



## March 2022 Residential Sales

Date: April 11, 2022  
RE: For immediate Release

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

### Quick Facts

<b>-4.2%</b>	<b>+10.7%</b>	<b>-4.0%</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.*

Nationally, existing home sales recently dropped to a 6-month low, falling 7.2% as buyers struggled to find a home amid rising prices and historic low inventory. Pending sales are also down, declining 4.1% as of last measure, according to the National Association of REALTORS®. Builders are working hard to ramp up production – the U.S. Census Bureau reports housing starts are up 22.3% compared to a year ago – but higher construction costs and increasing sales prices continue to hamper new home sales, despite high demand for additional supply.

New listings increased 7.9 percent for Single Family homes but decreased 8.1 percent for Townhouse-Condo homes. Pending Sales increased 0.5 percent for Single Family homes but decreased 8.1 percent for Townhouse-Condo homes. Inventory decreased 2.8 percent for Single Family homes and 35.7 percent for Townhouse-Condo homes.

#### Months' Supply of Inventory Decreases



**Month's Supply of Inventory remained flat** for Single Family homes but decreased 46.7 percent for Townhouse-Condo homes.

#### Median Sales Price Increases



**Median Sales Price increased** 11.4 percent to \$240,000 for Single Family homes and 2.9 percent to \$175,500 for Townhouse-Condo homes.

#### Average Days on Market Decreases



**Days on Market decreased** 18.2 percent for Single Family homes and 64.1 percent for Townhouse-Condo homes.

Across the country, consumers are feeling the bite of inflation and surging mortgage interest rates, which recently hit 4.6% in March, according to Freddie Mac, rising 1.4 percent since January and the highest rate in more than 3 years. Monthly payments have increased significantly compared to



Below you will find copies of the MLS Statistical Reports for

**March 2022**

**PLEASE NOTE**

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Based on information from MLSOK, Inc for the period **(03/01/2022) through (03/31/2022)**, while information is deemed reliable it is not guaranteed. Information found in this stats memo is current as of 3:30PM CT on **04/11/2022**.

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

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

	<u>March 2022</u>	<u>February 2022</u>	<u>March 2021</u>
<b>TOTAL CLOSED</b>	2381	1850	2421
<b>TOTAL \$ VOLUME</b>	\$ 671,257,528	\$ 507,235,628	\$ 607,437,598
<b>AVERAGE PRICE</b>	\$281,923	\$ 274,181	\$ 250,904
<b>MEDIAN PRICE</b>	\$ 232,396	\$ 228,241	\$ 214,129
<b>% SELLING PRICE TO LIST PRICE</b>	100 %	99 %	98 %
<b>DAYS ON MARKET</b>	28	27	33
<b>NUMBER OF LISTINGS</b>	2157	1961	2074

<b>TOTAL CLOSED</b>	2381
<b>TOTAL \$ VOLUME</b>	\$ 671,257,528
<b>AVERAGE SELLING PRICE</b>	\$ 281,923
<b>% SELLING PRICE TO LIST PRICE</b>	99 %
<b>MEDIAN PRICE</b>	\$ 232,396
<b>AVERAGE DAYS ON MARKET</b>	28
<b># OF ACTIVE LISTINGS CURRENTLY</b>	2157
<b>TOTAL UNDER CONTRACT (Pending)</b>	2203
<b>AVERAGE VALUE (Pending)</b>	\$ 297,013



**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

## All MLSOK

Entire MLSOK Market Area

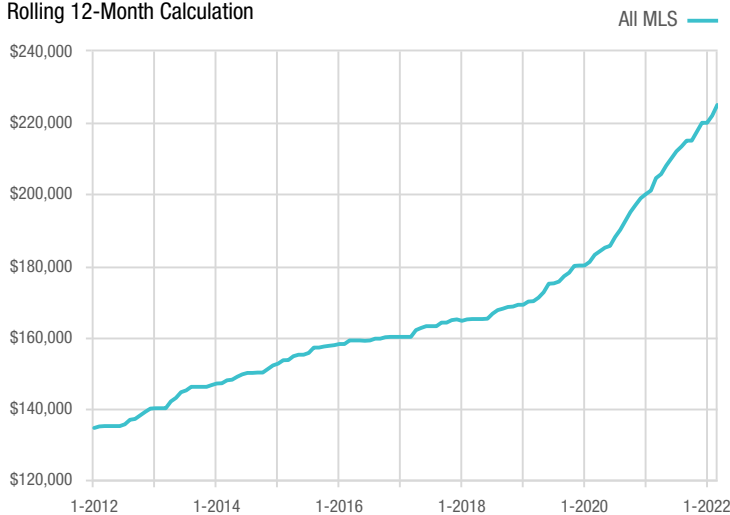
Single Family	March			Year to Date		
	2021	2022	% Change	Thru 3-2021	Thru 3-2022	% Change
<b>Key Metrics</b>						
New Listings	2,798	<b>3,020</b>	+ 7.9%	6,881	<b>7,210</b>	+ 4.8%
Pending Sales	2,768	<b>2,782</b>	+ 0.5%	6,986	<b>7,257</b>	+ 3.9%
Closed Sales	2,373	<b>2,298</b>	- 3.2%	5,856	<b>6,006</b>	+ 2.6%
Days on Market Until Sale	33	<b>27</b>	- 18.2%	34	<b>27</b>	- 20.6%
Median Sales Price*	\$215,500	<b>\$240,000</b>	+ 11.4%	\$210,000	<b>\$230,048</b>	+ 9.5%
Average Sales Price*	\$253,340	<b>\$284,348</b>	+ 12.2%	\$246,244	<b>\$277,025</b>	+ 12.5%
Percent of List Price Received*	99.2%	<b>100.4%</b>	+ 1.2%	99.0%	<b>99.8%</b>	+ 0.8%
Inventory of Homes for Sale	2,270	<b>2,207</b>	- 2.8%	—	—	—
Months Supply of Inventory	0.9	<b>0.9</b>	0.0%	—	—	—

Townhouse-Condo	March			Year to Date		
	2021	2022	% Change	Thru 3-2021	Thru 3-2022	% Change
<b>Key Metrics</b>						
New Listings	74	<b>68</b>	- 8.1%	190	<b>187</b>	- 1.6%
Pending Sales	86	<b>79</b>	- 8.1%	197	<b>177</b>	- 10.2%
Closed Sales	75	<b>48</b>	- 36.0%	170	<b>136</b>	- 20.0%
Days on Market Until Sale	35	<b>34</b>	- 2.9%	47	<b>24</b>	- 48.9%
Median Sales Price*	\$144,500	<b>\$175,500</b>	+ 21.5%	\$134,000	<b>\$135,500</b>	+ 1.1%
Average Sales Price*	\$181,509	<b>\$216,554</b>	+ 19.3%	\$171,996	<b>\$178,422</b>	+ 3.7%
Percent of List Price Received*	97.3%	<b>101.0%</b>	+ 3.8%	96.9%	<b>99.7%</b>	+ 2.9%
Inventory of Homes for Sale	84	<b>54</b>	- 35.7%	—	—	—
Months Supply of Inventory	1.5	<b>0.8</b>	- 46.7%	—	—	—

\* 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.

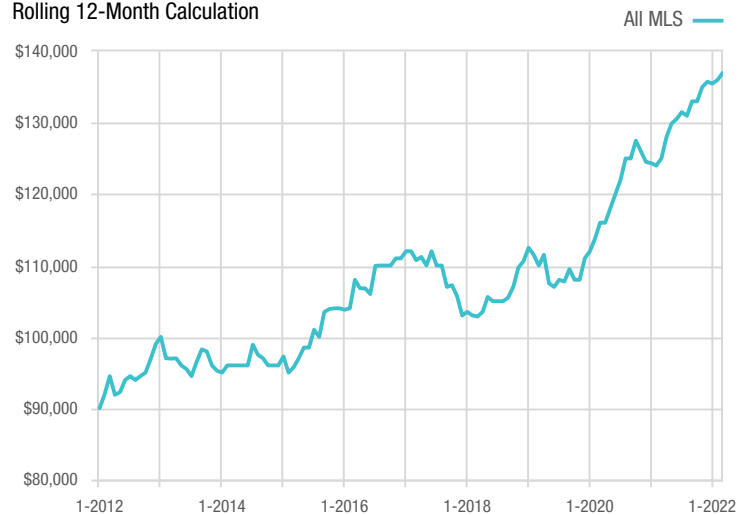
### Median Sales Price - Single Family

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



## March 2022

Nationally, existing home sales recently dropped to a 6-month low, falling 7.2% as buyers struggled to find a home amid rising prices and historic low inventory. Pending sales are also down, declining 4.1% as of last measure, according to the National Association of REALTORS®. Builders are working hard to ramp up production—the U.S. Census Bureau reports housing starts are up 22.3% compared to a year ago—but higher construction costs and increasing sales prices continue to hamper new home sales, despite high demand for additional supply.

New Listings increased 7.9 percent for Single Family homes but decreased 8.1 percent for Townhouse-Condo homes. Pending Sales increased 0.5 percent for Single Family homes but decreased 8.1 percent for Townhouse-Condo homes. Inventory decreased 2.8 percent for Single Family homes and 35.7 percent for Townhouse-Condo homes.

Median Sales Price increased 11.4 percent to \$240,000 for Single Family homes and 21.5 percent to \$175,500 for Townhouse-Condo homes. Days on Market decreased 18.2 percent for Single Family homes and 2.9 percent for Townhouse-Condo homes. Months Supply of Inventory remained flat for Single Family homes but decreased 46.7 percent for Townhouse-Condo properties.

Across the country, consumers are feeling the bite of inflation and surging mortgage interest rates, which recently hit 4.6% in March, according to Freddie Mac, rising 1.4 percent since January and the highest rate in more than 3 years. Monthly payments have increased significantly compared to this time last year, and as housing affordability declines, an increasing number of would-be homebuyers are turning to the rental market, only to face similar challenges as rental prices skyrocket and vacancy rates remain at near-record low.

## Quick Facts

<b>- 4.2%</b>	<b>+ 10.7%</b>	<b>- 4.0%</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	3-2021	3-2022	% Change	YTD 2021	YTD 2022	% Change
<b>New Listings</b>		2,798	<b>3,020</b>	+ 7.9%	6,881	<b>7,210</b>	+ 4.8%
<b>Pending Sales</b>		2,768	<b>2,782</b>	+ 0.5%	6,986	<b>7,257</b>	+ 3.9%
<b>Closed Sales</b>		2,373	<b>2,298</b>	- 3.2%	5,856	<b>6,006</b>	+ 2.6%
<b>Days on Market Until Sale</b>		33	<b>27</b>	- 18.2%	34	<b>27</b>	- 20.6%
<b>Median Sales Price</b>		\$215,500	<b>\$240,000</b>	+ 11.4%	\$210,000	<b>\$230,048</b>	+ 9.5%
<b>Average Sales Price</b>		\$253,340	<b>\$284,348</b>	+ 12.2%	\$246,244	<b>\$277,025</b>	+ 12.5%
<b>Percent of List Price Received</b>		99.2%	<b>100.4%</b>	+ 1.2%	99.0%	<b>99.8%</b>	+ 0.8%
<b>Housing Affordability Index</b>		169	<b>155</b>	- 8.3%	174	<b>161</b>	- 7.5%
<b>Inventory of Homes for Sale</b>		2,270	<b>2,207</b>	- 2.8%	—	—	—
<b>Months Supply of Inventory</b>		0.9	<b>0.9</b>	0.0%	—	—	—

# Townhouse-Condo Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Townhouse-Condo properties only.



Key Metrics	Historical Sparkbars	3-2021	3-2022	% Change	YTD 2021	YTD 2022	% Change
<b>New Listings</b>		74	68	- 8.1%	190	187	- 1.6%
<b>Pending Sales</b>		86	79	- 8.1%	197	177	- 10.2%
<b>Closed Sales</b>		75	48	- 36.0%	170	136	- 20.0%
<b>Days on Market Until Sale</b>		35	34	- 2.9%	47	24	- 48.9%
<b>Median Sales Price</b>		\$144,500	\$175,500	+ 21.5%	\$134,000	\$135,500	+ 1.1%
<b>Average Sales Price</b>		\$181,509	\$216,554	+ 19.3%	\$171,996	\$178,422	+ 3.7%
<b>Percent of List Price Received</b>		97.3%	101.0%	+ 3.8%	96.9%	99.7%	+ 2.9%
<b>Housing Affordability Index</b>		261	219	- 16.1%	282	284	+ 0.7%
<b>Inventory of Homes for Sale</b>		84	54	- 35.7%	—	—	—
<b>Months Supply of Inventory</b>		1.5	0.8	- 46.7%	—	—	—

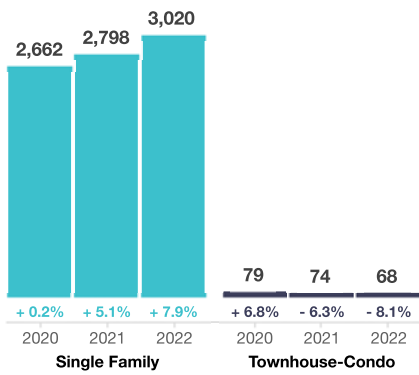


# New Listings

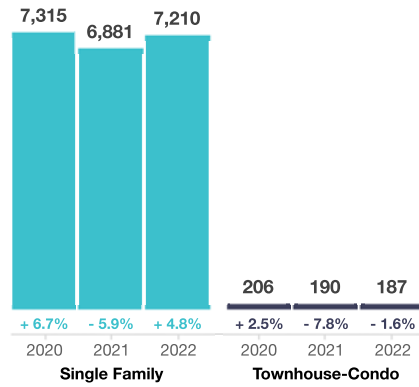
A count of the properties that have been newly listed on the market in a given month.



## March

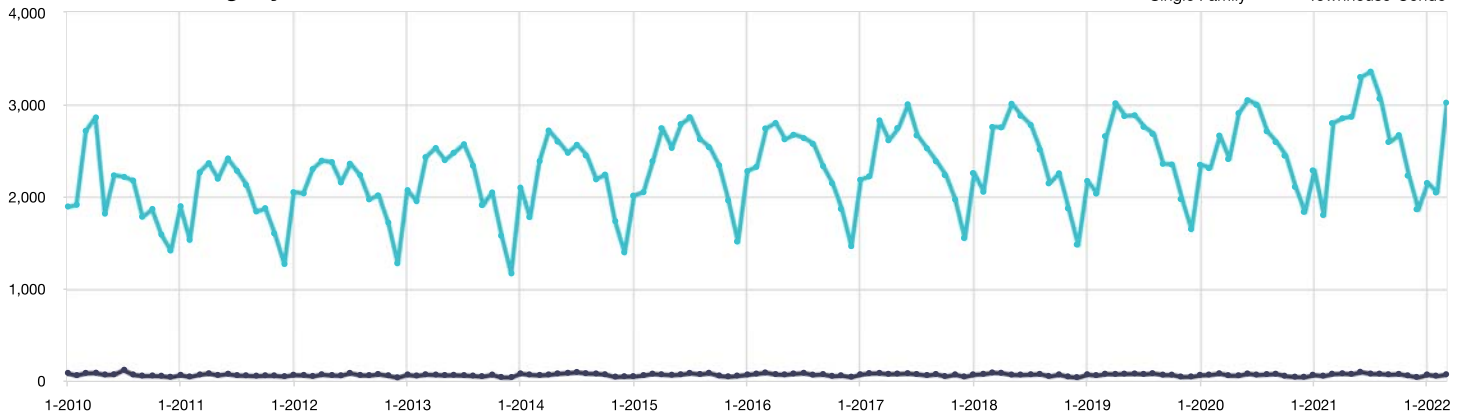


## Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Apr-2021	2,850	+ 18.4%	79	+ 36.2%
May-2021	2,867	- 1.3%	73	+ 28.1%
Jun-2021	3,299	+ 8.3%	95	+ 23.4%
Jul-2021	3,357	+ 12.0%	76	+ 16.9%
Aug-2021	3,063	+ 13.1%	75	+ 7.1%
Sep-2021	2,592	0.0%	68	- 8.1%
Oct-2021	2,667	+ 9.1%	72	+ 38.5%
Nov-2021	2,227	+ 5.8%	56	+ 33.3%
Dec-2021	1,861	+ 1.5%	39	- 4.9%
Jan-2022	2,147	- 6.0%	66	+ 4.8%
Feb-2022	2,043	+ 13.6%	53	0.0%
<b>Mar-2022</b>	<b>3,020</b>	<b>+ 7.9%</b>	<b>68</b>	<b>- 8.1%</b>
12-Month Avg	2,666	+ 6.9%	68	+ 11.5%

## Historical New Listings by Month

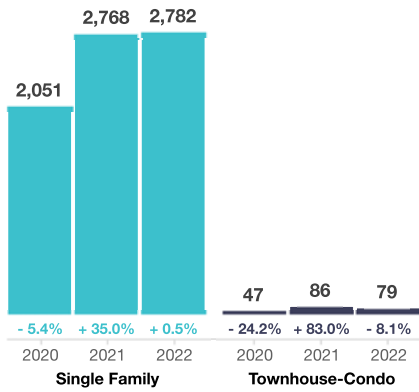


# Pending Sales

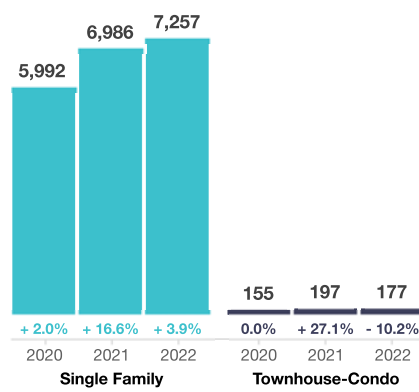
A count of the properties on which offers have been accepted in a given month.



## March

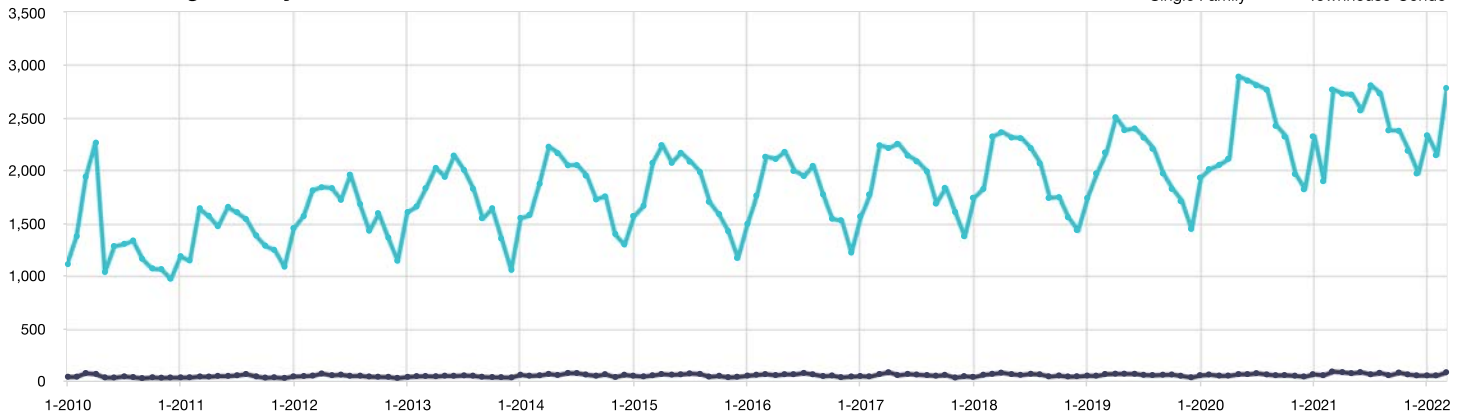


## Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Apr-2021	2,727	+ 29.3%	80	+ 70.2%
May-2021	2,719	- 5.9%	70	+ 14.8%
Jun-2021	2,569	- 9.9%	80	+ 31.1%
Jul-2021	2,807	0.0%	59	- 15.7%
Aug-2021	2,731	- 1.2%	73	+ 25.9%
Sep-2021	2,379	- 1.8%	51	0.0%
Oct-2021	2,375	+ 2.4%	76	+ 46.2%
Nov-2021	2,185	+ 11.3%	58	+ 26.1%
Dec-2021	1,969	+ 8.2%	49	+ 25.6%
Jan-2022	2,332	+ 0.4%	49	- 18.3%
Feb-2022	2,143	+ 13.0%	49	- 3.9%
<b>Mar-2022</b>	<b>2,782</b>	<b>+ 0.5%</b>	<b>79</b>	<b>- 8.1%</b>
12-Month Avg	2,477	+ 2.7%	64	+ 12.3%

## Historical Pending Sales by Month

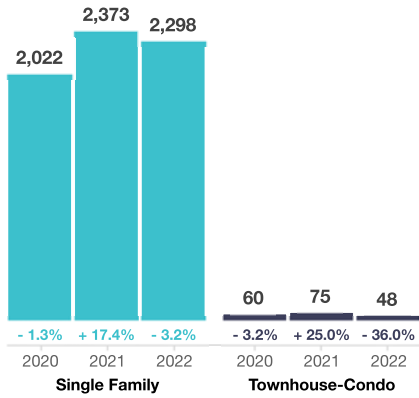


# Closed Sales

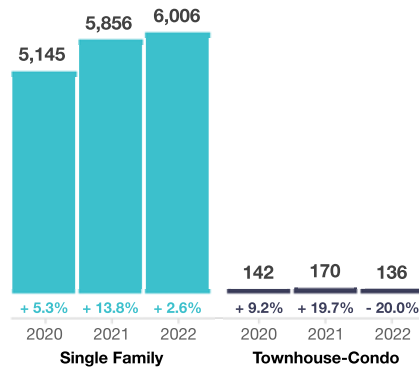
A count of the actual sales that closed in a given month.



## March

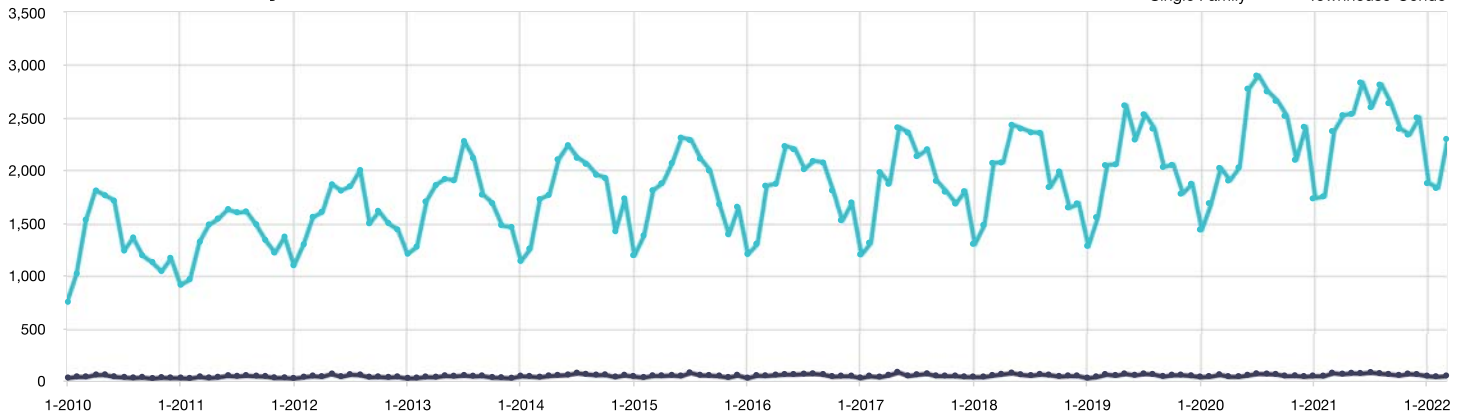


## Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Apr-2021	2,524	+ 32.7%	66	+ 57.1%
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	2,394	- 4.9%	54	+ 12.5%
Nov-2021	2,339	+ 11.4%	67	+ 34.0%
Dec-2021	2,502	+ 3.7%	62	+ 44.2%
Jan-2022	1,877	+ 8.4%	47	- 2.1%
Feb-2022	1,831	+ 4.6%	41	- 12.8%
<b>Mar-2022</b>	<b>2,298</b>	<b>- 3.2%</b>	<b>48</b>	<b>- 36.0%</b>
12-Month Avg	2,432	+ 4.6%	62	+ 14.8%

## Historical Closed Sales by Month

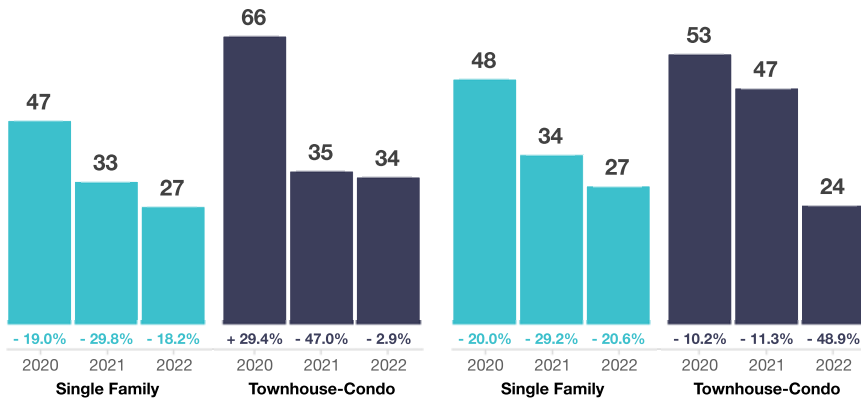


# Days on Market Until Sale

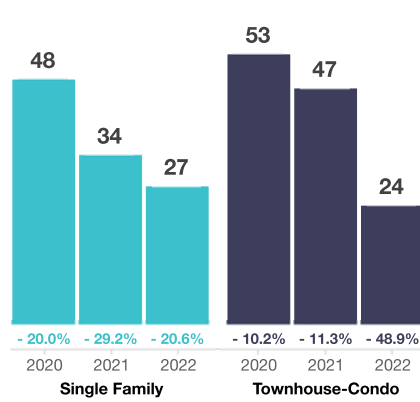
Average number of days between when a property is listed and when an offer is accepted in a given month.



## March



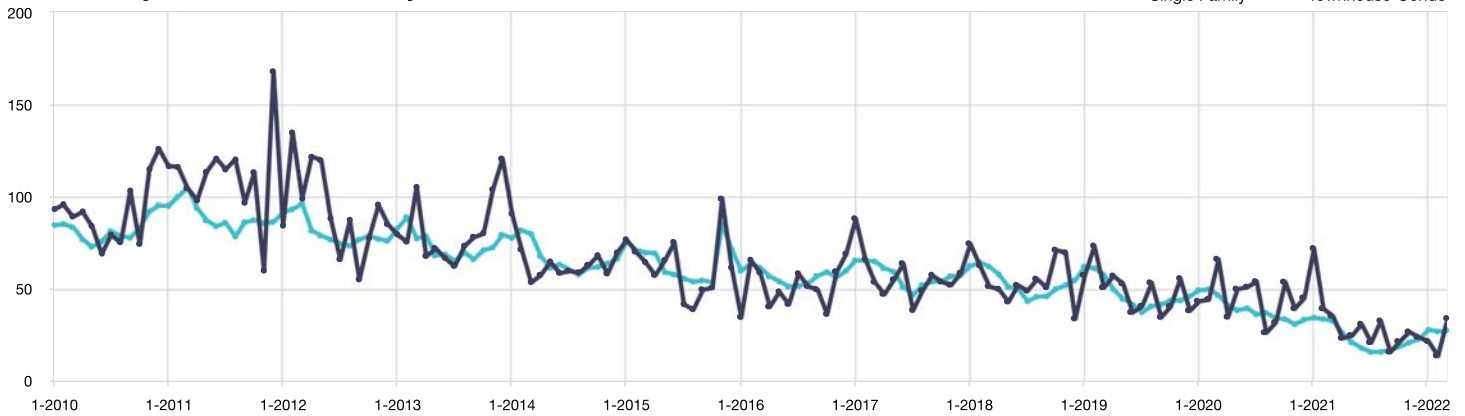
## Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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%
Feb-2022	27	-20.6%	14	-64.1%
<b>Mar-2022</b>	<b>27</b>	<b>-18.2%</b>	<b>34</b>	<b>-2.9%</b>
12-Month Avg*	21	-40.6%	24	-44.0%

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

## Historical Days on Market Until Sale by Month

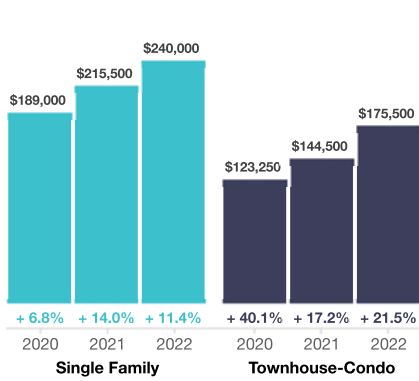


# Median Sales Price

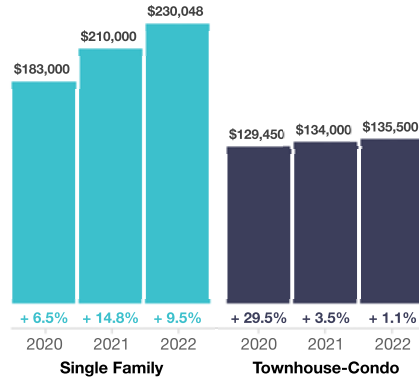
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## March



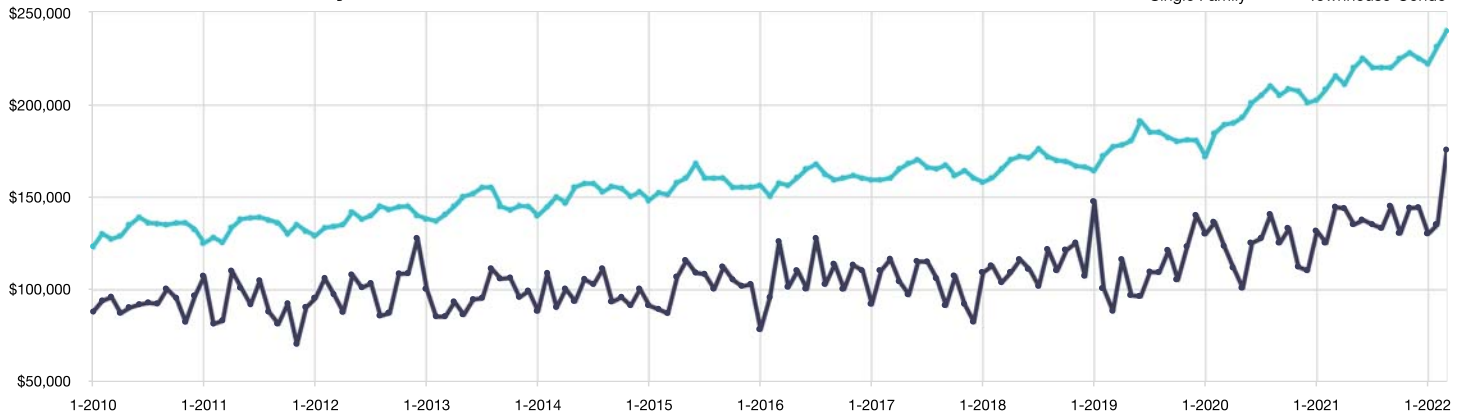
## Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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	\$225,000	+ 11.9%	\$144,250	+ 31.1%
Jan-2022	\$222,078	+ 9.8%	\$130,000	- 1.1%
Feb-2022	\$231,450	+ 11.1%	\$135,000	+ 8.0%
<b>Mar-2022</b>	<b>\$240,000</b>	<b>+ 11.4%</b>	<b>\$175,500</b>	<b>+ 21.5%</b>
12-Month Avg*	\$225,000	+ 10.0%	\$137,000	+ 9.6%

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

## Historical Median Sales Price by Month

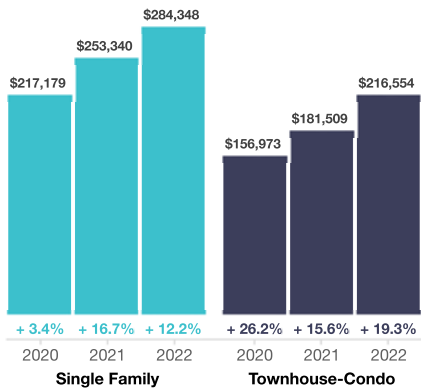


# Average Sales Price

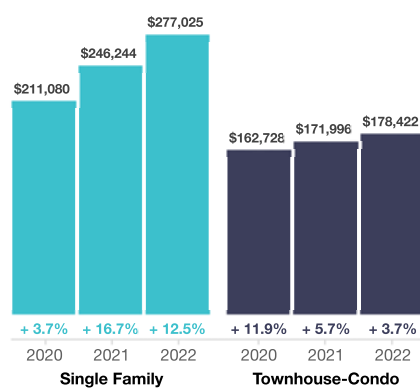
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## March



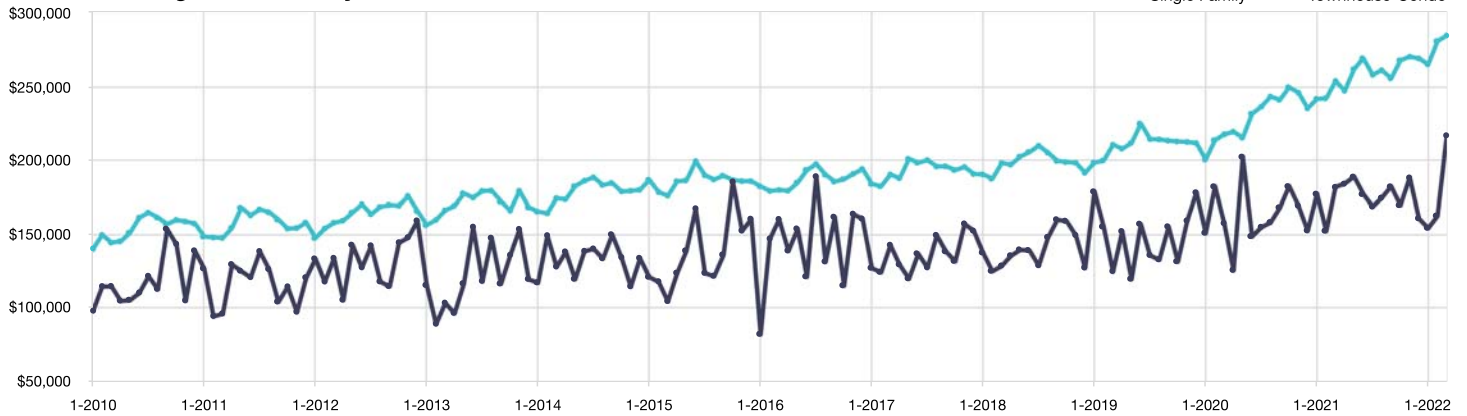
## Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Apr-2021	\$246,802	+ 12.8%	\$183,729	+ 46.8%
May-2021	\$261,467	+ 21.7%	\$188,503	- 6.7%
Jun-2021	\$268,828	+ 16.3%	\$176,720	+ 19.3%
Jul-2021	\$257,632	+ 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	\$267,434	+ 7.4%	\$169,141	- 7.1%
Nov-2021	\$269,906	+ 9.9%	\$187,871	+ 11.3%
Dec-2021	\$268,761	+ 14.4%	\$160,240	+ 5.4%
Jan-2022	\$264,702	+ 9.7%	\$153,779	- 13.1%
Feb-2022	\$280,465	+ 16.1%	\$162,030	+ 6.7%
<b>Mar-2022</b>	<b>\$284,348</b>	<b>+ 12.2%</b>	<b>\$216,554</b>	<b>+ 19.3%</b>
12-Month Avg*	\$264,925	+ 11.4%	\$177,180	+ 7.8%

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

## Historical Average Sales Price by Month

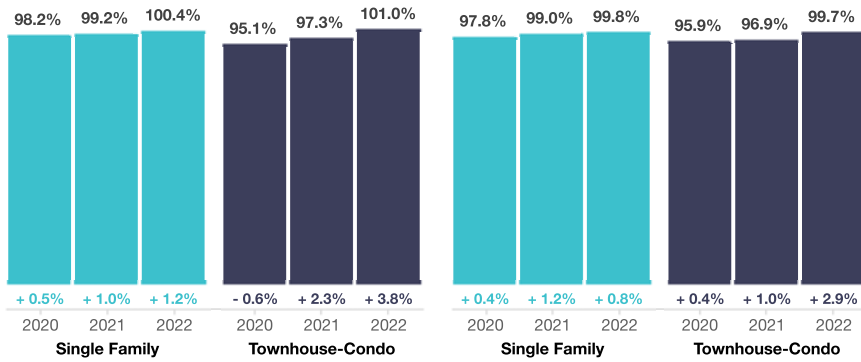


# Percent of List Price Received

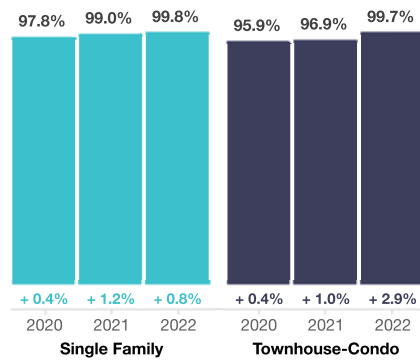
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## March



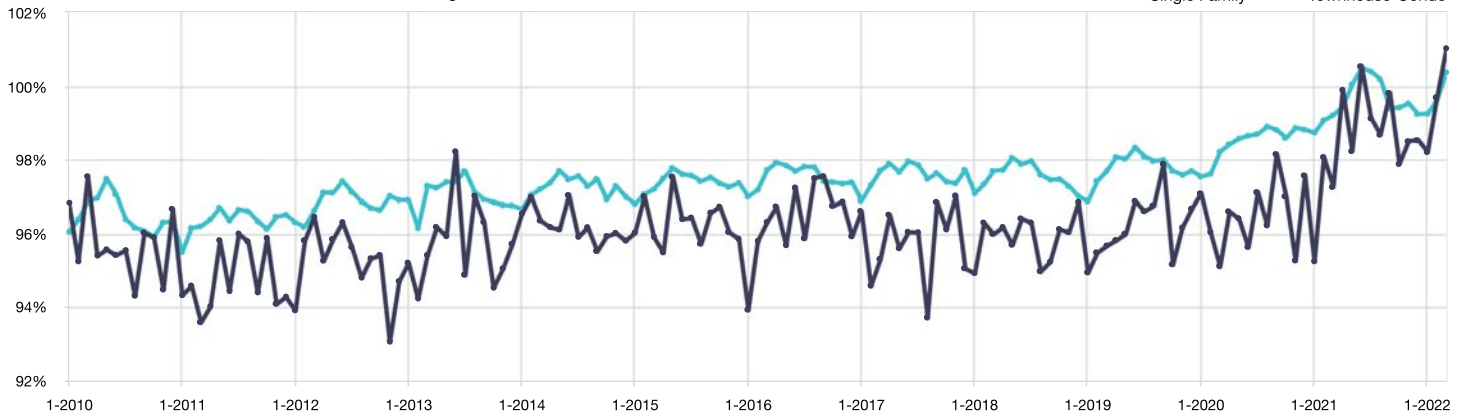
## Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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%	98.5%	+ 0.9%
Jan-2022	99.2%	+ 0.5%	98.2%	+ 3.2%
Feb-2022	99.6%	+ 0.5%	99.7%	+ 1.6%
<b>Mar-2022</b>	<b>100.4%</b>	<b>+ 1.2%</b>	<b>101.0%</b>	<b>+ 3.8%</b>
12-Month Avg*	99.8%	+ 1.0%	99.2%	+ 2.5%

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

## Historical Percent of List Price Received by Month

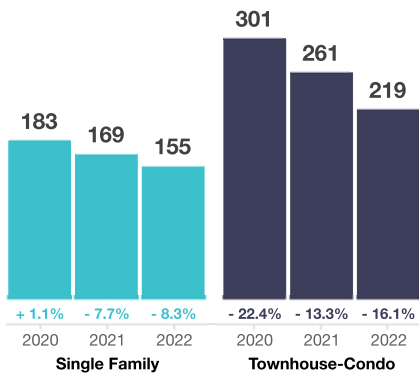


# Housing Affordability Index

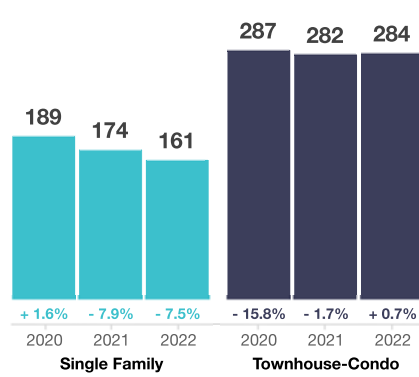
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



## March

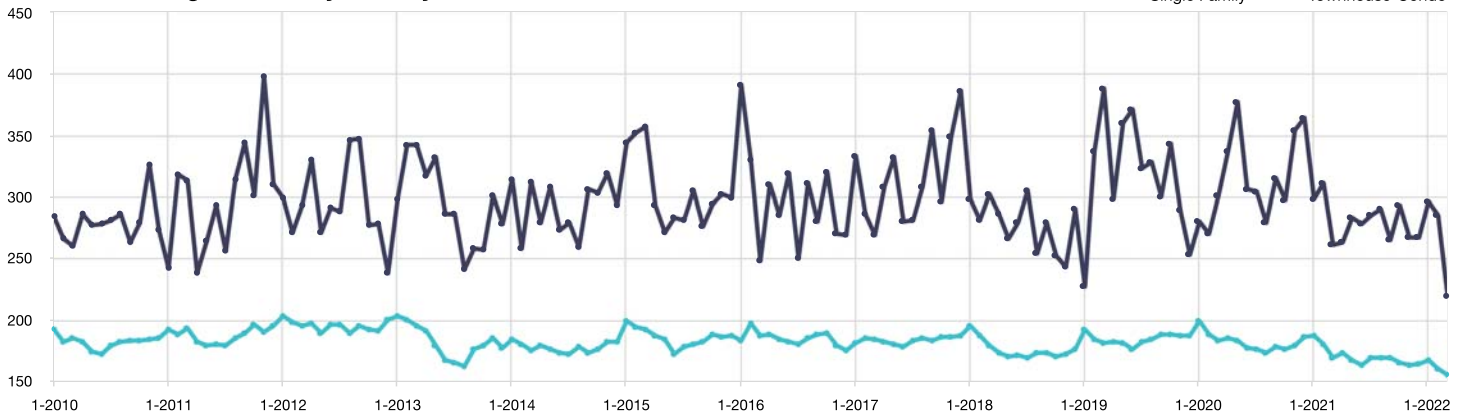


## Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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%	267	-26.6%
Jan-2022	167	-10.7%	296	-0.7%
Feb-2022	160	-11.1%	285	-8.4%
<b>Mar-2022</b>	<b>155</b>	<b>-8.3%</b>	<b>219</b>	<b>-16.1%</b>
12-Month Avg	165	-7.8%	274	-13.6%

## Historical Housing Affordability Index by Month



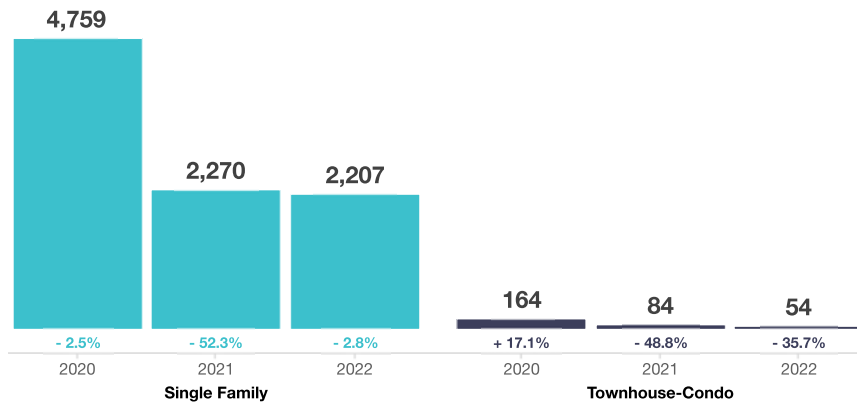


# Inventory of Homes for Sale

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

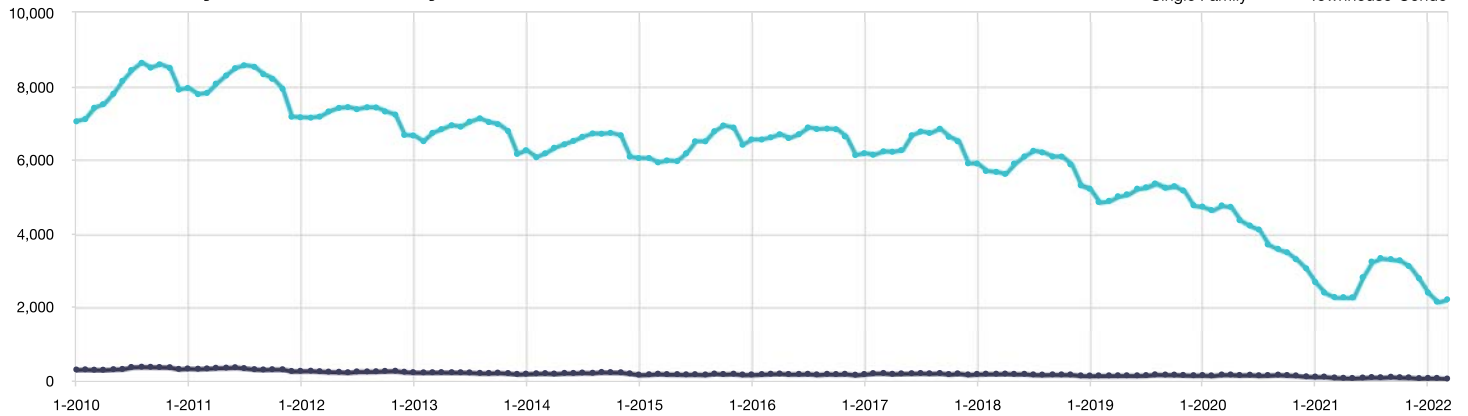


## March



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Apr-2021	2,266	- 52.0%	74	- 54.9%
May-2021	2,262	- 48.1%	70	- 53.6%
Jun-2021	2,808	- 33.3%	82	- 48.1%
Jul-2021	3,232	- 21.3%	95	- 33.6%
Aug-2021	3,329	- 10.0%	90	- 39.6%
Sep-2021	3,300	- 7.8%	103	- 36.0%
Oct-2021	3,268	- 6.3%	91	- 38.9%
Nov-2021	3,112	- 5.6%	87	- 37.4%
Dec-2021	2,778	- 8.8%	66	- 42.6%
Jan-2022	2,389	- 10.7%	72	- 33.9%
Feb-2022	2,144	- 10.4%	71	- 34.3%
<b>Mar-2022</b>	<b>2,207</b>	<b>- 2.8%</b>	<b>54</b>	<b>- 35.7%</b>
12-Month Avg	2,758	- 20.9%	80	- 41.2%

## Historical Inventory of Homes for Sale by Month

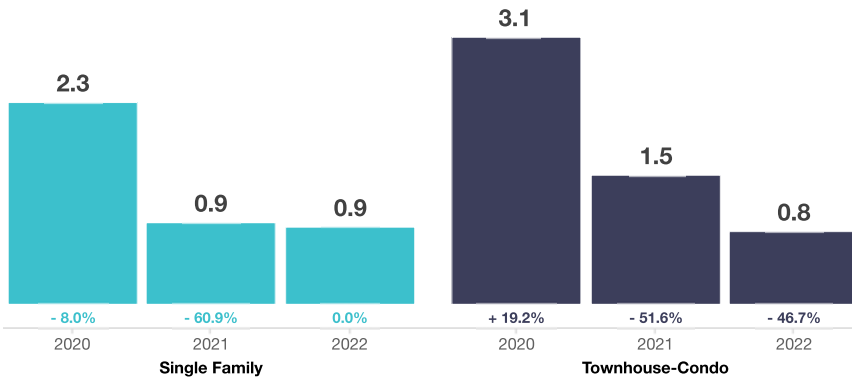


# Months Supply of Inventory

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.



## March



Months Supply	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Apr-2021	0.9	-60.9%	1.2	-61.3%
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%
<b>Mar-2022</b>	<b>0.9</b>	<b>0.0%</b>	<b>0.8</b>	<b>-46.7%</b>
12-Month Avg*	1.1	-28.6%	1.3	-50.8%

\* Months Supply for all properties from April 2021 through March 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	3-2021	3-2022	% Change	YTD 2021	YTD 2022	% Change
<b>New Listings</b>		2,872	<b>3,088</b>	+ 7.5%	7,071	<b>7,397</b>	+ 4.6%
<b>Pending Sales</b>		2,854	<b>2,861</b>	+ 0.2%	7,183	<b>7,434</b>	+ 3.5%
<b>Closed Sales</b>		2,448	<b>2,346</b>	- 4.2%	6,026	<b>6,142</b>	+ 1.9%
<b>Days on Market Until Sale</b>		33	<b>27</b>	- 18.2%	34	<b>27</b>	- 20.6%
<b>Median Sales Price</b>		\$215,000	<b>\$238,000</b>	+ 10.7%	\$208,248	<b>\$229,950</b>	+ 10.4%
<b>Average Sales Price</b>		\$251,138	<b>\$282,961</b>	+ 12.7%	\$244,148	<b>\$274,840</b>	+ 12.6%
<b>Percent of List Price Received</b>		99.1%	<b>100.4%</b>	+ 1.3%	99.0%	<b>99.8%</b>	+ 0.8%
<b>Housing Affordability Index</b>		170	<b>156</b>	- 8.2%	175	<b>161</b>	- 8.0%
<b>Inventory of Homes for Sale</b>		2,354	<b>2,261</b>	- 4.0%	—	—	—
<b>Months Supply of Inventory</b>		1.0	<b>0.9</b>	- 10.0%	—	—	—