



July 2022 Residential Sales

Date: July 9, 2022

RE: For immediate Release

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

Quick Facts

-7.5%	+14.6%	+44.2%
Change in Number of Closed Sales All Properties	Change in Number of Median Sales Price All Properties	Change in Number of Homes for Sale All Properties

This is a research tool provided by MLSOK. Percent changes are calculated using rounded figures.

The U.S. housing market has continued to cool, as rising mortgage rates and record-high sales prices have stifled affordability, weakening demand and pricing out a multitude of buyers. Nationally, median household income has failed to keep pace with increasing mortgage payments, with the costs of buying a home about 80% more expensive now than they were just three summers ago, according to the National Association of REALTORS® (NAR).

New listings increased 2.2 percent for Single Family homes and 2.6 percent for Townhouse-Condo homes. Pending Sales decreased 5.7 percent for Single Family homes but increased 16.9 percent for Townhouse-Condo homes. Inventory increased 43.8 percent for Single Family homes and 56.8 percent for Townhouse-Condo homes.

Months' Supply of Inventory Increases



Month's Supply of Inventory increased 46.2 percent for Single Family homes and 50.0 percent for Townhouse-Condo homes.

Median Sales Price Increases



Median Sales Price increased 13.6 percent to \$250,000 for Single Family homes and 33.3 percent to \$180,000 for Townhouse-Condo homes.

Average Days on Market Decreases



Days on Market increased 6.3 percent for Single Family homes but decreased 19.0 percent for Townhouse-Condo homes.

At a time of year when homebuying activity is typically very strong, soaring homeownership costs have caused home sales to decline nationwide for the fifth-consecutive month, with existing-home sales falling 5.4% month-to-month and 14.2% year-over-year as of last measure, according to NAR. But there is a bright spot. Inventory of existing home sales has continued to climb this summer, with 1.26 million homes available at the beginning of July, equivalent to a 3 months' supply. And despite the summer slowdown, homes are still selling quickly, with the typical home staying on the market an average of 14 days.



Below you will find copies of the MLS Statistical Reports for

July 2022

PLEASE NOTE

If you are going to be utilizing the MLS Statistical information for public mass-media advertisement or in other public representations, use of that information must be in accordance with MLSOK Rules and Regulations.

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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 **(07/01/2022) through (07/31/2022)**, while information is deemed reliable it is not guaranteed. Information found in this stats memo is current as of 2:58PM CT on **08/9/2022**.

MLSOK, Inc. shall have no liability or responsibility for the truth or accuracy of any data or information contained in any advertising or other public representation made or sponsored by a Participant and/or by any of its affiliated Licensees, and each of such Participant and its affiliated Licensees hereby agrees to indemnify MLSOK, Inc. and to hold the MLS harmless from and against any liability, damage, cost and expense arising from or out of any such advertising or other public representation.



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

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

	<u>July 2022</u>	<u>June 2022</u>	<u>July 2021</u>
TOTAL CLOSED	2502	2700	2644
TOTAL \$ VOLUME	\$ 729,684,007	\$ 817,103,222	\$ 673,813,504
AVERAGE PRICE	\$291,640	\$ 302,743	\$ 254,846
MEDIAN PRICE	\$ 250,000	\$ 255,000	\$ 218,550
% SELLING PRICE TO LIST PRICE	99%	100 %	100 %
DAYS ON MARKET	17	17	17
NUMBER OF LISTINGS	4814	4196	3167

TOTAL CLOSED	2502
TOTAL \$ VOLUME	\$ 729,684,007
AVERAGE SELLING PRICE	\$ 291,640
% SELLING PRICE TO LIST PRICE	99%
MEDIAN PRICE	\$ 250,000
AVERAGE DAYS ON MARKET	17
# OF ACTIVE LISTINGS CURRENTLY	4814
TOTAL UNDER CONTRACT (Pending)	2075
AVERAGE VALUE (Pending)	\$ 289,307



RESIDENTIAL PROPERTY TYPES INCLUDE THE FOLLOWING:

- Condos
- Half Duplexes
- Manufactured Homes
- Patio Homes
- Single Family Homes
- Townhouses

MONTH	TOTAL CLOSED	DOLLAR VOLUME	RESIDENTIAL LISTINGS PROCESSED
January	1909	\$ 499,597,560	4066
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
July	2502	\$729,684,007	4577

All MLSOK

Entire MLSOK Market Area

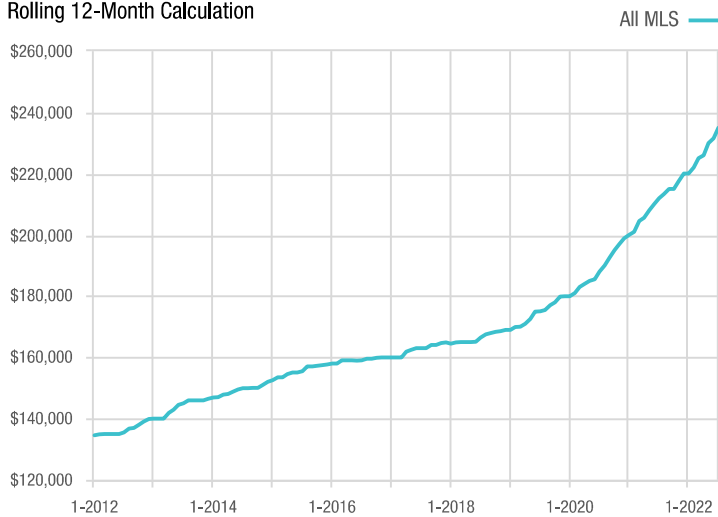
Single Family	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	3,347	3,421	+ 2.2%	19,216	20,426	+ 6.3%
Pending Sales	2,806	2,645	- 5.7%	17,801	17,146	- 3.7%
Closed Sales	2,600	2,413	- 7.2%	16,352	16,177	- 1.1%
Days on Market Until Sale	16	17	+ 6.3%	25	22	- 12.0%
Median Sales Price*	\$220,000	\$250,000	+ 13.6%	\$215,069	\$245,000	+ 13.9%
Average Sales Price*	\$257,632	\$293,347	+ 13.9%	\$254,427	\$289,751	+ 13.9%
Percent of List Price Received*	100.4%	100.0%	- 0.4%	99.7%	100.4%	+ 0.7%
Inventory of Homes for Sale	3,202	4,606	+ 43.8%	—	—	—
Months Supply of Inventory	1.3	1.9	+ 46.2%	—	—	—

Townhouse-Condo	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	76	78	+ 2.6%	513	558	+ 8.8%
Pending Sales	59	69	+ 16.9%	486	432	- 11.1%
Closed Sales	81	67	- 17.3%	463	411	- 11.2%
Days on Market Until Sale	21	17	- 19.0%	33	19	- 42.4%
Median Sales Price*	\$135,000	\$180,000	+ 33.3%	\$135,000	\$154,500	+ 14.4%
Average Sales Price*	\$168,228	\$251,762	+ 49.7%	\$176,382	\$200,935	+ 13.9%
Percent of List Price Received*	99.1%	99.2%	+ 0.1%	98.5%	100.2%	+ 1.7%
Inventory of Homes for Sale	95	149	+ 56.8%	—	—	—
Months Supply of Inventory	1.6	2.4	+ 50.0%	—	—	—

* 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.

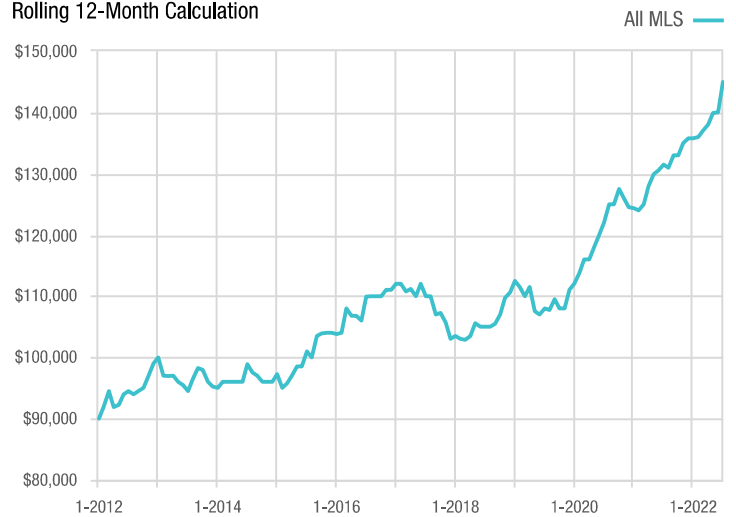
Median Sales Price - Single Family

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



July 2022

The U.S. housing market has continued to cool, as rising mortgage rates and record-high sales prices have stifled affordability, weakening demand and pricing out a multitude of buyers. Nationally, median household income has failed to keep pace with increasing mortgage payments, with the costs of buying a home about 80% more expensive now than they were just three summers ago, according to the National Association of REALTORS® (NAR). As more and more prospective buyers find their home purchase plans delayed, many are turning to the rental market, where competition has intensified due to increased demand.

New Listings increased 2.2 percent for Single Family homes and 2.6 percent for Townhouse-Condo homes. Pending Sales decreased 5.7 percent for Single Family homes but increased 16.9 percent for Townhouse-Condo homes. Inventory increased 43.8 percent for Single Family homes and 56.8 percent for Townhouse-Condo homes.

Median Sales Price increased 13.6 percent to \$250,000 for Single Family homes and 33.3 percent to \$180,000 for Townhouse-Condo homes. Days on Market increased 6.3 percent for Single Family homes but decreased 19.0 percent for Townhouse-Condo homes. Months Supply of Inventory increased 46.2 percent for Single Family homes and 50.0 percent for Townhouse-Condo homes.

At a time of year when homebuying activity is typically very strong, soaring homeownership costs have caused home sales to decline nationwide for the fifth consecutive month, with existing-home sales falling 5.4% month-to-month and 14.2% year-over-year as of last measure, according to NAR. But there is a bright spot. Inventory of existing homes has continued to climb this summer, with 1.26 million homes available at the beginning of July, equivalent to a 3 months' supply. And despite the summer slowdown, homes are still selling quickly, with the typical home staying on market an average of 14 days.

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Change in Number of Closed Sales All Properties	Change in Number of Median Sales Price All Properties	Change in Number of Homes for Sale All Properties

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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	7-2021	7-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		3,347	3,421	+ 2.2%	19,216	20,426	+ 6.3%
Pending Sales		2,806	2,645	- 5.7%	17,801	17,146	- 3.7%
Closed Sales		2,600	2,413	- 7.2%	16,352	16,177	- 1.1%
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Average Sales Price		\$257,632	\$293,347	+ 13.9%	\$254,427	\$289,751	+ 13.9%
Percent of List Price Received		100.4%	100.0%	- 0.4%	99.7%	100.4%	+ 0.7%
Housing Affordability Index		169	114	- 32.5%	173	116	- 32.9%
Inventory of Homes for Sale		3,202	4,606	+ 43.8%	—	—	—
Months Supply of Inventory		1.3	1.9	+ 46.2%	—	—	—

Townhouse-Condo Market Overview

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



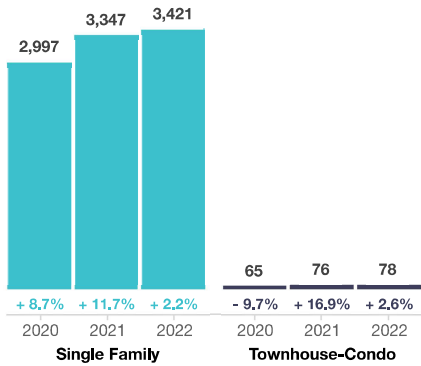
Key Metrics	Historical Sparkbars	7-2021	7-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		76	78	+ 2.6%	513	558	+ 8.8%
Pending Sales		59	69	+ 16.9%	486	432	- 11.1%
Closed Sales		81	67	- 17.3%	463	411	- 11.2%
Days on Market Until Sale		21	17	- 19.0%	33	19	- 42.4%
Median Sales Price		\$135,000	\$180,000	+ 33.3%	\$135,000	\$154,500	+ 14.4%
Average Sales Price		\$168,228	\$251,762	+ 49.7%	\$176,382	\$200,935	+ 13.9%
Percent of List Price Received		99.1%	99.2%	+ 0.1%	98.5%	100.2%	+ 1.7%
Housing Affordability Index		285	164	- 42.5%	285	192	- 32.6%
Inventory of Homes for Sale		95	149	+ 56.8%	—	—	—
Months Supply of Inventory		1.6	2.4	+ 50.0%	—	—	—

New Listings

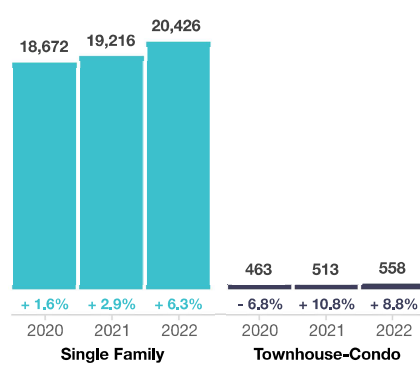
A count of the properties that have been newly listed on the market in a given month.



July

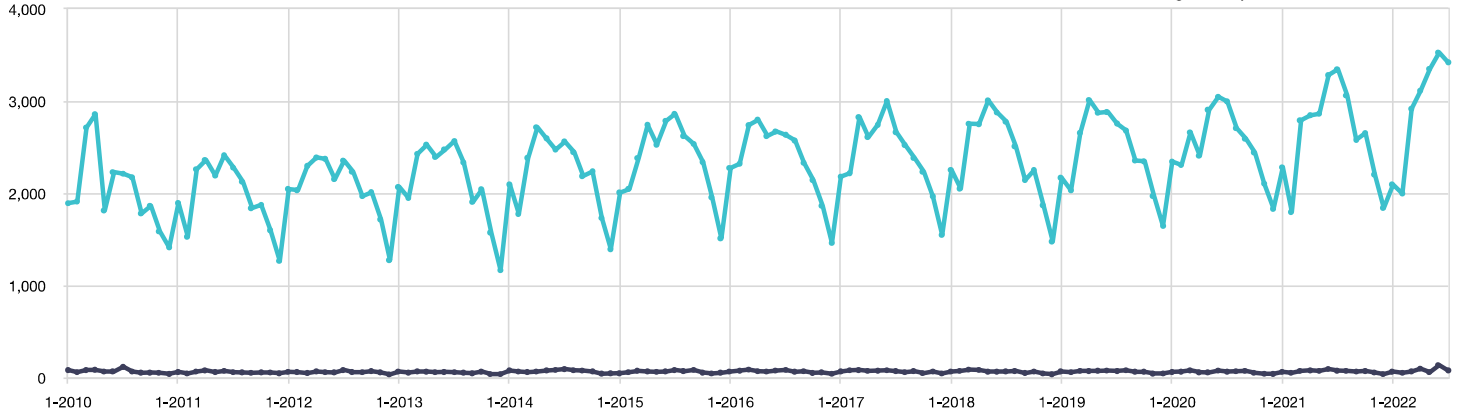


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Aug-2021	3,061	+ 13.1%	74	+ 5.7%
Sep-2021	2,580	- 0.5%	67	- 9.5%
Oct-2021	2,653	+ 8.6%	72	+ 38.5%
Nov-2021	2,205	+ 4.8%	56	+ 33.3%
Dec-2021	1,842	+ 0.5%	38	- 7.3%
Jan-2022	2,096	- 8.2%	65	+ 3.2%
Feb-2022	1,998	+ 11.1%	53	0.0%
Mar-2022	2,918	+ 4.5%	68	- 8.1%
Apr-2022	3,114	+ 9.4%	98	+ 24.1%
May-2022	3,351	+ 17.0%	60	- 17.8%
Jun-2022	3,528	+ 7.5%	136	+ 43.2%
Jul-2022	3,421	+ 2.2%	78	+ 2.6%
12-Month Avg	2,731	+ 6.1%	72	+ 9.1%

Historical New Listings by Month

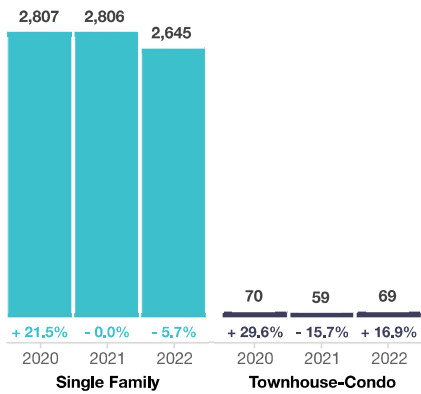


Pending Sales

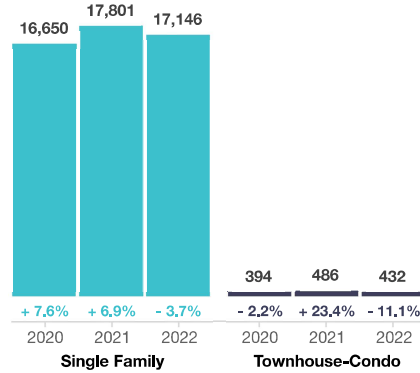
A count of the properties on which offers have been accepted in a given month.



July

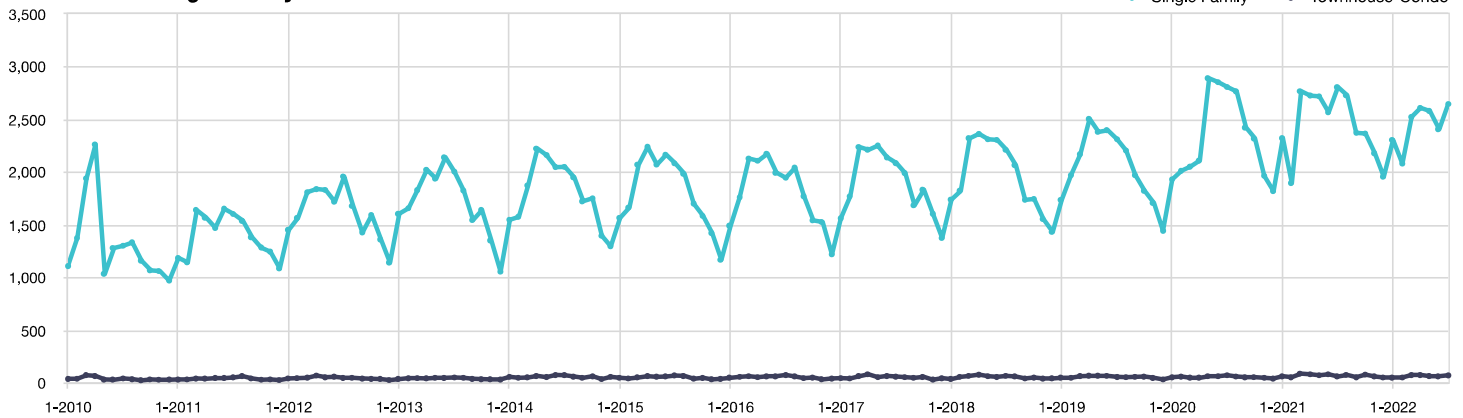


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Aug-2021	2,727	-1.4%	73	+25.9%
Sep-2021	2,373	-2.0%	51	0.0%
Oct-2021	2,366	+2.0%	76	+46.2%
Nov-2021	2,179	+10.9%	59	+28.3%
Dec-2021	1,956	+7.5%	49	+25.6%
Jan-2022	2,304	-0.8%	48	-20.0%
Feb-2022	2,079	+9.7%	49	-3.9%
Mar-2022	2,523	-8.8%	72	-16.3%
Apr-2022	2,609	-4.3%	72	-10.0%
May-2022	2,580	-5.1%	62	-11.4%
Jun-2022	2,406	-6.2%	60	-25.0%
Jul-2022	2,645	-5.7%	69	+16.9%
12-Month Avg	2,396	-1.2%	62	+1.6%

Historical Pending Sales by Month

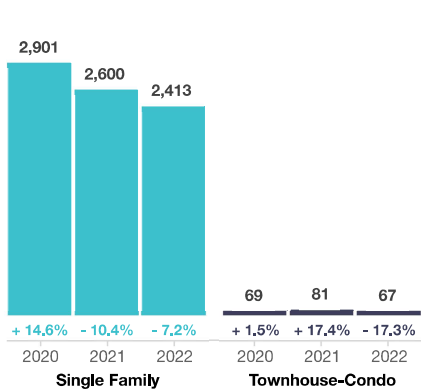


Closed Sales

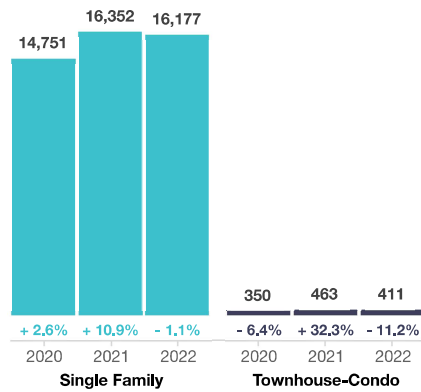
A count of the actual sales that closed in a given month.



July

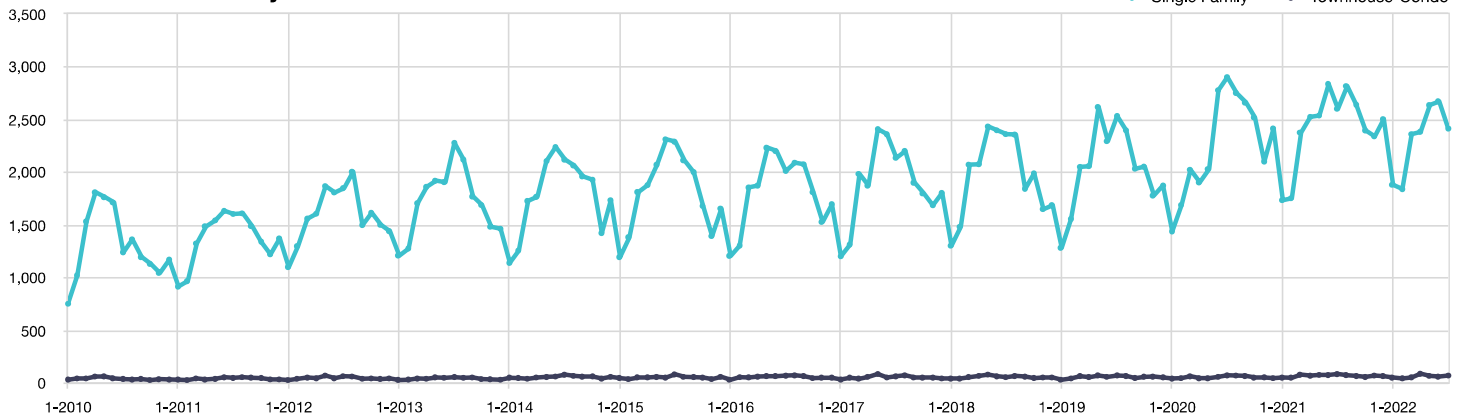


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Aug-2021	2,816	+ 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	2,339	+ 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	1,838	+ 5.0%	41	- 12.8%
Mar-2022	2,359	- 0.6%	50	- 33.3%
Apr-2022	2,382	- 5.6%	84	+ 27.3%
May-2022	2,635	+ 3.9%	64	- 13.5%
Jun-2022	2,671	- 5.8%	57	- 20.8%
Jul-2022	2,413	- 7.2%	67	- 17.3%
12-Month Avg	2,406	+ 0.3%	61	0.0%

Historical Closed Sales by Month

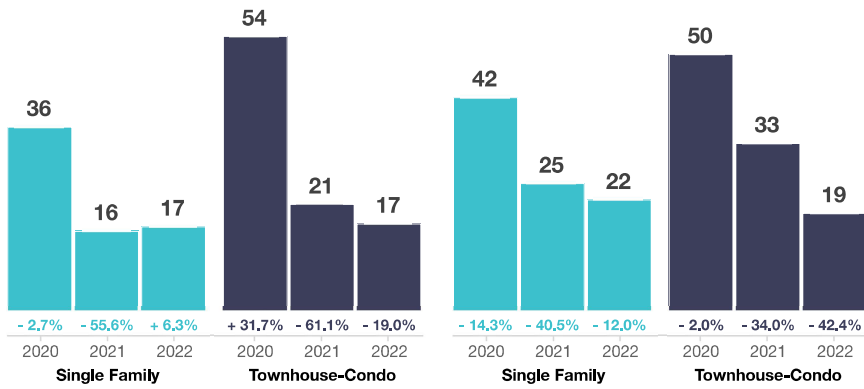


Days on Market Until Sale

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



July

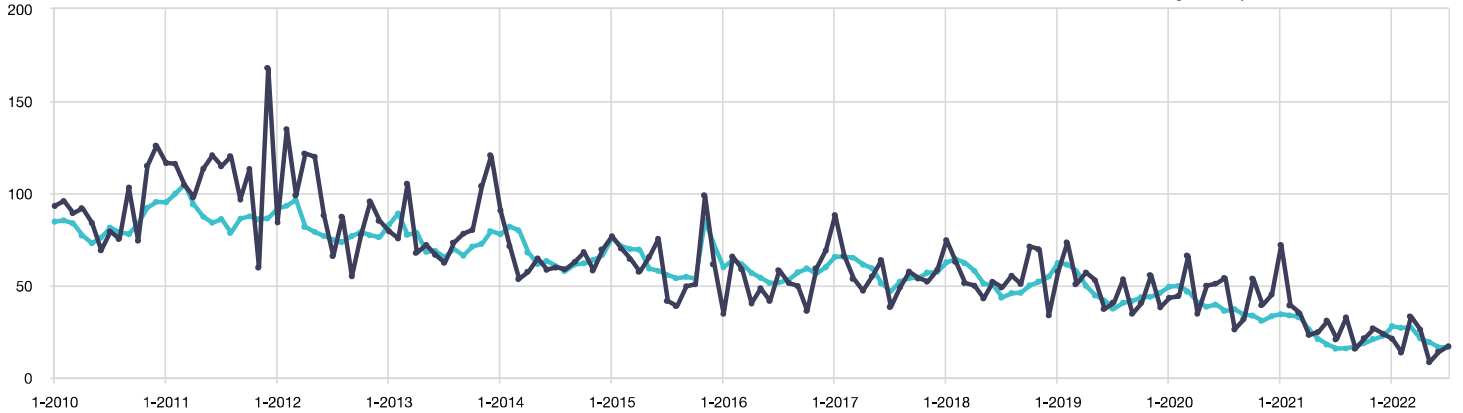


Year to Date

Days on Market	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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%
Jun-2022	16	-11.1%	14	-54.8%
Jul-2022	17	+6.3%	17	-19.0%
12-Month Avg*	20	-28.9%	21	-38.1%

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

Historical Days on Market Until Sale by Month

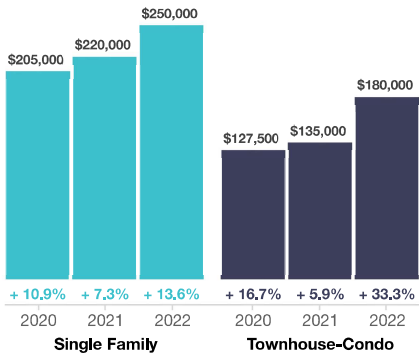


Median Sales Price

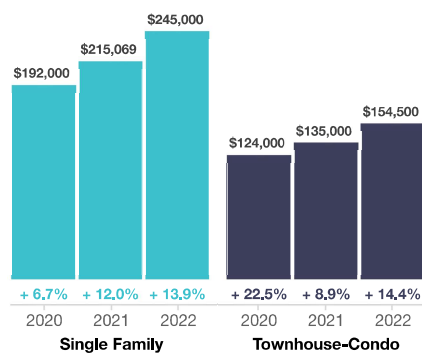
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



July



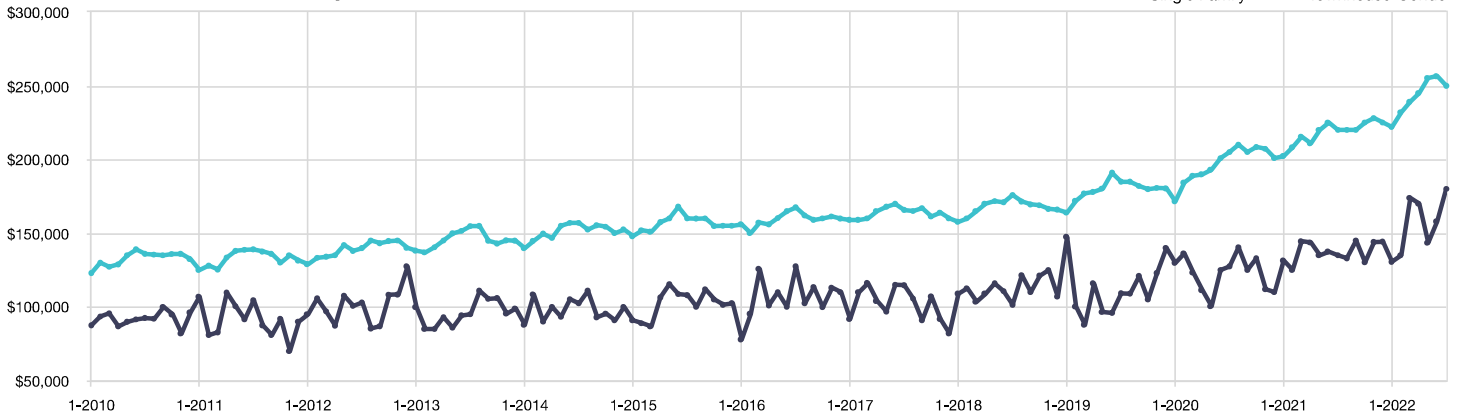
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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	\$239,121	+ 11.0%	\$174,000	+ 20.4%
Apr-2022	\$245,000	+ 16.1%	\$170,000	+ 18.3%
May-2022	\$255,315	+ 16.1%	\$143,500	+ 6.3%
Jun-2022	\$256,500	+ 14.0%	\$158,000	+ 14.9%
Jul-2022	\$250,000	+ 13.6%	\$180,000	+ 33.3%
12-Month Avg*	\$235,000	+ 10.8%	\$145,000	+ 10.3%

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

Historical Median Sales Price by Month

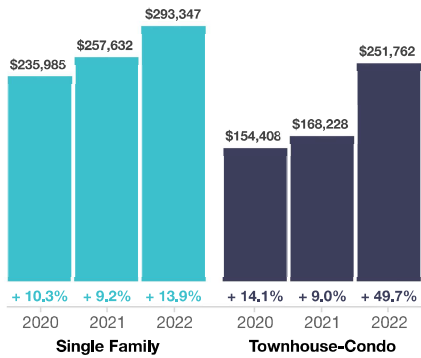


Average Sales Price

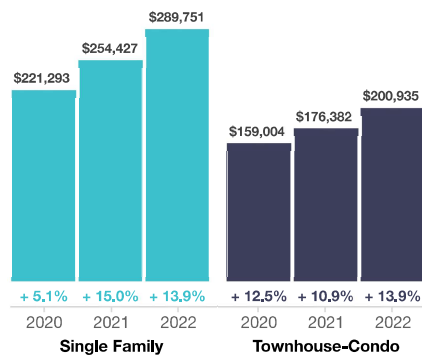
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



July



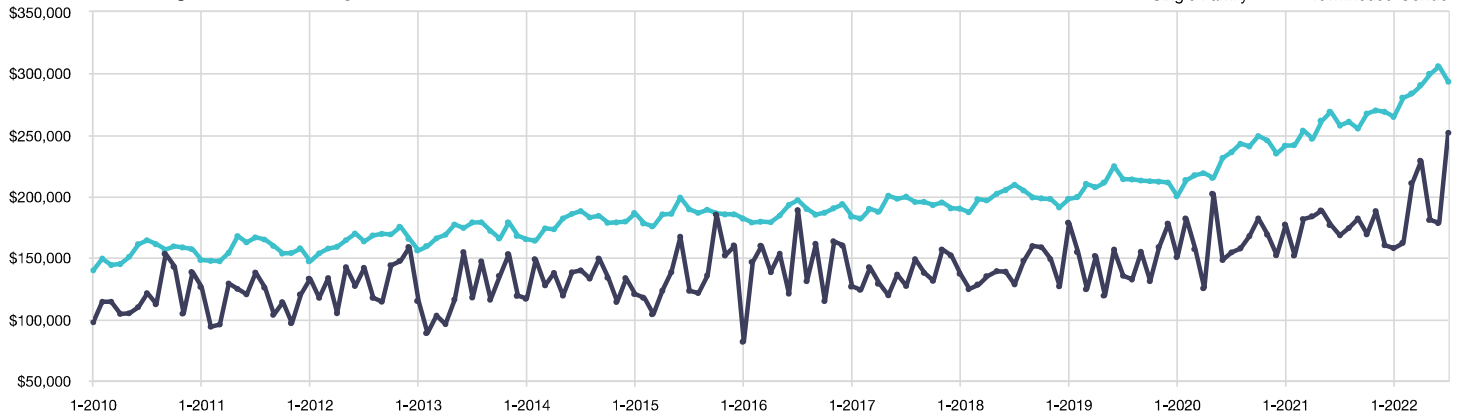
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Aug-2021	\$260,671	+ 7.4%	\$174,236	+ 10.5%
Sep-2021	\$255,202	+ 6.1%	\$181,881	+ 8.5%
Oct-2021	\$267,381	+ 7.3%	\$169,141	- 7.1%
Nov-2021	\$269,905	+ 9.9%	\$187,871	+ 11.3%
Dec-2021	\$268,773	+ 14.4%	\$160,240	+ 5.4%
Jan-2022	\$264,654	+ 9.7%	\$157,865	- 10.8%
Feb-2022	\$280,273	+ 16.0%	\$162,030	+ 6.7%
Mar-2022	\$283,648	+ 11.9%	\$210,792	+ 16.1%
Apr-2022	\$290,418	+ 17.7%	\$228,910	+ 24.6%
May-2022	\$299,562	+ 14.6%	\$180,700	- 4.1%
Jun-2022	\$305,784	+ 13.7%	\$178,289	+ 0.9%
Jul-2022	\$293,347	+ 13.9%	\$251,762	+ 49.7%
12-Month Avg*	\$278,475	+ 11.7%	\$189,656	+ 10.0%

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

Historical Average Sales Price by Month

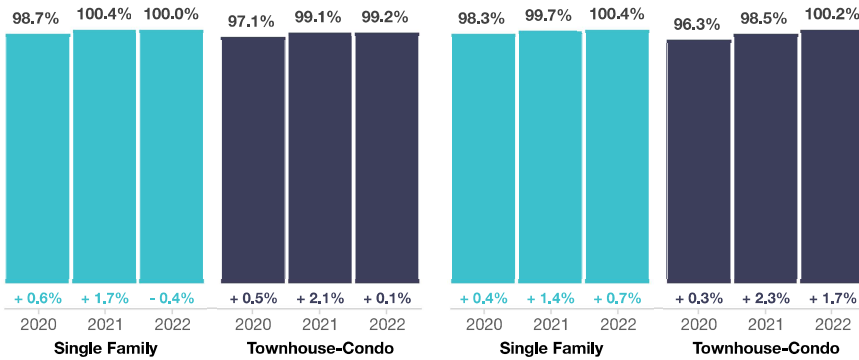


Percent of List Price Received

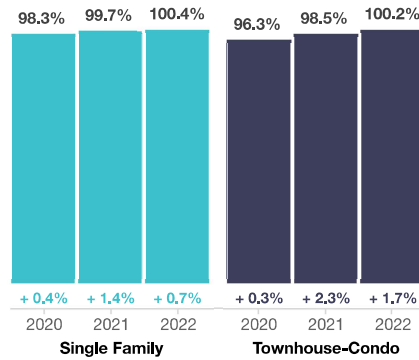
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



July



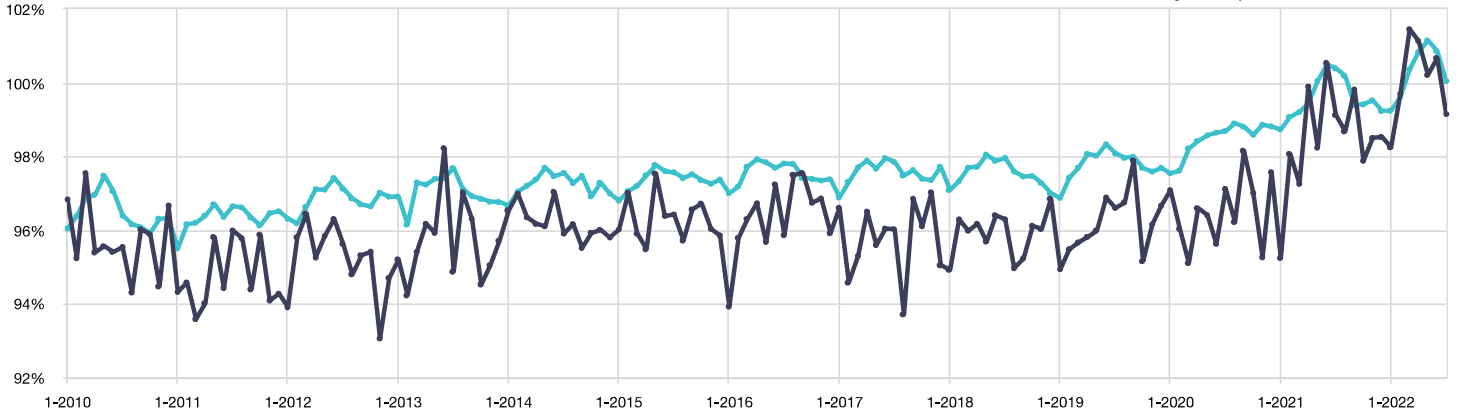
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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%
Jun-2022	100.9%	+ 0.4%	100.7%	+ 0.2%
Jul-2022	100.0%	- 0.4%	99.2%	+ 0.1%
12-Month Avg*	100.0%	+ 0.7%	99.5%	+ 1.7%

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

Historical Percent of List Price Received by Month

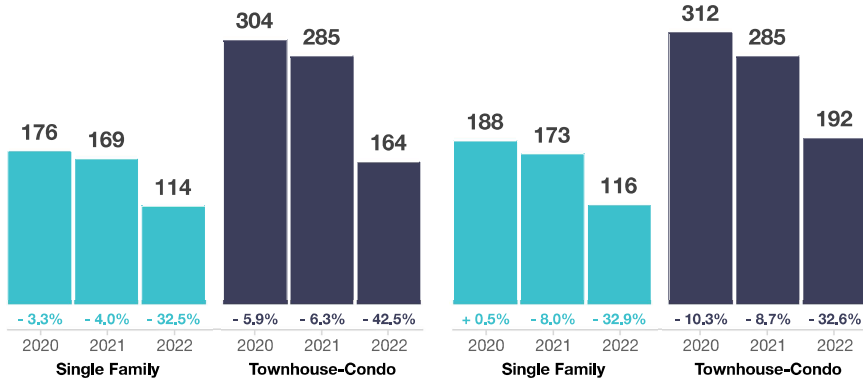


Housing Affordability Index

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.

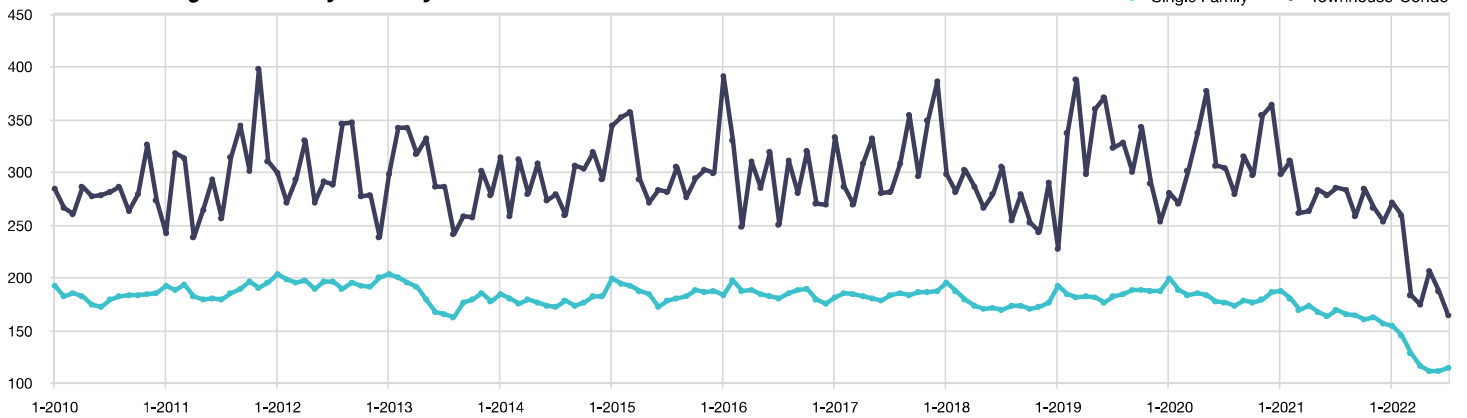


July



Affordability Index	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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	111	-33.5%	206	-27.2%
Jun-2022	111	-31.9%	187	-32.7%
Jul-2022	114	-32.5%	164	-42.5%
12-Month Avg	141	-19.4%	232	-22.4%

Historical Housing Affordability Index by Month

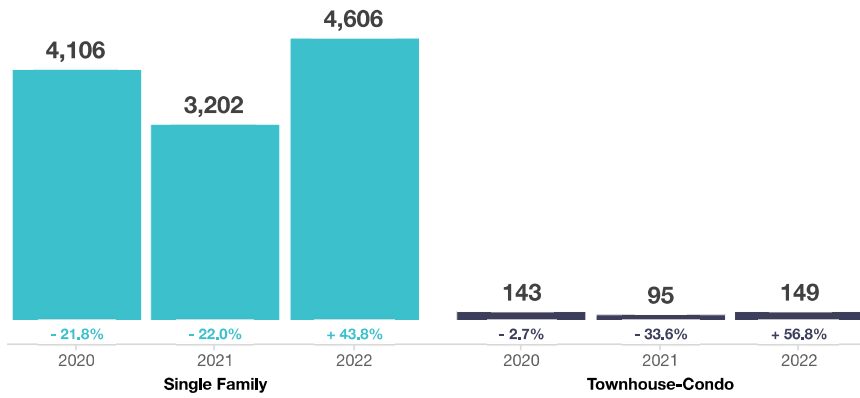


Inventory of Homes for Sale

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

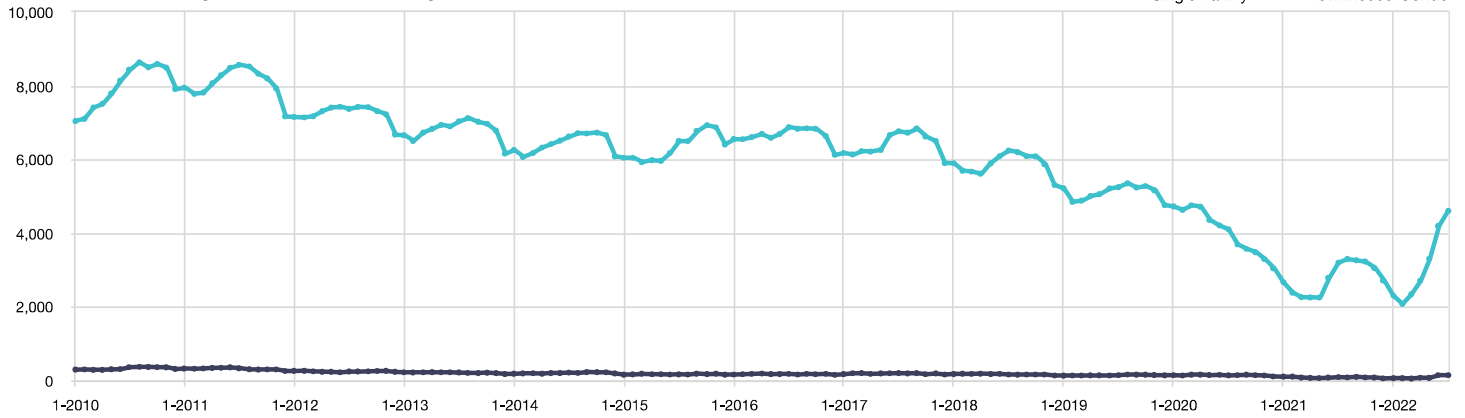


July



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Aug-2021	3,301	- 10.7%	89	- 40.3%
Sep-2021	3,266	- 8.7%	101	- 37.3%
Oct-2021	3,230	- 7.3%	89	- 40.3%
Nov-2021	3,059	- 7.2%	84	- 39.6%
Dec-2021	2,717	- 10.8%	62	- 46.1%
Jan-2022	2,305	- 13.7%	68	- 37.6%
Feb-2022	2,080	- 13.0%	67	- 38.0%
Mar-2022	2,347	+ 3.7%	58	- 31.0%
Apr-2022	2,715	+ 20.2%	80	+ 8.1%
May-2022	3,305	+ 46.8%	76	+ 8.6%
Jun-2022	4,198	+ 50.7%	147	+ 79.3%
Jul-2022	4,606	+ 43.8%	149	+ 56.8%
12-Month Avg	3,094	+ 6.3%	89	- 19.8%

Historical Inventory of Homes for Sale by Month

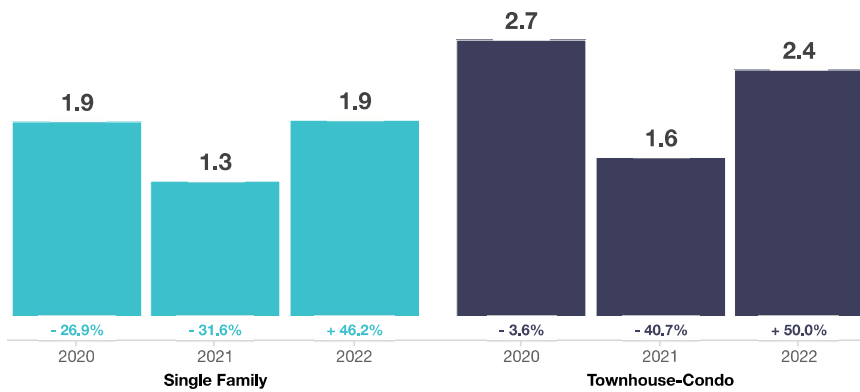


Months Supply of Inventory

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.



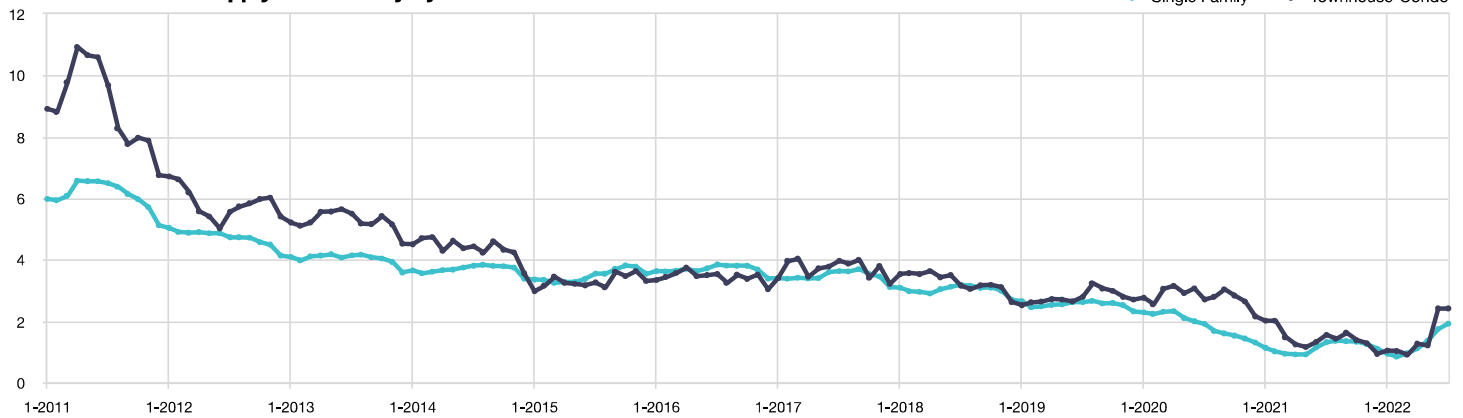
July



Months Supply	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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%	0.9	-59.1%
Jan-2022	0.9	-18.2%	1.0	-50.0%
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	1.7	+54.5%	2.4	+84.6%
Jul-2022	1.9	+46.2%	2.4	+50.0%
12-Month Avg*	1.3	+2.3%	1.4	-30.1%

* Months Supply for all properties from August 2021 through July 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	7-2021	7-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		3,423	3,499	+ 2.2%	19,729	20,984	+ 6.4%
Pending Sales		2,865	2,714	- 5.3%	18,287	17,578	- 3.9%
Closed Sales		2,681	2,480	- 7.5%	16,815	16,588	- 1.3%
Days on Market Until Sale		16	17	+ 6.3%	25	22	- 12.0%
Median Sales Price		\$218,094	\$250,000	+ 14.6%	\$215,000	\$242,981	+ 13.0%
Average Sales Price		\$254,930	\$292,222	+ 14.6%	\$252,276	\$287,549	+ 14.0%
Percent of List Price Received		100.4%	100.0%	- 0.4%	99.7%	100.4%	+ 0.7%
Housing Affordability Index		170	114	- 32.9%	173	117	- 32.4%
Inventory of Homes for Sale		3,297	4,755	+ 44.2%	—	—	—
Months Supply of Inventory		1.3	1.9	+ 46.2%	—	—	—