



## June 2022 Residential Sales

Date: June 12, 2022  
RE: For immediate Release

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

### Quick Facts

<b>-8.6%</b>	<b>+13.9%</b>	<b>+42.9%</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.*

Rising inflation, soaring home prices, and increased mortgage interest rates have combined to cause a slowdown in the U.S. housing market. To help quell inflation, which reached 8.6% as of last measure in May, the Federal Reserve raised interest rates by three quarters of a percentage point in June, the largest interest rate hike since 1994. Higher prices, coupled with 30-year fixed mortgage rates approaching 6%, have exacerbated affordability challenges and rapidly cooled demand, with home sales and mortgage applications falling sharply from a year ago.

New listings increased 9.2 percent for Single Family homes and 46.3 percent for Townhouse-Condo homes. Pending Sales increased 1.8 percent for Single Family homes and 17.5 percent for Townhouse-Condo homes. Inventory increased 42.9 percent for Single Family homes but decreased 41.5 percent for Townhouse-Condo homes.

#### Months' Supply of Inventory Increases



**Month's Supply of Inventory increased** 33.3 percent for Single Family homes and 38.5 percent for Townhouse-Condo homes.

#### Median Sales Price Increases



**Median Sales Price increased** 13.8 percent to \$256,128 for Single Family homes and 15.6 percent to \$159,000 for Townhouse-Condo homes.

#### Average Days on Market Decreases



**Days on Market decreased** 11.1 percent for Single Family homes and 54.8 percent for Townhouse-Condo homes.

With monthly mortgage payments up more than 50% compared to this time last year, the rising costs of homeownership have sidelined many prospective buyers. Nationally, the median sales price of existing homes recently exceeded \$400,000 for the first time ever, a 15% increase from the same period a year ago, according to the National Association of REALTORS®. As existing home sales continue to soften nationwide, housing supply is slowly improving, with inventory up for the second straight month. In time, price growth is expected to moderate as supply grows; for now, however, inventory remains low, and buyers are feeling the squeeze of higher prices all around.



Below you will find copies of the MLS Statistical Reports for

**June 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 **(06/01/2022) through (06/30/2022)**, while information is deemed reliable it is not guaranteed. Information found in this stats memo is current as of 4:00PM CT on **07/11/2022**.

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

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

	<u><b>June 2022</b></u>	<u><b>May 2022</b></u>	<u><b>June 2021</b></u>
<b>TOTAL CLOSED</b>	2700	2668	2860
<b>TOTAL \$ VOLUME</b>	\$ 817,103,222	\$ 792,026,555	\$ 761,343,630
<b>AVERAGE PRICE</b>	\$302,743	\$ 296,862	\$ 266,204
<b>MEDIAN PRICE</b>	\$ 255,000	\$ 252,950	\$ 223,550
<b>% SELLING PRICE TO LIST PRICE</b>	100%	100 %	99 %
<b>DAYS ON MARKET</b>	17	20	19
<b>NUMBER OF LISTINGS</b>	4196	3279	2226

<b>TOTAL CLOSED</b>	2700
<b>TOTAL \$ VOLUME</b>	\$ 817,103,222
<b>AVERAGE SELLING PRICE</b>	\$ 302,743
<b>% SELLING PRICE TO LIST PRICE</b>	100%
<b>MEDIAN PRICE</b>	\$ 255,000
<b>AVERAGE DAYS ON MARKET</b>	17
<b># OF ACTIVE LISTINGS CURRENTLY</b>	4196
<b>TOTAL UNDER CONTRACT (Pending)</b>	2012
<b>AVERAGE VALUE (Pending)</b>	\$ 295,024



**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
February	1850	\$ 507,235,628	3828
March	2381	\$ 671,257,528	4584
April	2440	\$702,391,203	4781
May	2668	\$792,026,555	4898
June	2700	\$817,103,222	4712

# Local Market Update – June 2022

A FREE RESEARCH TOOL FROM MLSOK



## All MLSOK

Entire MLSOK Market Area

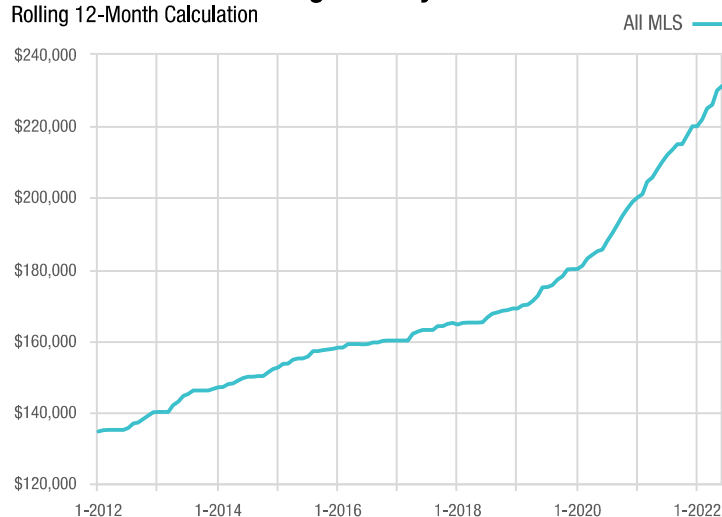
Single Family	June			Year to Date		
Key Metrics	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	3,286	<b>3,587</b>	+ 9.2%	15,872	<b>17,186</b>	+ 8.3%
Pending Sales	2,566	<b>2,611</b>	+ 1.8%	14,996	<b>14,831</b>	- 1.1%
Closed Sales	2,835	<b>2,601</b>	- 8.3%	13,752	<b>13,684</b>	- 0.5%
Days on Market Until Sale	18	<b>16</b>	- 11.1%	27	<b>23</b>	- 14.8%
Median Sales Price*	\$225,000	<b>\$256,128</b>	+ 13.8%	\$215,000	<b>\$245,000</b>	+ 14.0%
Average Sales Price*	\$268,828	<b>\$305,233</b>	+ 13.5%	\$253,821	<b>\$288,973</b>	+ 13.8%
Percent of List Price Received*	100.5%	<b>100.9%</b>	+ 0.4%	99.6%	<b>100.4%</b>	+ 0.8%
Inventory of Homes for Sale	2,788	<b>3,985</b>	+ 42.9%	—	—	—
Months Supply of Inventory	1.2	<b>1.6</b>	+ 33.3%	—	—	—

Townhouse-Condo	June			Year to Date		
Key Metrics	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	95	<b>139</b>	+ 46.3%	437	<b>485</b>	+ 11.0%
Pending Sales	80	<b>94</b>	+ 17.5%	427	<b>399</b>	- 6.6%
Closed Sales	72	<b>55</b>	- 23.6%	382	<b>342</b>	- 10.5%
Days on Market Until Sale	31	<b>14</b>	- 54.8%	35	<b>20</b>	- 42.9%
Median Sales Price*	\$137,500	<b>\$159,000</b>	+ 15.6%	\$135,068	<b>\$148,000</b>	+ 9.6%
Average Sales Price*	\$176,720	<b>\$180,200</b>	+ 2.0%	\$178,111	<b>\$191,417</b>	+ 7.5%
Percent of List Price Received*	100.5%	<b>100.7%</b>	+ 0.2%	98.4%	<b>100.4%</b>	+ 2.0%
Inventory of Homes for Sale	82	<b>116</b>	+ 41.5%	—	—	—
Months Supply of Inventory	1.3	<b>1.8</b>	+ 38.5%	—	—	—

\* 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.

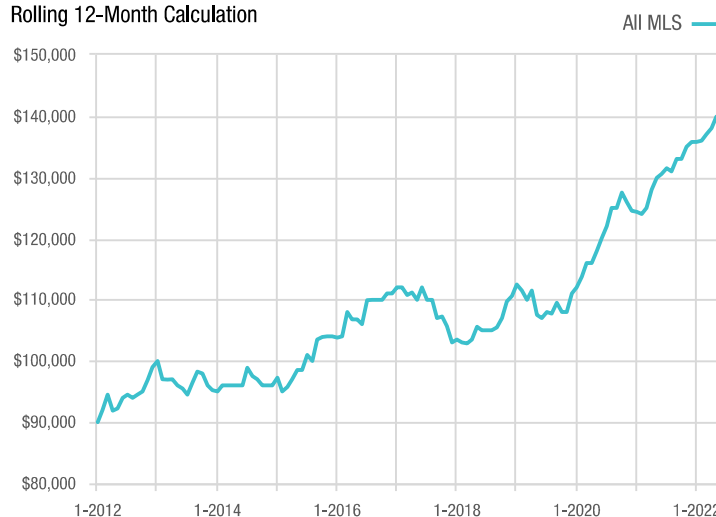
### Median Sales Price - Single Family

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



## June 2022

Rising inflation, soaring home prices, and increased mortgage interest rates have combined to cause a slowdown in the U.S. housing market. To help quell inflation, which reached 8.6% as of last measure in May, the Federal Reserve raised interest rates by three quarters of a percentage point in June, the largest interest rate hike since 1994. Higher prices, coupled with 30-year fixed mortgage rates approaching 6%, have exacerbated affordability challenges and rapidly cooled demand, with home sales and mortgage applications falling sharply from a year ago.

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With monthly mortgage payments up more than 50% compared to this time last year, the rising costs of homeownership have sidelined many prospective buyers. Nationally, the median sales price of existing homes recently exceeded \$400,000 for the first time ever, a 15% increase from the same period a year ago, according to the National Association of REALTORS®. As existing home sales continue to soften nationwide, housing supply is slowly improving, with inventory up for the second straight month. In time, price growth is expected to moderate as supply grows; for now, however, inventory remains low, and buyers are feeling the squeeze of higher prices all around.

## Quick Facts

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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	6-2021	6-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		3,286	3,587	+ 9.2%	15,872	17,186	+ 8.3%
Pending Sales		2,566	2,611	+ 1.8%	14,996	14,831	- 1.1%
Closed Sales		2,835	2,601	- 8.3%	13,752	13,684	- 0.5%
Days on Market Until Sale		18	16	- 11.1%	27	23	- 14.8%
Median Sales Price		\$225,000	\$256,128	+ 13.8%	\$215,000	\$245,000	+ 14.0%
Average Sales Price		\$268,828	\$305,233	+ 13.5%	\$253,821	\$288,973	+ 13.8%
Percent of List Price Received		100.5%	100.9%	+ 0.4%	99.6%	100.4%	+ 0.8%
Housing Affordability Index		163	111	- 31.9%	171	116	- 32.2%
Inventory of Homes for Sale		2,788	3,985	+ 42.9%	—	—	—
Months Supply of Inventory		1.2	1.6	+ 33.3%	—	—	—

# 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	6-2021	6-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		95	139	+ 46.3%	437	485	+ 11.0%
Pending Sales		80	94	+ 17.5%	427	399	- 6.6%
Closed Sales		72	55	- 23.6%	382	342	- 10.5%
Days on Market Until Sale		31	14	- 54.8%	35	20	- 42.9%
Median Sales Price		\$137,500	\$159,000	+ 15.6%	\$135,068	\$148,000	+ 9.6%
Average Sales Price		\$176,720	\$180,200	+ 2.0%	\$178,111	\$191,417	+ 7.5%
Percent of List Price Received		100.5%	100.7%	+ 0.2%	98.4%	100.4%	+ 2.0%
Housing Affordability Index		278	186	- 33.1%	283	200	- 29.3%
Inventory of Homes for Sale		82	116	+ 41.5%	—	—	—
Months Supply of Inventory		1.3	1.8	+ 38.5%	—	—	—

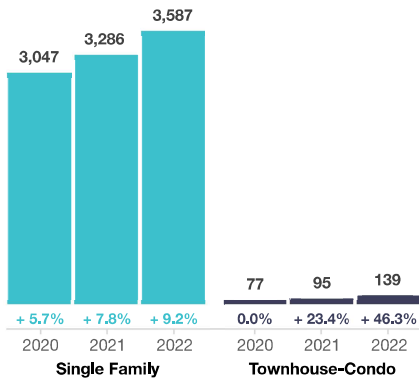


# New Listings

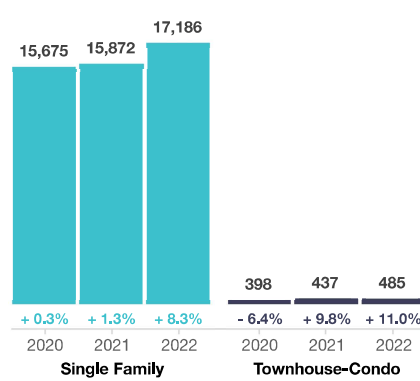
A count of the properties that have been newly listed on the market in a given month.



## June

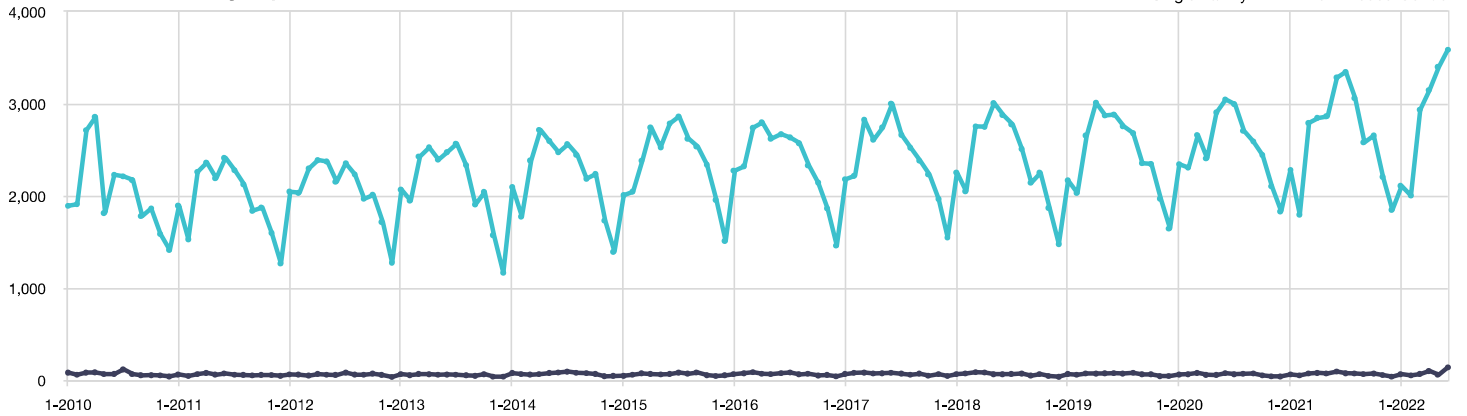


## Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jul-2021	3,347	+ 11.7%	76	+ 16.9%
Aug-2021	3,061	+ 13.1%	74	+ 5.7%
Sep-2021	2,582	- 0.4%	67	- 9.5%
Oct-2021	2,656	+ 8.7%	72	+ 38.5%
Nov-2021	2,207	+ 4.8%	56	+ 33.3%
Dec-2021	1,849	+ 0.9%	39	- 4.9%
Jan-2022	2,110	- 7.6%	65	+ 3.2%
Feb-2022	2,004	+ 11.5%	53	0.0%
Mar-2022	2,936	+ 5.1%	68	- 8.1%
Apr-2022	3,149	+ 10.6%	100	+ 26.6%
May-2022	3,400	+ 18.7%	60	- 17.8%
<b>Jun-2022</b>	<b>3,587</b>	<b>+ 9.2%</b>	<b>139</b>	<b>+ 46.3%</b>
12-Month Avg	2,741	+ 7.7%	72	+ 10.8%

## Historical New Listings by Month

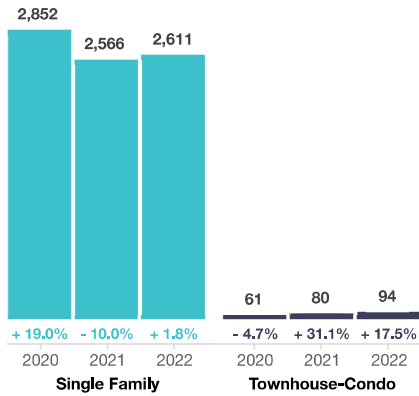


# Pending Sales

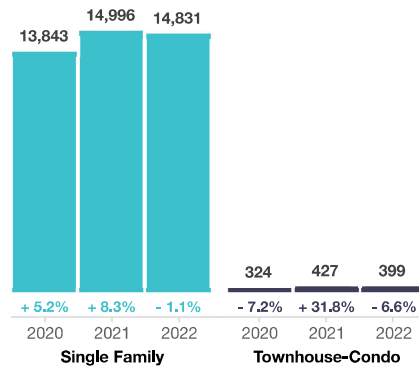
A count of the properties on which offers have been accepted in a given month.



## June

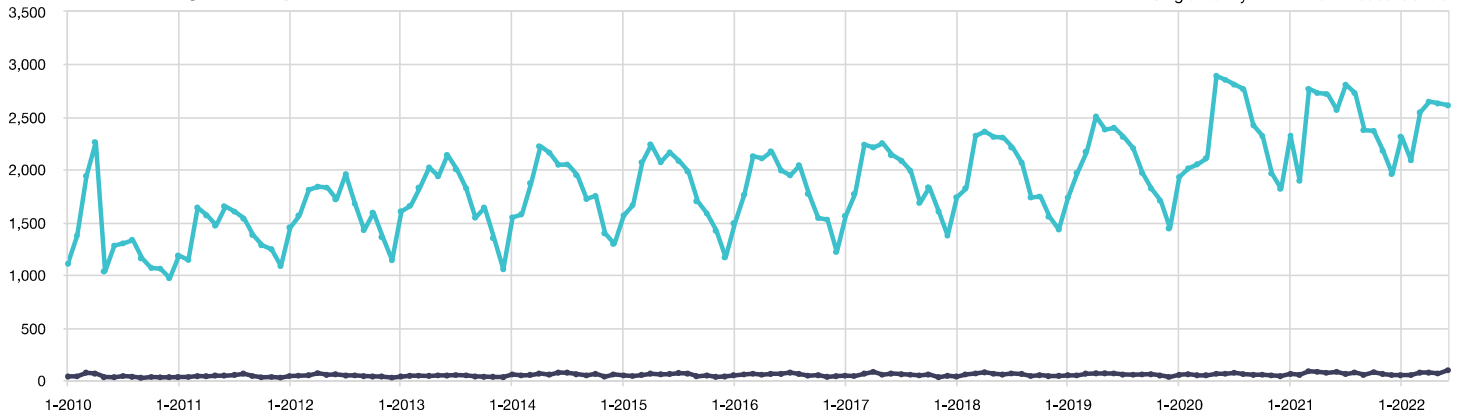


## Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jul-2021	2,806	- 0.0%	59	- 15.7%
Aug-2021	2,728	- 1.3%	73	+ 25.9%
Sep-2021	2,374	- 2.0%	51	0.0%
Oct-2021	2,367	+ 2.1%	76	+ 46.2%
Nov-2021	2,180	+ 11.0%	59	+ 28.3%
Dec-2021	1,959	+ 7.7%	49	+ 25.6%
Jan-2022	2,313	- 0.4%	48	- 20.0%
Feb-2022	2,089	+ 10.2%	49	- 3.9%
Mar-2022	2,544	- 8.1%	72	- 16.3%
Apr-2022	2,645	- 3.0%	72	- 10.0%
May-2022	2,629	- 3.3%	64	- 8.6%
<b>Jun-2022</b>	<b>2,611</b>	<b>+ 1.8%</b>	<b>94</b>	<b>+ 17.5%</b>
12-Month Avg	2,437	+ 0.5%	64	+ 3.2%

## Historical Pending Sales by Month

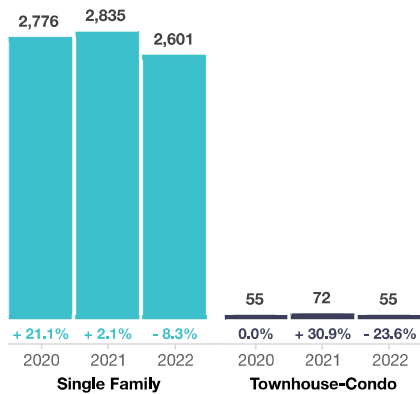


# Closed Sales

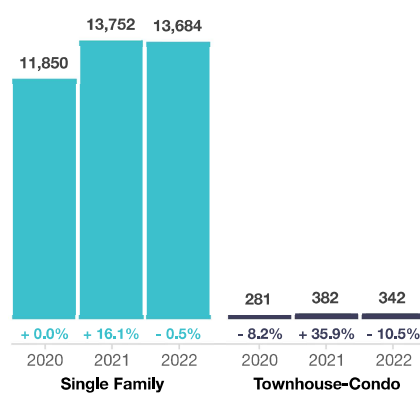
A count of the actual sales that closed in a given month.



## June

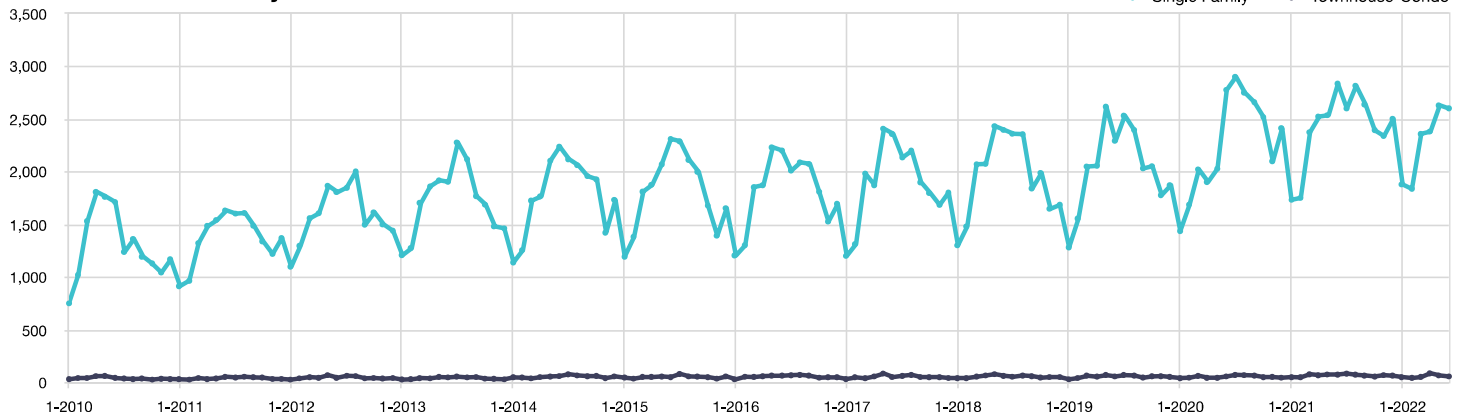


## Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jul-2021	2,600	- 10.4%	81	+ 17.4%
Aug-2021	2,816	+ 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	2,503	+ 3.7%	62	+ 44.2%
Jan-2022	1,879	+ 8.5%	48	0.0%
Feb-2022	1,837	+ 4.9%	41	- 12.8%
Mar-2022	2,358	- 0.7%	50	- 33.3%
Apr-2022	2,380	- 5.7%	84	+ 27.3%
May-2022	2,629	+ 3.7%	64	- 13.5%
<b>Jun-2022</b>	<b>2,601</b>	<b>- 8.3%</b>	<b>55</b>	<b>- 23.6%</b>
12-Month Avg	2,415	- 0.4%	62	+ 3.3%

## Historical Closed Sales by Month

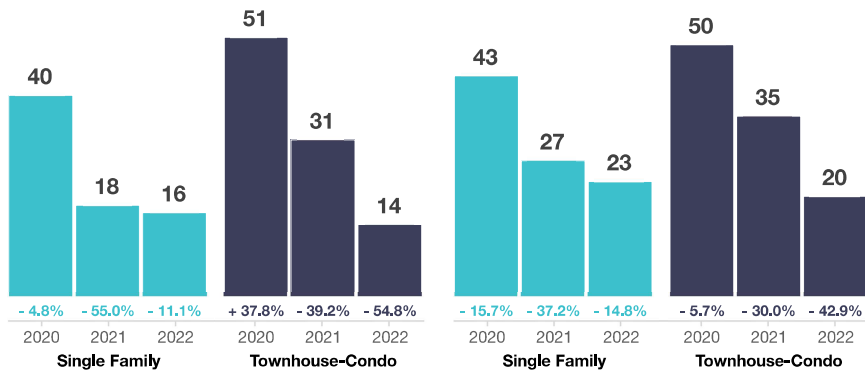


# Days on Market Until Sale

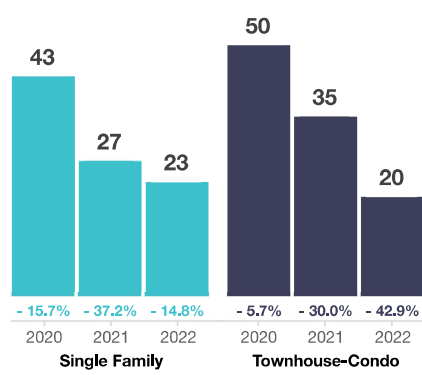
Average number of days between when a property is listed and when an offer is accepted in a given month.



## June



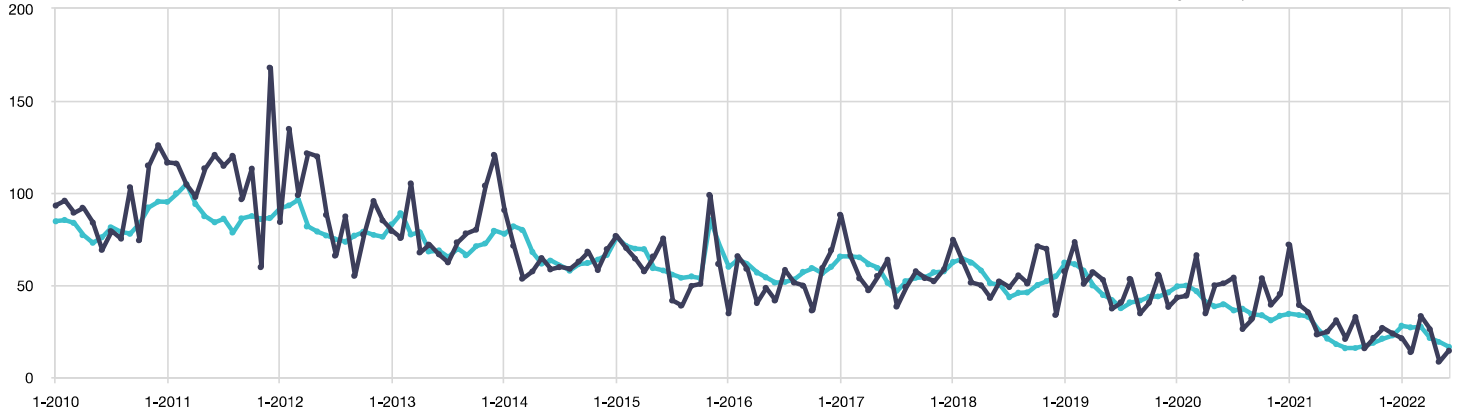
## Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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%
Apr-2022	21	- 19.2%	26	+ 13.0%
May-2022	19	- 9.5%	8	- 68.0%
<b>Jun-2022</b>	<b>16</b>	<b>- 11.1%</b>	<b>14</b>	<b>- 54.8%</b>
12-Month Avg*	20	- 33.6%	22	- 42.6%

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

## Historical Days on Market Until Sale by Month

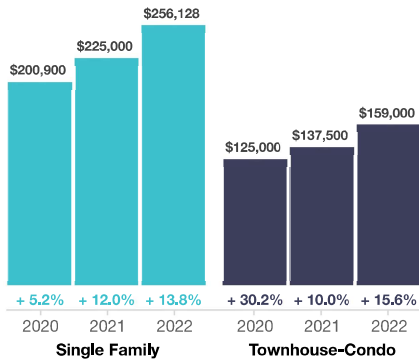


# Median Sales Price

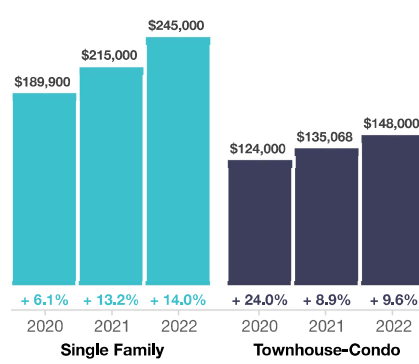
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## June



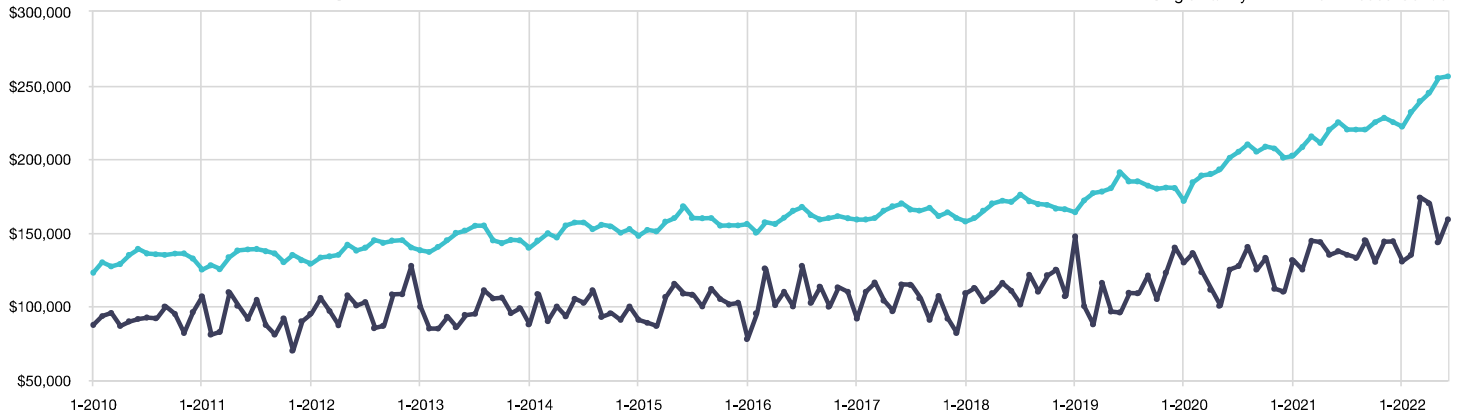
## Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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%	\$130,600	- 0.7%
Feb-2022	\$232,000	+ 11.4%	\$135,000	+ 8.0%
Mar-2022	\$239,258	+ 11.0%	\$174,000	+ 20.4%
Apr-2022	\$245,000	+ 16.1%	\$170,000	+ 18.3%
May-2022	\$255,065	+ 15.9%	\$143,500	+ 6.3%
<b>Jun-2022</b>	<b>\$256,128</b>	<b>+ 13.8%</b>	<b>\$159,000</b>	<b>+ 15.6%</b>
12-Month Avg*	\$231,285	+ 10.1%	\$140,000	+ 7.2%

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

## Historical Median Sales Price by Month

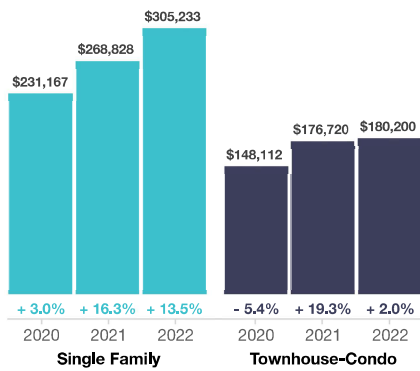


# Average Sales Price

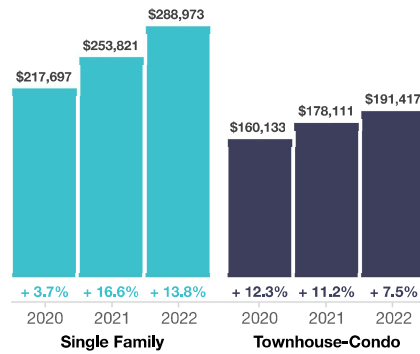
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## June



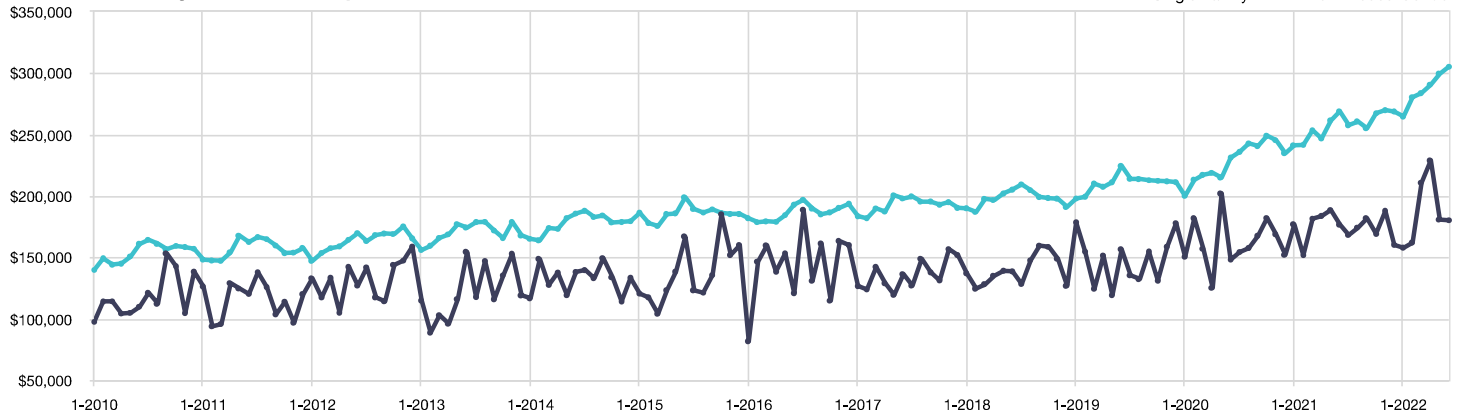
## Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jul-2021	\$257,632	+ 9.2%	\$168,228	+ 9.0%
Aug-2021	\$260,671	+ 7.4%	\$174,236	+ 10.5%
Sep-2021	\$255,202	+ 6.1%	\$181,881	+ 8.5%
Oct-2021	\$267,395	+ 7.3%	\$169,141	- 7.1%
Nov-2021	\$269,910	+ 9.9%	\$187,871	+ 11.3%
Dec-2021	\$268,773	+ 14.4%	\$160,240	+ 5.4%
Jan-2022	\$264,662	+ 9.7%	\$157,865	- 10.8%
Feb-2022	\$280,374	+ 16.0%	\$162,030	+ 6.7%
Mar-2022	\$283,688	+ 11.9%	\$210,792	+ 16.1%
Apr-2022	\$290,546	+ 17.7%	\$228,910	+ 24.6%
May-2022	\$299,576	+ 14.6%	\$180,700	- 4.1%
<b>Jun-2022</b>	<b>\$305,233</b>	<b>+ 13.5%</b>	<b>\$180,200</b>	<b>+ 2.0%</b>
12-Month Avg*	\$275,269	+ 11.3%	\$181,860	+ 6.3%

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

## Historical Average Sales Price by Month



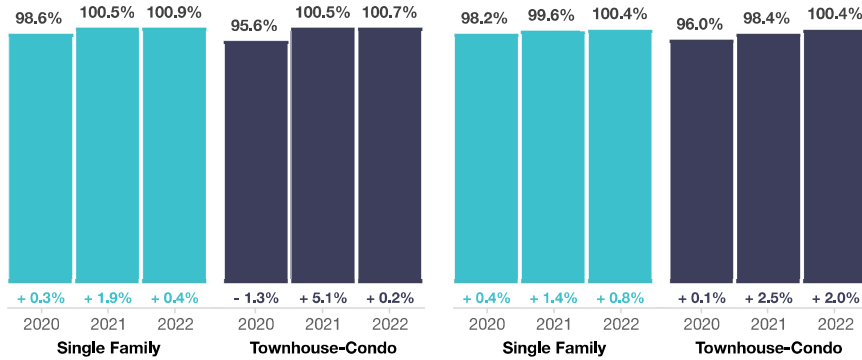
# Percent of List Price Received

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.



## June

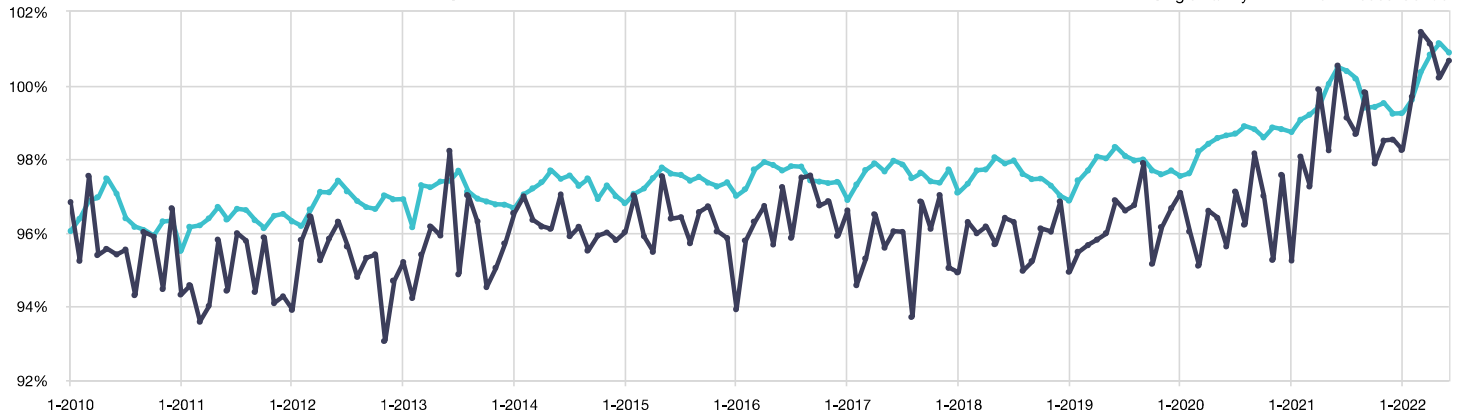
## Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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%
Apr-2022	100.8%	+ 1.4%	101.1%	+ 1.2%
May-2022	101.1%	+ 1.1%	100.2%	+ 2.0%
<b>Jun-2022</b>	<b>100.9%</b>	<b>+ 0.4%</b>	<b>100.7%</b>	<b>+ 0.2%</b>
12-Month Avg*	100.1%	+ 0.9%	99.5%	+ 1.9%

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

## Historical Percent of List Price Received by Month



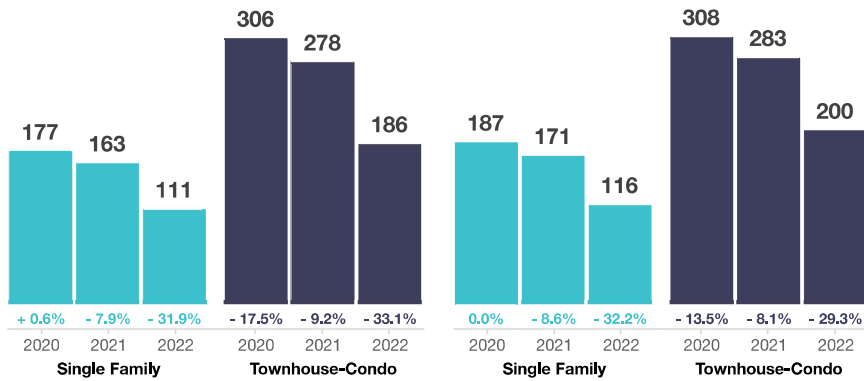
# Housing Affordability Index

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.



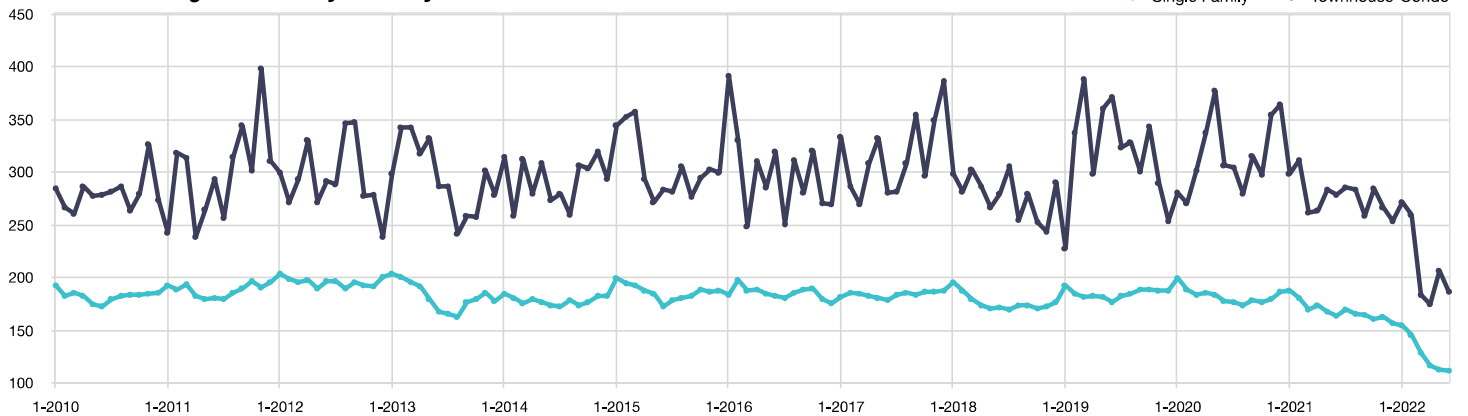
## June

## Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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%	271	- 9.1%
Feb-2022	145	- 19.4%	259	- 16.7%
Mar-2022	128	- 24.3%	183	- 29.9%
Apr-2022	116	- 32.9%	174	- 33.8%
May-2022	112	- 32.9%	206	- 27.2%
<b>Jun-2022</b>	<b>111</b>	<b>- 31.9%</b>	<b>186</b>	<b>- 33.1%</b>
12-Month Avg	145	- 17.6%	242	- 19.6%

## Historical Housing Affordability Index by Month



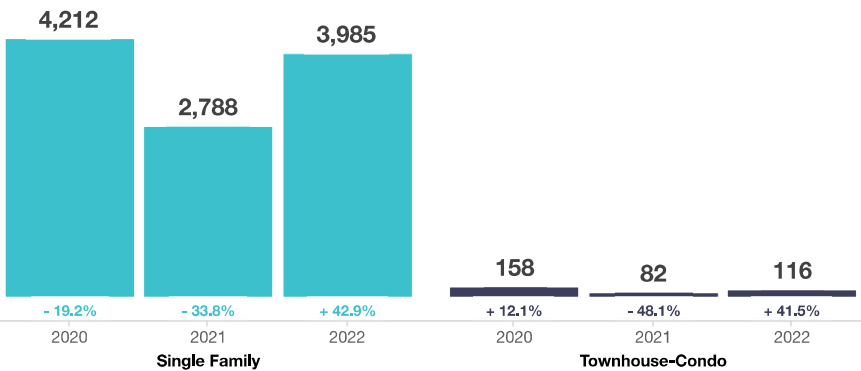


# Inventory of Homes for Sale

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

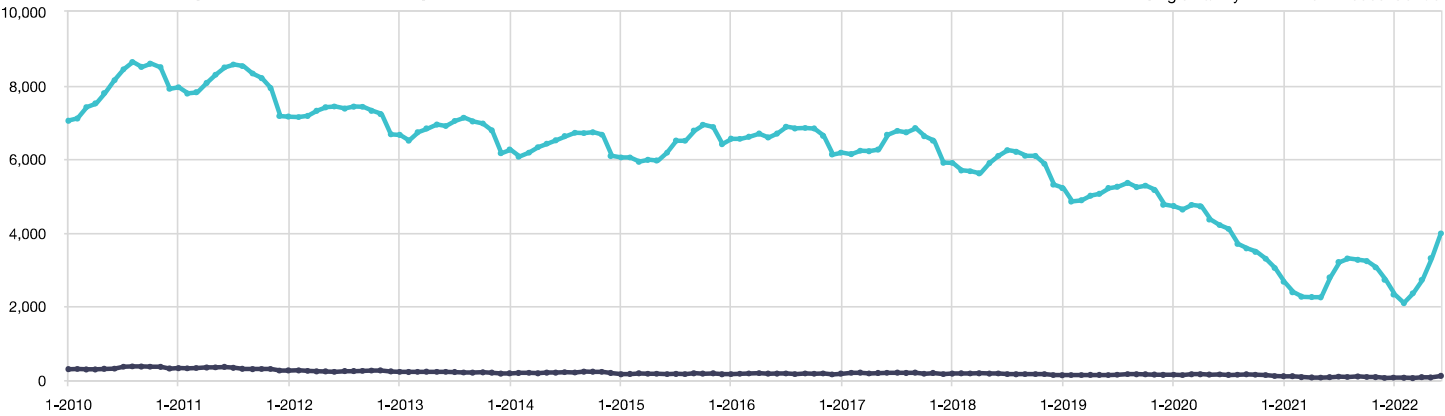


June



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jul-2021	3,204	- 22.0%	95	- 33.6%
Aug-2021	3,302	- 10.7%	89	- 40.3%
Sep-2021	3,268	- 8.6%	101	- 37.3%
Oct-2021	3,234	- 7.2%	89	- 40.3%
Nov-2021	3,064	- 7.0%	84	- 39.6%
Dec-2021	2,728	- 10.4%	63	- 45.2%
Jan-2022	2,322	- 13.1%	69	- 36.7%
Feb-2022	2,094	- 12.4%	68	- 37.0%
Mar-2022	2,359	+ 4.2%	59	- 29.8%
Apr-2022	2,724	+ 20.7%	83	+ 12.2%
May-2022	3,308	+ 47.0%	77	+ 10.0%
Jun-2022	3,985	+ 42.9%	116	+ 41.5%
12-Month Avg	2,966	- 0.7%	83	- 27.8%

## Historical Inventory of Homes for Sale by Month

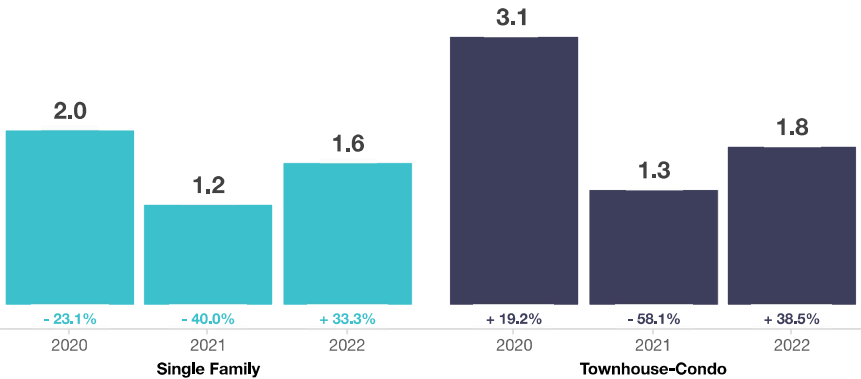


# Months Supply of Inventory

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.



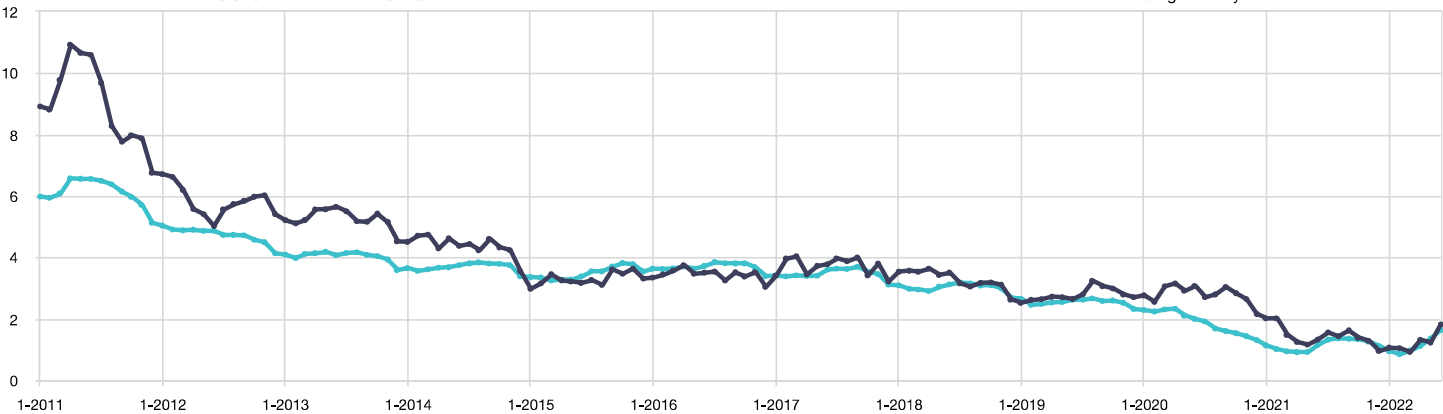
June



Months Supply	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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%	1.6	- 46.7%
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	0.9	- 18.2%	1.1	- 45.0%
Feb-2022	0.8	- 20.0%	1.0	- 50.0%
Mar-2022	1.0	+ 11.1%	0.9	- 40.0%
Apr-2022	1.1	+ 22.2%	1.3	+ 8.3%
May-2022	1.4	+ 55.6%	1.2	0.0%
Jun-2022	1.6	+ 33.3%	1.8	+ 38.5%
12-Month Avg*	1.2	- 6.0%	1.3	- 38.5%

\* Months Supply for all properties from July 2021 through June 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	6-2021	6-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		3,381	<b>3,726</b>	+ 10.2%	16,309	<b>17,671</b>	+ 8.4%
Pending Sales		2,646	<b>2,705</b>	+ 2.2%	15,423	<b>15,230</b>	- 1.3%
Closed Sales		2,907	<b>2,656</b>	- 8.6%	14,134	<b>14,026</b>	- 0.8%
Days on Market Until Sale		18	<b>16</b>	- 11.1%	27	<b>23</b>	- 14.8%
Median Sales Price		\$223,796	<b>\$255,000</b>	+ 13.9%	\$214,000	<b>\$241,090</b>	+ 12.7%
Average Sales Price		\$266,544	<b>\$302,643</b>	+ 13.5%	\$251,773	<b>\$286,593</b>	+ 13.8%
Percent of List Price Received		100.5%	<b>100.9%</b>	+ 0.4%	99.6%	<b>100.4%</b>	+ 0.8%
Housing Affordability Index		164	<b>112</b>	- 31.7%	172	<b>118</b>	- 31.4%
Inventory of Homes for Sale		2,870	<b>4,101</b>	+ 42.9%	—	—	—
Months Supply of Inventory		1.2	<b>1.6</b>	+ 33.3%	—	—	—