



Below you will find copies of the MLS Statistical Reports for

May 2021

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 time-period over which such claims are based and must include the following, or substantially similar, notice:

Based on information from MLSOK, Inc for the period **(05/01/2021) through (05/31/2021)**, while information is deemed reliable it is not guaranteed. Information found in this stats memo is current as of 1:30PM CT on **06/09/2021**.

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Listed below are the monthly Oklahoma City Metropolitan housing statistics for the month of **May 2021** as compared to **April 2021** and **May 2020**. These statistics are supplied by MLSOK, Inc.

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

	<u>May 2021</u>	<u>April 2021</u>	<u>May 2020</u>
TOTAL CLOSED	2570	2533	2013
TOTAL \$ VOLUME	\$ 664,324,259	\$ 620,673,939	\$ 429,954,619
AVERAGE PRICE	\$ 258,492	\$ 245,035	\$ 213,589
MEDIAN PRICE	\$ 218,299	\$ 210,000	\$ 190,000
% SELLING PRICE TO LIST PRICE	99 %	99 %	98 %
DAYS ON MARKET	21	27	39
NUMBER OF LISTINGS	2226	2077	4736

TOTAL CLOSED	2570
TOTAL \$ VOLUME	\$ 664,324,259
AVERAGE SELLING PRICE	\$ 258,492
% SELLING PRICE TO LIST PRICE	99 %
MEDIAN PRICE	\$ 218,299
AVERAGE DAYS ON MARKET	21
# OF ACTIVE LISTINGS CURRENTLY	2226
TOTAL UNDER CONTRACT (Pending)	2518
AVERAGE VALUE (Pending)	\$ 263,790



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	1757	\$ 421,850,815	3922
February	1759	\$ 421,646,752	3596
March	2421	\$ 607,437,598	4890
April	2533	\$ 620,673,939	5062
May	2570	\$6264,324,259	5088
June			
July			
August			
September			
October			
November			
December			

All MLSOK

Entire MLSOK Market Area

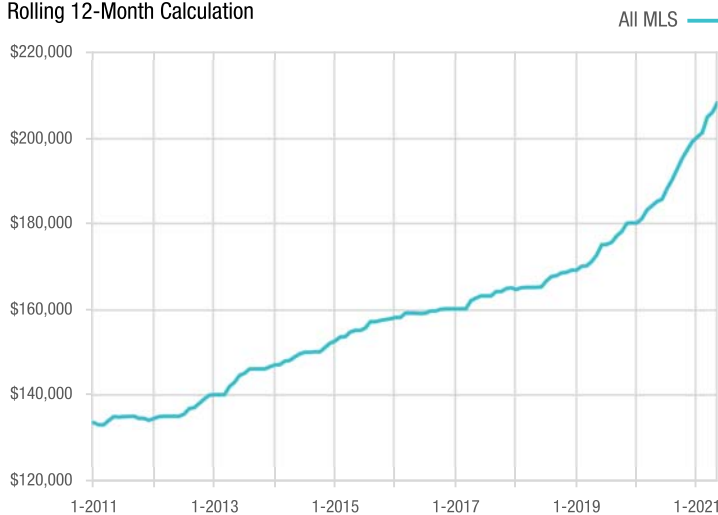
Single Family	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	2,908	2,991	+ 2.9%	12,638	12,933	+ 2.3%
Pending Sales	2,892	3,011	+ 4.1%	10,995	12,859	+ 17.0%
Closed Sales	2,027	2,462	+ 21.5%	9,072	10,817	+ 19.2%
Days on Market Until Sale	38	21	- 44.7%	45	29	- 35.6%
Median Sales Price*	\$193,000	\$220,000	+ 14.0%	\$186,000	\$212,645	+ 14.3%
Average Sales Price*	\$214,916	\$261,218	+ 21.5%	\$213,561	\$249,886	+ 17.0%
Percent of List Price Received*	98.6%	100.0%	+ 1.4%	98.1%	99.3%	+ 1.2%
Inventory of Homes for Sale	4,369	2,150	- 50.8%	—	—	—
Months Supply of Inventory	2.1	0.9	- 57.1%	—	—	—

Townhouse-Condo	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	57	77	+ 35.1%	324	354	+ 9.3%
Pending Sales	61	74	+ 21.3%	263	355	+ 35.0%
Closed Sales	42	74	+ 76.2%	226	309	+ 36.7%
Days on Market Until Sale	50	25	- 50.0%	49	37	- 24.5%
Median Sales Price*	\$100,500	\$135,000	+ 34.3%	\$122,000	\$135,000	+ 10.7%
Average Sales Price*	\$202,073	\$188,503	- 6.7%	\$163,059	\$178,811	+ 9.7%
Percent of List Price Received*	96.4%	98.2%	+ 1.9%	96.1%	97.9%	+ 1.9%
Inventory of Homes for Sale	154	75	- 51.3%	—	—	—
Months Supply of Inventory	3.0	1.2	- 60.0%	—	—	—

* 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



May 2021

As the weather warms and pandemic restrictions ease across much of the country, the U.S. housing market shows little sign of cooling. Robust buyer demand, fueled by low mortgage rates, continues to outpace supply, which remains near historic lows. Nationwide, inventory remains much lower than it was at this time last year, and sales prices are surging as a result.

New Listings increased 2.9 percent for Single Family homes and 35.1 percent for Townhouse-Condo homes. Pending Sales increased 4.1 percent for Single Family homes and 21.3 percent for Townhouse-Condo homes. Inventory decreased 50.8 percent for Single Family homes and 51.3 percent for Townhouse-Condo homes.

Median Sales Price increased 14.0 percent to \$220,000 for Single Family homes and 34.3 percent to \$135,000 for Townhouse-Condo homes. Days on Market decreased 44.7 percent for Single Family homes and 50.0 percent for Townhouse-Condo homes. Months Supply of Inventory decreased 57.1 percent for Single Family homes and 60.0 percent for Townhouse-Condo homes.

With such limited supply of existing homes to purchase, all eyes are on home builders to provide a much-needed boost of inventory to the market to help meet buyer demand. However, increasing material and labor costs, along with supply chain challenges, have contributed to significantly higher construction costs, with builders passing these costs on to homebuyers. And while the warmer temperatures, rising sales prices, and the reopening of the economy may draw more sellers to the market, historically low levels of homes for sale are likely to continue for some time.

Quick Facts

+ 22.6%	+ 14.7%	- 50.8%
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.

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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	5-2020	5-2021	% Change	YTD 2020	YTD 2021	% Change
New Listings		2,908	2,991	+ 2.9%	12,638	12,933	+ 2.3%
Pending Sales		2,892	3,011	+ 4.1%	10,995	12,859	+ 17.0%
Closed Sales		2,027	2,462	+ 21.5%	9,072	10,817	+ 19.2%
Days on Market Until Sale		38	21	- 44.7%	45	29	- 35.6%
Median Sales Price		\$193,000	\$220,000	+ 14.0%	\$186,000	\$212,645	+ 14.3%
Average Sales Price		\$214,916	\$261,218	+ 21.5%	\$213,561	\$249,886	+ 17.0%
Percent of List Price Received		98.6%	100.0%	+ 1.4%	98.1%	99.3%	+ 1.2%
Housing Affordability Index		166	148	- 10.8%	172	153	- 11.0%
Inventory of Homes for Sale		4,369	2,150	- 50.8%	—	—	—
Months Supply of Inventory		2.1	0.9	- 57.1%	—	—	—

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.



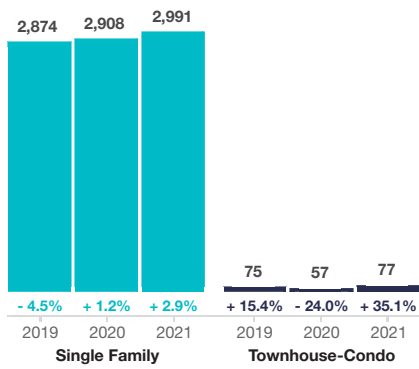
Key Metrics	Historical Sparkbars	5-2020	5-2021	% Change	YTD 2020	YTD 2021	% Change
New Listings		57	77	+ 35.1%	324	354	+ 9.3%
Pending Sales		61	74	+ 21.3%	263	355	+ 35.0%
Closed Sales		42	74	+ 76.2%	226	309	+ 36.7%
Days on Market Until Sale		50	25	- 50.0%	49	37	- 24.5%
Median Sales Price		\$100,500	\$135,000	+ 34.3%	\$122,000	\$135,000	+ 10.7%
Average Sales Price		\$202,073	\$188,503	- 6.7%	\$163,059	\$178,811	+ 9.7%
Percent of List Price Received		96.4%	98.2%	+ 1.9%	96.1%	97.9%	+ 1.9%
Housing Affordability Index		341	257	- 24.6%	281	257	- 8.5%
Inventory of Homes for Sale		154	75	- 51.3%	—	—	—
Months Supply of Inventory		3.0	1.2	- 60.0%	—	—	—

New Listings

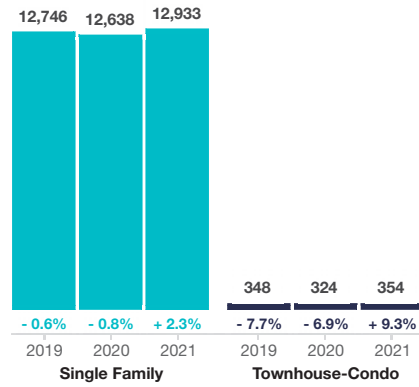
A count of the properties that have been newly listed on the market in a given month.



May

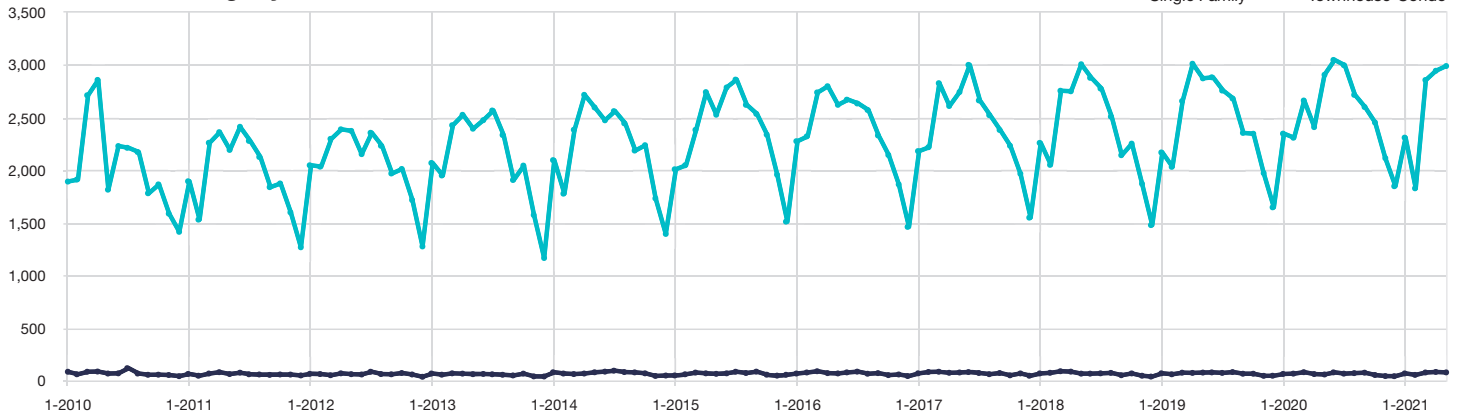


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jun-2020	3,049	+ 5.7%	77	0.0%
Jul-2020	2,999	+ 8.7%	65	- 9.7%
Aug-2020	2,717	+ 1.3%	70	- 12.5%
Sep-2020	2,601	+ 10.4%	74	+ 15.6%
Oct-2020	2,454	+ 4.6%	52	- 18.8%
Nov-2020	2,115	+ 7.3%	42	- 4.5%
Dec-2020	1,848	+ 12.2%	41	- 8.9%
Jan-2021	2,310	- 1.6%	67	+ 8.1%
Feb-2021	1,828	- 20.8%	53	- 18.5%
Mar-2021	2,858	+ 7.3%	76	- 3.8%
Apr-2021	2,946	+ 22.2%	81	+ 32.8%
May-2021	2,991	+ 2.9%	77	+ 35.1%
12-Month Avg	2,560	+ 4.9%	65	+ 1.6%

Historical New Listings by Month

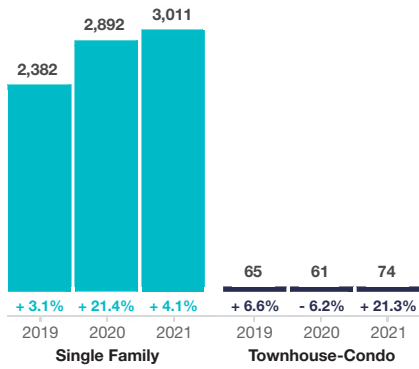


Pending Sales

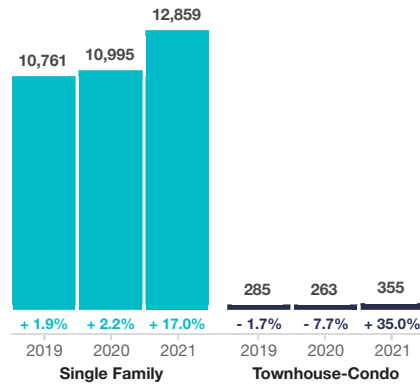
A count of the properties on which offers have been accepted in a given month.



May

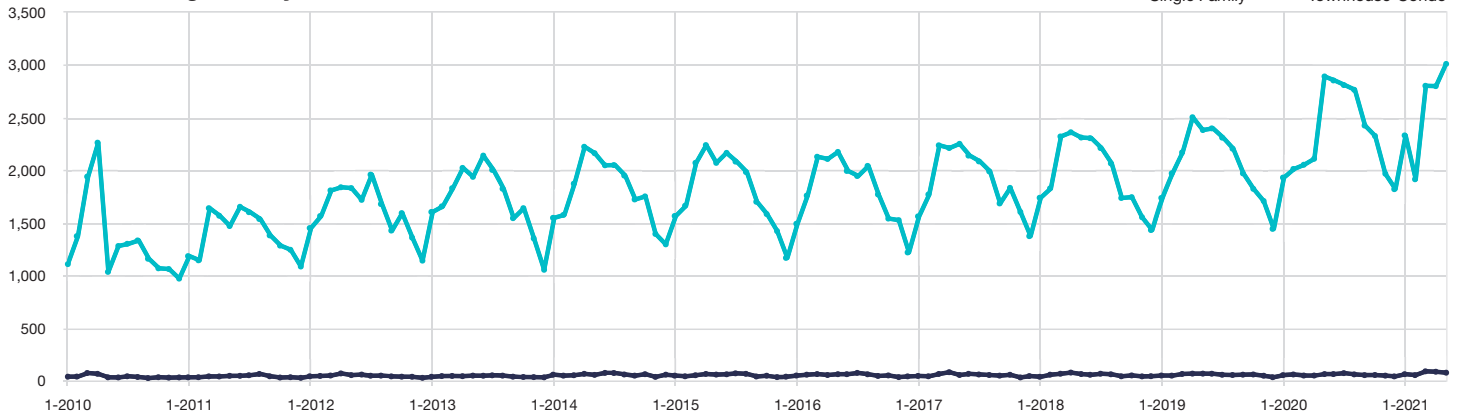


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jun-2020	2,854	+ 19.0%	61	- 4.7%
Jul-2020	2,810	+ 21.6%	70	+ 29.6%
Aug-2020	2,765	+ 25.4%	58	+ 11.5%
Sep-2020	2,425	+ 23.1%	51	- 7.3%
Oct-2020	2,326	+ 27.6%	52	- 8.8%
Nov-2020	1,967	+ 15.2%	46	+ 2.2%
Dec-2020	1,820	+ 26.2%	39	+ 25.8%
Jan-2021	2,331	+ 20.8%	60	+ 17.6%
Feb-2021	1,914	- 4.9%	51	- 10.5%
Mar-2021	2,803	+ 36.6%	87	+ 85.1%
Apr-2021	2,800	+ 32.8%	83	+ 76.6%
May-2021	3,011	+ 4.1%	74	+ 21.3%
12-Month Avg	2,486	+ 20.0%	61	+ 17.3%

Historical Pending Sales by Month

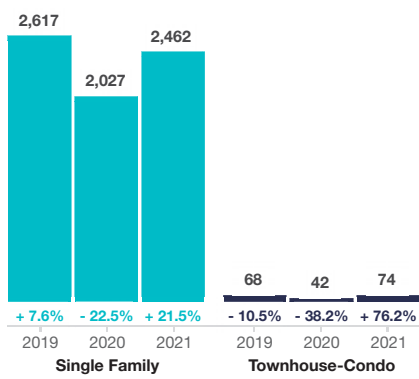


Closed Sales

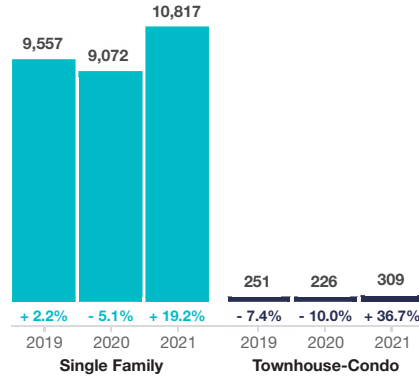
A count of the actual sales that closed in a given month.



May

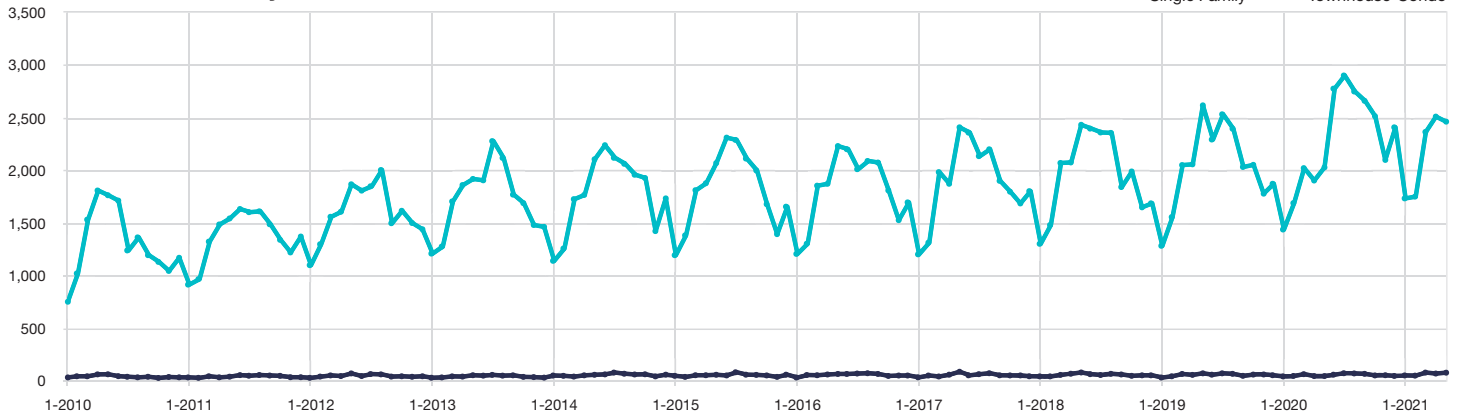


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jun-2020	2,776	+ 21.1%	55	0.0%
Jul-2020	2,901	+ 14.6%	69	+ 1.5%
Aug-2020	2,749	+ 14.8%	67	+ 6.3%
Sep-2020	2,660	+ 31.0%	63	+ 43.2%
Oct-2020	2,514	+ 22.6%	48	- 14.3%
Nov-2020	2,098	+ 18.1%	50	- 12.3%
Dec-2020	2,408	+ 28.7%	43	- 14.0%
Jan-2021	1,732	+ 20.6%	48	+ 23.1%
Feb-2021	1,749	+ 3.7%	46	+ 7.0%
Mar-2021	2,364	+ 17.0%	75	+ 25.0%
Apr-2021	2,510	+ 32.0%	66	+ 57.1%
May-2021	2,462	+ 21.5%	74	+ 76.2%
12-Month Avg	2,410	+ 20.4%	59	+ 13.5%

Historical Closed Sales by Month

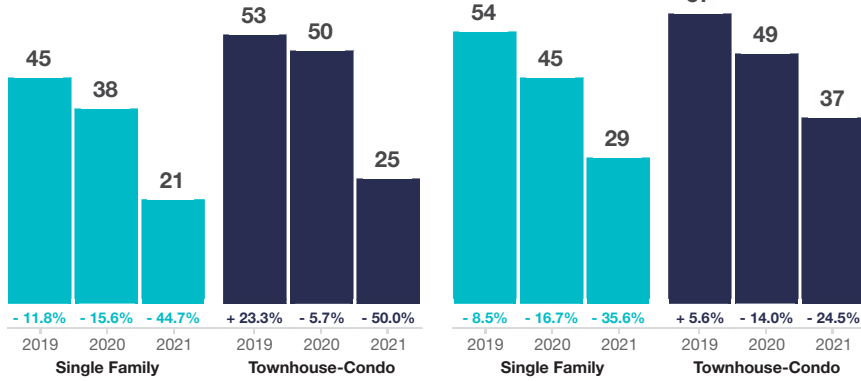


Days on Market Until Sale

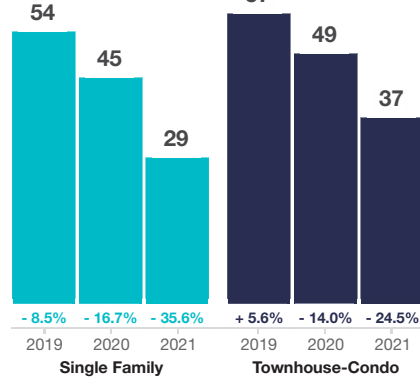
Average number of days between when a property is listed and when an offer is accepted in a given month.



May



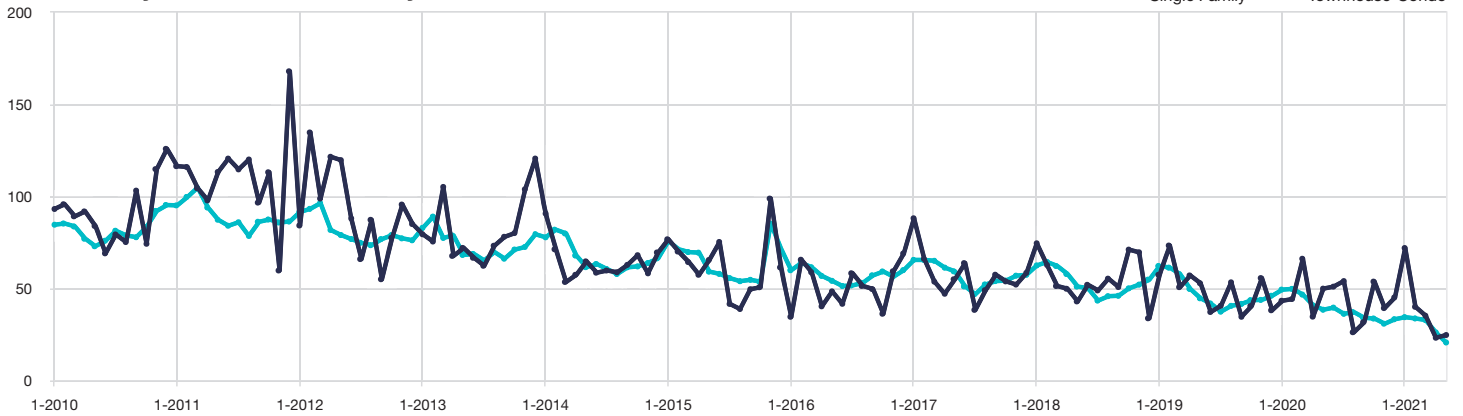
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jun-2020	40	- 4.8%	51	+ 37.8%
Jul-2020	36	- 2.7%	54	+ 31.7%
Aug-2020	37	- 9.8%	26	- 50.9%
Sep-2020	34	- 19.0%	32	- 8.6%
Oct-2020	34	- 22.7%	54	+ 35.0%
Nov-2020	31	- 29.5%	39	- 30.4%
Dec-2020	33	- 28.3%	45	+ 18.4%
Jan-2021	34	- 30.6%	72	+ 67.4%
Feb-2021	34	- 32.0%	40	- 9.1%
Mar-2021	33	- 29.8%	35	- 47.0%
Apr-2021	26	- 36.6%	23	- 34.3%
May-2021	21	- 44.7%	25	- 50.0%
12-Month Avg*	33	- 23.5%	40	- 12.3%

* Days on Market for all properties from June 2020 through May 2021. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

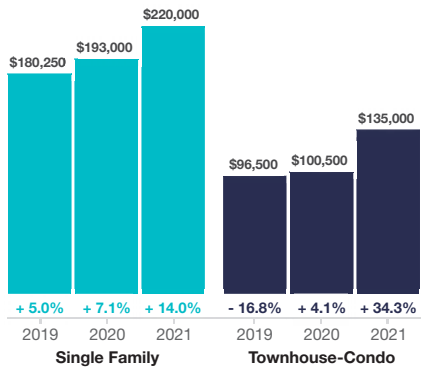


Median Sales Price

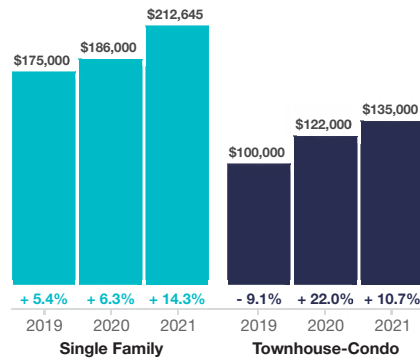
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



May



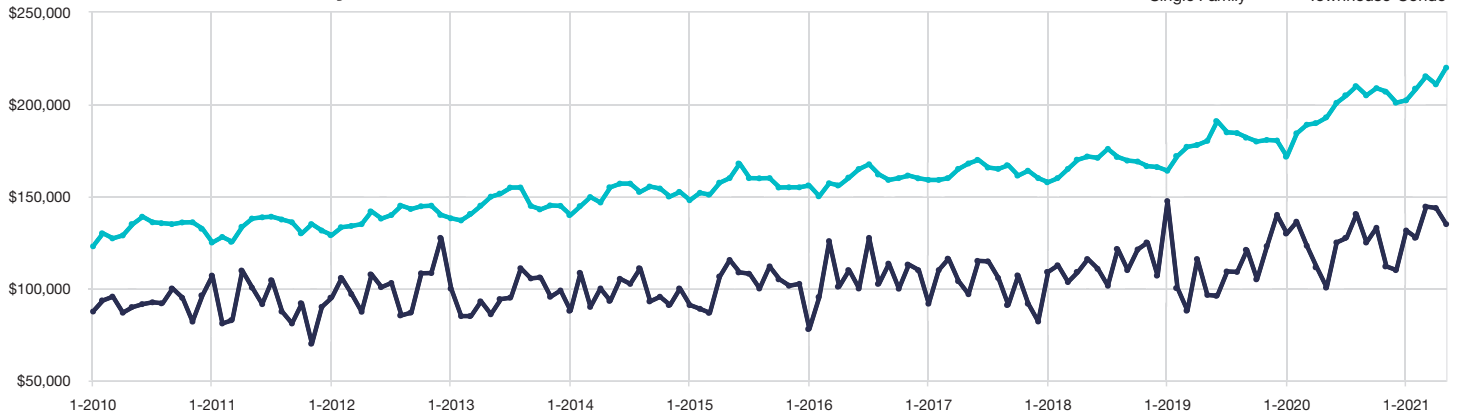
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jun-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%	\$140,500	+ 28.9%
Sep-2020	\$205,000	+ 12.6%	\$125,000	+ 3.3%
Oct-2020	\$208,900	+ 16.1%	\$132,975	+ 26.6%
Nov-2020	\$207,000	+ 14.5%	\$112,000	- 8.9%
Dec-2020	\$201,000	+ 11.4%	\$110,000	- 21.4%
Jan-2021	\$202,299	+ 17.8%	\$131,500	+ 1.2%
Feb-2021	\$208,608	+ 13.2%	\$127,565	- 6.4%
Mar-2021	\$215,358	+ 13.9%	\$144,500	+ 17.2%
Apr-2021	\$210,975	+ 11.1%	\$143,750	+ 28.9%
May-2021	\$220,000	+ 14.0%	\$135,000	+ 34.3%
12-Month Avg*	\$208,000	+ 12.4%	\$129,900	+ 10.1%

* Median Sales Price for all properties from June 2020 through May 2021. This is not the average of the individual figures above.

Historical Median Sales Price by Month

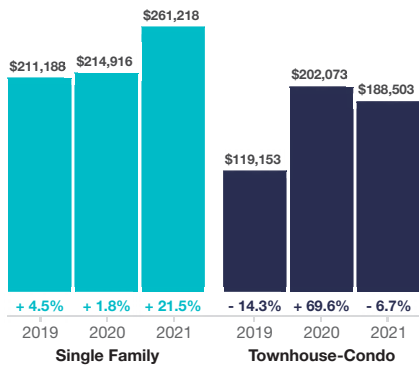


Average Sales Price

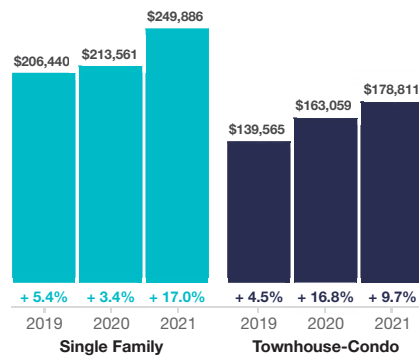
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



May



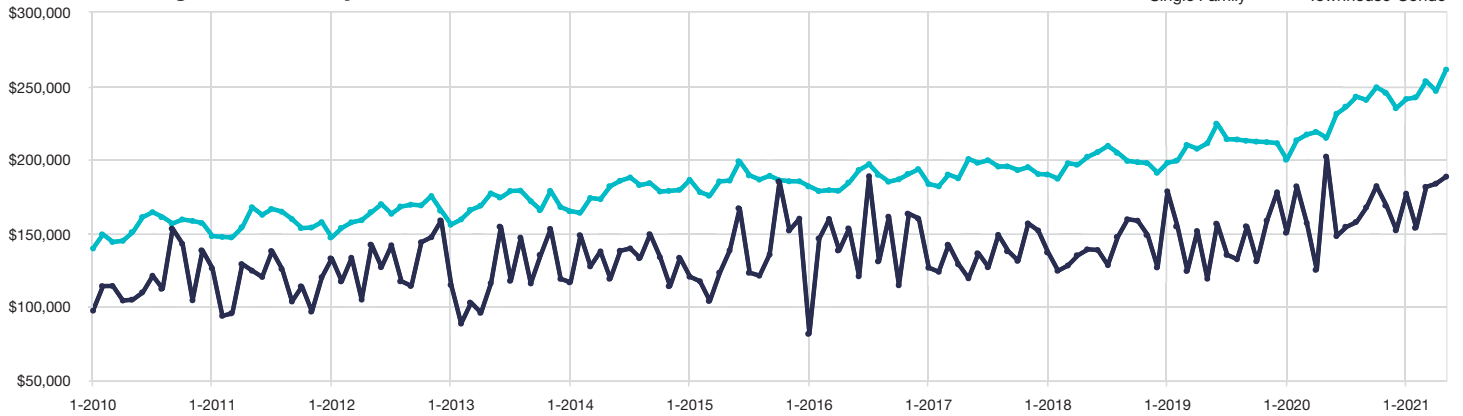
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jun-2020	\$231,167	+ 3.0%	\$148,112	- 5.4%
Jul-2020	\$236,020	+ 10.3%	\$154,408	+ 14.1%
Aug-2020	\$242,839	+ 13.6%	\$157,623	+ 19.1%
Sep-2020	\$240,622	+ 13.0%	\$167,608	+ 8.3%
Oct-2020	\$249,207	+ 17.4%	\$182,062	+ 38.9%
Nov-2020	\$245,444	+ 15.8%	\$168,846	+ 6.4%
Dec-2020	\$235,001	+ 11.2%	\$152,047	- 14.5%
Jan-2021	\$241,215	+ 20.6%	\$176,917	+ 17.6%
Feb-2021	\$242,335	+ 13.7%	\$153,742	- 15.5%
Mar-2021	\$253,368	+ 16.7%	\$181,509	+ 15.6%
Apr-2021	\$246,734	+ 12.7%	\$183,729	+ 46.8%
May-2021	\$261,218	+ 21.5%	\$188,503	- 6.7%
12-Month Avg*	\$243,556	+ 13.7%	\$168,881	+ 9.9%

* Avg. Sales Price for all properties from June 2020 through May 2021. This is not the average of the individual figures above.

Historical Average Sales Price by Month

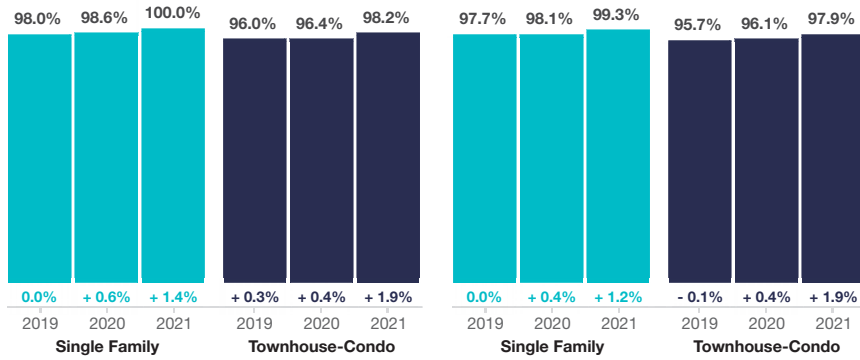


Percent of List Price Received

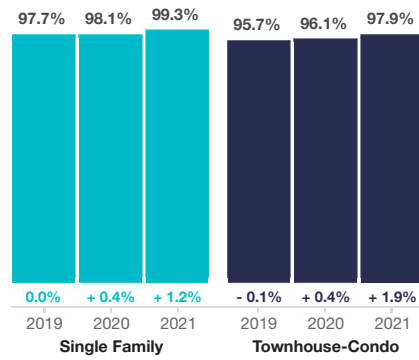
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



May



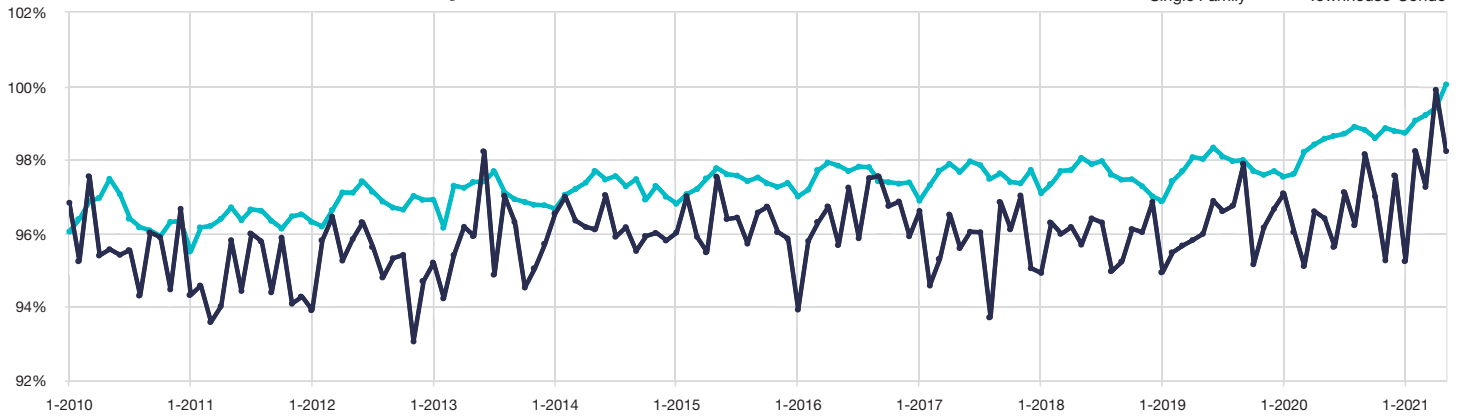
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jun-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%	98.2%	+ 0.3%
Oct-2020	98.6%	+ 0.9%	97.0%	+ 1.9%
Nov-2020	98.9%	+ 1.3%	95.3%	- 0.9%
Dec-2020	98.8%	+ 1.1%	97.6%	+ 0.9%
Jan-2021	98.7%	+ 1.2%	95.2%	- 2.0%
Feb-2021	99.1%	+ 1.5%	98.2%	+ 2.3%
Mar-2021	99.2%	+ 1.0%	97.3%	+ 2.3%
Apr-2021	99.4%	+ 1.0%	99.9%	+ 3.4%
May-2021	100.0%	+ 1.4%	98.2%	+ 1.9%
12-Month Avg*	99.0%	+ 1.0%	97.2%	+ 0.9%

* Pct. of List Price Received for all properties from June 2020 through May 2021. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month



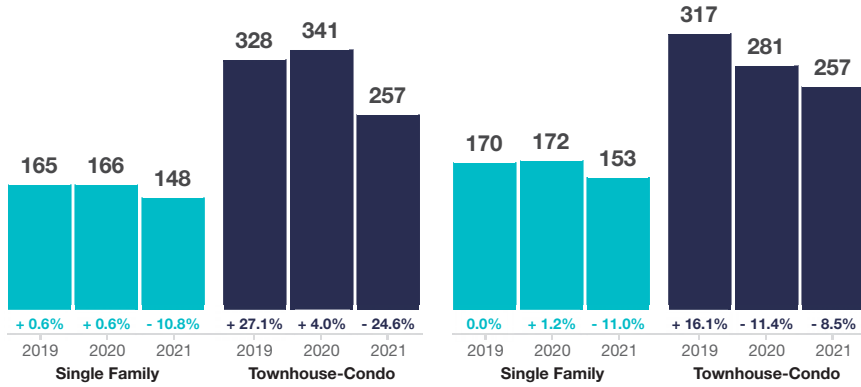
Housing Affordability Index

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.



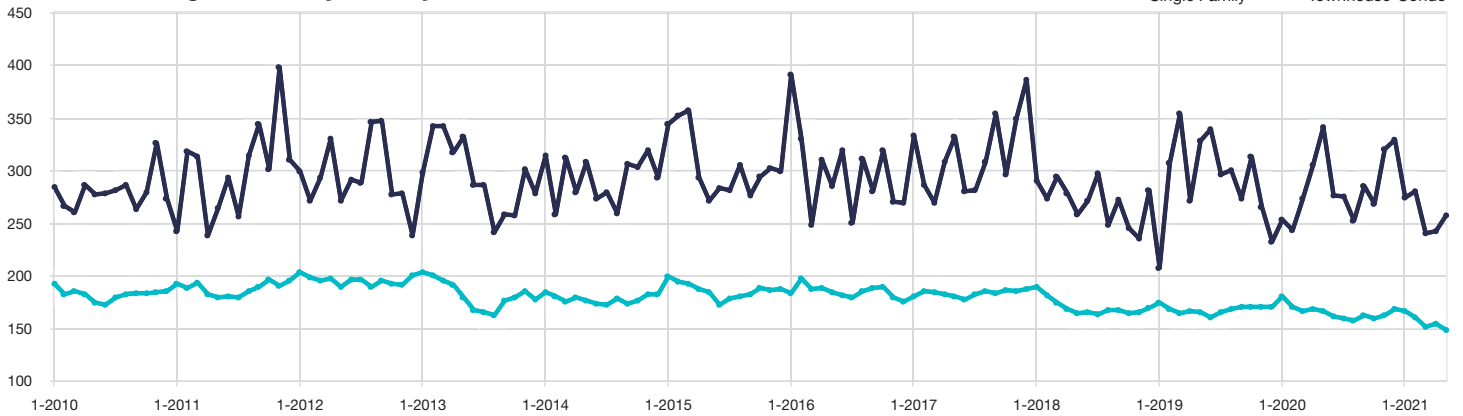
May

Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jun-2020	161	+ 0.6%	276	- 18.6%
Jul-2020	159	- 3.6%	275	- 7.1%
Aug-2020	157	- 6.5%	252	- 16.0%
Sep-2020	162	- 4.7%	285	+ 4.4%
Oct-2020	159	- 6.5%	268	- 14.4%
Nov-2020	162	- 4.7%	320	+ 20.8%
Dec-2020	168	- 1.2%	329	+ 41.8%
Jan-2021	166	- 7.8%	274	+ 8.3%
Feb-2021	160	- 5.9%	280	+ 15.2%
Mar-2021	151	- 9.0%	240	- 12.1%
Apr-2021	154	- 8.3%	242	- 20.7%
May-2021	148	- 10.8%	257	- 24.6%
12-Month Avg	159	- 5.9%	275	- 3.8%

Historical Housing Affordability Index by Month

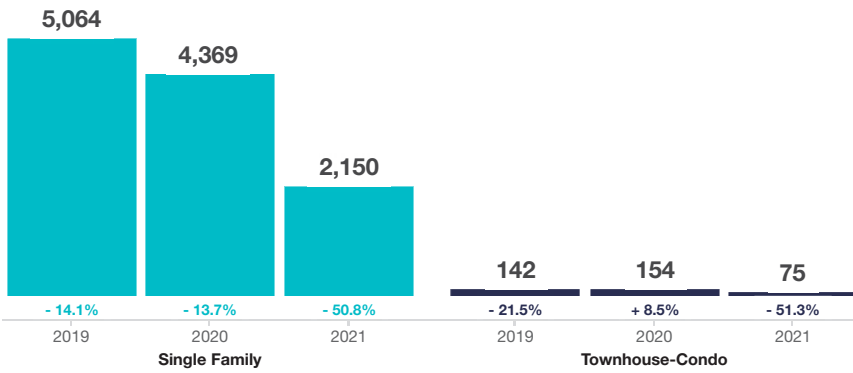


Inventory of Homes for Sale

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

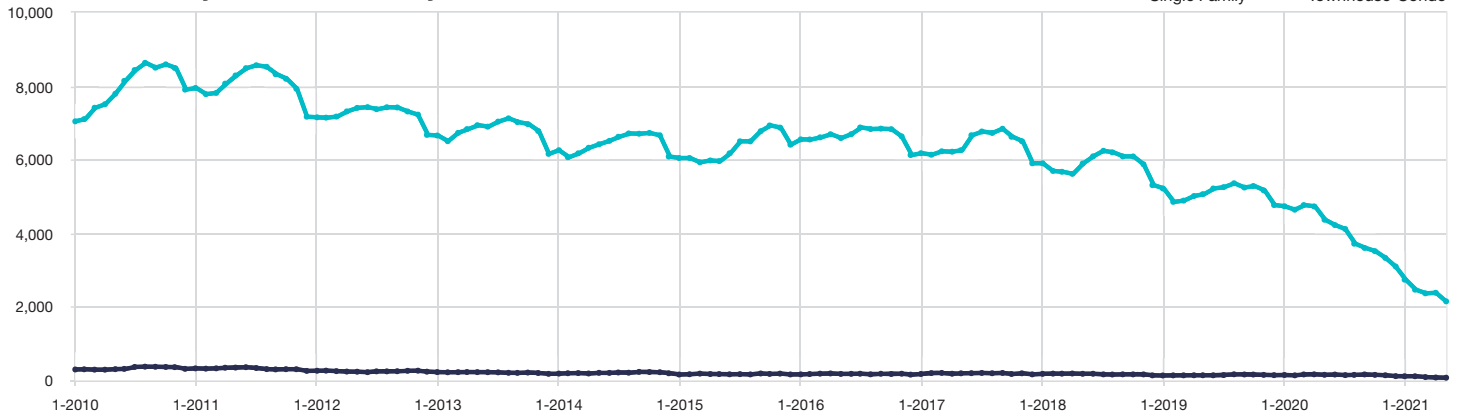


May



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jun-2020	4,224	- 19.0%	161	+ 14.2%
Jul-2020	4,116	- 21.7%	146	- 0.7%
Aug-2020	3,717	- 30.7%	152	- 9.5%
Sep-2020	3,602	- 31.3%	164	+ 0.6%
Oct-2020	3,514	- 33.5%	152	- 5.6%
Nov-2020	3,331	- 35.5%	142	- 6.6%
Dec-2020	3,096	- 35.1%	118	- 18.6%
Jan-2021	2,740	- 42.1%	116	- 22.1%
Feb-2021	2,468	- 46.8%	115	- 17.9%
Mar-2021	2,368	- 50.3%	92	- 43.9%
Apr-2021	2,383	- 49.6%	81	- 51.5%
May-2021	2,150	- 50.8%	75	- 51.3%
12-Month Avg	3,142	- 36.7%	126	- 18.2%

Historical Inventory of Homes for Sale by Month

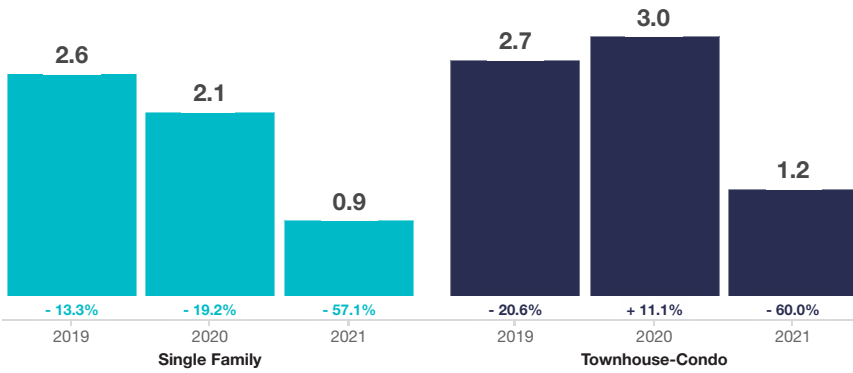


Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



May



Months Supply	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jun-2020	2.0	-23.1%	3.1	+19.2%
Jul-2020	1.9	-26.9%	2.8	0.0%
Aug-2020	1.7	-37.0%	2.9	-9.4%
Sep-2020	1.6	-38.5%	3.1	0.0%
Oct-2020	1.5	-42.3%	2.9	-3.3%
Nov-2020	1.4	-44.0%	2.7	-3.6%
Dec-2020	1.3	-43.5%	2.2	-18.5%
Jan-2021	1.2	-47.8%	2.1	-25.0%
Feb-2021	1.0	-54.5%	2.1	-19.2%
Mar-2021	1.0	-56.5%	1.6	-48.4%
Apr-2021	1.0	-56.5%	1.4	-56.3%
May-2021	0.9	-57.1%	1.2	-60.0%
12-Month Avg*	1.4	-43.3%	2.3	-19.2%

* Months Supply for all properties from June 2020 through May 2021. 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	5-2020	5-2021	% Change	YTD 2020	YTD 2021	% Change
New Listings		2,965	3,068	+ 3.5%	12,962	13,287	+ 2.5%
Pending Sales		2,953	3,085	+ 4.5%	11,258	13,214	+ 17.4%
Closed Sales		2,069	2,536	+ 22.6%	9,298	11,126	+ 19.7%
Days on Market Until Sale		39	21	- 46.2%	45	29	- 35.6%
Median Sales Price		\$191,001	\$219,068	+ 14.7%	\$185,000	\$210,000	+ 13.5%
Average Sales Price		\$214,656	\$259,094	+ 20.7%	\$212,331	\$247,910	+ 16.8%
Percent of List Price Received		98.5%	100.0%	+ 1.5%	98.1%	99.3%	+ 1.2%
Housing Affordability Index		168	148	- 11.9%	173	155	- 10.4%
Inventory of Homes for Sale		4,523	2,225	- 50.8%	—	—	—
Months Supply of Inventory		2.1	0.9	- 57.1%	—	—	—