



January 2022 Residential Sales

Date: February 9, 2022
RE: For immediate Release

The following Real Estate statistics were collected by MLSOK, Inc., for the time frame **January 1 through January 31, 2022**. Below summarizes our regions monthly sales activity. For a full review please see report that follows.

Quick Facts

+5.3%	+10.0%	-15.8%
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.

The 2022 real estate market begins where 2021 left off, in which existing home sales reached their highest level since 2006, with the National Association of REALTORS® reporting sales were up 8.5% compared to the previous year as homebuyers rushed to take advantage of historically low mortgage rates. Home sales would've been even greater were it not for soaring sales prices and a shortage of homes for sale in many markets, forcing a multitude of buyers to temporarily put their home purchase plans on hold.

New listings decreased 3.8 percent for Single Family homes but increased 3.2 for Townhouse-Condo homes. Pending Sales increased 8.5 percent for Single Family homes but decreased 3.3 percent for Townhouse-Condo homes. Inventory decreased 14.7 percent for Single Family homes and 43.1 percent for Townhouse-Condo homes.

Months' Supply of Inventory Decreases



Month's Supply of Inventory decreased 18.2 percent for Single Family homes and 55.0 percent for Townhouse-Condo homes.

Median Sales Price Increases



Median Sales Price increased 9.7 percent to \$221,851 for Single Family homes but decreased 1.1 percent to \$130,000 for Townhouse-Condo homes.

Average Days on Market Decreases



Days on Market decreased 17.6 percent for Single Family homes and 70.8 percent for Townhouse-Condo homes.

For many buyers, 2022 marks a new opportunity to make their home purchase dreams a reality. But it won't be without its challenges. Inventory of existing homes was at 910,000 at the start of the new year, the lowest level recorded since 1999, according to the National Association of REALTORS®, and competition remains fierce. Affordability continues to decline, as inflation, soaring sales prices, and surging mortgage interest rates reduce purchasing power. The sudden increase in rates and home prices means buyers are paying significantly more per month compared to this time last year, which may cause sales to slow as more buyers become priced out of the market.



Below you will find copies of the MLS Statistical Reports for
January 2022

PLEASE NOTE

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

Based on information from MLSOK, Inc for the period **(01/01/2022) through (01/31/2022)**, while information is deemed reliable it is not guaranteed. Information found in this stats memo is current as of 2:00PM CT on **02/09/2021**.

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Listed below are the monthly Oklahoma City Metropolitan housing statistics for the month of **January 2022** as compared to **December 2021** and **January 2021**. These statistics are supplied by MLSOK, Inc.

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

	<u>January 2022</u>	<u>December 2021</u>	<u>January 2021</u>
TOTAL CLOSED	1909	2535	1757
TOTAL \$ VOLUME	\$ 499,597,560	\$ 671,605,454	\$ 421,850,815
AVERAGE PRICE	\$ 261,706	\$ 264,933	\$ 240,097
MEDIAN PRICE	\$ 220,000	\$ 221,890	\$200,000
% SELLING PRICE TO LIST PRICE	99 %	99 %	98 %
DAYS ON MARKET	28	24	36
NUMBER OF LISTINGS	2183	2532	2501

TOTAL CLOSED	1909
TOTAL \$ VOLUME	\$ 499,597,560
AVERAGE SELLING PRICE	\$ 261,706
% SELLING PRICE TO LIST PRICE	99 %
MEDIAN PRICE	\$ 220,000
AVERAGE DAYS ON MARKET	28
# OF ACTIVE LISTINGS CURRENTLY	2183
TOTAL UNDER CONTRACT (Pending)	2157
AVERAGE VALUE (Pending)	\$ 286,307



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	1909	\$ 499,597,560	4066

Local Market Update – January 2022

A FREE RESEARCH TOOL FROM MLSOK



All MLSOK

Entire MLSOK Market Area

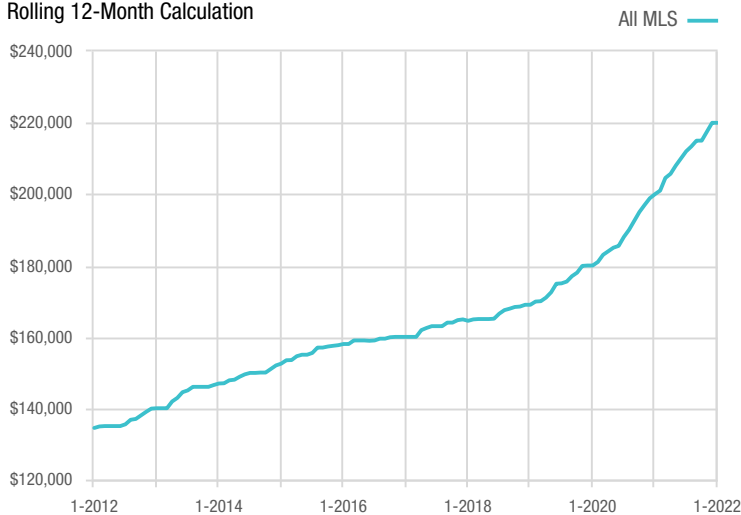
Single Family	January			Year to Date		
	2021	2022	% Change	Thru 1-2021	Thru 1-2022	% Change
New Listings	2,284	2,197	- 3.8%	2,284	2,197	- 3.8%
Pending Sales	2,322	2,520	+ 8.5%	2,322	2,520	+ 8.5%
Closed Sales	1,732	1,829	+ 5.6%	1,732	1,829	+ 5.6%
Days on Market Until Sale	34	28	- 17.6%	34	28	- 17.6%
Median Sales Price*	\$202,299	\$221,851	+ 9.7%	\$202,299	\$221,851	+ 9.7%
Average Sales Price*	\$241,215	\$264,817	+ 9.8%	\$241,215	\$264,817	+ 9.8%
Percent of List Price Received*	98.7%	99.3%	+ 0.6%	98.7%	99.3%	+ 0.6%
Inventory of Homes for Sale	2,675	2,283	- 14.7%	—	—	—
Months Supply of Inventory	1.1	0.9	- 18.2%	—	—	—

Townhouse-Condo	January			Year to Date		
	2021	2022	% Change	Thru 1-2021	Thru 1-2022	% Change
New Listings	63	65	+ 3.2%	63	65	+ 3.2%
Pending Sales	60	58	- 3.3%	60	58	- 3.3%
Closed Sales	48	45	- 6.3%	48	45	- 6.3%
Days on Market Until Sale	72	21	- 70.8%	72	21	- 70.8%
Median Sales Price*	\$131,500	\$130,000	- 1.1%	\$131,500	\$130,000	- 1.1%
Average Sales Price*	\$176,917	\$152,380	- 13.9%	\$176,917	\$152,380	- 13.9%
Percent of List Price Received*	95.2%	98.4%	+ 3.4%	95.2%	98.4%	+ 3.4%
Inventory of Homes for Sale	109	62	- 43.1%	—	—	—
Months Supply of Inventory	2.0	0.9	- 55.0%	—	—	—

* 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.

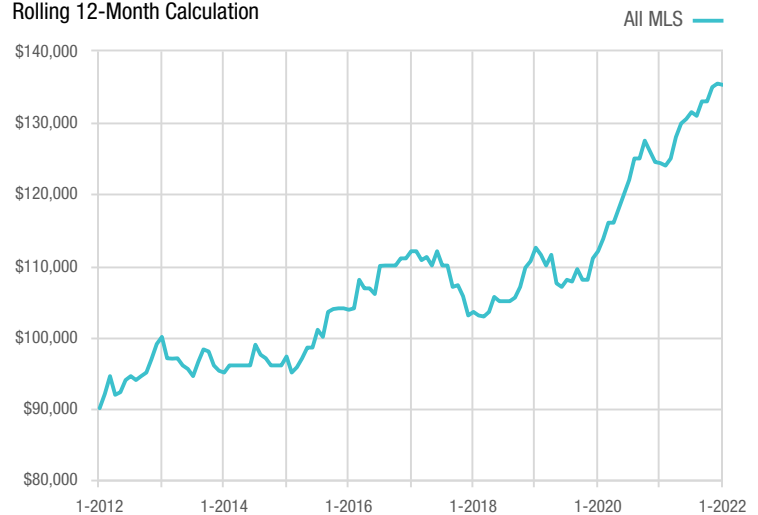
Median Sales Price - Single Family

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



January 2022

The 2022 real estate market begins where 2021 left off, in which existing home sales reached their highest level since 2006, with the National Association of REALTORS® reporting sales were up 8.5% compared to the previous year as homebuyers rushed to take advantage of historically low mortgage rates. Home sales would've been even greater were it not for soaring sales prices and a shortage of homes for sale in many markets, forcing a multitude of buyers to temporarily put their home purchase plans on hold.

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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	1-2021	1-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		2,284	2,197	- 3.8%	2,284	2,197	- 3.8%
Pending Sales		2,322	2,520	+ 8.5%	2,322	2,520	+ 8.5%
Closed Sales		1,732	1,829	+ 5.6%	1,732	1,829	+ 5.6%
Days on Market Until Sale		34	28	- 17.6%	34	28	- 17.6%
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Average Sales Price		\$241,215	\$264,817	+ 9.8%	\$241,215	\$264,817	+ 9.8%
Percent of List Price Received		98.7%	99.3%	+ 0.6%	98.7%	99.3%	+ 0.6%
Housing Affordability Index		187	167	- 10.7%	187	167	- 10.7%
Inventory of Homes for Sale		2,675	2,283	- 14.7%	—	—	—
Months Supply of Inventory		1.1	0.9	- 18.2%	—	—	—

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.



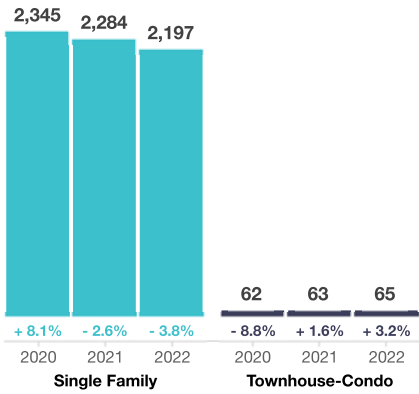
Key Metrics	Historical Sparkbars	1-2021	1-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		63	65	+ 3.2%	63	65	+ 3.2%
Pending Sales		60	58	- 3.3%	60	58	- 3.3%
Closed Sales		48	45	- 6.3%	48	45	- 6.3%
Days on Market Until Sale		72	21	- 70.8%	72	21	- 70.8%
Median Sales Price		\$131,500	\$130,000	- 1.1%	\$131,500	\$130,000	- 1.1%
Average Sales Price		\$176,917	\$152,380	- 13.9%	\$176,917	\$152,380	- 13.9%
Percent of List Price Received		95.2%	98.4%	+ 3.4%	95.2%	98.4%	+ 3.4%
Housing Affordability Index		298	296	- 0.7%	298	296	- 0.7%
Inventory of Homes for Sale		109	62	- 43.1%	—	—	—
Months Supply of Inventory		2.0	0.9	- 55.0%	—	—	—

New Listings

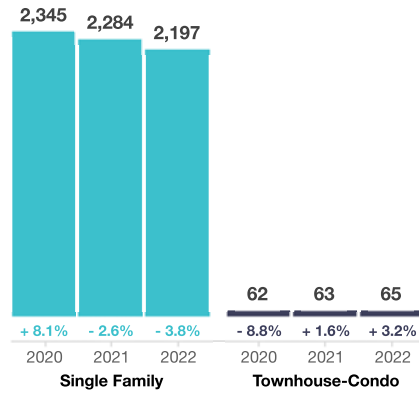
A count of the properties that have been newly listed on the market in a given month.



January

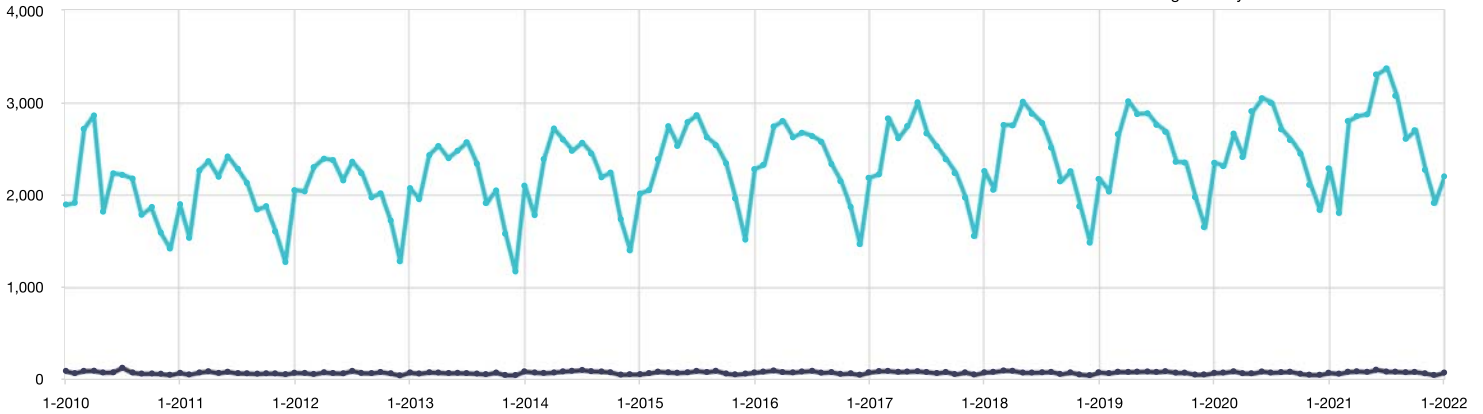


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Feb-2021	1,800	- 22.0%	53	- 18.5%
Mar-2021	2,799	+ 5.1%	74	- 6.3%
Apr-2021	2,852	+ 18.5%	79	+ 36.2%
May-2021	2,872	- 1.2%	73	+ 28.1%
Jun-2021	3,305	+ 8.5%	96	+ 24.7%
Jul-2021	3,371	+ 12.5%	76	+ 16.9%
Aug-2021	3,073	+ 13.4%	75	+ 7.1%
Sep-2021	2,605	+ 0.5%	69	- 6.8%
Oct-2021	2,699	+ 10.4%	72	+ 38.5%
Nov-2021	2,268	+ 7.7%	57	+ 35.7%
Dec-2021	1,908	+ 4.1%	39	- 4.9%
Jan-2022	2,197	- 3.8%	65	+ 3.2%
12-Month Avg	2,646	+ 4.8%	69	+ 11.3%

Historical New Listings by Month

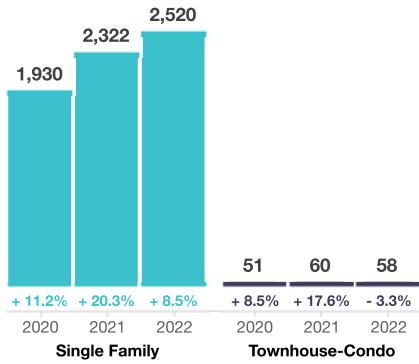


Pending Sales

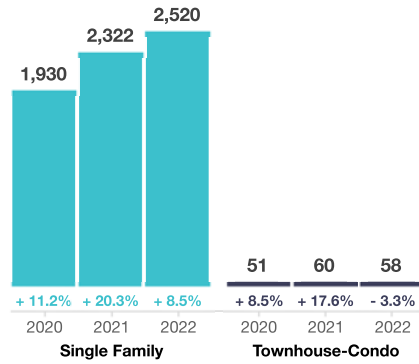
A count of the properties on which offers have been accepted in a given month.



January

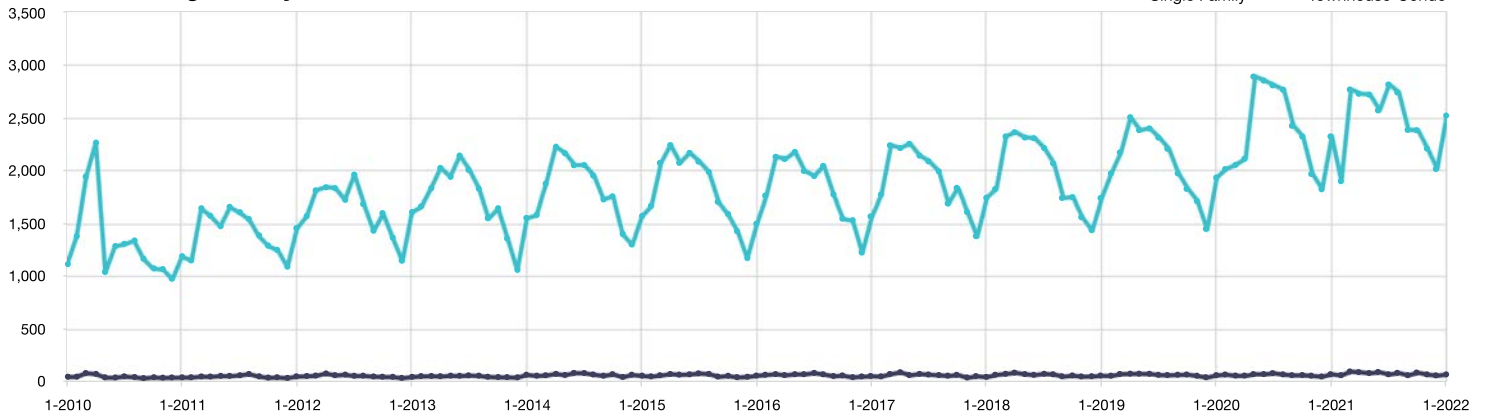


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Feb-2021	1,896	- 5.7%	51	- 10.5%
Mar-2021	2,768	+ 35.0%	86	+ 83.0%
Apr-2021	2,727	+ 29.3%	80	+ 70.2%
May-2021	2,719	- 5.9%	71	+ 16.4%
Jun-2021	2,569	- 9.9%	81	+ 32.8%
Jul-2021	2,815	+ 0.3%	59	- 15.7%
Aug-2021	2,740	- 0.9%	73	+ 25.9%
Sep-2021	2,383	- 1.6%	51	0.0%
Oct-2021	2,380	+ 2.6%	76	+ 46.2%
Nov-2021	2,206	+ 12.3%	58	+ 26.1%
Dec-2021	2,011	+ 10.6%	49	+ 25.6%
Jan-2022	2,520	+ 8.5%	58	- 3.3%
12-Month Avg	2,478	+ 5.0%	66	+ 22.2%

Historical Pending Sales by Month

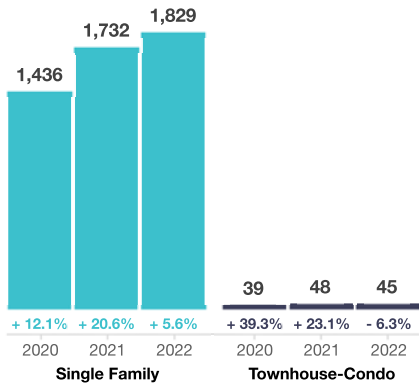


Closed Sales

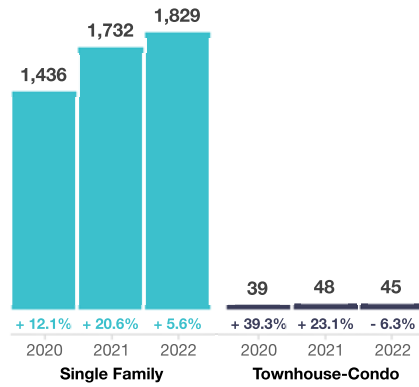
A count of the actual sales that closed in a given month.



January

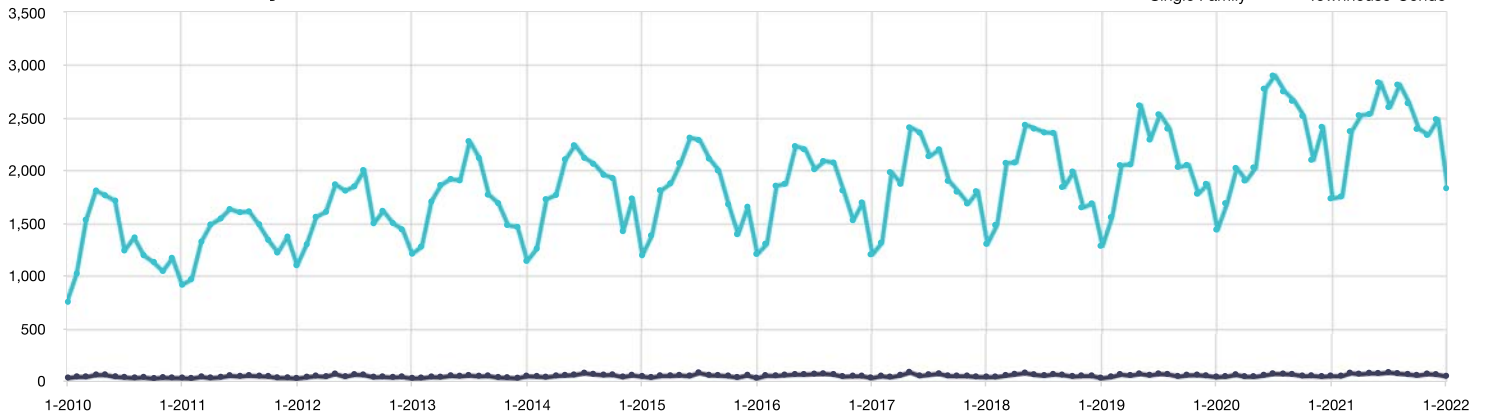


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Feb-2021	1,751	+ 3.8%	47	+ 9.3%
Mar-2021	2,372	+ 17.3%	75	+ 25.0%
Apr-2021	2,524	+ 32.7%	66	+ 57.1%
May-2021	2,535	+ 25.1%	74	+ 76.2%
Jun-2021	2,836	+ 2.2%	72	+ 30.9%
Jul-2021	2,601	- 10.3%	81	+ 17.4%
Aug-2021	2,815	+ 2.4%	71	+ 6.0%
Sep-2021	2,638	- 0.8%	63	0.0%
Oct-2021	2,393	- 4.9%	54	+ 12.5%
Nov-2021	2,336	+ 11.3%	67	+ 34.0%
Dec-2021	2,486	+ 3.0%	61	+ 41.9%
Jan-2022	1,829	+ 5.6%	45	- 6.3%
12-Month Avg	2,426	+ 5.9%	65	+ 22.6%

Historical Closed Sales by Month

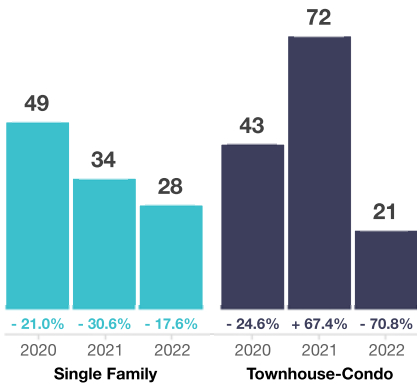


Days on Market Until Sale

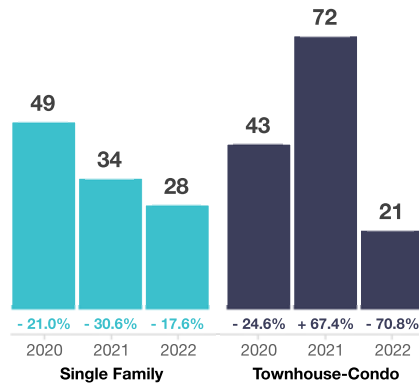
Average number of days between when a property is listed and when an offer is accepted in a given month.



January



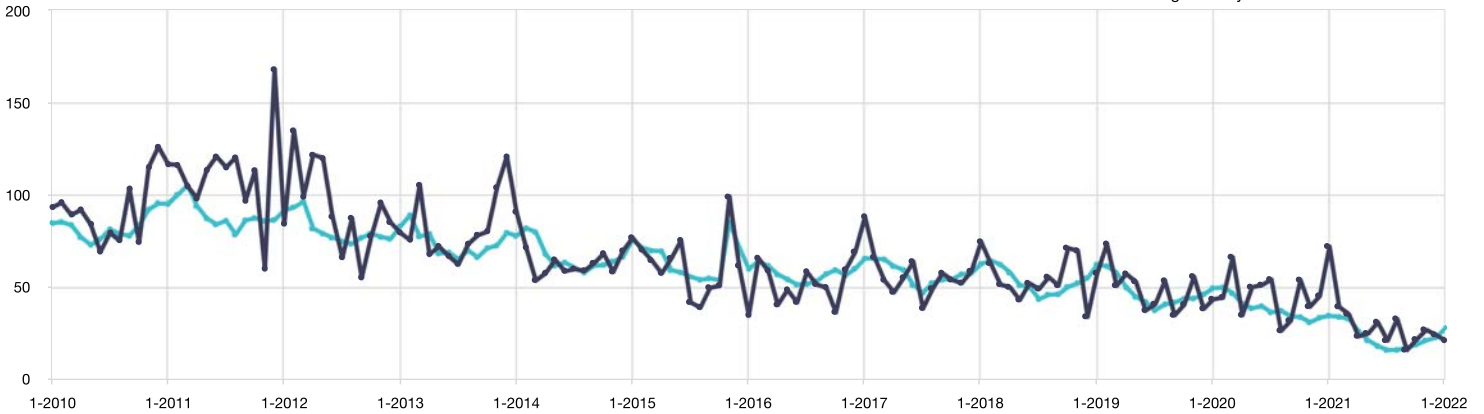
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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%
Jul-2021	16	-55.6%	21	-61.1%
Aug-2021	16	-56.8%	33	+26.9%
Sep-2021	17	-50.0%	16	-50.0%
Oct-2021	19	-44.1%	21	-61.1%
Nov-2021	21	-32.3%	27	-30.8%
Dec-2021	23	-30.3%	24	-46.7%
Jan-2022	28	-17.6%	21	-70.8%
12-Month Avg*	22	-41.6%	26	-44.1%

* Days on Market for all properties from February 2021 through January 2022. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

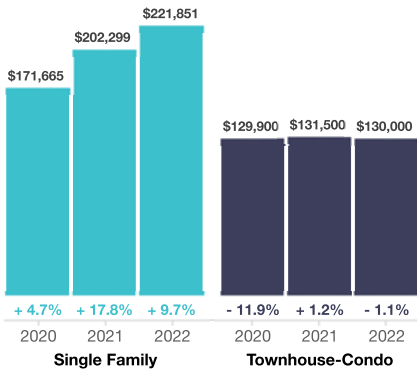


Median Sales Price

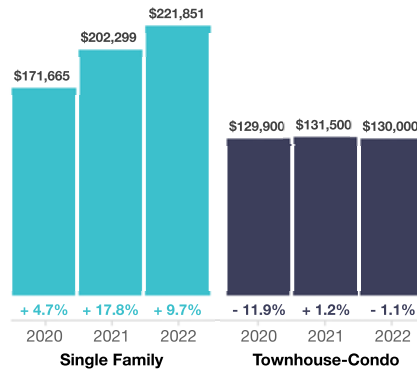
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



January



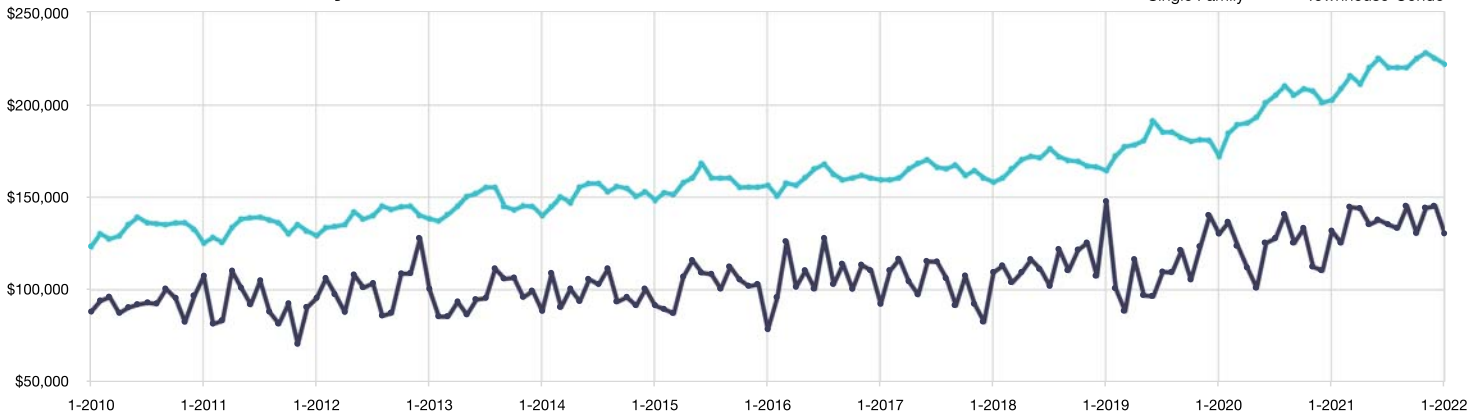
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Feb-2021	\$208,608	+ 13.2%	\$125,000	- 8.3%
Mar-2021	\$215,500	+ 14.0%	\$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%
Jul-2021	\$220,000	+ 7.3%	\$135,000	+ 5.9%
Aug-2021	\$220,000	+ 4.8%	\$133,000	- 5.3%
Sep-2021	\$220,000	+ 7.3%	\$145,000	+ 16.0%
Oct-2021	\$225,000	+ 7.9%	\$130,250	- 2.0%
Nov-2021	\$228,000	+ 10.0%	\$144,000	+ 28.6%
Dec-2021	\$224,997	+ 11.9%	\$145,000	+ 31.8%
Jan-2022	\$221,851	+ 9.7%	\$130,000	- 1.1%
12-Month Avg*	\$220,000	+ 10.0%	\$135,318	+ 8.8%

* Median Sales Price for all properties from February 2021 through January 2022. This is not the average of the individual figures above.

Historical Median Sales Price by Month

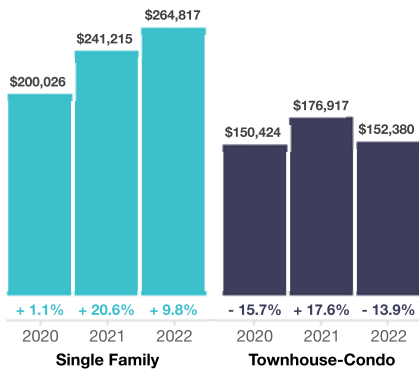


Average Sales Price

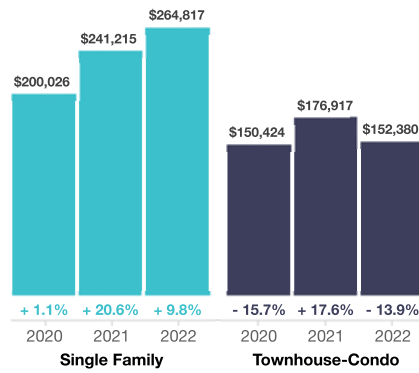
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



January



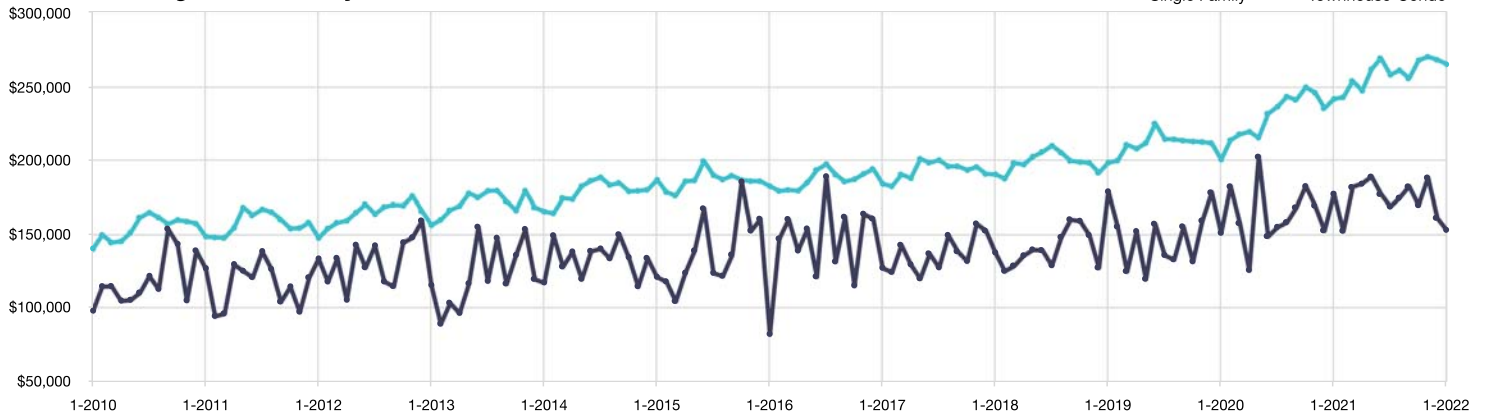
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Feb-2021	\$242,319	+ 13.7%	\$151,790	- 16.6%
Mar-2021	\$253,374	+ 16.7%	\$181,509	+ 15.6%
Apr-2021	\$246,802	+ 12.8%	\$183,729	+ 46.8%
May-2021	\$261,450	+ 21.7%	\$188,503	- 6.7%
Jun-2021	\$268,799	+ 16.3%	\$176,720	+ 19.3%
Jul-2021	\$257,640	+ 9.2%	\$168,228	+ 9.0%
Aug-2021	\$260,664	+ 7.4%	\$174,236	+ 10.5%
Sep-2021	\$255,199	+ 6.1%	\$181,881	+ 8.5%
Oct-2021	\$267,466	+ 7.4%	\$169,141	- 7.1%
Nov-2021	\$269,850	+ 9.9%	\$187,871	+ 11.3%
Dec-2021	\$267,881	+ 14.1%	\$160,515	+ 5.6%
Jan-2022	\$264,817	+ 9.8%	\$152,380	- 13.9%
12-Month Avg*	\$260,036	+ 11.5%	\$174,448	+ 6.6%

* Avg. Sales Price for all properties from February 2021 through January 2022. This is not the average of the individual figures above.

Historical Average Sales Price by Month

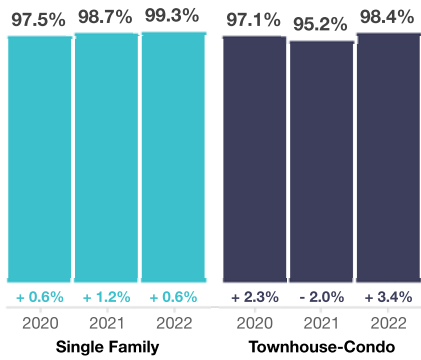


Percent of List Price Received

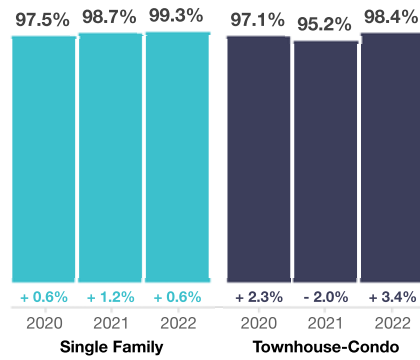
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



January



Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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%
Jul-2021	100.4%	+ 1.7%	99.1%	+ 2.1%
Aug-2021	100.2%	+ 1.3%	98.7%	+ 2.6%
Sep-2021	99.4%	+ 0.6%	99.8%	+ 1.6%
Oct-2021	99.4%	+ 0.8%	97.9%	+ 0.9%
Nov-2021	99.5%	+ 0.6%	98.5%	+ 3.4%
Dec-2021	99.2%	+ 0.4%	98.6%	+ 1.0%
Jan-2022	99.3%	+ 0.6%	98.4%	+ 3.4%
12-Month Avg*	99.7%	+ 1.1%	98.8%	+ 2.5%

* Pct. of List Price Received for all properties from February 2021 through January 2022. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month

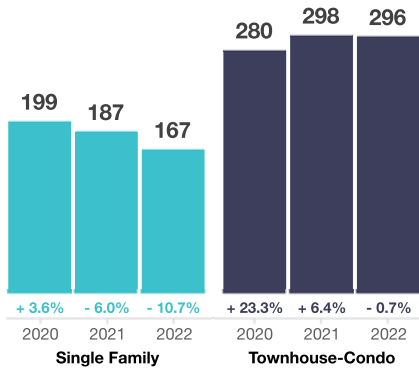


Housing Affordability Index

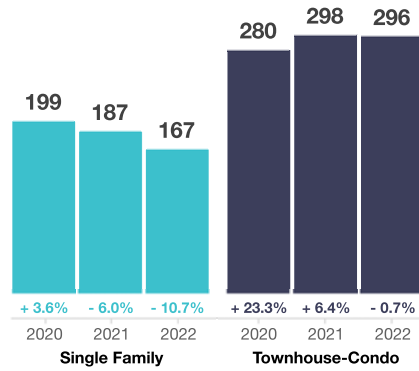
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



January

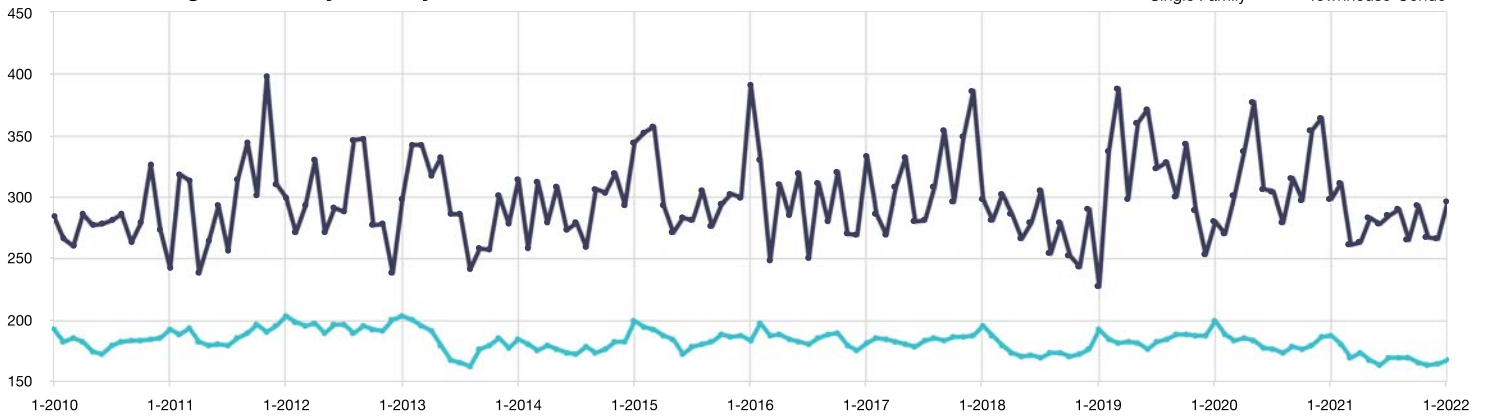


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Feb-2021	180	-4.3%	311	+15.2%
Mar-2021	169	-7.7%	261	-13.3%
Apr-2021	173	-6.5%	263	-22.0%
May-2021	167	-8.7%	283	-24.9%
Jun-2021	163	-7.9%	278	-9.2%
Jul-2021	169	-4.0%	285	-6.3%
Aug-2021	169	-2.3%	290	+3.9%
Sep-2021	169	-5.1%	265	-15.9%
Oct-2021	165	-6.3%	293	-1.3%
Nov-2021	163	-8.9%	267	-24.6%
Dec-2021	164	-11.8%	266	-26.9%
Jan-2022	167	-10.7%	296	-0.7%
12-Month Avg	168	-7.2%	280	-11.7%

Historical Housing Affordability Index by Month

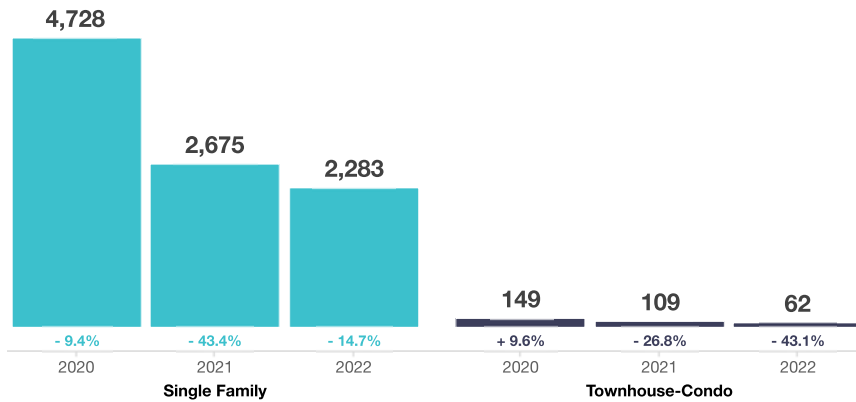


Inventory of Homes for Sale

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

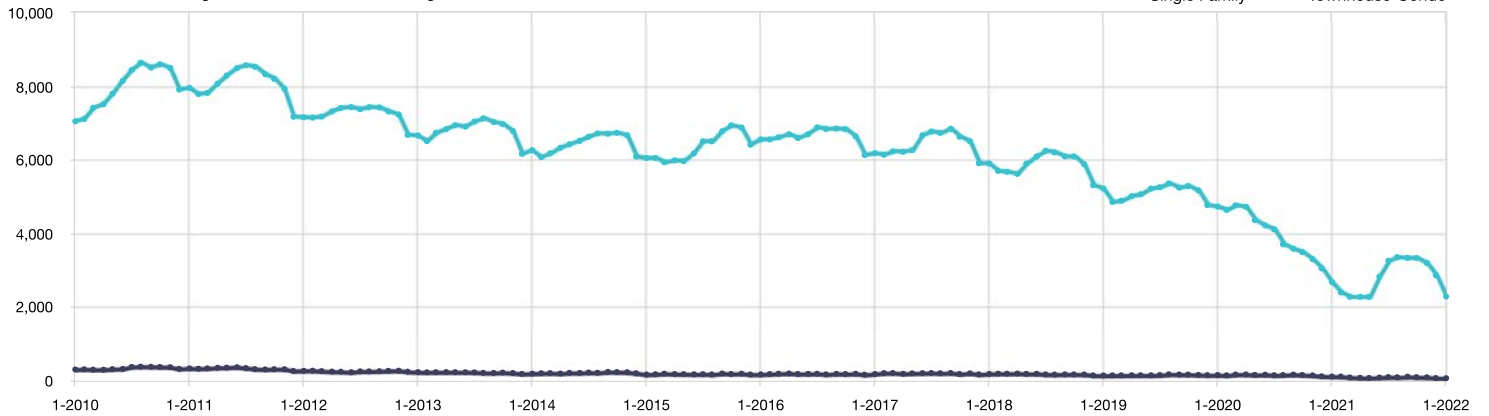


January



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Feb-2021	2,394	- 48.3%	108	- 22.9%
Mar-2021	2,273	- 52.2%	84	- 48.8%
Apr-2021	2,271	- 51.9%	74	- 54.9%
May-2021	2,272	- 47.9%	69	- 54.3%
Jun-2021	2,824	- 33.0%	81	- 48.7%
Jul-2021	3,254	- 20.8%	94	- 34.3%
Aug-2021	3,352	- 9.4%	89	- 40.3%
Sep-2021	3,332	- 6.9%	103	- 36.0%
Oct-2021	3,327	- 4.6%	91	- 38.9%
Nov-2021	3,190	- 3.2%	88	- 36.7%
Dec-2021	2,857	- 6.2%	67	- 41.7%
Jan-2022	2,283	- 14.7%	62	- 43.1%
12-Month Avg	2,802	- 27.8%	84	- 42.1%

Historical Inventory of Homes for Sale by Month

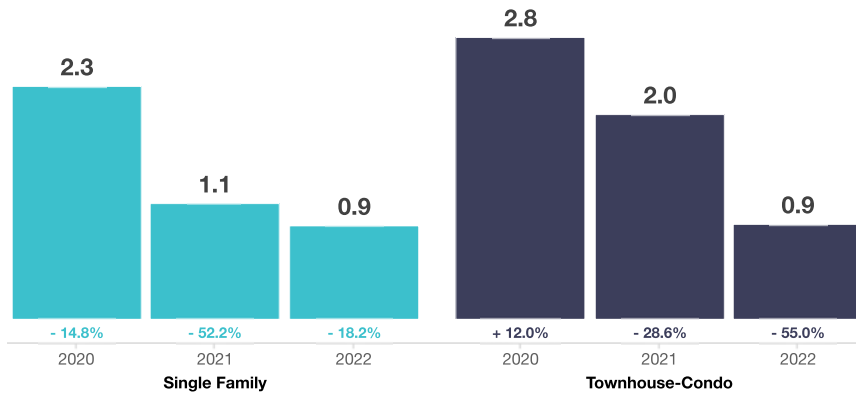


Months Supply of Inventory

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.



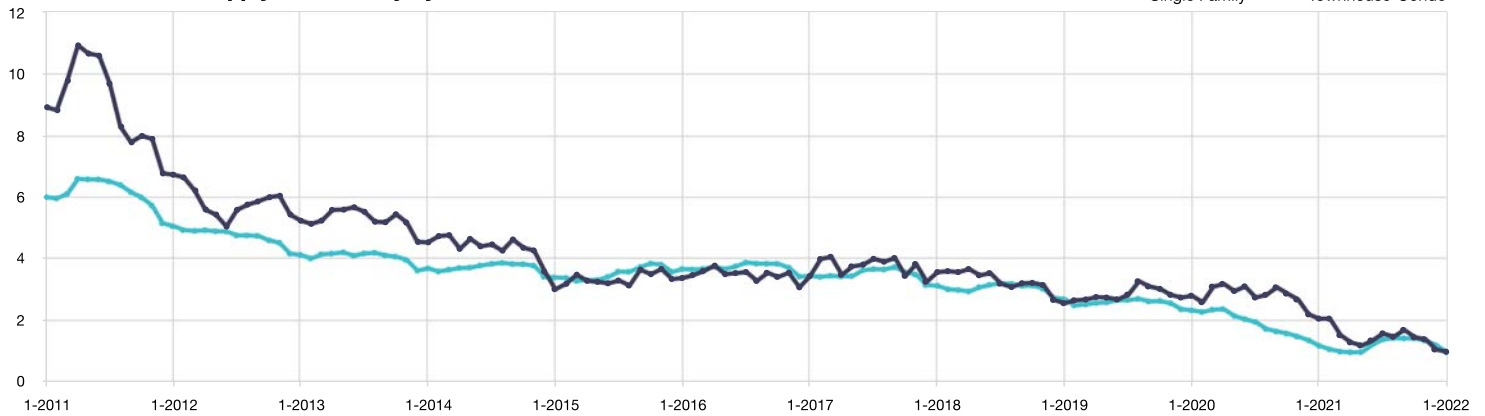
January



Months Supply	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Feb-2021	1.0	- 54.5%	2.0	- 23.1%
Mar-2021	0.9	- 60.9%	1.5	- 51.6%
Apr-2021	0.9	- 60.9%	1.2	- 61.3%
May-2021	0.9	- 57.1%	1.1	- 62.1%
Jun-2021	1.2	- 40.0%	1.3	- 58.1%
Jul-2021	1.3	- 31.6%	1.5	- 44.4%
Aug-2021	1.4	- 17.6%	1.4	- 50.0%
Sep-2021	1.4	- 12.5%	1.7	- 43.3%
Oct-2021	1.4	- 6.7%	1.4	- 50.0%
Nov-2021	1.3	- 7.1%	1.3	- 50.0%
Dec-2021	1.2	- 7.7%	1.0	- 54.5%
Jan-2022	0.9	- 18.2%	0.9	- 55.0%
12-Month Avg*	1.2	- 35.9%	1.4	- 49.9%

* Months Supply for all properties from February 2021 through January 2022. 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	1-2021	1-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		2,347	2,262	- 3.6%	2,347	2,262	- 3.6%
Pending Sales		2,382	2,578	+ 8.2%	2,382	2,578	+ 8.2%
Closed Sales		1,780	1,874	+ 5.3%	1,780	1,874	+ 5.3%
Days on Market Until Sale		35	27	- 22.9%	35	27	- 22.9%
Median Sales Price		\$200,000	\$220,000	+ 10.0%	\$200,000	\$220,000	+ 10.0%
Average Sales Price		\$239,481	\$262,115	+ 9.5%	\$239,481	\$262,115	+ 9.5%
Percent of List Price Received		98.6%	99.2%	+ 0.6%	98.6%	99.2%	+ 0.6%
Housing Affordability Index		189	169	- 10.6%	189	169	- 10.6%
Inventory of Homes for Sale		2,784	2,345	- 15.8%	—	—	—
Months Supply of Inventory		1.2	0.9	- 25.0%	—	—	—