



July 2020 Residential Sales

Date: August 11, 2020
RE: For immediate Release

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

Quick Facts

+10.5%	+ 10.7%	-16.6%
Change in Number of Closed Sales All Properties	Change in Number of Median Sales Price All Properties	Change in Number of Homes for Sale All Properties

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

Healthy buyer demand and constrained supply continue to be the story for much of the country. Nationally, showing activity in July remained substantially higher than a year before and multiple offer situations are a frequent experience in many markets. With the inventory of homes for sale still constrained, a competitive market for buyers shows little sign of waning.

New Listings increased 14.8 percent for Single Family homes but remained flat for Townhouse-Condo homes. Pending Sales increased 32.7 percent for Single Family homes and 37.0 percent for Townhouse-Condo homes. Inventory decreased 17.7 percent for Single Family homes but increased 20.3 percent for Townhouse-Condo Homes.

Months' Supply of Inventory Decreases



Month's Supply of Inventory decreased 23.1 percent for Single Family homes and 17.9 percent for Townhouse-Condo homes.

Median Sales Price Increases



Median Sales Price increased 10.8 percent to \$204,900 for Single Family homes and 16.9 percent to \$127,750 for Townhouse-Condo homes.

Average Days on Market Decreases



Days on Market decreased 2.7 percent for Single Family homes but increased 29.3 percent for Townhouse-Condo homes.

While the number of unemployment insurance weekly initial claims have been far lower in recent weeks than their peak in March and April, more than 1 million new claims are still being filed each week and more 31 million were claiming benefits in all programs as of early July, compared to fewer than 2 million in July 2019. Despite this significant economic impact, home buyers remain extremely resilient. With mortgage rates remaining near record-low levels and home purchase mortgage applications up from a year ago, high buyer activity is expected to continue into the late summer and early fall market.



Below you will find copies of the MLS Statistical Reports for

July 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 **(07/01/2020) through (07/31/2020)**, while information is deemed reliable it is not guaranteed. Information found in this stats memo is current as of 3:00PM CT on **08/10/2020**.

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 2020** as compared to **June 2020** and **July 2019**. These statistics are supplied by MLSOK, Inc.

Should you have any questions, please email mlstechsupport@okcmar.org.

	<u>July 2020</u>	<u>June 2020</u>	<u>July 2019</u>
TOTAL CLOSED	2915	2750	2557
TOTAL \$ VOLUME	\$ 678,648,931	\$ 627,910,056	\$ 538,661,413
AVERAGE PRICE	\$ 232,893	\$ 228,331	\$ 210,661
MEDIAN PRICE	\$ 200,664	\$ 198,000	\$180,781
% SELLING PRICE TO LIST PRICE	98 %	98 %	98 %
DAYS ON MARKET	37	41	38
NUMBER OF LISTINGS	4291	4615	6476

TOTAL CLOSED	2915
TOTAL \$ VOLUME	\$ 678,648,931
AVERAGE SELLING PRICE	\$ 232,893
% SELLING PRICE TO LIST PRICE	98 %
MEDIAN PRICE	\$ 200,664
AVERAGE DAYS ON MARKET	37
# OF ACTIVE LISTINGS CURRENTLY	4291
TOTAL UNDER CONTRACT (Pending)	2549
AVERAGE VALUE (Pending)	\$ 244,865



RESIDENTIAL PROPERTY TYPES INCLUDE THE FOLLOWING:

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

MONTH	TOTAL CLOSED	DOLLAR VOLUME	RESIDENTIAL LISTINGS PROCESSED
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
June	2750	\$627,910,056	5425
July	2914	\$678,648,931	5463

All MLSOK

Entire MLSOK Market Area

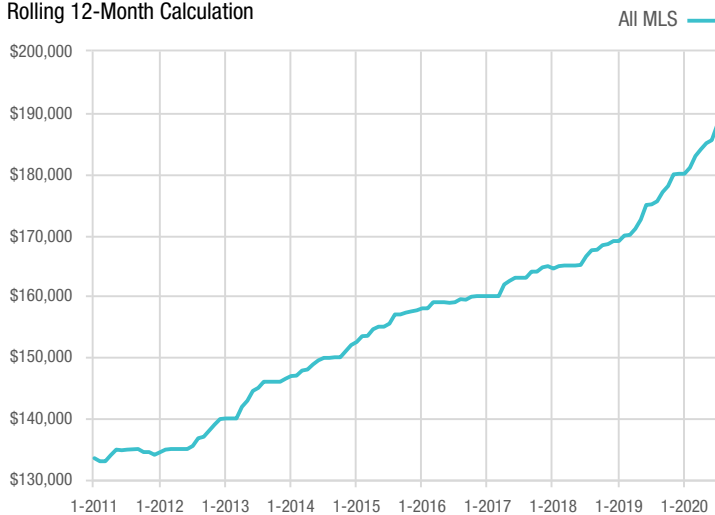
Single Family	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	2,761	3,169	+ 14.8%	18,405	19,274	+ 4.7%
Pending Sales	2,309	3,063	+ 32.7%	15,475	17,011	+ 9.9%
Closed Sales	2,532	2,804	+ 10.7%	14,381	14,632	+ 1.7%
Days on Market Until Sale	37	36	- 2.7%	49	42	- 14.3%
Median Sales Price*	\$184,900	\$204,900	+ 10.8%	\$179,900	\$192,000	+ 6.7%
Average Sales Price*	\$213,963	\$235,597	+ 10.1%	\$210,650	\$221,174	+ 5.0%
Percent of List Price Received*	98.1%	98.7%	+ 0.6%	97.9%	98.3%	+ 0.4%
Inventory of Homes for Sale	5,271	4,340	- 17.7%	—	—	—
Months Supply of Inventory	2.6	2.0	- 23.1%	—	—	—

Townhouse-Condo	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	72	72	0.0%	498	501	+ 0.6%
Pending Sales	54	74	+ 37.0%	403	400	- 0.7%
Closed Sales	68	68	0.0%	374	348	- 7.0%
Days on Market Until Sale	41	53	+ 29.3%	51	50	- 2.0%
Median Sales Price*	\$109,250	\$127,750	+ 16.9%	\$101,250	\$124,000	+ 22.5%
Average Sales Price*	\$135,337	\$155,002	+ 14.5%	\$141,292	\$159,165	+ 12.6%
Percent of List Price Received*	96.6%	97.1%	+ 0.5%	96.0%	96.2%	+ 0.2%
Inventory of Homes for Sale	148	178	+ 20.3%	—	—	—
Months Supply of Inventory	2.8	3.3	+ 17.9%	—	—	—

* 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.

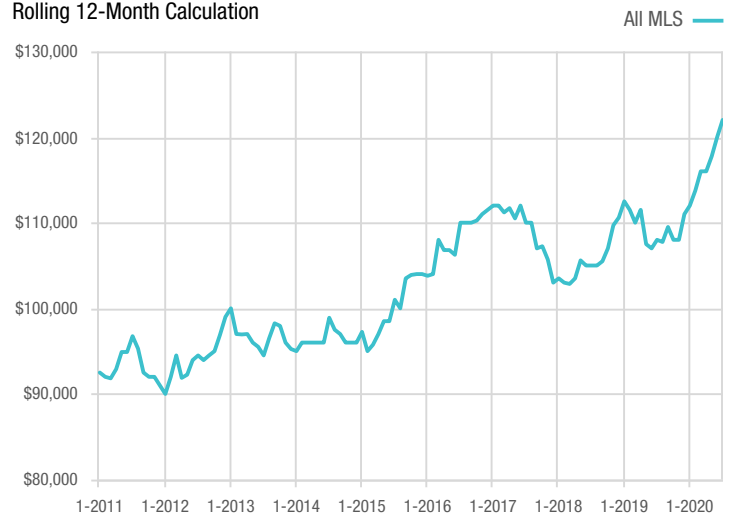
Median Sales Price - Single Family

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 2020

Healthy buyer demand and constrained supply continue to be the story for much of the country. Nationally, showing activity in July remained substantially higher than a year before and multiple offer situations are a frequent experience in many markets. With the inventory of homes for sale still constrained, a competitive market for buyers shows little sign of waning.

New Listings increased 14.8 percent for Single Family homes but remained flat for Townhouse-Condo homes. Pending Sales increased 32.7 percent for Single Family homes and 37.0 percent for Townhouse-Condo homes. Inventory decreased 17.7 percent for Single Family homes but increased 20.3 percent for Townhouse-Condo homes.

Median Sales Price increased 10.8 percent to \$204,900 for Single Family homes and 16.9 percent to \$127,750 for Townhouse-Condo homes. Days on Market decreased 2.7 percent for Single Family homes but increased 29.3 percent for Townhouse-Condo homes. Months Supply of Inventory decreased 23.1 percent for Single Family homes but increased 17.9 percent for Townhouse-Condo homes.

While the number of unemployment insurance weekly initial claims have been far lower in recent weeks than their peak in March and April, more than 1 million new claims are still being filed each week and more 31 million were claiming benefits in all programs as of early July, compared to fewer than 2 million in July 2019. Despite this significant economic impact, home buyers remain extremely resilient. With mortgage rates remaining near record-low levels and home purchase mortgage applications up from a year ago, high buyer activity is expected to continue into the late summer and early fall market.

Quick Facts

+ 10.5%	+ 10.7%	- 16.6%
Change in Number of Closed Sales All Properties	Change in Number of Median Sales Price All Properties	Change in Number of Homes for Sale 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 Overview	14



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	7-2019	7-2020	% Change	YTD 2019	YTD 2020	% Change
New Listings		2,761	3,169	+ 14.8%	18,405	19,274	+ 4.7%
Pending Sales		2,309	3,063	+ 32.7%	15,475	17,011	+ 9.9%
Closed Sales		2,532	2,804	+ 10.7%	14,381	14,632	+ 1.7%
Days on Market Until Sale		37	36	- 2.7%	49	42	- 14.3%
Median Sales Price		\$184,900	\$204,900	+ 10.8%	\$179,900	\$192,000	+ 6.7%
Average Sales Price		\$213,963	\$235,597	+ 10.1%	\$210,650	\$221,174	+ 5.0%
Percent of List Price Received		98.1%	98.7%	+ 0.6%	97.9%	98.3%	+ 0.4%
Housing Affordability Index		162	157	- 3.1%	167	168	+ 0.6%
Inventory of Homes for Sale		5,271	4,340	- 17.7%	—	—	—
Months Supply of Inventory		2.6	2.0	- 23.1%	—	—	—

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.



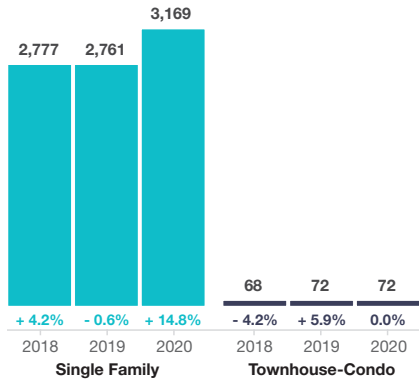
Key Metrics	Historical Sparkbars	7-2019	7-2020	% Change	YTD 2019	YTD 2020	% Change
New Listings		72	72	0.0%	498	501	+ 0.6%
Pending Sales		54	74	+ 37.0%	403	400	- 0.7%
Closed Sales		68	68	0.0%	374	348	- 7.0%
Days on Market Until Sale		41	53	+ 29.3%	51	50	- 2.0%
Median Sales Price		\$109,250	\$127,750	+ 16.9%	\$101,250	\$124,000	+ 22.5%
Average Sales Price		\$135,337	\$155,002	+ 14.5%	\$141,292	\$159,165	+ 12.6%
Percent of List Price Received		96.6%	97.1%	+ 0.5%	96.0%	96.2%	+ 0.2%
Housing Affordability Index		290	270	- 6.9%	313	279	- 10.9%
Inventory of Homes for Sale		148	178	+ 20.3%	—	—	—
Months Supply of Inventory		2.8	3.3	+ 17.9%	—	—	—

New Listings

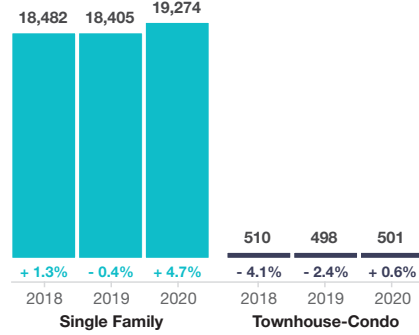
A count of the properties that have been newly listed on the market in a given month.



July

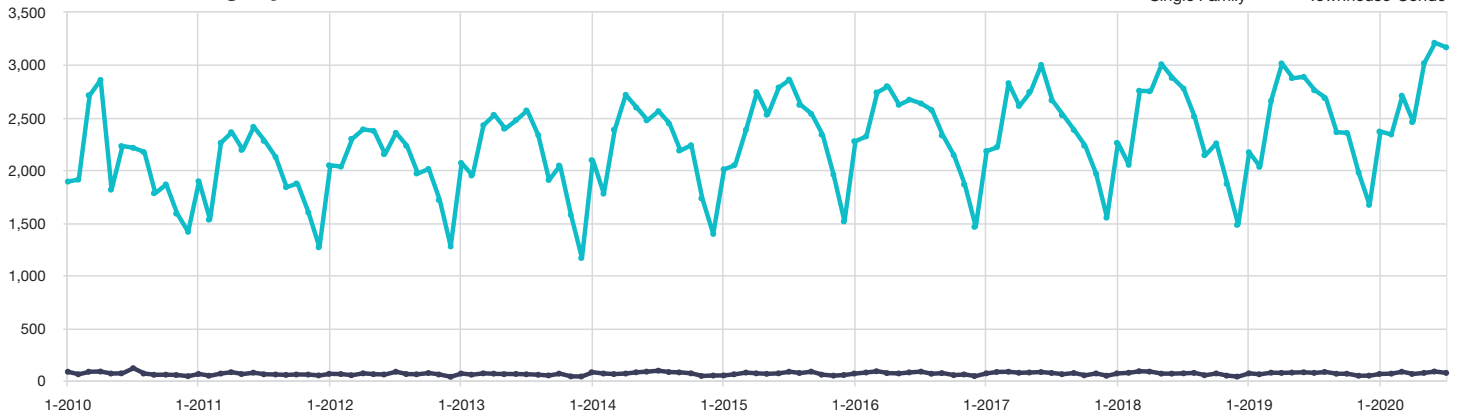


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Aug-2019	2,687	+ 7.0%	81	+ 12.5%
Sep-2019	2,362	+ 10.2%	64	+ 28.0%
Oct-2019	2,355	+ 4.4%	64	- 4.5%
Nov-2019	1,978	+ 5.7%	45	- 2.2%
Dec-2019	1,670	+ 12.8%	46	+ 24.3%
Jan-2020	2,368	+ 9.1%	62	- 8.8%
Feb-2020	2,340	+ 15.2%	65	+ 10.2%
Mar-2020	2,709	+ 1.8%	83	+ 12.2%
Apr-2020	2,458	- 18.5%	62	- 13.9%
May-2020	3,018	+ 4.9%	72	- 4.0%
Jun-2020	3,212	+ 11.2%	85	+ 9.0%
Jul-2020	3,169	+ 14.8%	72	0.0%
12-Month Avg	2,527	+ 5.8%	67	+ 4.7%

Historical New Listings by Month

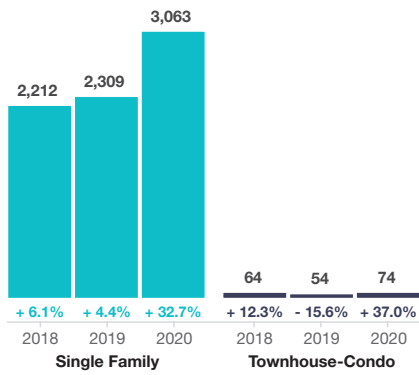


Pending Sales

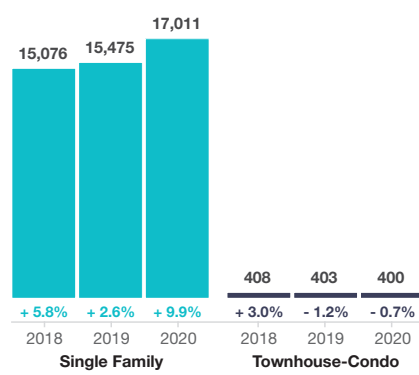
A count of the properties on which offers have been accepted in a given month.



July

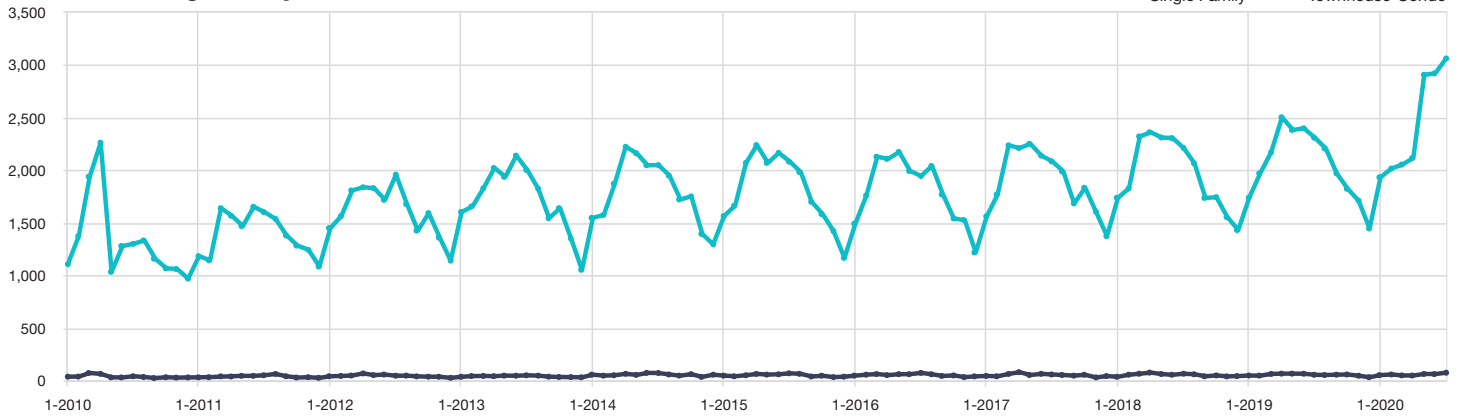


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Aug-2019	2,207	+ 6.9%	52	- 11.9%
Sep-2019	1,970	+ 13.5%	55	+ 37.5%
Oct-2019	1,824	+ 4.6%	57	+ 18.8%
Nov-2019	1,710	+ 10.0%	45	+ 15.4%
Dec-2019	1,446	+ 1.0%	31	- 26.2%
Jan-2020	1,933	+ 11.2%	51	+ 8.5%
Feb-2020	2,016	+ 2.3%	57	+ 23.9%
Mar-2020	2,054	- 5.4%	48	- 22.6%
Apr-2020	2,116	- 15.5%	47	- 27.7%
May-2020	2,908	+ 22.0%	62	- 4.6%
Jun-2020	2,921	+ 21.8%	61	- 4.7%
Jul-2020	3,063	+ 32.7%	74	+ 37.0%
12-Month Avg	2,181	+ 9.1%	53	0.0%

Historical Pending Sales by Month

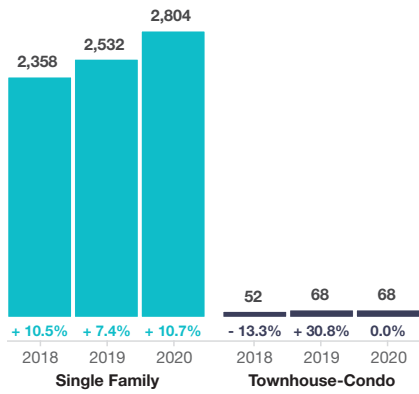


Closed Sales

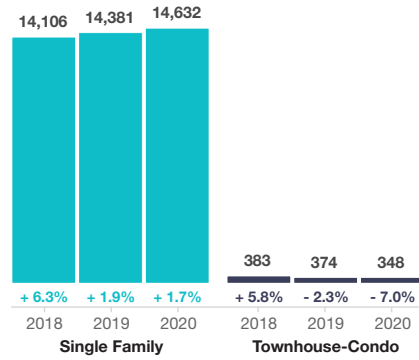
A count of the actual sales that closed in a given month.



July

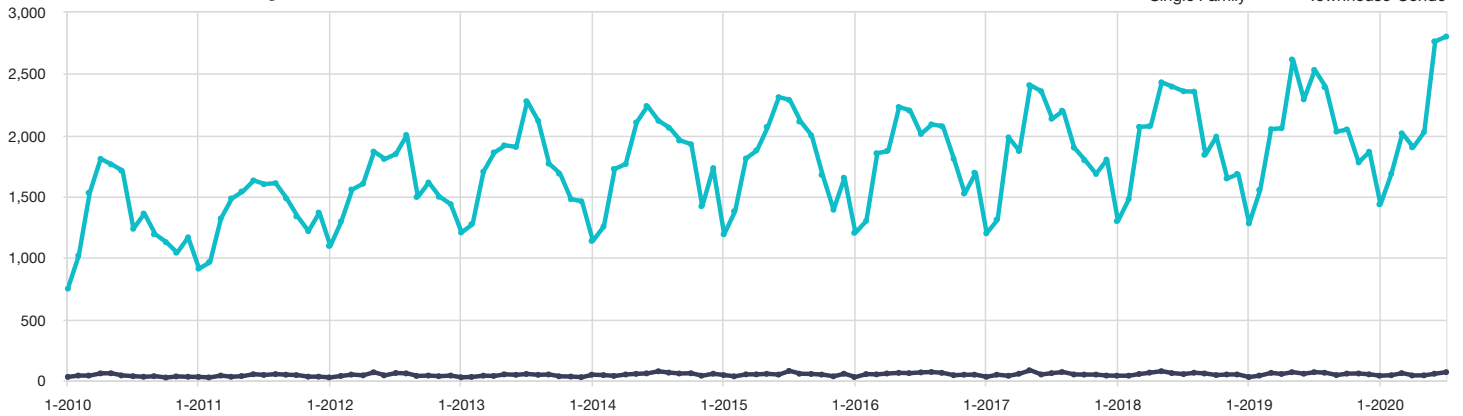


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Aug-2019	2,392	+ 1.6%	63	0.0%
Sep-2019	2,029	+ 10.3%	44	- 22.8%
Oct-2019	2,047	+ 3.0%	56	+ 27.3%
Nov-2019	1,778	+ 8.0%	57	+ 16.3%
Dec-2019	1,865	+ 10.7%	50	+ 2.0%
Jan-2020	1,436	+ 12.1%	39	+ 39.3%
Feb-2020	1,686	+ 8.6%	43	+ 7.5%
Mar-2020	2,015	- 1.7%	60	- 3.2%
Apr-2020	1,901	- 7.6%	41	- 22.6%
May-2020	2,025	- 22.6%	42	- 38.2%
Jun-2020	2,765	+ 20.6%	55	0.0%
Jul-2020	2,804	+ 10.7%	68	0.0%
12-Month Avg	2,062	+ 3.6%	52	- 1.9%

Historical Closed Sales by Month

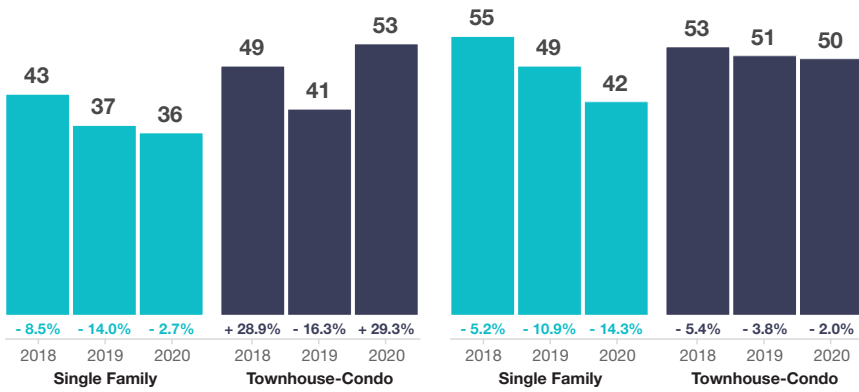


Days on Market Until Sale

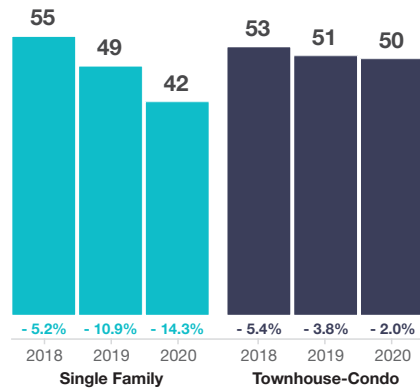
Average number of days between when a property is listed and when an offer is accepted in a given month.



July



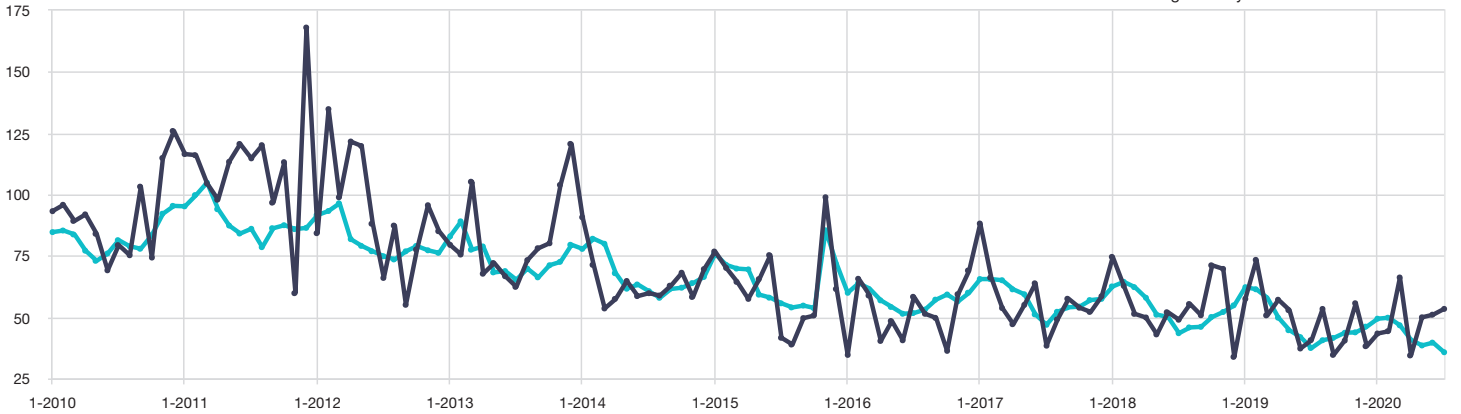
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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%	38	+ 11.8%
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%
May-2020	38	- 15.6%	50	- 5.7%
Jun-2020	40	- 4.8%	51	+ 37.8%
Jul-2020	36	- 2.7%	53	+ 29.3%
12-Month Avg*	42	- 13.7%	48	- 9.2%

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

Historical Days on Market Until Sale by Month

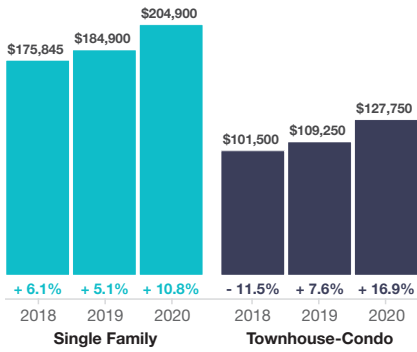


Median Sales Price

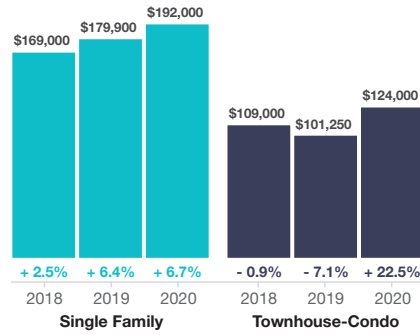
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



July



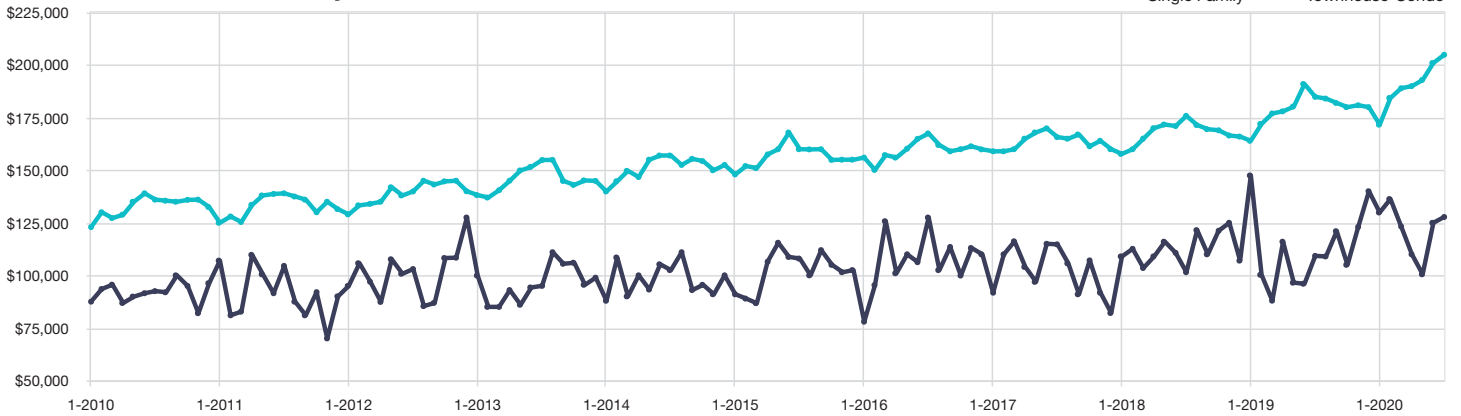
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Aug-2019	\$184,084	+ 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	\$180,900	+ 8.6%	\$123,000	- 1.6%
Dec-2019	\$180,000	+ 8.4%	\$140,000	+ 30.8%
Jan-2020	\$171,665	+ 4.7%	\$129,900	- 11.9%
Feb-2020	\$184,341	+ 7.2%	\$136,300	+ 36.0%
Mar-2020	\$189,000	+ 6.8%	\$123,250	+ 40.1%
Apr-2020	\$189,995	+ 6.7%	\$110,000	- 5.2%
May-2020	\$192,900	+ 7.0%	\$100,500	+ 4.1%
Jun-2020	\$201,000	+ 5.2%	\$125,000	+ 30.2%
Jul-2020	\$204,900	+ 10.8%	\$127,750	+ 16.9%
12-Month Avg*	\$188,000	+ 7.4%	\$122,000	+ 13.0%

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

Historical Median Sales Price by Month

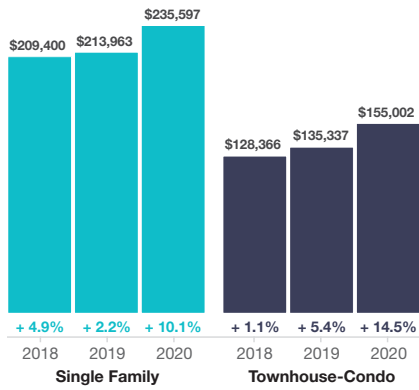


Average Sales Price

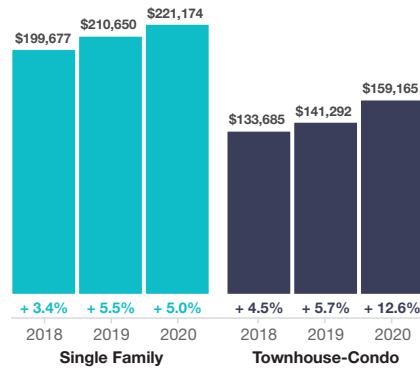
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



July



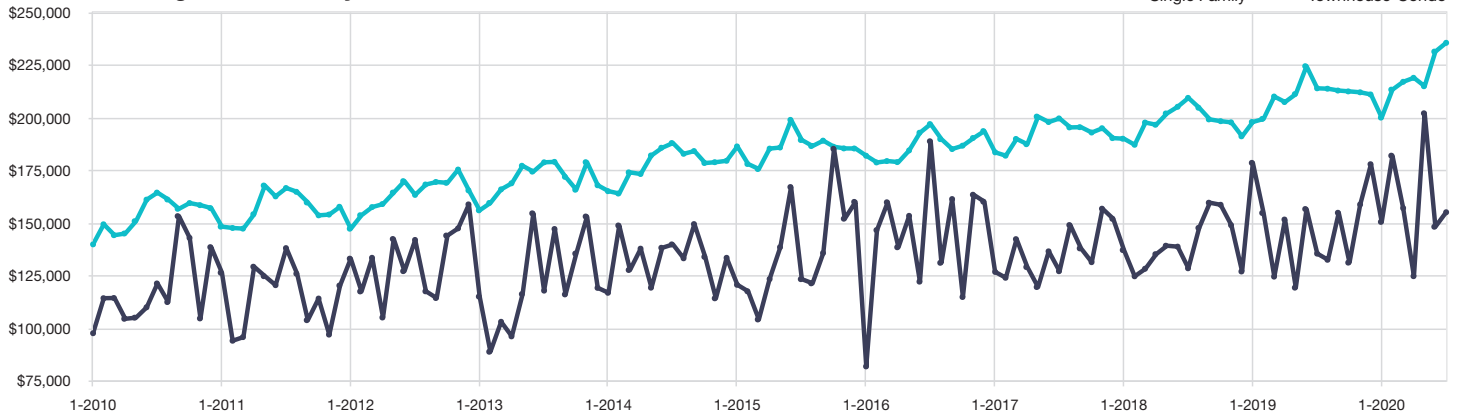
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Aug-2019	\$213,765	+ 4.4%	\$132,395	- 10.3%
Sep-2019	\$212,893	+ 6.9%	\$154,756	- 3.0%
Oct-2019	\$212,491	+ 7.1%	\$131,051	- 17.3%
Nov-2019	\$212,060	+ 7.2%	\$158,688	+ 6.6%
Dec-2019	\$211,030	+ 10.4%	\$177,852	+ 40.2%
Jan-2020	\$200,026	+ 1.1%	\$150,424	- 15.7%
Feb-2020	\$213,320	+ 7.0%	\$181,919	+ 17.6%
Mar-2020	\$217,049	+ 3.3%	\$156,973	+ 26.2%
Apr-2020	\$218,951	+ 5.6%	\$124,605	- 17.8%
May-2020	\$214,952	+ 1.8%	\$202,073	+ 69.6%
Jun-2020	\$231,414	+ 3.1%	\$148,112	- 5.4%
Jul-2020	\$235,597	+ 10.1%	\$155,002	+ 14.5%
12-Month Avg*	\$217,640	+ 5.7%	\$155,043	+ 7.5%

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

Historical Average Sales Price by Month



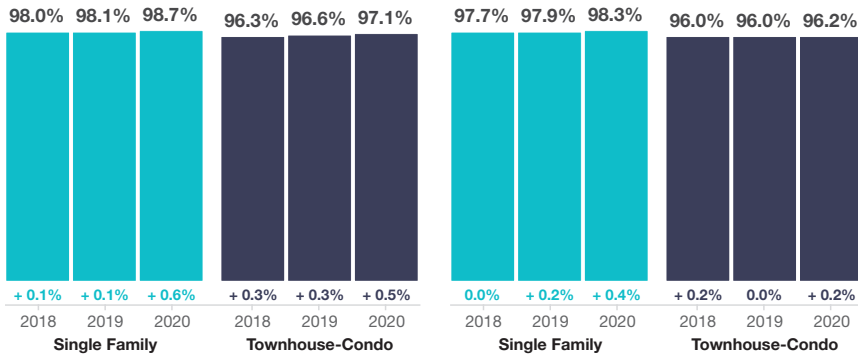
Percent of List Price Received

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.



July

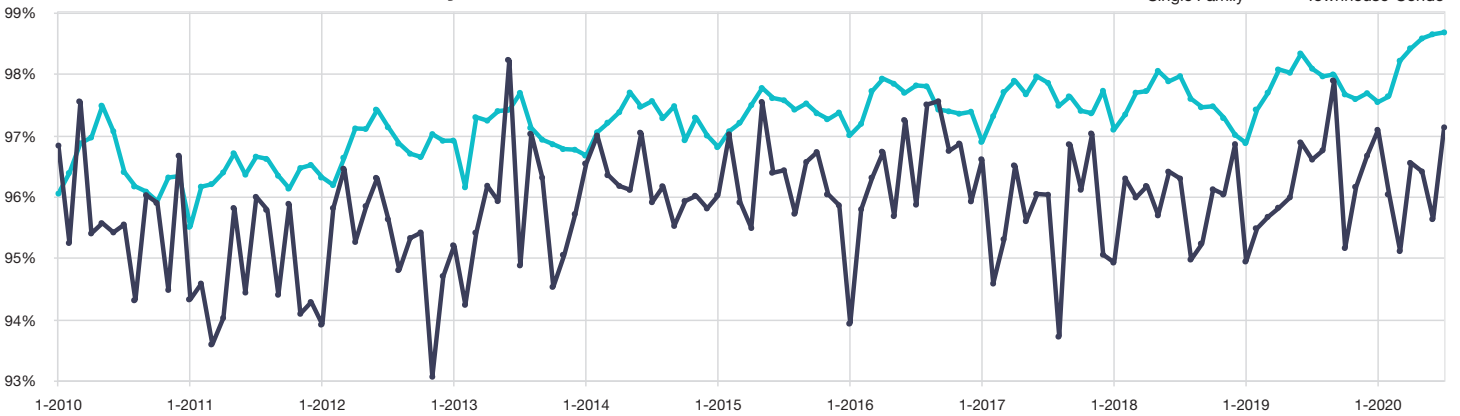
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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%	96.7%	- 0.2%
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%
May-2020	98.6%	+ 0.6%	96.4%	+ 0.4%
Jun-2020	98.6%	+ 0.3%	95.6%	- 1.3%
Jul-2020	98.7%	+ 0.6%	97.1%	+ 0.5%
12-Month Avg*	98.1%	+ 0.4%	96.3%	+ 0.4%

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

Historical Percent of List Price Received by Month

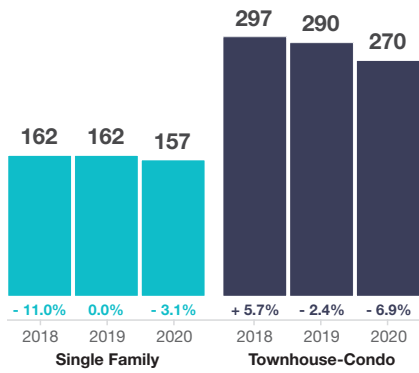


Housing Affordability Index

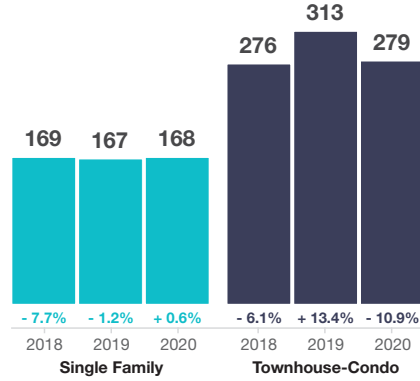
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



July

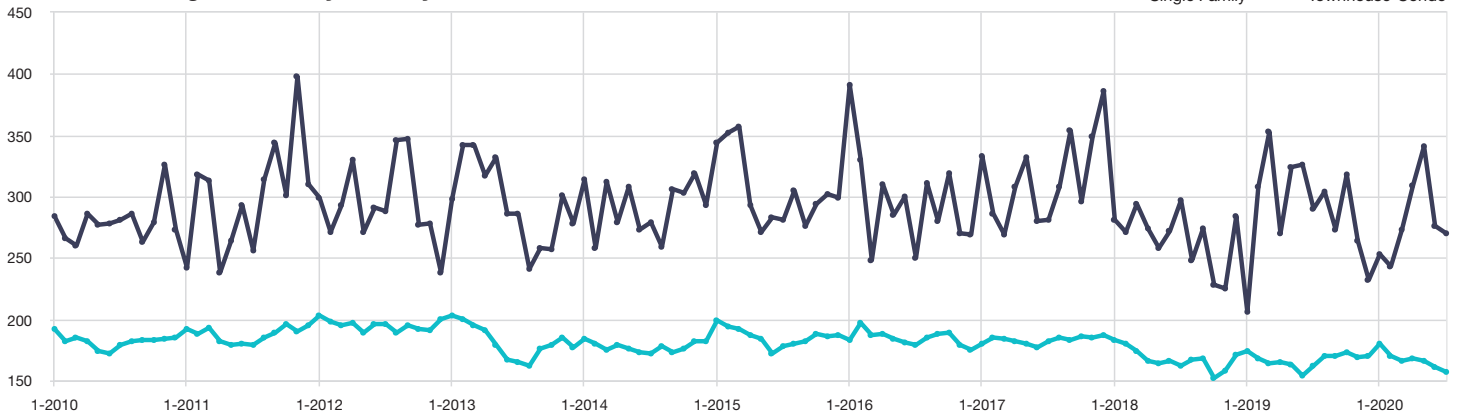


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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%	232	- 18.3%
Jan-2020	180	+ 3.4%	253	+ 22.8%
Feb-2020	170	+ 1.2%	243	- 21.1%
Mar-2020	166	+ 1.2%	273	- 22.7%
Apr-2020	168	+ 1.8%	309	+ 14.4%
May-2020	166	+ 1.8%	341	+ 5.2%
Jun-2020	161	+ 4.5%	276	- 15.3%
Jul-2020	157	- 3.1%	270	- 6.9%
12-Month Avg	168	+ 2.4%	280	+ 0.7%

Historical Housing Affordability Index by Month

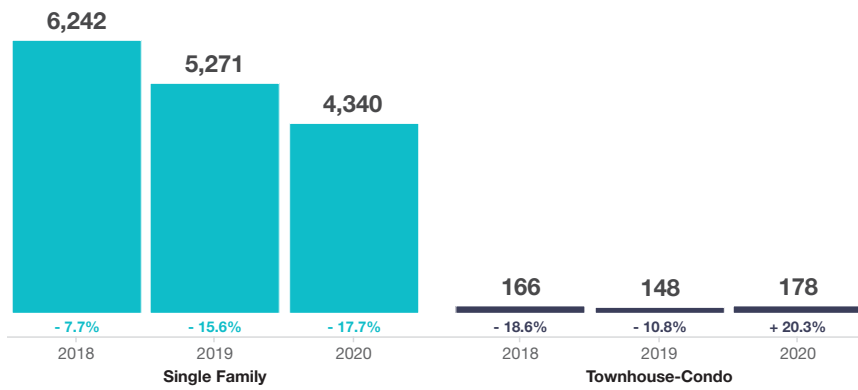


Inventory of Homes for Sale

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

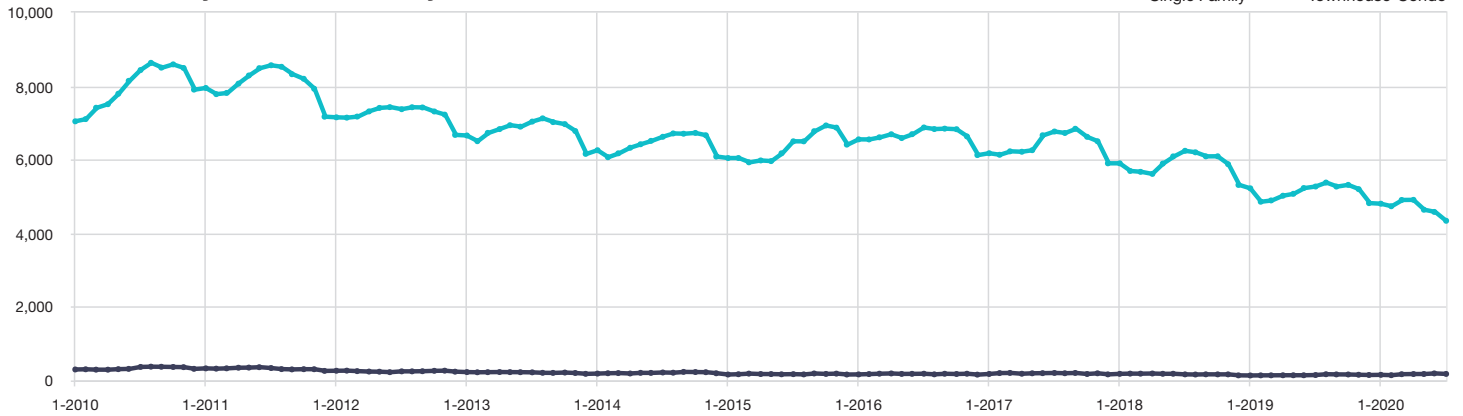


July



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Aug-2019	5,379	- 13.3%	170	+ 4.9%
Sep-2019	5,270	- 13.5%	165	- 1.2%
Oct-2019	5,316	- 12.8%	163	- 1.8%
Nov-2019	5,200	- 11.5%	155	- 6.6%
Dec-2019	4,820	- 9.3%	149	+ 7.2%
Jan-2020	4,804	- 8.0%	153	+ 12.5%
Feb-2020	4,735	- 2.5%	144	+ 3.6%
Mar-2020	4,906	+ 0.3%	171	+ 22.1%
Apr-2020	4,909	- 2.2%	175	+ 23.2%
May-2020	4,640	- 8.5%	176	+ 23.9%
Jun-2020	4,581	- 12.4%	192	+ 35.2%
Jul-2020	4,340	- 17.7%	178	+ 20.3%
12-Month Avg	4,908	- 9.6%	166	+ 11.4%

Historical Inventory of Homes for Sale by Month

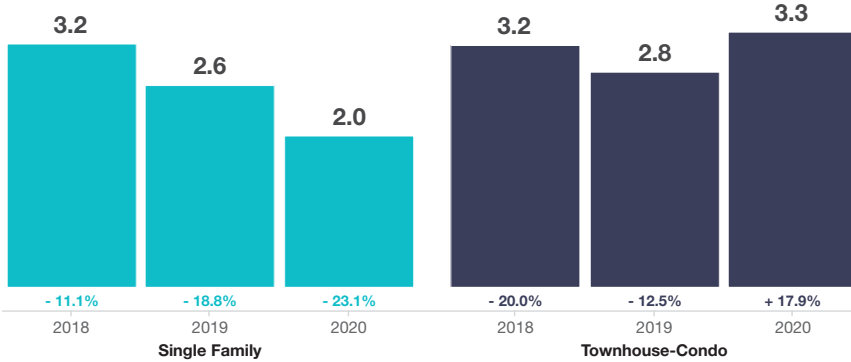


Months Supply of Inventory

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.



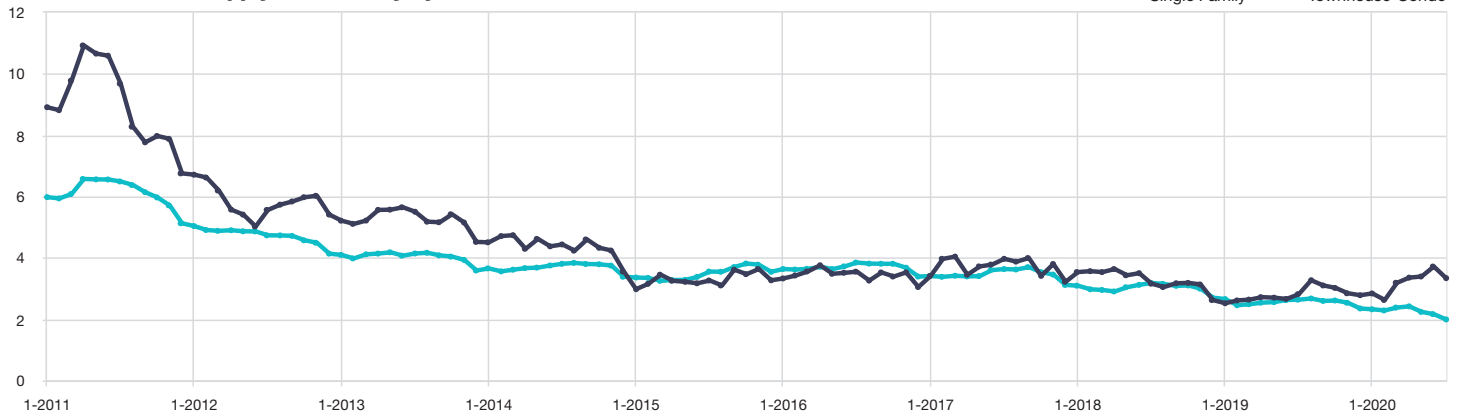
July



Months Supply	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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%	3.0	-6.3%
Nov-2019	2.5	-16.7%	2.8	-9.7%
Dec-2019	2.3	-14.8%	2.8	+7.7%
Jan-2020	2.3	-14.8%	2.8	+12.0%
Feb-2020	2.3	-8.0%	2.6	0.0%
Mar-2020	2.4	-4.0%	3.2	+23.1%
Apr-2020	2.4	-4.0%	3.4	+25.9%
May-2020	2.2	-15.4%	3.4	+25.9%
Jun-2020	2.2	-15.4%	3.7	+37.0%
Jul-2020	2.0	-23.1%	3.3	+17.9%
12-Month Avg*	2.4	-13.4%	3.1	+10.8%

* Months Supply for all properties from August 2019 through July 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	7-2019	7-2020	% Change	YTD 2019	YTD 2020	% Change
New Listings		2,833	3,241	+ 14.4%	18,903	19,775	+ 4.6%
Pending Sales		2,363	3,137	+ 32.8%	15,878	17,411	+ 9.7%
Closed Sales		2,600	2,872	+ 10.5%	14,755	14,980	+ 1.5%
Days on Market Until Sale		38	36	- 5.3%	49	42	- 14.3%
Median Sales Price		\$182,400	\$202,000	+ 10.7%	\$177,970	\$190,000	+ 6.8%
Average Sales Price		\$211,905	\$233,686	+ 10.3%	\$208,888	\$219,732	+ 5.2%
Percent of List Price Received		98.0%	98.6%	+ 0.6%	97.8%	98.3%	+ 0.5%
Housing Affordability Index		164	160	- 2.4%	169	170	+ 0.6%
Inventory of Homes for Sale		5,419	4,518	- 16.6%	—	—	—
Months Supply of Inventory		2.6	2.0	- 23.1%	—	—	—