



November 2020 Residential Sales

Date: December 10, 2020
RE: For immediate Release

The following Real Estate statistics were collected by MLSOK, Inc., for the time frame **November 1 through November 30, 2020**. Below summarizes our regions monthly sales activity. For a full review please see report that follows.

Quick Facts

+12.7%	+ 13.9%	-34.3%
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.

November saw the Dow Jones Industrial Average top 30,000 for the first time, while mortgage rates reached new record lows again. These new records have provided encouragement for buyers to move forward on home purchases, which continued to remain strong overall for the month.

New Listings increased 12.3 percent for Single Family homes and 4.5 percent for Townhouse-Condo homes. Pending Sales increased 26.9 percent for Single Family homes and 20.0 percent for Townhouse-Condo homes. Inventory decreased 35.2 percent for Single Family homes and 3.3 percent for Townhouse-Condo Homes.

Months' Supply of Inventory Decreases



Month's Supply of Inventory decreased 44.0 percent for Single Family homes but remained flat for Townhouse-Condo homes.

Median Sales Price Increases



Median Sales Price increased 14.8 percent to \$207,500 for Single Family homes but decreased 8.9 percent to \$112,000 for Townhouse-Condo homes.

Average Days on Market Decreases



Days on Market decreased 29.5 percent for Single Family homes and 35.7 percent for Townhouse-Condo homes.

Showing activity remains higher than the same period a year ago across most of the country, suggesting that strong buyer demand is likely to continue into what is typically the slowest time of year. With inventory remaining constrained in most market segments, sellers continue to benefit from the tight market conditions.



Below you will find copies of the MLS Statistical Reports for

November 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 **(11/01/2020) through (11/30/2020)**, while information is deemed reliable it is not guaranteed. Information found in this stats memo is current as of 8:00AM CT on **12/10/2020**.

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

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

	<u>November 2020</u>	<u>October 2020</u>	<u>November 2019</u>
TOTAL CLOSED	2097	2535	1814
TOTAL \$ VOLUME	\$ 507,904,687	\$ 626,606,793	\$ 380,656,704
AVERAGE PRICE	\$ 242,205	\$ 247,182	\$ 209,844
MEDIAN PRICE	\$ 205,000	\$ 205,000	\$178,900
% SELLING PRICE TO LIST PRICE	98 %	98 %	97 %
DAYS ON MARKET	32	34	44
NUMBER OF LISTINGS	3449	3670	5916

TOTAL CLOSED	2097
TOTAL \$ VOLUME	\$ 507,904,687
AVERAGE SELLING PRICE	\$ 242,205
% SELLING PRICE TO LIST PRICE	98 %
MEDIAN PRICE	\$ 200,123
AVERAGE DAYS ON MARKET	32
# OF ACTIVE LISTINGS CURRENTLY	3449
TOTAL UNDER CONTRACT (Pending)	1850
AVERAGE VALUE (Pending)	\$ 243,133



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
August	2768	\$669,988,543	5295
September	2684	\$640,381,764	4920
October	2535	\$626,606,793	4234
November	2097	\$507,904,687	3947

All MLSOK

Entire MLSOK Market Area

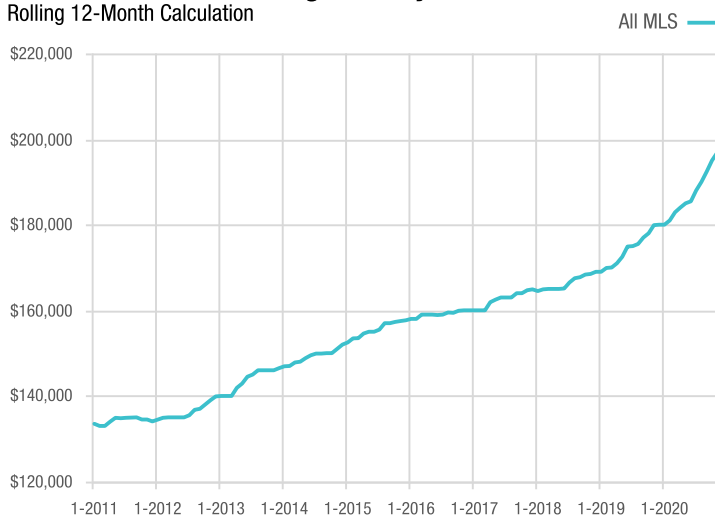
Single Family	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	1,974	2,217	+ 12.3%	27,756	28,972	+ 4.4%
Pending Sales	1,708	2,167	+ 26.9%	23,180	26,461	+ 14.2%
Closed Sales	1,777	2,018	+ 13.6%	22,634	24,652	+ 8.9%
Days on Market Until Sale	44	31	- 29.5%	47	39	- 17.0%
Median Sales Price*	\$180,739	\$207,500	+ 14.8%	\$180,000	\$198,000	+ 10.0%
Average Sales Price*	\$211,980	\$245,372	+ 15.8%	\$211,435	\$230,580	+ 9.1%
Percent of List Price Received*	97.6%	98.9%	+ 1.3%	97.9%	98.5%	+ 0.6%
Inventory of Homes for Sale	5,174	3,354	- 35.2%	—	—	—
Months Supply of Inventory	2.5	1.4	- 44.0%	—	—	—

Townhouse-Condo	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	44	46	+ 4.5%	750	719	- 4.1%
Pending Sales	45	54	+ 20.0%	612	610	- 0.3%
Closed Sales	57	49	- 14.0%	594	575	- 3.2%
Days on Market Until Sale	56	36	- 35.7%	50	45	- 10.0%
Median Sales Price*	\$123,000	\$112,000	- 8.9%	\$108,500	\$125,000	+ 15.2%
Average Sales Price*	\$158,688	\$151,680	- 4.4%	\$142,050	\$161,168	+ 13.5%
Percent of List Price Received*	96.2%	95.4%	- 0.8%	96.2%	96.4%	+ 0.2%
Inventory of Homes for Sale	153	148	- 3.3%	—	—	—
Months Supply of Inventory	2.8	2.8	0.0%	—	—	—

* 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.

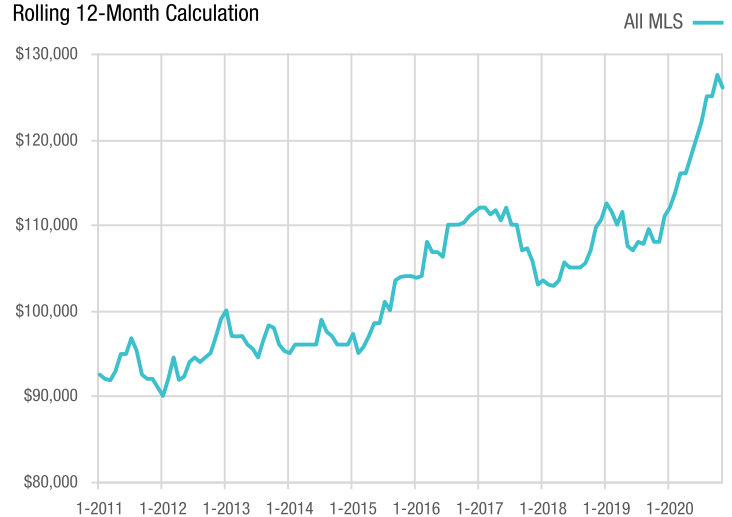
Median Sales Price - Single Family

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



November 2020

November saw the Dow Jones Industrial Average top 30,000 for the first time, while mortgage rates reached new record lows again. These new records have provided encouragement for buyers to move forward on home purchases, which continued to remain strong overall for the month.

New Listings increased 12.3 percent for Single Family homes and 4.5 percent for Townhouse-Condo homes. Pending Sales increased 26.9 percent for Single Family homes and 20.0 percent for Townhouse-Condo homes. Inventory decreased 35.2 percent for Single Family homes and 3.3 percent for Townhouse-Condo homes.

Median Sales Price increased 14.8 percent to \$207,500 for Single Family homes but decreased 8.9 percent to \$112,000 for Townhouse-Condo homes. Days on Market decreased 29.5 percent for Single Family homes and 35.7 percent for Townhouse-Condo homes. Months Supply of Inventory decreased 44.0 percent for Single Family homes but remained flat for Townhouse-Condo homes.

Showing activity remains higher than the same period a year ago across most of the country, suggesting that strong buyer demand is likely to continue into what is typically the slowest time of year. With inventory remaining constrained in most market segments, sellers continue to benefit from the tight market conditions.

Quick Facts

+ 12.7%

Change in Number of
Closed Sales
All Properties

+ 13.9%

Change in Number of
Median Sales Price
All Properties

- 34.3%

Change in Number of
Homes for Sale
All Properties

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

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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	11-2019	11-2020	% Change	YTD 2019	YTD 2020	% Change
New Listings		1,974	2,217	+ 12.3%	27,756	28,972	+ 4.4%
Pending Sales		1,708	2,167	+ 26.9%	23,180	26,461	+ 14.2%
Closed Sales		1,777	2,018	+ 13.6%	22,634	24,652	+ 8.9%
Days on Market Until Sale		44	31	- 29.5%	47	39	- 17.0%
Median Sales Price		\$180,739	\$207,500	+ 14.8%	\$180,000	\$198,000	+ 10.0%
Average Sales Price		\$211,980	\$245,372	+ 15.8%	\$211,435	\$230,580	+ 9.1%
Percent of List Price Received		97.6%	98.9%	+ 1.3%	97.9%	98.5%	+ 0.6%
Housing Affordability Index		169	156	- 7.7%	170	163	- 4.1%
Inventory of Homes for Sale		5,174	3,354	- 35.2%	—	—	—
Months Supply of Inventory		2.5	1.4	- 44.0%	—	—	—

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.



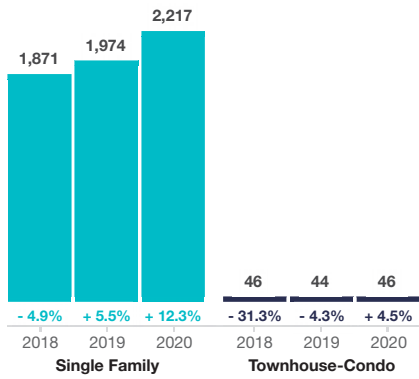
Key Metrics	Historical Sparkbars	11-2019	11-2020	% Change	YTD 2019	YTD 2020	% Change
New Listings		44	46	+ 4.5%	750	719	- 4.1%
Pending Sales		45	54	+ 20.0%	612	610	- 0.3%
Closed Sales		57	49	- 14.0%	594	575	- 3.2%
Days on Market Until Sale		56	36	- 35.7%	50	45	- 10.0%
Median Sales Price		\$123,000	\$112,000	- 8.9%	\$108,500	\$125,000	+ 15.2%
Average Sales Price		\$158,688	\$151,680	- 4.4%	\$142,050	\$161,168	+ 13.5%
Percent of List Price Received		96.2%	95.4%	- 0.8%	96.2%	96.4%	+ 0.2%
Housing Affordability Index		264	308	+ 16.7%	299	276	- 7.7%
Inventory of Homes for Sale		153	148	- 3.3%	—	—	—
Months Supply of Inventory		2.8	2.8	0.0%	—	—	—

New Listings

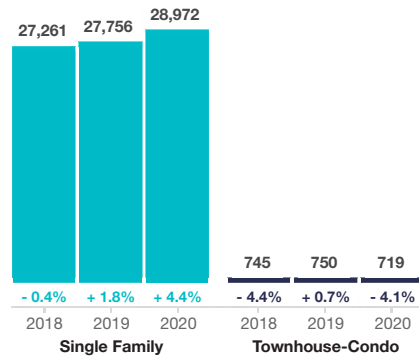
A count of the properties that have been newly listed on the market in a given month.



November

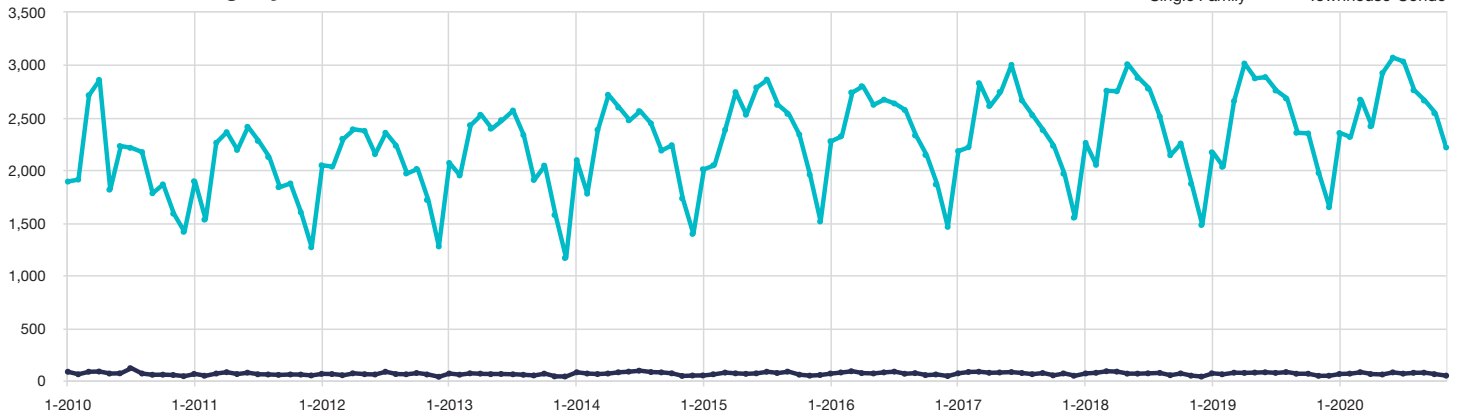


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Dec-2019	1,648	+ 11.4%	45	+ 21.6%
Jan-2020	2,354	+ 8.5%	62	- 8.8%
Feb-2020	2,316	+ 14.0%	65	+ 10.2%
Mar-2020	2,671	+ 0.5%	79	+ 6.8%
Apr-2020	2,418	- 19.8%	61	- 15.3%
May-2020	2,924	+ 1.7%	57	- 24.0%
Jun-2020	3,071	+ 6.4%	77	- 1.3%
Jul-2020	3,034	+ 10.0%	65	- 9.7%
Aug-2020	2,761	+ 2.9%	73	- 8.8%
Sep-2020	2,663	+ 13.0%	74	+ 15.6%
Oct-2020	2,543	+ 8.2%	60	- 6.3%
Nov-2020	2,217	+ 12.3%	46	+ 4.5%
12-Month Avg	2,552	+ 4.8%	64	- 3.0%

Historical New Listings by Month

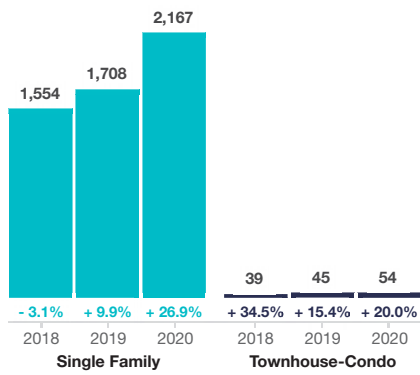


Pending Sales

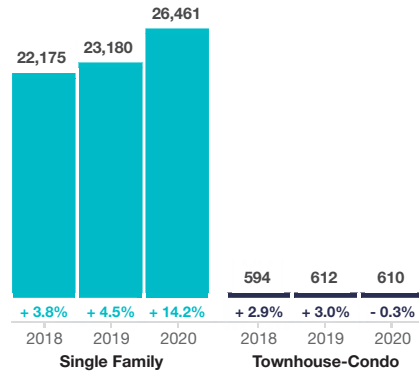
A count of the properties on which offers have been accepted in a given month.



November

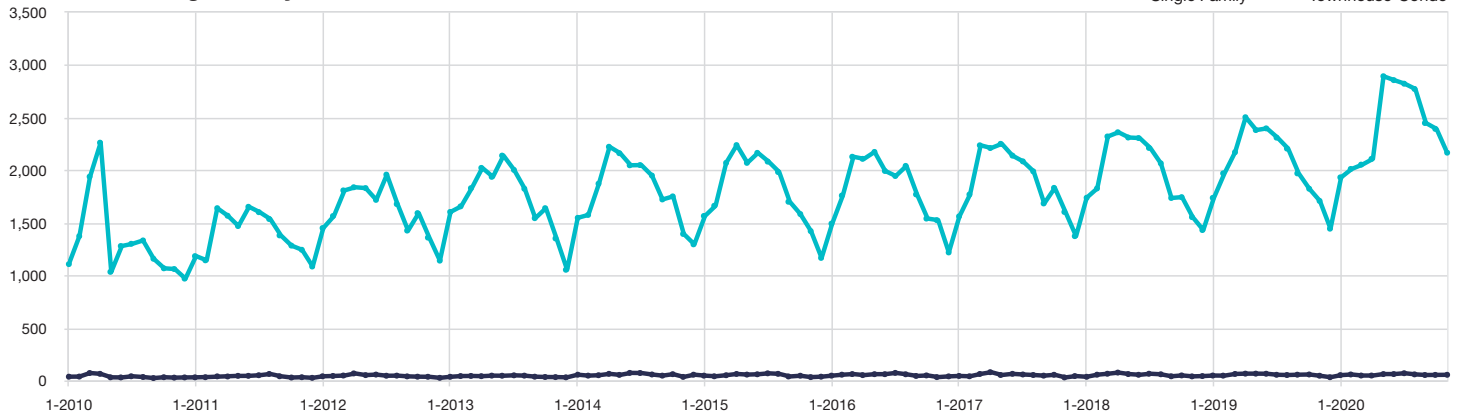


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Dec-2019	1,444	+ 0.9%	31	- 26.2%
Jan-2020	1,932	+ 11.2%	51	+ 8.5%
Feb-2020	2,012	+ 2.1%	57	+ 23.9%
Mar-2020	2,053	- 5.4%	47	- 24.2%
Apr-2020	2,108	- 15.8%	47	- 27.7%
May-2020	2,894	+ 21.5%	61	- 6.2%
Jun-2020	2,857	+ 19.1%	61	- 4.7%
Jul-2020	2,823	+ 22.2%	69	+ 27.8%
Aug-2020	2,773	+ 25.7%	58	+ 11.5%
Sep-2020	2,449	+ 24.3%	52	- 5.5%
Oct-2020	2,393	+ 31.2%	53	- 7.0%
Nov-2020	2,167	+ 26.9%	54	+ 20.0%
12-Month Avg	2,325	+ 13.4%	53	- 3.6%

Historical Pending Sales by Month

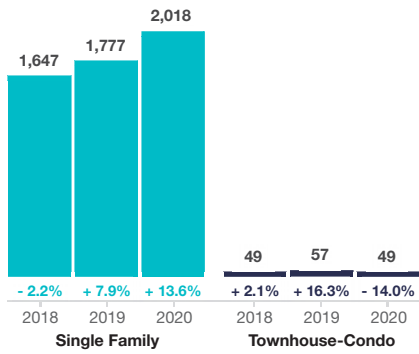


Closed Sales

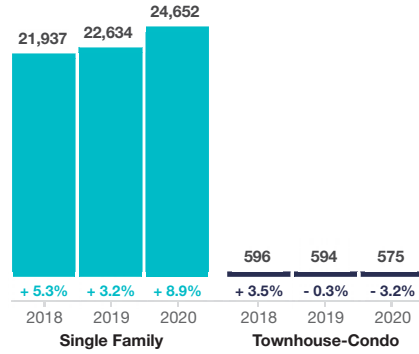
A count of the actual sales that closed in a given month.



November

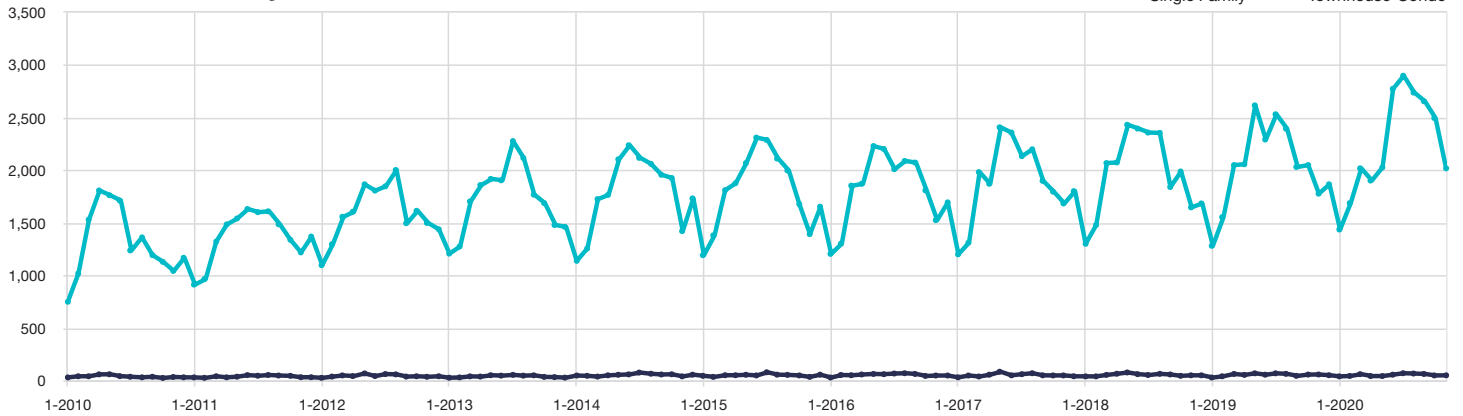


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Dec-2019	1,866	+ 10.8%	50	+ 2.0%
Jan-2020	1,436	+ 12.1%	39	+ 39.3%
Feb-2020	1,687	+ 8.6%	43	+ 7.5%
Mar-2020	2,018	- 1.5%	60	- 3.2%
Apr-2020	1,902	- 7.5%	42	- 20.8%
May-2020	2,027	- 22.5%	42	- 38.2%
Jun-2020	2,774	+ 21.0%	55	0.0%
Jul-2020	2,899	+ 14.5%	69	+ 1.5%
Aug-2020	2,739	+ 14.4%	66	+ 4.8%
Sep-2020	2,656	+ 30.8%	62	+ 40.9%
Oct-2020	2,496	+ 21.8%	48	- 14.3%
Nov-2020	2,018	+ 13.6%	49	- 14.0%
12-Month Avg	2,210	+ 9.0%	52	- 3.7%

Historical Closed Sales by Month

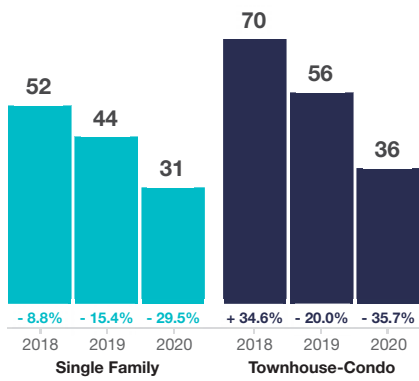


Days on Market Until Sale

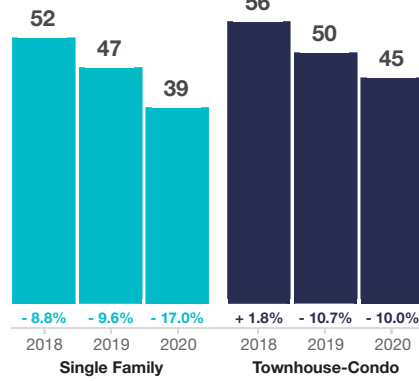
Average number of days between when a property is listed and when an offer is accepted in a given month.



November



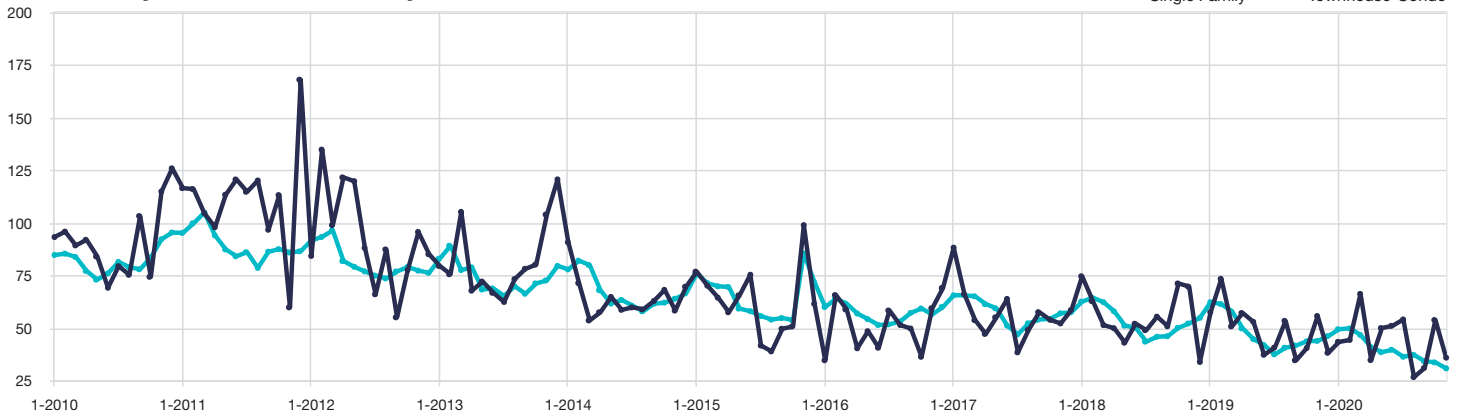
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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%	35	-38.6%
May-2020	38	-15.6%	50	-5.7%
Jun-2020	40	-4.8%	51	+37.8%
Jul-2020	36	-2.7%	54	+31.7%
Aug-2020	37	-9.8%	27	-49.1%
Sep-2020	34	-19.0%	31	-11.4%
Oct-2020	34	-22.7%	54	+35.0%
Nov-2020	31	-29.5%	36	-35.7%
12-Month Avg*	39	-16.3%	44	-8.8%

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

Historical Days on Market Until Sale by Month

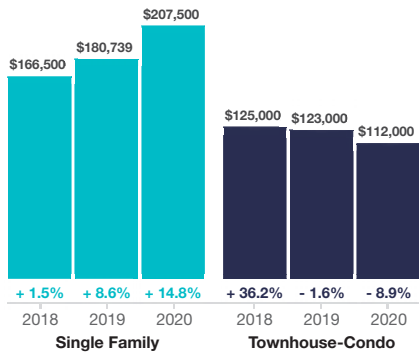


Median Sales Price

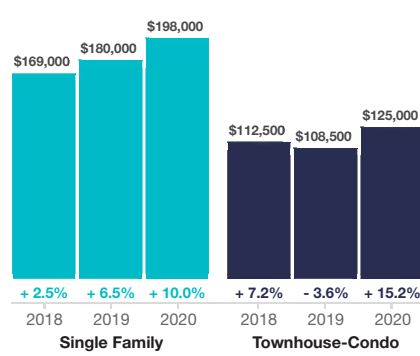
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



November



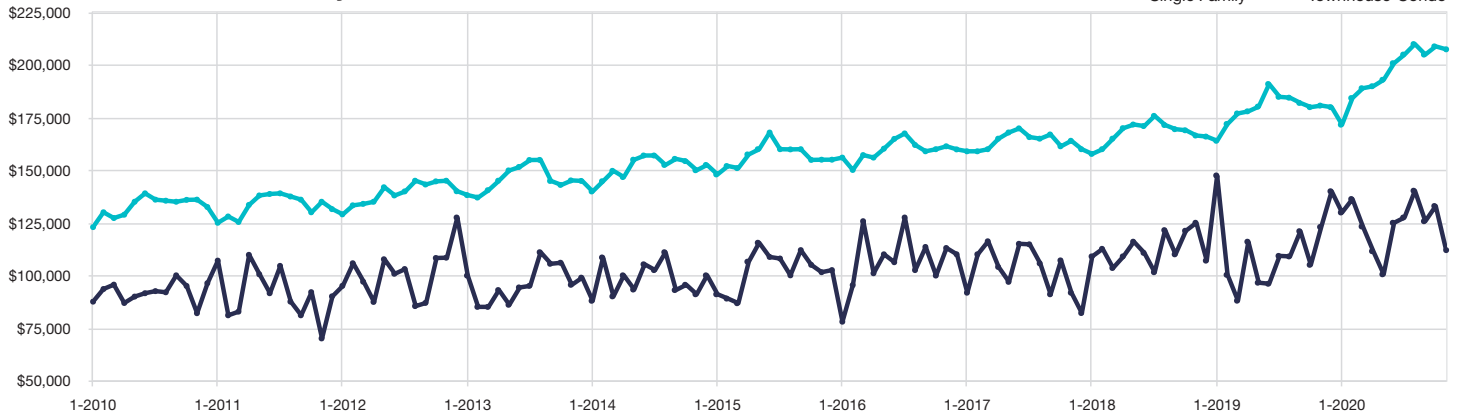
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Dec-2019	\$180,000	+ 8.4%	\$140,000	+ 30.8%
Jan-2020	\$171,665	+ 4.7%	\$129,900	- 11.9%
Feb-2020	\$184,320	+ 7.2%	\$136,300	+ 36.0%
Mar-2020	\$189,000	+ 6.8%	\$123,250	+ 40.1%
Apr-2020	\$189,948	+ 6.7%	\$111,500	- 3.9%
May-2020	\$193,000	+ 7.1%	\$100,500	+ 4.1%
Jun-2020	\$200,900	+ 5.2%	\$125,000	+ 30.2%
Jul-2020	\$205,000	+ 10.9%	\$127,500	+ 16.7%
Aug-2020	\$210,000	+ 13.8%	\$140,250	+ 28.7%
Sep-2020	\$205,000	+ 12.6%	\$125,750	+ 3.9%
Oct-2020	\$208,900	+ 16.1%	\$132,975	+ 26.6%
Nov-2020	\$207,500	+ 14.8%	\$112,000	- 8.9%
12-Month Avg*	\$196,847	+ 9.4%	\$126,000	+ 16.7%

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

Historical Median Sales Price by Month

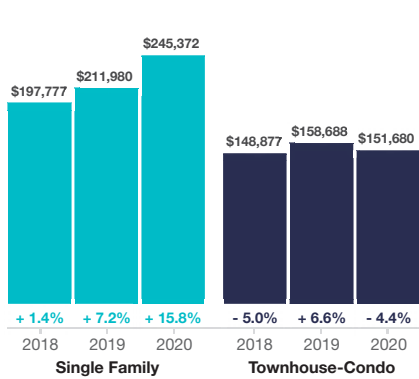


Average Sales Price

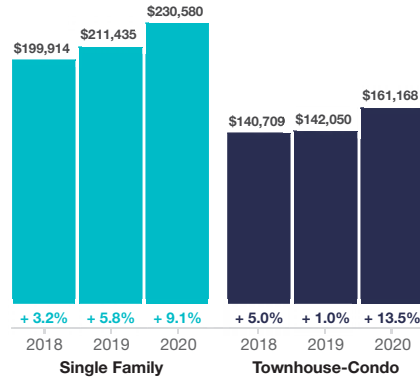
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



November



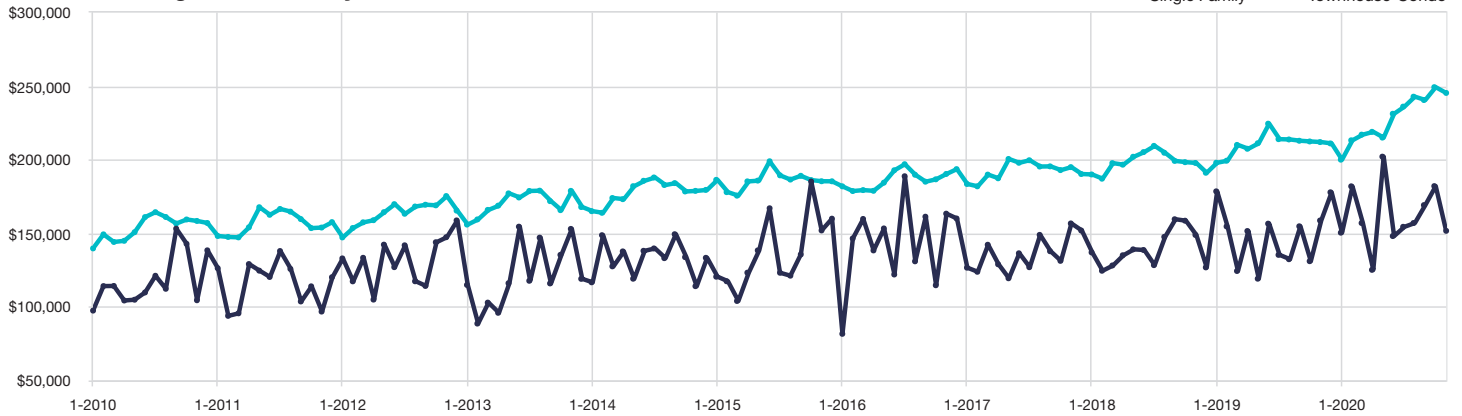
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Dec-2019	\$211,055	+ 10.4%	\$177,852	+ 40.2%
Jan-2020	\$200,026	+ 1.1%	\$150,424	- 15.7%
Feb-2020	\$213,184	+ 7.0%	\$181,919	+ 17.6%
Mar-2020	\$217,031	+ 3.3%	\$156,973	+ 26.2%
Apr-2020	\$218,941	+ 5.6%	\$125,162	- 17.4%
May-2020	\$215,016	+ 1.8%	\$202,073	+ 69.6%
Jun-2020	\$231,220	+ 3.0%	\$148,112	- 5.4%
Jul-2020	\$236,069	+ 10.3%	\$154,408	+ 14.1%
Aug-2020	\$242,826	+ 13.6%	\$156,989	+ 18.6%
Sep-2020	\$240,546	+ 13.0%	\$169,150	+ 9.3%
Oct-2020	\$249,294	+ 17.4%	\$182,062	+ 38.9%
Nov-2020	\$245,372	+ 15.8%	\$151,680	- 4.4%
12-Month Avg*	\$229,206	+ 9.1%	\$162,502	+ 15.3%

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

Historical Average Sales Price by Month

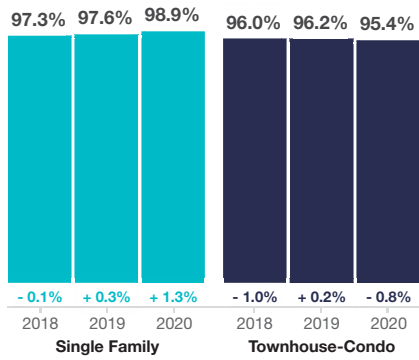


Percent of List Price Received

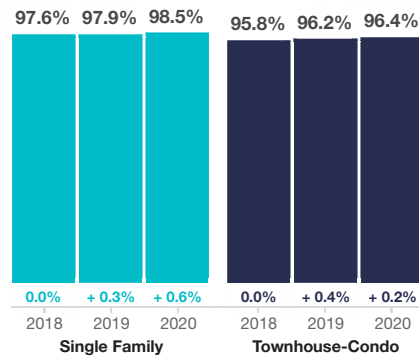
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



November



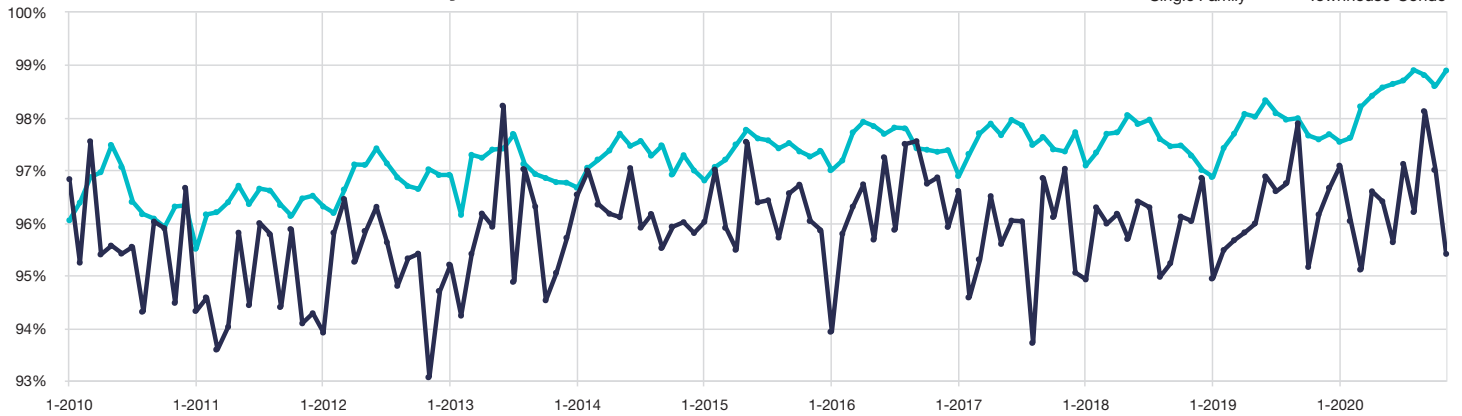
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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%	96.6%	+ 0.8%
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%
Aug-2020	98.9%	+ 0.9%	96.2%	- 0.6%
Sep-2020	98.8%	+ 0.8%	98.1%	+ 0.2%
Oct-2020	98.6%	+ 0.9%	97.0%	+ 1.9%
Nov-2020	98.9%	+ 1.3%	95.4%	- 0.8%
12-Month Avg*	98.5%	+ 0.7%	96.5%	+ 0.2%

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

Historical Percent of List Price Received by Month

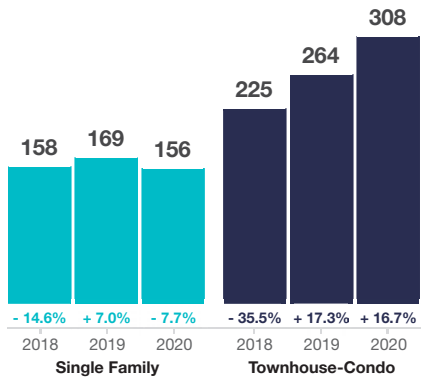


Housing Affordability Index

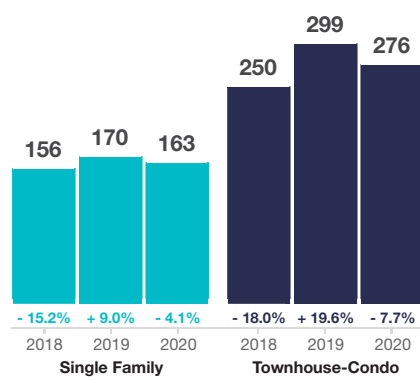
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



November

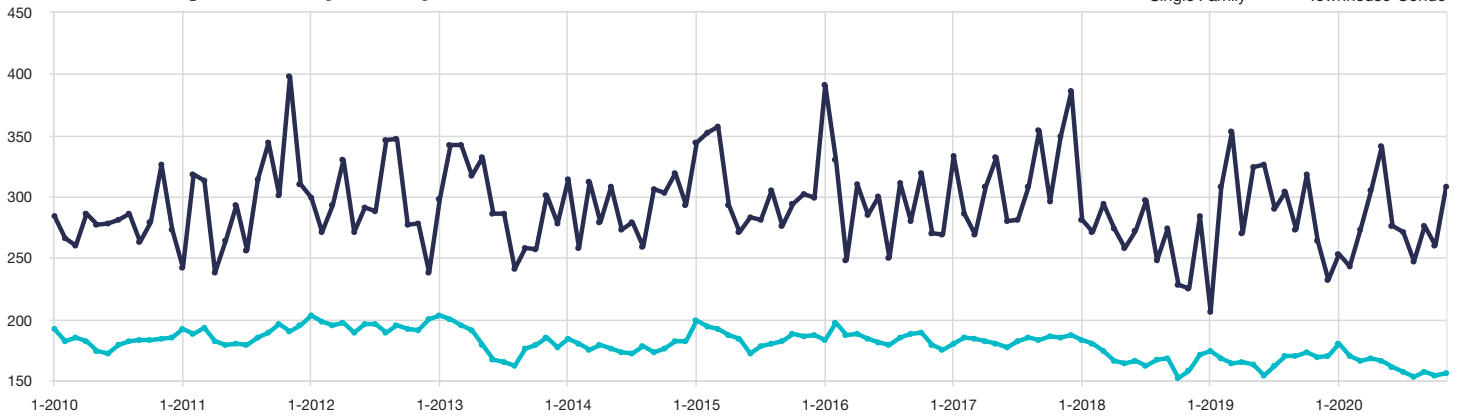


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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%	305	+ 13.0%
May-2020	166	+ 1.8%	341	+ 5.2%
Jun-2020	161	+ 4.5%	276	- 15.3%
Jul-2020	157	- 3.1%	271	- 6.6%
Aug-2020	153	- 10.0%	247	- 18.8%
Sep-2020	157	- 7.6%	276	+ 1.1%
Oct-2020	154	- 11.0%	260	- 18.2%
Nov-2020	156	- 7.7%	308	+ 16.7%
12-Month Avg	163	- 2.4%	274	- 6.5%

Historical Housing Affordability Index by Month

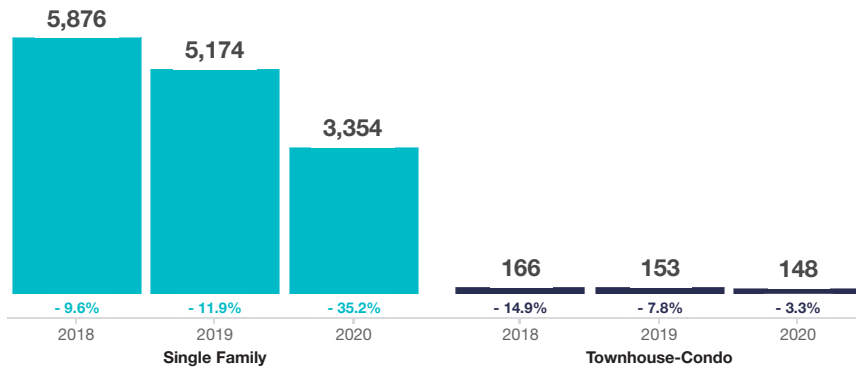


Inventory of Homes for Sale

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

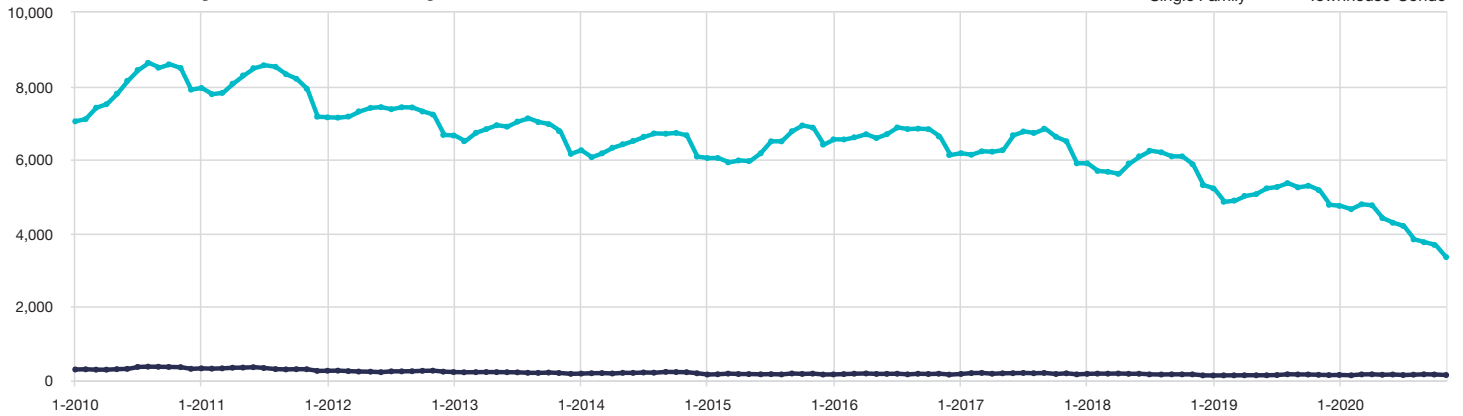


November



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Dec-2019	4,774	- 10.1%	146	+ 5.0%
Jan-2020	4,745	- 9.1%	150	+ 10.3%
Feb-2020	4,656	- 4.1%	141	+ 1.4%
Mar-2020	4,789	- 2.0%	165	+ 17.9%
Apr-2020	4,761	- 5.1%	168	+ 18.3%
May-2020	4,413	- 12.9%	155	+ 9.2%
Jun-2020	4,286	- 17.9%	162	+ 14.1%
Jul-2020	4,200	- 20.1%	148	0.0%
Aug-2020	3,835	- 28.5%	157	- 7.1%
Sep-2020	3,757	- 28.4%	168	+ 2.4%
Oct-2020	3,685	- 30.4%	162	0.0%
Nov-2020	3,354	- 35.2%	148	- 3.3%
12-Month Avg	4,271	- 17.2%	156	+ 5.4%

Historical Inventory of Homes for Sale by Month

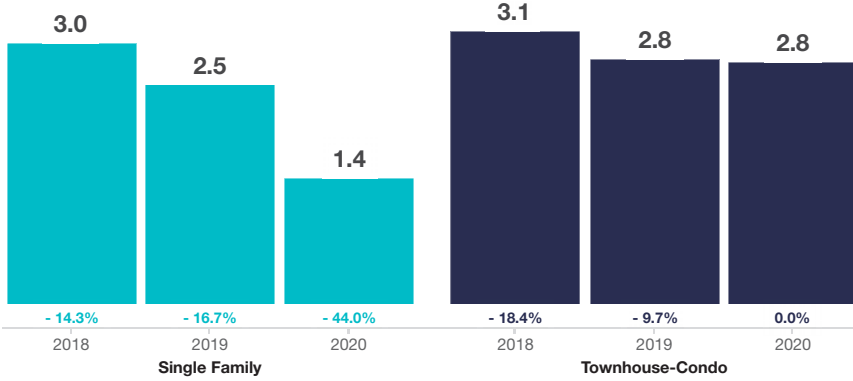


Months Supply of Inventory

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.



November



Months Supply	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Dec-2019	2.3	-14.8%	2.7	+3.8%
Jan-2020	2.3	-14.8%	2.8	+12.0%
Feb-2020	2.2	-12.0%	2.6	0.0%
Mar-2020	2.3	-8.0%	3.1	+19.2%
Apr-2020	2.3	-8.0%	3.2	+18.5%
May-2020	2.1	-19.2%	3.0	+11.1%
Jun-2020	2.0	-23.1%	3.1	+14.8%
Jul-2020	2.0	-23.1%	2.8	0.0%
Aug-2020	1.7	-37.0%	2.9	-12.1%
Sep-2020	1.7	-34.6%	3.2	+3.2%
Oct-2020	1.6	-38.5%	3.1	+3.3%
Nov-2020	1.4	-44.0%	2.8	0.0%
12-Month Avg*	2.0	-22.2%	2.9	+5.6%

* Months Supply for all properties from December 2019 through November 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	11-2019	11-2020	% Change	YTD 2019	YTD 2020	% Change
New Listings		2,018	2,263	+ 12.1%	28,506	29,691	+ 4.2%
Pending Sales		1,753	2,221	+ 26.7%	23,792	27,071	+ 13.8%
Closed Sales		1,834	2,067	+ 12.7%	23,228	25,227	+ 8.6%
Days on Market Until Sale		44	31	- 29.5%	47	39	- 17.0%
Median Sales Price		\$180,000	\$205,000	+ 13.9%	\$179,000	\$196,425	+ 9.7%
Average Sales Price		\$210,321	\$243,144	+ 15.6%	\$209,658	\$228,996	+ 9.2%
Percent of List Price Received		97.5%	98.8%	+ 1.3%	97.8%	98.5%	+ 0.7%
Housing Affordability Index		170	157	- 7.6%	171	164	- 4.1%
Inventory of Homes for Sale		5,327	3,502	- 34.3%	—	—	—
Months Supply of Inventory		2.5	1.5	- 40.0%	—	—	—