



## May 2023 Residential Sales

Date: June 9, 2023

RE: For immediate Release

The following Real Estate statistics were collected by MLSOK, Inc., for the time frame **May 1 through May 31, 2023**. Below summarizes our region's monthly sales activity. For a full review please see the following report.

### Quick Facts

<b>-16.0%</b>	<b>+0.8%</b>	<b>+44.5%</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.*

Existing-home sales slid for the second consecutive month, falling 3.4% nationwide as of last measure, according to the National Association of REALTORS® (NAR), as higher interest rates continue to impact buyer affordability. Sales are down 23% compared to the same time period a year ago, while contract signings dropped 20.3% year over year. With sales cooling, buyers in some parts of the country have found relief in the form of declining sales prices, which are down 1.7% year over year nationally, although more affordable markets continue to see price gains.

New listings decreased 8.1 percent for Single Family homes but increased 38.6 percent for Townhouse-Condo homes. Pending Sales decreased 3.7 percent for Single Family homes but remained flat for Townhouse-Condo homes. Inventory increased 44.0 percent for Single Family homes and 62.9 percent for Townhouse-Condo homes.

#### Months' Supply of Inventory Increases



**Month's Supply of Inventory increased** 69.2 percent for Single Family homes and 90.9 percent for Townhouse-Condo homes.

#### Median Sales Price Increases



**Median Sales Price increased** 1.8 percent to \$259,990 for Single Family homes and 29.6 percent to \$186,000 for Townhouse-Condo homes.

#### Average Days on Market Increases



**Days on Market increased** 94.7 percent for Single Family homes and 237.5 percent for Townhouse-Condo homes.

While fluctuating interest rates have pushed some buyers to the sidelines, a shortage of inventory is also to blame for lower-than-average home sales this time of year, as current homeowners, many of whom locked in mortgage rates several percentage points below today's current rates, are delaying the decision to sell until market conditions improve. With only 2.9 months' supply heading into May, available homes are moving fast, with the typical home spending just over three weeks on the market, according to NAR.



Below you will find copies of the MLS Statistical Reports for

**May 2023**

**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 **5/1/2023 through 5/31/2023**, while information is deemed reliable it is not guaranteed. Information found in this stats memo is current as of 9:00 AM CT on **6/9/2023**.

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Listed below are the monthly Oklahoma City Metropolitan housing statistics for the month of **May 2023** as compared to **April 2023** and **May 2022**. These statistics are supplied by MLSOK, Inc.

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

	<u>May 2023</u>	<u>April 2023</u>	<u>May 2022</u>
<b>TOTAL CLOSED</b>	2294	1834	2668
<b>TOTAL \$ VOLUME</b>	\$ 687,586,162	\$ 531,446,944	\$ 792,026,555
<b>AVERAGE PRICE</b>	\$299,732	\$289,775	\$296,862
<b>MEDIAN PRICE</b>	\$ 255,000	\$ 249,000	\$ 252,950
<b>% SELLING PRICE TO LIST PRICE</b>	98%	98%	100 %
<b>DAYS ON MARKET</b>	37	43	20
<b>NUMBER OF LISTINGS</b>	4626	4477	3279

<b>TOTAL CLOSED</b>	2294
<b>TOTAL \$ VOLUME</b>	\$ 687,586,162
<b>AVERAGE SELLING PRICE</b>	\$ 299,732
<b>% SELLING PRICE TO LIST PRICE</b>	98%
<b>MEDIAN PRICE</b>	\$ 255,000
<b>AVERAGE DAYS ON MARKET</b>	37
<b># OF ACTIVE LISTINGS CURRENTLY</b>	4626
<b>TOTAL UNDER CONTRACT (Pending)</b>	1962
<b>AVERAGE VALUE (Pending)</b>	\$ 307,693



**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	1225	\$ 345,597,992	2820
February	1511	\$ 415,439,937	3115
March	2047	\$ 590,664,460	3862
April	1834	\$ 531,446,944	3782
May	2294	\$ 687,586,162	4256

## All MLSOK

Entire MLSOK Market Area

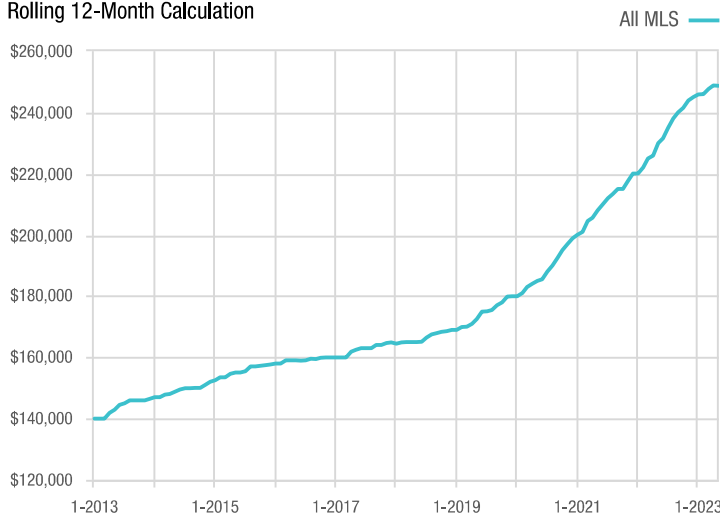
Single Family	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	3,224	<b>2,963</b>	- 8.1%	13,174	<b>12,392</b>	- 5.9%
Pending Sales	2,539	<b>2,445</b>	- 3.7%	11,976	<b>10,438</b>	- 12.8%
Closed Sales	2,639	<b>2,206</b>	- 16.4%	11,114	<b>8,697</b>	- 21.7%
Days on Market Until Sale	19	<b>37</b>	+ 94.7%	24	<b>43</b>	+ 79.2%
Median Sales Price*	\$255,315	<b>\$259,990</b>	+ 1.8%	\$240,000	<b>\$249,900</b>	+ 4.1%
Average Sales Price*	\$299,508	<b>\$304,104</b>	+ 1.5%	\$285,026	<b>\$292,209</b>	+ 2.5%
Percent of List Price Received*	101.1%	<b>98.6%</b>	- 2.5%	100.3%	<b>98.3%</b>	- 2.0%
Inventory of Homes for Sale	3,106	<b>4,474</b>	+ 44.0%	—	—	—
Months Supply of Inventory	1.3	<b>2.2</b>	+ 69.2%	—	—	—

Townhouse-Condo	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	57	<b>79</b>	+ 38.6%	337	<b>360</b>	+ 6.8%
Pending Sales	62	<b>62</b>	0.0%	302	<b>299</b>	- 1.0%
Closed Sales	64	<b>64</b>	0.0%	287	<b>258</b>	- 10.1%
Days on Market Until Sale	8	<b>27</b>	+ 237.5%	21	<b>29</b>	+ 38.1%
Median Sales Price*	\$143,500	<b>\$186,000</b>	+ 29.6%	\$145,000	<b>\$170,000</b>	+ 17.2%
Average Sales Price*	\$180,700	<b>\$202,085</b>	+ 11.8%	\$193,567	<b>\$206,604</b>	+ 6.7%
Percent of List Price Received*	100.2%	<b>97.9%</b>	- 2.3%	100.3%	<b>97.9%</b>	- 2.4%
Inventory of Homes for Sale	70	<b>114</b>	+ 62.9%	—	—	—
Months Supply of Inventory	1.1	<b>2.1</b>	+ 90.9%	—	—	—

\* 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.

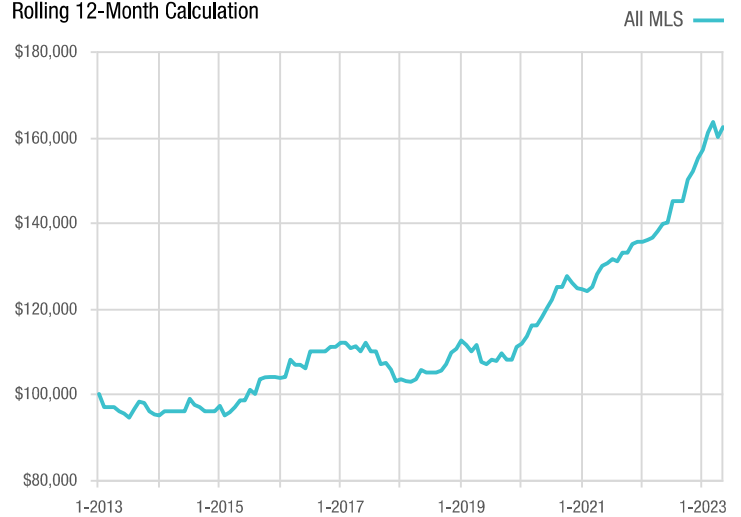
### Median Sales Price - Single Family

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 2023

Existing-home sales slid for the second consecutive month, falling 3.4% nationwide as of last measure, according to the National Association of REALTORS® (NAR), as higher interest rates continue to impact buyer affordability. Sales are down 23% compared to the same period a year ago, while contract signings dropped 20.3% year-over-year. With sales cooling, buyers in some parts of the country have found relief in the form of declining sales prices, which are down 1.7% year-over-year nationally, although more affordable markets continue to see price gains.

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While fluctuating interest rates have pushed some buyers to the sidelines, a shortage of inventory is also to blame for lower-than-average home sales this time of year, as current homeowners, many of whom locked in mortgage rates several percentage points below today's current rates, are delaying the decision to sell until market conditions improve. With only 2.9 months' supply heading into May, available homes are moving fast, with the typical home spending just over three weeks on the market, according to NAR.

## Quick Facts

<b>- 16.0%</b>	<b>+ 0.8%</b>	<b>+ 44.5%</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	5-2022	5-2023	% Change	YTD 2022	YTD 2023	% Change
New Listings		3,224	2,963	- 8.1%	13,174	12,392	- 5.9%
Pending Sales		2,539	2,445	- 3.7%	11,976	10,438	- 12.8%
Closed Sales		2,639	2,206	- 16.4%	11,114	8,697	- 21.7%
Days on Market Until Sale		19	37	+ 94.7%	24	43	+ 79.2%
Median Sales Price		\$255,315	\$259,990	+ 1.8%	\$240,000	\$249,900	+ 4.1%
Average Sales Price		\$299,508	\$304,104	+ 1.5%	\$285,026	\$292,209	+ 2.5%
Percent of List Price Received		101.1%	98.6%	- 2.5%	100.3%	98.3%	- 2.0%
Housing Affordability Index		123	107	- 13.0%	131	111	- 15.3%
Inventory of Homes for Sale		3,106	4,474	+ 44.0%	—	—	—
Months Supply of Inventory		1.3	2.2	+ 69.2%	—	—	—

# 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	5-2022	5-2023	% Change	YTD 2022	YTD 2023	% Change
<b>New Listings</b>		57	79	+ 38.6%	337	360	+ 6.8%
<b>Pending Sales</b>		62	62	0.0%	302	299	- 1.0%
<b>Closed Sales</b>		64	64	0.0%	287	258	- 10.1%
<b>Days on Market Until Sale</b>		8	27	+ 237.5%	21	29	+ 38.1%
<b>Median Sales Price</b>		\$143,500	\$186,000	+ 29.6%	\$145,000	\$170,000	+ 17.2%
<b>Average Sales Price</b>		\$180,700	\$202,085	+ 11.8%	\$193,567	\$206,604	+ 6.7%
<b>Percent of List Price Received</b>		100.2%	97.9%	- 2.3%	100.3%	97.9%	- 2.4%
<b>Housing Affordability Index</b>		229	157	- 31.4%	226	172	- 23.9%
<b>Inventory of Homes for Sale</b>		70	114	+ 62.9%	—	—	—
<b>Months Supply of Inventory</b>		1.1	2.1	+ 90.9%	—	—	—

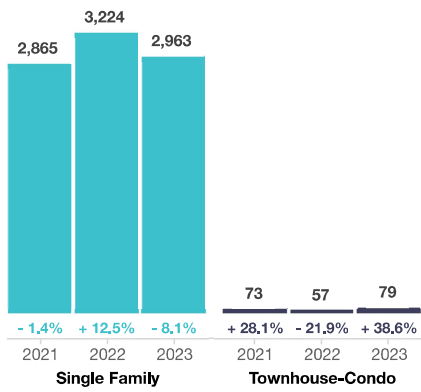


# New Listings

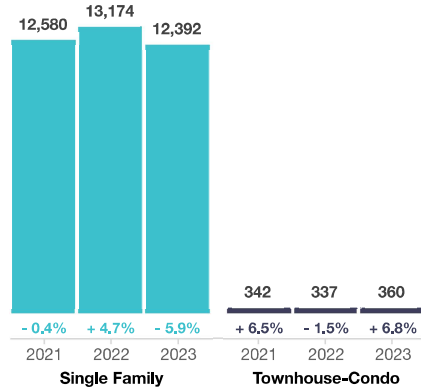
A count of the properties that have been newly listed on the market in a given month.



## May

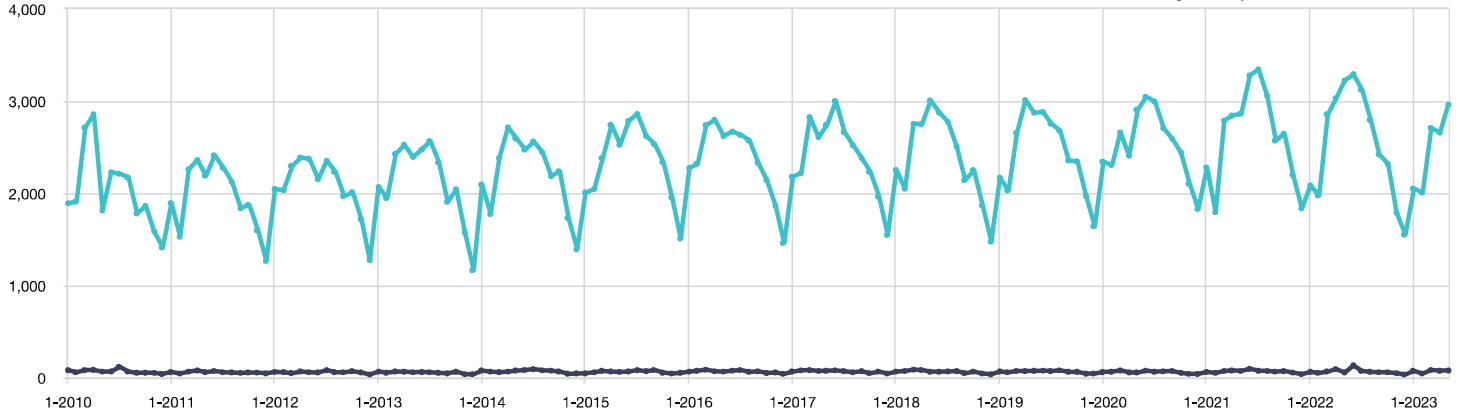


## Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jun-2022	3,293	+ 0.4%	134	+ 39.6%
Jul-2022	3,125	- 6.6%	73	- 3.9%
Aug-2022	2,796	- 8.6%	64	- 13.5%
Sep-2022	2,423	- 5.8%	60	- 10.4%
Oct-2022	2,322	- 12.2%	60	- 16.7%
Nov-2022	1,790	- 18.6%	49	- 12.5%
Dec-2022	1,552	- 15.5%	35	- 7.9%
Jan-2023	2,052	- 1.6%	75	+ 17.2%
Feb-2023	2,008	+ 1.6%	46	- 13.2%
Mar-2023	2,710	- 5.2%	84	+ 23.5%
Apr-2023	2,659	- 12.3%	76	- 20.0%
<b>May-2023</b>	<b>2,963</b>	<b>- 8.1%</b>	<b>79</b>	<b>+ 38.6%</b>
12-Month Avg	2,474	- 7.5%	70	+ 2.9%

## Historical New Listings by Month

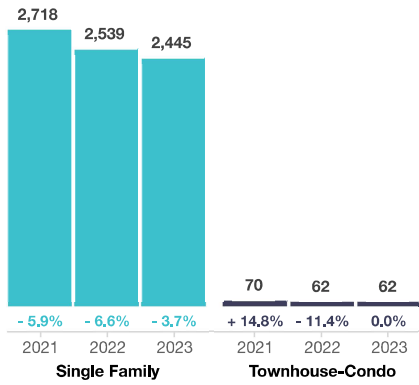


# Pending Sales

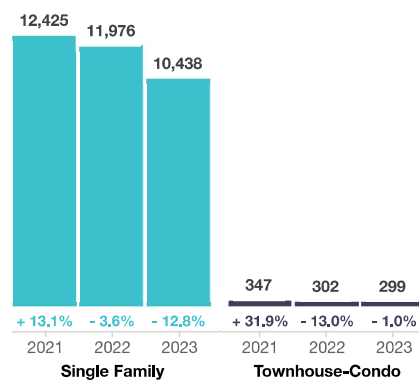
A count of the properties on which offers have been accepted in a given month.



## May

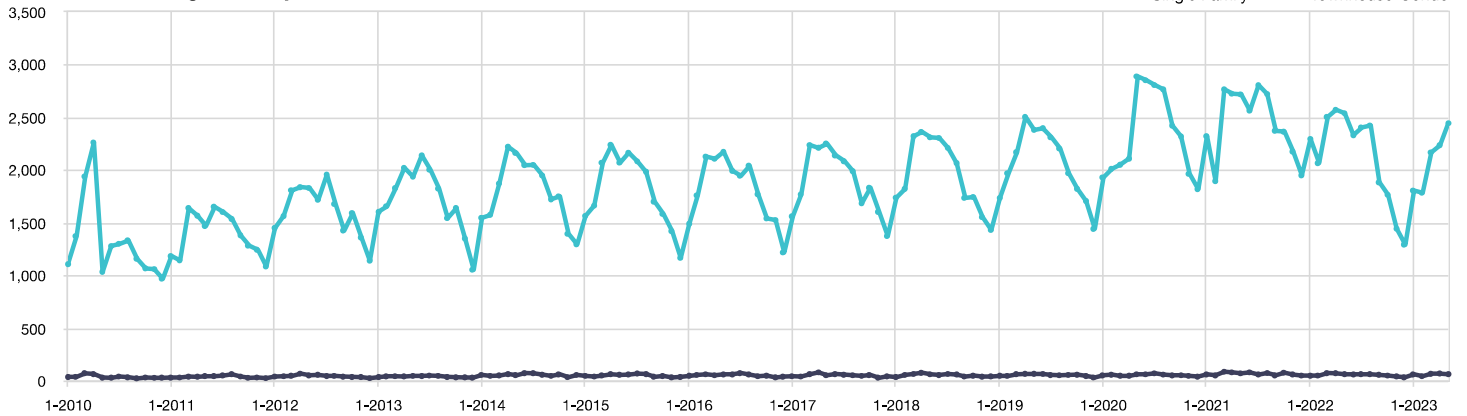


## Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jun-2022	2,331	-9.1%	60	-25.0%
Jul-2022	2,405	-14.3%	62	+5.1%
Aug-2022	2,423	-11.0%	62	-16.2%
Sep-2022	1,883	-20.6%	56	+9.8%
Oct-2022	1,766	-25.3%	49	-35.5%
Nov-2022	1,443	-33.7%	41	-30.5%
Dec-2022	1,292	-33.7%	33	-32.7%
Jan-2023	1,805	-21.4%	60	+25.0%
Feb-2023	1,784	-13.6%	43	-12.2%
Mar-2023	2,168	-13.4%	66	-8.3%
Apr-2023	2,236	-13.1%	68	-4.2%
<b>May-2023</b>	<b>2,445</b>	<b>-3.7%</b>	<b>62</b>	<b>0.0%</b>
12-Month Avg	1,998	-17.1%	55	-12.7%

## Historical Pending Sales by Month

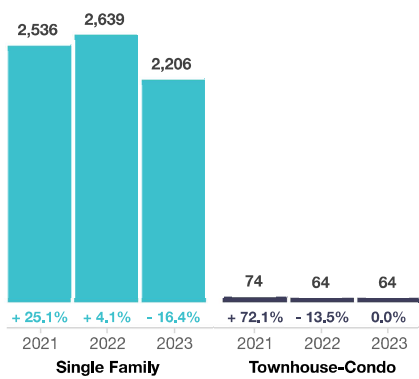


# Closed Sales

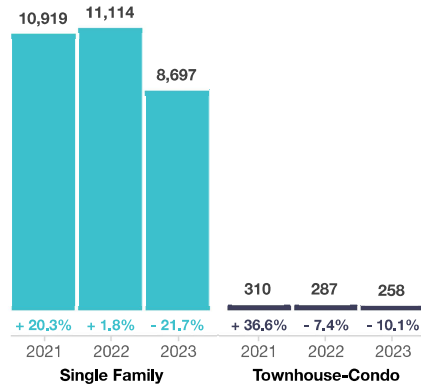
A count of the actual sales that closed in a given month.



## May

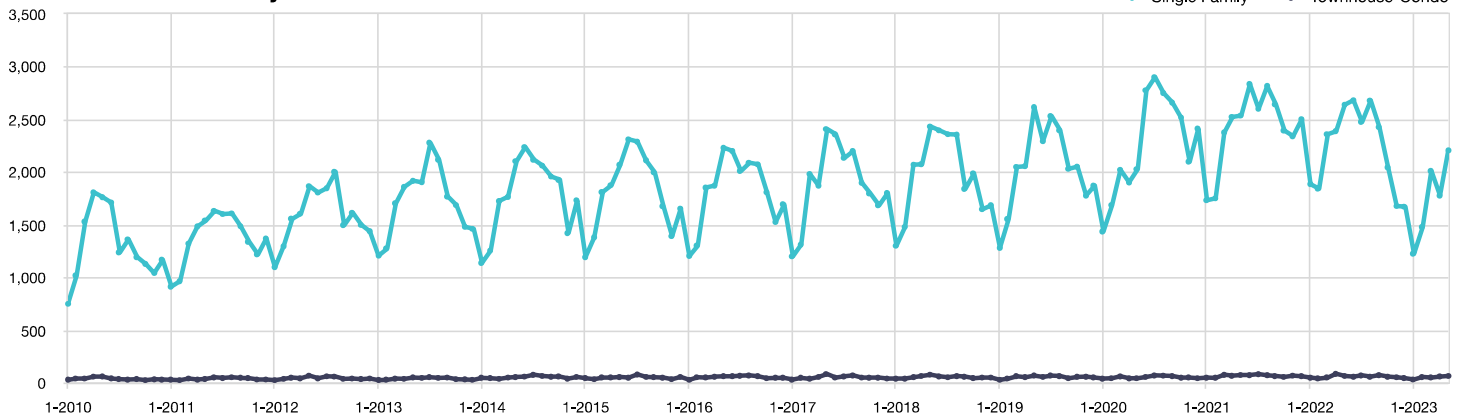


## Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jun-2022	2,682	-5.4%	57	-20.8%
Jul-2022	2,476	-4.8%	69	-14.8%
Aug-2022	2,679	-4.9%	57	-19.7%
Sep-2022	2,427	-8.1%	72	+14.3%
Oct-2022	2,045	-14.6%	57	+3.6%
Nov-2022	1,678	-28.3%	52	-22.4%
Dec-2022	1,672	-33.2%	44	-29.0%
Jan-2023	1,225	-35.0%	31	-35.4%
Feb-2023	1,478	-19.8%	54	+31.7%
Mar-2023	2,011	-14.8%	50	0.0%
Apr-2023	1,777	-25.6%	59	-29.8%
<b>May-2023</b>	<b>2,206</b>	<b>-16.4%</b>	<b>64</b>	<b>0.0%</b>
12-Month Avg	2,030	-16.7%	56	-11.1%

## Historical Closed Sales by Month

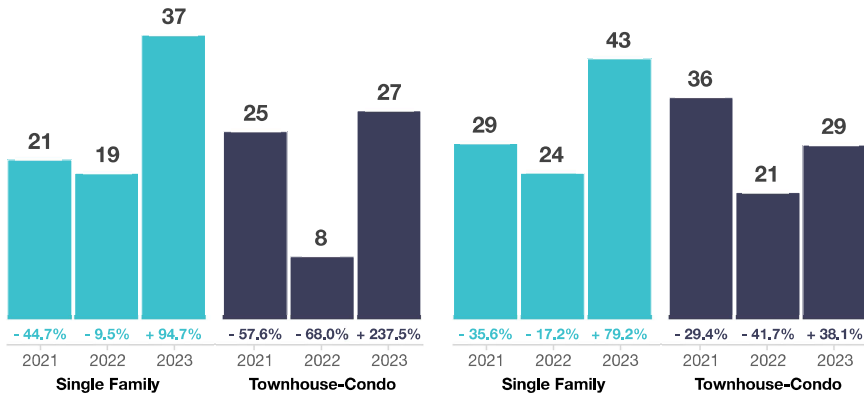


# Days on Market Until Sale

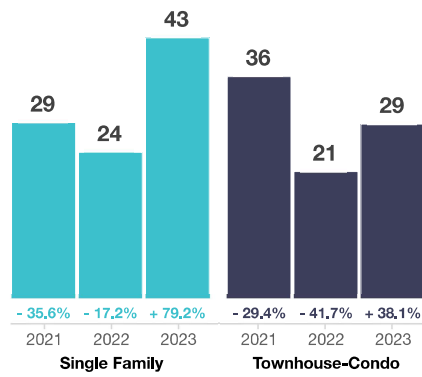
Average number of days between when a property is listed and when an offer is accepted in a given month.



## May



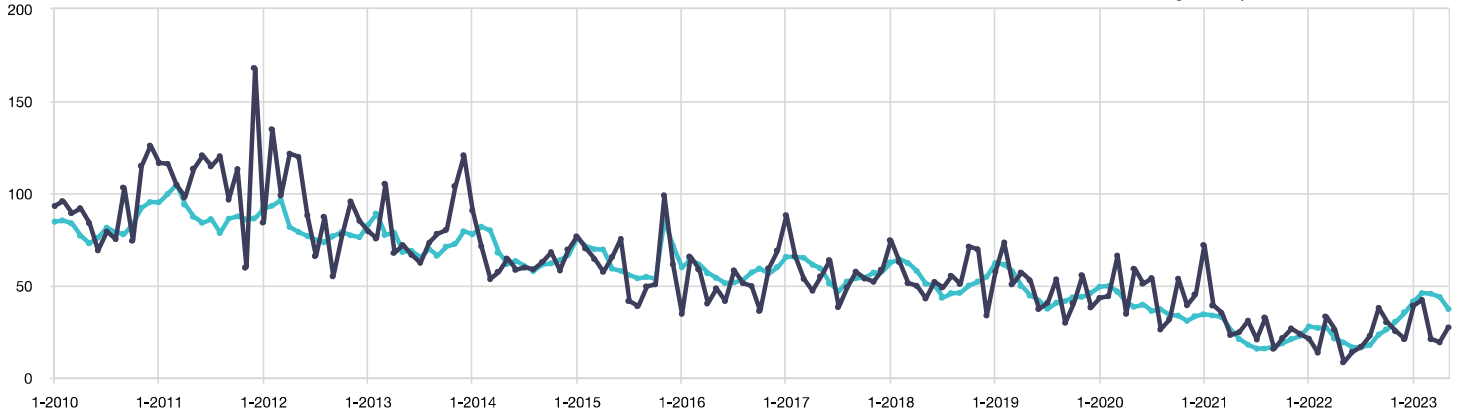
## Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jun-2022	17	-5.6%	14	-54.8%
Jul-2022	16	0.0%	17	-19.0%
Aug-2022	18	+12.5%	23	-30.3%
Sep-2022	23	+35.3%	38	+137.5%
Oct-2022	26	+36.8%	30	+36.4%
Nov-2022	30	+42.9%	25	-7.4%
Dec-2022	35	+52.2%	21	-12.5%
Jan-2023	41	+46.4%	39	+85.7%
Feb-2023	46	+70.4%	42	+200.0%
Mar-2023	46	+70.4%	21	-36.4%
Apr-2023	44	+109.5%	19	-26.9%
<b>May-2023</b>	<b>37</b>	<b>+94.7%</b>	<b>27</b>	<b>+237.5%</b>
12-Month Avg*	30	+44.8%	26	+12.2%

\* Days on Market for all properties from June 2022 through May 2023. This is not the average of the individual figures above.

## Historical Days on Market Until Sale by Month

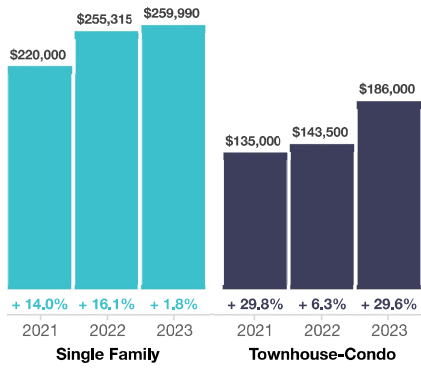


# Median Sales Price

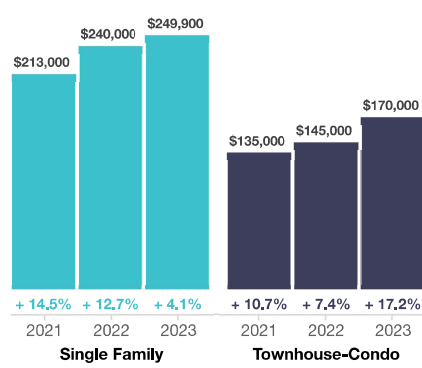
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## May



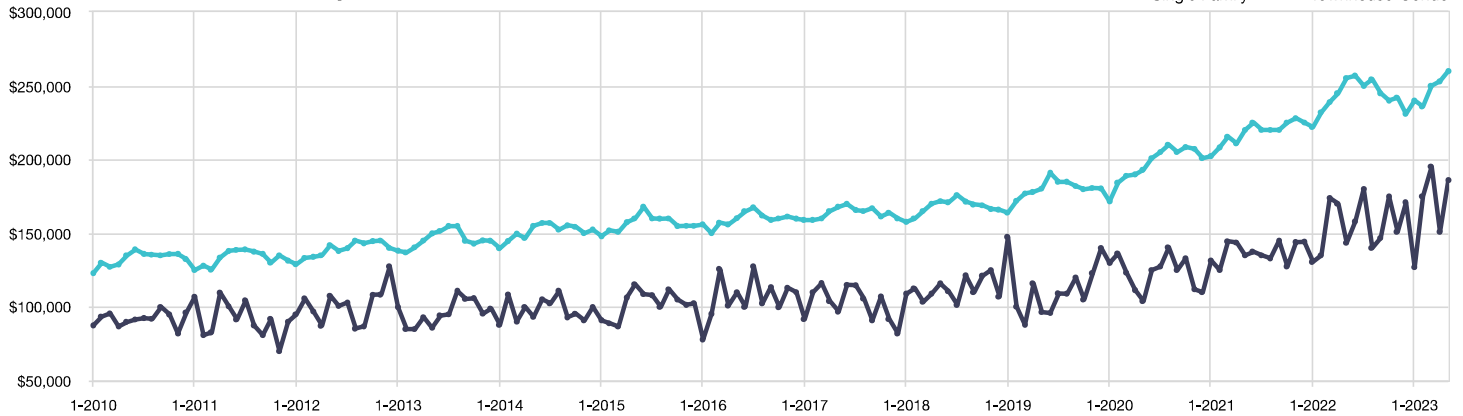
## Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jun-2022	\$256,850	+ 14.2%	\$158,000	+ 14.9%
Jul-2022	\$250,000	+ 13.6%	\$180,000	+ 33.3%
Aug-2022	\$254,390	+ 15.6%	\$140,000	+ 5.3%
Sep-2022	\$245,000	+ 11.4%	\$146,750	+ 1.2%
Oct-2022	\$240,000	+ 6.7%	\$175,000	+ 37.3%
Nov-2022	\$242,000	+ 6.1%	\$151,000	+ 4.9%
Dec-2022	\$231,000	+ 2.7%	\$171,000	+ 18.5%
Jan-2023	\$239,990	+ 8.1%	\$127,000	- 2.8%
Feb-2023	\$236,000	+ 1.7%	\$175,000	+ 29.6%
Mar-2023	\$250,000	+ 4.6%	\$195,250	+ 12.2%
Apr-2023	\$253,000	+ 3.3%	\$151,000	- 11.2%
<b>May-2023</b>	<b>\$259,990</b>	<b>+ 1.8%</b>	<b>\$186,000</b>	<b>+ 29.6%</b>
12-Month Avg*	\$248,751	+ 8.2%	\$162,250	+ 16.1%

\* Median Sales Price for all properties from June 2022 through May 2023. This is not the average of the individual figures above.

## Historical Median Sales Price by Month

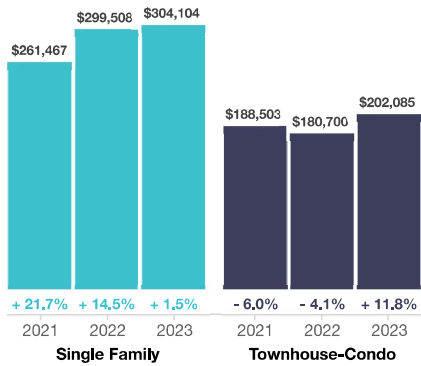


# Average Sales Price

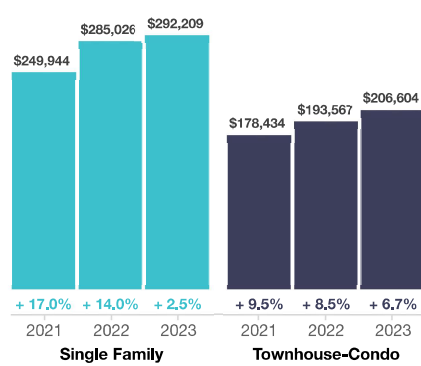
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## May



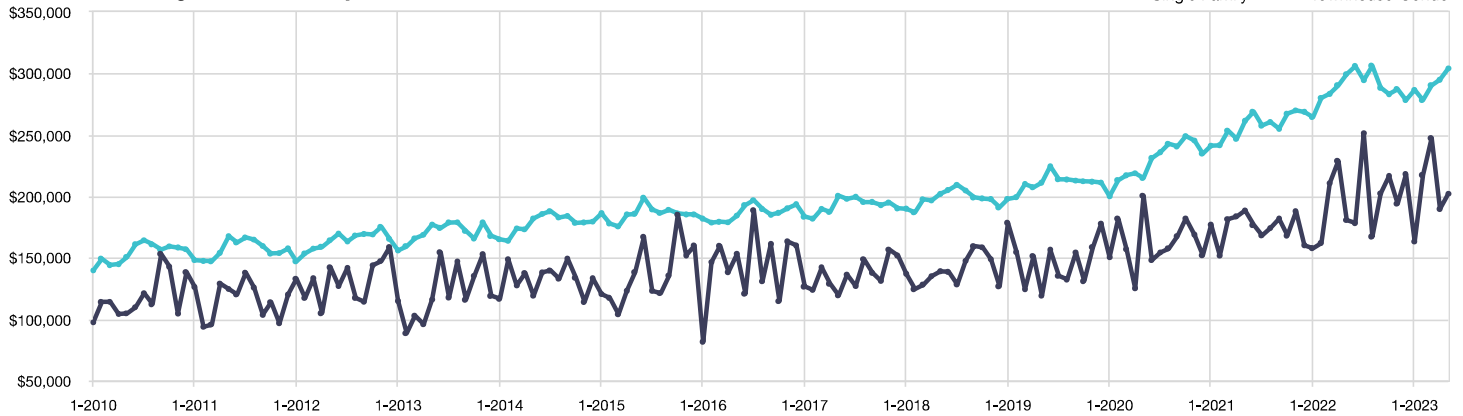
## Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jun-2022	\$306,074	+ 13.9%	\$178,289	+ 0.9%
Jul-2022	\$294,455	+ 14.3%	\$251,443	+ 49.5%
Aug-2022	\$306,301	+ 17.5%	\$167,300	- 4.0%
Sep-2022	\$288,416	+ 13.1%	\$202,416	+ 11.3%
Oct-2022	\$283,176	+ 6.0%	\$216,612	+ 28.8%
Nov-2022	\$287,275	+ 6.4%	\$194,022	+ 3.3%
Dec-2022	\$278,262	+ 3.5%	\$218,127	+ 36.1%
Jan-2023	\$286,674	+ 8.3%	\$163,227	+ 3.4%
Feb-2023	\$278,262	- 0.7%	\$217,336	+ 34.1%
Mar-2023	\$290,395	+ 2.4%	\$247,418	+ 17.4%
Apr-2023	\$294,899	+ 1.5%	\$189,811	- 17.1%
<b>May-2023</b>	<b>\$304,104</b>	<b>+ 1.5%</b>	<b>\$202,085</b>	<b>+ 11.8%</b>
12-Month Avg*	\$293,083	+ 7.8%	\$205,701	+ 13.4%

\* Avg. Sales Price for all properties from June 2022 through May 2023. This is not the average of the individual figures above.

## Historical Average Sales Price by Month

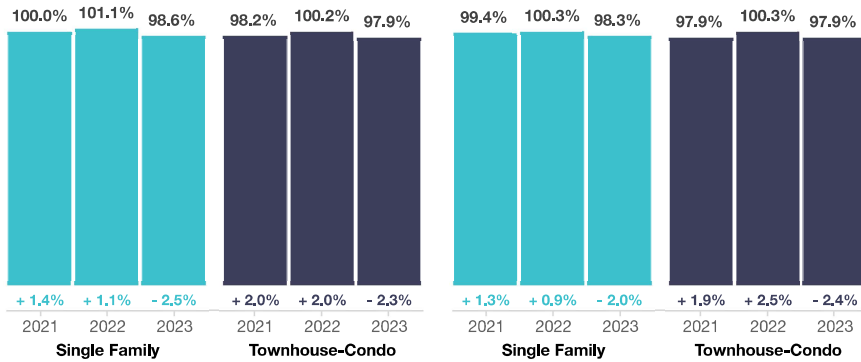


# Percent of List Price Received

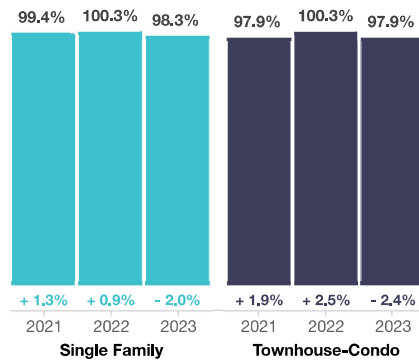
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## May



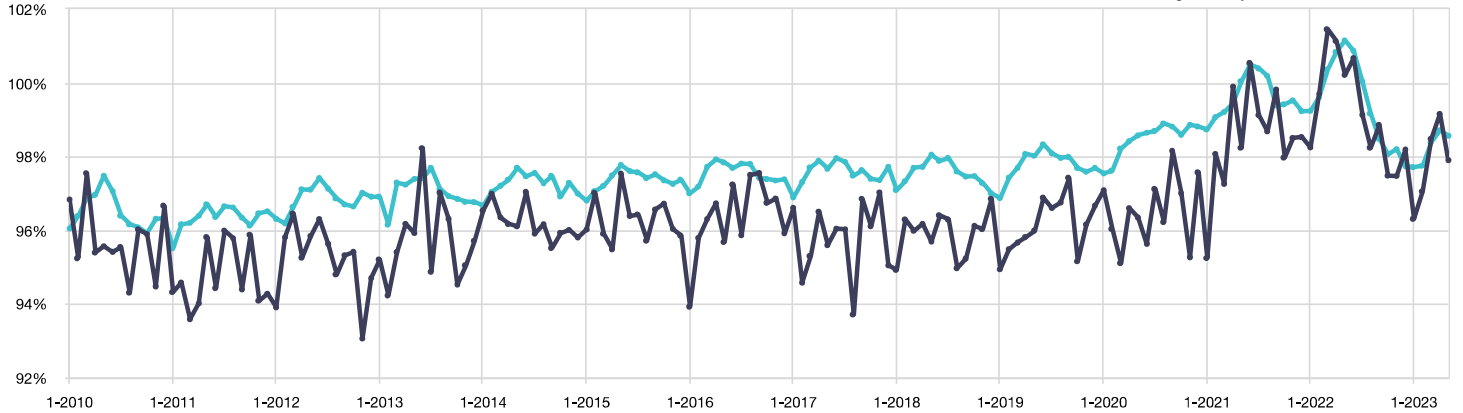
## Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jun-2022	100.9%	+ 0.4%	100.7%	+ 0.2%
Jul-2022	100.0%	- 0.4%	99.1%	0.0%
Aug-2022	99.2%	- 1.0%	98.2%	- 0.5%
Sep-2022	98.5%	- 0.9%	98.9%	- 0.9%
Oct-2022	98.1%	- 1.3%	97.5%	- 0.5%
Nov-2022	98.2%	- 1.3%	97.5%	- 1.0%
Dec-2022	97.7%	- 1.5%	98.2%	- 0.3%
Jan-2023	97.7%	- 1.5%	96.3%	- 1.9%
Feb-2023	97.7%	- 1.9%	97.1%	- 2.6%
Mar-2023	98.4%	- 2.0%	98.5%	- 3.0%
Apr-2023	98.7%	- 2.1%	99.2%	- 1.9%
<b>May-2023</b>	<b>98.6%</b>	<b>- 2.5%</b>	<b>97.9%</b>	<b>- 2.3%</b>
12-Month Avg*	98.8%	- 1.2%	98.4%	- 1.2%

\* Pct. of List Price Received for all properties from June 2022 through May 2023. This is not the average of the individual figures above.

## Historical Percent of List Price Received by Month

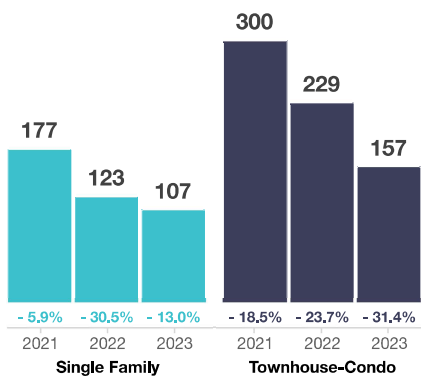


# Housing Affordability Index

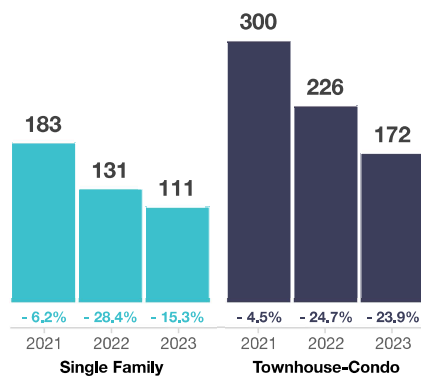
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



## May

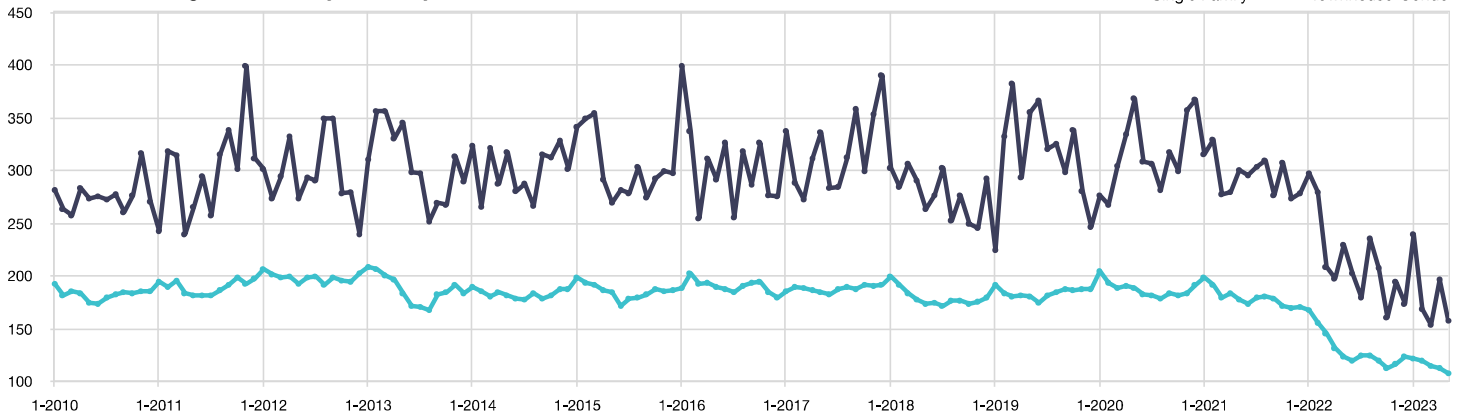


## Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jun-2022	119	- 31.2%	202	- 31.5%
Jul-2022	124	- 30.7%	179	- 40.9%
Aug-2022	124	- 31.1%	235	- 23.9%
Sep-2022	119	- 33.1%	207	- 25.0%
Oct-2022	112	- 34.5%	160	- 47.9%
Nov-2022	116	- 31.4%	194	- 28.9%
Dec-2022	123	- 27.6%	173	- 37.8%
Jan-2023	121	- 27.5%	239	- 19.5%
Feb-2023	119	- 23.2%	168	- 39.8%
Mar-2023	114	- 21.4%	153	- 26.4%
Apr-2023	112	- 14.5%	196	- 0.5%
<b>May-2023</b>	<b>107</b>	<b>- 13.0%</b>	<b>157</b>	<b>- 31.4%</b>
12-Month Avg	118	- 27.2%	189	- 30.3%

## Historical Housing Affordability Index by Month



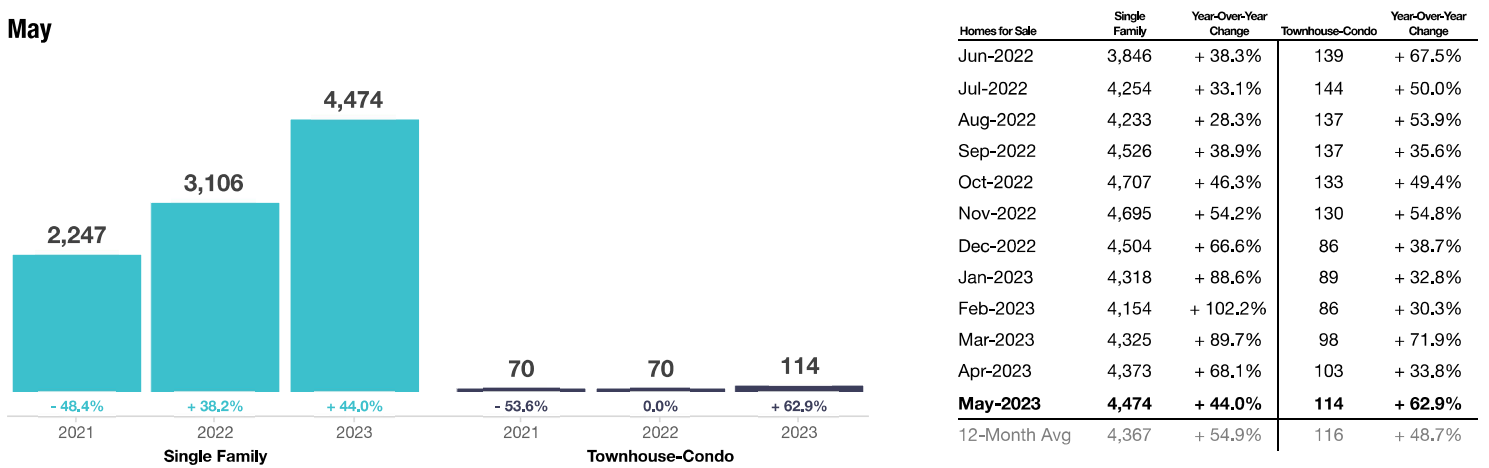


# Inventory of Homes for Sale

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

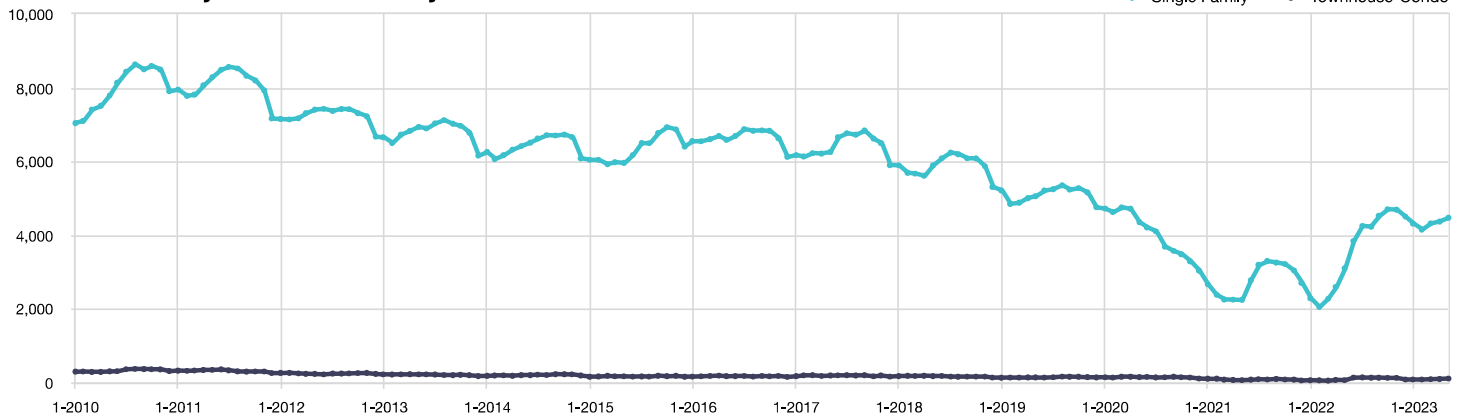


## May



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jun-2022	3,846	+ 38.3%	139	+ 67.5%
Jul-2022	4,254	+ 33.1%	144	+ 50.0%
Aug-2022	4,233	+ 28.3%	137	+ 53.9%
Sep-2022	4,526	+ 38.9%	137	+ 35.6%
Oct-2022	4,707	+ 46.3%	133	+ 49.4%
Nov-2022	4,695	+ 54.2%	130	+ 54.8%
Dec-2022	4,504	+ 66.6%	86	+ 38.7%
Jan-2023	4,318	+ 88.6%	89	+ 32.8%
Feb-2023	4,154	+ 102.2%	86	+ 30.3%
Mar-2023	4,325	+ 89.7%	98	+ 71.9%
Apr-2023	4,373	+ 68.1%	103	+ 33.8%
<b>May-2023</b>	<b>4,474</b>	<b>+ 44.0%</b>	<b>114</b>	<b>+ 62.9%</b>
12-Month Avg	4,367	+ 54.9%	116	+ 48.7%

## Historical Inventory of Homes for Sale by Month

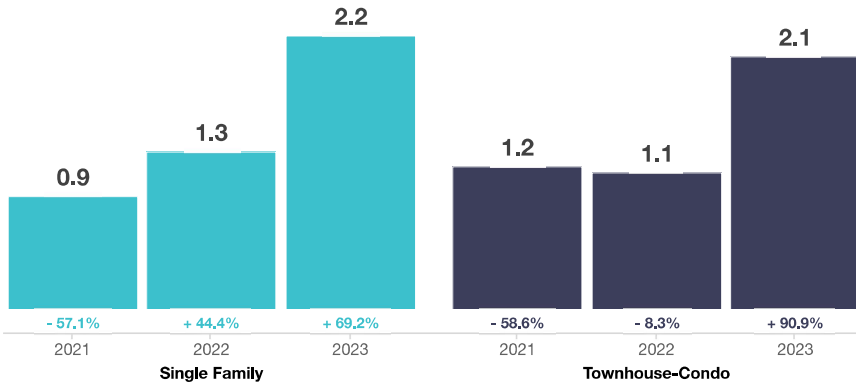


# Months Supply of Inventory

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.



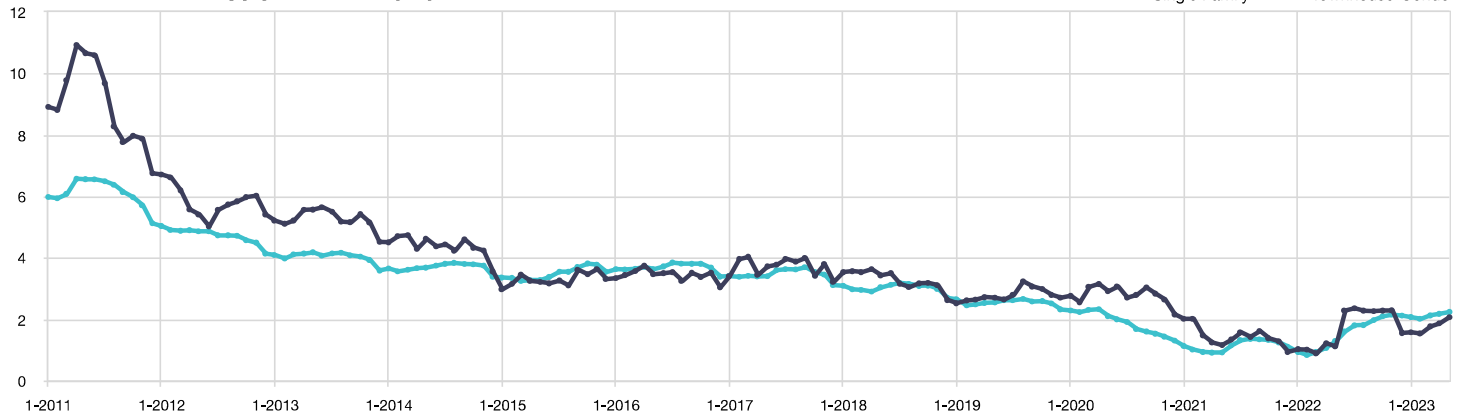
## May



Months Supply	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jun-2022	1.6	+ 45.5%	2.3	+ 76.9%
Jul-2022	1.8	+ 38.5%	2.4	+ 50.0%
Aug-2022	1.8	+ 28.6%	2.3	+ 64.3%
Sep-2022	2.0	+ 53.8%	2.3	+ 43.8%
Oct-2022	2.1	+ 61.5%	2.3	+ 64.3%
Nov-2022	2.2	+ 83.3%	2.3	+ 76.9%
Dec-2022	2.1	+ 90.9%	1.6	+ 77.8%
Jan-2023	2.1	+ 133.3%	1.6	+ 60.0%
Feb-2023	2.0	+ 150.0%	1.5	+ 50.0%
Mar-2023	2.1	+ 133.3%	1.8	+ 100.0%
Apr-2023	2.2	+ 100.0%	1.9	+ 58.3%
<b>May-2023</b>	<b>2.2</b>	<b>+ 69.2%</b>	<b>2.1</b>	<b>+ 90.9%</b>
12-Month Avg*	2.0	+ 73.7%	2.0	+ 62.6%

\* Months Supply for all properties from June 2022 through May 2023. 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	5-2022	5-2023	% Change	YTD 2022	YTD 2023	% Change
<b>New Listings</b>		3,281	<b>3,042</b>	- 7.3%	13,511	<b>12,752</b>	- 5.6%
<b>Pending Sales</b>		2,601	<b>2,507</b>	- 3.6%	12,278	<b>10,737</b>	- 12.6%
<b>Closed Sales</b>		2,703	<b>2,270</b>	- 16.0%	11,401	<b>8,955</b>	- 21.5%
<b>Days on Market Until Sale</b>		19	<b>37</b>	+ 94.7%	24	<b>42</b>	+ 75.0%
<b>Median Sales Price</b>		\$252,995	<b>\$255,000</b>	+ 0.8%	\$239,000	<b>\$247,000</b>	+ 3.3%
<b>Average Sales Price</b>		\$296,694	<b>\$301,269</b>	+ 1.5%	\$282,723	<b>\$289,750</b>	+ 2.5%
<b>Percent of List Price Received</b>		101.1%	<b>98.5%</b>	- 2.6%	100.3%	<b>98.3%</b>	- 2.0%
<b>Housing Affordability Index</b>		124	<b>109</b>	- 12.1%	131	<b>113</b>	- 13.7%
<b>Inventory of Homes for Sale</b>		3,176	<b>4,588</b>	+ 44.5%	—	—	—
<b>Months Supply of Inventory</b>		1.3	<b>2.2</b>	+ 69.2%	—	—	—