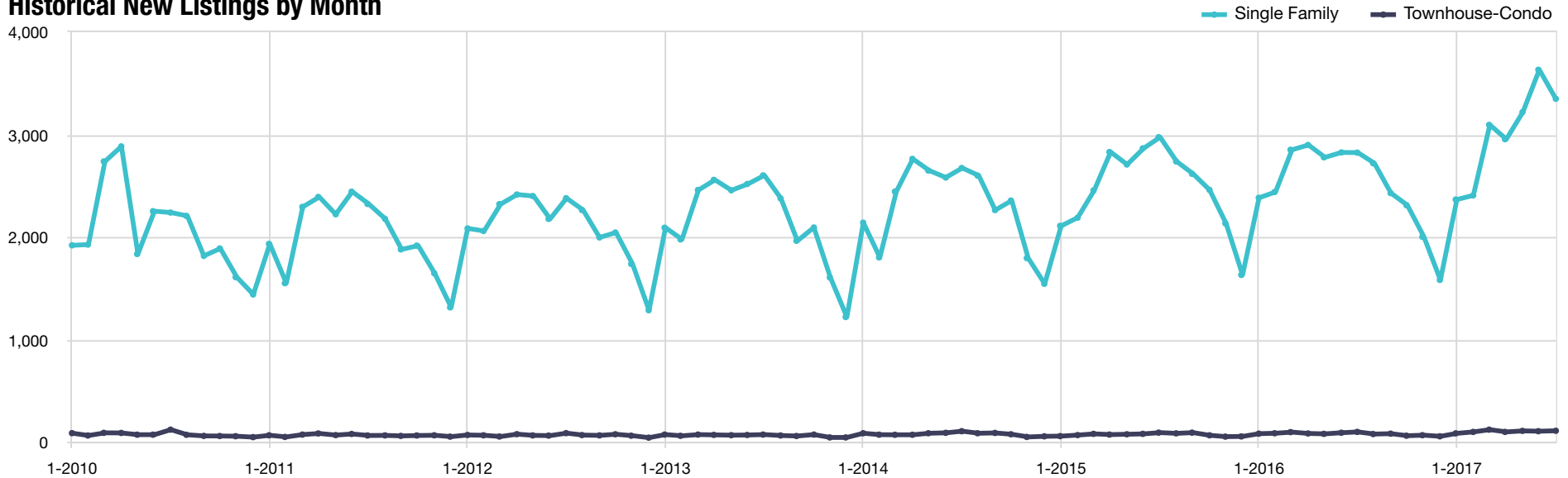


## Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Aug-2016	2,719	- 0.7%	75	- 8.5%
Sep-2016	2,428	- 7.2%	79	- 11.2%
Oct-2016	2,309	- 6.1%	59	- 6.3%
Nov-2016	2,001	- 6.1%	64	+ 28.0%
Dec-2016	1,580	- 3.0%	53	+ 1.9%
Jan-2017	2,365	- 0.7%	82	+ 3.8%
Feb-2017	2,406	- 1.4%	96	+ 15.7%
Mar-2017	3,094	+ 8.5%	118	+ 25.5%
Apr-2017	2,954	+ 1.9%	96	+ 18.5%
May-2017	3,218	+ 15.9%	106	+ 37.7%
Jun-2017	3,632	+ 28.6%	103	+ 17.0%
<b>Jul-2017</b>	<b>3,349</b>	<b>+ 18.6%</b>	<b>107</b>	<b>+ 11.5%</b>
12-Month Avg	2,671	+ 4.9%	87	+ 11.5%

## Historical New Listings by Month

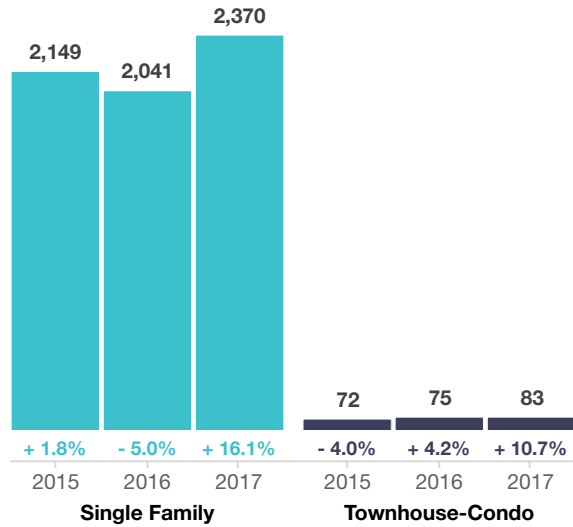


# Pending Sales

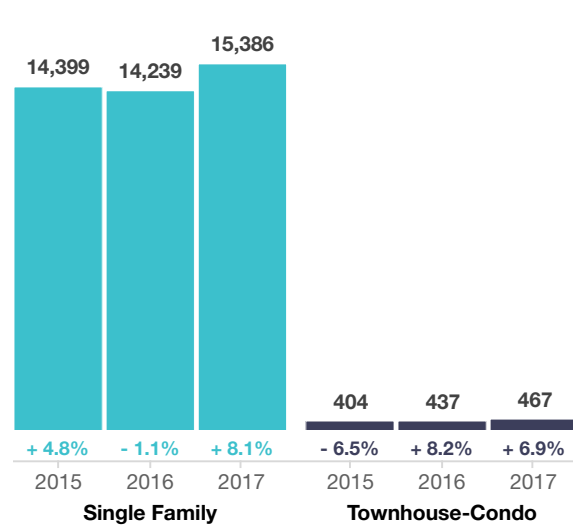
A count of the properties on which offers have been accepted in a given month.



## July

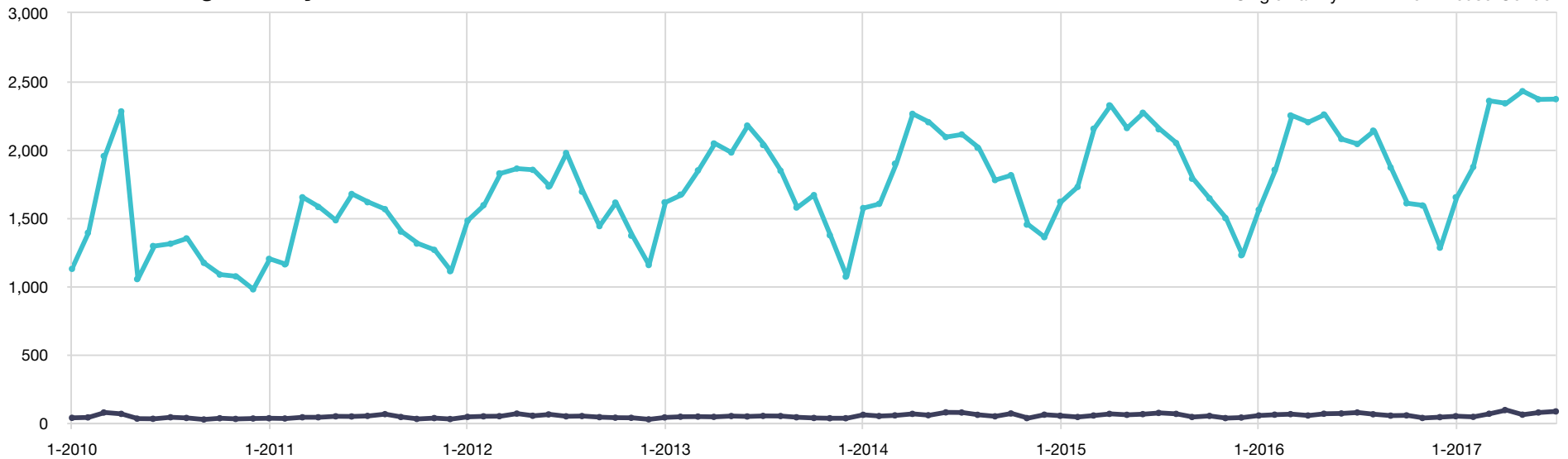


## Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Aug-2016	2,139	+ 4.4%	62	- 4.6%
Sep-2016	1,869	+ 4.6%	52	+ 23.8%
Oct-2016	1,607	- 2.2%	54	+ 8.0%
Nov-2016	1,591	+ 6.1%	35	+ 2.9%
Dec-2016	1,282	+ 4.5%	41	+ 7.9%
Jan-2017	1,651	+ 5.8%	48	- 9.4%
Feb-2017	1,873	+ 1.1%	43	- 27.1%
Mar-2017	2,357	+ 4.8%	66	+ 4.8%
Apr-2017	2,339	+ 6.3%	93	+ 75.5%
May-2017	2,428	+ 7.6%	59	- 10.6%
Jun-2017	2,368	+ 14.0%	75	+ 10.3%
<b>Jul-2017</b>	<b>2,370</b>	<b>+ 16.1%</b>	<b>83</b>	<b>+ 10.7%</b>
12-Month Avg	1,990	+ 6.4%	59	+ 5.4%

## Historical Pending Sales by Month

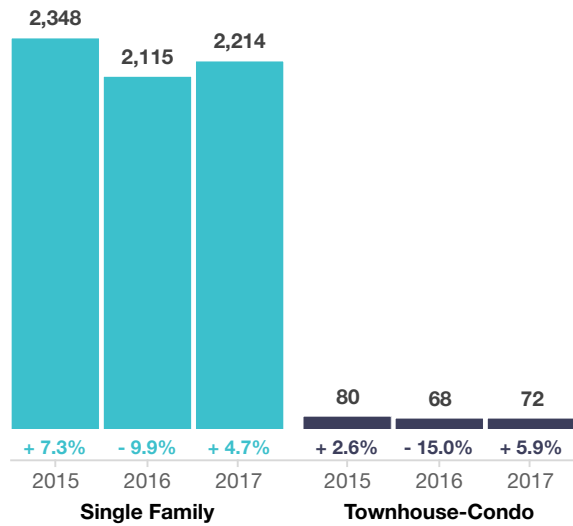


# Closed Sales

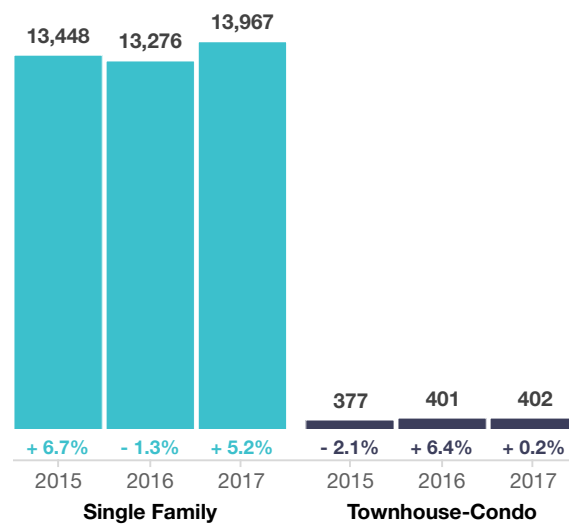
A count of the actual sales that closed in a given month.



## July

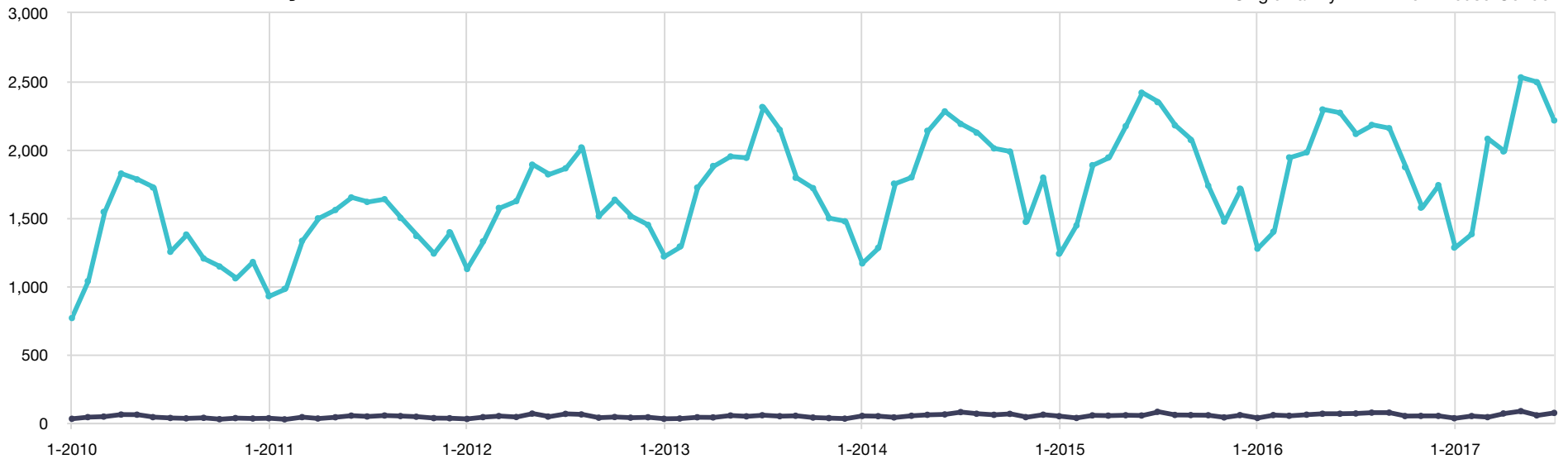


## Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Aug-2016	2,181	+ 0.1%	74	+ 29.8%
Sep-2016	2,157	+ 4.2%	74	+ 32.1%
Oct-2016	1,872	+ 7.8%	49	- 10.9%
Nov-2016	1,575	+ 6.9%	50	+ 28.2%
Dec-2016	1,740	+ 1.5%	50	- 10.7%
Jan-2017	1,283	+ 0.6%	33	- 5.7%
Feb-2017	1,381	- 1.3%	49	- 12.5%
Mar-2017	2,079	+ 7.0%	41	- 19.6%
Apr-2017	1,987	+ 0.4%	68	+ 15.3%
May-2017	2,529	+ 10.2%	85	+ 28.8%
Jun-2017	2,494	+ 9.9%	54	- 18.2%
<b>Jul-2017</b>	<b>2,214</b>	<b>+ 4.7%</b>	<b>72</b>	<b>+ 5.9%</b>
12-Month Avg	1,958	+ 4.6%	58	+ 5.5%

## Historical Closed Sales by Month

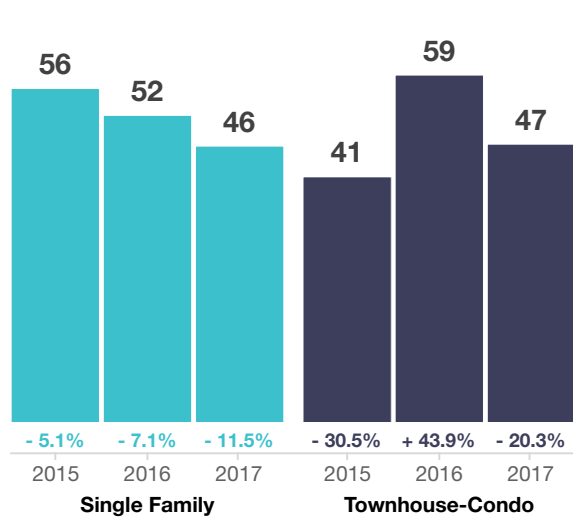


# Days on Market Until Sale

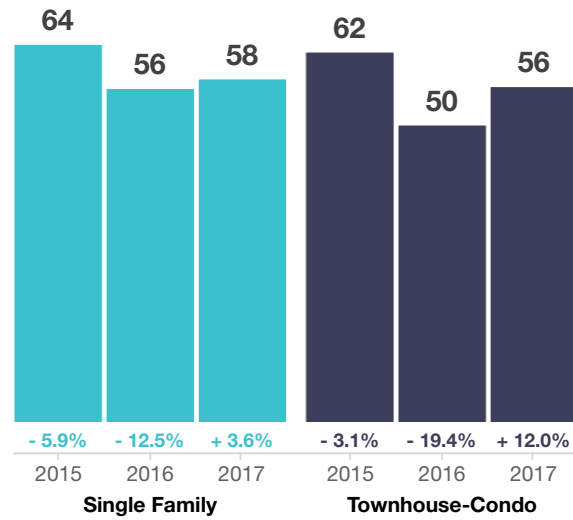
Average number of days between when a property is listed and when an offer is accepted in a given month.



## July



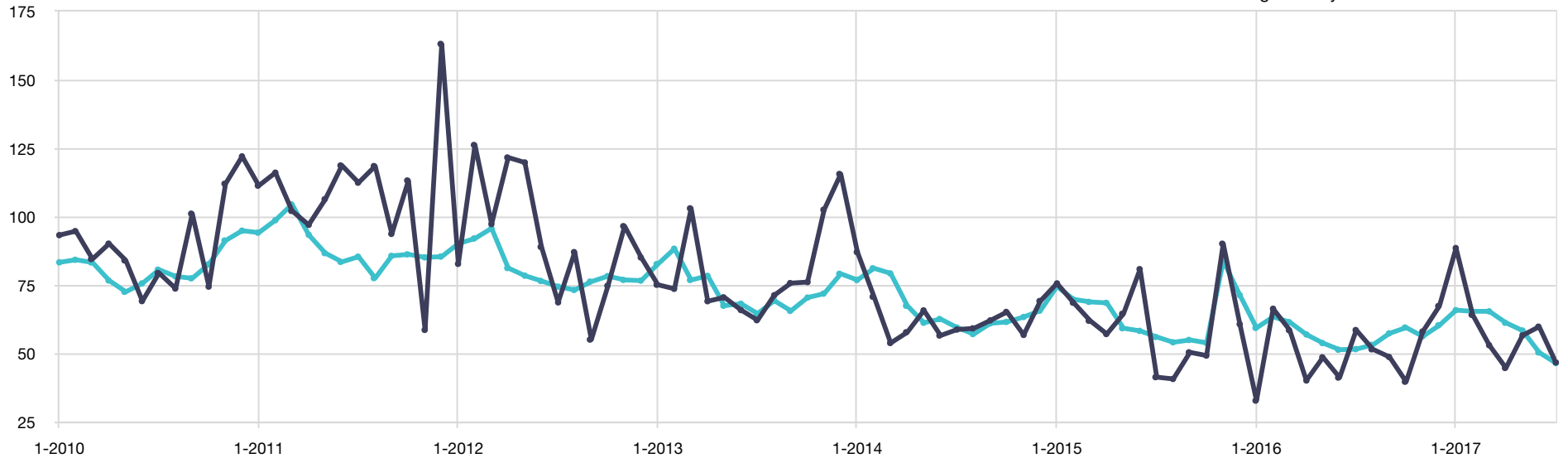
## Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Aug-2016	53	- 1.9%	51	+ 24.4%
Sep-2016	57	+ 3.6%	49	- 2.0%
Oct-2016	59	+ 9.3%	40	- 18.4%
Nov-2016	56	- 33.3%	58	- 35.6%
Dec-2016	60	- 15.5%	67	+ 9.8%
Jan-2017	66	+ 11.9%	88	+ 166.7%
Feb-2017	65	+ 3.2%	64	- 3.0%
Mar-2017	65	+ 6.6%	53	- 8.6%
Apr-2017	61	+ 7.0%	45	+ 12.5%
May-2017	58	+ 7.4%	57	+ 16.3%
Jun-2017	50	- 2.0%	60	+ 46.3%
<b>Jul-2017</b>	<b>46</b>	<b>- 11.5%</b>	<b>47</b>	<b>- 20.3%</b>
12-Month Avg*	58	- 1.8%	55	+ 4.3%

\* Days on Market for all properties from August 2016 through July 2017. This is not the average of the individual figures above.

## Historical Days on Market Until Sale by Month

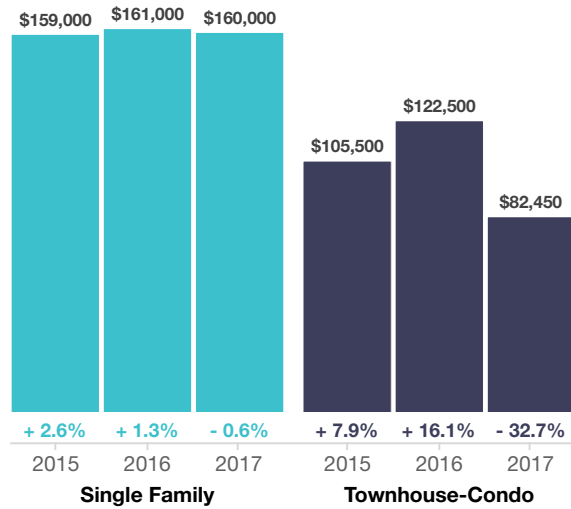


# Median Sales Price

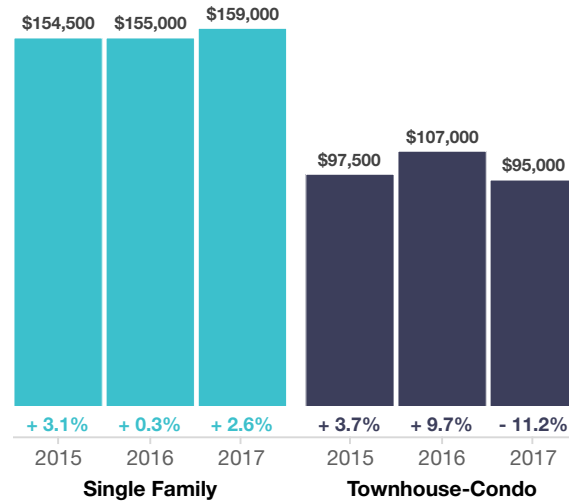
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## July



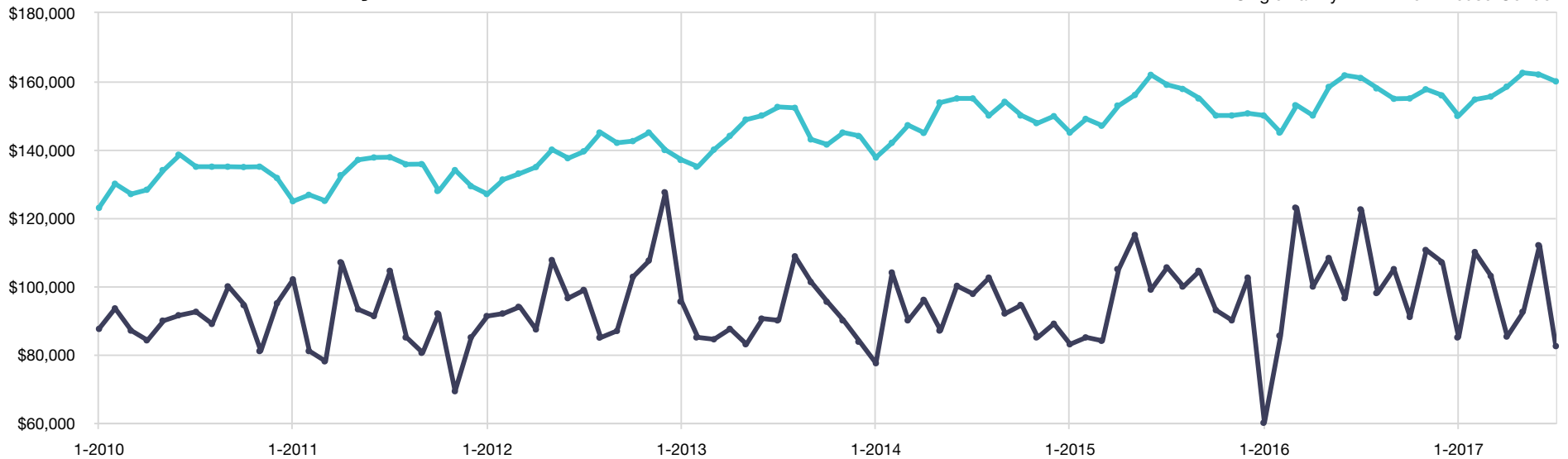
## Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Aug-2016	\$157,950	+ 0.1%	\$98,000	- 1.9%
Sep-2016	\$154,900	- 0.1%	\$105,000	+ 0.5%
Oct-2016	\$155,000	+ 3.3%	\$91,000	- 2.2%
Nov-2016	\$157,668	+ 5.1%	\$110,600	+ 22.9%
Dec-2016	\$155,900	+ 3.5%	\$107,000	+ 4.4%
Jan-2017	\$149,900	- 0.1%	\$85,000	+ 41.7%
Feb-2017	\$154,675	+ 6.7%	\$110,000	+ 28.7%
Mar-2017	\$155,538	+ 1.7%	\$103,000	- 16.3%
Apr-2017	\$158,444	+ 5.6%	\$85,250	- 14.7%
May-2017	\$162,500	+ 2.6%	\$92,500	- 14.5%
Jun-2017	\$162,000	+ 0.2%	\$112,000	+ 16.1%
<b>Jul-2017</b>	<b>\$160,000</b>	<b>- 0.6%</b>	<b>\$82,450</b>	<b>- 32.7%</b>
12-Month Avg*	\$158,000	+ 2.0%	\$98,000	- 4.4%

\* Median Sales Price for all properties from August 2016 through July 2017. This is not the average of the individual figures above.

## Historical Median Sales Price by Month

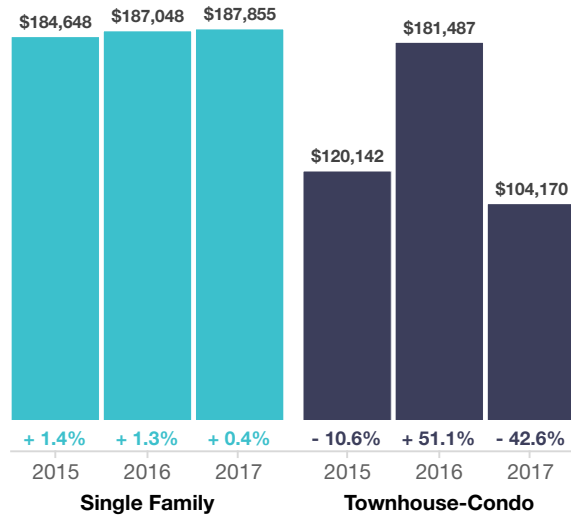


# Average Sales Price

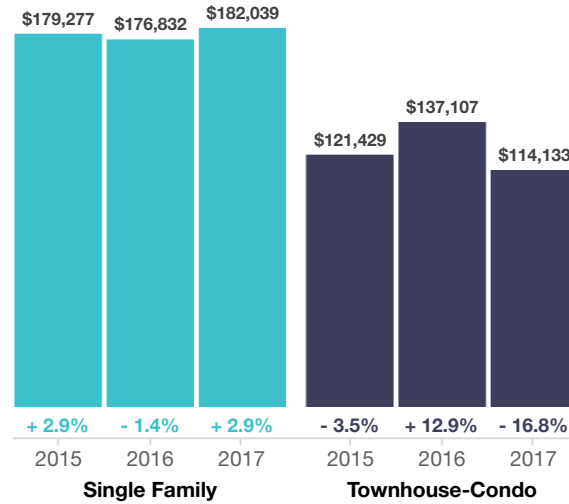
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## July



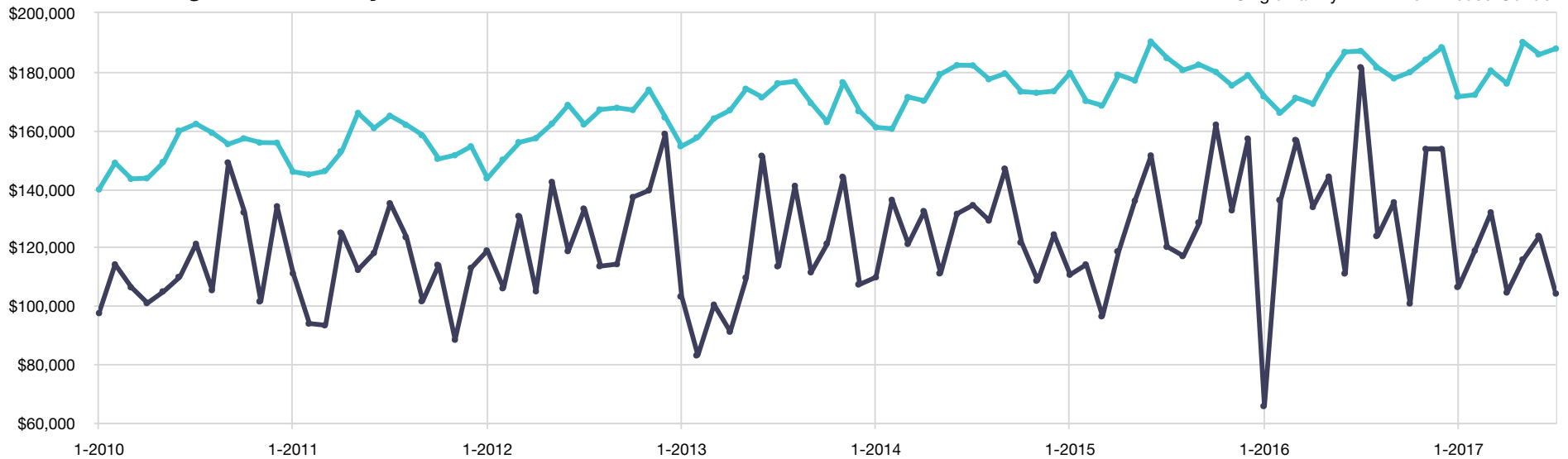
## Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Aug-2016	\$181,413	+ 0.5%	\$123,835	+ 5.9%
Sep-2016	\$177,688	- 2.6%	\$135,334	+ 5.4%
Oct-2016	\$179,800	0.0%	\$100,762	- 37.7%
Nov-2016	\$184,045	+ 5.0%	\$153,582	+ 15.8%
Dec-2016	\$188,319	+ 5.3%	\$153,579	- 2.2%
Jan-2017	\$171,451	- 0.1%	\$106,411	+ 61.9%
Feb-2017	\$172,089	+ 3.7%	\$118,831	- 12.7%
Mar-2017	\$180,362	+ 5.5%	\$131,890	- 15.8%
Apr-2017	\$175,922	+ 4.1%	\$104,523	- 21.8%
May-2017	\$190,097	+ 6.3%	\$115,802	- 19.6%
Jun-2017	\$185,889	- 0.4%	\$123,865	+ 11.6%
<b>Jul-2017</b>	<b>\$187,855</b>	<b>+ 0.4%</b>	<b>\$104,170</b>	<b>- 42.6%</b>
12-Month Avg*	\$182,002	+ 2.3%	\$122,063	- 11.6%

\* Avg. Sales Price for all properties from August 2016 through July 2017. This is not the average of the individual figures above.

## Historical Average Sales Price by Month



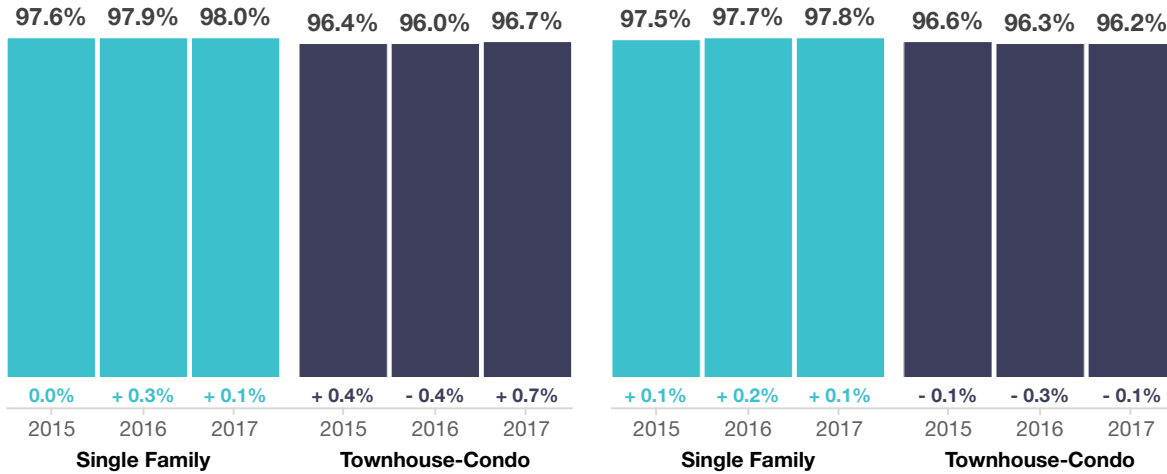
# Percent of List Price Received

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



## July

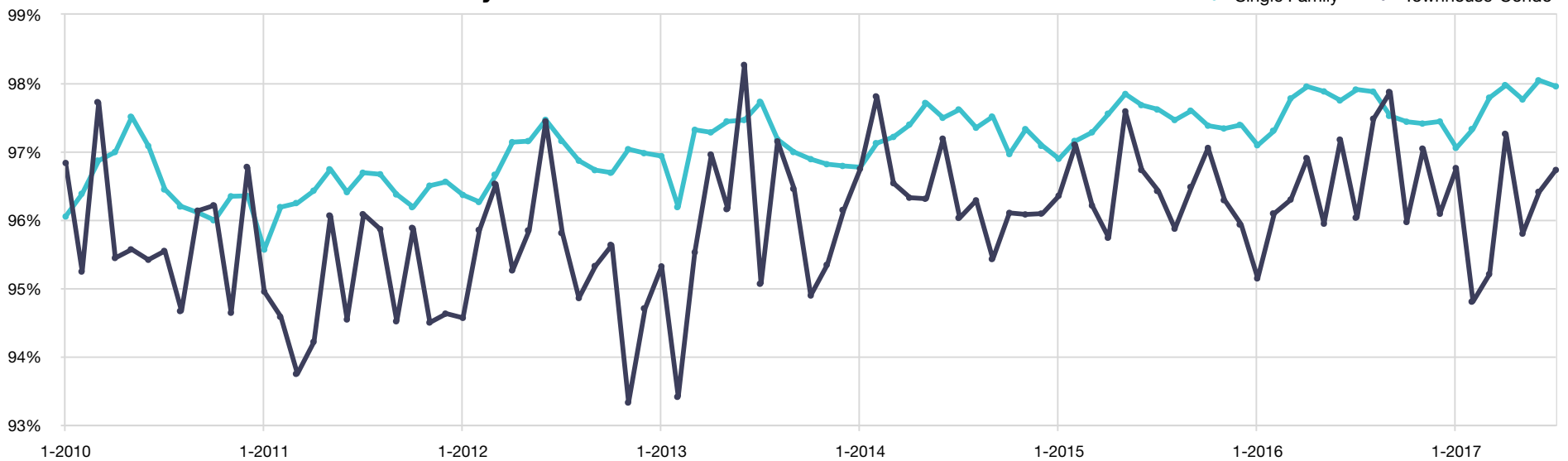
## Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Aug-2016	97.9%	+ 0.4%	97.5%	+ 1.7%
Sep-2016	97.5%	- 0.1%	97.9%	+ 1.5%
Oct-2016	97.4%	0.0%	96.0%	- 1.1%
Nov-2016	97.4%	+ 0.1%	97.0%	+ 0.7%
Dec-2016	97.4%	0.0%	96.1%	+ 0.2%
Jan-2017	97.1%	0.0%	96.8%	+ 1.8%
Feb-2017	97.3%	0.0%	94.8%	- 1.4%
Mar-2017	97.8%	0.0%	95.2%	- 1.1%
Apr-2017	98.0%	+ 0.1%	97.3%	+ 0.4%
May-2017	97.8%	- 0.1%	95.8%	- 0.1%
Jun-2017	98.0%	+ 0.3%	96.4%	- 0.8%
<b>Jul-2017</b>	<b>98.0%</b>	<b>+ 0.1%</b>	<b>96.7%</b>	<b>+ 0.7%</b>
12-Month Avg*	97.7%	+ 0.1%	96.5%	+ 0.2%

\* Pct. of List Price Received for all properties from August 2016 through July 2017. This is not the average of the individual figures above.

## Historical Percent of List Price Received by Month

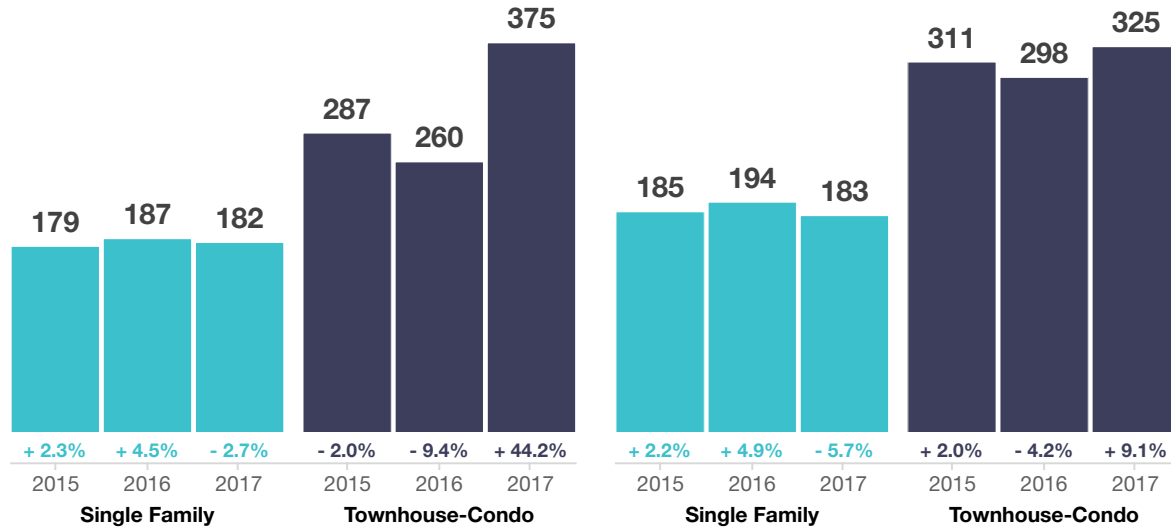


# Housing Affordability Index

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

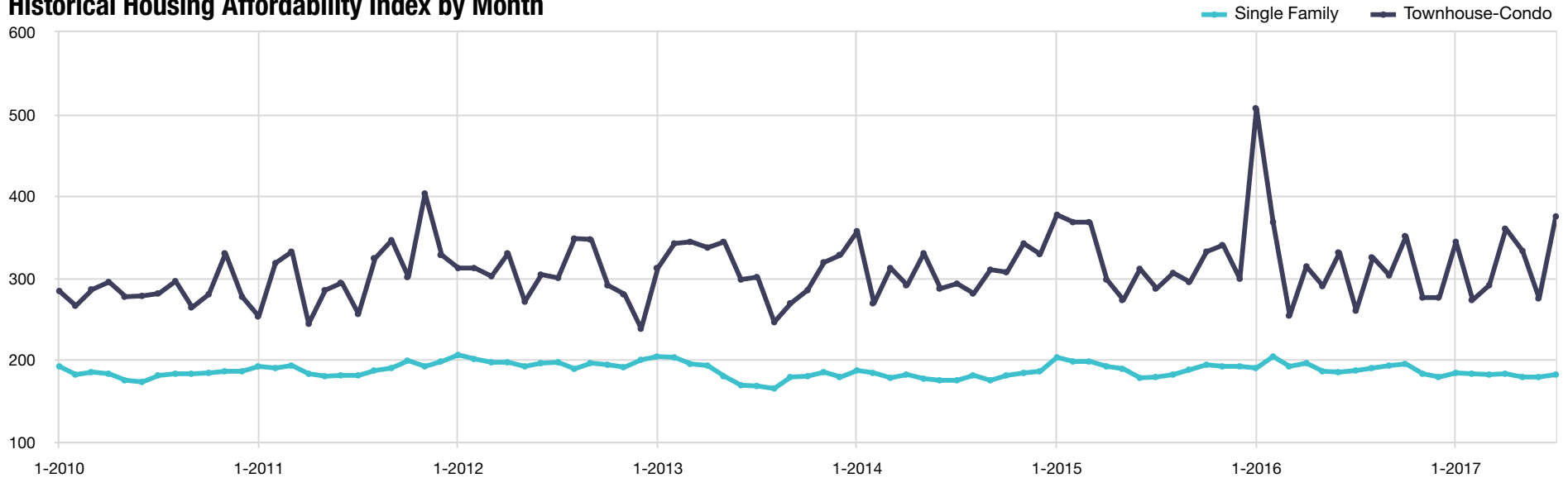


## July



Affordability Index	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Aug-2016	190	+ 4.4%	325	+ 6.2%
Sep-2016	193	+ 2.7%	303	+ 2.7%
Oct-2016	195	+ 0.5%	351	+ 5.7%
Nov-2016	183	- 4.7%	276	- 18.8%
Dec-2016	179	- 6.8%	276	- 7.7%
Jan-2017	184	- 3.2%	344	- 32.1%
Feb-2017	183	- 10.3%	273	- 25.8%
Mar-2017	182	- 5.2%	291	+ 14.6%
Apr-2017	183	- 6.6%	360	+ 14.6%
May-2017	179	- 3.8%	333	+ 14.8%
Jun-2017	179	- 3.2%	275	- 16.9%
<b>Jul-2017</b>	<b>182</b>	<b>- 2.7%</b>	<b>375</b>	<b>+ 44.2%</b>
12-Month Avg	184	- 3.7%	315	- 3.1%

## Historical Housing Affordability Index by Month



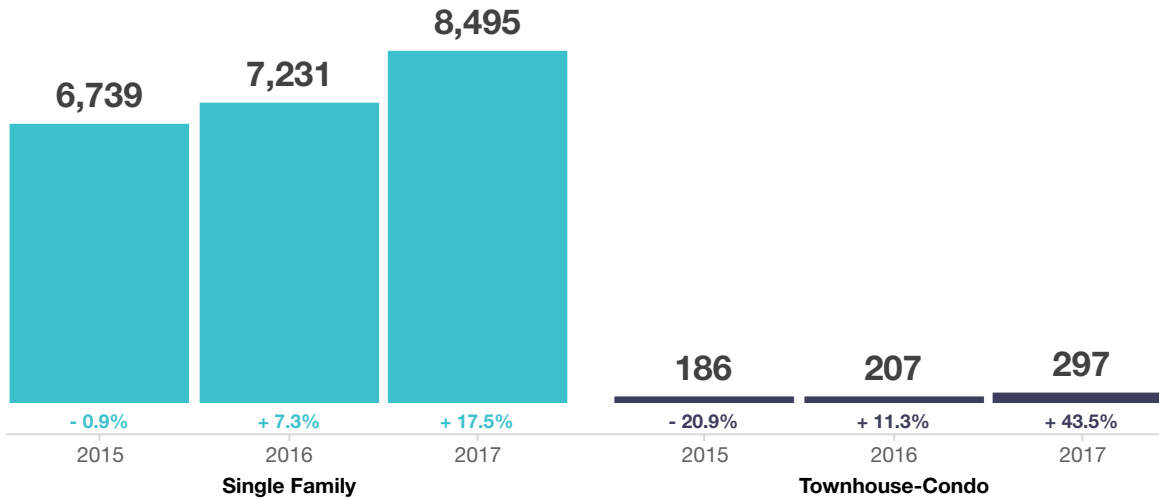


# Inventory of Homes for Sale

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

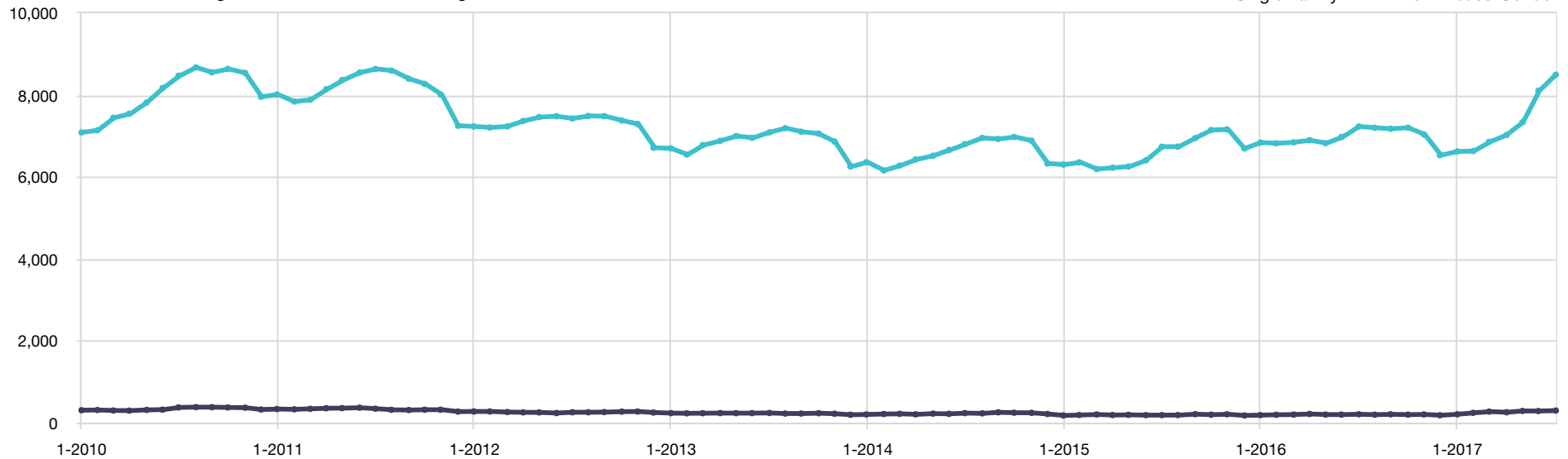


## July



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Aug-2016	7,201	+ 6.9%	197	+ 5.3%
Sep-2016	7,176	+ 3.3%	206	- 1.4%
Oct-2016	7,203	+ 0.8%	198	+ 0.5%
Nov-2016	7,037	- 1.7%	203	- 1.5%
Dec-2016	6,531	- 2.4%	183	+ 2.8%
Jan-2017	6,622	- 3.2%	207	+ 11.3%
Feb-2017	6,632	- 2.8%	242	+ 24.1%
Mar-2017	6,858	+ 0.2%	272	+ 36.0%
Apr-2017	7,025	+ 1.9%	256	+ 19.6%
May-2017	7,335	+ 7.5%	288	+ 44.0%
Jun-2017	8,105	+ 16.2%	286	+ 43.7%
<b>Jul-2017</b>	<b>8,495</b>	<b>+ 17.5%</b>	<b>297</b>	<b>+ 43.5%</b>
12-Month Avg	7,185	+ 3.7%	236	+ 19.2%

## Historical Inventory of Homes for Sale by Month

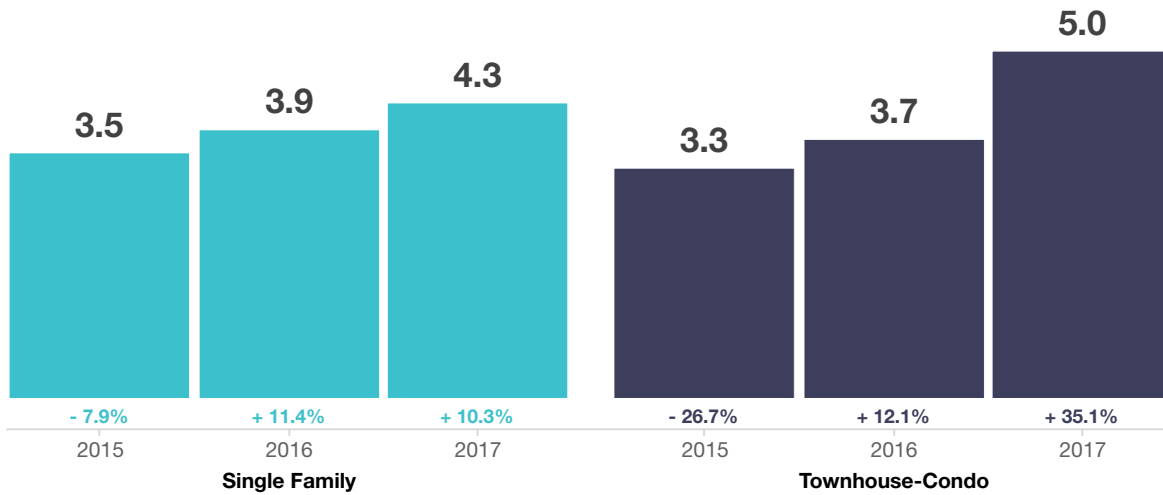


# Months Supply of Inventory

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.



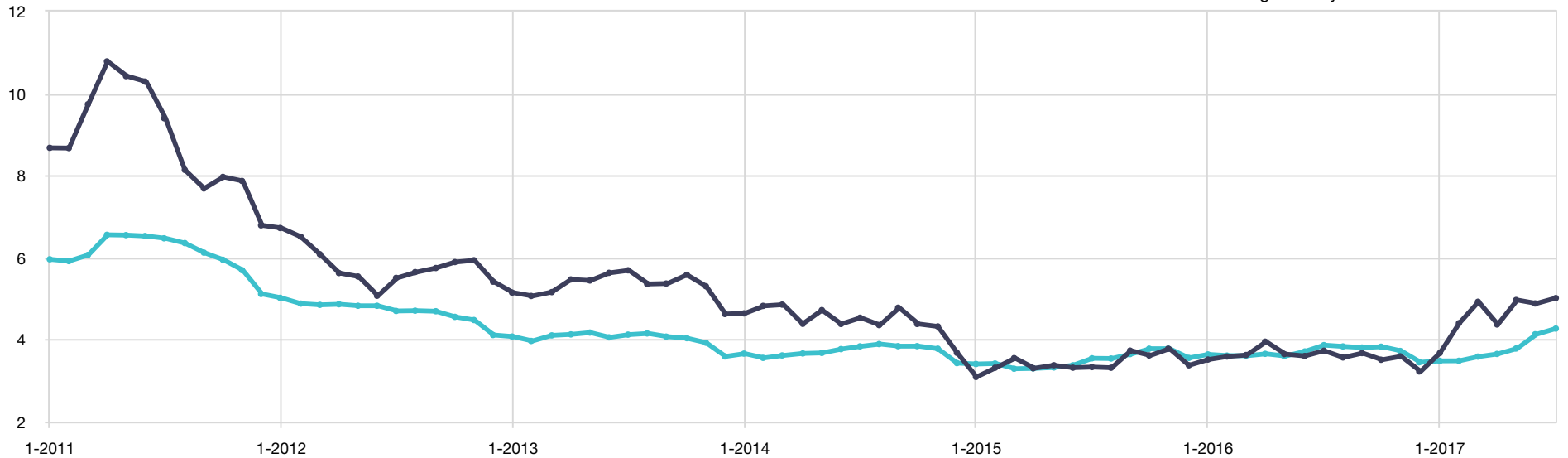
July



Months Supply	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Aug-2016	3.8	+ 8.6%	3.6	+ 9.1%
Sep-2016	3.8	+ 5.6%	3.7	0.0%
Oct-2016	3.8	0.0%	3.5	- 2.8%
Nov-2016	3.7	- 2.6%	3.6	- 5.3%
Dec-2016	3.4	- 5.6%	3.2	- 5.9%
Jan-2017	3.5	- 2.8%	3.7	+ 5.7%
Feb-2017	3.5	- 2.8%	4.4	+ 22.2%
Mar-2017	3.6	0.0%	4.9	+ 36.1%
Apr-2017	3.7	0.0%	4.4	+ 10.0%
May-2017	3.8	+ 5.6%	5.0	+ 38.9%
Jun-2017	4.1	+ 10.8%	4.9	+ 36.1%
<b>Jul-2017</b>	<b>4.3</b>	<b>+ 10.3%</b>	<b>5.0</b>	<b>+ 35.1%</b>
12-Month Avg*	3.8	+ 2.4%	4.1	+ 14.5%

\* Months Supply for all properties from August 2016 through July 2017. This is not the average of the individual figures above.

## Historical Months Supply of Inventory by Month



# All Properties Combined

Key metrics by report quarter and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	7-2016	7-2017	% Change	YTD 2016	YTD 2017	% Change
<b>New Listings</b>		2,919	<b>3,456</b>	+ 18.4%	19,593	<b>21,726</b>	+ 10.9%
<b>Pending Sales</b>		2,116	<b>2,453</b>	+ 15.9%	14,676	<b>15,853</b>	+ 8.0%
<b>Closed Sales</b>		2,183	<b>2,286</b>	+ 4.7%	13,677	<b>14,369</b>	+ 5.1%
<b>Days on Market Until Sale</b>		52	<b>46</b>	- 11.5%	56	<b>58</b>	+ 3.6%
<b>Median Sales Price</b>		\$160,000	<b>\$159,900</b>	- 0.1%	\$154,000	<b>\$157,300</b>	+ 2.1%
<b>Average Sales Price</b>		\$186,874	<b>\$185,216</b>	- 0.9%	\$175,663	<b>\$180,135</b>	+ 2.5%
<b>Percent of List Price Received</b>		97.8%	<b>97.9%</b>	+ 0.1%	97.7%	<b>97.7%</b>	0.0%
<b>Housing Affordability Index</b>		188	<b>182</b>	- 3.2%	195	<b>185</b>	- 5.1%
<b>Inventory of Homes for Sale</b>		7,438	<b>8,792</b>	+ 18.2%	—	—	—
<b>Months Supply of Inventory</b>		3.9	<b>4.3</b>	+ 10.3%	—	—	—