



April 2023 Residential Sales

Date: May 10, 2023

RE: For immediate Release

The following Real Estate statistics were collected by MLSOK, Inc., for the time frame **April 1 through April 30, 2023**. Below summarizes our region's monthly sales activity. For a full review please see the following report.

Quick Facts

-27.3%	+2.0%	+65.2%
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.

U.S. existing-home sales declined 2.4 percent month-over-month as of last measure, according to the National Association of REALTORS® (NAR), reversing February's sales gain of 14.5%. Fluctuations in mortgage interest rates have caused buyers to pullback, with pending sales dropping 5.2% month-over-month. Meanwhile, the median existing-home sales price declined for the second month in a row, falling 0.9% nationally from the same time last year, the largest year-over-year decline since January 2012, according to NAR.

New listings decreased 10.9 percent for Single Family homes and 17.9 percent for Townhouse-Condo homes. Pending Sales decreased 7.5 percent for Single Family homes and 1.4 percent for Townhouse-Condo homes. Inventory increased 66.1 percent for Single Family homes and 32.5 percent for Townhouse-Condo homes.

Months' Supply of Inventory Increases



Month's Supply of Inventory increased 90.9 percent for Single Family homes and 50.0 percent for Townhouse-Condo homes.

Median Sales Price Increases



Median Sales Price increased 3.0 percent to \$252,250 for Single Family homes but decreased 10.3 percent to \$152,500 for Townhouse-Condo homes.

Average Days on Market Increases



Days on Market increased 109.5 percent for Single Family homes but decreased 23.1 percent for Townhouse-Condo homes.

Housing inventory remains tight nationwide, with only 980,000 units available for sale heading into April, a 5.4% increase from one year earlier, although the number of homes for sale is down compared to the same period in 2019, prior to the pandemic. The lack of existing inventory continues to impact home sales, and with only 2.6 months' supply of homes at last measure, competition for available properties remains strong, especially in certain price categories, with multiple offers occurring on about a third of properties, according to NAR.



Below you will find copies of the MLS Statistical Reports for

April 2023

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**.

Limitations on Use of MLS Information

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 **4/1/2023 through 4/30/2023**, while information is deemed reliable it is not guaranteed. Information found in this stats memo is current as of 9:00 AMCT on **5/10/2023**.

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 **April 2023** as compared to **March 2023** and **April 2022**. These statistics are supplied by MLSOK, Inc.

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

	<u>April 2023</u>	<u>March 2023</u>	<u>April 2022</u>
TOTAL CLOSED	1834	2047	2440
TOTAL \$ VOLUME	\$ 531,446,944	\$ 590,664,460	\$ 702,391,203
AVERAGE PRICE	\$289,775	\$288,551	\$287,865
MEDIAN PRICE	\$ 249,000	\$ 249,900	\$ 245,000
% SELLING PRICE TO LIST PRICE	98%	98%	100 %
DAYS ON MARKET	43	46	22
NUMBER OF LISTINGS	4477	4376	2532

TOTAL CLOSED	1834
TOTAL \$ VOLUME	\$ 531,449,944
AVERAGE SELLING PRICE	\$ 289,775
% SELLING PRICE TO LIST PRICE	98%
MEDIAN PRICE	\$ 249,000
AVERAGE DAYS ON MARKET	43
# OF ACTIVE LISTINGS CURRENTLY	4477
TOTAL UNDER CONTRACT (Pending)	1948
AVERAGE VALUE (Pending)	\$ 304,742



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	1225	\$ 345,597,992	2820
February	1511	\$ 415,439,937	3115
March	2047	\$ 590,664,460	3862
April	1834	\$ 531, 446,944	3782

All MLSOK

Entire MLSOK Market Area

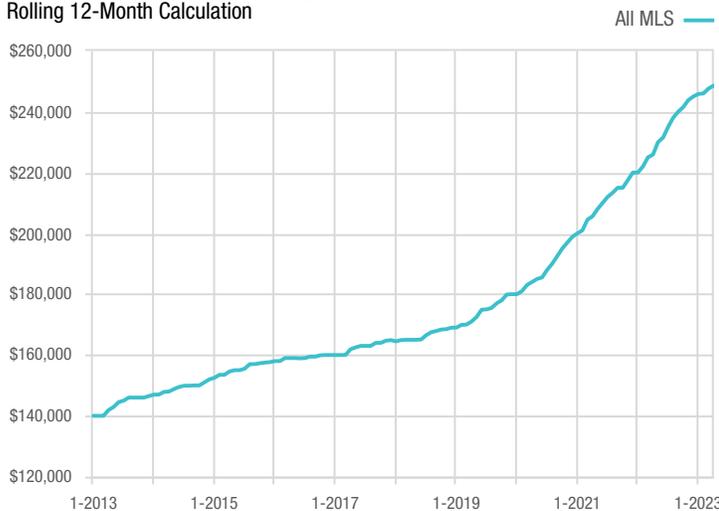
Single Family	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	3,032	2,703	- 10.9%	9,951	9,563	- 3.9%
Pending Sales	2,573	2,381	- 7.5%	9,438	8,196	- 13.2%
Closed Sales	2,388	1,740	- 27.1%	8,474	6,448	- 23.9%
Days on Market Until Sale	21	44	+ 109.5%	26	44	+ 69.2%
Median Sales Price*	\$245,000	\$252,250	+ 3.0%	\$235,000	\$245,500	+ 4.5%
Average Sales Price*	\$290,413	\$295,292	+ 1.7%	\$280,520	\$288,287	+ 2.8%
Percent of List Price Received*	100.8%	98.7%	- 2.1%	100.1%	98.2%	- 1.9%
Inventory of Homes for Sale	2,602	4,323	+ 66.1%	—	—	—
Months Supply of Inventory	1.1	2.1	+ 90.9%	—	—	—

Townhouse-Condo	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	95	78	- 17.9%	280	285	+ 1.8%
Pending Sales	71	70	- 1.4%	240	239	- 0.4%
Closed Sales	84	58	- 31.0%	223	192	- 13.9%
Days on Market Until Sale	26	20	- 23.1%	24	30	+ 25.0%
Median Sales Price*	\$170,000	\$152,500	- 10.3%	\$145,900	\$164,500	+ 12.7%
Average Sales Price*	\$228,910	\$190,989	- 16.6%	\$197,259	\$208,867	+ 5.9%
Percent of List Price Received*	101.1%	99.1%	- 2.0%	100.3%	97.9%	- 2.4%
Inventory of Homes for Sale	77	102	+ 32.5%	—	—	—
Months Supply of Inventory	1.2	1.8	+ 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.

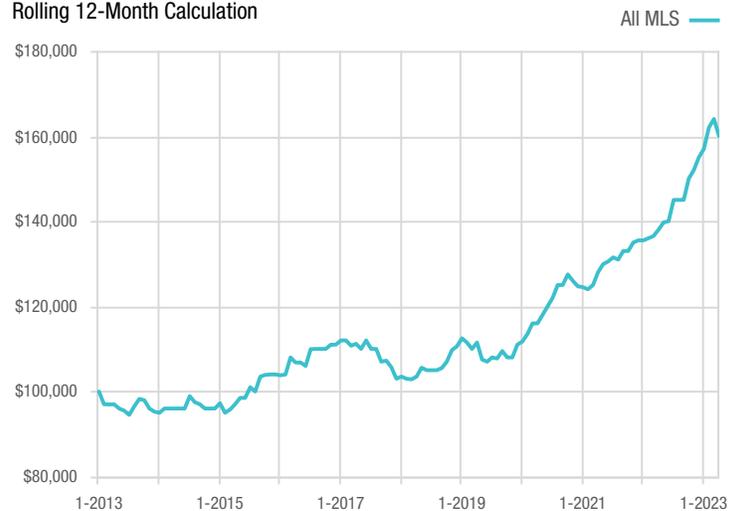
Median Sales Price - Single Family

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



April 2023

U.S. existing-home sales declined 2.4 percent month-over-month as of last measure, according to the National Association of REALTORS® (NAR), reversing February's sales gain of 14.5%. Fluctuations in mortgage interest rates have caused buyers to pullback, with pending sales dropping 5.2% month-over-month. Meanwhile, the median existing-home sales price declined for the second month in a row, falling 0.9% nationally from the same time last year, the largest year-over-year decline since January 2012, according to NAR.

New Listings decreased 10.9 percent for Single Family homes and 17.9 percent for Townhouse-Condo homes. Pending Sales decreased 7.5 percent for Single Family homes and 1.4 percent for Townhouse-Condo homes. Inventory increased 66.1 percent for Single Family homes and 32.5 percent for Townhouse-Condo homes.

Median Sales Price increased 3.0 percent to \$252,250 for Single Family homes but decreased 10.3 percent to \$152,500 for Townhouse-Condo homes. Days on Market increased 109.5 percent for Single Family homes but decreased 23.1 percent for Townhouse-Condo homes. Months Supply of Inventory increased 90.9 percent for Single Family homes and 50.0 percent for Townhouse-Condo homes.

Housing inventory remains tight nationwide, with only 980,000 units available for sale heading into April, a 5.4% increase from one year earlier, although the number of homes for sale is down compared to the same period in 2019, prior to the pandemic. The lack of existing inventory continues to impact home sales, and with only 2.6 months' supply of homes at last measure, competition for available properties remains strong, especially in certain price categories, with multiple offers occurring on about a third of properties, according to NAR.

Quick Facts

- 27.3%	+ 2.0%	+ 65.2%
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.

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	4-2022	4-2023	% Change	YTD 2022	YTD 2023	% Change
New Listings		3,032	2,703	- 10.9%	9,951	9,563	- 3.9%
Pending Sales		2,573	2,381	- 7.5%	9,438	8,196	- 13.2%
Closed Sales		2,388	1,740	- 27.1%	8,474	6,448	- 23.9%
Days on Market Until Sale		21	44	+ 109.5%	26	44	+ 69.2%
Median Sales Price		\$245,000	\$252,250	+ 3.0%	\$235,000	\$245,500	+ 4.5%
Average Sales Price		\$290,413	\$295,292	+ 1.7%	\$280,520	\$288,287	+ 2.8%
Percent of List Price Received		100.8%	98.7%	- 2.1%	100.1%	98.2%	- 1.9%
Housing Affordability Index		140	119	- 15.0%	146	123	- 15.8%
Inventory of Homes for Sale		2,602	4,323	+ 66.1%	—	—	—
Months Supply of Inventory		1.1	2.1	+ 90.9%	—	—	—

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.



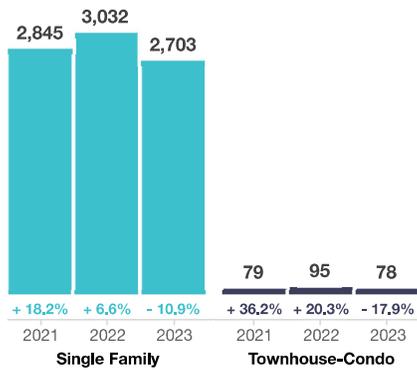
Key Metrics	Historical Sparkbars	4-2022	4-2023	% Change	YTD 2022	YTD 2023	% Change
New Listings		95	78	- 17.9%	280	285	+ 1.8%
Pending Sales		71	70	- 1.4%	240	239	- 0.4%
Closed Sales		84	58	- 31.0%	223	192	- 13.9%
Days on Market Until Sale		26	20	- 23.1%	24	30	+ 25.0%
Median Sales Price		\$170,000	\$152,500	- 10.3%	\$145,900	\$164,500	+ 12.7%
Average Sales Price		\$228,910	\$190,989	- 16.6%	\$197,259	\$208,867	+ 5.9%
Percent of List Price Received		101.1%	99.1%	- 2.0%	100.3%	97.9%	- 2.4%
Housing Affordability Index		216	212	- 1.9%	252	197	- 21.8%
Inventory of Homes for Sale		77	102	+ 32.5%	—	—	—
Months Supply of Inventory		1.2	1.8	+ 50.0%	—	—	—

New Listings

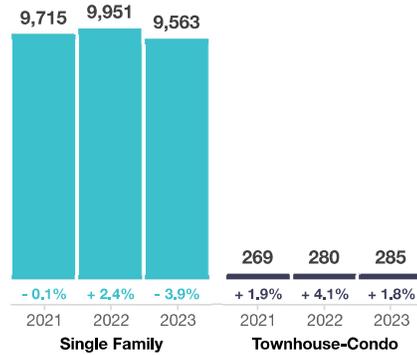
A count of the properties that have been newly listed on the market in a given month.



April

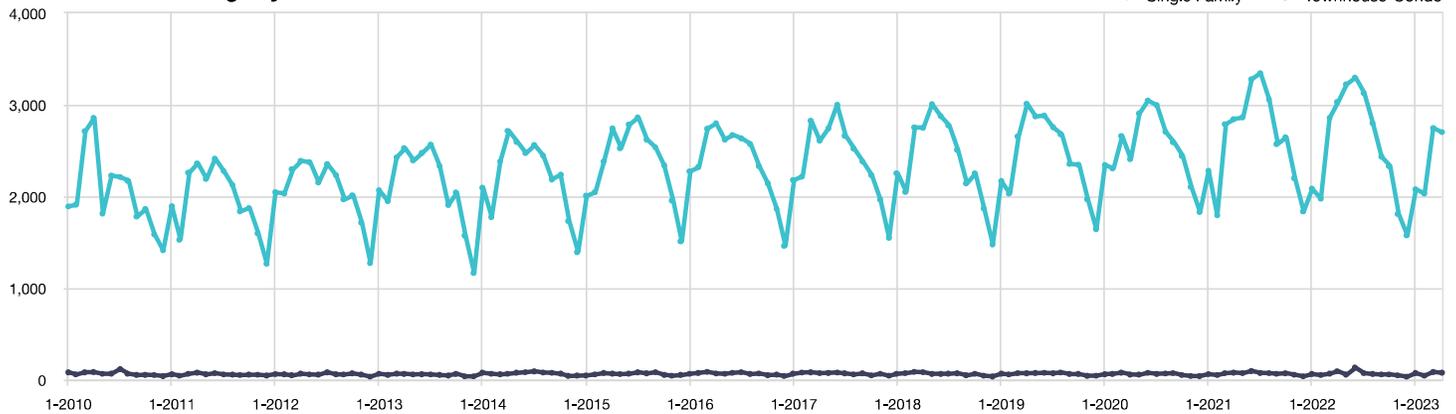


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
May-2022	3,225	+ 12.6%	57	- 21.9%
Jun-2022	3,299	+ 0.6%	134	+ 39.6%
Jul-2022	3,130	- 6.5%	73	- 3.9%
Aug-2022	2,801	- 8.4%	64	- 13.5%
Sep-2022	2,437	- 5.3%	60	- 10.4%
Oct-2022	2,333	- 11.8%	59	- 18.1%
Nov-2022	1,810	- 17.7%	49	- 12.5%
Dec-2022	1,576	- 14.2%	35	- 7.9%
Jan-2023	2,079	- 0.3%	75	+ 17.2%
Feb-2023	2,032	+ 2.8%	46	- 13.2%
Mar-2023	2,749	- 3.8%	86	+ 26.5%
Apr-2023	2,703	- 10.9%	78	- 17.9%
12-Month Avg	2,515	- 5.0%	68	- 1.4%

Historical New Listings by Month

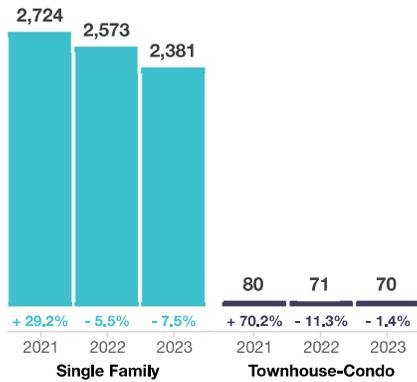


Pending Sales

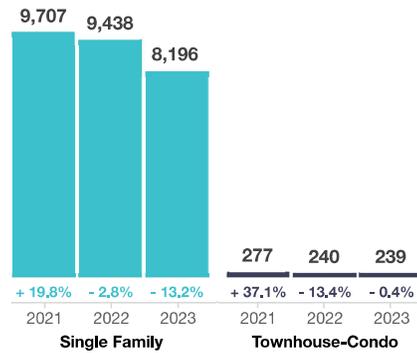
A count of the properties on which offers have been accepted in a given month.



April

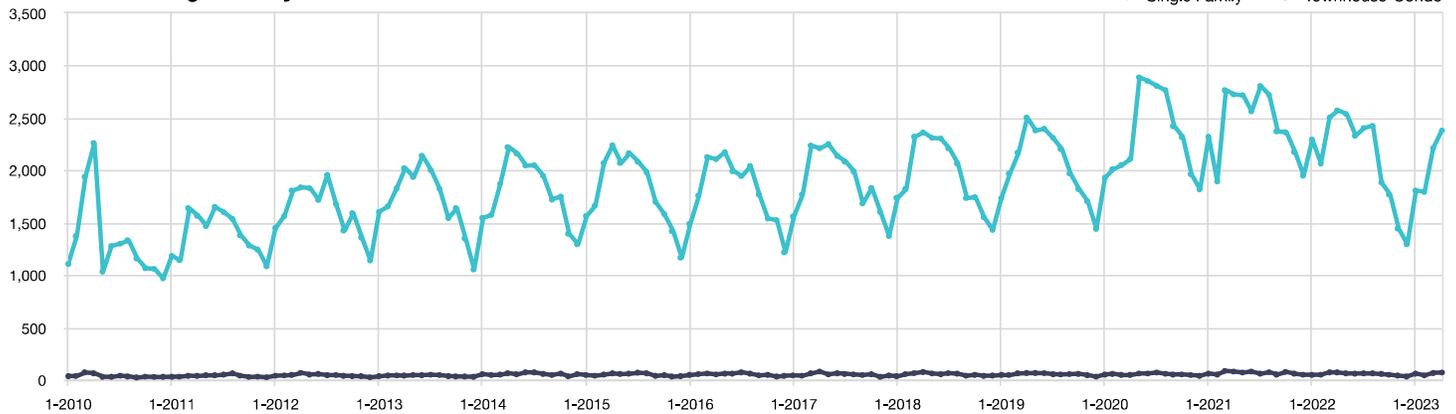


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
May-2022	2,539	-6.6%	62	-11.4%
Jun-2022	2,331	-9.1%	60	-25.0%
Jul-2022	2,405	-14.3%	62	+5.1%
Aug-2022	2,425	-10.9%	62	-16.2%
Sep-2022	1,886	-20.5%	56	+9.8%
Oct-2022	1,769	-25.2%	49	-35.5%
Nov-2022	1,444	-33.6%	41	-30.5%
Dec-2022	1,294	-33.6%	33	-32.7%
Jan-2023	1,807	-21.3%	60	+25.0%
Feb-2023	1,795	-13.1%	43	-12.2%
Mar-2023	2,213	-11.6%	66	-8.3%
Apr-2023	2,381	-7.5%	70	-1.4%
12-Month Avg	2,024	-16.6%	55	-12.7%

Historical Pending Sales by Month

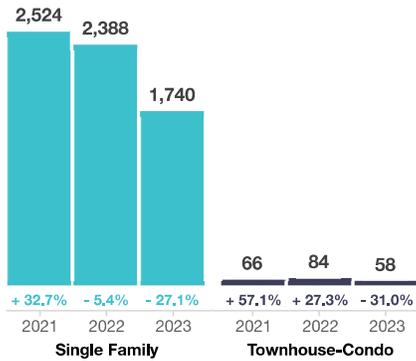


Closed Sales

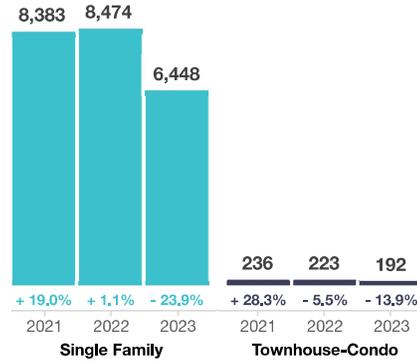
A count of the actual sales that closed in a given month.



April

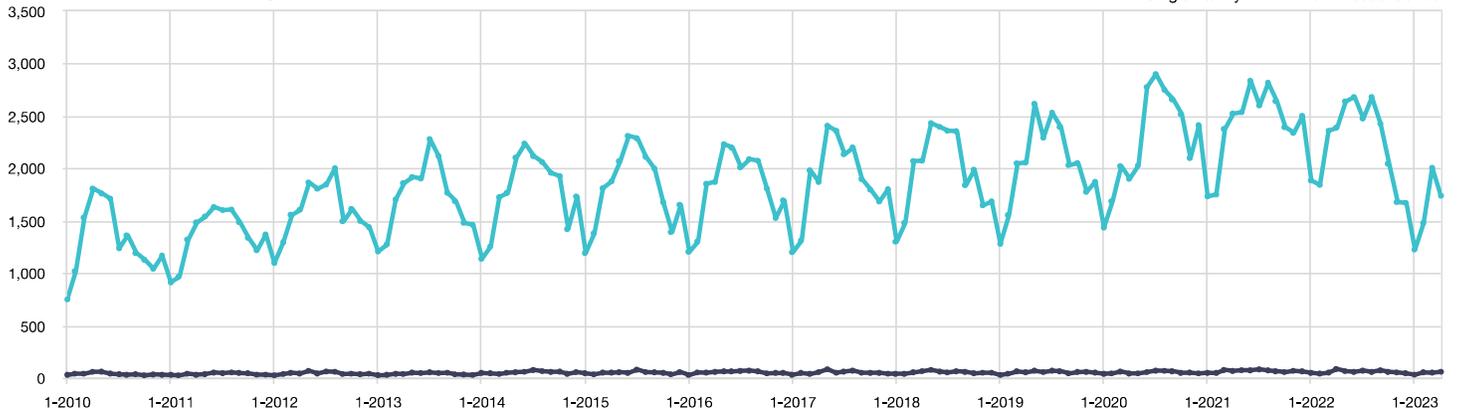


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
May-2022	2,639	+ 4.1%	64	- 13.5%
Jun-2022	2,682	- 5.4%	57	- 20.8%
Jul-2022	2,476	- 4.8%	69	- 14.8%
Aug-2022	2,680	- 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	1,224	- 35.1%	31	- 35.4%
Feb-2023	1,478	- 19.8%	53	+ 29.3%
Mar-2023	2,006	- 15.0%	50	0.0%
Apr-2023	1,740	- 27.1%	58	- 31.0%
12-Month Avg	2,062	- 15.1%	55	- 14.1%

Historical Closed Sales by Month

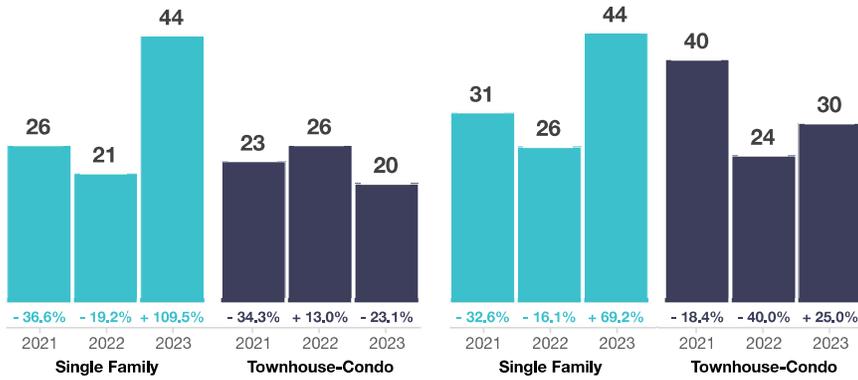


Days on Market Until Sale

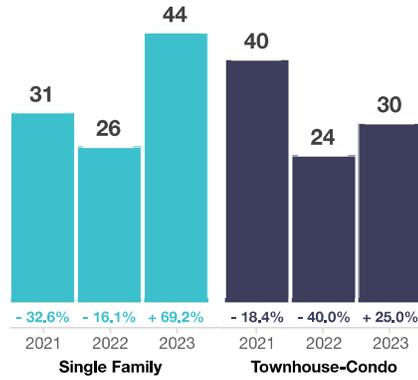
Average number of days between when a property is listed and when an offer is accepted in a given month.



April



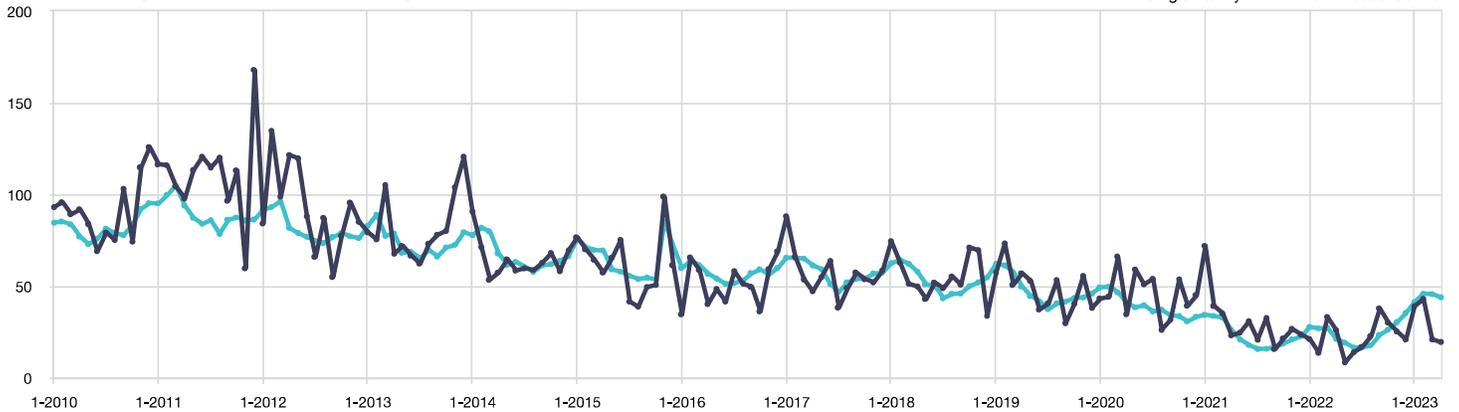
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
May-2022	19	-9.5%	8	-68.0%
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%	43	+207.1%
Mar-2023	46	+70.4%	21	-36.4%
Apr-2023	44	+109.5%	20	-23.1%
12-Month Avg*	28	+34.9%	24	-1.3%

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

Historical Days on Market Until Sale by Month

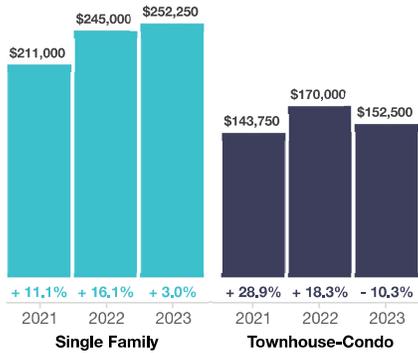


Median Sales Price

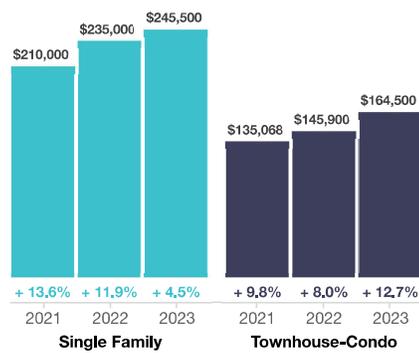
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



April



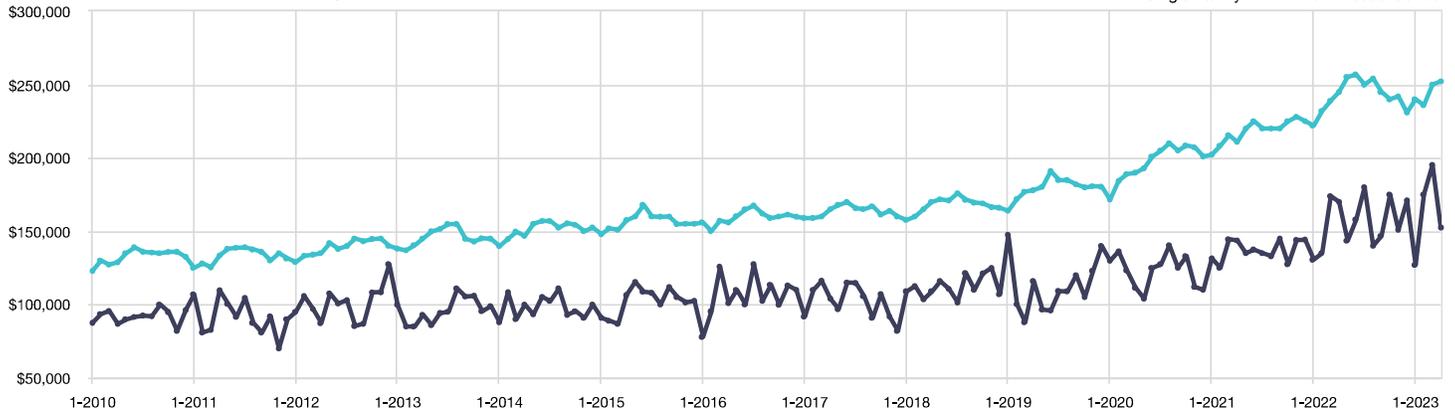
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
May-2022	\$255,315	+ 16.1%	\$143,500	+ 6.3%
Jun-2022	\$256,850	+ 14.2%	\$158,000	+ 14.9%
Jul-2022	\$250,000	+ 13.6%	\$180,000	+ 33.3%
Aug-2022	\$254,195	+ 15.5%	\$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	\$239,995	+ 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	\$252,250	+ 3.0%	\$152,500	- 10.3%
12-Month Avg*	\$248,567	+ 10.0%	\$160,000	+ 15.9%

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

Historical Median Sales Price by Month

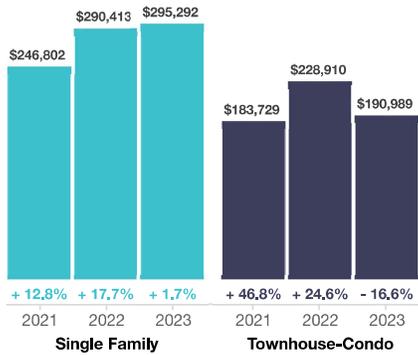


Average Sales Price

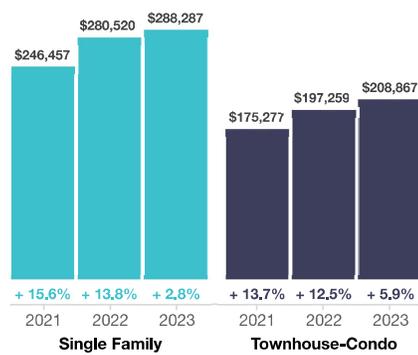
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



April



Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
May-2022	\$299,508	+ 14.5%	\$180,700	- 4.1%
Jun-2022	\$306,074	+ 13.9%	\$178,289	+ 0.9%
Jul-2022	\$294,455	+ 14.3%	\$251,443	+ 49.5%
Aug-2022	\$306,241	+ 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	\$286,751	+ 8.4%	\$163,227	+ 3.4%
Feb-2023	\$278,330	- 0.7%	\$218,758	+ 35.0%
Mar-2023	\$290,473	+ 2.5%	\$247,418	+ 17.4%
Apr-2023	\$295,292	+ 1.7%	\$190,989	- 16.6%
12-Month Avg*	\$292,820	+ 9.1%	\$203,855	+ 11.9%

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

Historical Average Sales Price by Month



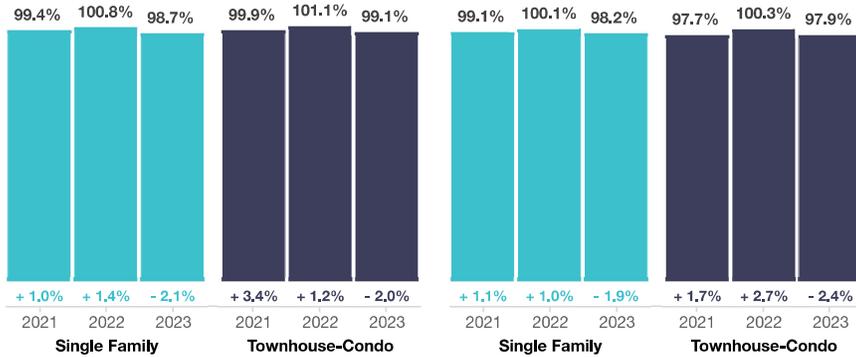
Percent of List Price Received

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.



April

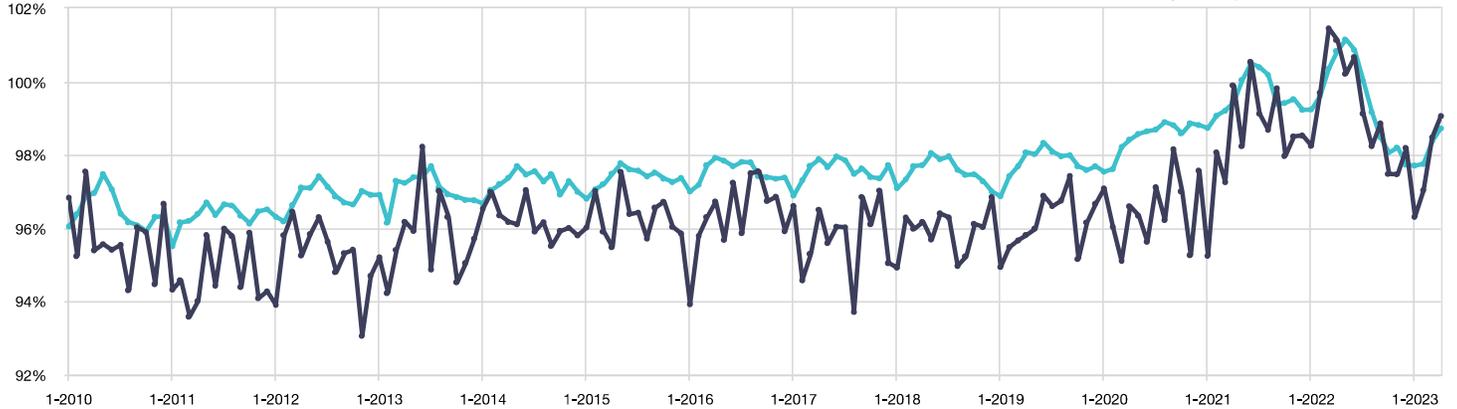
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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%	99.1%	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	97.8%	- 1.8%	97.0%	- 2.7%
Mar-2023	98.4%	- 2.0%	98.5%	- 3.0%
Apr-2023	98.7%	- 2.1%	99.1%	- 2.0%
12-Month Avg*	99.1%	- 0.8%	98.6%	- 0.8%

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

Historical Percent of List Price Received by Month

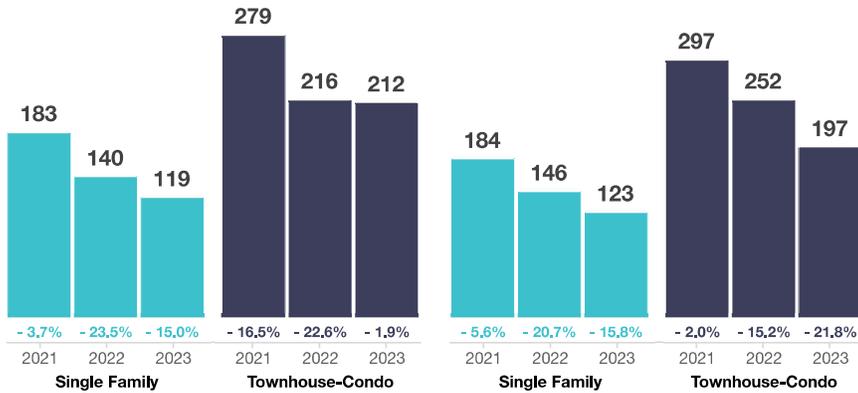


Housing Affordability Index

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.



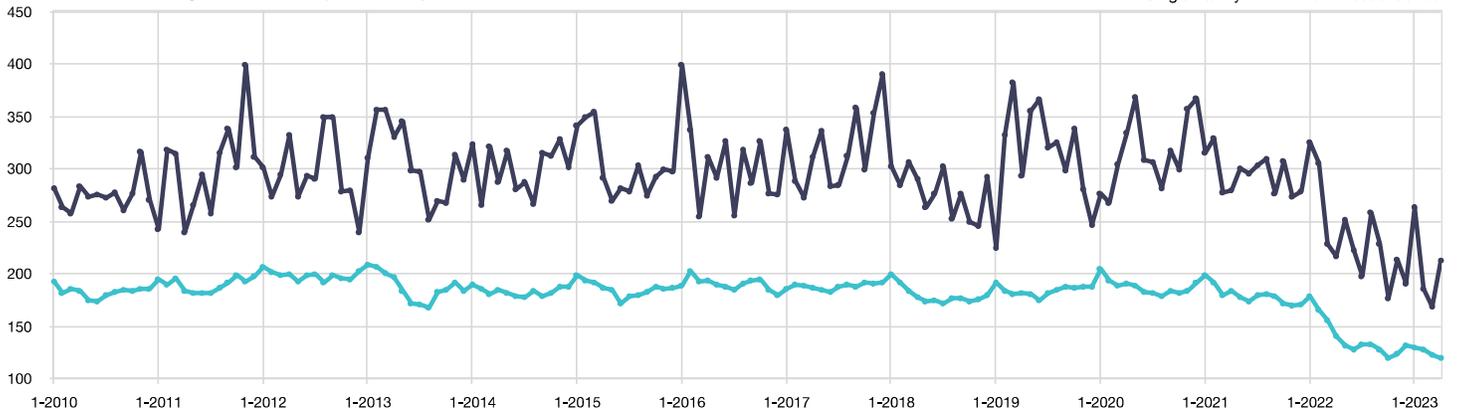
April



Year to Date

Affordability Index	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
May-2022	131	-26.0%	251	-16.3%
Jun-2022	127	-26.6%	222	-24.7%
Jul-2022	132	-26.3%	197	-35.0%
Aug-2022	132	-26.7%	258	-16.5%
Sep-2022	127	-28.7%	228	-17.4%
Oct-2022	119	-30.4%	176	-42.7%
Nov-2022	123	-27.2%	213	-22.0%
Dec-2022	131	-22.9%	190	-31.7%
Jan-2023	129	-27.5%	263	-19.1%
Feb-2023	127	-23.0%	185	-39.3%
Mar-2023	122	-21.3%	168	-26.3%
Apr-2023	119	-15.0%	212	-1.9%
12-Month Avg	127	-25.3%	214	-24.9%

Historical Housing Affordability Index by Month

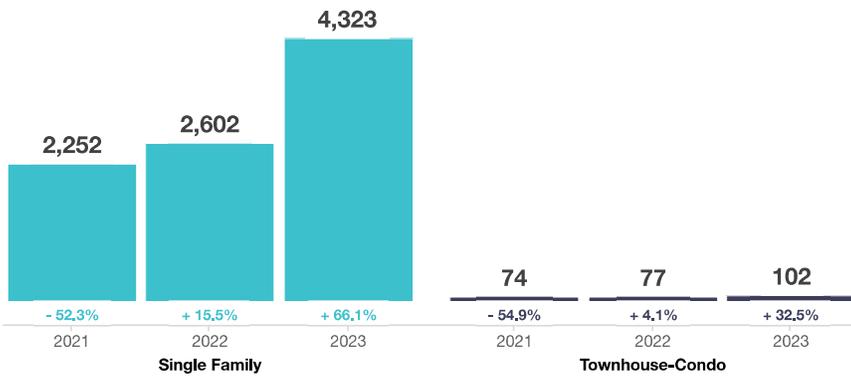


Inventory of Homes for Sale

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

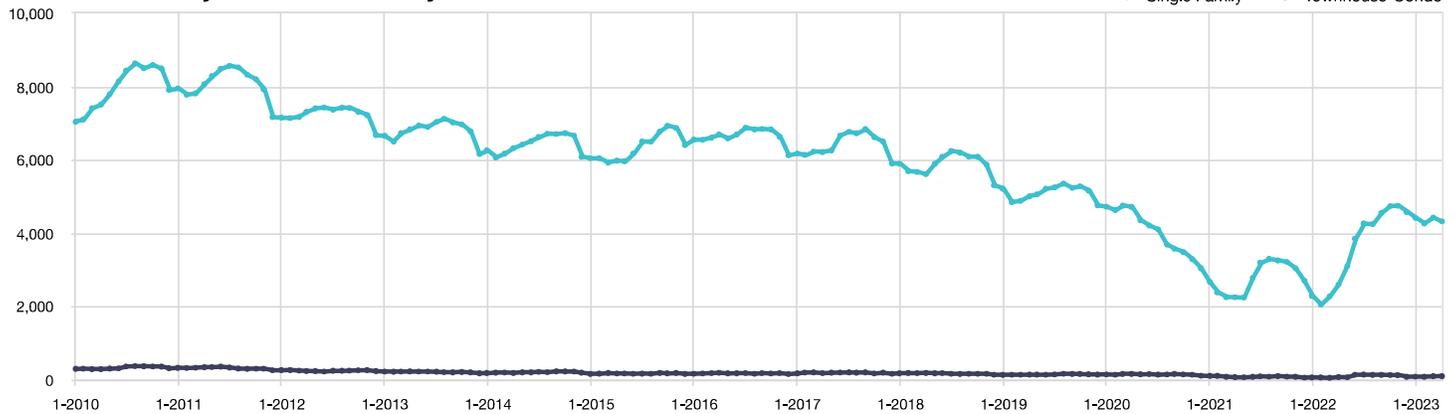


April



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
May-2022	3,107	+ 38.3%	70	0.0%
Jun-2022	3,853	+ 38.5%	139	+ 67.5%
Jul-2022	4,266	+ 33.5%	144	+ 50.0%
Aug-2022	4,248	+ 28.8%	137	+ 53.9%
Sep-2022	4,552	+ 39.7%	137	+ 35.6%
Oct-2022	4,742	+ 47.4%	132	+ 48.3%
Nov-2022	4,749	+ 56.0%	129	+ 53.6%
Dec-2022	4,580	+ 69.4%	85	+ 37.1%
Jan-2023	4,418	+ 92.9%	88	+ 31.3%
Feb-2023	4,267	+ 107.7%	85	+ 28.8%
Mar-2023	4,427	+ 94.2%	99	+ 73.7%
Apr-2023	4,323	+ 66.1%	102	+ 32.5%
12-Month Avg	4,294	+ 56.3%	112	+ 43.6%

Historical Inventory of Homes for Sale by Month

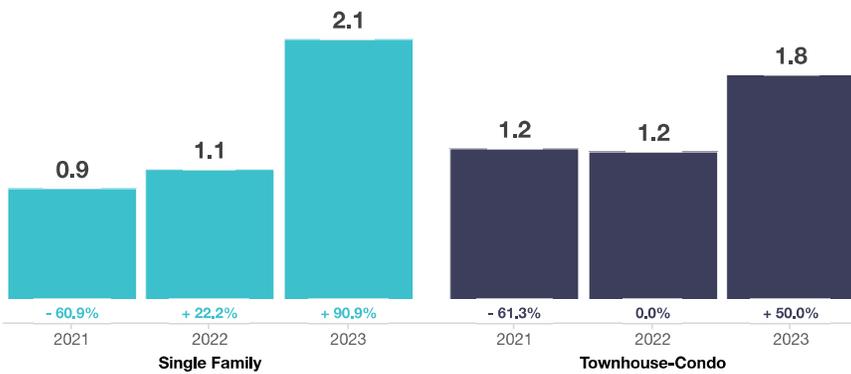


Months Supply of Inventory

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.



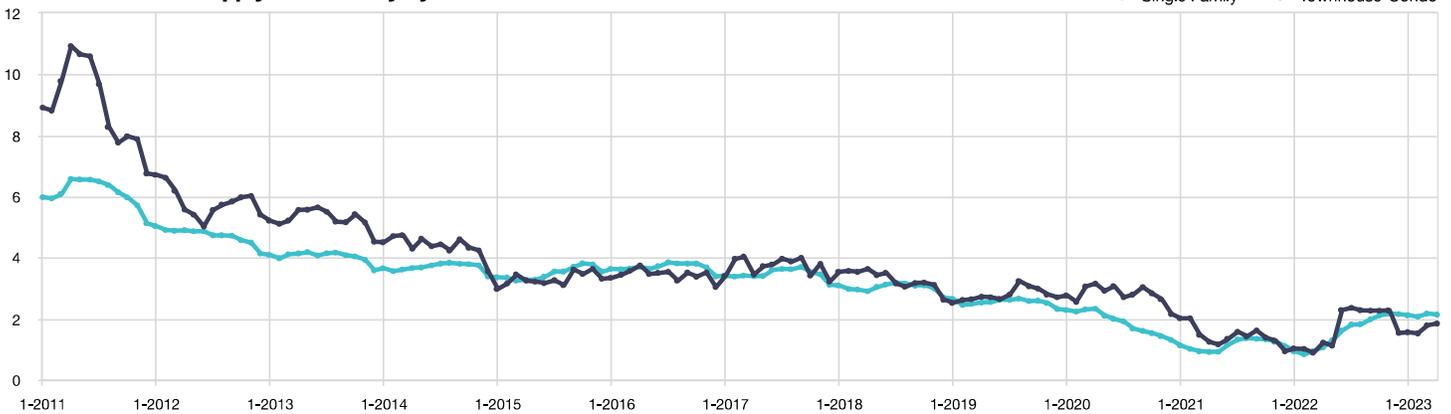
April



Months Supply	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
May-2022	1.3	+ 44.4%	1.1	- 8.3%
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	2.2	+ 100.0%	1.5	+ 66.7%
Jan-2023	2.1	+ 133.3%	1.6	+ 60.0%
Feb-2023	2.1	+ 162.5%	1.5	+ 50.0%
Mar-2023	2.2	+ 144.4%	1.8	+ 100.0%
Apr-2023	2.1	+ 90.9%	1.8	+ 50.0%
12-Month Avg*	2.0	+ 72.9%	1.9	+ 55.2%

* Months Supply for all properties from May 2022 through April 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	4-2022	4-2023	% Change	YTD 2022	YTD 2023	% Change
New Listings		3,127	2,781	- 11.1%	10,231	9,848	- 3.7%
Pending Sales		2,644	2,451	- 7.3%	9,678	8,435	- 12.8%
Closed Sales		2,472	1,798	- 27.3%	8,697	6,640	- 23.7%
Days on Market Until Sale		21	43	+ 104.8%	26	44	+ 69.2%
Median Sales Price		\$245,000	\$249,945	+ 2.0%	\$234,000	\$243,000	+ 3.8%
Average Sales Price		\$288,323	\$291,923	+ 1.2%	\$278,384	\$285,988	+ 2.7%
Percent of List Price Received		100.8%	98.7%	- 2.1%	100.1%	98.2%	- 1.9%
Housing Affordability Index		140	120	- 14.3%	147	124	- 15.6%
Inventory of Homes for Sale		2,679	4,425	+ 65.2%	—	—	—
Months Supply of Inventory		1.1	2.1	+ 90.9%	—	—	—