



## June 2018 Residential Sales

Date: July 11, 2018

RE: For immediate Release

The following Real Estate statistics were collected by MLSOK, Inc., for the time frame **June 1 through June 30, 2018**. Below summarizes our regions monthly sales activity. For a full review please see report that follows.

### Quick Facts

<b>-1.2%</b>	<b>+1.2%</b>	<b>+ 7.8%</b>
Change in Number of <b>Closed Sales</b> All Properties	Change in Number of <b>Median Sales Price</b> All Properties	Change in Number of <b>Homes for Sale</b> All Properties

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

Housing markets across the nation are most assuredly active this summer, and buyer competition is manifesting itself into several quick sales above asking price. While the strength of the U.S. economy has helped purchase offers pile up, the Fed recently increased the federal funds rate by 0.25 percent, marking the second rate hike this year, and seventh since late 2015. Although the 30-year mortgage rate did not increase, buyers often react by locking in at the current rate ahead of assumed higher rates later. When this happens, accelerated price increases are possible, causing further strain on affordability.

New Listings increased 9.2 percent for Single Family homes but decreased 8.5 percent for Townhouse-Condo homes. Pending Sales increased 14.8 percent for Single Family homes but decreased 9.5 percent for Townhouse-Condo homes. Inventory increased 7.7 percent for Single Family homes and 11.9 percent for Townhouse-Condo homes.

#### Months' Supply of Inventory Increases



**Month's Supply of Inventory increased** 2.8 percent for Single Family homes and 13.2 percent for Townhouse-Condo homes.

#### Median Sales Price Increases



**Median Sales Price increased** 1.2 percent to \$172,000 for Single Family homes but decreased 3.0 percent to \$111,500 for Townhouse-Condo homes.

#### Average Days on Market Decreases



**Days on Market decreased** 2.0 percent for Single Family homes and 18.8 percent for Townhouse-Condo homes.

Inventory may be persistently lower in year-over-year comparisons, and home prices are still more likely to rise than not, but sales and new listings may finish the summer on the upswing. The housing supply outlook in several markets is beginning to show an increase in new construction and a move by builders away from overstocked rental units to new developments for sale. These are encouraging signs in an already healthy marketplace.



Below you will find copies of the MLS Statistical Reports for

**June 2018**

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Based on information from MLSOK, Inc for the period **(06/01/2018) through (06/30/2018)**, while information is deemed reliable it is not guaranteed.

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Listed below are the monthly Oklahoma City Metropolitan housing statistics for the month of **June 2018** as compared to **May 2018** and **June 2017**. These statistics are supplied by MLSOK, Inc.

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

	<b>June 2018</b>	<b>May 2018</b>	<b>June 2017</b>
<b>TOTAL CLOSED</b>	2412	2467	2351
<b>TOTAL \$ VOLUME</b>	\$ 489,195,080	\$ 491,072,523	\$ 463,484,833
<b>AVERAGE PRICE</b>	\$ 202,688	\$ 199,057	\$ 197,144
<b>MEDIAN PRICE</b>	\$ 170,000	\$ 169,900	\$ 168,000
<b>% SELLING PRICE TO LIST PRICE</b>	97 %	97 %	98 %
<b>DAYS ON MARKET</b>	50	51	51
<b>NUMBER OF LISTINGS</b>	7451	7335	8225

<b>TOTAL CLOSED</b>	2412
<b>TOTAL \$ VOLUME</b>	\$ 489,195,080
<b>AVERAGE SELLING PRICE</b>	\$ 202,688
<b>% SELLING PRICE TO LIST PRICE</b>	97 %
<b>MEDIAN PRICE</b>	\$ 170,000
<b>AVERAGE DAYS ON MARKET</b>	50
<b># OF ACTIVE LISTINGS CURRENTLY</b>	7451
<b>TOTAL UNDER CONTRACT (Pending)</b>	1911
<b>AVERAGE VALUE (Pending)</b>	\$ 207,802



**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	1317	\$ 248,169,710	2800
February	1493	\$ 275,791,254	2989
March	2099	\$409,345,790	4149
April	2091	\$407,116,732	4155
May	2467	\$491,072,523	4318
June	2412	\$489,195,080	4323

## All MLSOK

### Entire MLSOK Market Area

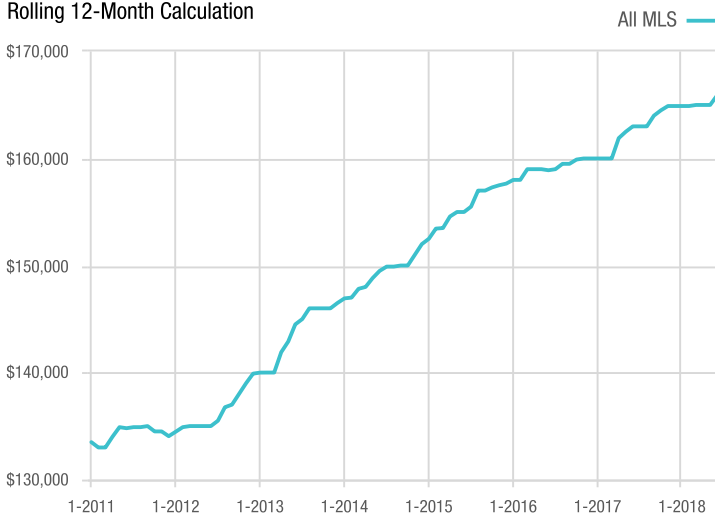
Single Family	June			Year to Date		
	2017	2018	% Change	Thru 6-2017	Thru 6-2018	% Change
New Listings	3,011	<b>3,287</b>	+ 9.2%	15,639	<b>16,996</b>	+ 8.7%
Pending Sales	2,141	<b>2,458</b>	+ 14.8%	12,174	<b>13,126</b>	+ 7.8%
Closed Sales	2,358	<b>2,321</b>	- 1.6%	11,128	<b>11,603</b>	+ 4.3%
Days on Market Until Sale	51	<b>50</b>	- 2.0%	60	<b>57</b>	- 5.0%
Median Sales Price*	\$169,900	<b>\$172,000</b>	+ 1.2%	\$164,500	<b>\$168,000</b>	+ 2.1%
Average Sales Price*	\$197,911	<b>\$204,615</b>	+ 3.4%	\$191,890	<b>\$197,653</b>	+ 3.0%
Percent of List Price Received*	98.0%	<b>97.9%</b>	- 0.1%	97.6%	<b>97.7%</b>	+ 0.1%
Inventory of Homes for Sale	6,725	<b>7,242</b>	+ 7.7%	—	—	—
Months Supply of Inventory	3.6	<b>3.7</b>	+ 2.8%	—	—	—

Townhouse-Condo	June			Year to Date		
	2017	2018	% Change	Thru 6-2017	Thru 6-2018	% Change
New Listings	82	<b>75</b>	- 8.5%	464	<b>490</b>	+ 5.6%
Pending Sales	63	<b>57</b>	- 9.5%	339	<b>352</b>	+ 3.8%
Closed Sales	49	<b>57</b>	+ 16.3%	302	<b>326</b>	+ 7.9%
Days on Market Until Sale	64	<b>52</b>	- 18.8%	60	<b>53</b>	- 11.7%
Median Sales Price*	\$115,000	<b>\$111,500</b>	- 3.0%	\$108,000	<b>\$110,250</b>	+ 2.1%
Average Sales Price*	\$136,408	<b>\$139,858</b>	+ 2.5%	\$128,192	<b>\$134,943</b>	+ 5.3%
Percent of List Price Received*	96.0%	<b>96.3%</b>	+ 0.3%	95.7%	<b>96.0%</b>	+ 0.3%
Inventory of Homes for Sale	202	<b>226</b>	+ 11.9%	—	—	—
Months Supply of Inventory	3.8	<b>4.3</b>	+ 13.2%	—	—	—

\* 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.

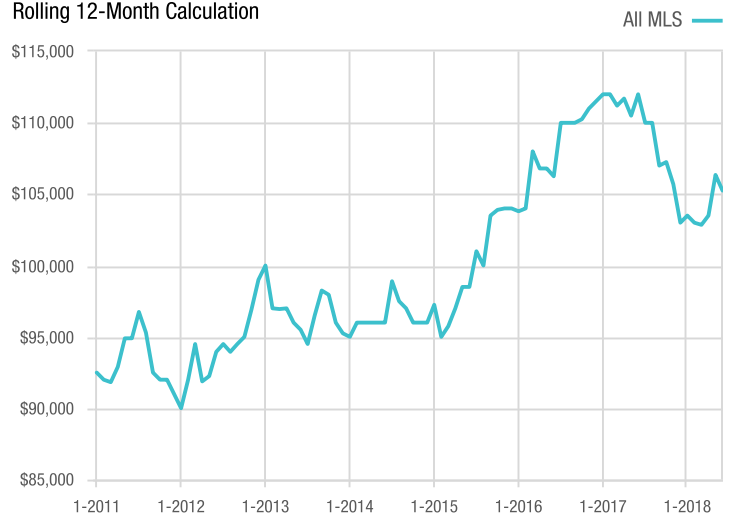
### Median Sales Price - Single Family

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



## June 2018

Housing markets across the nation are most assuredly active this summer, and buyer competition is manifesting itself into several quick sales above asking price. While the strength of the U.S. economy has helped purchase offers pile up, the Fed recently increased the federal funds rate by 0.25 percent, marking the second rate hike this year and seventh since late 2015. Although the 30-year mortgage rate did not increase, buyers often react by locking in at the current rate ahead of assumed higher rates later. When this happens, accelerated price increases are possible, causing further strain on affordability.

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Inventory may be persistently lower in year-over-year comparisons, and home prices are still more likely to rise than not, but sales and new listings may finish the summer on the upswing. The housing supply outlook in several markets is beginning to show an increase in new construction and a move by builders away from overstocked rental units to new developments for sale. These are encouraging signs in an already healthy marketplace.

## Quick Facts

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Change in Number of <b>Closed Sales</b> All Properties	Change in Number of <b>Median Sales Price</b> All Properties	Change in Number of <b>Homes for Sale</b> All Properties

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# Single Family Market Overview

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



Key Metrics	Historical Sparkbars	6-2017	6-2018	% Change	YTD 2017	YTD 2018	% Change
<b>New Listings</b>		3,011	<b>3,287</b>	+ 9.2%	15,639	<b>16,996</b>	+ 8.7%
<b>Pending Sales</b>		2,141	<b>2,458</b>	+ 14.8%	12,174	<b>13,126</b>	+ 7.8%
<b>Closed Sales</b>		2,358	<b>2,321</b>	- 1.6%	11,128	<b>11,603</b>	+ 4.3%
<b>Days on Market Until Sale</b>		51	<b>50</b>	- 2.0%	60	<b>57</b>	- 5.0%
<b>Median Sales Price</b>		\$169,900	<b>\$172,000</b>	+ 1.2%	\$164,500	<b>\$168,000</b>	+ 2.1%
<b>Average Sales Price</b>		\$197,911	<b>\$204,615</b>	+ 3.4%	\$191,890	<b>\$197,653</b>	+ 3.0%
<b>Percent of List Price Received</b>		98.0%	<b>97.9%</b>	- 0.1%	97.6%	<b>97.7%</b>	+ 0.1%
<b>Housing Affordability Index</b>		177	<b>165</b>	- 6.8%	183	<b>168</b>	- 8.2%
<b>Inventory of Homes for Sale</b>		6,725	<b>7,242</b>	+ 7.7%	—	—	—
<b>Months Supply of Inventory</b>		3.6	<b>3.7</b>	+ 2.8%	—	—	—

# Townhouse-Condo Market Overview

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



Key Metrics	Historical Sparkbars	6-2017	6-2018	% Change	YTD 2017	YTD 2018	% Change
<b>New Listings</b>		82	75	- 8.5%	464	490	+ 5.6%
<b>Pending Sales</b>		63	57	- 9.5%	339	352	+ 3.8%
<b>Closed Sales</b>		49	57	+ 16.3%	302	326	+ 7.9%
<b>Days on Market Until Sale</b>		64	52	- 18.8%	60	53	- 11.7%
<b>Median Sales Price</b>		\$115,000	\$111,500	- 3.0%	\$108,000	\$110,250	+ 2.1%
<b>Average Sales Price</b>		\$136,408	\$139,858	+ 2.5%	\$128,192	\$134,943	+ 5.3%
<b>Percent of List Price Received</b>		96.0%	96.3%	+ 0.3%	95.7%	96.0%	+ 0.3%
<b>Housing Affordability Index</b>		280	270	- 3.6%	298	273	- 8.4%
<b>Inventory of Homes for Sale</b>		202	226	+ 11.9%	—	—	—
<b>Months Supply of Inventory</b>		3.8	4.3	+ 13.2%	—	—	—

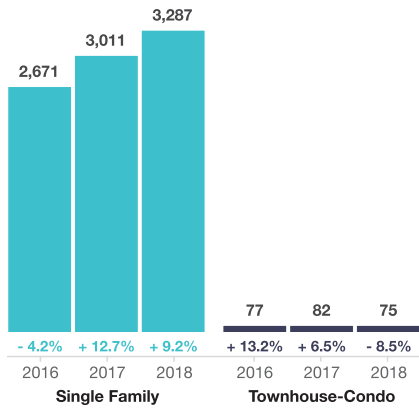


# New Listings

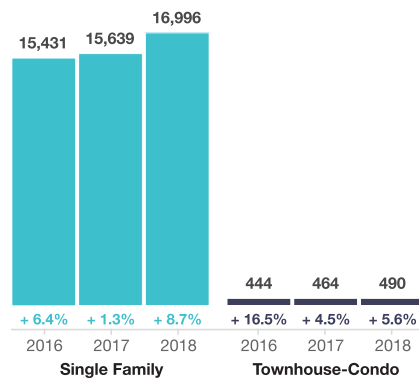
A count of the properties that have been newly listed on the market in a given month.



## June

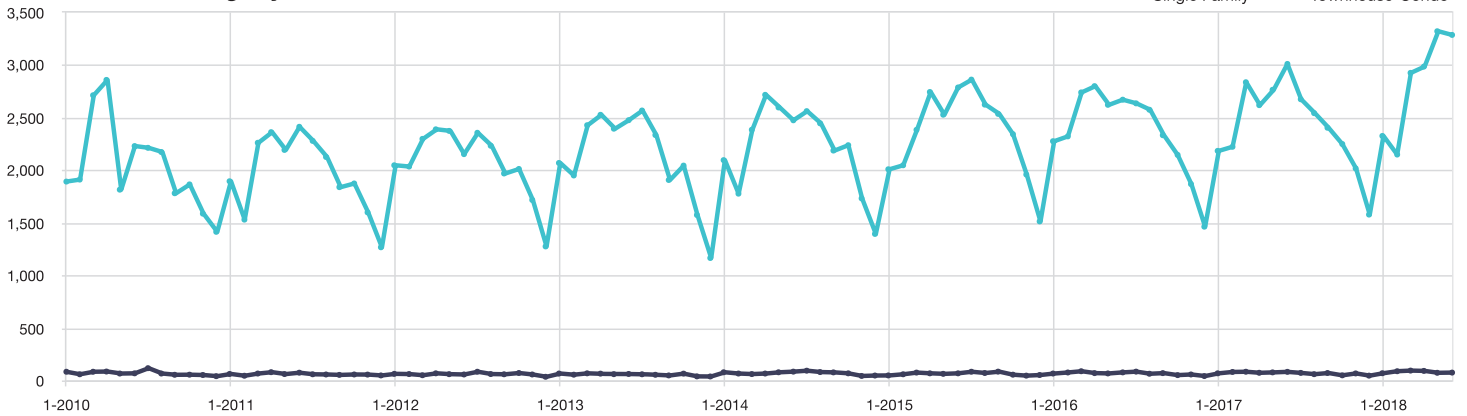


## Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jul-2017	2,675	+ 1.5%	72	- 14.3%
Aug-2017	2,543	- 1.2%	60	- 6.3%
Sep-2017	2,404	+ 3.0%	71	+ 1.4%
Oct-2017	2,249	+ 4.8%	49	- 3.9%
Nov-2017	2,017	+ 8.0%	67	+ 17.5%
Dec-2017	1,578	+ 7.9%	46	+ 9.5%
Jan-2018	2,326	+ 6.5%	69	+ 1.5%
Feb-2018	2,149	- 3.3%	88	+ 8.6%
Mar-2018	2,926	+ 3.1%	94	+ 13.3%
Apr-2018	2,986	+ 14.0%	91	+ 24.7%
May-2018	3,322	+ 20.1%	73	- 5.2%
<b>Jun-2018</b>	<b>3,287</b>	<b>+ 9.2%</b>	<b>75</b>	<b>- 8.5%</b>
12-Month Avg	2,539	+ 6.3%	71	+ 2.9%

## Historical New Listings by Month

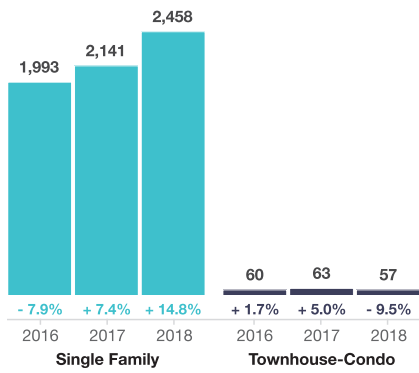


# Pending Sales

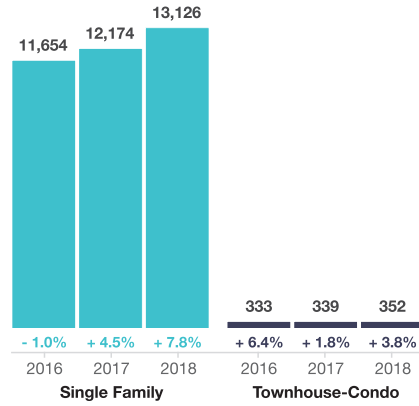
A count of the properties on which offers have been accepted in a given month.



## June

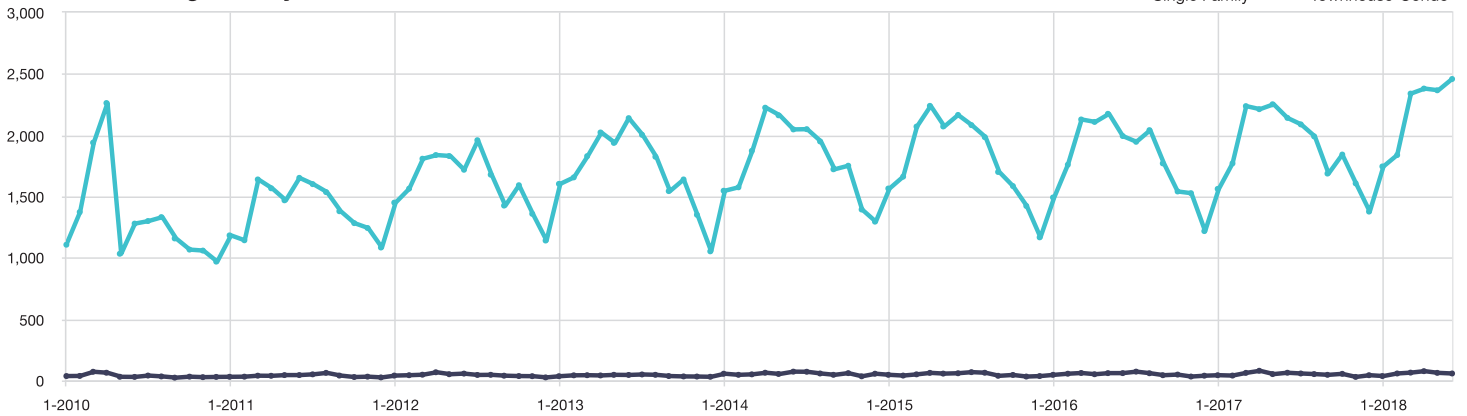


## Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jul-2017	2,088	+ 7.3%	57	- 20.8%
Aug-2017	1,990	- 2.5%	52	- 11.9%
Sep-2017	1,687	- 4.7%	46	+ 7.0%
Oct-2017	1,842	+ 19.5%	54	+ 12.5%
Nov-2017	1,607	+ 5.2%	29	- 9.4%
Dec-2017	1,377	+ 13.1%	43	+ 10.3%
Jan-2018	1,745	+ 11.7%	36	- 16.3%
Feb-2018	1,838	+ 3.8%	57	+ 42.5%
Mar-2018	2,339	+ 4.6%	64	+ 3.2%
Apr-2018	2,380	+ 7.6%	76	- 3.8%
May-2018	2,366	+ 5.1%	62	+ 19.2%
<b>Jun-2018</b>	<b>2,458</b>	<b>+ 14.8%</b>	<b>57</b>	<b>- 9.5%</b>
12-Month Avg	1,976	+ 6.8%	53	0.0%

## Historical Pending Sales by Month

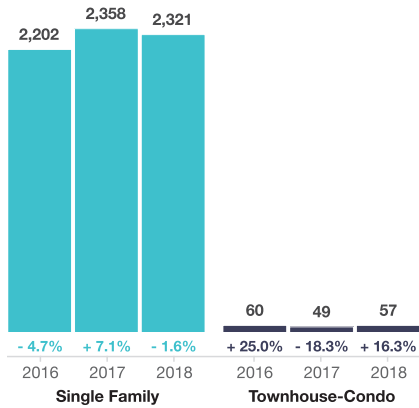


# Closed Sales

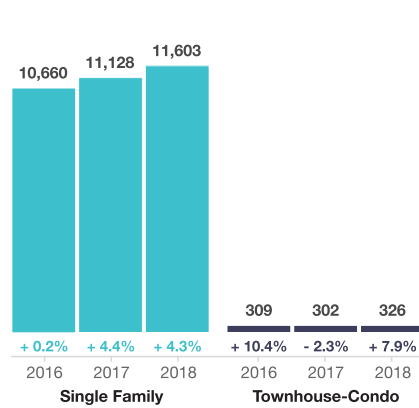
A count of the actual sales that closed in a given month.



## June

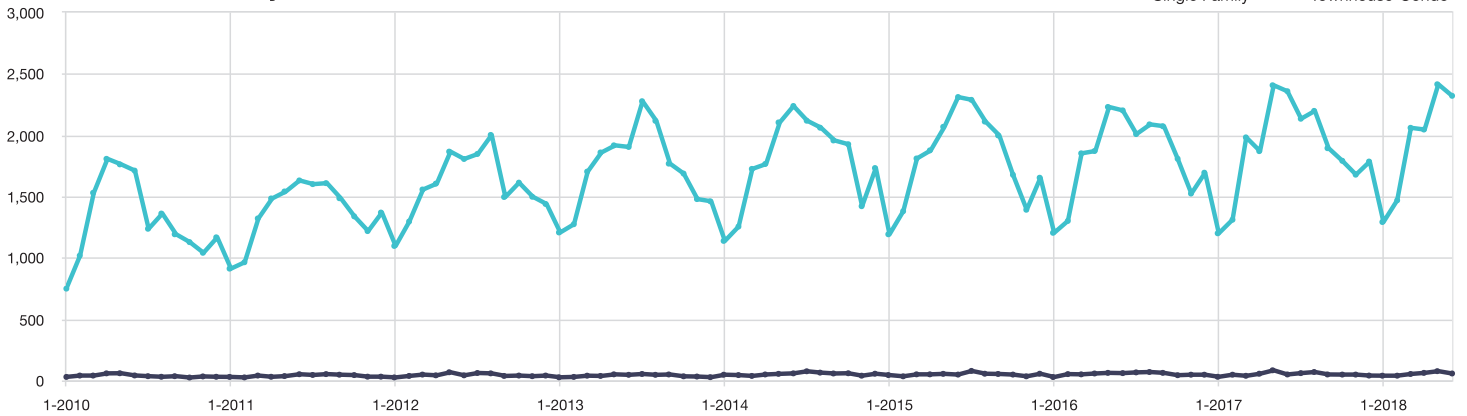


## Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jul-2017	2,134	+ 6.2%	60	- 9.1%
Aug-2017	2,198	+ 5.3%	69	0.0%
Sep-2017	1,894	- 8.6%	49	- 21.0%
Oct-2017	1,791	- 0.9%	48	+ 11.6%
Nov-2017	1,678	+ 10.1%	48	+ 2.1%
Dec-2017	1,785	+ 5.4%	40	- 14.9%
Jan-2018	1,292	+ 7.7%	39	+ 30.0%
Feb-2018	1,469	+ 12.1%	39	- 17.0%
Mar-2018	2,060	+ 3.9%	53	+ 39.5%
Apr-2018	2,046	+ 9.4%	62	+ 12.7%
May-2018	2,415	+ 0.3%	76	- 8.4%
<b>Jun-2018</b>	<b>2,321</b>	<b>- 1.6%</b>	<b>57</b>	<b>+ 16.3%</b>
12-Month Avg	1,924	+ 3.4%	53	0.0%

## Historical Closed Sales by Month

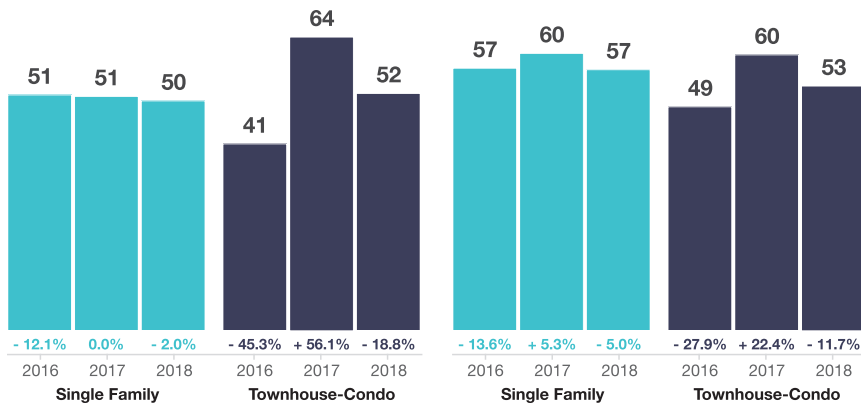


# Days on Market Until Sale

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



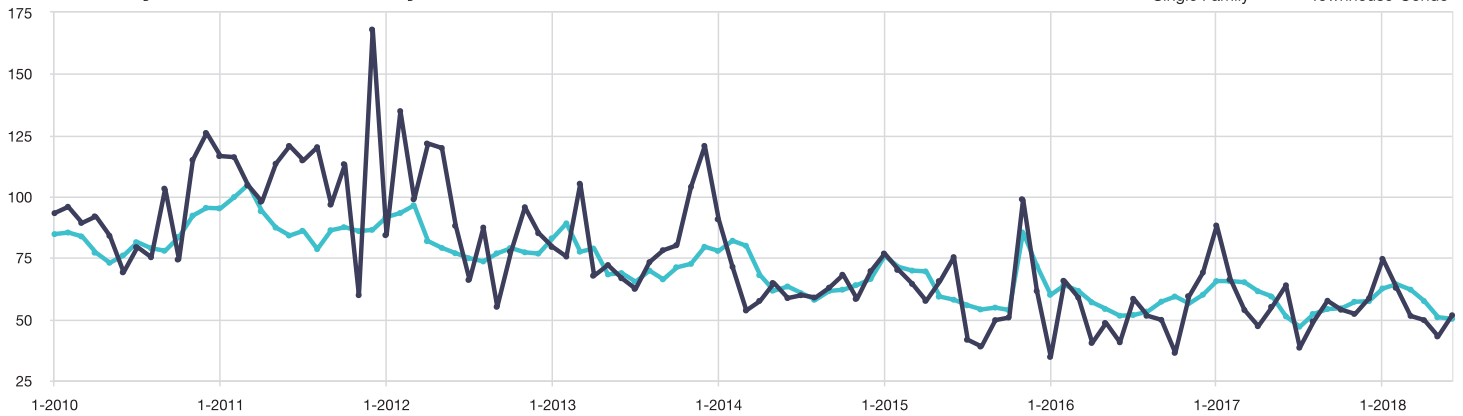
## June



Days on Market	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jul-2017	47	-9.6%	38	-34.5%
Aug-2017	52	-1.9%	49	-3.9%
Sep-2017	54	-5.3%	57	+14.0%
Oct-2017	54	-8.5%	54	+50.0%
Nov-2017	57	+1.8%	52	-11.9%
Dec-2017	57	-5.0%	59	-14.5%
Jan-2018	63	-4.5%	75	-14.8%
Feb-2018	64	-3.0%	63	-4.5%
Mar-2018	62	-4.6%	51	-5.6%
Apr-2018	57	-6.6%	50	+6.4%
May-2018	51	-13.6%	43	-21.8%
<b>Jun-2018</b>	<b>50</b>	<b>-2.0%</b>	<b>52</b>	<b>-18.8%</b>
12-Month Avg*	55	-5.3%	52	-8.5%

\* Days on Market for all properties from July 2017 through June 2018. This is not the average of the individual figures above.

## Historical Days on Market Until Sale by Month

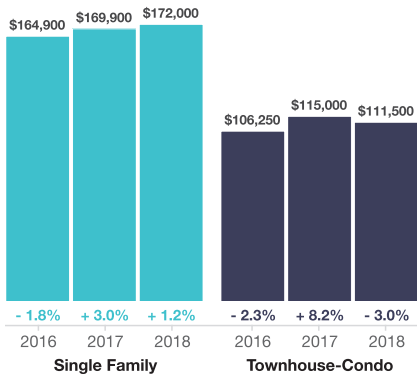


# Median Sales Price

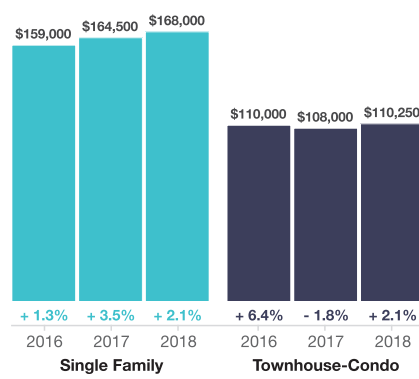
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## June



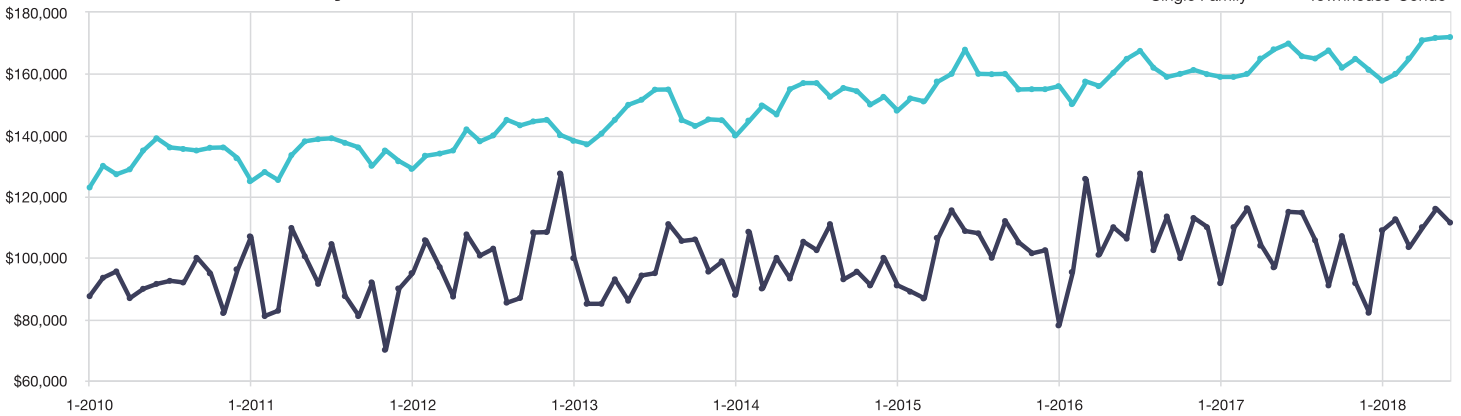
## Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jul-2017	\$165,750	- 1.0%	\$114,750	- 10.0%
Aug-2017	\$165,000	+ 1.9%	\$105,700	+ 3.1%
Sep-2017	\$167,645	+ 5.4%	\$91,000	- 19.8%
Oct-2017	\$162,000	+ 1.3%	\$107,105	+ 7.2%
Nov-2017	\$164,900	+ 2.2%	\$91,750	- 18.8%
Dec-2017	\$161,299	+ 0.9%	\$82,075	- 25.4%
Jan-2018	\$157,750	- 0.8%	\$109,000	+ 18.8%
Feb-2018	\$160,000	+ 0.6%	\$112,600	+ 2.4%
Mar-2018	\$165,000	+ 3.1%	\$103,500	- 10.9%
Apr-2018	\$171,000	+ 3.6%	\$110,000	+ 5.8%
May-2018	\$171,735	+ 2.2%	\$116,000	+ 19.7%
<b>Jun-2018</b>	<b>\$172,000</b>	<b>+ 1.2%</b>	<b>\$111,500</b>	<b>- 3.0%</b>
12-Month Avg*	\$165,900	+ 1.8%	\$105,250	- 6.0%

\* Median Sales Price for all properties from July 2017 through June 2018. This is not the average of the individual figures above.

## Historical Median Sales Price by Month

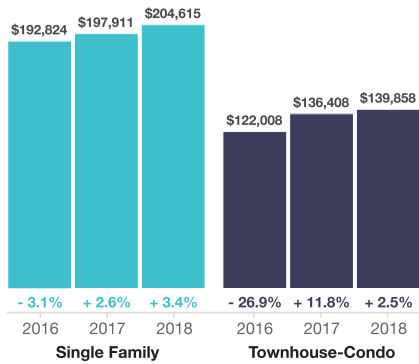


# Average Sales Price

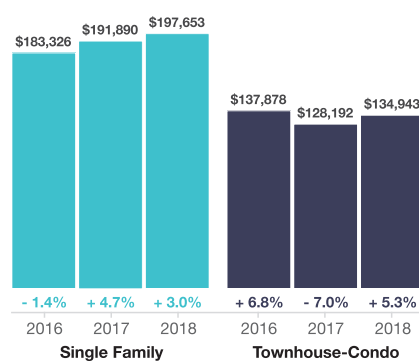
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## June



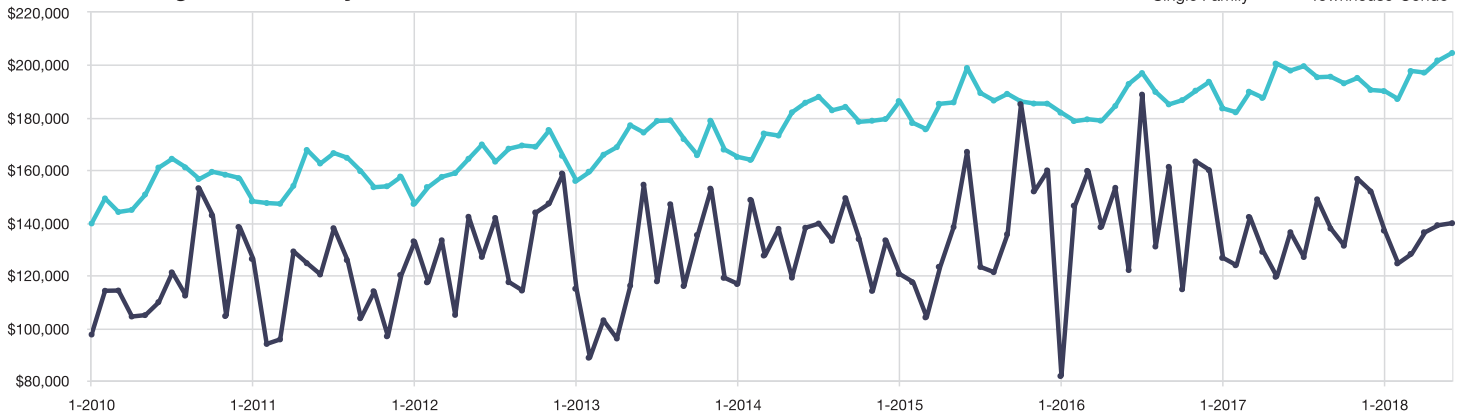
## Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jul-2017	\$199,602	+ 1.3%	\$126,966	- 32.7%
Aug-2017	\$195,392	+ 3.0%	\$148,920	+ 13.7%
Sep-2017	\$195,587	+ 5.7%	\$137,826	- 14.5%
Oct-2017	\$193,061	+ 3.4%	\$131,272	+ 14.5%
Nov-2017	\$195,127	+ 2.6%	\$156,697	- 4.1%
Dec-2017	\$190,539	- 1.6%	\$151,896	- 5.1%
Jan-2018	\$190,118	+ 3.6%	\$137,024	+ 8.2%
Feb-2018	\$187,089	+ 2.8%	\$124,549	+ 0.6%
Mar-2018	\$197,757	+ 4.2%	\$128,136	- 9.9%
Apr-2018	\$197,137	+ 5.1%	\$136,392	+ 5.8%
May-2018	\$201,776	+ 0.6%	\$139,086	+ 16.4%
<b>Jun-2018</b>	<b>\$204,615</b>	<b>+ 3.4%</b>	<b>\$139,858</b>	<b>+ 2.5%</b>
12-Month Avg*	\$196,359	+ 2.7%	\$138,338	- 2.6%

\* Avg. Sales Price for all properties from July 2017 through June 2018. This is not the average of the individual figures above.

## Historical Average Sales Price by Month

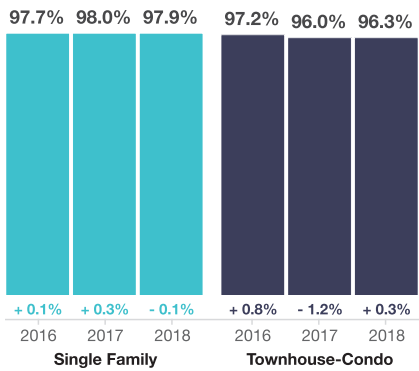


# Percent of List Price Received

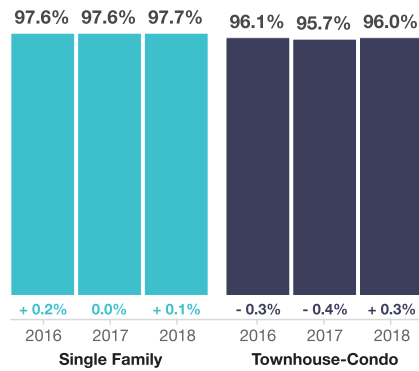
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## June



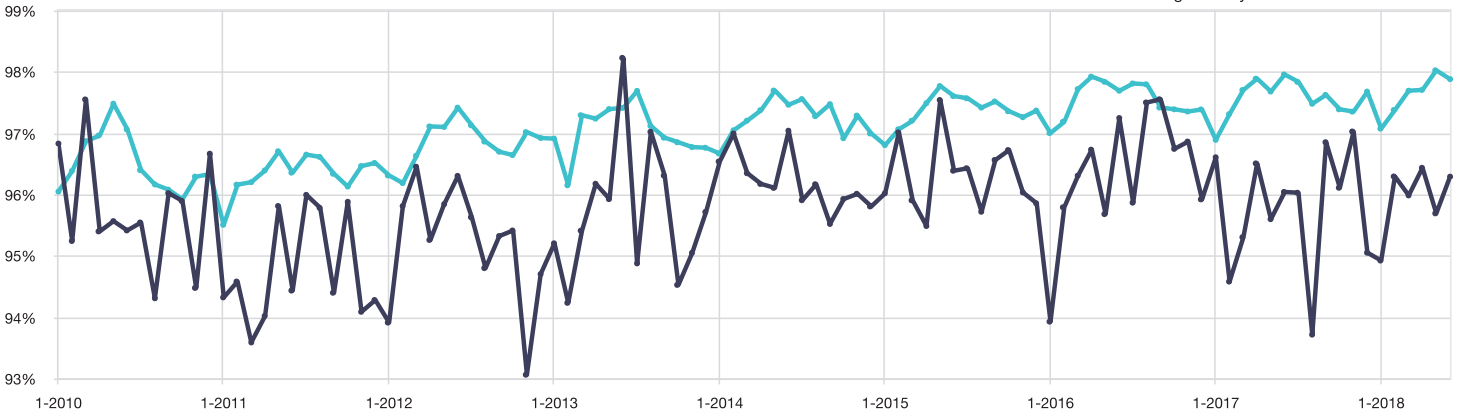
## Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jul-2017	97.8%	0.0%	96.0%	+ 0.1%
Aug-2017	97.5%	- 0.3%	93.7%	- 3.9%
Sep-2017	97.6%	+ 0.2%	96.9%	- 0.7%
Oct-2017	97.4%	0.0%	96.1%	- 0.6%
Nov-2017	97.4%	0.0%	97.0%	+ 0.1%
Dec-2017	97.7%	+ 0.3%	95.1%	- 0.8%
Jan-2018	97.1%	+ 0.2%	94.9%	- 1.8%
Feb-2018	97.4%	+ 0.1%	96.3%	+ 1.8%
Mar-2018	97.7%	0.0%	96.0%	+ 0.7%
Apr-2018	97.7%	- 0.2%	96.4%	- 0.1%
May-2018	98.0%	+ 0.3%	95.7%	+ 0.1%
<b>Jun-2018</b>	<b>97.9%</b>	<b>- 0.1%</b>	<b>96.3%</b>	<b>+ 0.3%</b>
12-Month Avg*	97.6%	+ 0.0%	95.8%	- 0.5%

\* Pct. of List Price Received for all properties from July 2017 through June 2018. This is not the average of the individual figures above.

## Historical Percent of List Price Received by Month

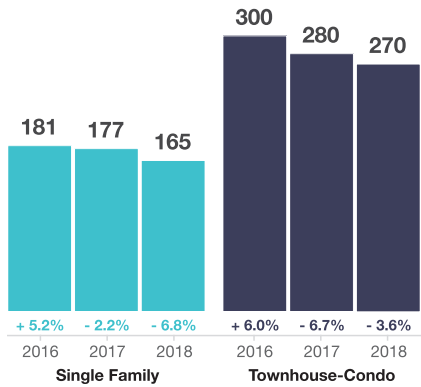


# Housing Affordability Index

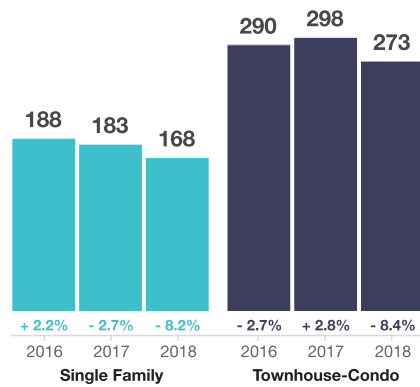
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



## June

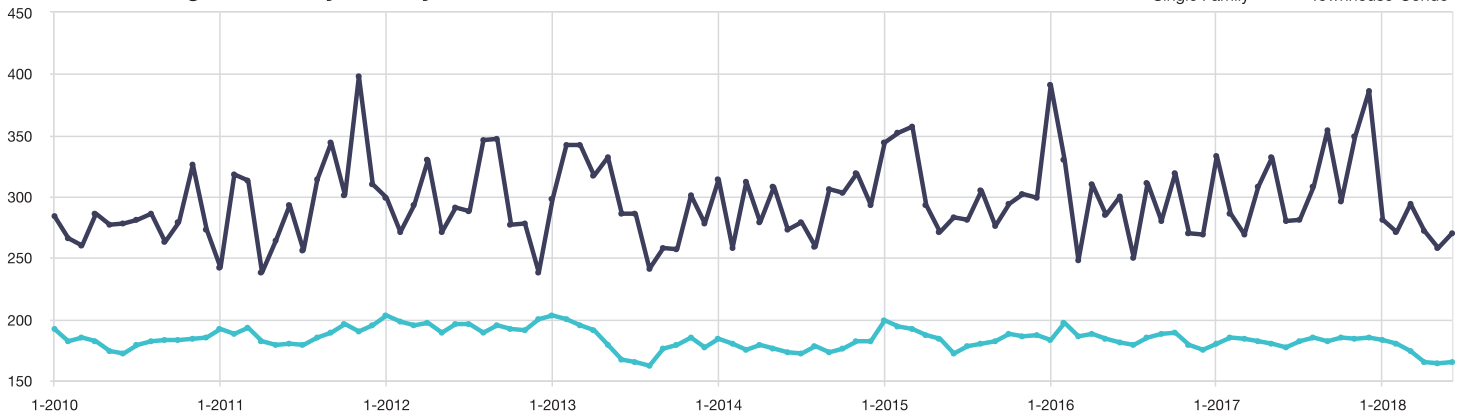


## Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jul-2017	182	+ 1.7%	281	+ 12.4%
Aug-2017	185	0.0%	308	- 1.0%
Sep-2017	182	- 3.2%	354	+ 26.4%
Oct-2017	185	- 2.1%	296	- 7.2%
Nov-2017	184	+ 2.8%	349	+ 29.3%
Dec-2017	185	+ 5.7%	386	+ 43.5%
Jan-2018	183	+ 1.7%	281	- 15.6%
Feb-2018	180	- 2.7%	271	- 5.2%
Mar-2018	174	- 5.4%	294	+ 9.3%
Apr-2018	165	- 9.3%	272	- 11.7%
May-2018	164	- 8.9%	258	- 22.3%
<b>Jun-2018</b>	<b>165</b>	<b>- 6.8%</b>	<b>270</b>	<b>- 3.6%</b>
12-Month Avg	178	- 2.2%	302	+ 3.4%

## Historical Housing Affordability Index by Month



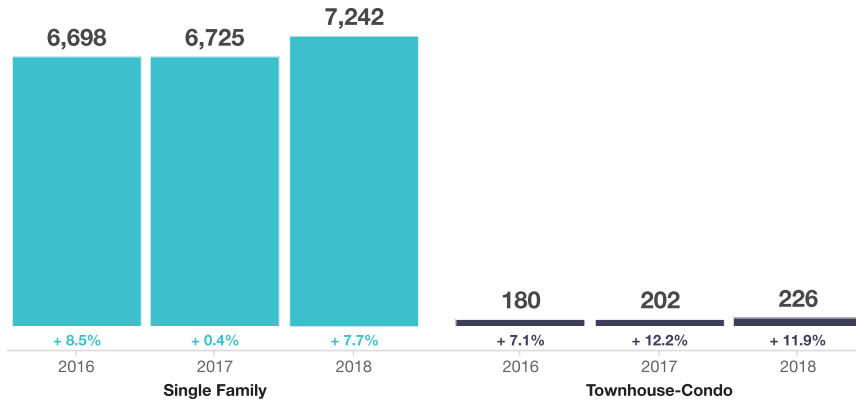


# Inventory of Homes for Sale

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

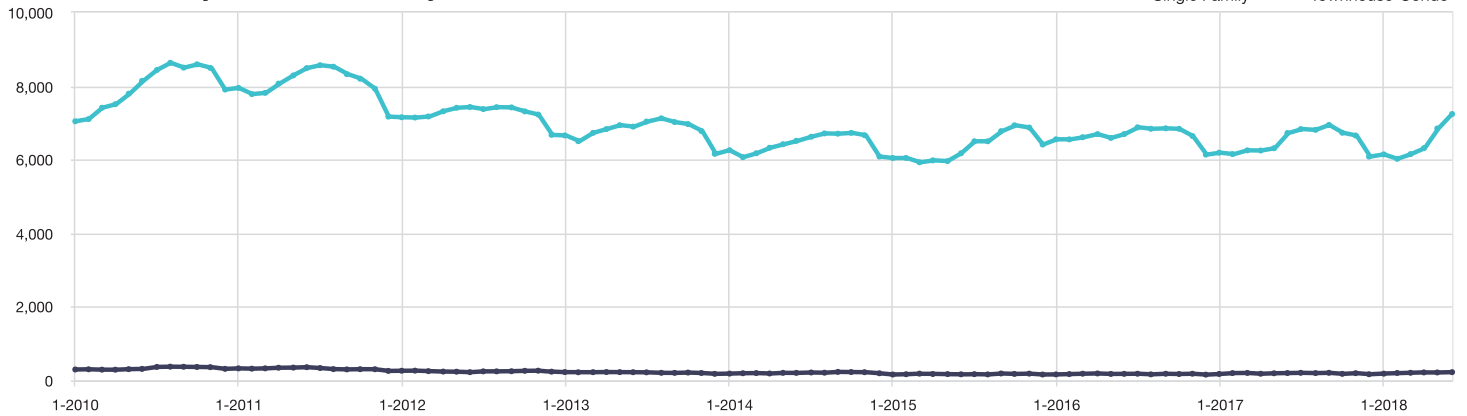


## June



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jul-2017	6,833	- 0.7%	208	+ 13.7%
Aug-2017	6,811	- 0.4%	201	+ 20.4%
Sep-2017	6,945	+ 1.3%	208	+ 14.3%
Oct-2017	6,732	- 1.6%	180	+ 2.3%
Nov-2017	6,657	+ 0.2%	199	+ 8.7%
Dec-2017	6,085	- 0.9%	170	+ 6.9%
Jan-2018	6,145	- 0.7%	185	+ 4.5%
Feb-2018	6,024	- 2.1%	204	+ 1.5%
Mar-2018	6,153	- 1.6%	209	+ 2.0%
Apr-2018	6,315	+ 1.0%	219	+ 19.7%
May-2018	6,849	+ 8.5%	218	+ 11.2%
<b>Jun-2018</b>	<b>7,242</b>	<b>+ 7.7%</b>	<b>226</b>	<b>+ 11.9%</b>
12-Month Avg	6,566	+ 0.9%	202	+ 9.2%

## Historical Inventory of Homes for Sale by Month

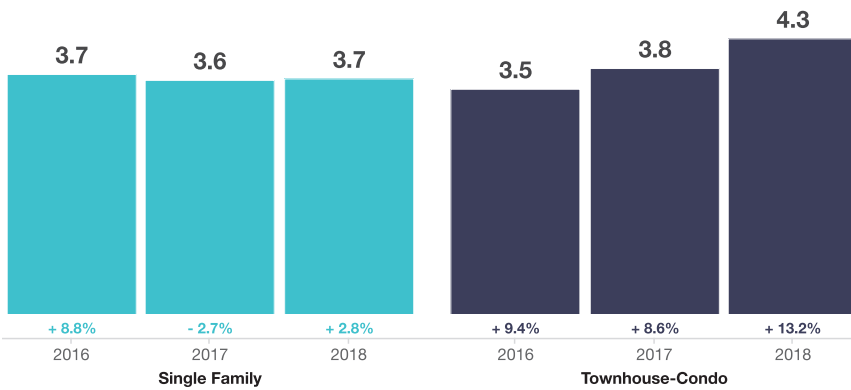


# Months Supply of Inventory

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.



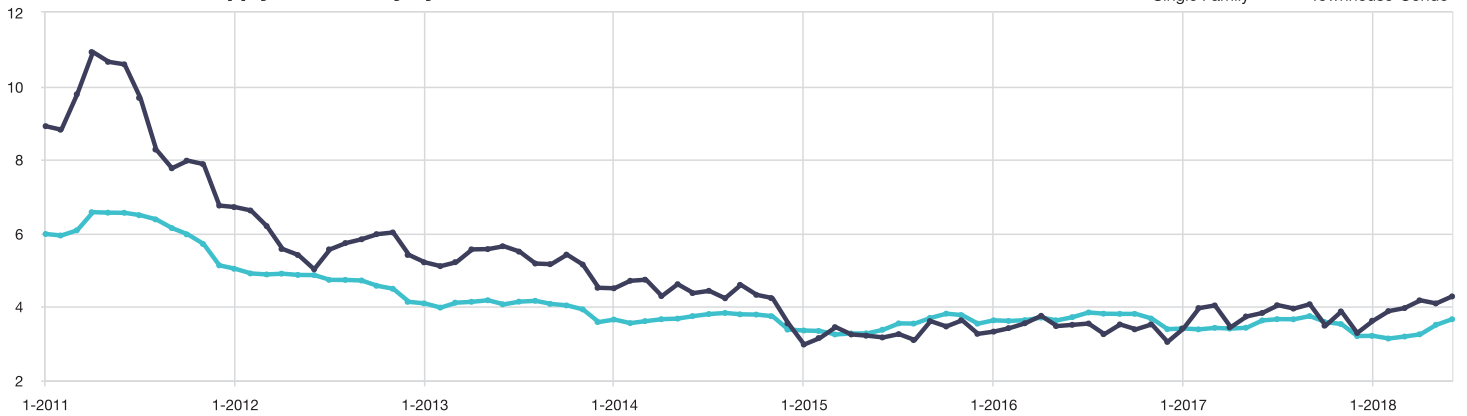
## June



Months Supply	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jul-2017	3.7	-2.6%	4.0	+14.3%
Aug-2017	3.7	-2.6%	4.0	+21.2%
Sep-2017	3.7	-2.6%	4.1	+17.1%
Oct-2017	3.6	-5.3%	3.5	+2.9%
Nov-2017	3.5	-5.4%	3.9	+11.4%
Dec-2017	3.2	-5.9%	3.3	+10.0%
Jan-2018	3.2	-5.9%	3.6	+5.9%
Feb-2018	3.1	-8.8%	3.9	-2.5%
Mar-2018	3.2	-5.9%	4.0	0.0%
Apr-2018	3.3	-2.9%	4.2	+23.5%
May-2018	3.5	+2.9%	4.1	+10.8%
<b>Jun-2018</b>	<b>3.7</b>	<b>+2.8%</b>	<b>4.3</b>	<b>+13.2%</b>
12-Month Avg*	3.4	-3.9%	3.9	+9.4%

\* Months Supply for all properties from July 2017 through June 2018. This is not the average of the individual figures above.

## Historical Months Supply of Inventory by Month



# All Properties Combined

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



Key Metrics	Historical Sparkbars	6-2017	6-2018	% Change	YTD 2017	YTD 2018	% Change
<b>New Listings</b>		3,093	<b>3,362</b>	+ 8.7%	16,103	<b>17,486</b>	+ 8.6%
<b>Pending Sales</b>		2,204	<b>2,515</b>	+ 14.1%	12,513	<b>13,478</b>	+ 7.7%
<b>Closed Sales</b>		2,407	<b>2,378</b>	- 1.2%	11,430	<b>11,929</b>	+ 4.4%
<b>Days on Market Until Sale</b>		51	<b>50</b>	- 2.0%	60	<b>57</b>	- 5.0%
<b>Median Sales Price</b>		\$168,000	<b>\$170,000</b>	+ 1.2%	\$162,500	<b>\$166,000</b>	+ 2.2%
<b>Average Sales Price</b>		\$196,656	<b>\$203,059</b>	+ 3.3%	\$190,203	<b>\$195,936</b>	+ 3.0%
<b>Percent of List Price Received</b>		97.9%	<b>97.8%</b>	- 0.1%	97.6%	<b>97.6%</b>	0.0%
<b>Housing Affordability Index</b>		179	<b>166</b>	- 7.3%	185	<b>171</b>	- 7.6%
<b>Inventory of Homes for Sale</b>		6,927	<b>7,468</b>	+ 7.8%	—	—	—
<b>Months Supply of Inventory</b>		3.6	<b>3.7</b>	+ 2.8%	—	—	—