



## May 2020 Residential Sales

Date: June 9, 2020

RE: For immediate Release

The following Real Estate statistics were collected by MLSOK, Inc., for the time frame **May 1 through May 31, 2020**. Below summarizes our regions monthly sales activity. For a full review please see report that follows.

### Quick Facts

<b>-25.7%</b>	<b>+ 5.6%</b>	<b>-7.1%</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.*

While the effects of COVID-19 in the broader economy continue, real estate activity is beginning to recover across much of the country. According to Freddie Mac, mortgage rates have been below 3.3 percent for more than four weeks and are hovering near all-time lows, spurring strong interest by buyers and lifting showing activity up 4% nationally versus a year ago in the final week of May.

New Listings increased 7.2 percent for Single Family homes but remained flat for Townhouse-Condo homes. Pending Sales increased 29.6 percent for Single Family homes but remained flat for Townhouse-Condo homes. Inventory decreased 8.1 percent for Single Family homes but increased 27.8 percent for Townhouse-Condo Homes.

#### Months' Supply of Inventory Remains Flat



**Month's Supply of Inventory remained decreased** 15.4 percent for Single Family homes but increased 29.6 percent for Townhouse-Condo homes.

#### Median Sales Price Increases



**Median Sales Price increased** 6.0 percent to \$191,000 for Single Family homes and 28.5 percent to \$124,000 for Townhouse-Condo homes.

#### Average Days on Market Decreases



**Days on Market decreased** 15.6 percent for Single Family homes and 7.5 percent for Townhouse-Condo homes.

Buyers who have been quicker to return to the housing market in force than sellers, who have been showing a bit more reluctance to list their homes than is typical for this time of year. But trends are improving and as states and localities continue to moderate their COVID-19 policies, real estate activity is expected to continue to improve in the coming weeks.



Below you will find copies of the MLS Statistical Reports for

**May 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.

**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 **(05/01/2020) through (05/31/2020)**, while information is deemed reliable it is not guaranteed. Information found in this stats memo is current as of 8:30AM CT on **06/09/2020**.

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

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

	<u>May 2020</u>	<u>April 2020</u>	<u>May 2019</u>
<b>TOTAL CLOSED</b>	2013	1908	2624
<b>TOTAL \$ VOLUME</b>	\$ 429,954,619	\$ 412,108,026	\$ 547,844,776
<b>AVERAGE PRICE</b>	\$ 213,589	\$ 215,990	\$ 208,782
<b>MEDIAN PRICE</b>	\$ 190,000	\$ 186,800	\$179,542
<b>% SELLING PRICE TO LIST PRICE</b>	98 %	98 %	98 %
<b>DAYS ON MARKET</b>	39	41	45
<b>NUMBER OF LISTINGS</b>	4736	5178	6149

<b>TOTAL CLOSED</b>	2013
<b>TOTAL \$ VOLUME</b>	\$ 429,954,619
<b>AVERAGE SELLING PRICE</b>	\$ 213,589
<b>% SELLING PRICE TO LIST PRICE</b>	98 %
<b>MEDIAN PRICE</b>	\$ 186,800
<b>AVERAGE DAYS ON MARKET</b>	39
<b># OF ACTIVE LISTINGS CURRENTLY</b>	4736
<b>TOTAL UNDER CONTRACT (Pending)</b>	2609
<b>AVERAGE VALUE (Pending)</b>	\$ 233,114



**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	3550
March	2041	\$439,074,346	3824
April	1908	\$412,108,026	3778
May	2013	\$429,954,619	4622

## All MLSOK

### Entire MLSOK Market Area

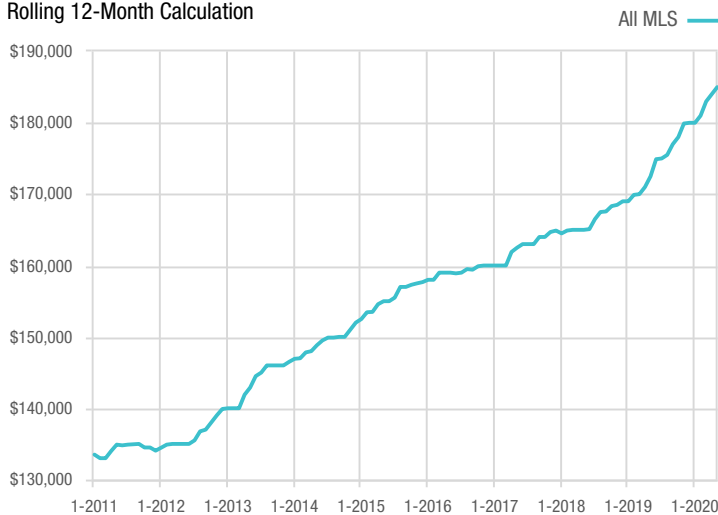
Single Family	May			Year to Date		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	2,876	<b>3,084</b>	+ 7.2%	12,762	<b>13,166</b>	+ 3.2%
Pending Sales	2,383	<b>3,088</b>	+ 29.6%	10,770	<b>11,270</b>	+ 4.6%
Closed Sales	2,617	<b>1,957</b>	- 25.2%	9,557	<b>8,983</b>	- 6.0%
Days on Market Until Sale	45	<b>38</b>	- 15.6%	54	<b>45</b>	- 16.7%
Median Sales Price*	\$180,250	<b>\$191,000</b>	+ 6.0%	\$175,000	<b>\$185,600</b>	+ 6.1%
Average Sales Price*	\$211,186	<b>\$214,181</b>	+ 1.4%	\$206,446	<b>\$213,456</b>	+ 3.4%
Percent of List Price Received*	98.0%	<b>98.6%</b>	+ 0.6%	97.7%	<b>98.1%</b>	+ 0.4%
Inventory of Homes for Sale	5,078	<b>4,666</b>	- 8.1%	—	—	—
Months Supply of Inventory	2.6	<b>2.2</b>	- 15.4%	—	—	—

Townhouse-Condo	May			Year to Date		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	75	<b>75</b>	0.0%	350	<b>355</b>	+ 1.4%
Pending Sales	65	<b>65</b>	0.0%	285	<b>267</b>	- 6.3%
Closed Sales	68	<b>39</b>	- 42.6%	251	<b>222</b>	- 11.6%
Days on Market Until Sale	53	<b>49</b>	- 7.5%	57	<b>49</b>	- 14.0%
Median Sales Price*	\$96,500	<b>\$124,000</b>	+ 28.5%	\$100,000	<b>\$123,000</b>	+ 23.0%
Average Sales Price*	\$119,153	<b>\$213,130</b>	+ 78.9%	\$139,565	<b>\$164,542</b>	+ 17.9%
Percent of List Price Received*	96.0%	<b>97.2%</b>	+ 1.3%	95.7%	<b>96.3%</b>	+ 0.6%
Inventory of Homes for Sale	144	<b>184</b>	+ 27.8%	—	—	—
Months Supply of Inventory	2.7	<b>3.5</b>	+ 29.6%	—	—	—

\* 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.

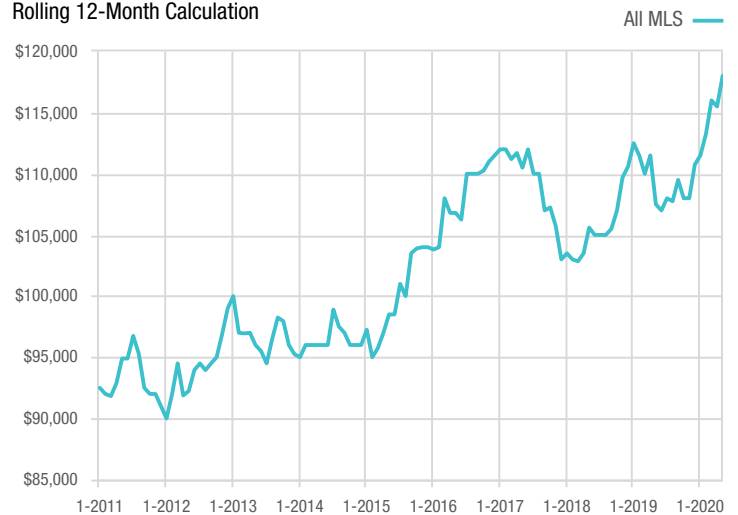
### Median Sales Price - Single Family

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



## May 2020

While the effects of COVID-19 in the broader economy continue, real estate activity is beginning to recover across much of the country. According to Freddie Mac, mortgage rates have been below 3.3 percent for more than four weeks and are hovering near all-time lows, spurring strong interest by buyers and lifting showing activity up 4% nationally versus a year ago in the final week of May.

New Listings increased 7.2 percent for Single Family homes but remained flat for Townhouse-Condo homes. Pending Sales increased 29.6 percent for Single Family homes but remained flat for Townhouse-Condo homes. Inventory decreased 8.1 percent for Single Family homes but increased 27.8 percent for Townhouse-Condo homes.

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Buyers have been quicker to return to the housing market in force than sellers, who have been showing a bit more reluctance to list their homes than is typical for this time of year. But trends are improving and as states and localities continue to moderate their COVID-19 policies, real estate activity is expected to continue to improve in the coming weeks.

## Quick Facts

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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	5-2019	5-2020	% Change	YTD 2019	YTD 2020	% Change
New Listings		2,876	3,084	+ 7.2%	12,762	13,166	+ 3.2%
Pending Sales		2,383	3,088	+ 29.6%	10,770	11,270	+ 4.6%
Closed Sales		2,617	1,957	- 25.2%	9,557	8,983	- 6.0%
Days on Market Until Sale		45	38	- 15.6%	54	45	- 16.7%
Median Sales Price		\$180,250	\$191,000	+ 6.0%	\$175,000	\$185,600	+ 6.1%
Average Sales Price		\$211,186	\$214,181	+ 1.4%	\$206,446	\$213,456	+ 3.4%
Percent of List Price Received		98.0%	98.6%	+ 0.6%	97.7%	98.1%	+ 0.4%
Housing Affordability Index		163	160	- 1.8%	168	164	- 2.4%
Inventory of Homes for Sale		5,078	4,666	- 8.1%	—	—	—
Months Supply of Inventory		2.6	2.2	- 15.4%	—	—	—

# 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	5-2019	5-2020	% Change	YTD 2019	YTD 2020	% Change
New Listings		75	75	0.0%	350	355	+ 1.4%
Pending Sales		65	65	0.0%	285	267	- 6.3%
Closed Sales		68	39	- 42.6%	251	222	- 11.6%
Days on Market Until Sale		53	49	- 7.5%	57	49	- 14.0%
Median Sales Price		\$96,500	\$124,000	+ 28.5%	\$100,000	\$123,000	+ 23.0%
Average Sales Price		\$119,153	\$213,130	+ 78.9%	\$139,565	\$164,542	+ 17.9%
Percent of List Price Received		96.0%	97.2%	+ 1.3%	95.7%	96.3%	+ 0.6%
Housing Affordability Index		324	263	- 18.8%	313	265	- 15.3%
Inventory of Homes for Sale		144	184	+ 27.8%	—	—	—
Months Supply of Inventory		2.7	3.5	+ 29.6%	—	—	—

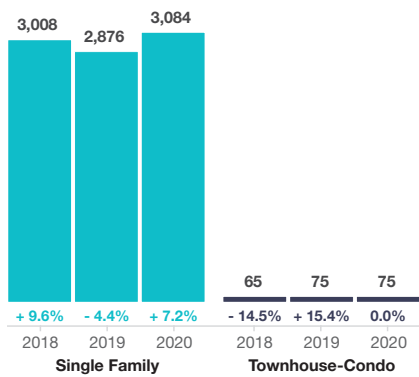


# New Listings

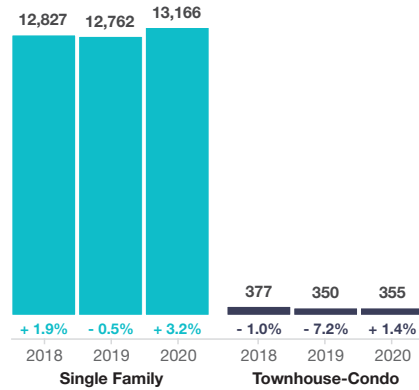
A count of the properties that have been newly listed on the market in a given month.



## May

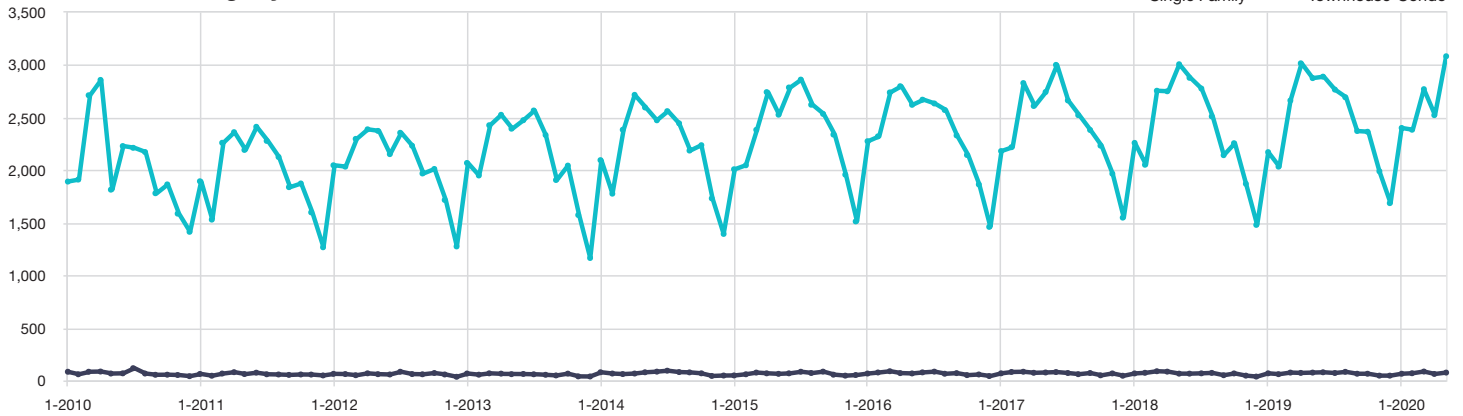


## Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jun-2019	2,890	+ 0.4%	78	+ 20.0%
Jul-2019	2,767	- 0.4%	71	+ 4.4%
Aug-2019	2,694	+ 7.2%	82	+ 13.9%
Sep-2019	2,373	+ 10.7%	64	+ 28.0%
Oct-2019	2,366	+ 4.8%	64	- 4.5%
Nov-2019	1,990	+ 6.4%	46	0.0%
Dec-2019	1,687	+ 14.0%	46	+ 24.3%
Jan-2020	2,402	+ 10.6%	64	- 5.9%
Feb-2020	2,385	+ 17.3%	69	+ 15.0%
Mar-2020	2,771	+ 4.1%	85	+ 13.3%
Apr-2020	2,524	- 16.3%	62	- 13.9%
<b>May-2020</b>	<b>3,084</b>	<b>+ 7.2%</b>	<b>75</b>	<b>0.0%</b>
12-Month Avg	2,494	+ 4.4%	67	+ 6.3%

## Historical New Listings by Month

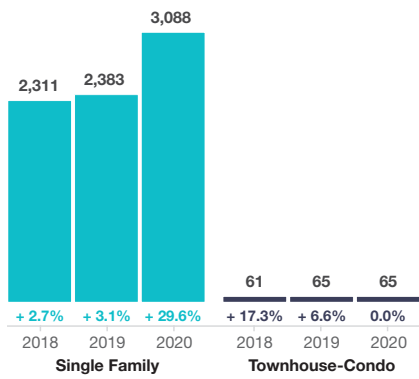


# Pending Sales

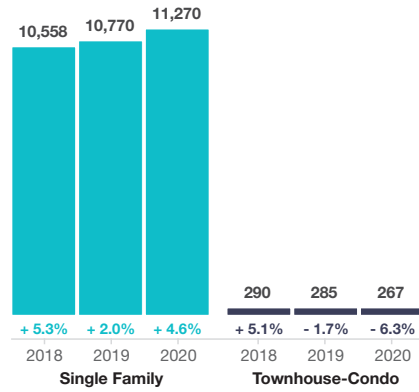
A count of the properties on which offers have been accepted in a given month.



## May

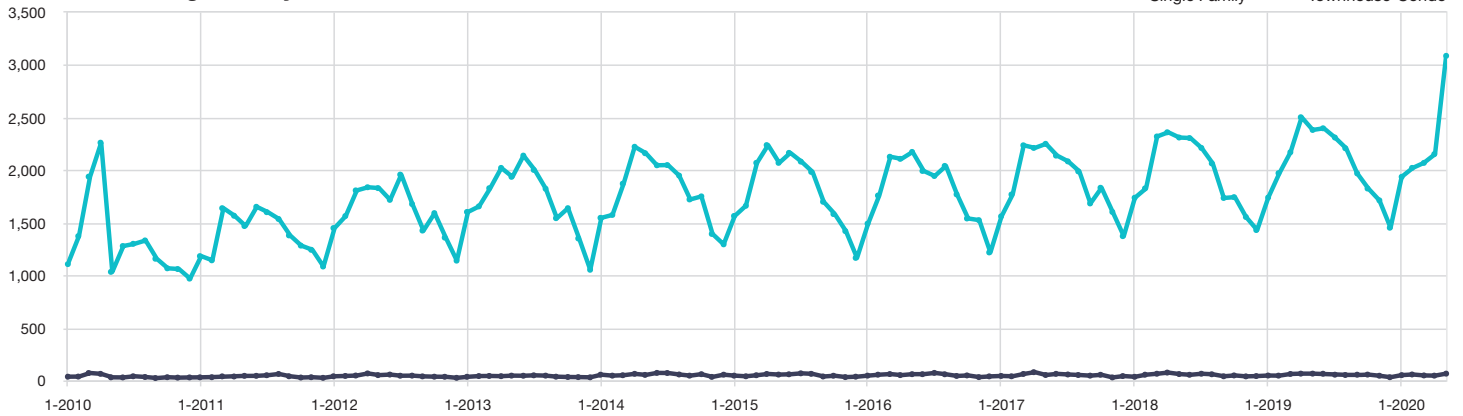


## Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jun-2019	2,399	+ 4.0%	64	+ 18.5%
Jul-2019	2,311	+ 4.5%	55	- 14.1%
Aug-2019	2,209	+ 7.0%	52	- 11.9%
Sep-2019	1,970	+ 13.5%	55	+ 37.5%
Oct-2019	1,826	+ 4.7%	56	+ 16.7%
Nov-2019	1,713	+ 10.2%	45	+ 15.4%
Dec-2019	1,453	+ 1.5%	31	- 26.2%
Jan-2020	1,937	+ 11.3%	51	+ 8.5%
Feb-2020	2,022	+ 2.5%	57	+ 23.9%
Mar-2020	2,070	- 4.7%	48	- 22.6%
Apr-2020	2,153	- 14.0%	46	- 29.2%
<b>May-2020</b>	<b>3,088</b>	<b>+ 29.6%</b>	<b>65</b>	<b>0.0%</b>
12-Month Avg	2,096	+ 5.6%	52	- 1.9%

## Historical Pending Sales by Month

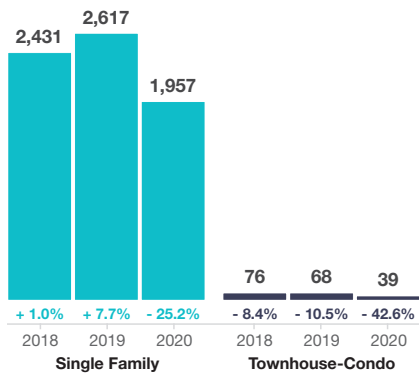


# Closed Sales

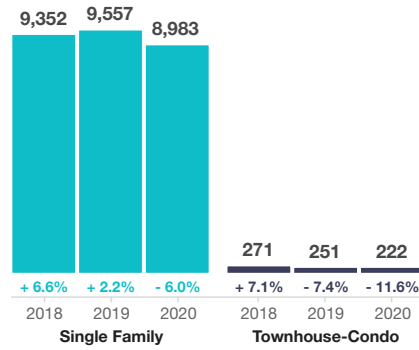
A count of the actual sales that closed in a given month.



## May

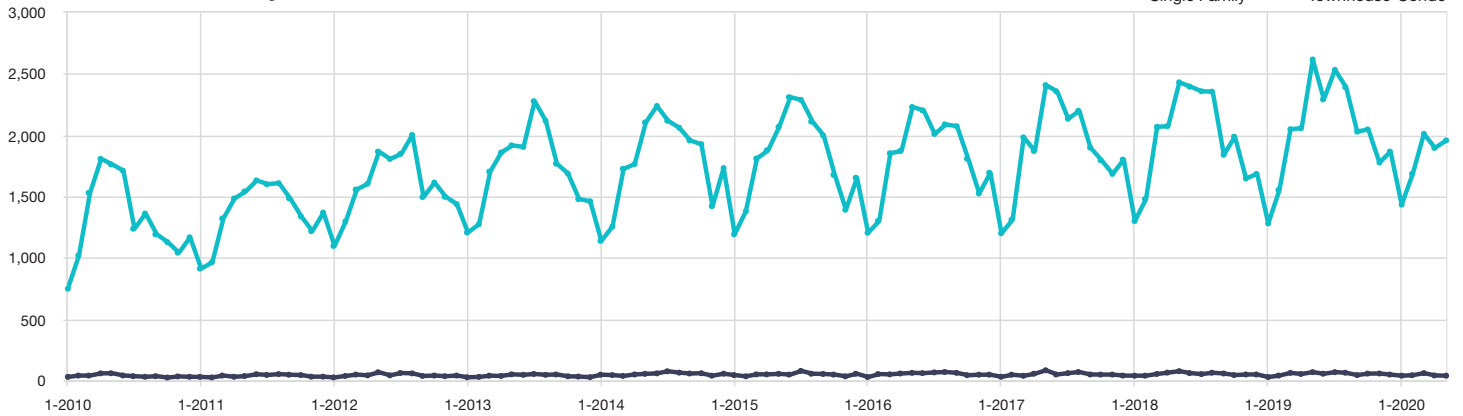


## Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jun-2019	2,292	- 4.3%	55	- 8.3%
Jul-2019	2,533	+ 7.4%	68	+ 30.8%
Aug-2019	2,391	+ 1.5%	63	0.0%
Sep-2019	2,029	+ 10.3%	44	- 22.8%
Oct-2019	2,047	+ 3.0%	56	+ 27.3%
Nov-2019	1,777	+ 7.9%	57	+ 16.3%
Dec-2019	1,866	+ 10.8%	48	- 2.0%
Jan-2020	1,434	+ 11.9%	39	+ 39.3%
Feb-2020	1,685	+ 8.5%	43	+ 7.5%
Mar-2020	2,011	- 1.9%	60	- 3.2%
Apr-2020	1,896	- 7.8%	41	- 22.6%
<b>May-2020</b>	<b>1,957</b>	<b>- 25.2%</b>	<b>39</b>	<b>- 42.6%</b>
12-Month Avg	1,993	+ 0.4%	51	- 1.9%

## Historical Closed Sales by Month

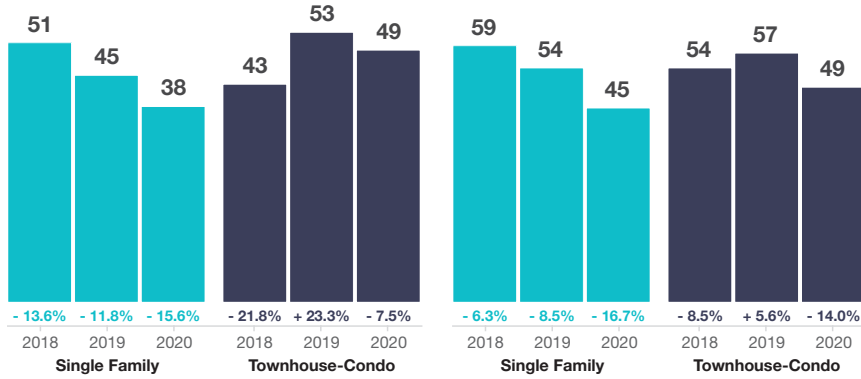


# Days on Market Until Sale

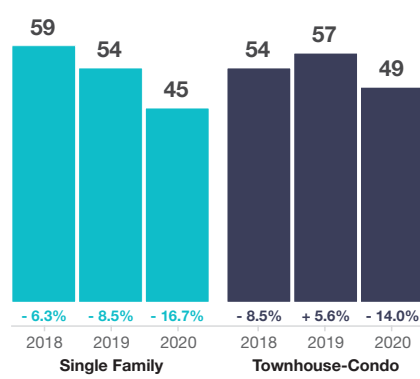
Average number of days between when a property is listed and when an offer is accepted in a given month.



## May



## Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jun-2019	42	-16.0%	37	-28.8%
Jul-2019	37	-14.0%	41	-16.3%
Aug-2019	41	-10.9%	53	-3.6%
Sep-2019	42	-8.7%	35	-31.4%
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	49	-21.0%	43	-24.6%
Feb-2020	50	-18.0%	44	-39.7%
Mar-2020	47	-19.0%	66	+29.4%
Apr-2020	41	-18.0%	34	-40.4%
<b>May-2020</b>	<b>38</b>	<b>-15.6%</b>	<b>49</b>	<b>-7.5%</b>
12-Month Avg*	43	-15.2%	45	-18.0%

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

## Historical Days on Market Until Sale by Month

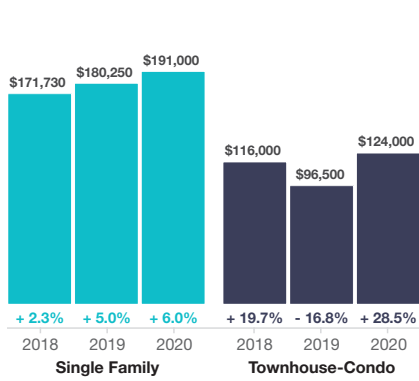


# Median Sales Price

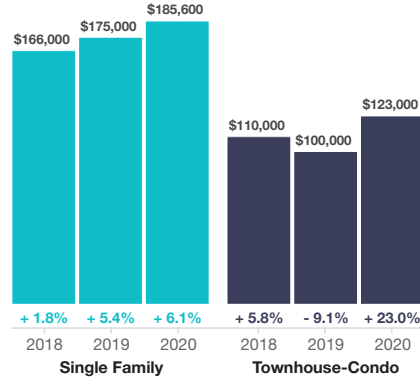
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## May



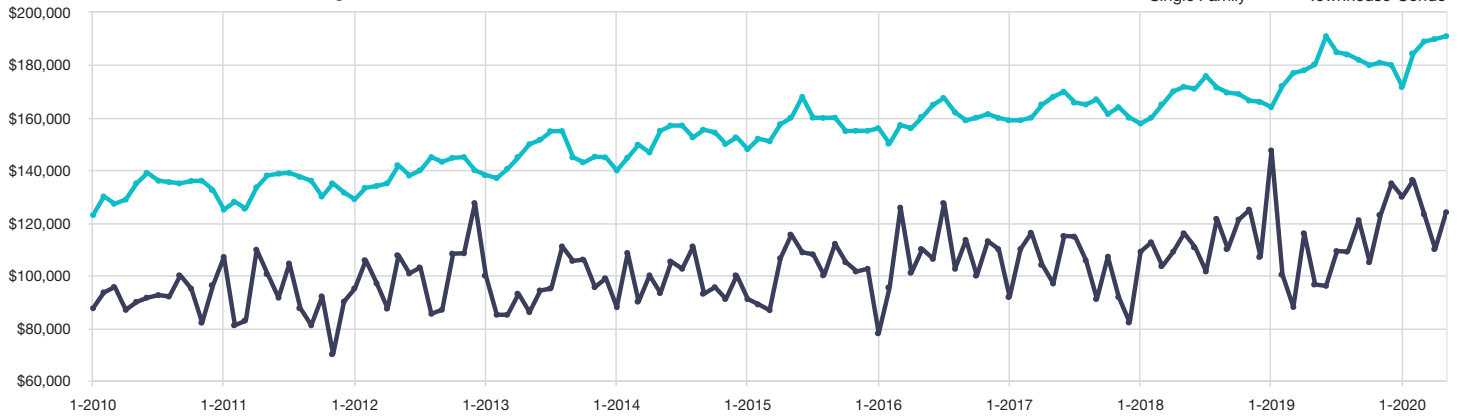
## Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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%	\$109,000	- 10.3%
Sep-2019	\$182,000	+ 7.4%	\$121,000	+ 10.0%
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	\$171,665	+ 4.7%	\$129,900	- 11.9%
Feb-2020	\$184,421	+ 7.2%	\$136,300	+ 36.0%
Mar-2020	\$189,000	+ 6.8%	\$123,250	+ 40.1%
Apr-2020	\$189,900	+ 6.7%	\$110,000	- 5.2%
<b>May-2020</b>	<b>\$191,000</b>	<b>+ 6.0%</b>	<b>\$124,000</b>	<b>+ 28.5%</b>
12-Month Avg*	\$185,000	+ 7.2%	\$118,000	+ 9.8%

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

## Historical Median Sales Price by Month

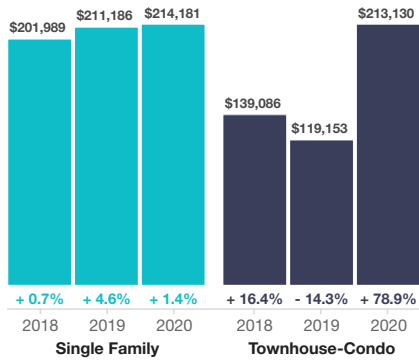


# Average Sales Price

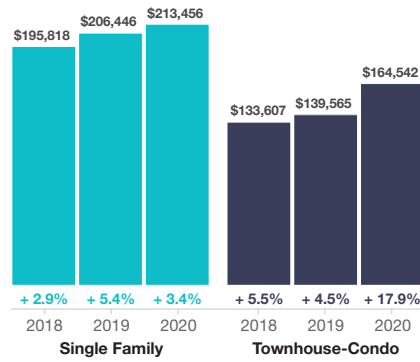
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## May



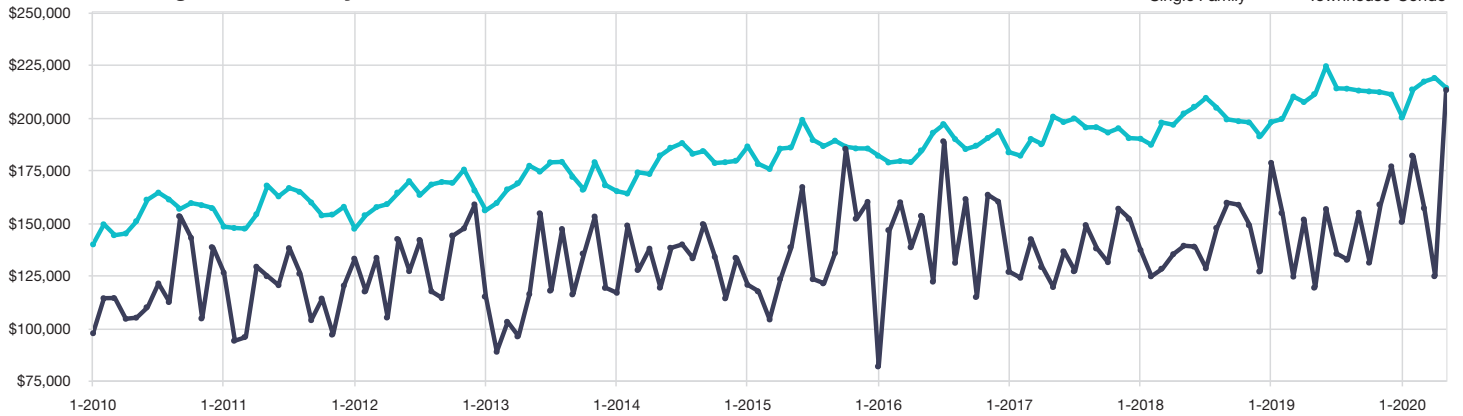
## Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jun-2019	\$224,476	+ 9.4%	\$156,539	+ 12.9%
Jul-2019	\$213,931	+ 2.2%	\$135,264	+ 5.4%
Aug-2019	\$213,774	+ 4.4%	\$132,395	- 10.3%
Sep-2019	\$212,893	+ 6.9%	\$154,756	- 3.0%
Oct-2019	\$212,510	+ 7.2%	\$131,051	- 17.3%
Nov-2019	\$212,143	+ 7.3%	\$158,688	+ 6.6%
Dec-2019	\$211,001	+ 10.4%	\$176,828	+ 39.4%
Jan-2020	\$200,118	+ 1.1%	\$150,424	- 15.7%
Feb-2020	\$213,411	+ 7.0%	\$181,919	+ 17.6%
Mar-2020	\$217,178	+ 3.4%	\$156,973	+ 26.2%
Apr-2020	\$218,884	+ 5.5%	\$124,605	- 17.8%
<b>May-2020</b>	<b>\$214,181</b>	<b>+ 1.4%</b>	<b>\$213,130</b>	<b>+ 78.9%</b>
12-Month Avg*	\$214,177	+ 5.2%	\$153,928	+ 8.2%

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

## Historical Average Sales Price by Month

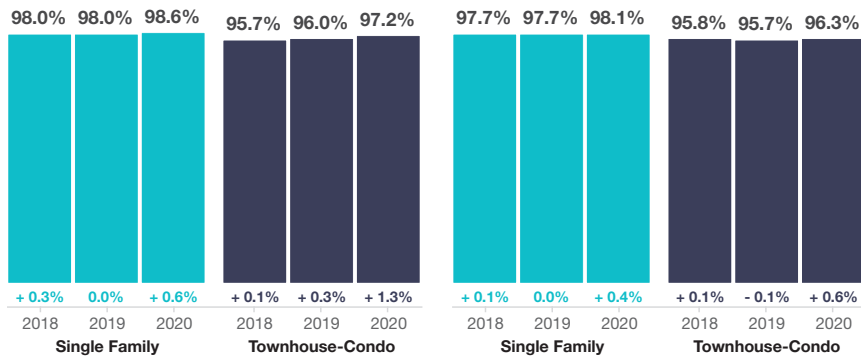


# Percent of List Price Received

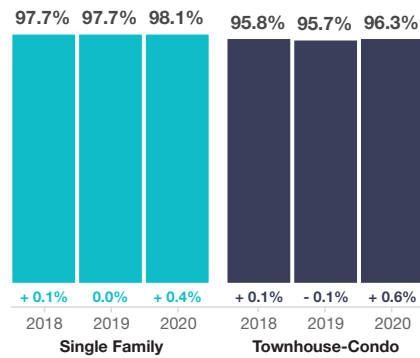
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## May



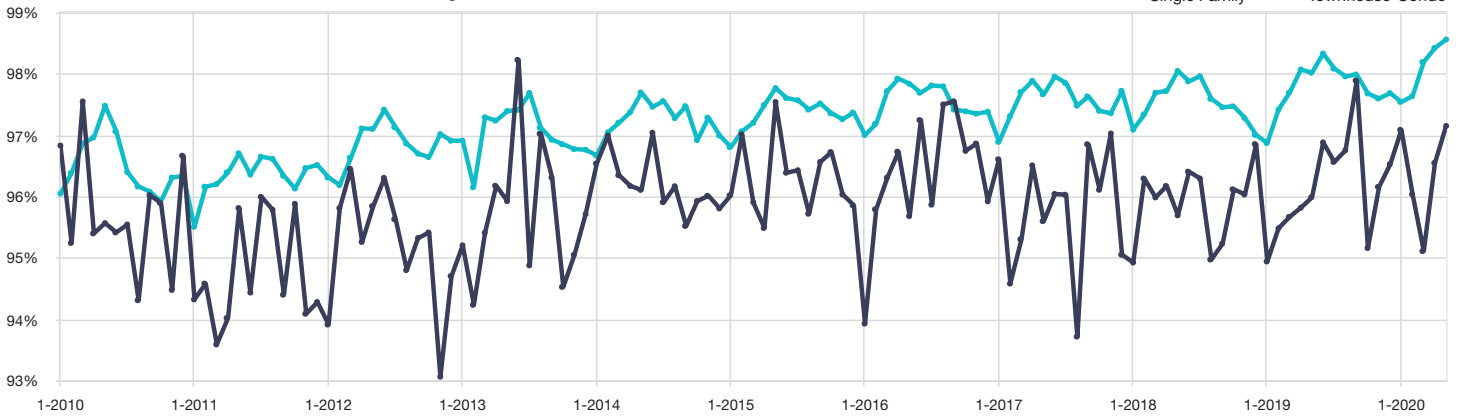
## Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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%	97.9%	+ 2.8%
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%
Feb-2020	97.6%	+ 0.2%	96.0%	+ 0.5%
Mar-2020	98.2%	+ 0.5%	95.1%	- 0.6%
Apr-2020	98.4%	+ 0.3%	96.5%	+ 0.7%
<b>May-2020</b>	<b>98.6%</b>	<b>+ 0.6%</b>	<b>97.2%</b>	<b>+ 1.3%</b>
12-Month Avg*	98.0%	+ 0.4%	96.4%	+ 0.6%

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

## Historical Percent of List Price Received by Month

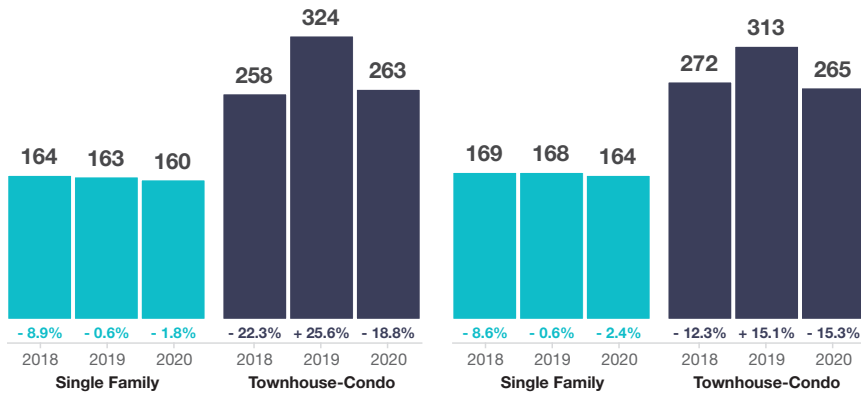


# Housing Affordability Index

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.



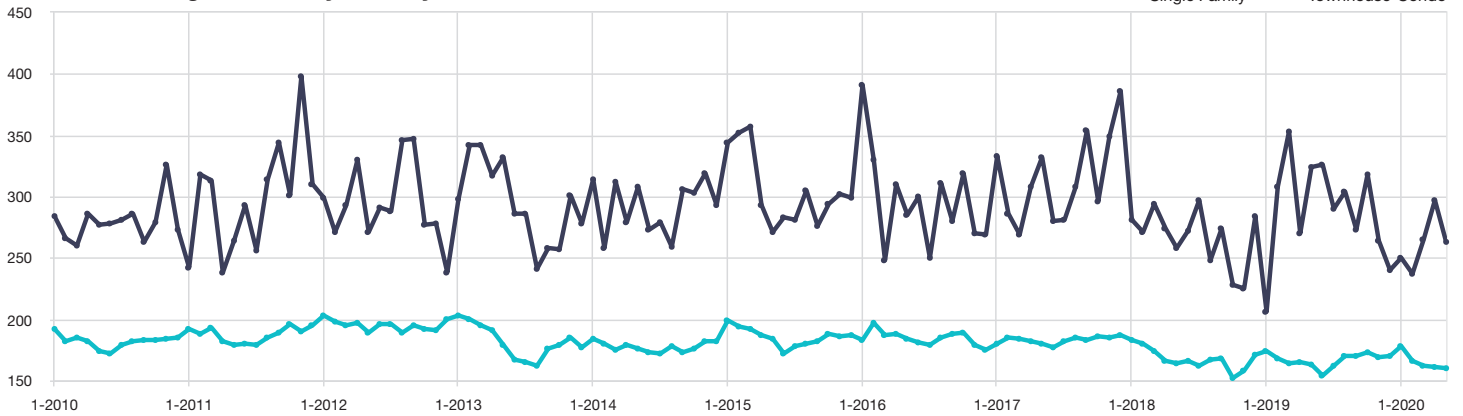
## May



## Year to Date

Affordability Index	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jun-2019	154	- 7.2%	326	+ 19.9%
Jul-2019	162	0.0%	290	- 2.4%
Aug-2019	170	+ 1.8%	304	+ 22.6%
Sep-2019	170	+ 1.2%	273	- 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	178	+ 2.3%	250	+ 21.4%
Feb-2020	166	- 1.2%	237	- 23.1%
Mar-2020	162	- 1.2%	265	- 24.9%
Apr-2020	161	- 2.4%	297	+ 10.0%
<b>May-2020</b>	<b>160</b>	<b>- 1.8%</b>	<b>263</b>	<b>- 18.8%</b>
12-Month Avg	166	+ 0.6%	277	+ 1.1%

## Historical Housing Affordability Index by Month



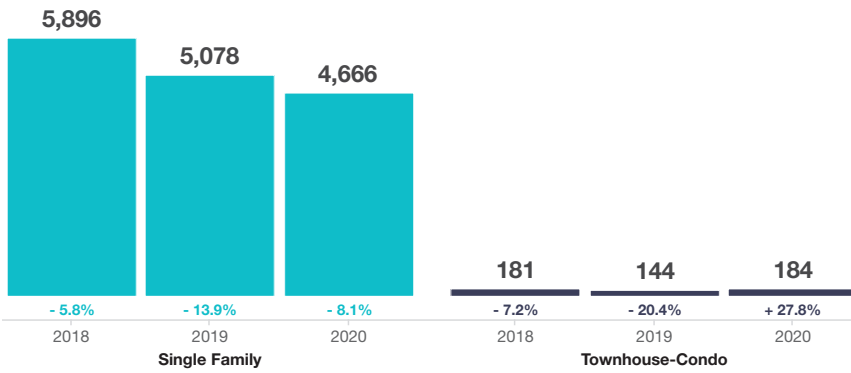


# Inventory of Homes for Sale

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

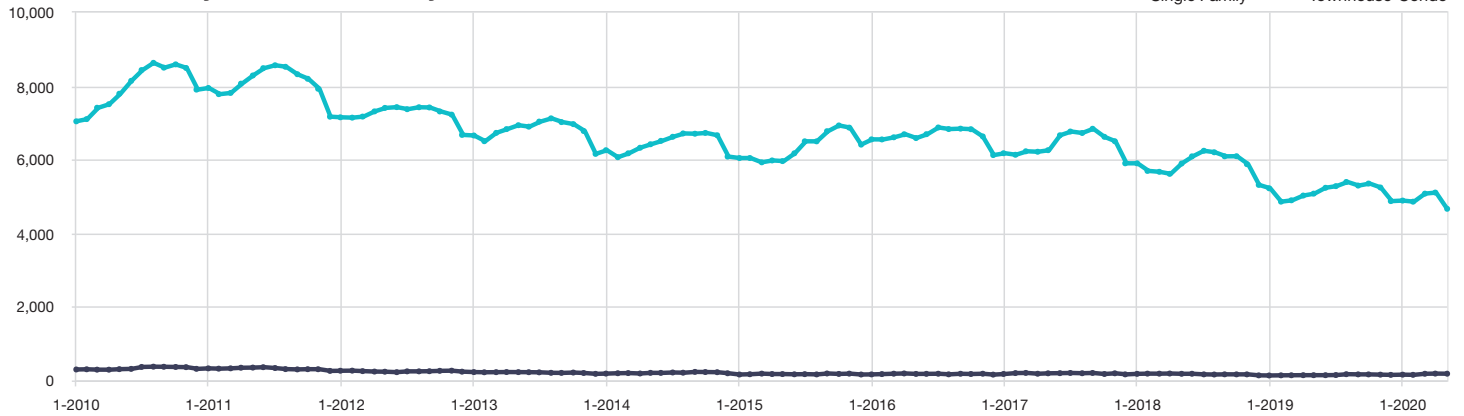


## May



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jun-2019	5,237	-14.0%	144	-20.9%
Jul-2019	5,282	-15.4%	148	-10.8%
Aug-2019	5,395	-13.0%	171	+5.6%
Sep-2019	5,297	-13.0%	166	-0.6%
Oct-2019	5,352	-12.2%	165	-0.6%
Nov-2019	5,245	-10.8%	158	-4.8%
Dec-2019	4,875	-8.3%	152	+9.4%
Jan-2020	4,889	-6.4%	158	+16.2%
Feb-2020	4,859	-0.0%	153	+9.3%
Mar-2020	5,078	+3.7%	182	+28.2%
Apr-2020	5,107	+1.6%	187	+29.9%
<b>May-2020</b>	<b>4,666</b>	<b>-8.1%</b>	<b>184</b>	<b>+27.8%</b>
12-Month Avg	5,107	-8.5%	164	+5.8%

## Historical Inventory of Homes for Sale by Month

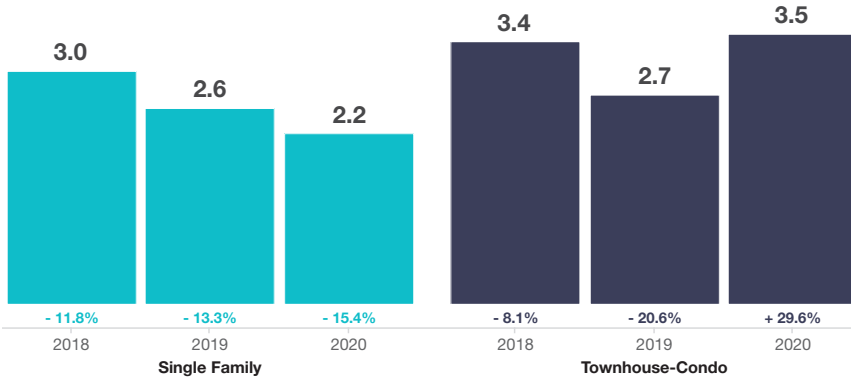


# Months Supply of Inventory

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.



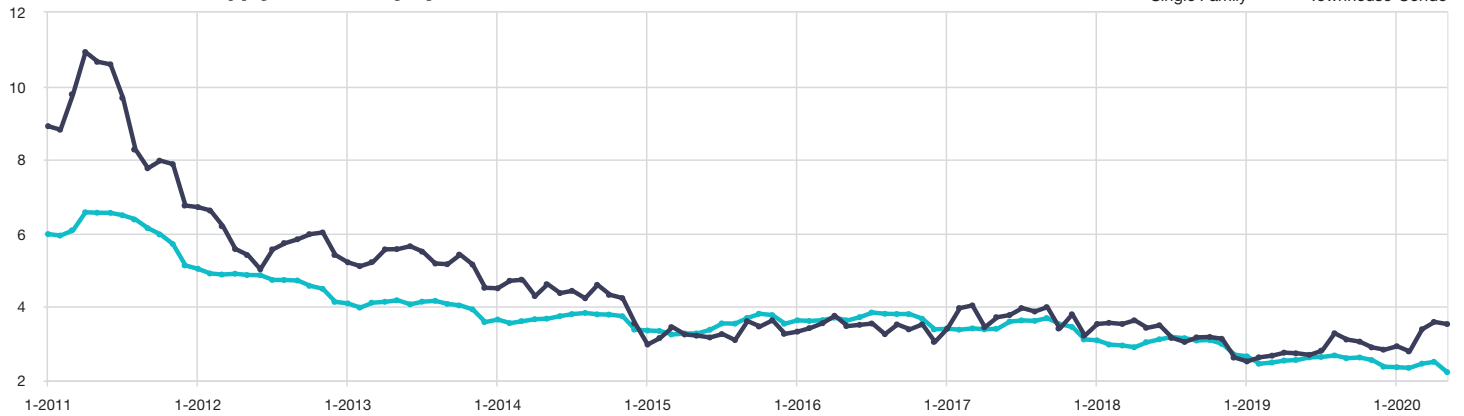
## May



Months Supply	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jun-2019	2.6	- 16.1%	2.7	- 22.9%
Jul-2019	2.6	- 18.8%	2.8	- 12.5%
Aug-2019	2.7	- 12.9%	3.3	+ 10.0%
Sep-2019	2.6	- 16.1%	3.1	- 3.1%
Oct-2019	2.6	- 16.1%	3.1	- 3.1%
Nov-2019	2.6	- 13.3%	2.9	- 6.5%
Dec-2019	2.4	- 11.1%	2.8	+ 7.7%
Jan-2020	2.4	- 11.1%	2.9	+ 16.0%
Feb-2020	2.3	- 8.0%	2.8	+ 7.7%
Mar-2020	2.5	0.0%	3.4	+ 25.9%
Apr-2020	2.5	0.0%	3.6	+ 28.6%
<b>May-2020</b>	<b>2.2</b>	<b>- 15.4%</b>	<b>3.5</b>	<b>+ 29.6%</b>
12-Month Avg*	2.5	- 11.8%	3.1	+ 5.1%

\* Months Supply for all properties from June 2019 through May 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	5-2019	5-2020	% Change	YTD 2019	YTD 2020	% Change
New Listings		2,951	<b>3,159</b>	+ 7.0%	13,112	<b>13,521</b>	+ 3.1%
Pending Sales		2,448	<b>3,153</b>	+ 28.8%	11,055	<b>11,537</b>	+ 4.4%
Closed Sales		2,685	<b>1,996</b>	- 25.7%	9,808	<b>9,205</b>	- 6.1%
Days on Market Until Sale		45	<b>39</b>	- 13.3%	54	<b>45</b>	- 16.7%
Median Sales Price		\$179,900	<b>\$190,000</b>	+ 5.6%	\$175,000	<b>\$185,000</b>	+ 5.7%
Average Sales Price		\$208,854	<b>\$214,160</b>	+ 2.5%	\$204,729	<b>\$212,274</b>	+ 3.7%
Percent of List Price Received		98.0%	<b>98.5%</b>	+ 0.5%	97.7%	<b>98.1%</b>	+ 0.4%
Housing Affordability Index		163	<b>160</b>	- 1.8%	168	<b>165</b>	- 1.8%
Inventory of Homes for Sale		5,222	<b>4,850</b>	- 7.1%	—	—	—
Months Supply of Inventory		2.6	<b>2.3</b>	- 11.5%	—	—	—