



## July 2021 Residential Sales

Date: August 9, 2021  
RE: For immediate Release

The following Real Estate statistics were collected by MLSOK, Inc., for the time frame **July 1 through July 31, 2021**. Below summarizes our regions monthly sales activity. For a full review please see report that follows.

### Quick Facts

<b>-11.9%</b>	<b>+8.5%</b>	<b>-22.8%</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.*

The White House recently announced additional measures to help struggling homeowners avoid foreclosure as they exit forbearance, including loan modifications and payment reductions. Borrowers with federally backed mortgages can lock in lower interest rates and extend the length of their mortgages. For borrowers who can't resume their monthly mortgage, HUD will offer lenders the ability to provide all eligible borrowers with a 25% principal and interest reduction.

New Listings increased 17.8 percent for Single Family homes and 24.6 percent for Townhouse-Condo homes. Pending Sales increased 9.4 percent for Single Family homes but decreased 7.1 percent for Townhouse-Condo homes. Inventory decreased 22.4 percent for Single Family homes and 33.8 percent for Townhouse-Condo homes.

#### Months' Supply of Inventory Decreases



**Month's Supply of Inventory decreased** 31.6 percent for Single Family homes and 44.4 percent for Townhouse-Condo homes.

#### Median Sales Price Increases



**Median Sales Price increased** 7.6 percent to \$220,541 for Single Family homes and 5.9 percent to \$135,000 for Townhouse-Condo homes.

#### Average Days on Market Decreases



**Days on Market decreased** 55.6 percent for Single Family homes and 61.1 percent for Townhouse-Condo homes.

The National Association of REALTORS® reported inventory of homes for sale nationwide rose slightly in June as more sellers list their homes, hoping to take advantage of record-high sales prices across the country. Even with renewed home seller interest, inventory overall remains 18.8% lower than a year ago, according to NAR.



Below you will find copies of the MLS Statistical Reports for

**July 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.

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Use of information from MLS compilation of current listing information, from the association's statistical report, or from any sold or comparable report of the association or MLS for public mass-media advertising by an MLS participant or in other public representations, may not be prohibited.

However, any print or non-print forms of advertising or other forms of public representations based in whole or in part on information supplied by the Association or its MLS must clearly demonstrate the 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 **(07/01/2021) through (07/31/2021)**, while information is deemed reliable it is not guaranteed. Information found in this stats memo is current as of 3:00PM CT on **08/09/2021**.

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

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

	<u>July 2021</u>	<u>June 2021</u>	<u>July 2020</u>
<b>TOTAL CLOSED</b>	2644	2860	2915
<b>TOTAL \$ VOLUME</b>	\$ 673,813,504	\$ 761,343,630	\$ 678,648,931
<b>AVERAGE PRICE</b>	\$ 254,846	\$ 266,204	\$ 232,893
<b>MEDIAN PRICE</b>	\$ 218,550	\$ 223,550	\$ 200,664
<b>% SELLING PRICE TO LIST PRICE</b>	100 %	99 %	98 %
<b>DAYS ON MARKET</b>	17	19	37
<b>NUMBER OF LISTINGS</b>	3167	2226	4291

<b>TOTAL CLOSED</b>	2644
<b>TOTAL \$ VOLUME</b>	\$ 673,813,504
<b>AVERAGE SELLING PRICE</b>	\$ 254,846
<b>% SELLING PRICE TO LIST PRICE</b>	100 %
<b>MEDIAN PRICE</b>	\$ 218,550
<b>AVERAGE DAYS ON MARKET</b>	17
<b># OF ACTIVE LISTINGS CURRENTLY</b>	3167
<b>TOTAL UNDER CONTRACT (Pending)</b>	2636
<b>AVERAGE VALUE (Pending)</b>	\$ 258,718



**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	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	\$664,324,259	5088
June	2860	\$761,343,630	5409
July	2644	\$673,813,504	5280
August			
September			
October			
November			
December			

## All MLSOK

Entire MLSOK Market Area

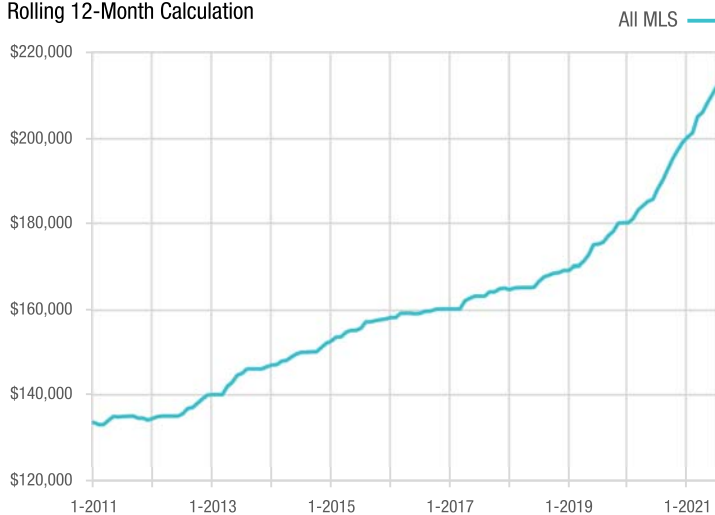
Single Family	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
<b>Key Metrics</b>						
New Listings	2,997	<b>3,529</b>	+ 17.8%	18,677	<b>19,703</b>	+ 5.5%
Pending Sales	2,807	<b>3,070</b>	+ 9.4%	16,652	<b>18,258</b>	+ 9.6%
Closed Sales	2,901	<b>2,538</b>	- 12.5%	14,750	<b>16,255</b>	+ 10.2%
Days on Market Until Sale	36	<b>16</b>	- 55.6%	42	<b>25</b>	- 40.5%
Median Sales Price*	\$205,000	<b>\$220,541</b>	+ 7.6%	\$192,000	<b>\$215,500</b>	+ 12.2%
Average Sales Price*	\$236,020	<b>\$258,363</b>	+ 9.5%	\$221,292	<b>\$254,682</b>	+ 15.1%
Percent of List Price Received*	98.7%	<b>100.4%</b>	+ 1.7%	98.3%	<b>99.7%</b>	+ 1.4%
Inventory of Homes for Sale	4,111	<b>3,190</b>	- 22.4%	—	—	—
Months Supply of Inventory	1.9	<b>1.3</b>	- 31.6%	—	—	—

Townhouse-Condo	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
<b>Key Metrics</b>						
New Listings	65	<b>81</b>	+ 24.6%	465	<b>527</b>	+ 13.3%
Pending Sales	70	<b>65</b>	- 7.1%	394	<b>501</b>	+ 27.2%
Closed Sales	69	<b>79</b>	+ 14.5%	350	<b>461</b>	+ 31.7%
Days on Market Until Sale	54	<b>21</b>	- 61.1%	50	<b>33</b>	- 34.0%
Median Sales Price*	\$127,500	<b>\$135,000</b>	+ 5.9%	\$124,000	<b>\$135,000</b>	+ 8.9%
Average Sales Price*	\$154,408	<b>\$170,138</b>	+ 10.2%	\$159,004	<b>\$176,745</b>	+ 11.2%
Percent of List Price Received*	97.1%	<b>99.1%</b>	+ 2.1%	96.3%	<b>98.5%</b>	+ 2.3%
Inventory of Homes for Sale	145	<b>96</b>	- 33.8%	—	—	—
Months Supply of Inventory	2.7	<b>1.5</b>	- 44.4%	—	—	—

\* 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 2021

The White House recently announced additional measures to help struggling homeowners avoid foreclosure as they exit forbearance, including loan modifications and payment reductions. Borrowers with federally backed mortgages can lock in lower interest rates and extend the length of their mortgages. For borrowers who can't resume their monthly mortgage, HUD will offer lenders the ability to provide all eligible borrowers with a 25% principal and interest reduction.

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The National Association of REALTORS® reported inventory of homes for sale nationwide rose slightly in June as more sellers list their homes, hoping to take advantage of record-high sales prices across the country. Even with renewed home seller interest, inventory overall remains 18.8% lower than a year ago, according to NAR.

## Quick Facts

<b>- 11.9%</b>	<b>+ 8.5%</b>	<b>- 22.8%</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

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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	7-2020	7-2021	% Change	YTD 2020	YTD 2021	% Change
<b>New Listings</b>		2,997	<b>3,529</b>	+ 17.8%	18,677	<b>19,703</b>	+ 5.5%
<b>Pending Sales</b>		2,807	<b>3,070</b>	+ 9.4%	16,652	<b>18,258</b>	+ 9.6%
<b>Closed Sales</b>		2,901	<b>2,538</b>	- 12.5%	14,750	<b>16,255</b>	+ 10.2%
<b>Days on Market Until Sale</b>		36	<b>16</b>	- 55.6%	42	<b>25</b>	- 40.5%
<b>Median Sales Price</b>		\$205,000	<b>\$220,541</b>	+ 7.6%	\$192,000	<b>\$215,500</b>	+ 12.2%
<b>Average Sales Price</b>		\$236,020	<b>\$258,363</b>	+ 9.5%	\$221,292	<b>\$254,682</b>	+ 15.1%
<b>Percent of List Price Received</b>		98.7%	<b>100.4%</b>	+ 1.7%	98.3%	<b>99.7%</b>	+ 1.4%
<b>Housing Affordability Index</b>		159	<b>149</b>	- 6.3%	170	<b>152</b>	- 10.6%
<b>Inventory of Homes for Sale</b>		4,111	<b>3,190</b>	- 22.4%	—	—	—
<b>Months Supply of Inventory</b>		1.9	<b>1.3</b>	- 31.6%	—	—	—

# 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	7-2020	7-2021	% Change	YTD 2020	YTD 2021	% Change
<b>New Listings</b>		65	81	+ 24.6%	465	527	+ 13.3%
<b>Pending Sales</b>		70	65	- 7.1%	394	501	+ 27.2%
<b>Closed Sales</b>		69	79	+ 14.5%	350	461	+ 31.7%
<b>Days on Market Until Sale</b>		54	21	- 61.1%	50	33	- 34.0%
<b>Median Sales Price</b>		\$127,500	\$135,000	+ 5.9%	\$124,000	\$135,000	+ 8.9%
<b>Average Sales Price</b>		\$154,408	\$170,138	+ 10.2%	\$159,004	\$176,745	+ 11.2%
<b>Percent of List Price Received</b>		97.1%	99.1%	+ 2.1%	96.3%	98.5%	+ 2.3%
<b>Housing Affordability Index</b>		275	260	- 5.5%	282	260	- 7.8%
<b>Inventory of Homes for Sale</b>		145	96	- 33.8%	—	—	—
<b>Months Supply of Inventory</b>		2.7	1.5	- 44.4%	—	—	—

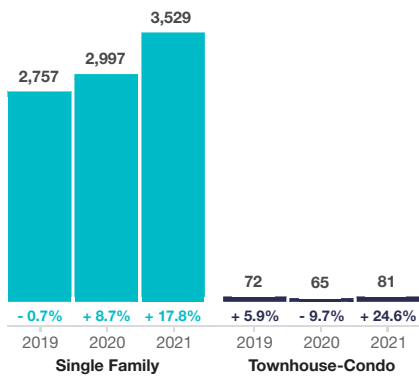


# New Listings

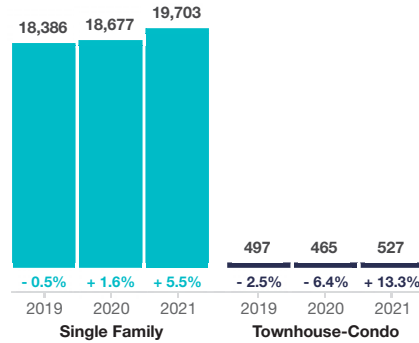
A count of the properties that have been newly listed on the market in a given month.



## July

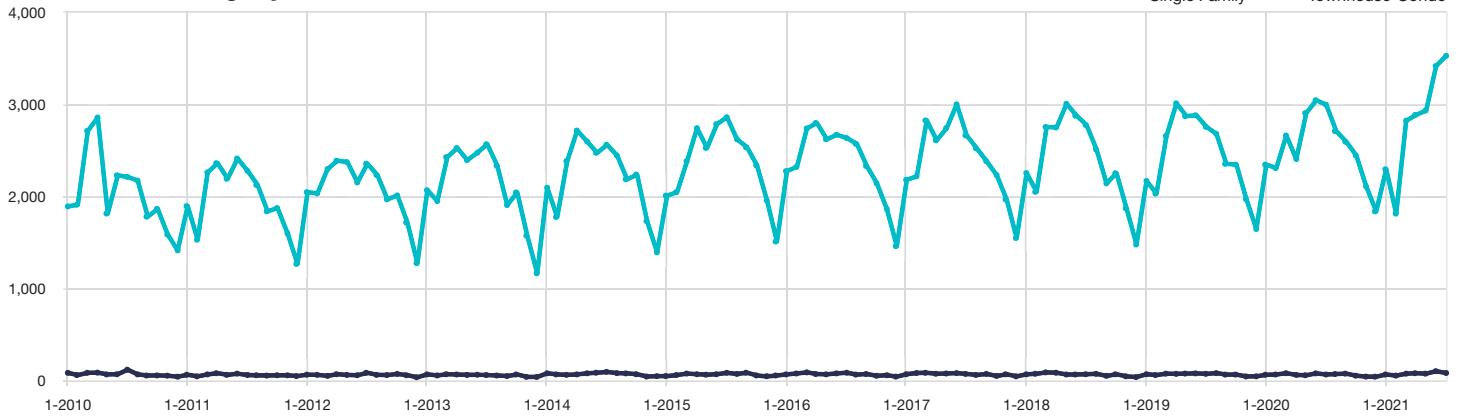


## Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Aug-2020	2,711	+ 1.1%	70	- 12.5%
Sep-2020	2,595	+ 10.2%	74	+ 15.6%
Oct-2020	2,448	+ 4.3%	52	- 18.8%
Nov-2020	2,110	+ 7.0%	42	- 4.5%
Dec-2020	1,838	+ 11.7%	41	- 8.9%
Jan-2021	2,296	- 2.2%	65	+ 4.8%
Feb-2021	1,814	- 21.4%	53	- 18.5%
Mar-2021	2,824	+ 6.0%	74	- 6.3%
Apr-2021	2,887	+ 19.9%	79	+ 31.7%
May-2021	2,934	+ 0.9%	74	+ 29.8%
Jun-2021	3,419	+ 12.2%	101	+ 31.2%
<b>Jul-2021</b>	<b>3,529</b>	<b>+ 17.8%</b>	<b>81</b>	<b>+ 24.6%</b>
12-Month Avg	2,617	+ 5.8%	67	+ 4.7%

## Historical New Listings by Month

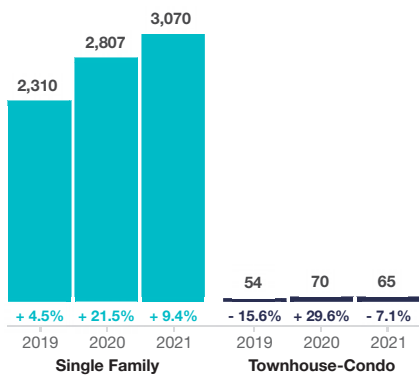


# Pending Sales

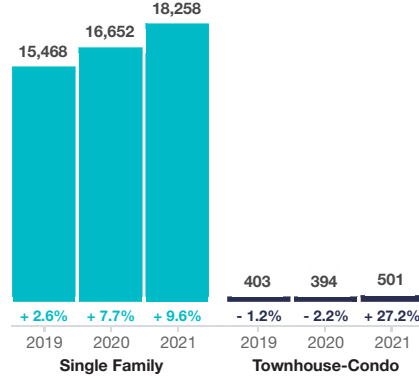
A count of the properties on which offers have been accepted in a given month.



## July

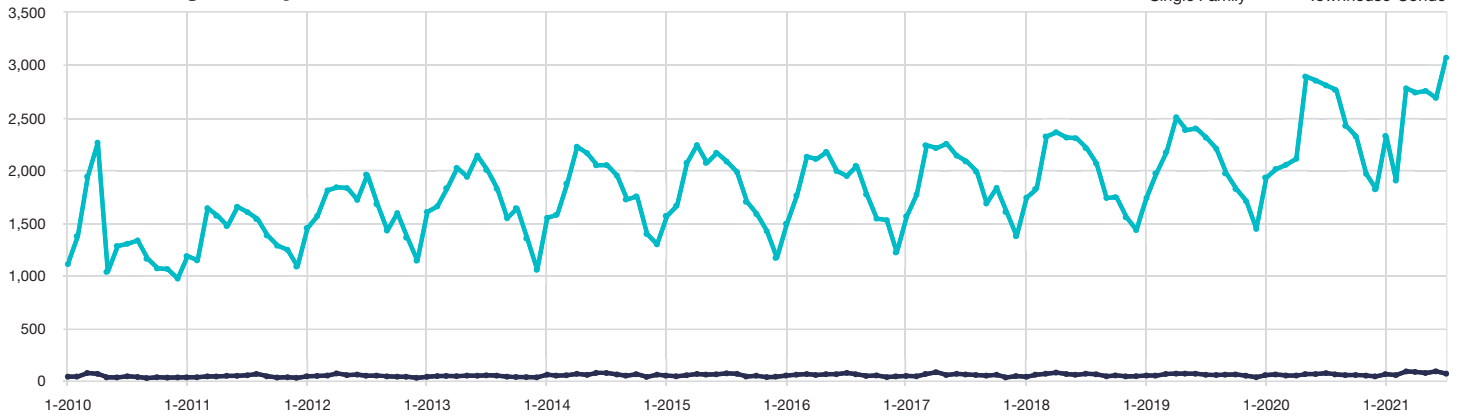


## Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Aug-2020	2,765	+ 25.4%	58	+ 11.5%
Sep-2020	2,422	+ 22.9%	51	- 7.3%
Oct-2020	2,322	+ 27.4%	52	- 8.8%
Nov-2020	1,966	+ 15.2%	46	+ 2.2%
Dec-2020	1,819	+ 26.1%	39	+ 25.8%
Jan-2021	2,326	+ 20.5%	60	+ 17.6%
Feb-2021	1,902	- 5.4%	51	- 10.5%
Mar-2021	2,779	+ 35.4%	86	+ 83.0%
Apr-2021	2,739	+ 29.9%	81	+ 72.3%
May-2021	2,754	- 4.7%	71	+ 16.4%
Jun-2021	2,688	- 5.8%	87	+ 42.6%
<b>Jul-2021</b>	<b>3,070</b>	<b>+ 9.4%</b>	<b>65</b>	<b>- 7.1%</b>
12-Month Avg	2,463	+ 14.6%	62	+ 17.0%

## Historical Pending Sales by Month

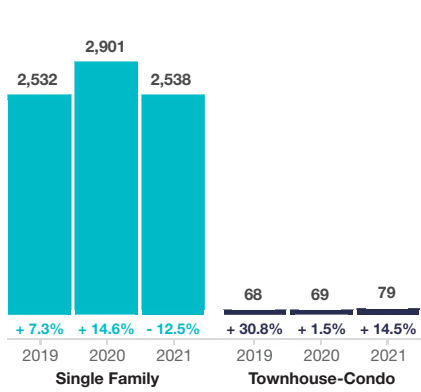


# Closed Sales

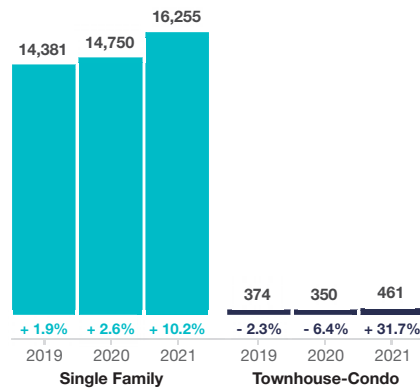
A count of the actual sales that closed in a given month.



## July

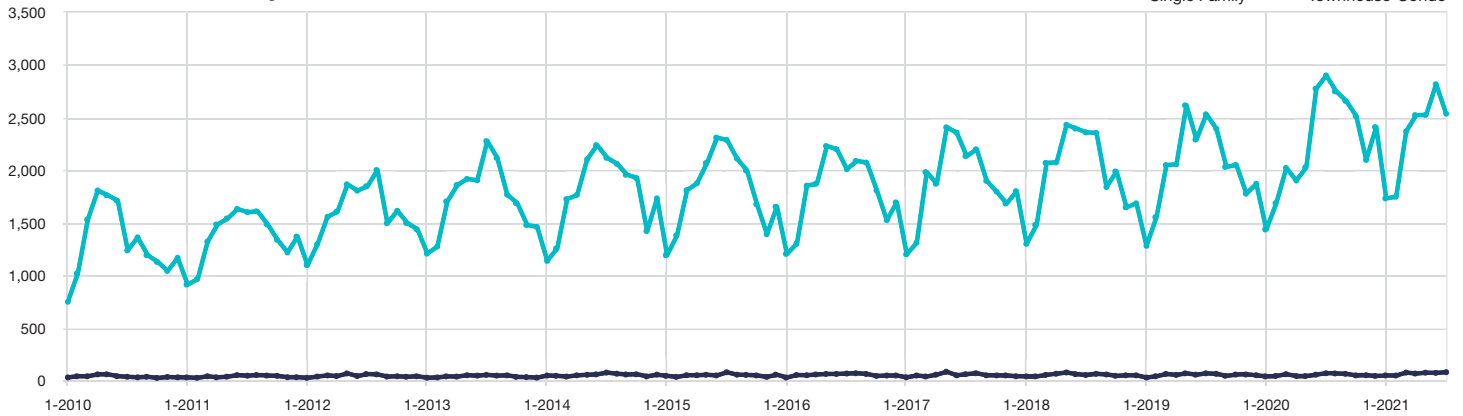


## Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Aug-2020	2,750	+ 14.8%	67	+ 6.3%
Sep-2020	2,660	+ 31.0%	63	+ 43.2%
Oct-2020	2,515	+ 22.6%	48	- 14.3%
Nov-2020	2,098	+ 18.1%	50	- 12.3%
Dec-2020	2,410	+ 28.8%	43	- 14.0%
Jan-2021	1,732	+ 20.6%	48	+ 23.1%
Feb-2021	1,748	+ 3.6%	47	+ 9.3%
Mar-2021	2,369	+ 17.2%	75	+ 25.0%
Apr-2021	2,524	+ 32.7%	66	+ 57.1%
May-2021	2,526	+ 24.6%	74	+ 76.2%
Jun-2021	2,818	+ 1.5%	72	+ 30.9%
<b>Jul-2021</b>	<b>2,538</b>	<b>- 12.5%</b>	<b>79</b>	<b>+ 14.5%</b>
12-Month Avg	2,391	+ 15.3%	61	+ 17.3%

## Historical Closed Sales by Month

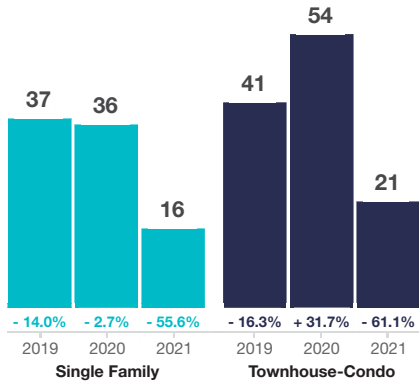


# Days on Market Until Sale

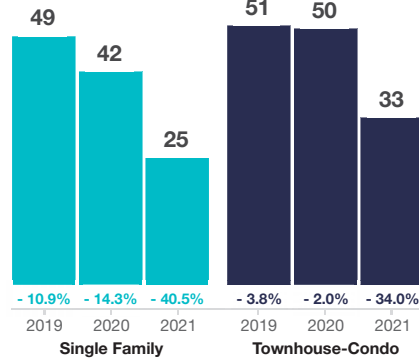
Average number of days between when a property is listed and when an offer is accepted in a given month.



## July



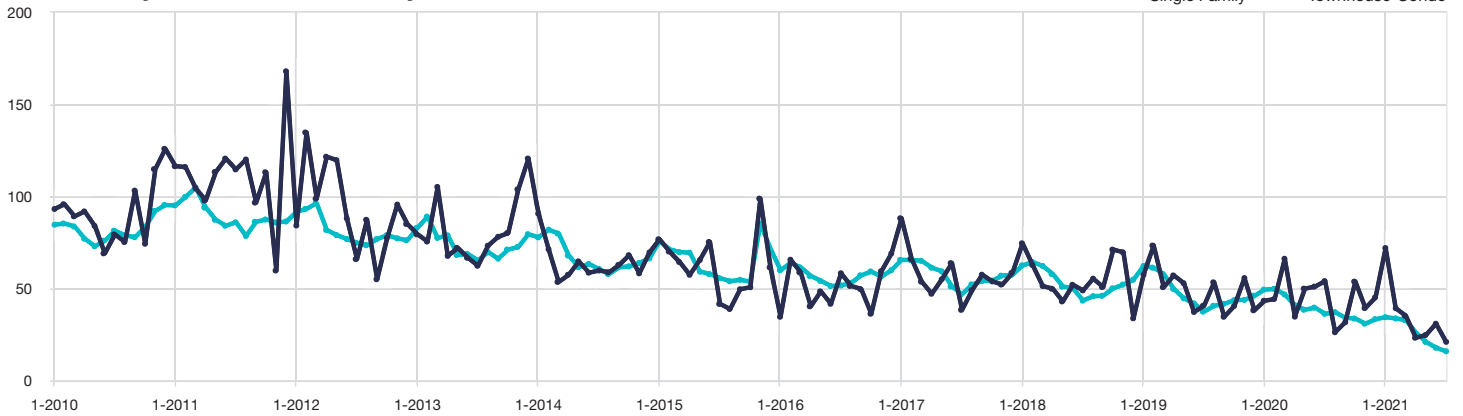
## Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Aug-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%	39	- 11.4%
Mar-2021	33	- 29.8%	35	- 47.0%
Apr-2021	26	- 36.6%	23	- 34.3%
May-2021	21	- 44.7%	25	- 50.0%
Jun-2021	18	- 55.0%	31	- 39.2%
<b>Jul-2021</b>	<b>16</b>	<b>- 55.6%</b>	<b>21</b>	<b>- 61.1%</b>
12-Month Avg*	29	- 32.0%	35	- 27.9%

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

## Historical Days on Market Until Sale by Month

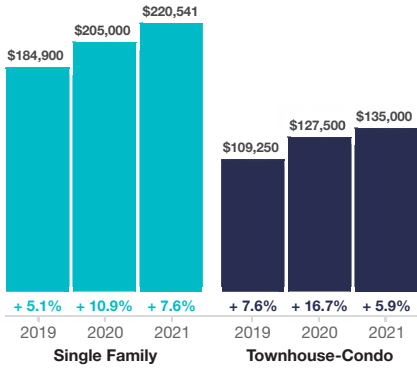


# Median Sales Price

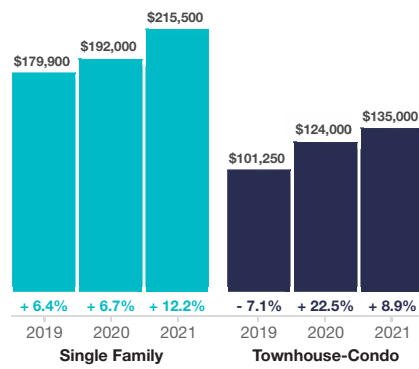
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## July



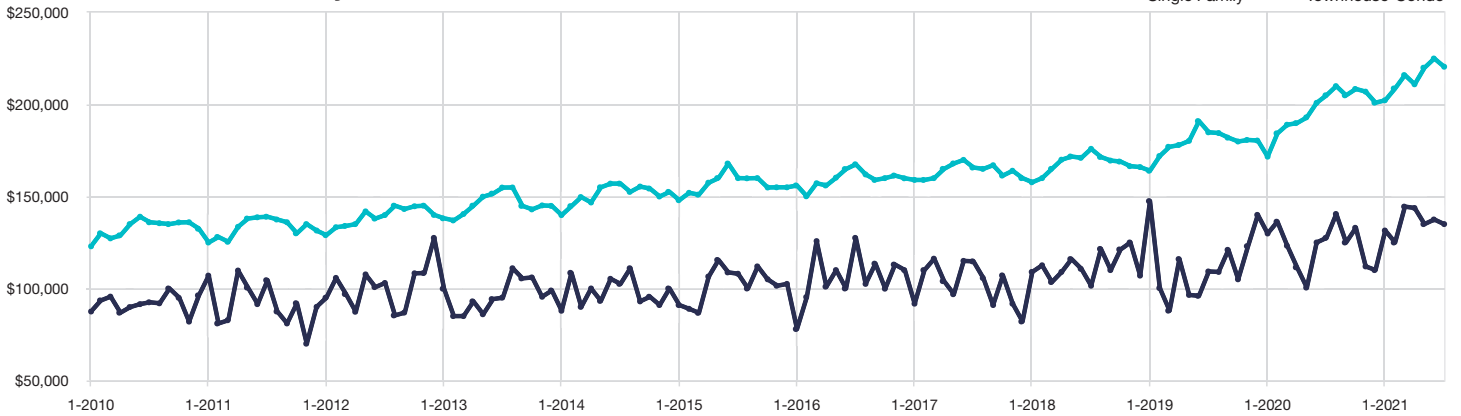
## Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Aug-2020	\$210,000	+ 13.8%	\$140,500	+ 28.9%
Sep-2020	\$205,000	+ 12.6%	\$125,000	+ 3.3%
Oct-2020	\$208,450	+ 15.9%	\$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	\$208,715	+ 13.2%	\$125,000	- 8.3%
Mar-2021	\$216,000	+ 14.3%	\$144,500	+ 17.2%
Apr-2021	\$211,000	+ 11.1%	\$143,750	+ 28.9%
May-2021	\$220,000	+ 14.0%	\$135,000	+ 34.3%
Jun-2021	\$225,000	+ 12.0%	\$137,500	+ 10.0%
<b>Jul-2021</b>	<b>\$220,541</b>	<b>+ 7.6%</b>	<b>\$135,000</b>	<b>+ 5.9%</b>
12-Month Avg*	\$212,000	+ 12.8%	\$131,500	+ 7.8%

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## Historical Median Sales Price by Month

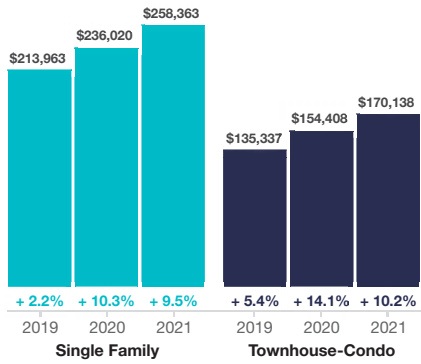


# Average Sales Price

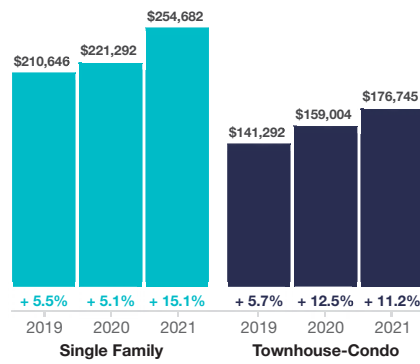
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## July



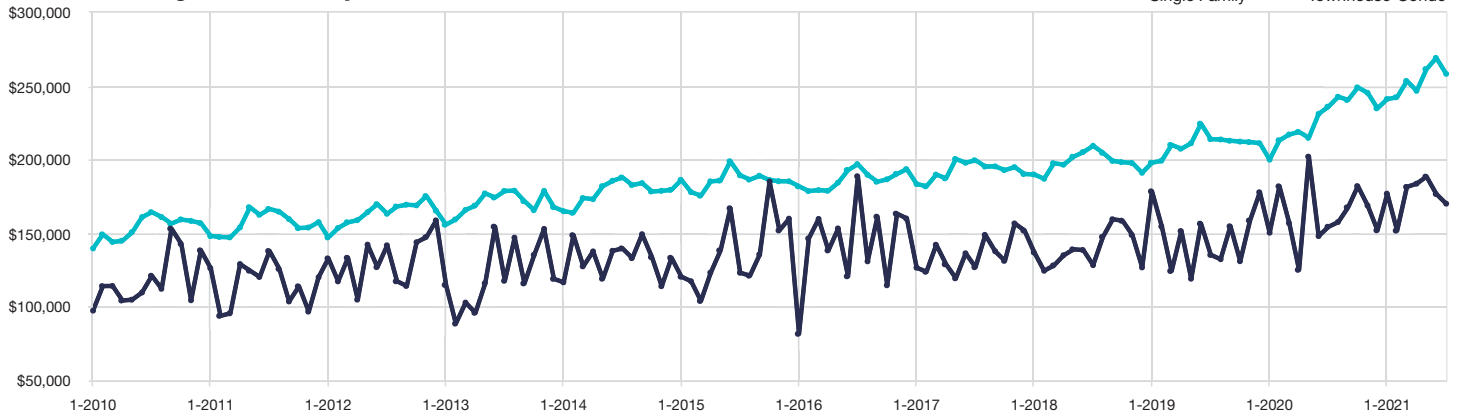
## Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Aug-2020	\$242,764	+ 13.6%	\$157,623	+ 19.1%
Sep-2020	\$240,622	+ 13.0%	\$167,608	+ 8.3%
Oct-2020	\$249,136	+ 17.3%	\$182,062	+ 38.9%
Nov-2020	\$245,444	+ 15.8%	\$168,846	+ 6.4%
Dec-2020	\$234,924	+ 11.2%	\$152,047	- 14.5%
Jan-2021	\$241,215	+ 20.6%	\$176,917	+ 17.6%
Feb-2021	\$242,394	+ 13.7%	\$151,790	- 16.6%
Mar-2021	\$253,523	+ 16.8%	\$181,509	+ 15.6%
Apr-2021	\$246,812	+ 12.8%	\$183,729	+ 46.8%
May-2021	\$261,550	+ 21.7%	\$188,503	- 6.7%
Jun-2021	\$269,137	+ 16.4%	\$176,720	+ 19.3%
<b>Jul-2021</b>	<b>\$258,363</b>	<b>+ 9.5%</b>	<b>\$170,138</b>	<b>+ 10.2%</b>
12-Month Avg*	\$249,414	+ 14.6%	\$172,567	+ 11.4%

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

## Historical Average Sales Price by Month

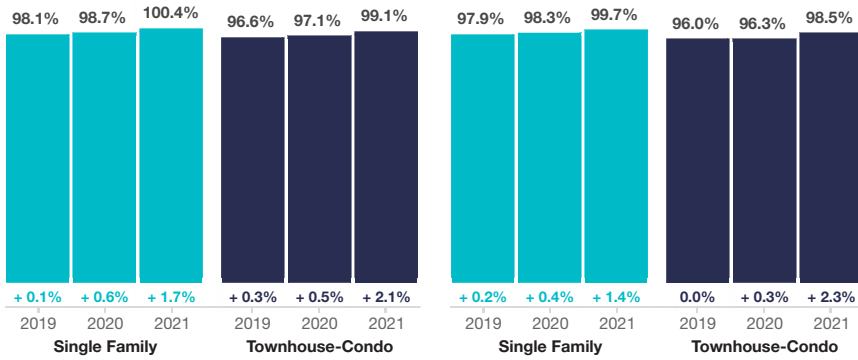


# Percent of List Price Received

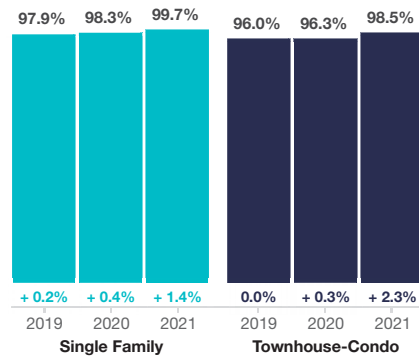
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## July



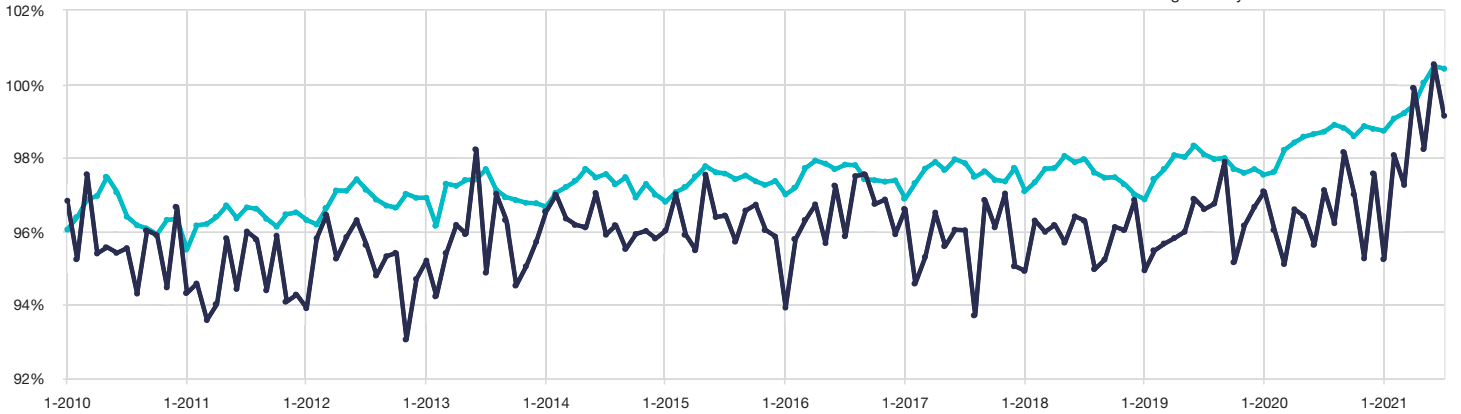
## Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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%	98.1%	+ 2.2%
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%
Jun-2021	100.5%	+ 1.9%	100.5%	+ 5.1%
<b>Jul-2021</b>	<b>100.4%</b>	<b>+ 1.7%</b>	<b>99.1%</b>	<b>+ 2.1%</b>
12-Month Avg*	99.3%	+ 1.2%	97.9%	+ 1.6%

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

## Historical Percent of List Price Received by Month

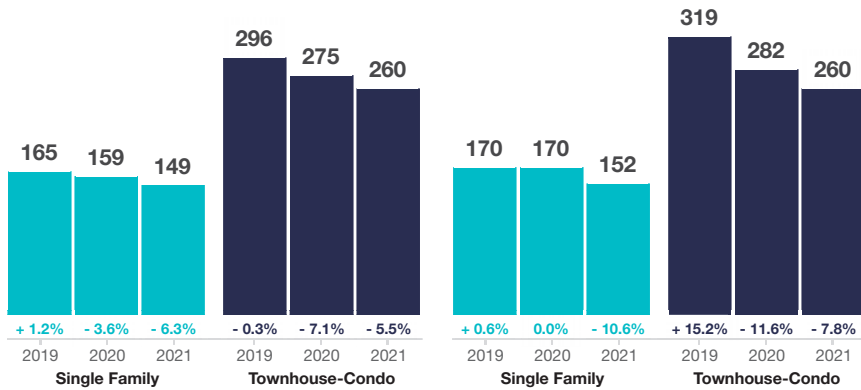


# Housing Affordability Index

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.

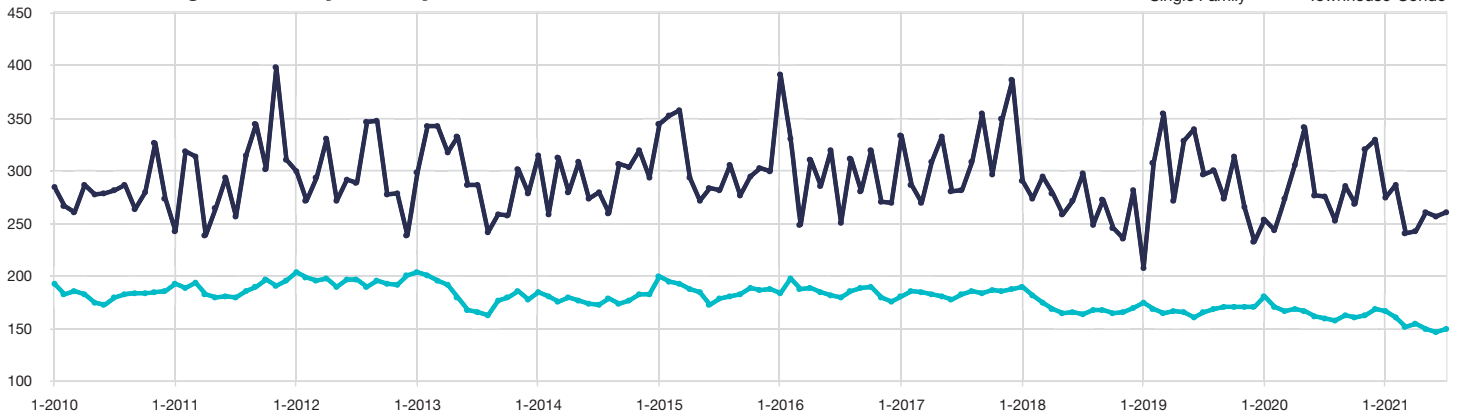


## July



Affordability Index	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Aug-2020	157	-6.5%	252	-16.0%
Sep-2020	162	-4.7%	285	+4.4%
Oct-2020	160	-5.9%	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%	286	+17.7%
Mar-2021	151	-9.0%	240	-12.1%
Apr-2021	154	-8.3%	242	-20.7%
May-2021	149	-10.2%	260	-23.8%
Jun-2021	146	-9.3%	256	-7.2%
<b>Jul-2021</b>	<b>149</b>	<b>-6.3%</b>	<b>260</b>	<b>-5.5%</b>
12-Month Avg	157	-6.5%	273	-2.2%

## Historical Housing Affordability Index by Month



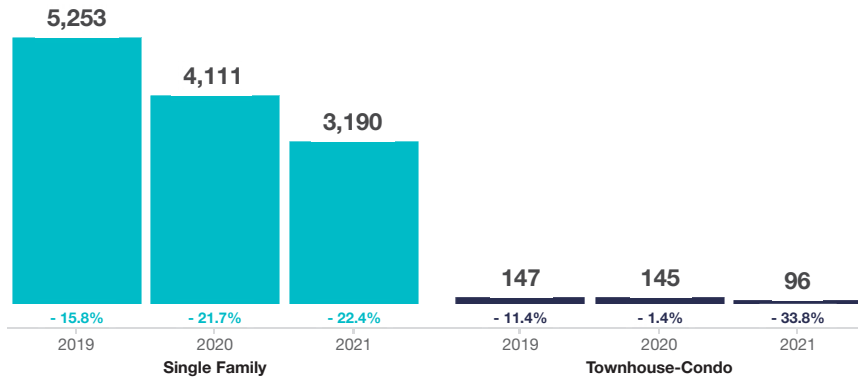


# Inventory of Homes for Sale

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

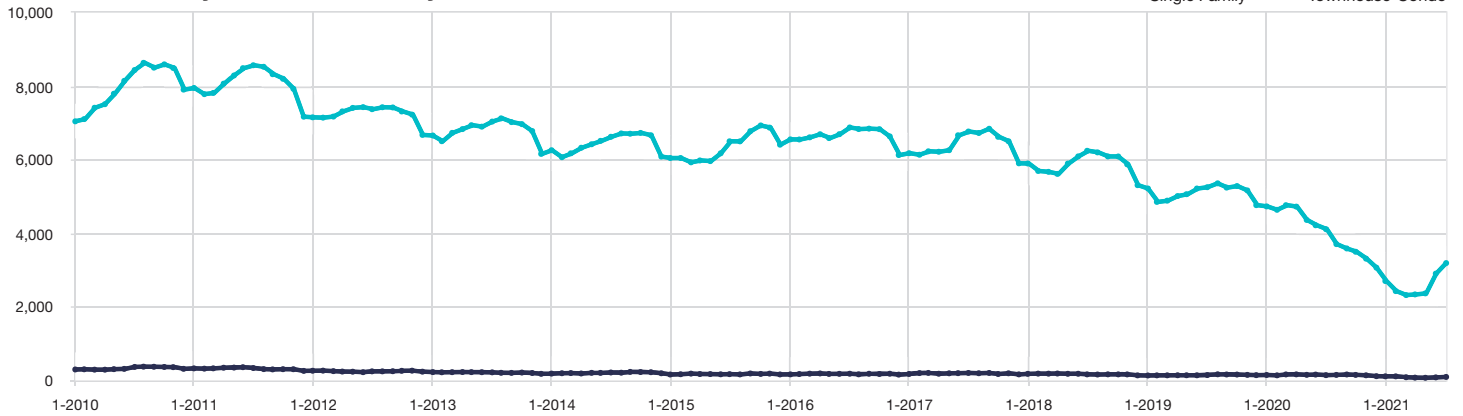


## July



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Aug-2020	3,706	-30.8%	151	-10.1%
Sep-2020	3,588	-31.6%	163	0.0%
Oct-2020	3,498	-33.8%	151	-6.2%
Nov-2020	3,311	-35.9%	141	-7.2%
Dec-2020	3,066	-35.7%	117	-19.3%
Jan-2021	2,702	-42.9%	113	-24.2%
Feb-2021	2,429	-47.6%	112	-20.0%
Mar-2021	2,321	-51.3%	88	-46.3%
Apr-2021	2,339	-50.5%	77	-53.6%
May-2021	2,367	-45.7%	73	-52.3%
Jun-2021	2,904	-31.2%	84	-47.5%
<b>Jul-2021</b>	<b>3,190</b>	<b>-22.4%</b>	<b>96</b>	<b>-33.8%</b>
12-Month Avg	2,952	-38.2%	114	-26.9%

## Historical Inventory of Homes for Sale by Month

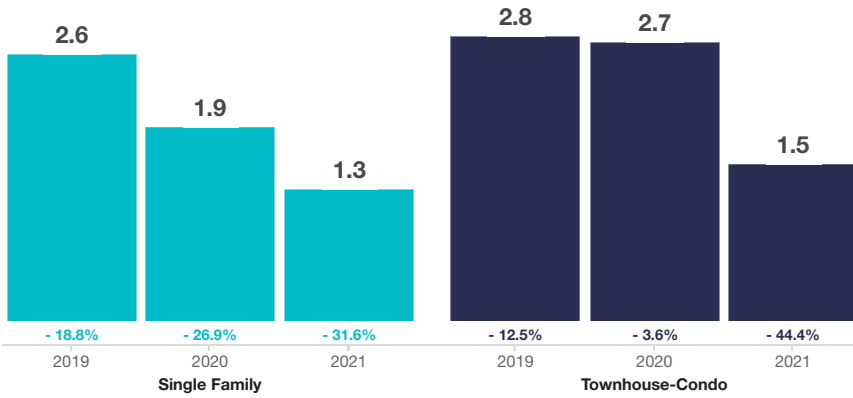


# Months Supply of Inventory

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.



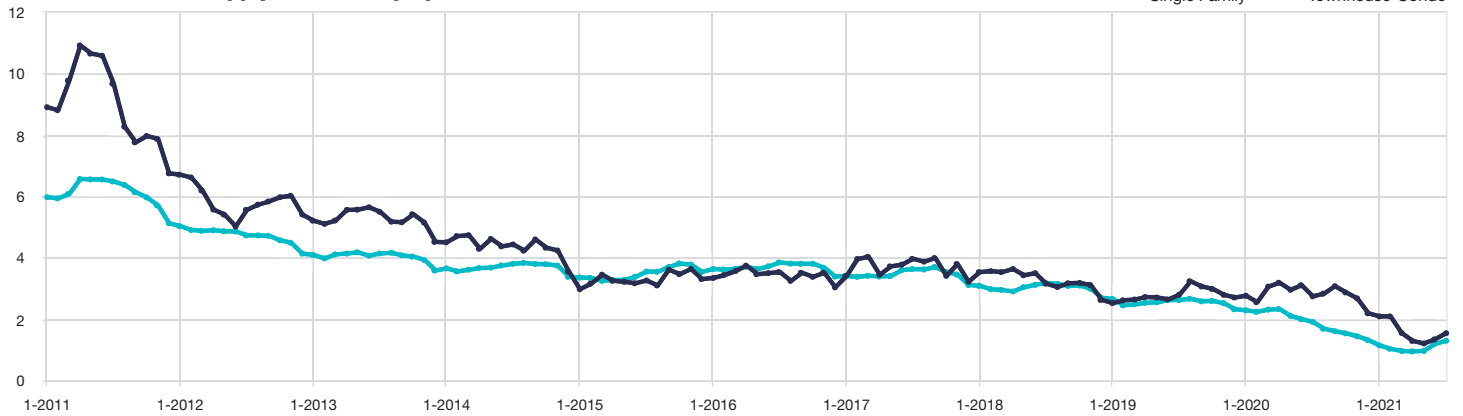
## July



Months Supply	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Aug-2020	1.7	-37.0%	2.8	-12.5%
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	1.1	-52.2%	2.1	-25.0%
Feb-2021	1.0	-54.5%	2.1	-19.2%
Mar-2021	1.0	-56.5%	1.5	-51.6%
Apr-2021	0.9	-60.9%	1.3	-59.4%
May-2021	1.0	-52.4%	1.2	-60.0%
Jun-2021	1.2	-40.0%	1.3	-58.1%
<b>Jul-2021</b>	<b>1.3</b>	<b>-31.6%</b>	<b>1.5</b>	<b>-44.4%</b>
12-Month Avg*	1.3	-45.7%	2.1	-29.6%

\* Months Supply for all properties from August 2020 through July 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	7-2020	7-2021	% Change	YTD 2020	YTD 2021	% Change
New Listings		3,062	<b>3,610</b>	+ 17.9%	19,142	<b>20,230</b>	+ 5.7%
Pending Sales		2,877	<b>3,135</b>	+ 9.0%	17,046	<b>18,759</b>	+ 10.0%
Closed Sales		2,970	<b>2,617</b>	- 11.9%	15,100	<b>16,716</b>	+ 10.7%
Days on Market Until Sale		37	<b>16</b>	- 56.8%	42	<b>25</b>	- 40.5%
Median Sales Price		\$202,791	<b>\$220,000</b>	+ 8.5%	\$190,000	<b>\$215,000</b>	+ 13.2%
Average Sales Price		\$234,121	<b>\$255,695</b>	+ 9.2%	\$219,847	<b>\$252,530</b>	+ 14.9%
Percent of List Price Received		98.7%	<b>100.4%</b>	+ 1.7%	98.3%	<b>99.7%</b>	+ 1.4%
Housing Affordability Index		161	<b>149</b>	- 7.5%	172	<b>152</b>	- 11.6%
Inventory of Homes for Sale		4,256	<b>3,286</b>	- 22.8%	—	—	—
Months Supply of Inventory		1.9	<b>1.3</b>	- 31.6%	—	—	—