



## April 2022 Residential Sales

Date: May 10, 2022  
RE: For immediate Release

The following Real Estate statistics were collected by MLSOK, Inc., for the time frame **April 1 through April 30, 2022**. Below summarizes our regions monthly sales activity. For a full review please see report that follows.

### Quick Facts

<b>-7.1%</b>	<b>+16.7%</b>	<b>+12.4%</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 average 30-year fixed rate mortgage exceeded 5% in April, the highest level since 2011, according to Freddie Mac. The recent surge in mortgage rates has reduced the pool of eligible buyers and has caused mortgage applications to decline, with a significant impact on refinance applications, which are down more than 70% compared to this time last year. As rising costs of homeownership force many Americans to adjust their budgets, an increasing number of buyers are hoping to help offset the costs by moving from bigger, more expensive cities to smaller areas that offer more affordable cost of living.

New listings increased 12.7 percent for Single Family homes and 27.8 percent for Townhouse-Condo homes. Pending Sales increased 5.0 percent for Single Family homes and 6.3 percent for Townhouse-Condo homes. Inventory increased 12.8 percent for Single Family homes but remained flat for Townhouse-Condo homes.

#### Months' Supply of Inventory Increases



**Month's Supply of Inventory increased** 11.1 percent for Single Family homes but remained flat for Townhouse-Condo homes.

#### Median Sales Price Increases



**Median Sales Price increased** 16.1 percent to \$245,000 for Single Family homes and 18.3 percent to \$170,000 for Townhouse-Condo homes.

#### Average Days on Market Decreases



**Days on Market decreased** 12.2 percent for Single Family homes but remained flat for Townhouse-Condo homes.

Affordability challenges are limiting buying activity, and early signs suggest competition for homes may be cooling somewhat. Nationally, existing home sales are down 2.7% as of last measure, while pending sales dropped 1.2%, marking 5 straight months under contract declines, according to the National Association of REALTORS®. Inventory remains low, with only 2 months supply at present, and home prices continue to rise, with the median existing home at \$373,500, a 15% increase from this time last year. Homes are still selling quickly, however, and multiple offers are common in many markets.



Below you will find copies of the MLS Statistical Reports for

**April 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 **(04/01/2022) through (04/30/2022)**, while information is deemed reliable it is not guaranteed. Information found in this stats memo is current as of 1:00PM CT on **05/10/2022**.

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

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

	<u>April 2022</u>	<u>March 2022</u>	<u>April 2021</u>
<b>TOTAL CLOSED</b>	2440	2381	2533
<b>TOTAL \$ VOLUME</b>	\$ 702,391,203	\$ 671,257,528	\$ 620,673,939
<b>AVERAGE PRICE</b>	\$287,865	\$ 281,923	\$ 245,035
<b>MEDIAN PRICE</b>	\$ 245,000	\$ 232,396	\$ 210,000
<b>% SELLING PRICE TO LIST PRICE</b>	100%	100 %	99 %
<b>DAYS ON MARKET</b>	22	28	27
<b>NUMBER OF LISTINGS</b>	2532	2157	2077

<b>TOTAL CLOSED</b>	2440
<b>TOTAL \$ VOLUME</b>	\$ 702,391,203
<b>AVERAGE SELLING PRICE</b>	\$ 287,865
<b>% SELLING PRICE TO LIST PRICE</b>	100%
<b>MEDIAN PRICE</b>	\$ 245,000
<b>AVERAGE DAYS ON MARKET</b>	22
<b># OF ACTIVE LISTINGS CURRENTLY</b>	2532
<b>TOTAL UNDER CONTRACT (Pending)</b>	2341
<b>AVERAGE VALUE (Pending)</b>	\$ 305,786



**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	1909	\$ 499,597,560	4066
February	1850	\$ 507,235,628	3828
March	2381	\$ 671,257,528	4584
April	2440	\$702,391,203	4781

## All MLSOK

Entire MLSOK Market Area

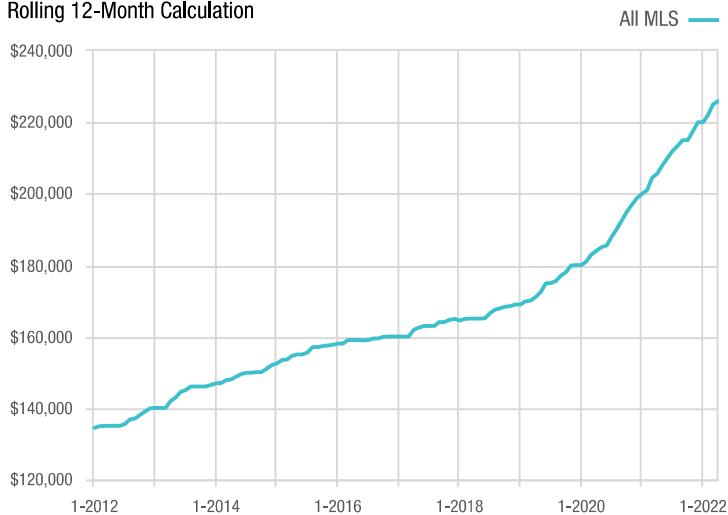
Single Family	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	2,849	<b>3,210</b>	+ 12.7%	9,728	<b>10,361</b>	+ 6.5%
Pending Sales	2,727	<b>2,863</b>	+ 5.0%	9,712	<b>9,896</b>	+ 1.9%
Closed Sales	2,524	<b>2,327</b>	- 7.8%	8,381	<b>8,396</b>	+ 0.2%
Days on Market Until Sale	26	<b>21</b>	- 19.2%	31	<b>26</b>	- 16.1%
Median Sales Price*	\$211,000	<b>\$245,000</b>	+ 16.1%	\$210,000	<b>\$235,000</b>	+ 11.9%
Average Sales Price*	\$246,802	<b>\$291,196</b>	+ 18.0%	\$246,432	<b>\$280,781</b>	+ 13.9%
Percent of List Price Received*	99.4%	<b>100.8%</b>	+ 1.4%	99.1%	<b>100.1%</b>	+ 1.0%
Inventory of Homes for Sale	2,264	<b>2,554</b>	+ 12.8%	—	—	—
Months Supply of Inventory	0.9	<b>1.0</b>	+ 11.1%	—	—	—

Townhouse-Condo	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	79	<b>101</b>	+ 27.8%	269	<b>289</b>	+ 7.4%
Pending Sales	80	<b>85</b>	+ 6.3%	277	<b>255</b>	- 7.9%
Closed Sales	66	<b>80</b>	+ 21.2%	236	<b>218</b>	- 7.6%
Days on Market Until Sale	23	<b>23</b>	0.0%	40	<b>23</b>	- 42.5%
Median Sales Price*	\$143,750	<b>\$170,000</b>	+ 18.3%	\$135,068	<b>\$145,450</b>	+ 7.7%
Average Sales Price*	\$183,729	<b>\$230,112</b>	+ 25.2%	\$175,277	<b>\$196,419</b>	+ 12.1%
Percent of List Price Received*	99.9%	<b>101.4%</b>	+ 1.5%	97.7%	<b>100.4%</b>	+ 2.8%
Inventory of Homes for Sale	74	<b>74</b>	0.0%	—	—	—
Months Supply of Inventory	1.2	<b>1.2</b>	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.

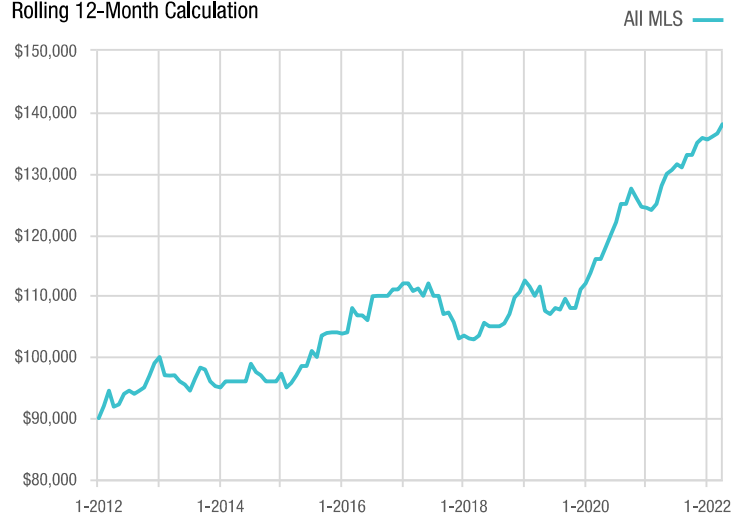
### Median Sales Price - Single Family

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



## April 2022

The average 30-year fixed rate mortgage exceeded 5% in April, the highest level since 2011, according to Freddie Mac. The recent surge in mortgage rates has reduced the pool of eligible buyers and has caused mortgage applications to decline, with a significant impact on refinance applications, which are down more than 70% compared to this time last year. As the rising costs of homeownership force many Americans to adjust their budgets, an increasing number of buyers are hoping to help offset the costs by moving from bigger, more expensive cities to smaller areas that offer a more affordable cost of living.

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Median Sales Price increased 16.1 percent to \$245,000 for Single Family homes and 18.3 percent to \$170,000 for Townhouse-Condo homes. Days on Market decreased 19.2 percent for Single Family homes but remained flat for Townhouse-Condo homes. Months Supply of Inventory increased 11.1 percent for Single Family homes but remained flat for Townhouse-Condo homes.

Affordability challenges are limiting buying activity, and early signs suggest competition for homes may be cooling somewhat. Nationally, existing home sales are down 2.7% as of last measure, while pending sales dropped 1.2%, marking 5 straight months of under contract declines, according to the National Association of REALTORS®. Inventory remains low, with only 2 months supply at present, and home prices continue to rise, with the median existing home at \$373,500, a 15% increase from this time last year. Homes are still selling quickly, however, and multiple offers are common in many markets.

## Quick Facts

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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	4-2021	4-2022	% Change	YTD 2021	YTD 2022	% Change
<b>New Listings</b>		2,849	<b>3,210</b>	+ 12.7%	9,728	<b>10,361</b>	+ 6.5%
<b>Pending Sales</b>		2,727	<b>2,863</b>	+ 5.0%	9,712	<b>9,896</b>	+ 1.9%
<b>Closed Sales</b>		2,524	<b>2,327</b>	- 7.8%	8,381	<b>8,396</b>	+ 0.2%
<b>Days on Market Until Sale</b>		26	<b>21</b>	- 19.2%	31	<b>26</b>	- 16.1%
<b>Median Sales Price</b>		\$211,000	<b>\$245,000</b>	+ 16.1%	\$210,000	<b>\$235,000</b>	+ 11.9%
<b>Average Sales Price</b>		\$246,802	<b>\$291,196</b>	+ 18.0%	\$246,432	<b>\$280,781</b>	+ 13.9%
<b>Percent of List Price Received</b>		99.4%	<b>100.8%</b>	+ 1.4%	99.1%	<b>100.1%</b>	+ 1.0%
<b>Housing Affordability Index</b>		173	<b>116</b>	- 32.9%	174	<b>121</b>	- 30.5%
<b>Inventory of Homes for Sale</b>		2,264	<b>2,554</b>	+ 12.8%	—	—	—
<b>Months Supply of Inventory</b>		0.9	<b>1.0</b>	+ 11.1%	—	—	—

# 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	4-2021	4-2022	% Change	YTD 2021	YTD 2022	% Change
<b>New Listings</b>		79	101	+ 27.8%	269	289	+ 7.4%
<b>Pending Sales</b>		80	85	+ 6.3%	277	255	- 7.9%
<b>Closed Sales</b>		66	80	+ 21.2%	236	218	- 7.6%
<b>Days on Market Until Sale</b>		23	23	0.0%	40	23	- 42.5%
<b>Median Sales Price</b>		\$143,750	\$170,000	+ 18.3%	\$135,068	\$145,450	+ 7.7%
<b>Average Sales Price</b>		\$183,729	\$230,112	+ 25.2%	\$175,277	\$196,419	+ 12.1%
<b>Percent of List Price Received</b>		99.9%	101.4%	+ 1.5%	97.7%	100.4%	+ 2.8%
<b>Housing Affordability Index</b>		263	174	- 33.8%	280	203	- 27.5%
<b>Inventory of Homes for Sale</b>		74	74	0.0%	—	—	—
<b>Months Supply of Inventory</b>		1.2	1.2	0.0%	—	—	—

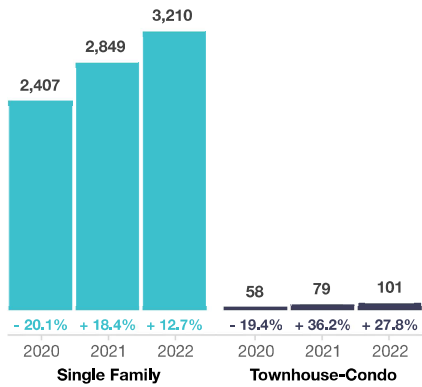


# New Listings

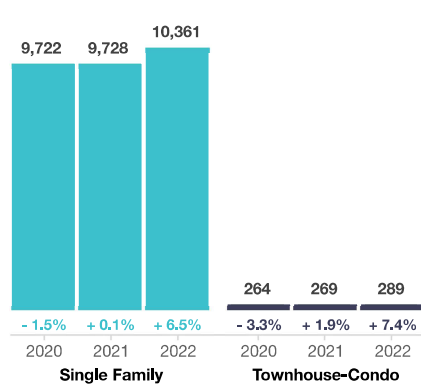
A count of the properties that have been newly listed on the market in a given month.



## April

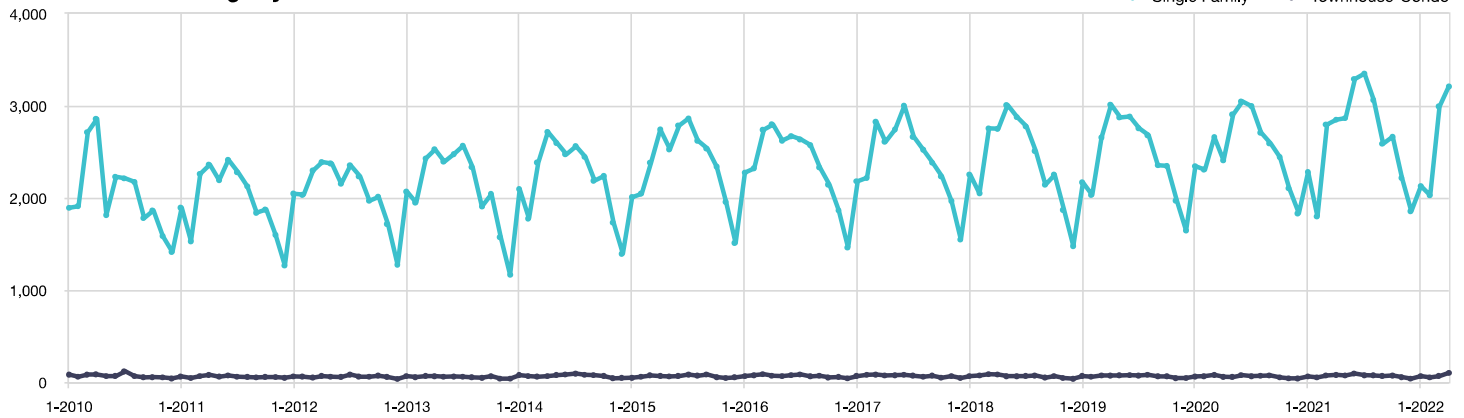


## Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
May-2021	2,867	-1.3%	73	+28.1%
Jun-2021	3,291	+8.0%	95	+23.4%
Jul-2021	3,350	+11.8%	76	+16.9%
Aug-2021	3,063	+13.1%	75	+7.1%
Sep-2021	2,588	-0.2%	68	-8.1%
Oct-2021	2,664	+9.0%	72	+38.5%
Nov-2021	2,218	+5.4%	55	+31.0%
Dec-2021	1,856	+1.3%	39	-4.9%
Jan-2022	2,129	-6.7%	67	+6.3%
Feb-2022	2,029	+12.8%	53	0.0%
Mar-2022	2,993	+7.0%	68	-8.1%
<b>Apr-2022</b>	<b>3,210</b>	<b>+12.7%</b>	<b>101</b>	<b>+27.8%</b>
12-Month Avg	2,688	+6.2%	70	+12.9%

## Historical New Listings by Month

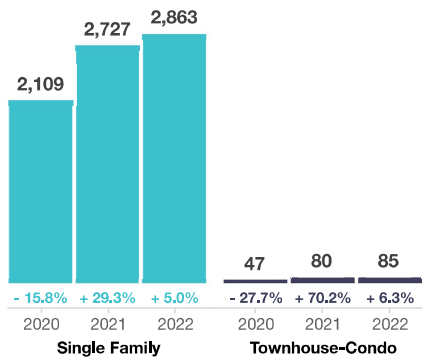


# Pending Sales

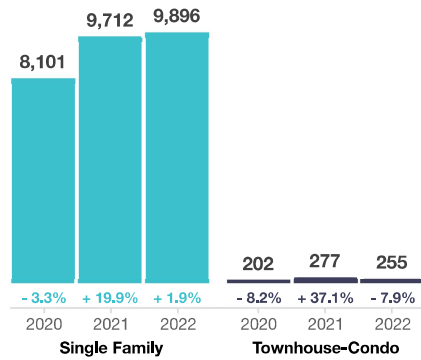
A count of the properties on which offers have been accepted in a given month.



## April

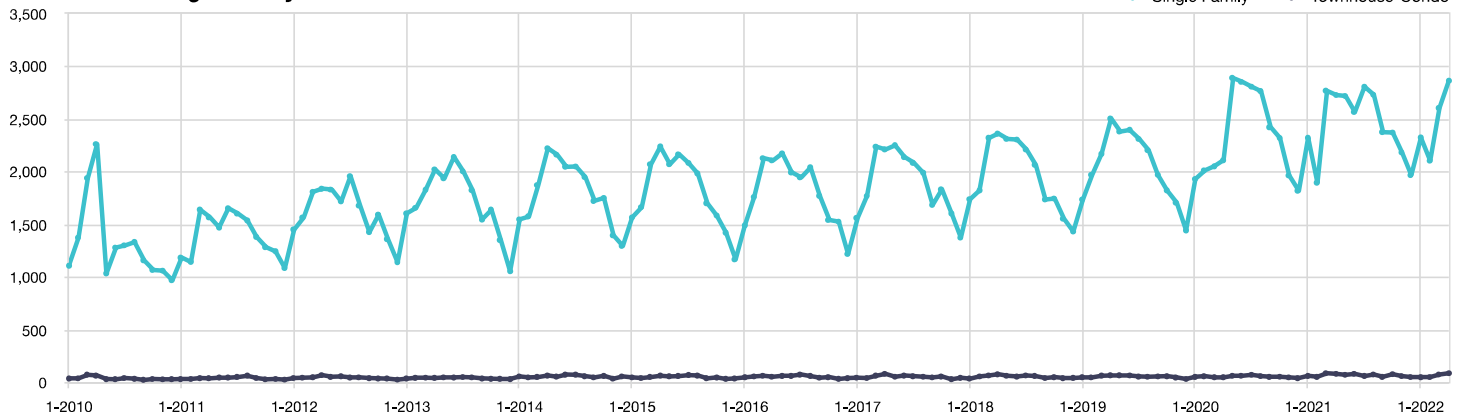


## Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
May-2021	2,719	-5.9%	70	+14.8%
Jun-2021	2,567	-10.0%	80	+31.1%
Jul-2021	2,807	0.0%	59	-15.7%
Aug-2021	2,731	-1.2%	73	+25.9%
Sep-2021	2,376	-1.9%	51	0.0%
Oct-2021	2,372	+2.2%	76	+46.2%
Nov-2021	2,183	+11.2%	58	+26.1%
Dec-2021	1,966	+8.1%	49	+25.6%
Jan-2022	2,324	+0.1%	48	-20.0%
Feb-2022	2,104	+11.0%	49	-3.9%
Mar-2022	2,605	-5.9%	73	-15.1%
<b>Apr-2022</b>	<b>2,863</b>	<b>+5.0%</b>	<b>85</b>	<b>+6.3%</b>
12-Month Avg	2,468	+0.2%	64	+6.7%

## Historical Pending Sales by Month

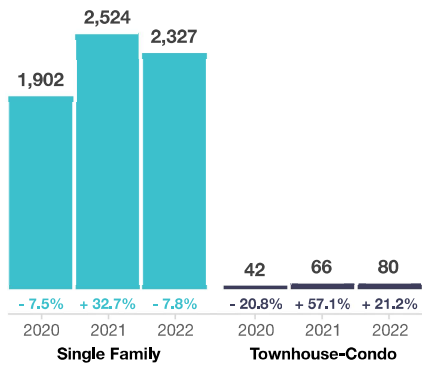


# Closed Sales

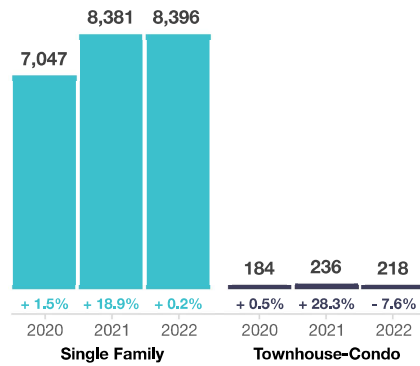
A count of the actual sales that closed in a given month.



## April

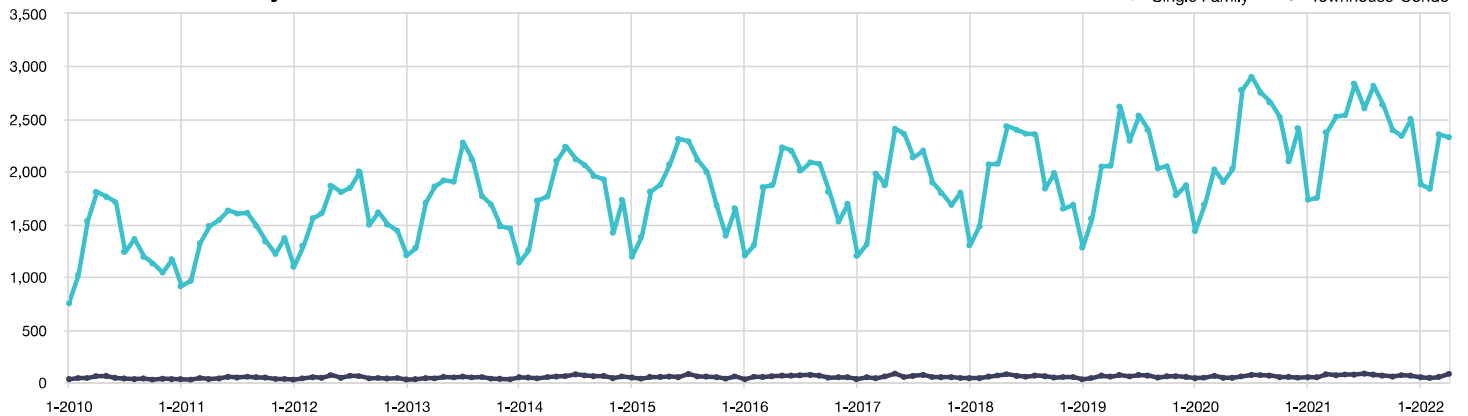


## Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
May-2021	2,536	+ 25.1%	74	+ 76.2%
Jun-2021	2,835	+ 2.1%	72	+ 30.9%
Jul-2021	2,600	- 10.4%	81	+ 17.4%
Aug-2021	2,815	+ 2.4%	71	+ 6.0%
Sep-2021	2,638	- 0.8%	63	0.0%
Oct-2021	2,395	- 4.8%	54	+ 12.5%
Nov-2021	2,338	+ 11.4%	67	+ 34.0%
Dec-2021	2,503	+ 3.7%	62	+ 44.2%
Jan-2022	1,878	+ 8.4%	47	- 2.1%
Feb-2022	1,837	+ 4.9%	41	- 12.8%
Mar-2022	2,354	- 0.8%	50	- 33.3%
<b>Apr-2022</b>	<b>2,327</b>	<b>- 7.8%</b>	<b>80</b>	<b>+ 21.2%</b>
12-Month Avg	2,421	+ 1.9%	64	+ 14.3%

## Historical Closed Sales by Month

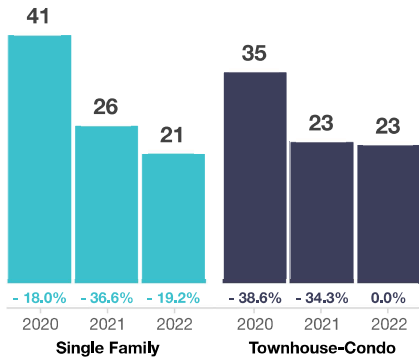


# Days on Market Until Sale

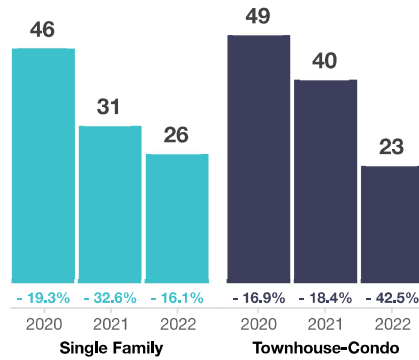
Average number of days between when a property is listed and when an offer is accepted in a given month.



## April



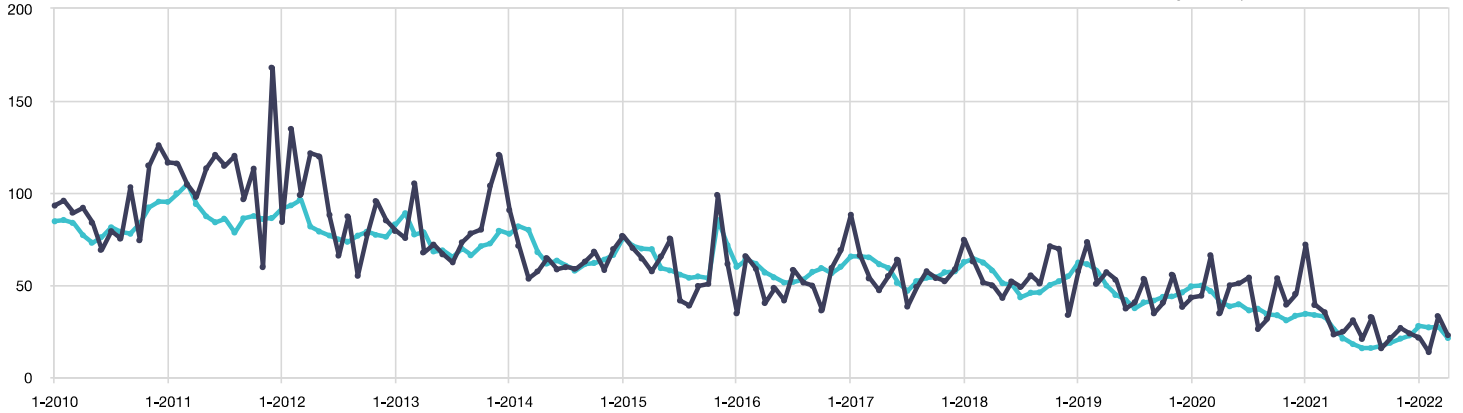
## Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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%
Feb-2022	27	- 20.6%	14	- 64.1%
Mar-2022	27	- 18.2%	33	- 5.7%
<b>Apr-2022</b>	<b>21</b>	<b>- 19.2%</b>	<b>23</b>	<b>0.0%</b>
12-Month Avg*	21	- 39.7%	24	- 42.3%

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

## Historical Days on Market Until Sale by Month

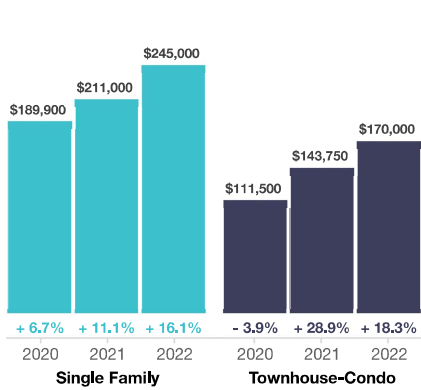


# Median Sales Price

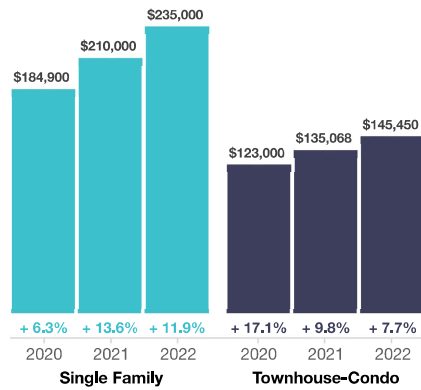
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## April



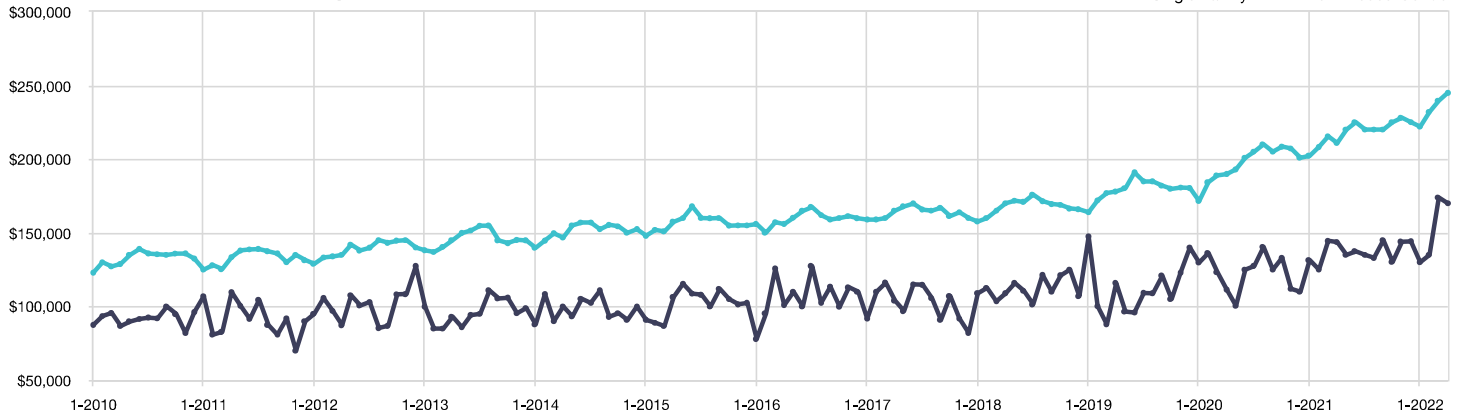
## Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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	\$225,000	+ 11.9%	\$144,250	+ 31.1%
Jan-2022	\$222,000	+ 9.7%	\$130,000	- 1.1%
Feb-2022	\$232,000	+ 11.4%	\$135,000	+ 8.0%
Mar-2022	\$239,648	+ 11.2%	\$174,000	+ 20.4%
<b>Apr-2022</b>	<b>\$245,000</b>	<b>+ 16.1%</b>	<b>\$170,000</b>	<b>+ 18.3%</b>
12-Month Avg*	\$225,926	+ 9.9%	\$138,000	+ 7.8%

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

## Historical Median Sales Price by Month

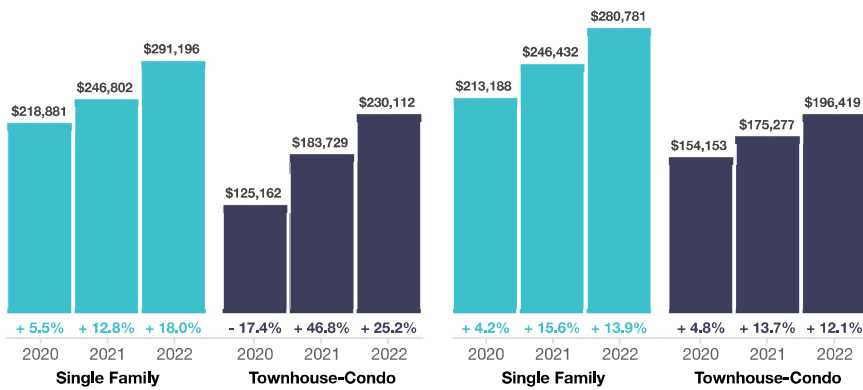


# Average Sales Price

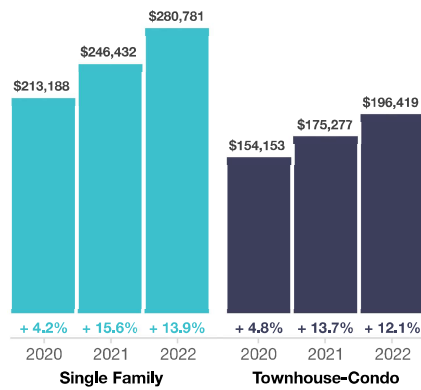
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## April



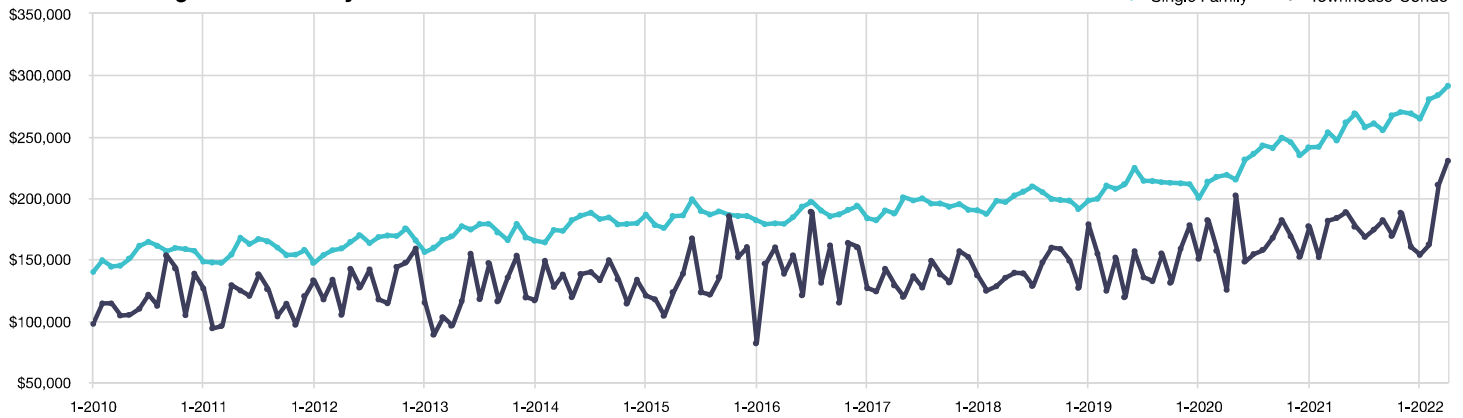
## Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
May-2021	\$261,467	+ 21.7%	\$188,503	- 6.7%
Jun-2021	\$268,828	+ 16.3%	\$176,720	+ 19.3%
Jul-2021	\$257,630	+ 9.2%	\$168,228	+ 9.0%
Aug-2021	\$260,700	+ 7.4%	\$174,236	+ 10.5%
Sep-2021	\$255,199	+ 6.1%	\$181,881	+ 8.5%
Oct-2021	\$267,358	+ 7.3%	\$169,141	- 7.1%
Nov-2021	\$269,969	+ 10.0%	\$187,871	+ 11.3%
Dec-2021	\$268,773	+ 14.4%	\$160,240	+ 5.4%
Jan-2022	\$264,613	+ 9.7%	\$153,779	- 13.1%
Feb-2022	\$280,394	+ 16.1%	\$162,030	+ 6.7%
Mar-2022	\$283,689	+ 11.9%	\$210,792	+ 16.1%
<b>Apr-2022</b>	<b>\$291,196</b>	<b>+ 18.0%</b>	<b>\$230,112</b>	<b>+ 25.2%</b>
12-Month Avg*	\$268,578	+ 11.9%	\$181,895	+ 7.9%

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

## Historical Average Sales Price by Month

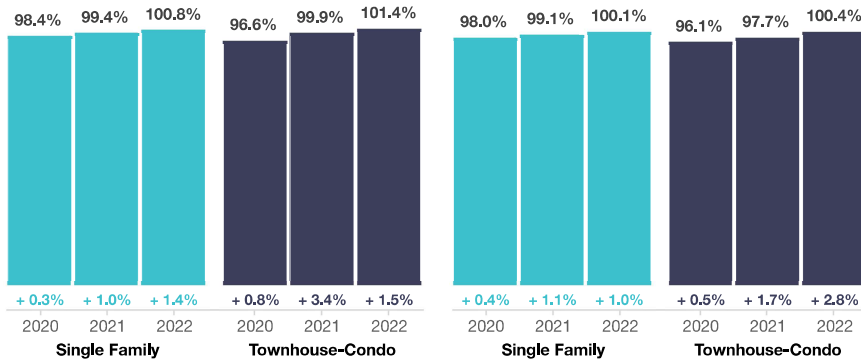


# Percent of List Price Received

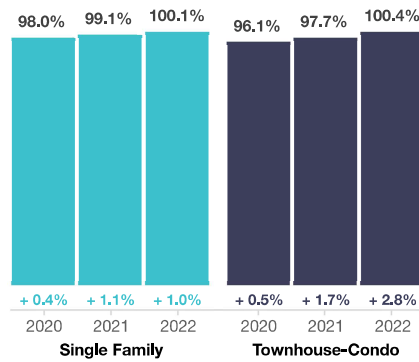
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## April



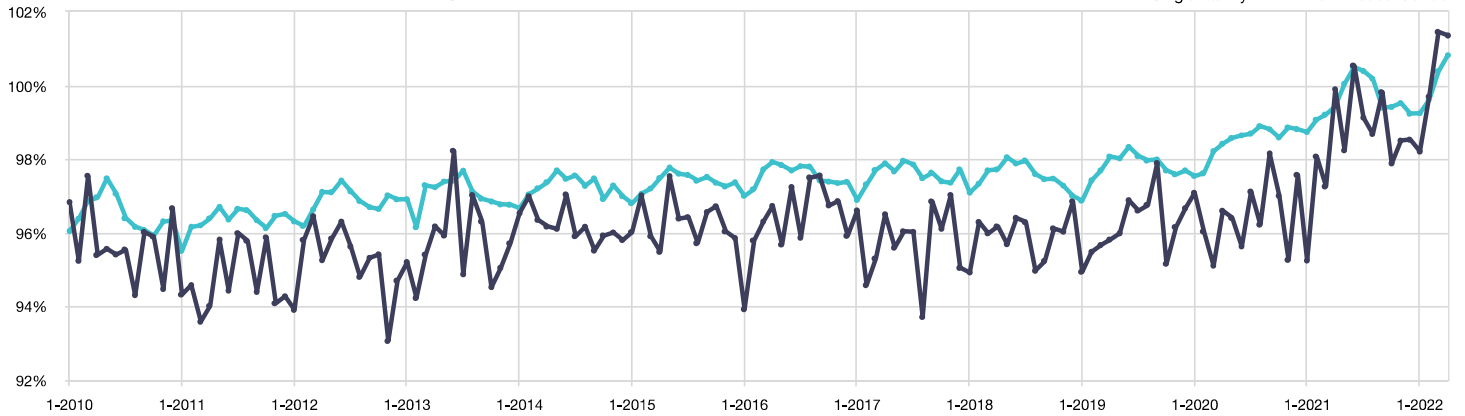
## Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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%	98.5%	+ 0.9%
Jan-2022	99.2%	+ 0.5%	98.2%	+ 3.2%
Feb-2022	99.6%	+ 0.5%	99.7%	+ 1.6%
Mar-2022	100.4%	+ 1.2%	101.5%	+ 4.3%
<b>Apr-2022</b>	<b>100.8%</b>	<b>+ 1.4%</b>	<b>101.4%</b>	<b>+ 1.5%</b>
12-Month Avg*	99.9%	+ 1.1%	99.4%	+ 2.4%

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

## Historical Percent of List Price Received by Month

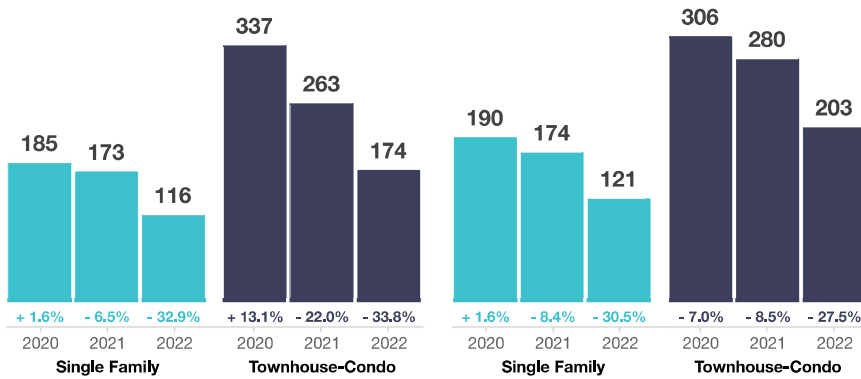


# Housing Affordability Index

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.

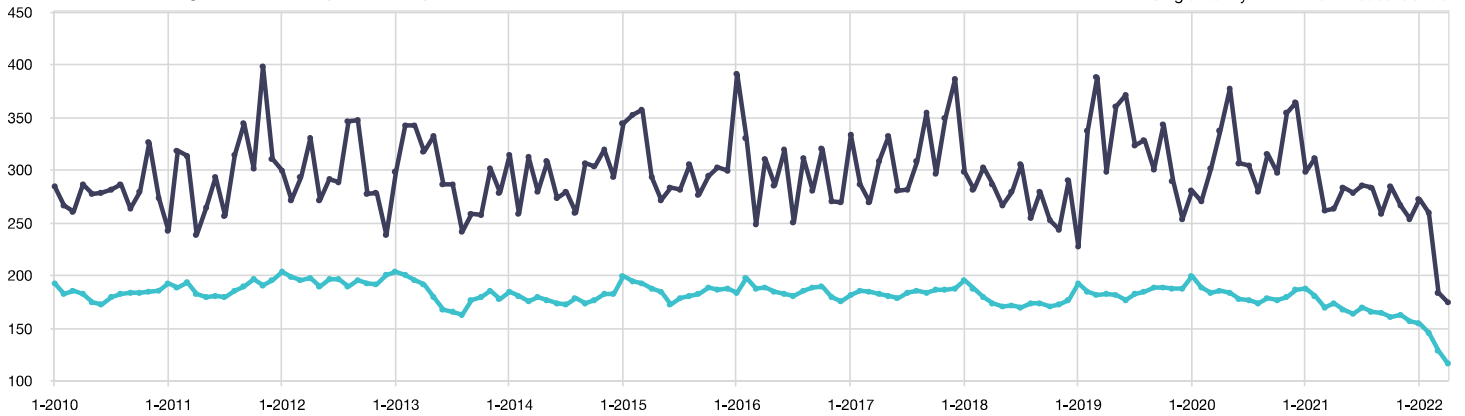


## April



Affordability Index	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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	165	-4.6%	283	+1.4%
Sep-2021	164	-7.9%	258	-18.1%
Oct-2021	160	-9.1%	284	-4.4%
Nov-2021	162	-9.5%	266	-24.9%
Dec-2021	156	-16.1%	253	-30.5%
Jan-2022	154	-17.6%	272	-8.7%
Feb-2022	145	-19.4%	259	-16.7%
Mar-2022	128	-24.3%	183	-29.9%
<b>Apr-2022</b>	<b>116</b>	<b>-32.9%</b>	<b>174</b>	<b>-33.8%</b>
12-Month Avg	154	-13.5%	257	-17.4%

## Historical Housing Affordability Index by Month



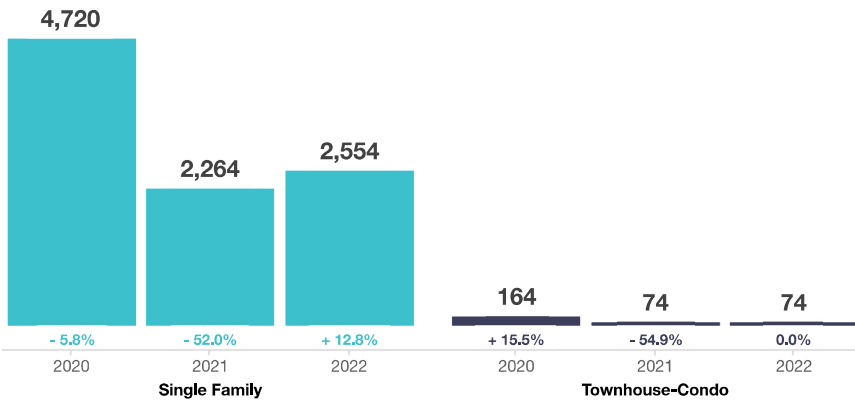


# Inventory of Homes for Sale

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

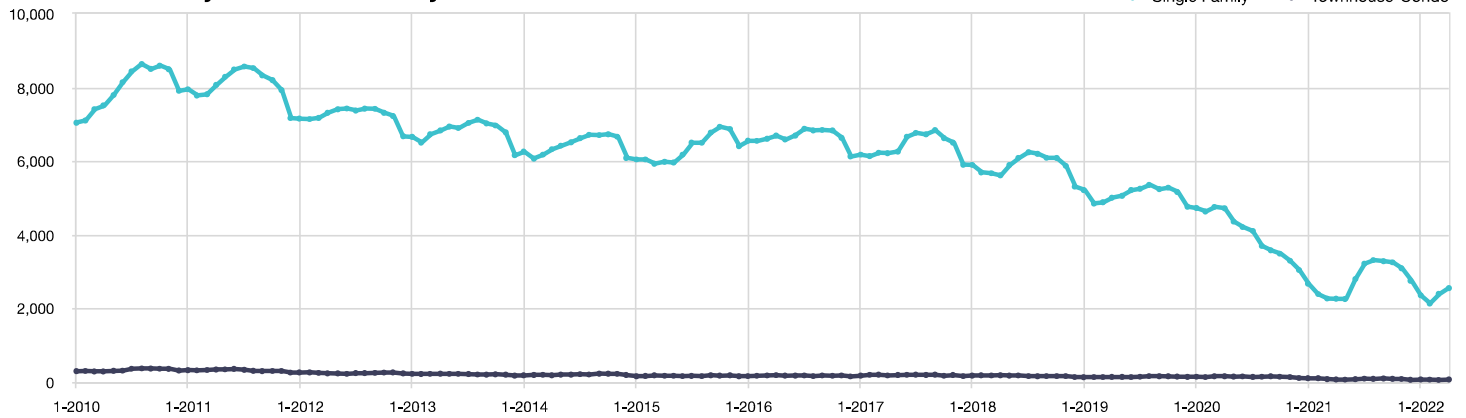


## April



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
May-2021	2,260	- 48.1%	70	- 53.6%
Jun-2021	2,800	- 33.5%	82	- 48.1%
Jul-2021	3,218	- 21.6%	95	- 33.6%
Aug-2021	3,315	- 10.4%	90	- 39.6%
Sep-2021	3,285	- 8.2%	103	- 36.0%
Oct-2021	3,253	- 6.7%	91	- 38.9%
Nov-2021	3,091	- 6.2%	86	- 38.1%
Dec-2021	2,755	- 9.6%	65	- 43.5%
Jan-2022	2,357	- 11.8%	73	- 33.0%
Feb-2022	2,136	- 10.7%	72	- 33.3%
Mar-2022	2,396	+ 5.6%	62	- 26.2%
<b>Apr-2022</b>	<b>2,554</b>	<b>+ 12.8%</b>	<b>74</b>	<b>0.0%</b>
12-Month Avg	2,785	- 15.1%	80	- 37.5%

## Historical Inventory of Homes for Sale by Month

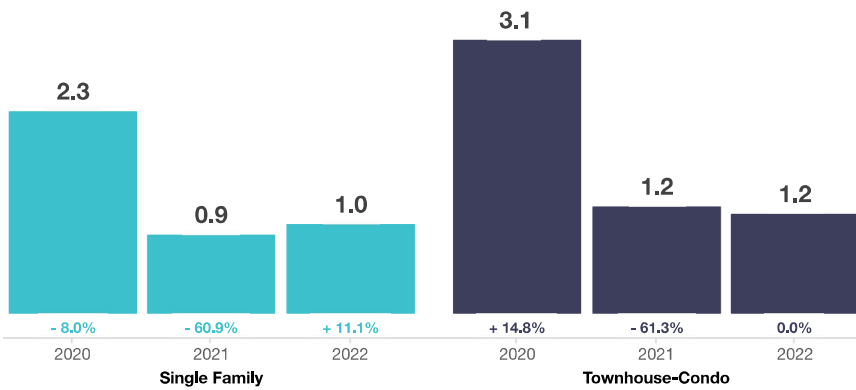


# Months Supply of Inventory

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.



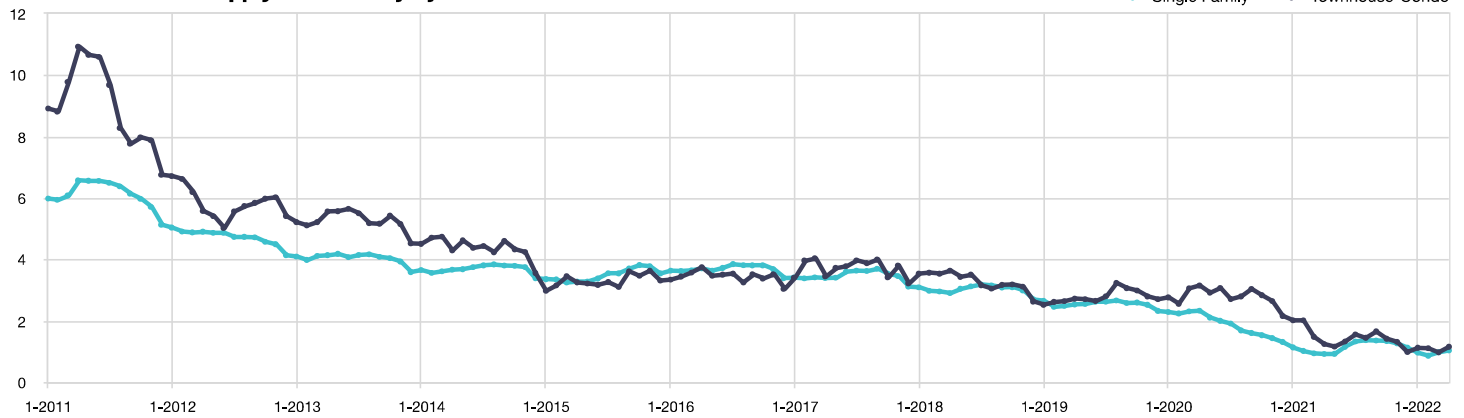
## April



Months Supply	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
May-2021	0.9	- 57.1%	1.2	- 58.6%
Jun-2021	1.2	- 40.0%	1.3	- 58.1%
Jul-2021	1.3	- 31.6%	1.6	- 40.7%
Aug-2021	1.4	- 17.6%	1.4	- 50.0%
Sep-2021	1.4	- 12.5%	1.7	- 43.3%
Oct-2021	1.3	- 13.3%	1.4	- 50.0%
Nov-2021	1.3	- 7.1%	1.3	- 50.0%
Dec-2021	1.1	- 15.4%	1.0	- 54.5%
Jan-2022	1.0	- 9.1%	1.1	- 45.0%
Feb-2022	0.9	- 10.0%	1.1	- 45.0%
Mar-2022	1.0	+ 11.1%	1.0	- 33.3%
<b>Apr-2022</b>	<b>1.0</b>	<b>+ 11.1%</b>	<b>1.2</b>	<b>0.0%</b>
12-Month Avg*	1.1	- 22.1%	1.3	- 47.4%

\* Months Supply for all properties from May 2021 through April 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	4-2021	4-2022	% Change	YTD 2021	YTD 2022	% Change
<b>New Listings</b>		2,928	<b>3,311</b>	+ 13.1%	9,997	<b>10,650</b>	+ 6.5%
<b>Pending Sales</b>		2,807	<b>2,948</b>	+ 5.0%	9,989	<b>10,151</b>	+ 1.6%
<b>Closed Sales</b>		2,590	<b>2,407</b>	- 7.1%	8,617	<b>8,614</b>	- 0.0%
<b>Days on Market Until Sale</b>		26	<b>21</b>	- 19.2%	32	<b>26</b>	- 18.8%
<b>Median Sales Price</b>		\$210,000	<b>\$245,000</b>	+ 16.7%	\$209,900	<b>\$234,000</b>	+ 11.5%
<b>Average Sales Price</b>		\$245,192	<b>\$289,164</b>	+ 17.9%	\$244,481	<b>\$278,645</b>	+ 14.0%
<b>Percent of List Price Received</b>		99.4%	<b>100.8%</b>	+ 1.4%	99.1%	<b>100.1%</b>	+ 1.0%
<b>Housing Affordability Index</b>		174	<b>116</b>	- 33.3%	174	<b>122</b>	- 29.9%
<b>Inventory of Homes for Sale</b>		2,338	<b>2,628</b>	+ 12.4%	—	—	—
<b>Months Supply of Inventory</b>		0.9	<b>1.0</b>	+ 11.1%	—	—	—