



## June 2023 Residential Sales

Date: July 10, 2023

RE: For immediate Release

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

### Quick Facts

<b>-13.8%</b>	<b>+2.0%</b>	<b>+24.8%</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.*

Temperatures are heating up, yet the U.S. housing market remains cooler than usual for this time of year due to a combination of low inventory and higher borrowing costs, which have restricted market activity going into the summer homebuying season. According to the latest data from the National Association of REALTORS® (NAR), national existing-home sales climbed 0.2% from the previous month but were down 20.4% compared to the same time last year, as fluctuating mortgage rates and a near all-time low level of inventory continue to influence home sales.

New listings decreased 8.2 percent for Single Family homes and 38.1 percent for Townhouse-Condo homes. Pending Sales decreased 0.3 percent for Single Family homes but increased 3.3 percent for Townhouse-Condo homes. Inventory increased 26.1 percent for Single Family homes but decreased 10.1 percent for Townhouse-Condo homes.

#### Months' Supply of Inventory Increases



**Month's Supply of Inventory increased** 50.0 percent for Single Family homes but remained flat for Townhouse-Condo homes.

#### Median Sales Price Increases



**Median Sales Price increased** 2.2 percent to \$262,500 for Single Family homes and 10.8 percent to \$175,000 for Townhouse-Condo homes.

#### Average Days on Market Increases



**Days on Market increased** 88.2 percent for Single Family homes and 121.4 percent for Townhouse-Condo homes.

Nationwide, total housing inventory increased 3.8% from the previous month, for a 3-months' supply at the current sales price. The shortage of homes for sale has kept prices high for remaining buyers, with a national median sales price of \$396,100 as of last measure, a 3.1% decline from the same time last year and the largest annual decrease since December 2011, according to NAR. As demand continues to outpace supply, properties are selling quickly, with the majority of homes listed for sale on the market for less than a month.



Below you will find copies of the MLS Statistical Reports for

**June 2023**

**PLEASE NOTE**

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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 **6/1/2023 through 6/30/2023**, while information is deemed reliable it is not guaranteed. Information found in this stats memo is current as of 4:00 PM CT on **7/10/2023**.

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

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

	<u>June 2023</u>	<u>May 2023</u>	<u>June 2022</u>
<b>TOTAL CLOSED</b>	2400	2294	2700
<b>TOTAL \$ VOLUME</b>	\$ 722,569,746	\$ 687,586,162	\$ 817,103,222
<b>AVERAGE PRICE</b>	\$301,071	\$299,732	\$302,743
<b>MEDIAN PRICE</b>	\$ 259,900	\$ 255,000	\$ 255,000
<b>% SELLING PRICE TO LIST PRICE</b>	98%	98%	100%
<b>DAYS ON MARKET</b>	32	37	17
<b>NUMBER OF LISTINGS</b>	4925	4626	4196

<b>TOTAL CLOSED</b>	2400
<b>TOTAL \$ VOLUME</b>	\$ 722,569,746
<b>AVERAGE SELLING PRICE</b>	\$ 301,071
<b>% SELLING PRICE TO LIST PRICE</b>	98%
<b>MEDIAN PRICE</b>	\$ 259,900
<b>AVERAGE DAYS ON MARKET</b>	32
<b># OF ACTIVE LISTINGS CURRENTLY</b>	4925
<b>TOTAL UNDER CONTRACT (Pending)</b>	1782
<b>AVERAGE VALUE (Pending)</b>	\$ 314,637



**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
June	2400	\$ 722,569,746	4182

## All MLSOK

### Entire MLSOK Market Area

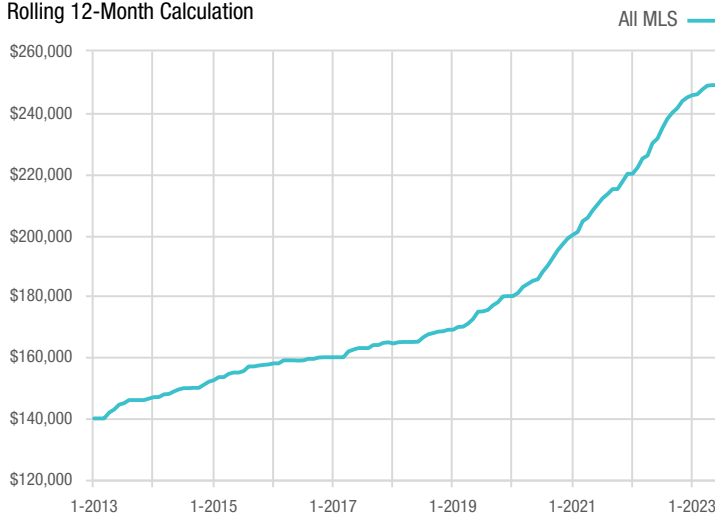
Single Family	June			Year to Date		
	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	3,293	<b>3,023</b>	- 8.2%	16,465	<b>15,241</b>	- 7.4%
Pending Sales	2,331	<b>2,323</b>	- 0.3%	14,306	<b>12,531</b>	- 12.4%
Closed Sales	2,682	<b>2,300</b>	- 14.2%	13,797	<b>11,075</b>	- 19.7%
Days on Market Until Sale	17	<b>32</b>	+ 88.2%	23	<b>40</b>	+ 73.9%
Median Sales Price*	\$256,850	<b>\$262,500</b>	+ 2.2%	\$245,000	<b>\$250,000</b>	+ 2.0%
Average Sales Price*	\$306,074	<b>\$302,391</b>	- 1.2%	\$289,108	<b>\$294,577</b>	+ 1.9%
Percent of List Price Received*	100.9%	<b>98.9%</b>	- 2.0%	100.4%	<b>98.4%</b>	- 2.0%
Inventory of Homes for Sale	3,844	<b>4,846</b>	+ 26.1%	—	—	—
Months Supply of Inventory	1.6	<b>2.4</b>	+ 50.0%	—	—	—

Townhouse-Condo	June			Year to Date		
	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	134	<b>83</b>	- 38.1%	471	<b>435</b>	- 7.6%
Pending Sales	60	<b>62</b>	+ 3.3%	362	<b>352</b>	- 2.8%
Closed Sales	57	<b>60</b>	+ 5.3%	344	<b>320</b>	- 7.0%
Days on Market Until Sale	14	<b>31</b>	+ 121.4%	20	<b>29</b>	+ 45.0%
Median Sales Price*	\$158,000	<b>\$175,000</b>	+ 10.8%	\$148,000	<b>\$170,000</b>	+ 14.9%
Average Sales Price*	\$178,289	<b>\$207,475</b>	+ 16.4%	\$191,035	<b>\$206,795</b>	+ 8.2%
Percent of List Price Received*	100.7%	<b>97.5%</b>	- 3.2%	100.4%	<b>97.9%</b>	- 2.5%
Inventory of Homes for Sale	139	<b>125</b>	- 10.1%	—	—	—
Months Supply of Inventory	2.3	<b>2.3</b>	0.0%	—	—	—

\* 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.

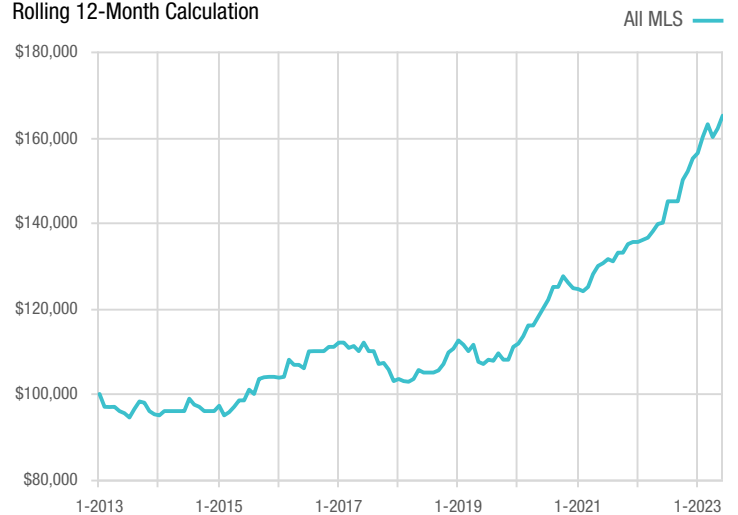
### Median Sales Price - Single Family

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



## June 2023

Temperatures are heating up, yet the U.S. housing market remains cooler than usual for this time of year due to a combination of low inventory and higher borrowing costs, which have restricted market activity going into the summer homebuying season. According to the latest data from the National Association of REALTORS® (NAR), national existing-home sales climbed 0.2% from the previous month but were down 20.4% compared to the same time last year, as fluctuating mortgage rates and a near all-time low level of inventory continue to influence home sales.

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Nationwide, total housing inventory increased 3.8% from the previous month, for a 3-month's supply at the current sales pace. The shortage of homes for sale has kept prices high for remaining buyers, with a national median sales price of \$396,100 as of last measure, a 3.1% decline from the same time last year and the largest annual decrease since December 2011, according to NAR. As demand continues to outpace supply, properties are selling quickly, with the majority of homes listed for sale on the market for less than a month.

## Quick Facts

<b>- 13.8%</b>	<b>+ 2.0%</b>	<b>+ 24.8%</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	6-2022	6-2023	% Change	YTD 2022	YTD 2023	% Change
<b>New Listings</b>		3,293	<b>3,023</b>	- 8.2%	16,465	<b>15,241</b>	- 7.4%
<b>Pending Sales</b>		2,331	<b>2,323</b>	- 0.3%	14,306	<b>12,531</b>	- 12.4%
<b>Closed Sales</b>		2,682	<b>2,300</b>	- 14.2%	13,797	<b>11,075</b>	- 19.7%
<b>Days on Market Until Sale</b>		17	<b>32</b>	+ 88.2%	23	<b>40</b>	+ 73.9%
<b>Median Sales Price</b>		\$256,850	<b>\$262,500</b>	+ 2.2%	\$245,000	<b>\$250,000</b>	+ 2.0%
<b>Average Sales Price</b>		\$306,074	<b>\$302,391</b>	- 1.2%	\$289,108	<b>\$294,577</b>	+ 1.9%
<b>Percent of List Price Received</b>		100.9%	<b>98.9%</b>	- 2.0%	100.4%	<b>98.4%</b>	- 2.0%
<b>Housing Affordability Index</b>		119	<b>104</b>	- 12.6%	125	<b>110</b>	- 12.0%
<b>Inventory of Homes for Sale</b>		3,844	<b>4,846</b>	+ 26.1%	—	—	—
<b>Months Supply of Inventory</b>		1.6	<b>2.4</b>	+ 50.0%	—	—	—

# Townhouse-Condo Market Overview

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



Key Metrics	Historical Sparkbars	6-2022	6-2023	% Change	YTD 2022	YTD 2023	% Change
<b>New Listings</b>		134	83	- 38.1%	471	<b>435</b>	- 7.6%
<b>Pending Sales</b>		60	<b>62</b>	+ 3.3%	362	<b>352</b>	- 2.8%
<b>Closed Sales</b>		57	<b>60</b>	+ 5.3%	344	<b>320</b>	- 7.0%
<b>Days on Market Until Sale</b>		14	<b>31</b>	+ 121.4%	20	<b>29</b>	+ 45.0%
<b>Median Sales Price</b>		\$158,000	<b>\$175,000</b>	+ 10.8%	\$148,000	<b>\$170,000</b>	+ 14.9%
<b>Average Sales Price</b>		\$178,289	<b>\$207,475</b>	+ 16.4%	\$191,035	<b>\$206,795</b>	+ 8.2%
<b>Percent of List Price Received</b>		100.7%	<b>97.5%</b>	- 3.2%	100.4%	<b>97.9%</b>	- 2.5%
<b>Housing Affordability Index</b>		202	<b>165</b>	- 18.3%	216	<b>170</b>	- 21.3%
<b>Inventory of Homes for Sale</b>		139	<b>125</b>	- 10.1%	—	—	—
<b>Months Supply of Inventory</b>		2.3	<b>2.3</b>	0.0%	—	—	—

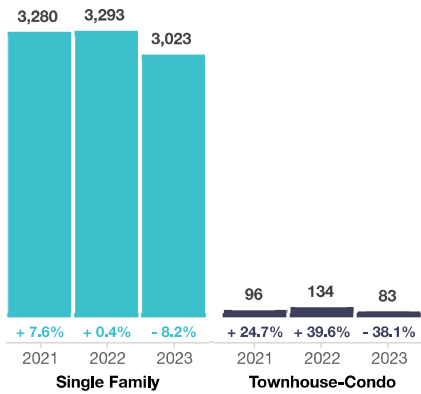


# New Listings

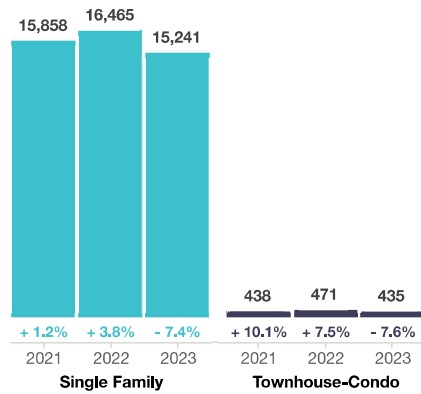
A count of the properties that have been newly listed on the market in a given month.



## June

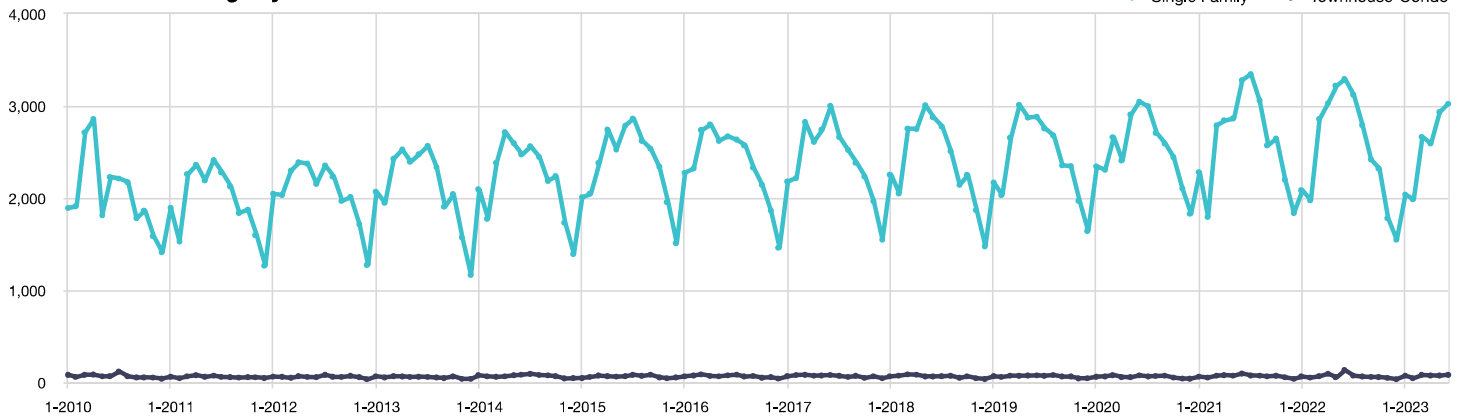


## Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jul-2022	3,122	-6.7%	73	-3.9%
Aug-2022	2,793	-8.7%	64	-13.5%
Sep-2022	2,419	-6.0%	60	-10.4%
Oct-2022	2,320	-12.3%	58	-19.4%
Nov-2022	1,782	-19.0%	49	-12.5%
Dec-2022	1,550	-15.6%	35	-7.9%
Jan-2023	2,039	-2.2%	74	+15.6%
Feb-2023	1,988	+0.6%	45	-15.1%
Mar-2023	2,665	-6.8%	82	+20.6%
Apr-2023	2,592	-14.5%	76	-20.0%
May-2023	2,934	-8.9%	75	+31.6%
<b>Jun-2023</b>	<b>3,023</b>	<b>-8.2%</b>	<b>83</b>	<b>-38.1%</b>
12-Month Avg	2,436	-9.0%	65	-8.5%

## Historical New Listings by Month

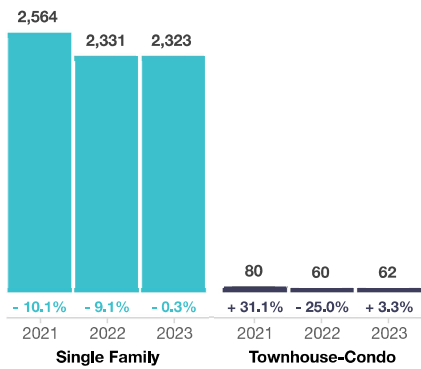


# Pending Sales

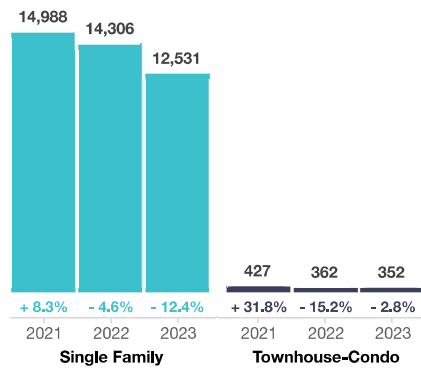
A count of the properties on which offers have been accepted in a given month.



## June

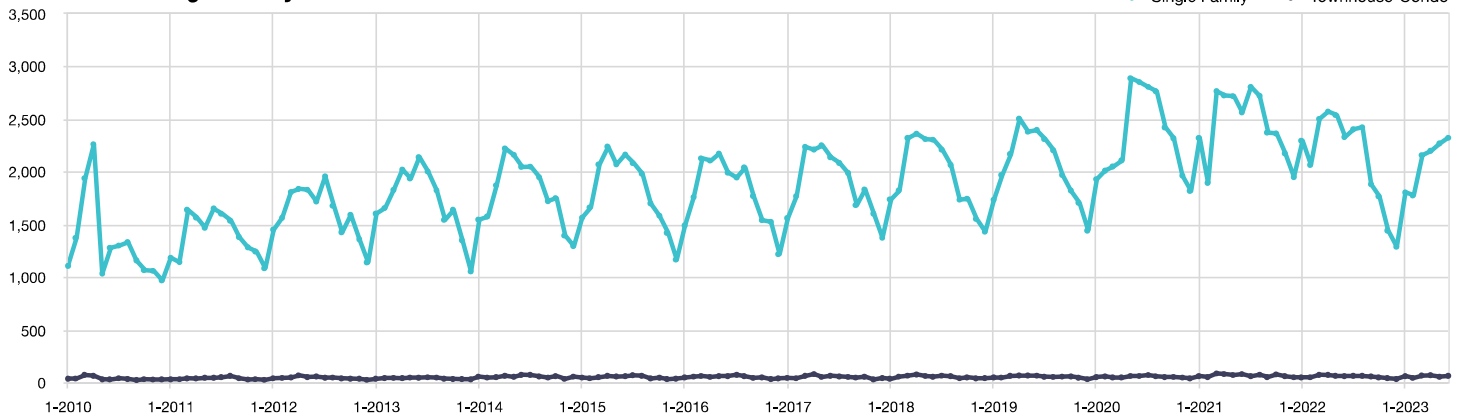


## Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jul-2022	2,404	-14.3%	62	+5.1%
Aug-2022	2,422	-11.0%	62	-16.2%
Sep-2022	1,882	-20.7%	56	+9.8%
Oct-2022	1,767	-25.3%	48	-36.8%
Nov-2022	1,442	-33.7%	41	-30.5%
Dec-2022	1,288	-33.9%	33	-32.7%
Jan-2023	1,804	-21.4%	60	+25.0%
Feb-2023	1,777	-14.0%	43	-12.2%
Mar-2023	2,159	-13.7%	65	-9.7%
Apr-2023	2,199	-14.5%	68	-4.2%
May-2023	2,269	-10.6%	54	-12.9%
<b>Jun-2023</b>	<b>2,323</b>	<b>-0.3%</b>	<b>62</b>	<b>+3.3%</b>
12-Month Avg	1,978	-17.3%	55	-9.8%

## Historical Pending Sales by Month

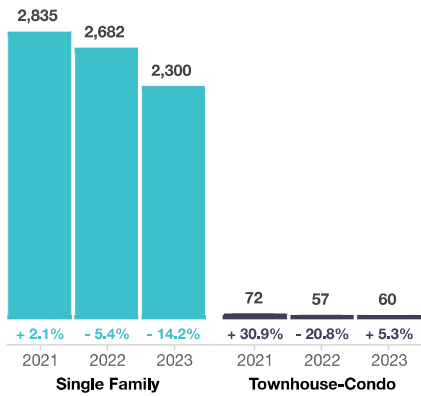


# Closed Sales

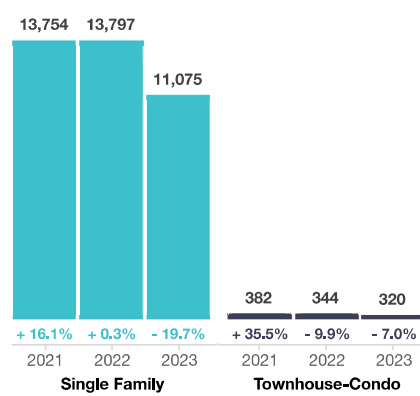
A count of the actual sales that closed in a given month.



## June

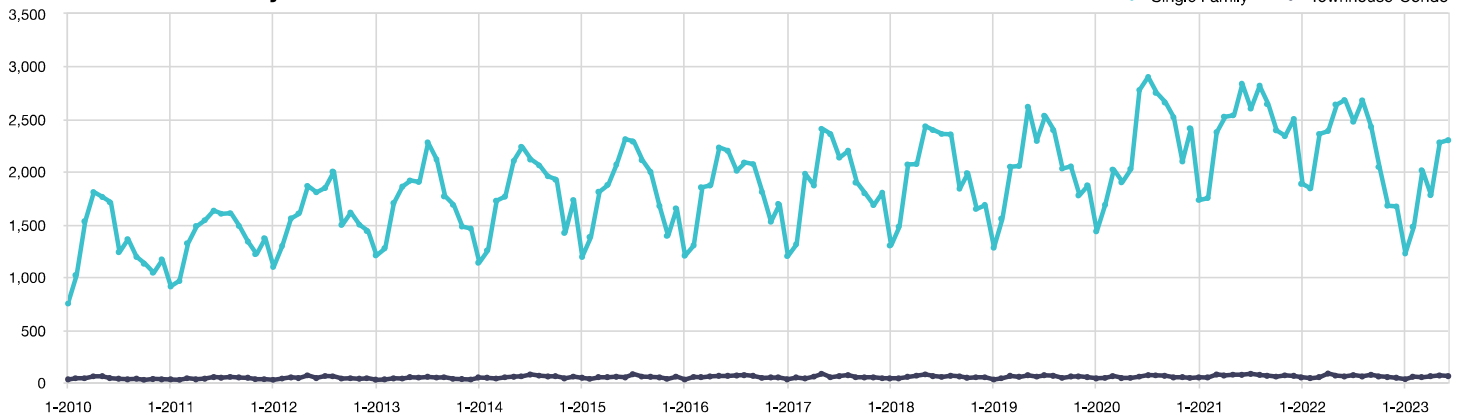


## Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jul-2022	2,476	- 4.8%	69	- 14.8%
Aug-2022	2,679	- 4.9%	57	- 19.7%
Sep-2022	2,428	- 8.1%	72	+ 14.3%
Oct-2022	2,046	- 14.5%	57	+ 3.6%
Nov-2022	1,679	- 28.2%	51	- 23.9%
Dec-2022	1,672	- 33.2%	44	- 29.0%
Jan-2023	1,226	- 35.0%	31	- 35.4%
Feb-2023	1,478	- 19.8%	54	+ 31.7%
Mar-2023	2,014	- 14.6%	50	0.0%
Apr-2023	1,779	- 25.5%	59	- 29.8%
May-2023	2,278	- 13.7%	66	+ 3.1%
<b>Jun-2023</b>	<b>2,300</b>	<b>- 14.2%</b>	<b>60</b>	<b>+ 5.3%</b>
12-Month Avg	2,005	- 17.3%	56	- 9.7%

## Historical Closed Sales by Month

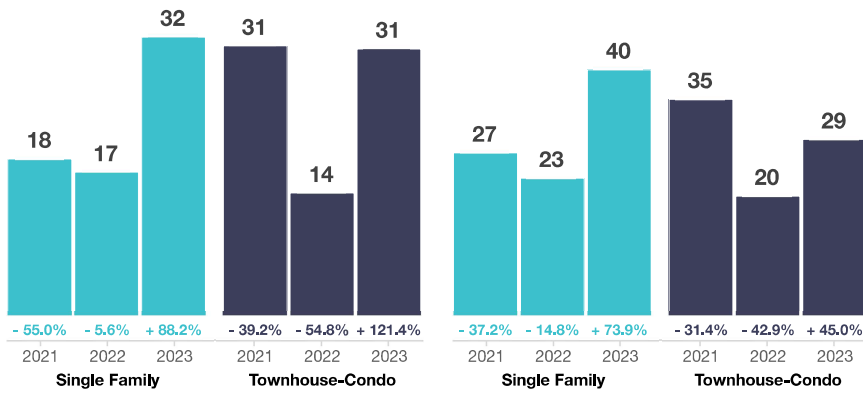


# Days on Market Until Sale

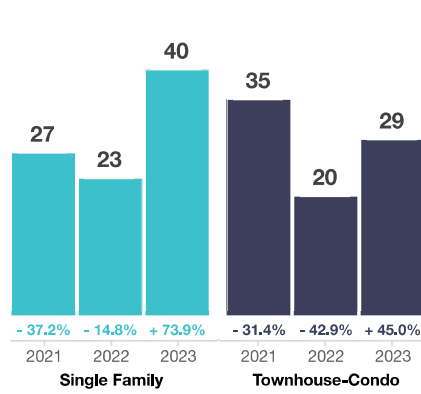
Average number of days between when a property is listed and when an offer is accepted in a given month.



## June



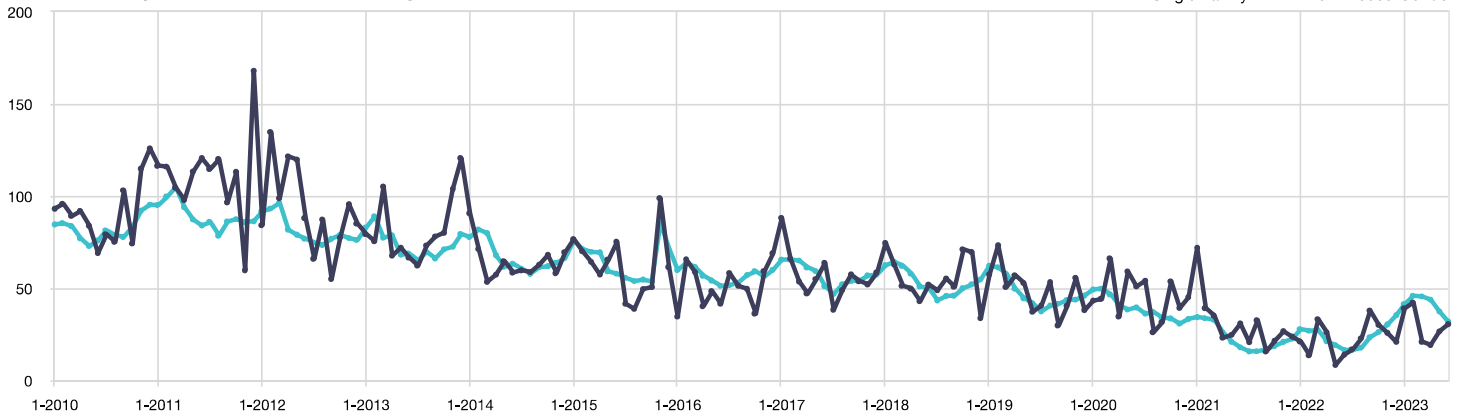
## Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jul-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%	26	-3.7%
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%
May-2023	37	+94.7%	27	+237.5%
<b>Jun-2023</b>	<b>32</b>	<b>+88.2%</b>	<b>31</b>	<b>+121.4%</b>
12-Month Avg*	31	+54.1%	27	+26.1%

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

## Historical Days on Market Until Sale by Month

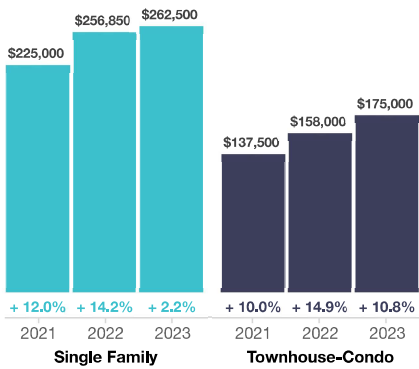


# Median Sales Price

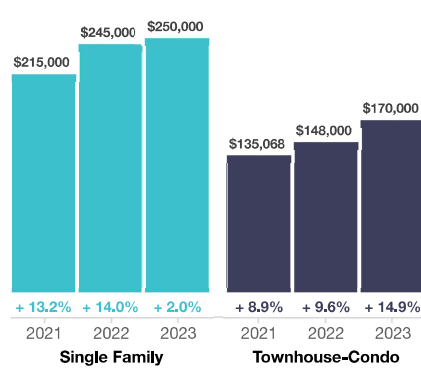
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## June



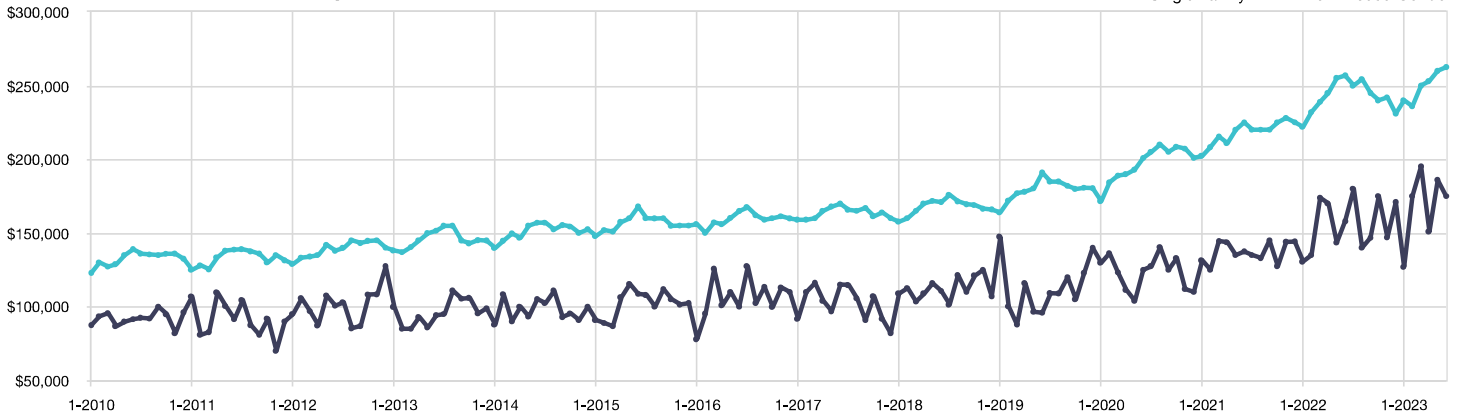
## Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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%	\$147,000	+ 2.1%
Dec-2022	\$231,000	+ 2.7%	\$171,000	+ 18.5%
Jan-2023	\$239,945	+ 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%
May-2023	\$260,000	+ 1.9%	\$186,000	+ 29.6%
<b>Jun-2023</b>	<b>\$262,500</b>	<b>+ 2.2%</b>	<b>\$175,000</b>	<b>+ 10.8%</b>
12-Month Avg*	\$249,000	+ 7.6%	\$165,000	+ 17.9%

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## Historical Median Sales Price by Month

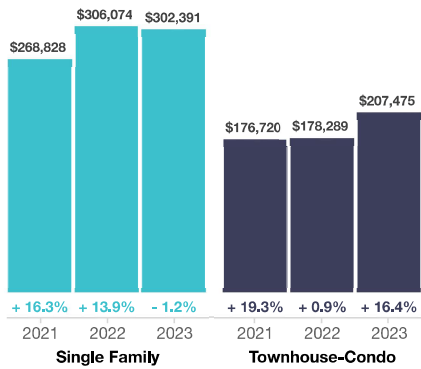


# Average Sales Price

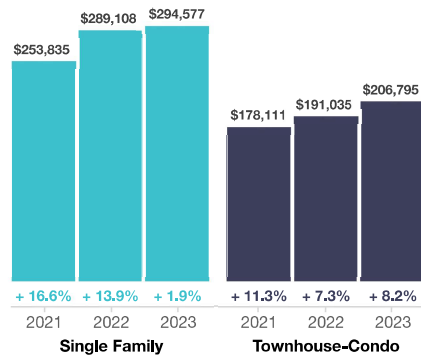
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## June



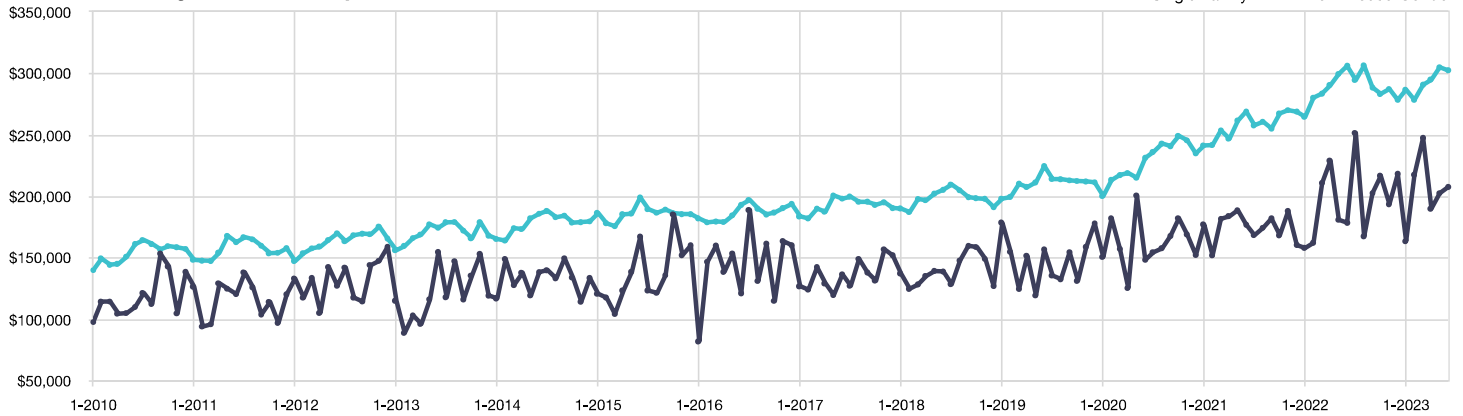
## Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jul-2022	\$294,455	+ 14.3%	\$251,443	+ 49.5%
Aug-2022	\$306,301	+ 17.5%	\$167,300	- 4.0%
Sep-2022	\$288,394	+ 13.1%	\$202,416	+ 11.3%
Oct-2022	\$283,158	+ 5.9%	\$216,612	+ 28.8%
Nov-2022	\$287,238	+ 6.4%	\$193,414	+ 3.0%
Dec-2022	\$278,262	+ 3.5%	\$218,127	+ 36.1%
Jan-2023	\$286,587	+ 8.3%	\$163,227	+ 3.4%
Feb-2023	\$278,262	- 0.7%	\$217,336	+ 34.1%
Mar-2023	\$290,689	+ 2.5%	\$247,418	+ 17.4%
Apr-2023	\$294,827	+ 1.5%	\$189,811	- 17.1%
May-2023	\$304,810	+ 1.8%	\$202,358	+ 12.0%
<b>Jun-2023</b>	<b>\$302,391</b>	<b>- 1.2%</b>	<b>\$207,475</b>	<b>+ 16.4%</b>
12-Month Avg*	\$292,629	+ 6.3%	\$208,187	+ 14.6%

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

## Historical Average Sales Price by Month

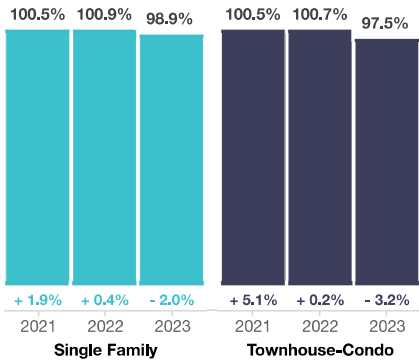


# Percent of List Price Received

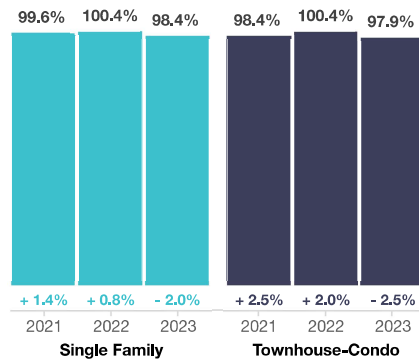
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## June



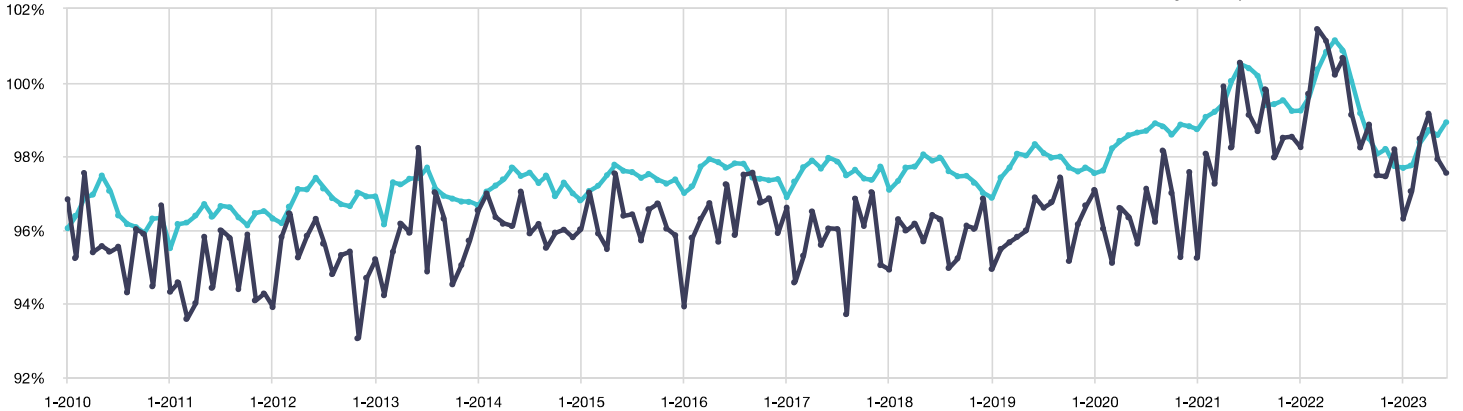
## Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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%
May-2023	98.6%	-2.5%	97.9%	-2.3%
<b>Jun-2023</b>	<b>98.9%</b>	<b>-2.0%</b>	<b>97.5%</b>	<b>-3.2%</b>
12-Month Avg*	98.6%	-1.5%	98.1%	-1.4%

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

## Historical Percent of List Price Received by Month

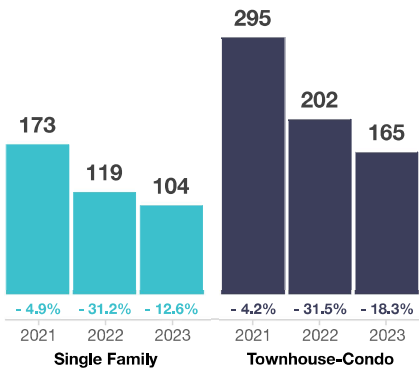


# Housing Affordability Index

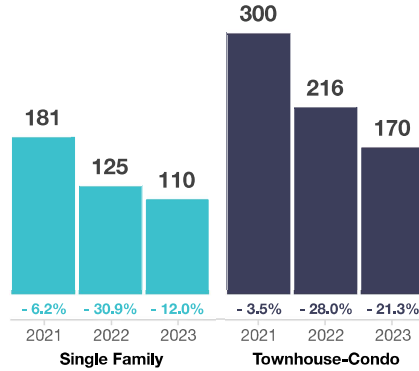
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



## June

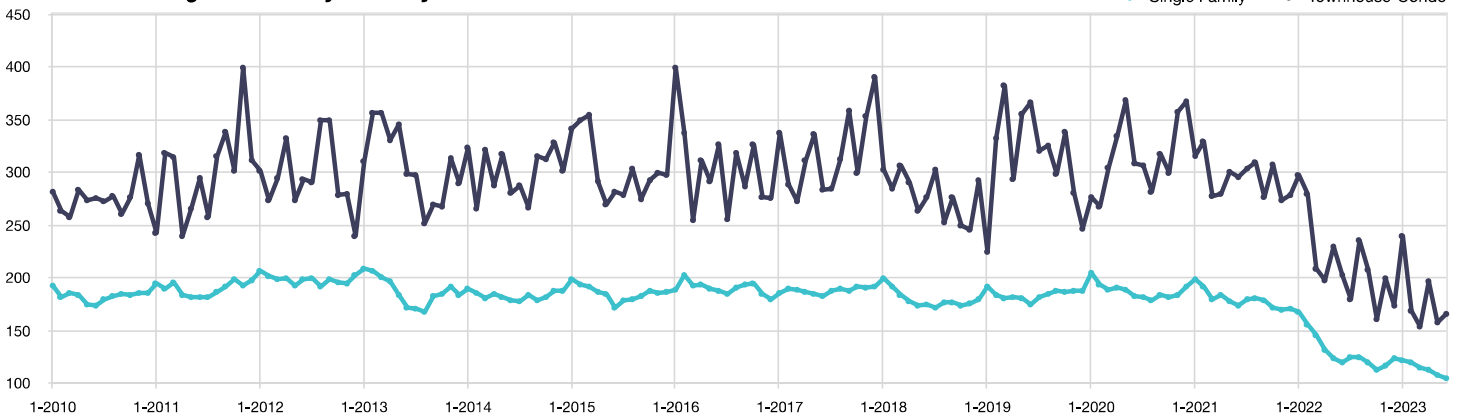


## Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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%	199	-27.1%
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%
May-2023	107	-13.0%	157	-31.4%
<b>Jun-2023</b>	<b>104</b>	<b>-12.6%</b>	<b>165</b>	<b>-18.3%</b>
12-Month Avg	116	-26.1%	186	-29.3%

## Historical Housing Affordability Index by Month



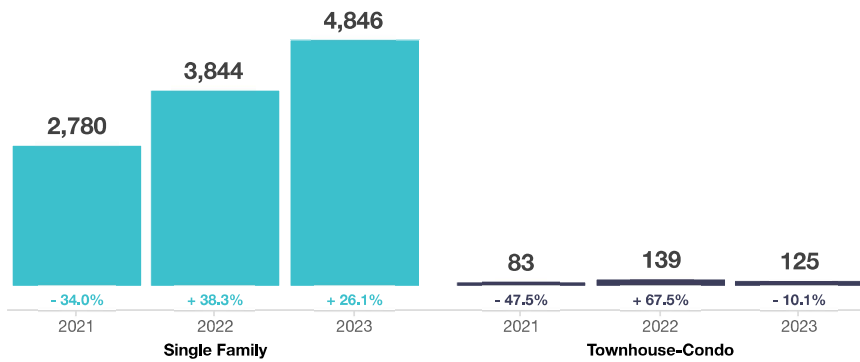


# Inventory of Homes for Sale

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

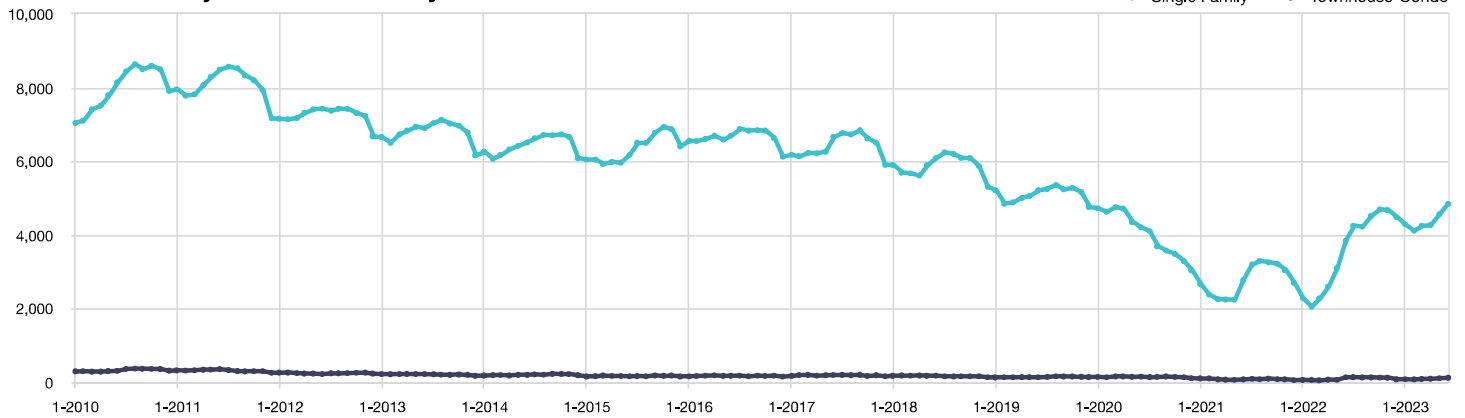


## June



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jul-2022	4,250	+ 33.0%	144	+ 50.0%
Aug-2022	4,227	+ 28.2%	137	+ 53.9%
Sep-2022	4,517	+ 38.6%	137	+ 35.6%
Oct-2022	4,695	+ 45.9%	132	+ 48.3%
Nov-2022	4,676	+ 53.7%	129	+ 53.6%
Dec-2022	4,488	+ 66.0%	85	+ 37.1%
Jan-2023	4,290	+ 87.4%	87	+ 29.9%
Feb-2023	4,113	+ 100.3%	83	+ 25.8%
Mar-2023	4,248	+ 86.3%	94	+ 64.9%
Apr-2023	4,267	+ 64.0%	99	+ 28.6%
May-2023	4,565	+ 47.1%	115	+ 64.3%
<b>Jun-2023</b>	<b>4,846</b>	<b>+ 26.1%</b>	<b>125</b>	<b>- 10.1%</b>
12-Month Avg	4,432	+ 52.5%	114	+ 37.3%

## Historical Inventory of Homes for Sale by Month

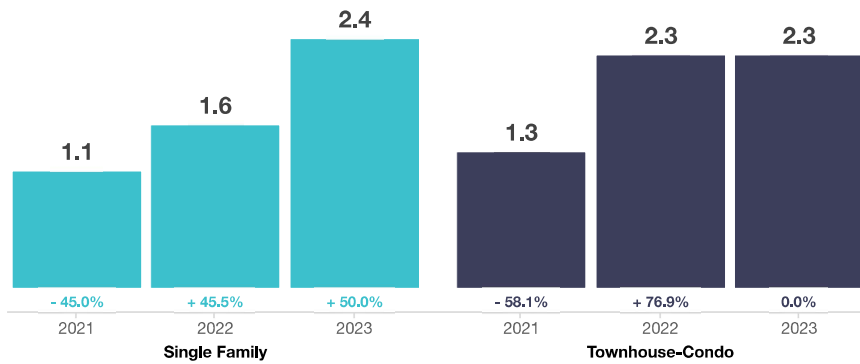


# Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



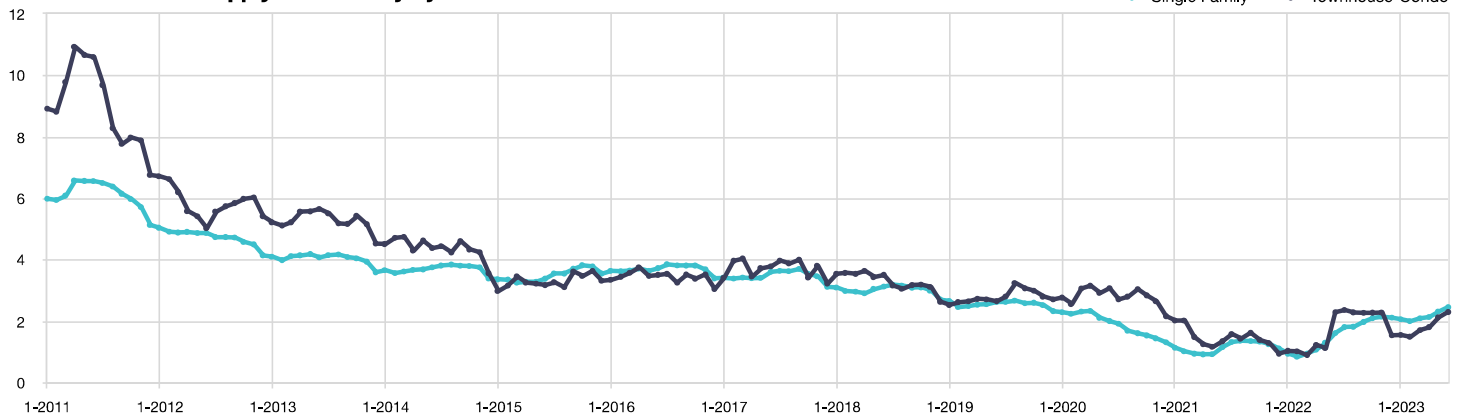
## June



Months Supply	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jul-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	2.1	+ 75.0%	2.3	+ 76.9%
Dec-2022	2.1	+ 90.9%	1.5	+ 66.7%
Jan-2023	2.1	+ 133.3%	1.5	+ 50.0%
Feb-2023	2.0	+ 150.0%	1.5	+ 50.0%
Mar-2023	2.1	+ 133.3%	1.7	+ 88.9%
Apr-2023	2.1	+ 90.9%	1.8	+ 50.0%
May-2023	2.3	+ 76.9%	2.1	+ 90.9%
<b>Jun-2023</b>	<b>2.4</b>	<b>+ 50.0%</b>	<b>2.3</b>	<b>0.0%</b>
12-Month Avg*	2.1	+ 73.6%	2.0	+ 51.6%

\* Months Supply for all properties from July 2022 through June 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	6-2022	6-2023	% Change	YTD 2022	YTD 2023	% Change
<b>New Listings</b>		3,427	<b>3,106</b>	- 9.4%	16,936	<b>15,676</b>	- 7.4%
<b>Pending Sales</b>		2,391	<b>2,385</b>	- 0.3%	14,668	<b>12,883</b>	- 12.2%
<b>Closed Sales</b>		2,739	<b>2,360</b>	- 13.8%	14,141	<b>11,395</b>	- 19.4%
<b>Days on Market Until Sale</b>		16	<b>32</b>	+ 100.0%	23	<b>40</b>	+ 73.9%
<b>Median Sales Price</b>		\$255,000	<b>\$259,990</b>	+ 2.0%	\$241,580	<b>\$250,000</b>	+ 3.5%
<b>Average Sales Price</b>		\$303,414	<b>\$299,975</b>	- 1.1%	\$286,721	<b>\$292,117</b>	+ 1.9%
<b>Percent of List Price Received</b>		100.9%	<b>98.9%</b>	- 2.0%	100.4%	<b>98.4%</b>	- 2.0%
<b>Housing Affordability Index</b>		120	<b>105</b>	- 12.5%	127	<b>110</b>	- 13.4%
<b>Inventory of Homes for Sale</b>		3,983	<b>4,971</b>	+ 24.8%	—	—	—
<b>Months Supply of Inventory</b>		1.6	<b>2.4</b>	+ 50.0%	—	—	—