



## May 2022 Residential Sales

Date: June 9, 2022

RE: For immediate Release

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

### Quick Facts

<b>+0.5%</b>	<b>+15.2%</b>	<b>+37.6%</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.*

After two years of record-setting activity, there are signs the housing market might be cooling. High home prices and a surge in mortgage interest rates are slowing buyer activity, with home sales declining for the third consecutive month under the weight of soaring homeownership costs. The National Association of REALTORS® (NAR) reports existing home sales were down 2.4% from the previous month, while pending sales fell 3.9% as of last measure, extending the trend of recent months. Economists predict sales will continue to soften in the near future, which may put downward pressure on home prices.

New listings increased 20.0 percent for Single Family homes but decreased 15.1 percent for Townhouse-Condo homes. Pending Sales increased 2.7 percent for Single Family homes but decreased 4.3 percent for Townhouse-Condo homes. Inventory increased 38.8 percent for Single Family homes but decreased 2.9 percent for Townhouse-Condo homes.

#### Months' Supply of Inventory Increases



**Month's Supply of Inventory increased** 44.4 percent for Single Family homes but decreased 8.3 percent for Townhouse-Condo homes.

#### Median Sales Price Increases



**Median Sales Price increased** 16.0 percent to \$255,130 for Single Family homes and 5.2 percent to \$142,000 for Townhouse-Condo homes.

#### Average Days on Market Decreases



**Days on Market decreased** 9.5 percent for Single Family homes and 68.0 percent for Townhouse-Condo homes.

The slowdown in sales has provided a much-needed lift to housing supply, with inventory up 10.8% from the previous month according to NAR, although supply remains down 10.4% compared to this time last year, with only 2.2 months' supply of homes at the current sales pace. As the nation continues to explore ways to solve the ongoing housing shortage, estimated at 5.5 million homes, the Biden administration recently unveiled the Housing Supply Action Plan, which aims to expand housing access through a number of administrative and legislative actions and help relieve the nation's housing crisis over the next 5 years.



Below you will find copies of the MLS Statistical Reports for

**May 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 **(05/01/2022) through (05/31/2022)**, while information is deemed reliable it is not guaranteed. Information found in this stats memo is current as of 1:00PM CT on **06/09/2022**.

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

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

	<u>May 2022</u>	<u>April 2022</u>	<u>May 2021</u>
<b>TOTAL CLOSED</b>	2668	2440	2570
<b>TOTAL \$ VOLUME</b>	\$ 792,026,555	\$ 702,391,203	\$ 660,324,259
<b>AVERAGE PRICE</b>	\$296,862	\$ 287,865	\$ 258,492
<b>MEDIAN PRICE</b>	\$ 252,950	\$ 245,000	\$ 213,589
<b>% SELLING PRICE TO LIST PRICE</b>	100%	100 %	99 %
<b>DAYS ON MARKET</b>	20	22	21
<b>NUMBER OF LISTINGS</b>	3279	2532	2226

<b>TOTAL CLOSED</b>	2668
<b>TOTAL \$ VOLUME</b>	\$ 792,026,555
<b>AVERAGE SELLING PRICE</b>	\$ 296,862
<b>% SELLING PRICE TO LIST PRICE</b>	100%
<b>MEDIAN PRICE</b>	\$ 252,950
<b>AVERAGE DAYS ON MARKET</b>	20
<b># OF ACTIVE LISTINGS CURRENTLY</b>	3279
<b>TOTAL UNDER CONTRACT (Pending)</b>	2230
<b>AVERAGE VALUE (Pending)</b>	\$ 298,632



**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
May	2668	\$792,026,555	4898

## All MLSOK

Entire MLSOK Market Area

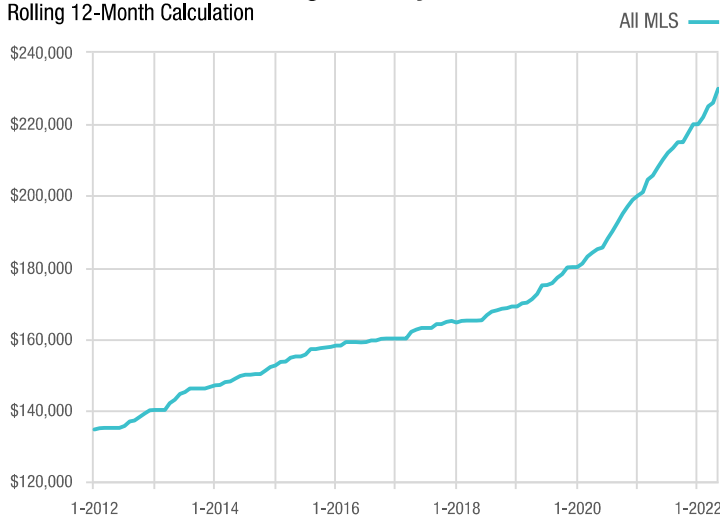
Single Family	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	2,866	<b>3,438</b>	+ 20.0%	12,591	<b>13,710</b>	+ 8.9%
Pending Sales	2,719	<b>2,793</b>	+ 2.7%	12,431	<b>12,455</b>	+ 0.2%
Closed Sales	2,536	<b>2,561</b>	+ 1.0%	10,917	<b>11,009</b>	+ 0.8%
Days on Market Until Sale	21	<b>19</b>	- 9.5%	29	<b>24</b>	- 17.2%
Median Sales Price*	\$220,000	<b>\$255,130</b>	+ 16.0%	\$213,000	<b>\$240,000</b>	+ 12.7%
Average Sales Price*	\$261,467	<b>\$300,186</b>	+ 14.8%	\$249,925	<b>\$285,167</b>	+ 14.1%
Percent of List Price Received*	100.0%	<b>101.1%</b>	+ 1.1%	99.4%	<b>100.3%</b>	+ 0.9%
Inventory of Homes for Sale	2,256	<b>3,132</b>	+ 38.8%	—	—	—
Months Supply of Inventory	0.9	<b>1.3</b>	+ 44.4%	—	—	—

Townhouse-Condo	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	73	<b>62</b>	- 15.1%	342	<b>347</b>	+ 1.5%
Pending Sales	70	<b>67</b>	- 4.3%	347	<b>311</b>	- 10.4%
Closed Sales	74	<b>61</b>	- 17.6%	310	<b>281</b>	- 9.4%
Days on Market Until Sale	25	<b>8</b>	- 68.0%	36	<b>20</b>	- 44.4%
Median Sales Price*	\$135,000	<b>\$142,000</b>	+ 5.2%	\$135,000	<b>\$145,000</b>	+ 7.4%
Average Sales Price*	\$188,503	<b>\$180,612</b>	- 4.2%	\$178,434	<b>\$193,010</b>	+ 8.2%
Percent of List Price Received*	98.2%	<b>100.0%</b>	+ 1.8%	97.9%	<b>100.3%</b>	+ 2.5%
Inventory of Homes for Sale	70	<b>68</b>	- 2.9%	—	—	—
Months Supply of Inventory	1.2	<b>1.1</b>	- 8.3%	—	—	—

\* 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.

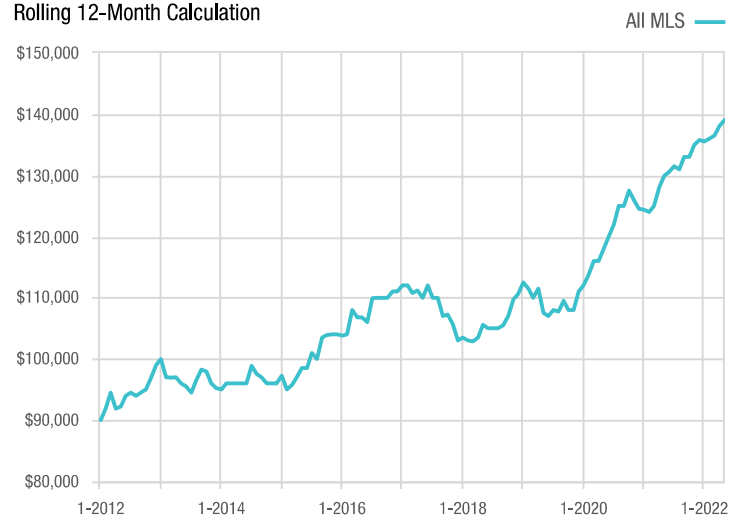
### Median Sales Price - Single Family

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



## May 2022

After two years of record-setting activity, there are signs the housing market might be cooling. High home prices and a surge in mortgage interest rates are slowing buyer activity, with home sales declining for the third consecutive month under the weight of soaring homeownership costs. The National Association of REALTORS® (NAR) reports existing home sales were down 2.4% from the previous month, while pending sales fell 3.9% as of last measure, extending the trend of recent months. Economists predict sales will continue to soften in the near future, which may put downward pressure on home prices.

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Median Sales Price increased 16.0 percent to \$255,130 for Single Family homes and 5.2 percent to \$142,000 for Townhouse-Condo homes. Days on Market decreased 9.5 percent for Single Family homes and 68.0 percent for Townhouse-Condo homes. Months Supply of Inventory increased 44.4 percent for Single Family homes but decreased 8.3 percent for Townhouse-Condo homes.

The slowdown in sales has provided a much-needed lift to housing supply, with inventory up 10.8% from the previous month according to NAR, although supply remains down 10.4% compared to this time last year, with only 2.2 months' supply of homes at the current sales pace. As the nation continues to explore ways to solve the ongoing housing shortage, estimated at 5.5 million homes, the Biden administration recently unveiled the Housing Supply Action Plan, which aims to expand housing access through a number of administrative and legislative actions and help relieve the nation's housing crisis over the next 5 years.

## Quick Facts

<b>+ 0.5%</b>	<b>+ 15.2%</b>	<b>+ 37.6%</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	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	5-2021	5-2022	% Change	YTD 2021	YTD 2022	% Change
<b>New Listings</b>		2,866	<b>3,438</b>	+ 20.0%	12,591	<b>13,710</b>	+ 8.9%
<b>Pending Sales</b>		2,719	<b>2,793</b>	+ 2.7%	12,431	<b>12,455</b>	+ 0.2%
<b>Closed Sales</b>		2,536	<b>2,561</b>	+ 1.0%	10,917	<b>11,009</b>	+ 0.8%
<b>Days on Market Until Sale</b>		21	<b>19</b>	- 9.5%	29	<b>24</b>	- 17.2%
<b>Median Sales Price</b>		\$220,000	<b>\$255,130</b>	+ 16.0%	\$213,000	<b>\$240,000</b>	+ 12.7%
<b>Average Sales Price</b>		\$261,467	<b>\$300,186</b>	+ 14.8%	\$249,925	<b>\$285,167</b>	+ 14.1%
<b>Percent of List Price Received</b>		100.0%	<b>101.1%</b>	+ 1.1%	99.4%	<b>100.3%</b>	+ 0.9%
<b>Housing Affordability Index</b>		167	<b>112</b>	- 32.9%	173	<b>119</b>	- 31.2%
<b>Inventory of Homes for Sale</b>		2,256	<b>3,132</b>	+ 38.8%	—	—	—
<b>Months Supply of Inventory</b>		0.9	<b>1.3</b>	+ 44.4%	—	—	—

# 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	5-2021	5-2022	% Change	YTD 2021	YTD 2022	% Change
<b>New Listings</b>		73	62	- 15.1%	342	<b>347</b>	+ 1.5%
<b>Pending Sales</b>		70	67	- 4.3%	347	<b>311</b>	- 10.4%
<b>Closed Sales</b>		74	61	- 17.6%	310	<b>281</b>	- 9.4%
<b>Days on Market Until Sale</b>		25	8	- 68.0%	36	<b>20</b>	- 44.4%
<b>Median Sales Price</b>		\$135,000	<b>\$142,000</b>	+ 5.2%	\$135,000	<b>\$145,000</b>	+ 7.4%
<b>Average Sales Price</b>		\$188,503	<b>\$180,612</b>	- 4.2%	\$178,434	<b>\$193,010</b>	+ 8.2%
<b>Percent of List Price Received</b>		98.2%	<b>100.0%</b>	+ 1.8%	97.9%	<b>100.3%</b>	+ 2.5%
<b>Housing Affordability Index</b>		283	<b>208</b>	- 26.5%	283	<b>204</b>	- 27.9%
<b>Inventory of Homes for Sale</b>		70	68	- 2.9%	—	—	—
<b>Months Supply of Inventory</b>		1.2	1.1	- 8.3%	—	—	—

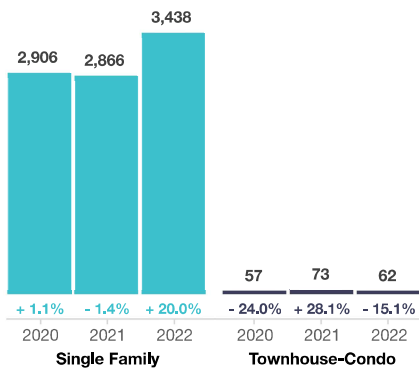


# New Listings

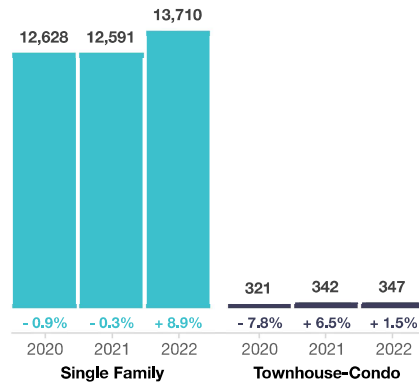
A count of the properties that have been newly listed on the market in a given month.



## May

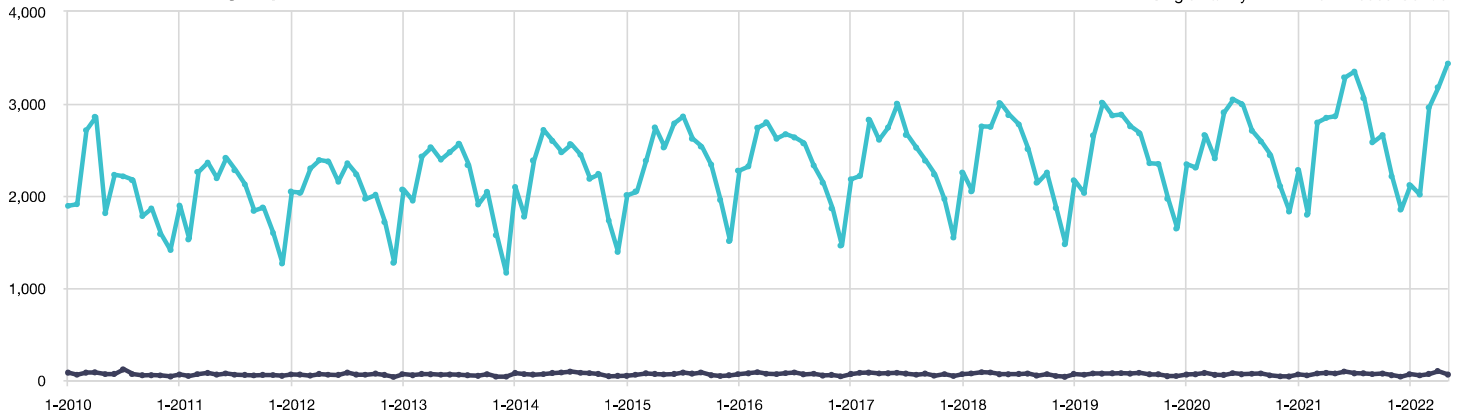


## Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jun-2021	3,288	+ 7.9%	95	+ 23.4%
Jul-2021	3,349	+ 11.7%	76	+ 16.9%
Aug-2021	3,061	+ 13.0%	75	+ 7.1%
Sep-2021	2,584	- 0.3%	67	- 9.5%
Oct-2021	2,661	+ 8.9%	72	+ 38.5%
Nov-2021	2,213	+ 5.1%	55	+ 31.0%
Dec-2021	1,852	+ 1.1%	39	- 4.9%
Jan-2022	2,118	- 7.2%	65	+ 3.2%
Feb-2022	2,014	+ 12.0%	53	0.0%
Mar-2022	2,960	+ 5.9%	68	- 8.1%
Apr-2022	3,180	+ 11.7%	99	+ 25.3%
<b>May-2022</b>	<b>3,438</b>	<b>+ 20.0%</b>	<b>62</b>	<b>- 15.1%</b>
12-Month Avg	2,727	+ 8.0%	69	+ 7.8%

## Historical New Listings by Month

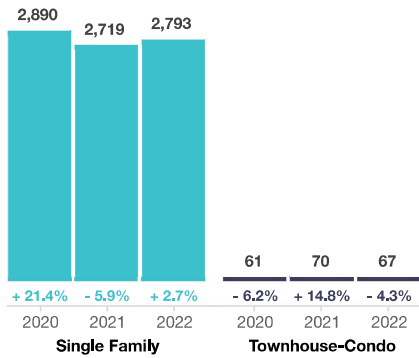


# Pending Sales

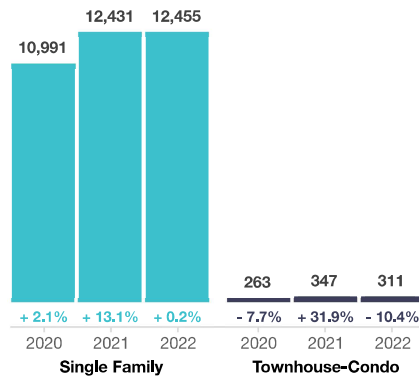
A count of the properties on which offers have been accepted in a given month.



## May

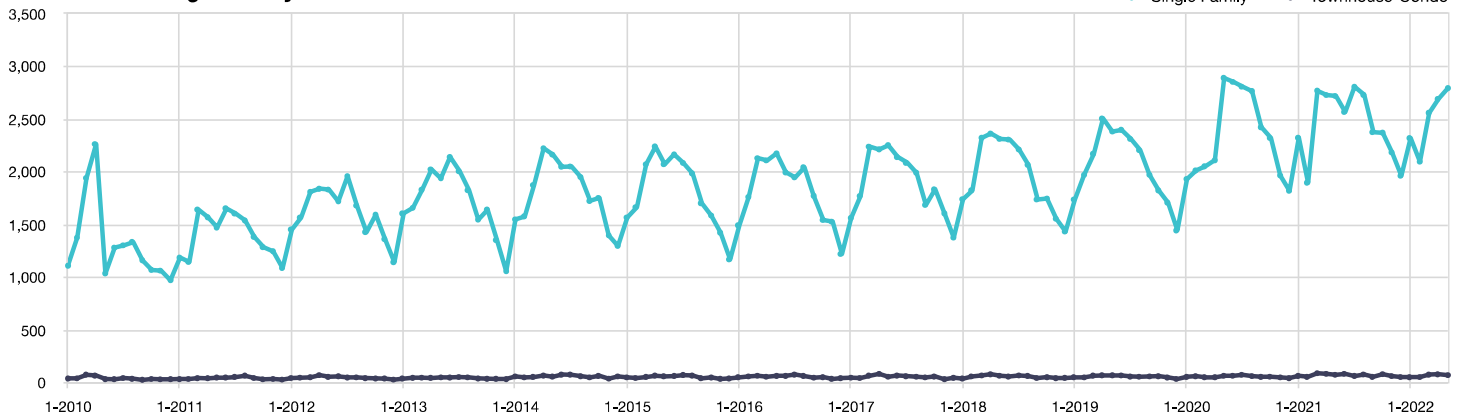


## Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jun-2021	2,567	- 10.0%	80	+ 31.1%
Jul-2021	2,806	- 0.0%	59	- 15.7%
Aug-2021	2,730	- 1.3%	73	+ 25.9%
Sep-2021	2,374	- 2.0%	51	0.0%
Oct-2021	2,370	+ 2.2%	76	+ 46.2%
Nov-2021	2,183	+ 11.2%	58	+ 26.1%
Dec-2021	1,961	+ 7.8%	49	+ 25.6%
Jan-2022	2,319	- 0.1%	48	- 20.0%
Feb-2022	2,095	+ 10.6%	49	- 3.9%
Mar-2022	2,558	- 7.6%	72	- 16.3%
Apr-2022	2,690	- 1.4%	75	- 6.3%
<b>May-2022</b>	<b>2,793</b>	<b>+ 2.7%</b>	<b>67</b>	<b>- 4.3%</b>
12-Month Avg	2,454	+ 0.2%	63	+ 5.0%

## Historical Pending Sales by Month

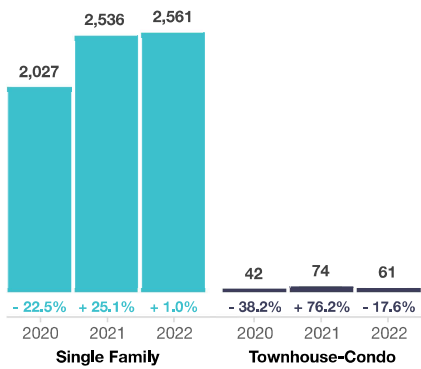


# Closed Sales

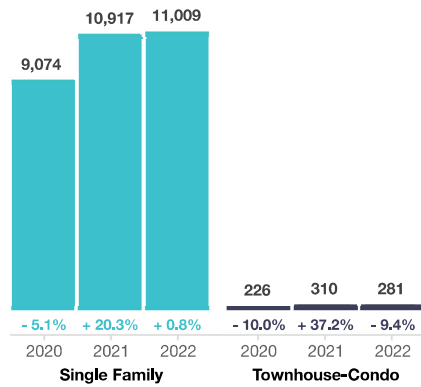
A count of the actual sales that closed in a given month.



## May

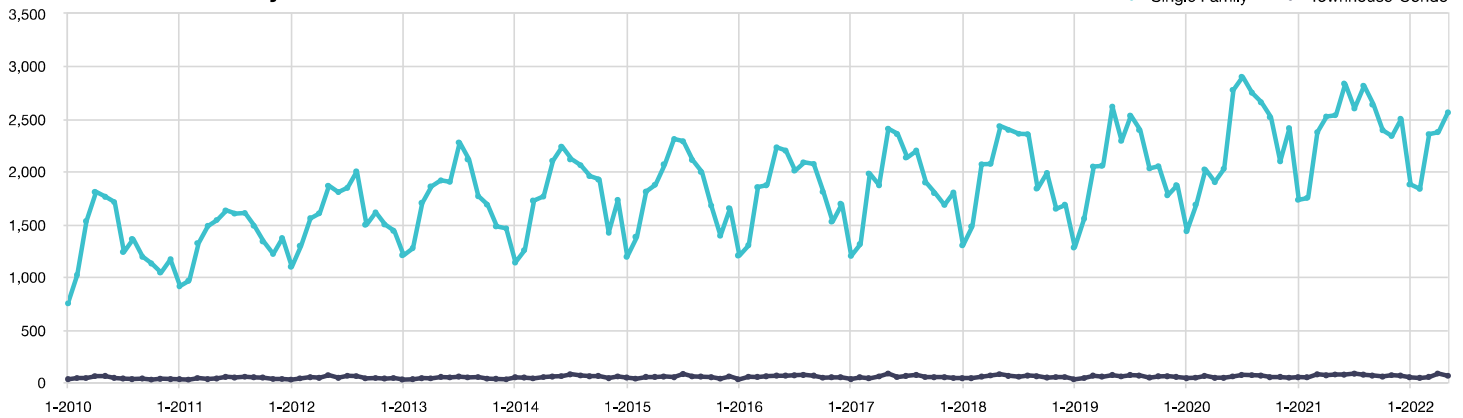


## Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jun-2021	2,835	+ 2.1%	72	+ 30.9%
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%	47	- 2.1%
Feb-2022	1,837	+ 4.9%	41	- 12.8%
Mar-2022	2,356	- 0.8%	50	- 33.3%
Apr-2022	2,376	- 5.9%	82	+ 24.2%
<b>May-2022</b>	<b>2,561</b>	<b>+ 1.0%</b>	<b>61</b>	<b>- 17.6%</b>
12-Month Avg	2,428	+ 0.4%	63	+ 6.8%

## Historical Closed Sales by Month

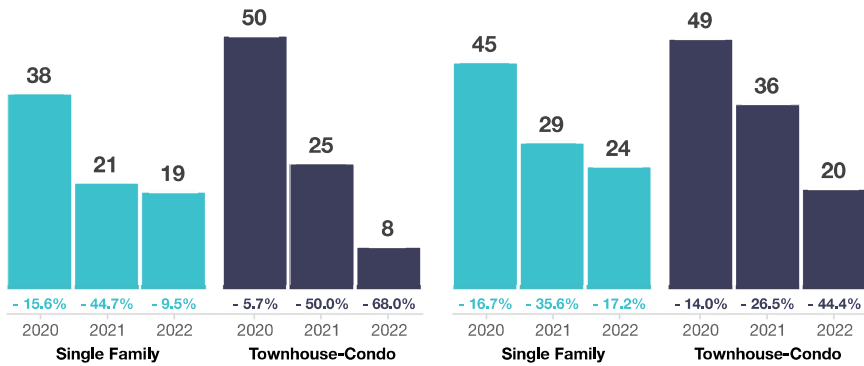


# Days on Market Until Sale

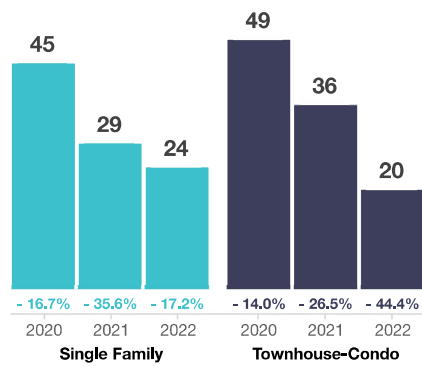
Average number of days between when a property is listed and when an offer is accepted in a given month.



## May



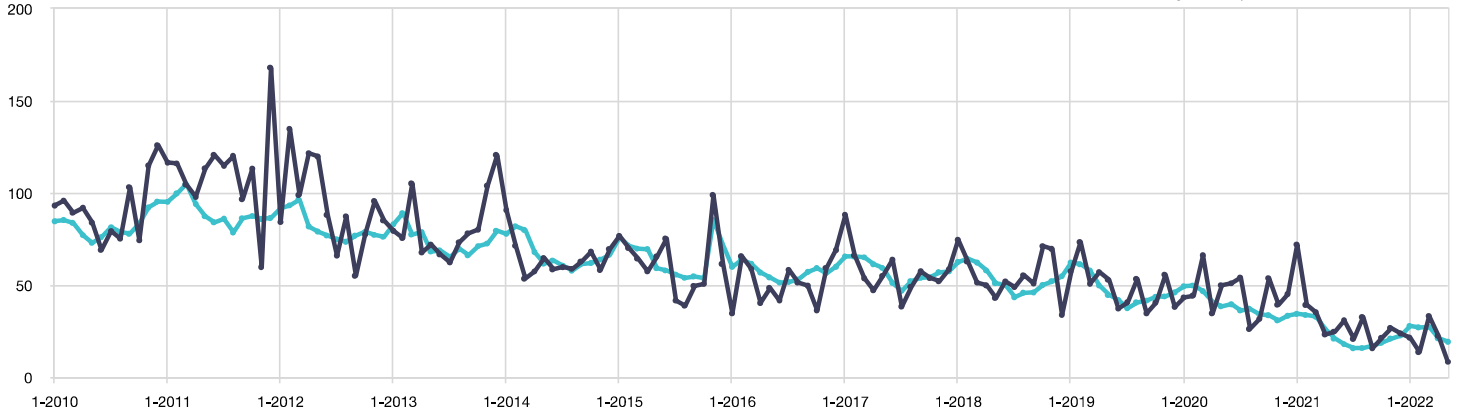
## Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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%
Apr-2022	21	-19.2%	22	-4.3%
<b>May-2022</b>	<b>19</b>	<b>-9.5%</b>	<b>8</b>	<b>-68.0%</b>
12-Month Avg*	21	-37.5%	23	-42.4%

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

## Historical Days on Market Until Sale by Month

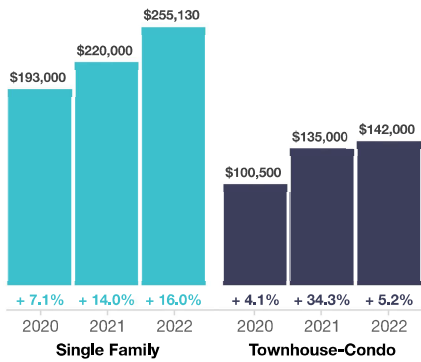


# Median Sales Price

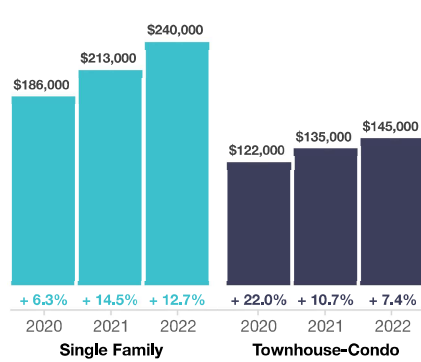
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## May



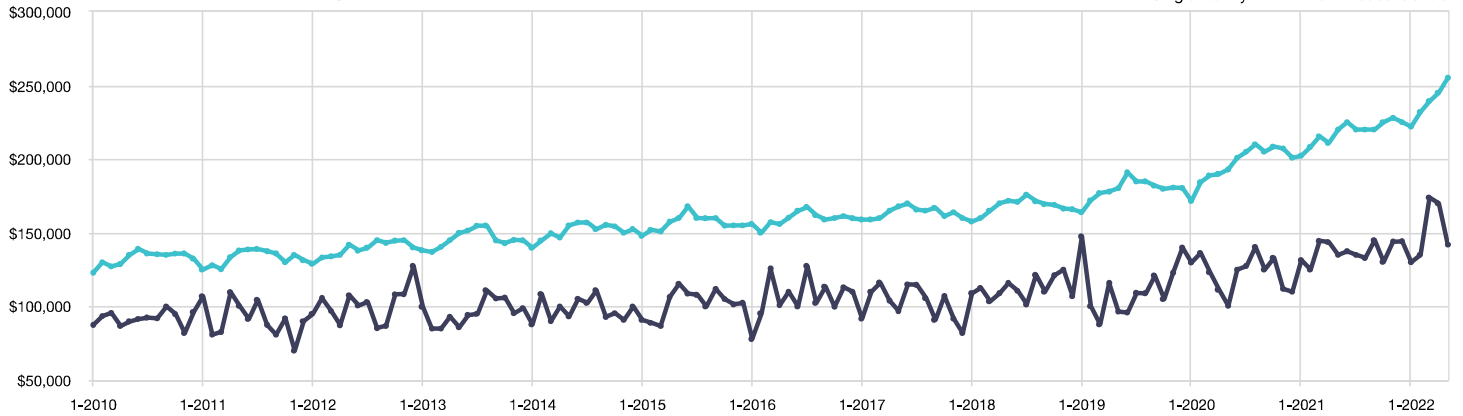
## Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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	\$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%
<b>May-2022</b>	<b>\$255,130</b>	<b>+ 16.0%</b>	<b>\$142,000</b>	<b>+ 5.2%</b>
12-Month Avg*	\$229,999	+ 10.6%	\$139,000	+ 7.0%

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## Historical Median Sales Price by Month

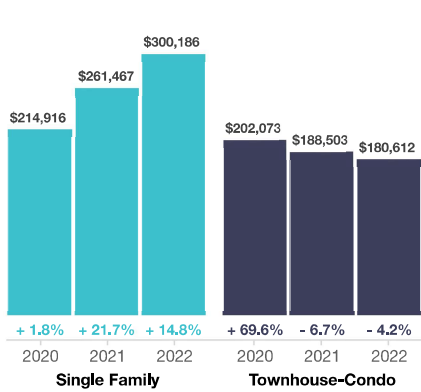


# Average Sales Price

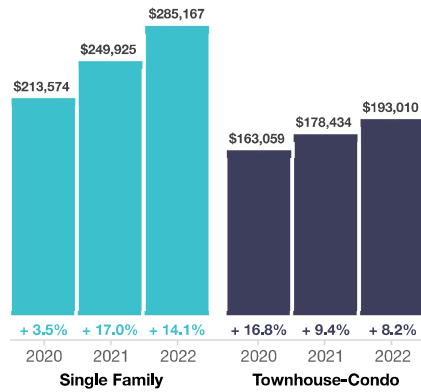
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## May



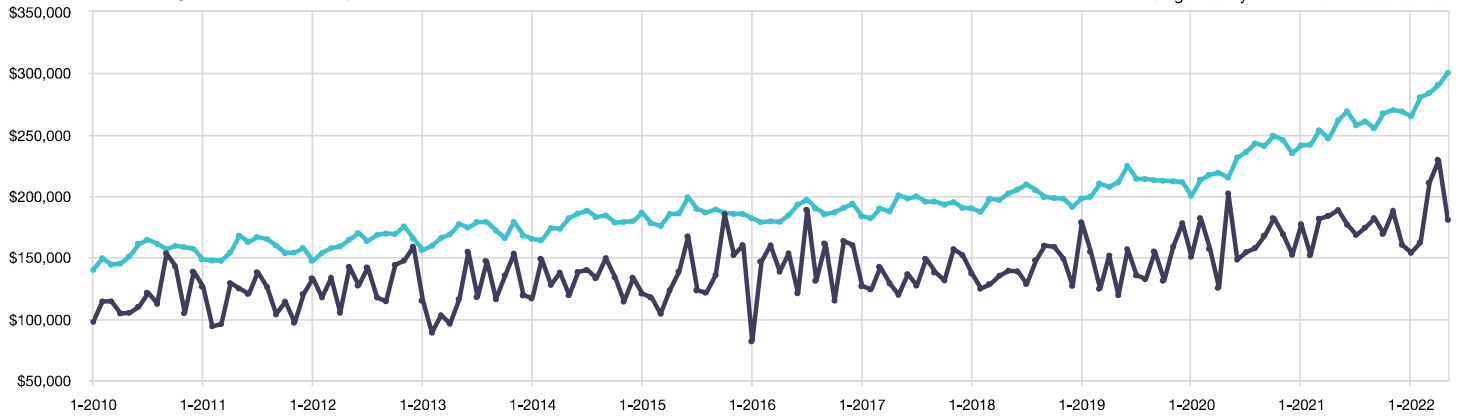
## Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jun-2021	\$268,828	+ 16.3%	\$176,720	+ 19.3%
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	\$269,919	+ 10.0%	\$187,871	+ 11.3%
Dec-2021	\$268,773	+ 14.4%	\$160,240	+ 5.4%
Jan-2022	\$264,717	+ 9.7%	\$153,779	- 13.1%
Feb-2022	\$280,374	+ 16.0%	\$162,030	+ 6.7%
Mar-2022	\$283,720	+ 12.0%	\$210,792	+ 16.1%
Apr-2022	\$290,278	+ 17.6%	\$229,365	+ 24.8%
<b>May-2022</b>	<b>\$300,186</b>	<b>+ 14.8%</b>	<b>\$180,612</b>	<b>- 4.2%</b>
12-Month Avg*	\$271,946	+ 11.7%	\$181,187	+ 7.4%

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

## Historical Average Sales Price by Month

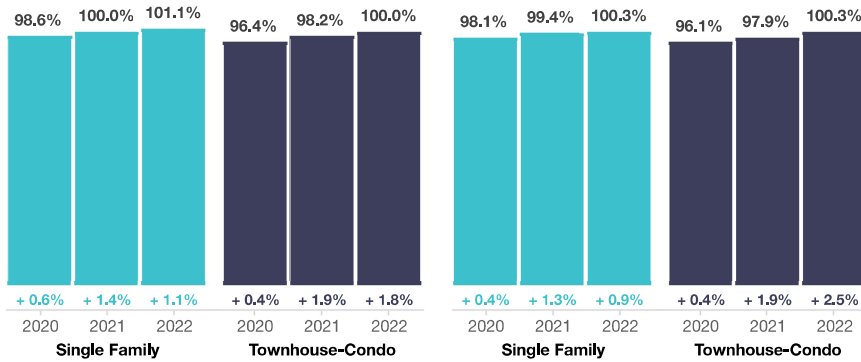


# Percent of List Price Received

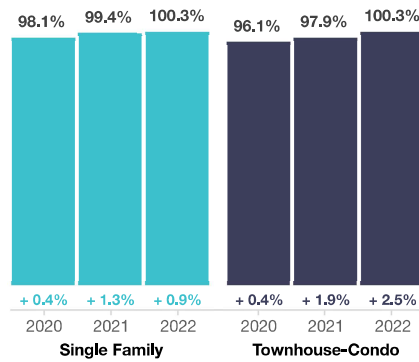
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## May



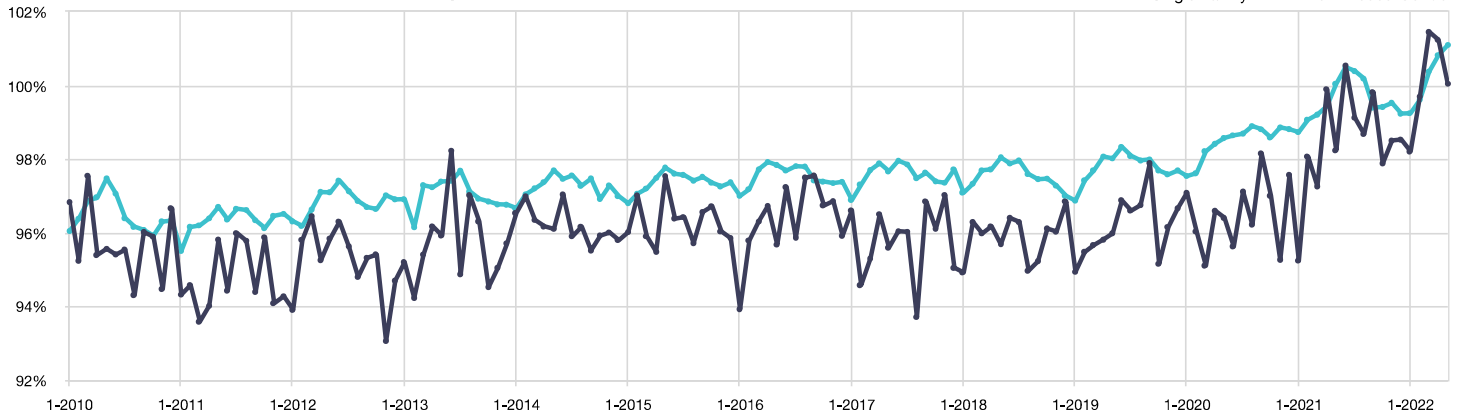
## Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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%
Apr-2022	100.8%	+ 1.4%	101.2%	+ 1.3%
<b>May-2022</b>	<b>101.1%</b>	<b>+ 1.1%</b>	<b>100.0%</b>	<b>+ 1.8%</b>
12-Month Avg*	100.0%	+ 1.0%	99.5%	+ 2.4%

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

## Historical Percent of List Price Received by Month

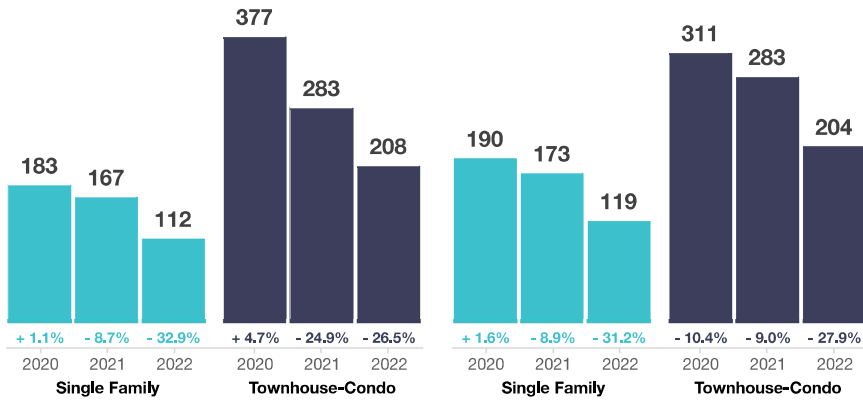


# Housing Affordability Index

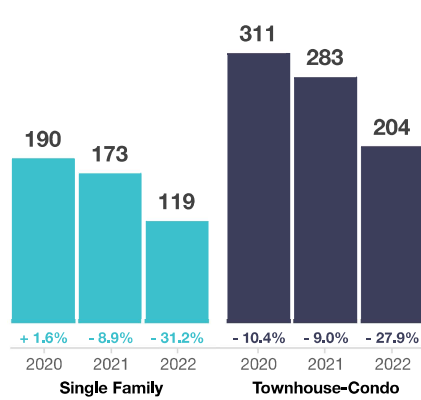
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



## May

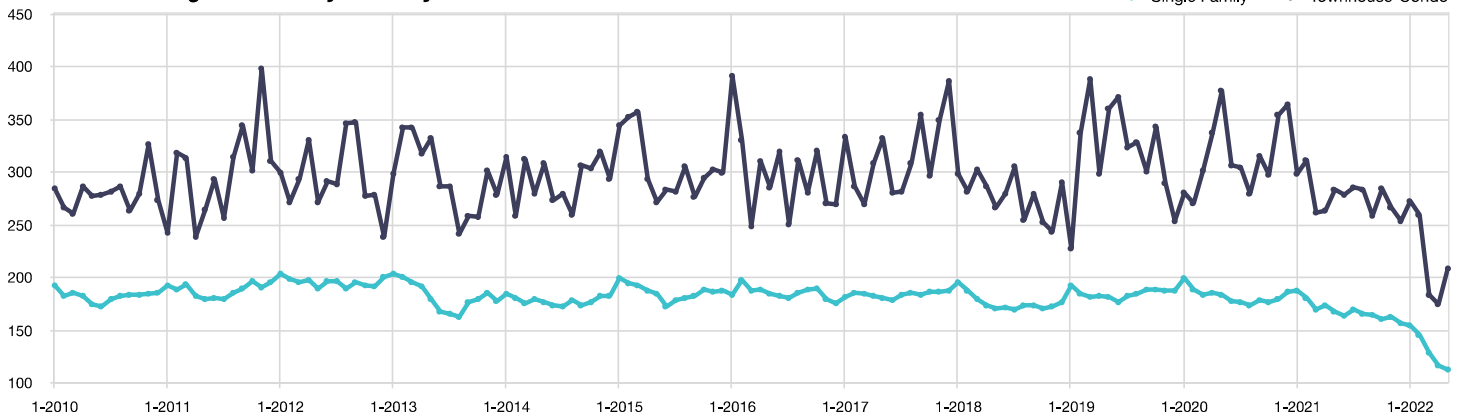


## Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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%
Apr-2022	116	-32.9%	174	-33.8%
<b>May-2022</b>	<b>112</b>	<b>-32.9%</b>	<b>208</b>	<b>-26.5%</b>
12-Month Avg	150	-15.3%	250	-17.5%

## Historical Housing Affordability Index by Month



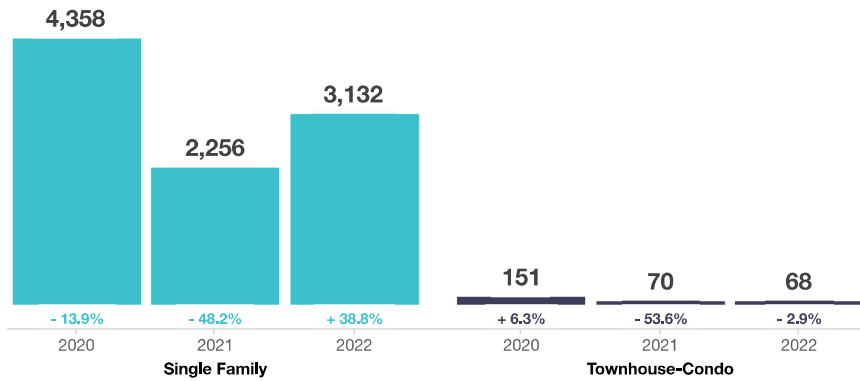


# Inventory of Homes for Sale

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

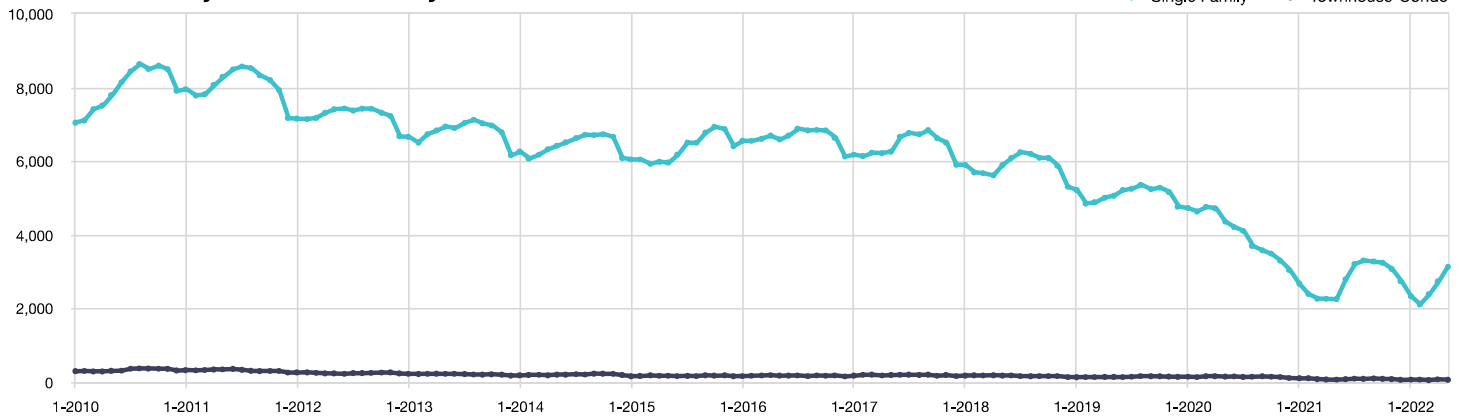


## May



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jun-2021	2,793	-33.7%	82	-48.1%
Jul-2021	3,211	-21.8%	95	-33.6%
Aug-2021	3,307	-10.6%	90	-39.6%
Sep-2021	3,275	-8.5%	102	-36.6%
Oct-2021	3,242	-7.0%	90	-39.6%
Nov-2021	3,075	-6.7%	85	-38.8%
Dec-2021	2,740	-10.0%	64	-44.3%
Jan-2022	2,336	-12.6%	70	-35.8%
Feb-2022	2,112	-11.7%	69	-36.1%
Mar-2022	2,386	+5.2%	59	-29.8%
Apr-2022	2,735	+21.0%	78	+5.4%
<b>May-2022</b>	<b>3,132</b>	<b>+38.8%</b>	<b>68</b>	<b>-2.9%</b>
12-Month Avg	2,862	-7.9%	79	-35.2%

## Historical Inventory of Homes for Sale by Month

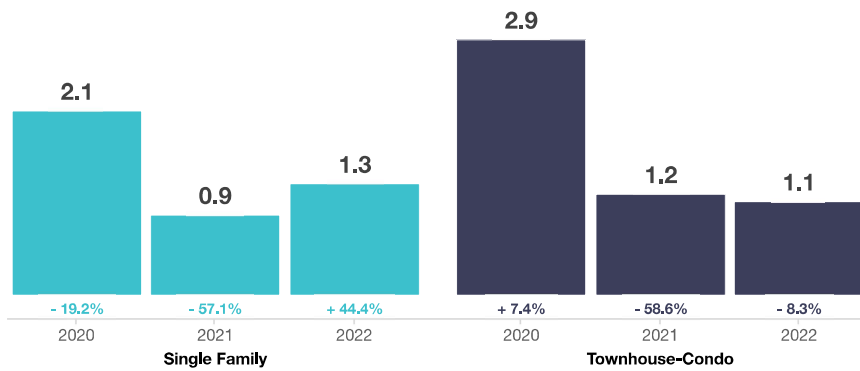


# Months Supply of Inventory

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.



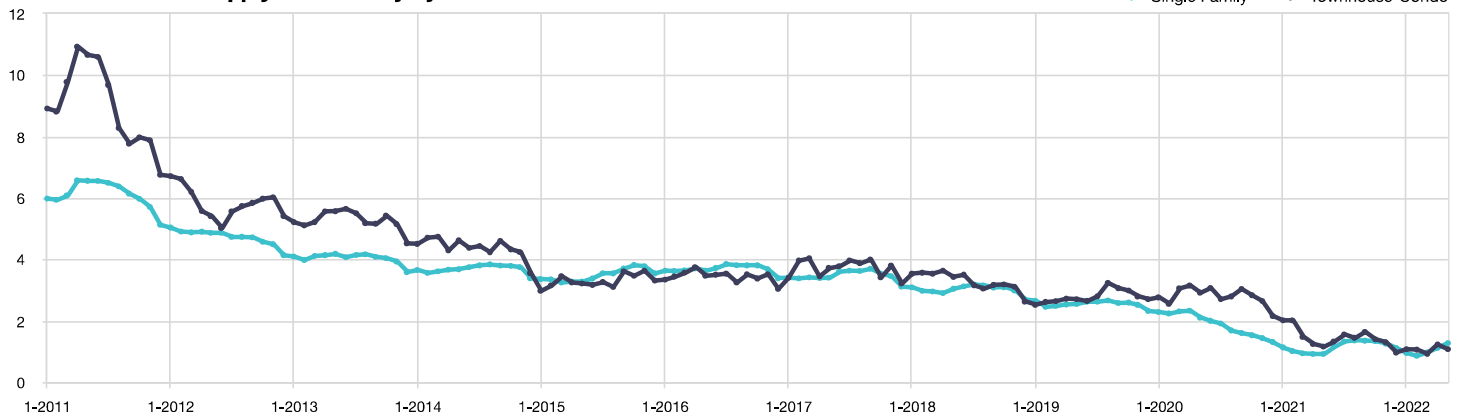
## May



Months Supply	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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%	1.6	-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	1.0	-9.1%	1.1	-45.0%
Feb-2022	0.9	-10.0%	1.1	-45.0%
Mar-2022	1.0	+11.1%	0.9	-40.0%
Apr-2022	1.1	+22.2%	1.2	0.0%
<b>May-2022</b>	<b>1.3</b>	<b>+44.4%</b>	<b>1.1</b>	<b>-8.3%</b>
12-Month Avg*	1.2	-14.1%	1.3	-44.7%

\* Months Supply for all properties from June 2021 through May 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	5-2021	5-2022	% Change	YTD 2021	YTD 2022	% Change
<b>New Listings</b>		2,939	<b>3,500</b>	+ 19.1%	12,933	<b>14,057</b>	+ 8.7%
<b>Pending Sales</b>		2,789	<b>2,860</b>	+ 2.5%	12,778	<b>12,766</b>	- 0.1%
<b>Closed Sales</b>		2,610	<b>2,622</b>	+ 0.5%	11,227	<b>11,290</b>	+ 0.6%
<b>Days on Market Until Sale</b>		21	<b>19</b>	- 9.5%	29	<b>24</b>	- 17.2%
<b>Median Sales Price</b>		\$219,708	<b>\$253,000</b>	+ 15.2%	\$210,000	<b>\$239,000</b>	+ 13.8%
<b>Average Sales Price</b>		\$259,396	<b>\$297,404</b>	+ 14.7%	\$247,949	<b>\$282,872</b>	+ 14.1%
<b>Percent of List Price Received</b>		100.0%	<b>101.1%</b>	+ 1.1%	99.3%	<b>100.3%</b>	+ 1.0%
<b>Housing Affordability Index</b>		168	<b>112</b>	- 33.3%	175	<b>119</b>	- 32.0%
<b>Inventory of Homes for Sale</b>		2,326	<b>3,200</b>	+ 37.6%	—	—	—
<b>Months Supply of Inventory</b>		0.9	<b>1.3</b>	+ 44.4%	—	—	—