



## February 2020 Residential Sales

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Date: March 10, 2020

RE: For immediate Release

The following Real Estate statistics were collected by MLSOK, Inc., for the time frame **February 1 through February 29, 2020**. Below summarizes our regions monthly sales activity. For a full review please see report that follows.

### Quick Facts

<b>+3.9%</b>	<b>+ 6.3%</b>	<b>+5.5%</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.*

As we progressed through February, the actual and expected impacts of COVID-19 continued to grow, with concerns of economic impact reaching the stock market in the last week of the month. As the stock market declined, so did mortgage rates, offering a bad news-good news situation. While short term declines in the stock market can sting, borrowers who lock in today's low rates will benefit significantly in the long term.

New Listings increased 27.3 percent for Single Family homes 38.3 percent for Townhouse-Condo homes. Pending Sales increased 15.9 percent for Single Family homes and 43.5 percent for Townhouse-Condo homes. Inventory increased 5.0 percent for Single Family homes and 25.0 percent for Townhouse-Condo Homes.

#### Months' Supply of Inventory Decreases



**Month's Supply of Inventory decreased** 4.0 percent for Single Family homes but increased 19.2 percent for Townhouse-Condo homes.

#### Median Sales Price Increases



**Median Sales Price increased** 6.3 percent to \$183,000 for Single Family homes 36.0 percent to \$136,300 for Townhouse-Condo homes.

#### Average Days on Market Decreases



**Days on Market decreased** 19.7 percent for Single Family homes and 39.7 percent for Townhouse-Condo homes.

The recently released January ShowingTime Showing Index® saw a 20.2 percent year-over-year increase in showing traffic nationwide. All regions of the country were up double digits from the year before, with the Midwest Region up 15.7 percent and the West Region up 34.1 percent. As showing activity is a leading indicator of future home sales, the 2020 housing market is off to a strong start, though it will be important to watch the spread of COVID-19 and its potential impacts to the overall economy in the coming months.



Below you will find copies of the MLS Statistical Reports for

**February 2020**

**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.

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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 **(02/01/2020) through (02/29/2020)**, while information is deemed reliable it is not guaranteed. Information found in this stats memo is current as of 8:30AM CT on **03/10/2020**.

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Listed below are the monthly Oklahoma City Metropolitan housing statistics for the month of **January 2020** as compared to **December 2019** and **January 2019**. These statistics are supplied by MLSOK, Inc.

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

	<u>February 2020</u>	<u>January 2020</u>	<u>February 2019</u>
<b>TOTAL CLOSED</b>	1675	1441	1560
<b>TOTAL \$ VOLUME</b>	\$ 354,625,803	\$ 292,181,477	\$307,734,194
<b>AVERAGE PRICE</b>	\$ 211,717	\$ 198,103	\$ 197,266
<b>MEDIAN PRICE</b>	\$ 180,000	\$ 170,000	\$ 169,900
<b>% SELLING PRICE TO LIST PRICE</b>	98 %	97 %	97 %
<b>DAYS ON MARKET</b>	50	50	62
<b>NUMBER OF LISTINGS</b>	5197	5424	5917

<b>TOTAL CLOSED</b>	1675
<b>TOTAL \$ VOLUME</b>	\$ 354,625,803
<b>AVERAGE SELLING PRICE</b>	\$ 211,717
<b>% SELLING PRICE TO LIST PRICE</b>	98 %
<b>MEDIAN PRICE</b>	\$ 180,000
<b>AVERAGE DAYS ON MARKET</b>	50
<b># OF ACTIVE LISTINGS CURRENTLY</b>	5197
<b>TOTAL UNDER CONTRACT (Pending)</b>	1875
<b>AVERAGE VALUE (Pending)</b>	\$ 219,435



**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	1441	\$ 285,465,912	3108
February	1675	\$354,625,803	

## All MLSOK

Entire MLSOK Market Area

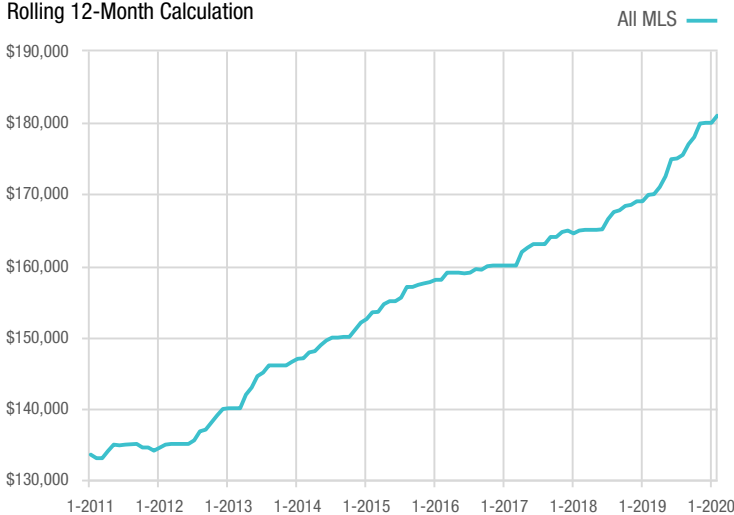
Single Family	February			Year to Date		
	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	2,036	<b>2,592</b>	+ 27.3%	4,212	<b>5,168</b>	+ 22.7%
Pending Sales	1,972	<b>2,285</b>	+ 15.9%	3,713	<b>4,276</b>	+ 15.2%
Closed Sales	1,551	<b>1,612</b>	+ 3.9%	2,832	<b>3,031</b>	+ 7.0%
Days on Market Until Sale	61	<b>49</b>	- 19.7%	62	<b>49</b>	- 21.0%
Median Sales Price*	\$172,200	<b>\$183,000</b>	+ 6.3%	\$168,500	<b>\$176,000</b>	+ 4.5%
Average Sales Price*	\$199,464	<b>\$212,767</b>	+ 6.7%	\$198,775	<b>\$206,778</b>	+ 4.0%
Percent of List Price Received*	97.4%	<b>97.6%</b>	+ 0.2%	97.2%	<b>97.6%</b>	+ 0.4%
Inventory of Homes for Sale	4,874	<b>5,117</b>	+ 5.0%	—	—	—
Months Supply of Inventory	2.5	<b>2.4</b>	- 4.0%	—	—	—

Townhouse-Condo	February			Year to Date		
	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	60	<b>83</b>	+ 38.3%	128	<b>154</b>	+ 20.3%
Pending Sales	46	<b>66</b>	+ 43.5%	93	<b>119</b>	+ 28.0%
Closed Sales	40	<b>41</b>	+ 2.5%	68	<b>80</b>	+ 17.6%
Days on Market Until Sale	73	<b>44</b>	- 39.7%	67	<b>44</b>	- 34.3%
Median Sales Price*	\$100,250	<b>\$136,300</b>	+ 36.0%	\$118,500	<b>\$134,500</b>	+ 13.5%
Average Sales Price*	\$154,667	<b>\$181,378</b>	+ 17.3%	\$164,478	<b>\$166,288</b>	+ 1.1%
Percent of List Price Received*	95.5%	<b>96.4%</b>	+ 0.9%	95.3%	<b>96.7%</b>	+ 1.5%
Inventory of Homes for Sale	140	<b>175</b>	+ 25.0%	—	—	—
Months Supply of Inventory	2.6	<b>3.1</b>	+ 19.2%	—	—	—

\* 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.

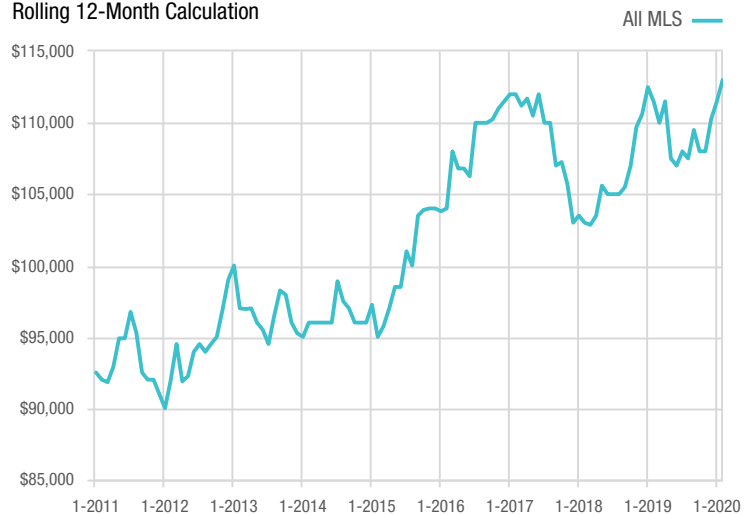
### Median Sales Price - Single Family

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



## February 2020

As we progressed through February, the actual and expected impacts of COVID-19 continued to grow, with concerns of economic impact reaching the stock market in the last week of the month. As the stock market declined, so did mortgage rates, offering a bad news-good news situation. While short term declines in the stock market can sting, borrowers who lock in today's low rates will benefit significantly in the long term.

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## 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	2-2019	2-2020	% Change	YTD 2019	YTD 2020	% Change
<b>New Listings</b>		2,036	<b>2,592</b>	+ 27.3%	4,212	<b>5,168</b>	+ 22.7%
<b>Pending Sales</b>		1,972	<b>2,285</b>	+ 15.9%	3,713	<b>4,276</b>	+ 15.2%
<b>Closed Sales</b>		1,551	<b>1,612</b>	+ 3.9%	2,832	<b>3,031</b>	+ 7.0%
<b>Days on Market Until Sale</b>		61	<b>49</b>	- 19.7%	62	<b>49</b>	- 21.0%
<b>Median Sales Price</b>		\$172,200	<b>\$183,000</b>	+ 6.3%	\$168,500	<b>\$176,000</b>	+ 4.5%
<b>Average Sales Price</b>		\$199,464	<b>\$212,767</b>	+ 6.7%	\$198,775	<b>\$206,778</b>	+ 4.0%
<b>Percent of List Price Received</b>		97.4%	<b>97.6%</b>	+ 0.2%	97.2%	<b>97.6%</b>	+ 0.4%
<b>Housing Affordability Index</b>		168	<b>167</b>	- 0.6%	171	<b>174</b>	+ 1.8%
<b>Inventory of Homes for Sale</b>		4,874	<b>5,117</b>	+ 5.0%	—	—	—
<b>Months Supply of Inventory</b>		2.5	<b>2.4</b>	- 4.0%	—	—	—

# 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	2-2019	2-2020	% Change	YTD 2019	YTD 2020	% Change
<b>New Listings</b>		60	83	+ 38.3%	128	154	+ 20.3%
<b>Pending Sales</b>		46	66	+ 43.5%	93	119	+ 28.0%
<b>Closed Sales</b>		40	41	+ 2.5%	68	80	+ 17.6%
<b>Days on Market Until Sale</b>		73	44	- 39.7%	67	44	- 34.3%
<b>Median Sales Price</b>		\$100,250	\$136,300	+ 36.0%	\$118,500	\$134,500	+ 13.5%
<b>Average Sales Price</b>		\$154,667	\$181,378	+ 17.3%	\$164,478	\$166,288	+ 1.1%
<b>Percent of List Price Received</b>		95.5%	96.4%	+ 0.9%	95.3%	96.7%	+ 1.5%
<b>Housing Affordability Index</b>		308	237	- 23.1%	260	240	- 7.7%
<b>Inventory of Homes for Sale</b>		140	175	+ 25.0%	—	—	—
<b>Months Supply of Inventory</b>		2.6	3.1	+ 19.2%	—	—	—

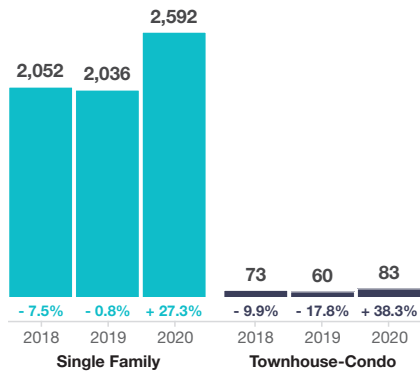


# New Listings

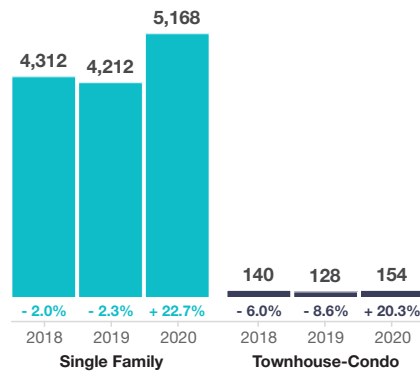
A count of the properties that have been newly listed on the market in a given month.



## February

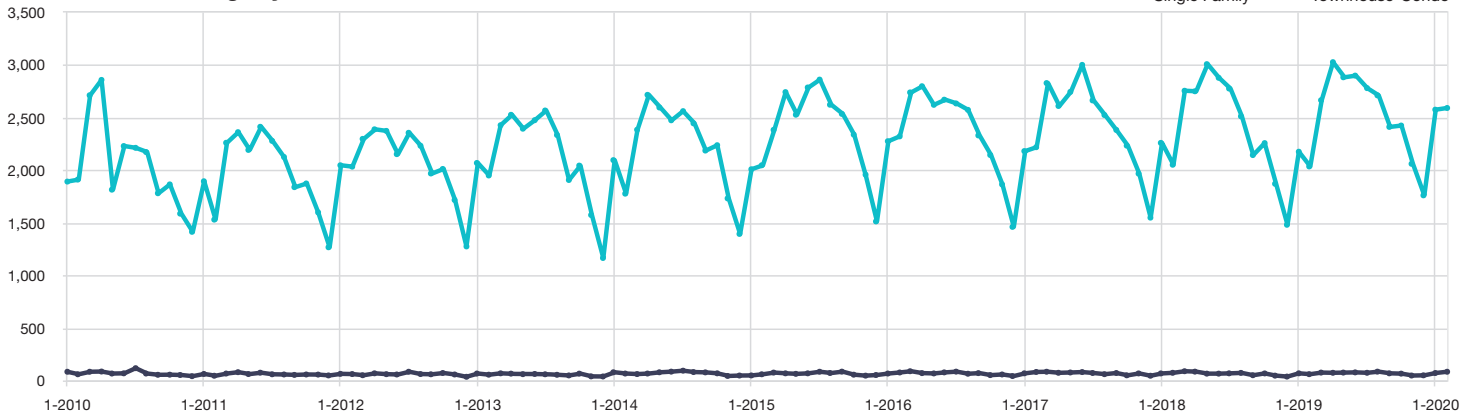


## Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Mar-2019	2,666	- 3.3%	75	- 14.8%
Apr-2019	3,028	+ 10.1%	73	- 13.1%
May-2019	2,884	- 4.2%	75	+ 15.4%
Jun-2019	2,900	+ 0.7%	77	+ 18.5%
Jul-2019	2,781	+ 0.1%	73	+ 7.4%
Aug-2019	2,712	+ 7.9%	84	+ 16.7%
Sep-2019	2,412	+ 12.5%	68	+ 36.0%
Oct-2019	2,425	+ 7.4%	65	- 3.0%
Nov-2019	2,061	+ 10.2%	47	+ 2.2%
Dec-2019	1,761	+ 18.9%	49	+ 32.4%
Jan-2020	2,576	+ 18.4%	71	+ 4.4%
<b>Feb-2020</b>	<b>2,592</b>	<b>+ 27.3%</b>	<b>83</b>	<b>+ 38.3%</b>
12-Month Avg	2,567	+ 7.5%	70	+ 9.4%

## Historical New Listings by Month

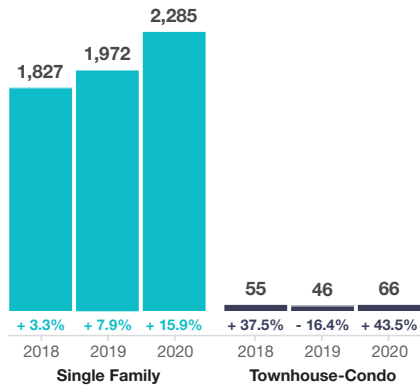


# Pending Sales

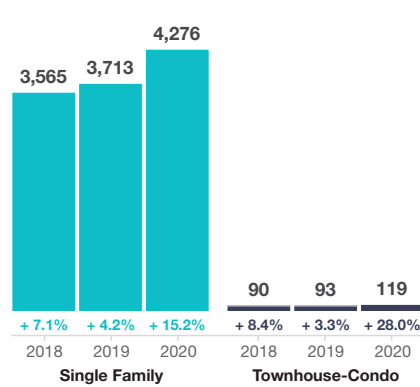
A count of the properties on which offers have been accepted in a given month.



## February

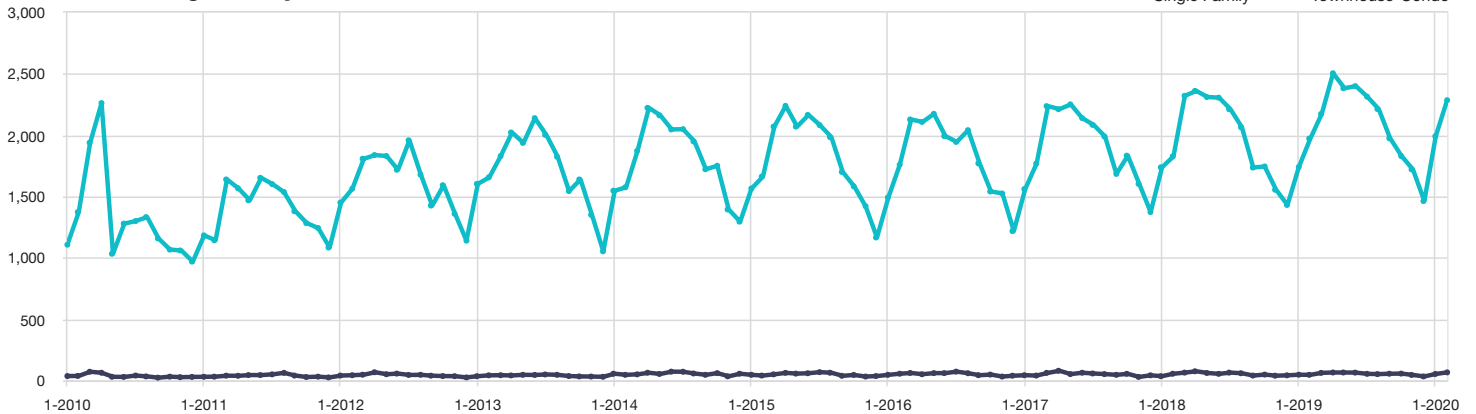


## Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Mar-2019	2,173	- 6.4%	62	- 3.1%
Apr-2019	2,505	+ 6.1%	65	- 13.3%
May-2019	2,383	+ 3.1%	65	+ 6.6%
Jun-2019	2,400	+ 4.1%	64	+ 18.5%
Jul-2019	2,314	+ 4.6%	54	- 15.6%
Aug-2019	2,213	+ 7.2%	52	- 11.9%
Sep-2019	1,975	+ 13.8%	55	+ 37.5%
Oct-2019	1,830	+ 4.9%	56	+ 16.7%
Nov-2019	1,721	+ 10.7%	45	+ 15.4%
Dec-2019	1,463	+ 2.2%	33	- 21.4%
Jan-2020	1,991	+ 14.4%	53	+ 12.8%
<b>Feb-2020</b>	<b>2,285</b>	<b>+ 15.9%</b>	<b>66</b>	<b>+ 43.5%</b>
12-Month Avg	2,104	+ 6.3%	56	+ 5.7%

## Historical Pending Sales by Month

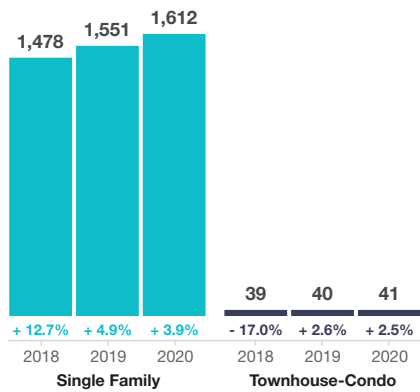


# Closed Sales

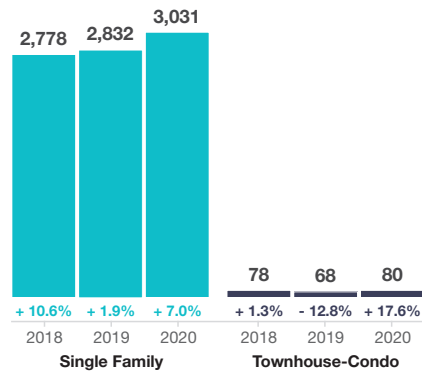
A count of the actual sales that closed in a given month.



## February

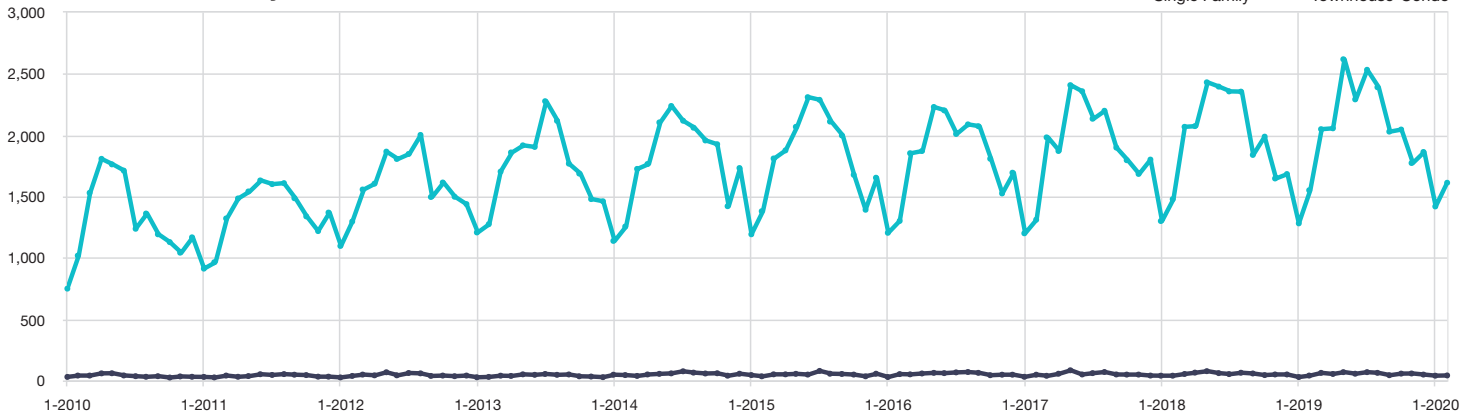


## Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Mar-2019	2,049	- 0.9%	62	+ 17.0%
Apr-2019	2,056	- 0.9%	53	- 17.2%
May-2019	2,619	+ 7.7%	68	- 10.5%
Jun-2019	2,292	- 4.3%	55	- 8.3%
Jul-2019	2,533	+ 7.5%	68	+ 30.8%
Aug-2019	2,391	+ 1.5%	62	- 1.6%
Sep-2019	2,029	+ 10.3%	43	- 24.6%
Oct-2019	2,046	+ 2.9%	56	+ 27.3%
Nov-2019	1,773	+ 7.7%	57	+ 16.3%
Dec-2019	1,863	+ 10.7%	48	- 2.0%
Jan-2020	1,419	+ 10.8%	39	+ 39.3%
<b>Feb-2020</b>	<b>1,612</b>	<b>+ 3.9%</b>	<b>41</b>	<b>+ 2.5%</b>
12-Month Avg	2,057	+ 4.3%	54	+ 1.9%

## Historical Closed Sales by Month

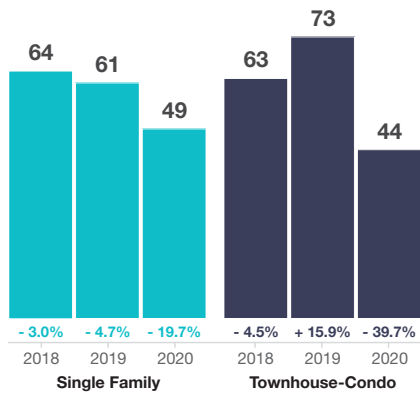


# Days on Market Until Sale

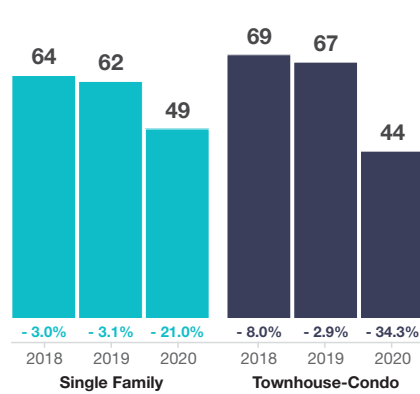
Average number of days between when a property is listed and when an offer is accepted in a given month.



## February



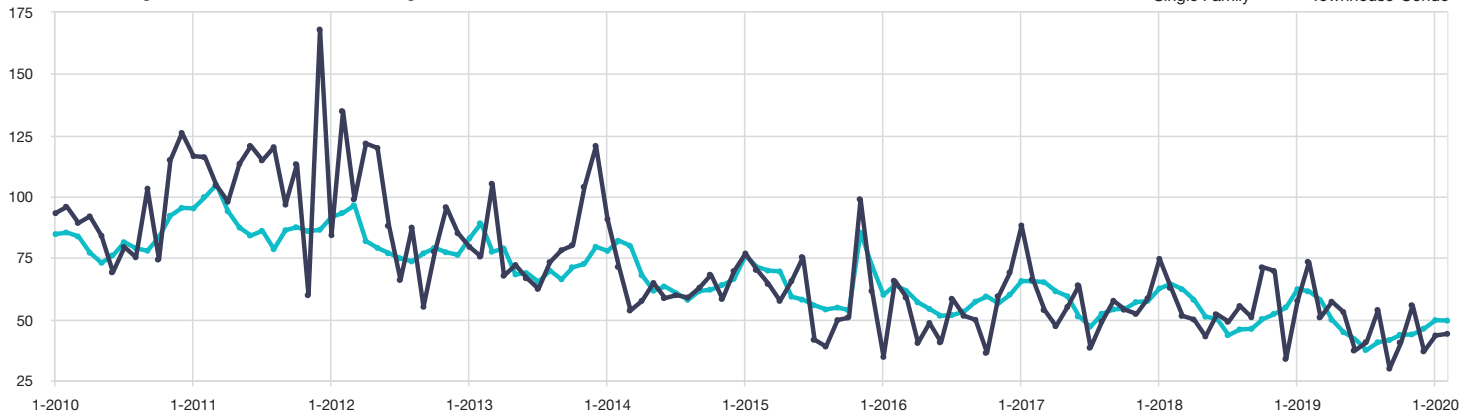
## Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Mar-2019	58	- 6.5%	51	0.0%
Apr-2019	50	- 13.8%	57	+ 14.0%
May-2019	45	- 11.8%	53	+ 23.3%
Jun-2019	42	- 16.0%	37	- 28.8%
Jul-2019	37	- 14.0%	41	- 16.3%
Aug-2019	41	- 10.9%	54	- 1.8%
Sep-2019	42	- 8.7%	30	- 41.2%
Oct-2019	44	- 12.0%	40	- 43.7%
Nov-2019	44	- 15.4%	56	- 20.0%
Dec-2019	46	- 16.4%	37	+ 8.8%
Jan-2020	50	- 19.4%	43	- 24.6%
<b>Feb-2020</b>	<b>49</b>	<b>- 19.7%</b>	<b>44</b>	<b>- 39.7%</b>
12-Month Avg*	45	- 14.0%	46	- 14.3%

\* Days on Market for all properties from March 2019 through February 2020. This is not the average of the individual figures above.

## Historical Days on Market Until Sale by Month

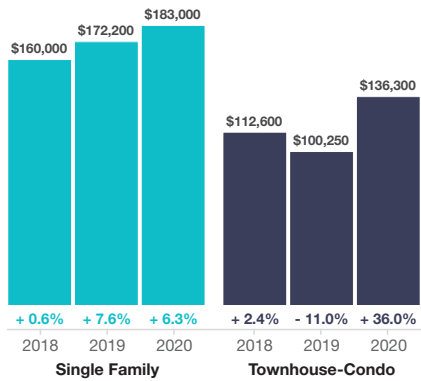


# Median Sales Price

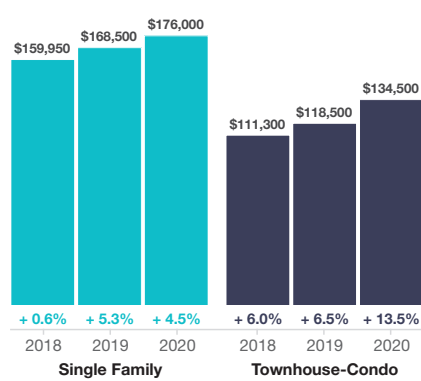
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## February



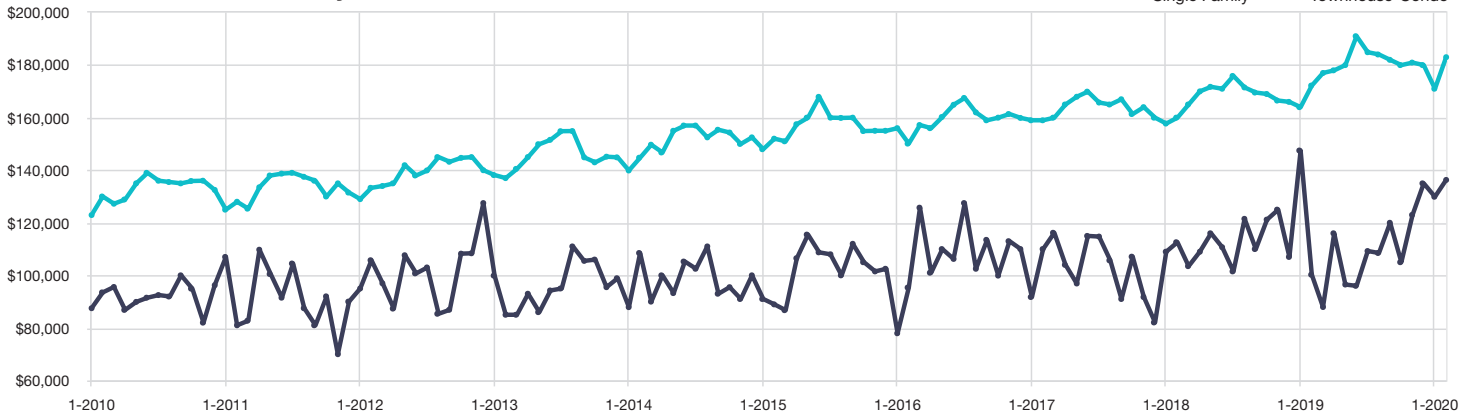
## Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Mar-2019	\$177,000	+ 7.3%	\$87,950	- 15.0%
Apr-2019	\$178,000	+ 4.7%	\$116,000	+ 6.4%
May-2019	\$180,000	+ 4.8%	\$96,500	- 16.8%
Jun-2019	\$191,000	+ 11.7%	\$96,000	- 13.3%
Jul-2019	\$184,900	+ 5.1%	\$109,250	+ 7.6%
Aug-2019	\$184,042	+ 7.3%	\$108,500	- 10.7%
Sep-2019	\$182,000	+ 7.3%	\$120,000	+ 9.1%
Oct-2019	\$180,000	+ 6.5%	\$105,000	- 13.4%
Nov-2019	\$180,950	+ 8.7%	\$123,000	- 1.6%
Dec-2019	\$180,000	+ 8.4%	\$135,000	+ 26.2%
Jan-2020	\$171,000	+ 4.3%	\$129,900	- 11.9%
<b>Feb-2020</b>	<b>\$183,000</b>	<b>+ 6.3%</b>	<b>\$136,300</b>	<b>+ 36.0%</b>
12-Month Avg*	\$181,000	+ 6.5%	\$113,000	+ 1.3%

\* Median Sales Price for all properties from March 2019 through February 2020. This is not the average of the individual figures above.

## Historical Median Sales Price by Month

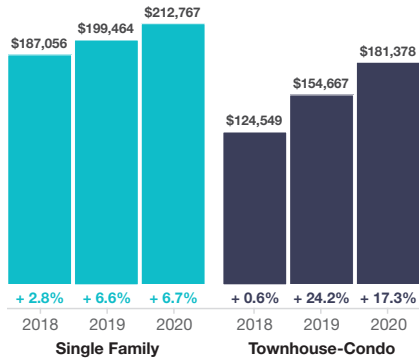


# Average Sales Price

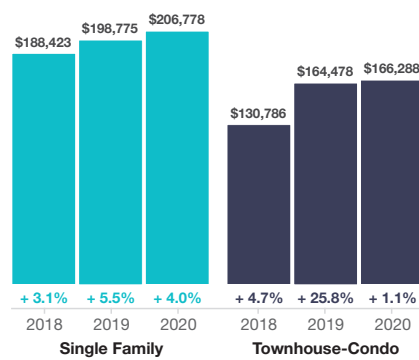
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## February



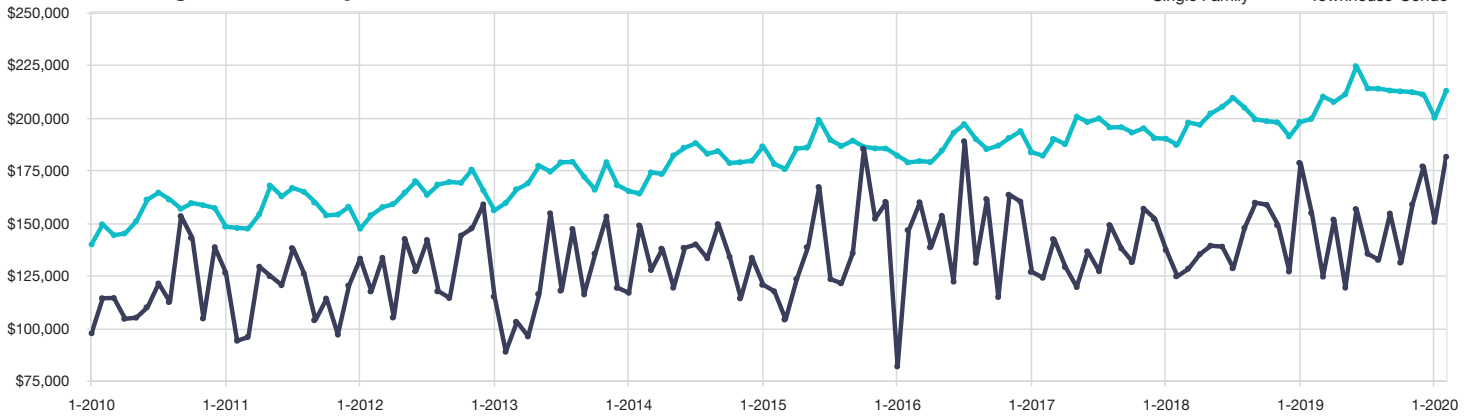
## Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Mar-2019	\$210,047	+ 6.3%	\$124,390	- 2.9%
Apr-2019	\$207,464	+ 5.5%	\$151,542	+ 12.2%
May-2019	\$211,144	+ 4.5%	\$119,153	- 14.3%
Jun-2019	\$224,487	+ 9.4%	\$156,539	+ 12.9%
Jul-2019	\$213,931	+ 2.2%	\$135,264	+ 5.4%
Aug-2019	\$213,792	+ 4.4%	\$132,353	- 10.3%
Sep-2019	\$212,893	+ 6.9%	\$154,401	- 3.2%
Oct-2019	\$212,518	+ 7.2%	\$131,051	- 17.3%
Nov-2019	\$212,130	+ 7.3%	\$158,688	+ 6.6%
Dec-2019	\$211,029	+ 10.4%	\$176,828	+ 39.4%
Jan-2020	\$199,995	+ 1.0%	\$150,424	- 15.7%
<b>Feb-2020</b>	<b>\$212,767</b>	<b>+ 6.7%</b>	<b>\$181,378</b>	<b>+ 17.3%</b>
12-Month Avg*	\$212,315	+ 5.9%	\$145,205	+ 1.3%

\* Avg. Sales Price for all properties from March 2019 through February 2020. This is not the average of the individual figures above.

## Historical Average Sales Price by Month

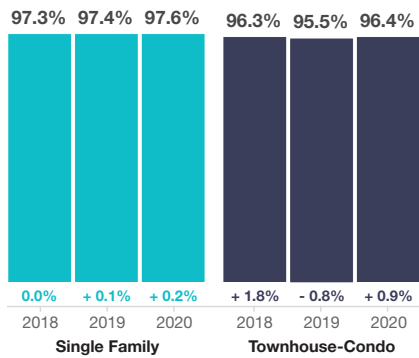


# Percent of List Price Received

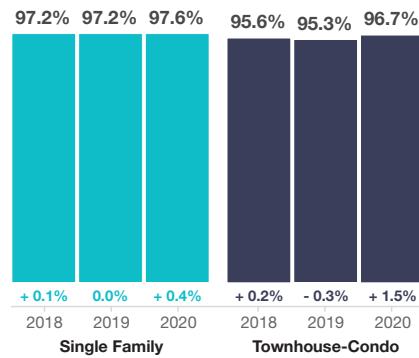
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## February



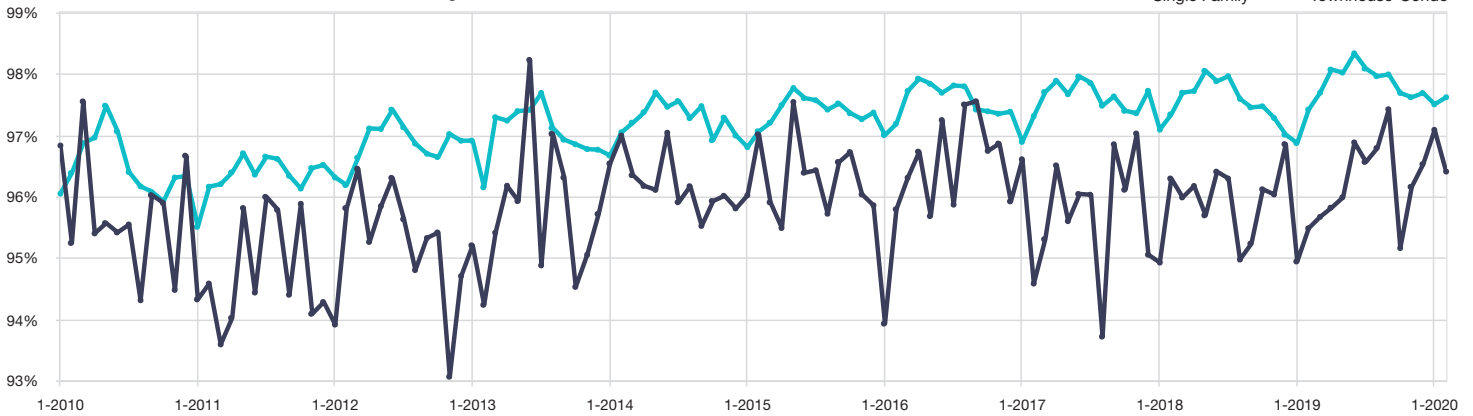
## Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Mar-2019	97.7%	0.0%	95.7%	- 0.3%
Apr-2019	98.1%	+ 0.4%	95.8%	- 0.4%
May-2019	98.0%	0.0%	96.0%	+ 0.3%
Jun-2019	98.3%	+ 0.4%	96.9%	+ 0.5%
Jul-2019	98.1%	+ 0.1%	96.6%	+ 0.3%
Aug-2019	98.0%	+ 0.4%	96.8%	+ 1.9%
Sep-2019	98.0%	+ 0.5%	97.4%	+ 2.3%
Oct-2019	97.7%	+ 0.2%	95.2%	- 0.9%
Nov-2019	97.6%	+ 0.3%	96.2%	+ 0.2%
Dec-2019	97.7%	+ 0.7%	96.5%	- 0.4%
Jan-2020	97.5%	+ 0.6%	97.1%	+ 2.3%
<b>Feb-2020</b>	<b>97.6%</b>	<b>+ 0.2%</b>	<b>96.4%</b>	<b>+ 0.9%</b>
12-Month Avg*	97.9%	+ 0.3%	96.3%	+ 0.5%

\* Pct. of List Price Received for all properties from March 2019 through February 2020. This is not the average of the individual figures above.

## Historical Percent of List Price Received by Month

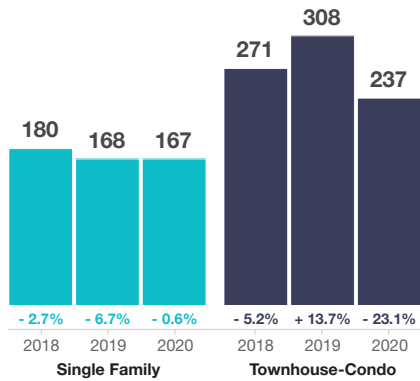


# Housing Affordability Index

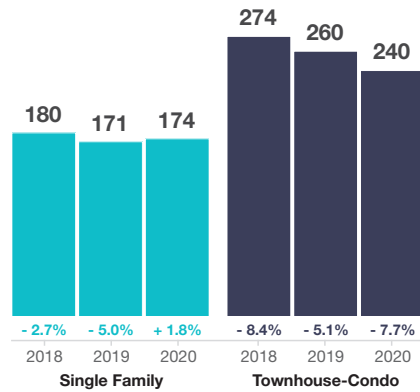
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



## February

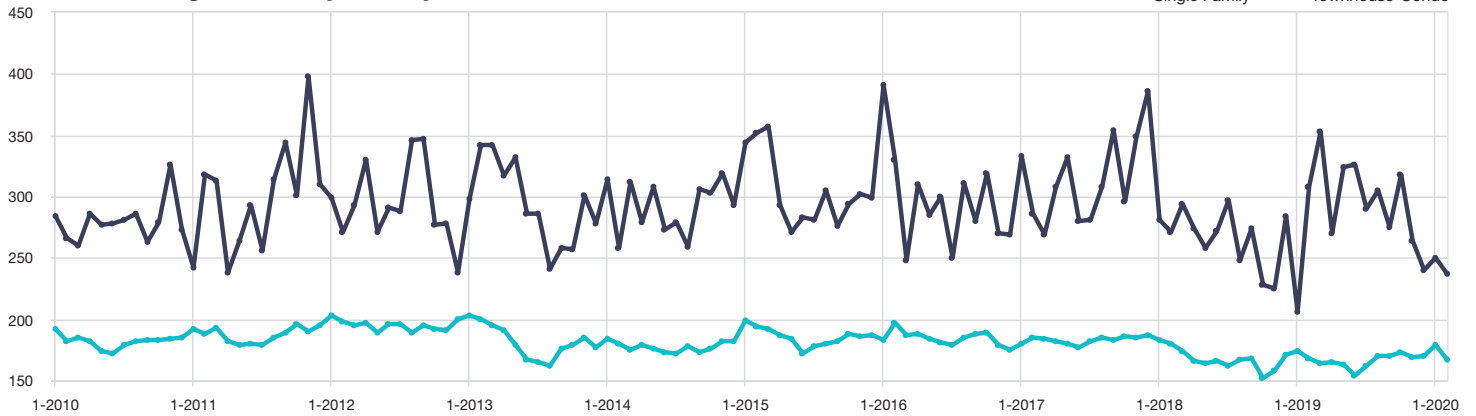


## Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Mar-2019	164	- 5.7%	353	+ 20.1%
Apr-2019	165	- 0.6%	270	- 1.5%
May-2019	163	- 0.6%	324	+ 25.6%
Jun-2019	154	- 7.2%	326	+ 19.9%
Jul-2019	162	0.0%	290	- 2.4%
Aug-2019	170	+ 1.8%	305	+ 23.0%
Sep-2019	170	+ 1.2%	275	+ 0.4%
Oct-2019	173	+ 13.8%	318	+ 39.5%
Nov-2019	169	+ 7.0%	264	+ 17.3%
Dec-2019	170	- 0.6%	240	- 15.5%
Jan-2020	179	+ 2.9%	250	+ 21.4%
<b>Feb-2020</b>	<b>167</b>	<b>- 0.6%</b>	<b>237</b>	<b>- 23.1%</b>
12-Month Avg	167	+ 0.6%	288	+ 9.1%

## Historical Housing Affordability Index by Month



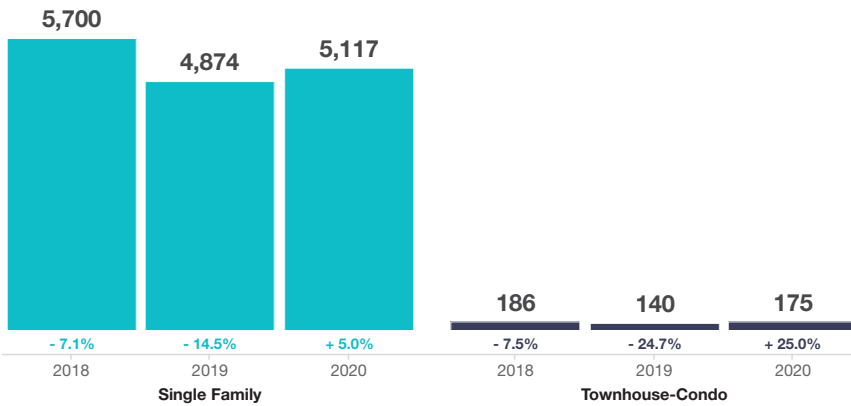


# Inventory of Homes for Sale

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

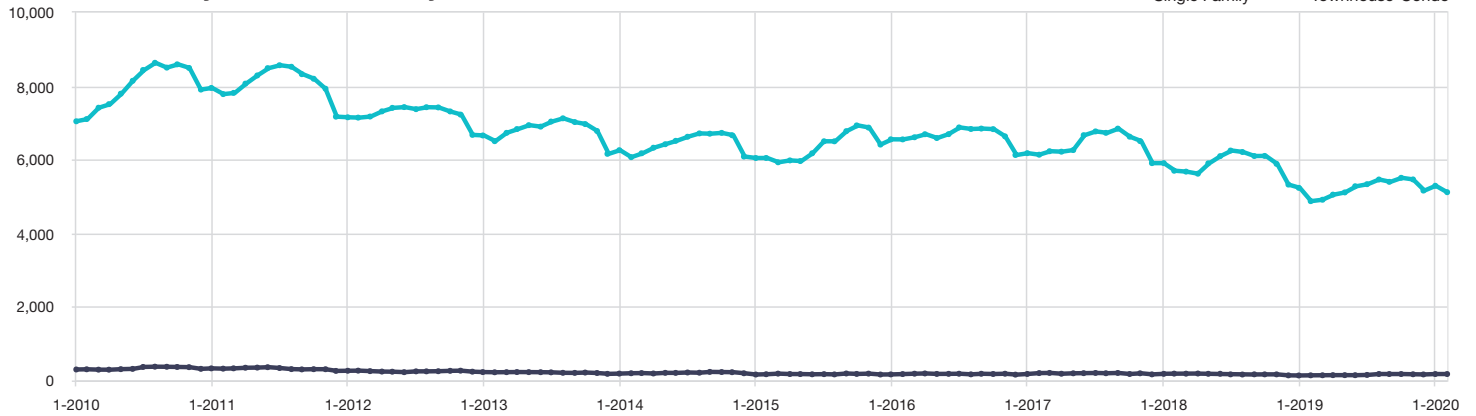


## February



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Mar-2019	4,912	- 13.5%	142	- 23.2%
Apr-2019	5,051	- 10.1%	145	- 23.3%
May-2019	5,111	- 13.4%	145	- 19.9%
Jun-2019	5,279	- 13.4%	144	- 20.9%
Jul-2019	5,335	- 14.6%	151	- 9.0%
Aug-2019	5,462	- 12.0%	176	+ 8.6%
Sep-2019	5,398	- 11.5%	175	+ 4.8%
Oct-2019	5,508	- 9.7%	175	+ 5.4%
Nov-2019	5,464	- 7.2%	169	+ 1.8%
Dec-2019	5,161	- 3.1%	164	+ 18.0%
Jan-2020	5,292	+ 1.1%	175	+ 28.7%
<b>Feb-2020</b>	<b>5,117</b>	<b>+ 5.0%</b>	<b>175</b>	<b>+ 25.0%</b>
12-Month Avg	5,258	- 8.9%	161	- 2.4%

## Historical Inventory of Homes for Sale by Month

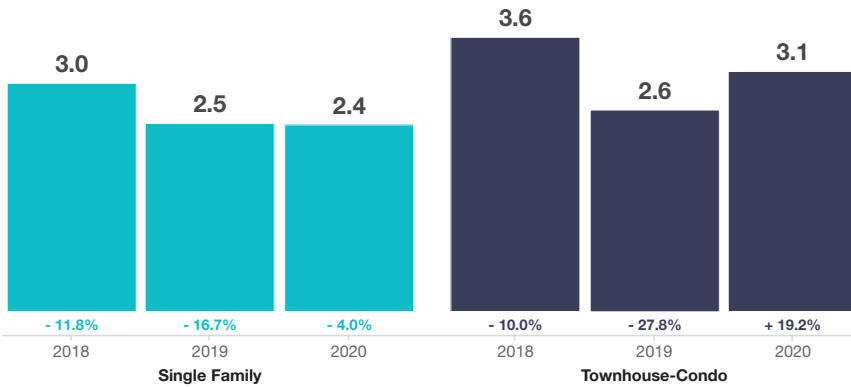


# Months Supply of Inventory

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.



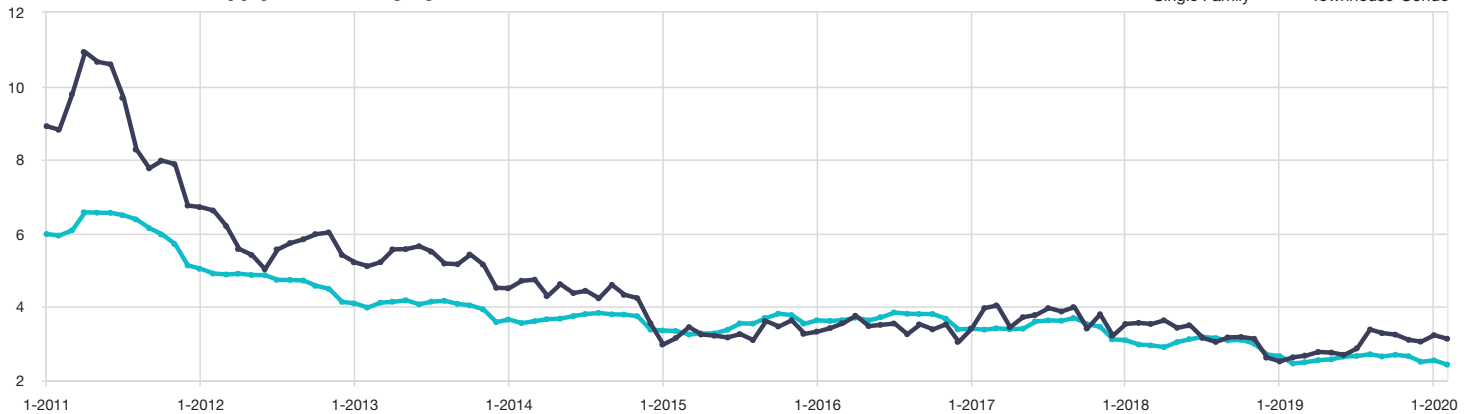
## February



Months Supply	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Mar-2019	2.5	-16.7%	2.7	-22.9%
Apr-2019	2.6	-10.3%	2.8	-22.2%
May-2019	2.6	-13.3%	2.8	-17.6%
Jun-2019	2.6	-16.1%	2.7	-22.9%
Jul-2019	2.7	-15.6%	2.9	-9.4%
Aug-2019	2.7	-15.6%	3.4	+13.3%
Sep-2019	2.7	-12.9%	3.3	+3.1%
Oct-2019	2.7	-12.9%	3.2	0.0%
Nov-2019	2.7	-10.0%	3.1	0.0%
Dec-2019	2.5	-7.4%	3.1	+19.2%
Jan-2020	2.5	-7.4%	3.2	+28.0%
<b>Feb-2020</b>	<b>2.4</b>	<b>-4.0%</b>	<b>3.1</b>	<b>+19.2%</b>
12-Month Avg*	2.6	-12.0%	3.0	-3.6%

\* Months Supply for all properties from March 2019 through February 2020. This is not the average of the individual figures above.

## Historical Months Supply of Inventory by Month



# All Properties Overview

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



Key Metrics	Historical Sparkbars	2-2019	2-2020	% Change	YTD 2019	YTD 2020	% Change
New Listings		2,096	<b>2,675</b>	+ 27.6%	4,340	<b>5,322</b>	+ 22.6%
Pending Sales		2,018	<b>2,351</b>	+ 16.5%	3,806	<b>4,395</b>	+ 15.5%
Closed Sales		1,591	<b>1,653</b>	+ 3.9%	2,900	<b>3,111</b>	+ 7.3%
Days on Market Until Sale		62	<b>49</b>	- 21.0%	62	<b>49</b>	- 21.0%
Median Sales Price		\$170,000	<b>\$180,745</b>	+ 6.3%	\$167,500	<b>\$175,000</b>	+ 4.5%
Average Sales Price		\$198,336	<b>\$211,985</b>	+ 6.9%	\$197,968	<b>\$205,734</b>	+ 3.9%
Percent of List Price Received		97.4%	<b>97.6%</b>	+ 0.2%	97.1%	<b>97.5%</b>	+ 0.4%
Housing Affordability Index		170	<b>169</b>	- 0.6%	172	<b>175</b>	+ 1.7%
Inventory of Homes for Sale		5,014	<b>5,292</b>	+ 5.5%	—	—	—
Months Supply of Inventory		2.5	<b>2.4</b>	- 4.0%	—	—	—