



## January 2024 Residential Sales

Date: February 9, 2024  
RE: For immediate Release

The following Real Estate statistics were collected for MLSOK, Inc., for the time frame **January 1 through January 31, 2024**. Below summarizes our region's monthly sales activity. For a full review please see the following report.

### Quick Facts

<b>+3.4%</b>	<b>+ 0.9%</b>	<b>+ 26.8%</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.*

U.S. existing-home sales slipped 1.0% month-over-month and were down 6.2% year-over-year as of last measure, while pending sales jumped 8.3% from the previous month, marking the largest gain since June 2020, according to the National Association of REALTORS® (NAR). Mortgage rates have dropped significantly from their peak last fall, and homebuyers are beginning to come out of the woodwork, with NAR forecasting a 13% increase in existing-home sales this year compared to 2023.

New listings increased 15.3 percent for Single Family homes and 2.7 percent for Townhouse-Condo homes. Pending Sales increased 6.5 percent for Single Family homes but decreased 16.7 percent for Townhouse-Condo homes. Inventory increased 26.3 percent for Single Family homes and 50.0 percent for Townhouse-Condo homes.

#### Months' Supply of Inventory Increases



**Months' Supply of Inventory increased** 40.0 percent for Single Family homes and 56.3 percent for Townhouse-Condo homes.

#### Median Sales Price Increases



**Median Sales Price increased** 2.1 percent to \$245,000 for Single Family homes but decreased 4.7 percent to \$121,000 for Townhouse-Condo homes.

#### Average Days on Market Increases



**Days on Market increased** 17.1 percent for Single Family homes but decreased 12.8 percent for Townhouse-Condo homes.

Despite tepid sales activity, the persistent shortage of housing supply has helped prop up home values nationwide, with the median existing-home price rising 4.4% year-over-year to \$382,600, according to NAR. Total unsold inventory was at 1 million units heading into January, an 11.5% decline from the previous month, for a 3.2 months' supply at the current sales pace. Nationally, listing activity has started to pick up, and with mortgage rates stabilizing and house completions on the rise, inventory is expected to improve in the coming months.

# Local Market Update – January 2024

A FREE RESEARCH TOOL FROM MLSOK



## All MLSOK

Entire MLSOK Market Area

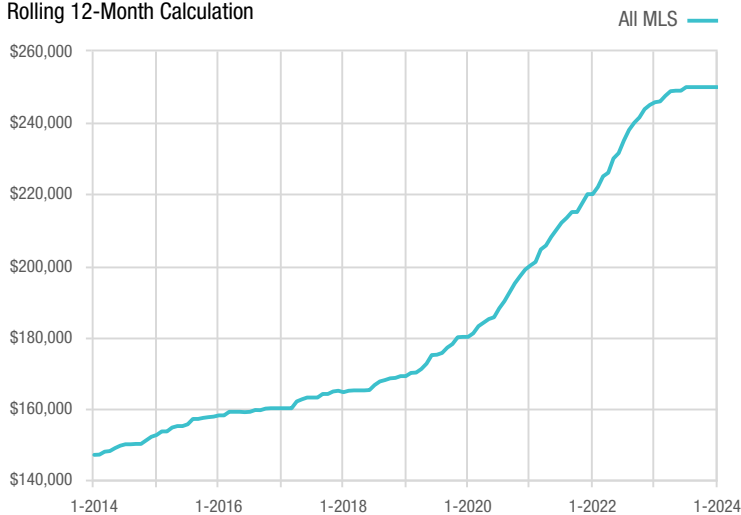
Single Family	January			Year to Date		
	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	2,001	<b>2,308</b>	+ 15.3%	2,001	<b>2,308</b>	+ 15.3%
Pending Sales	1,798	<b>1,915</b>	+ 6.5%	1,798	<b>1,915</b>	+ 6.5%
Closed Sales	1,226	<b>1,267</b>	+ 3.3%	1,226	<b>1,267</b>	+ 3.3%
Days on Market Until Sale	41	<b>48</b>	+ 17.1%	41	<b>48</b>	+ 17.1%
Median Sales Price*	\$239,945	<b>\$245,000</b>	+ 2.1%	\$239,945	<b>\$245,000</b>	+ 2.1%
Average Sales Price*	\$286,587	<b>\$284,704</b>	- 0.7%	\$286,587	<b>\$284,704</b>	- 0.7%
Percent of List Price Received*	97.7%	<b>97.4%</b>	- 0.3%	97.7%	<b>97.4%</b>	- 0.3%
Inventory of Homes for Sale	4,183	<b>5,282</b>	+ 26.3%	—	—	—
Months Supply of Inventory	2.0	<b>2.8</b>	+ 40.0%	—	—	—

Townhouse-Condo	January			Year to Date		
	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	74	<b>76</b>	+ 2.7%	74	<b>76</b>	+ 2.7%
Pending Sales	60	<b>50</b>	- 16.7%	60	<b>50</b>	- 16.7%
Closed Sales	31	<b>33</b>	+ 6.5%	31	<b>33</b>	+ 6.5%
Days on Market Until Sale	39	<b>34</b>	- 12.8%	39	<b>34</b>	- 12.8%
Median Sales Price*	\$127,000	<b>\$121,000</b>	- 4.7%	\$127,000	<b>\$121,000</b>	- 4.7%
Average Sales Price*	\$163,227	<b>\$173,976</b>	+ 6.6%	\$163,227	<b>\$173,976</b>	+ 6.6%
Percent of List Price Received*	96.3%	<b>96.6%</b>	+ 0.3%	96.3%	<b>96.6%</b>	+ 0.3%
Inventory of Homes for Sale	88	<b>132</b>	+ 50.0%	—	—	—
Months Supply of Inventory	1.6	<b>2.5</b>	+ 56.3%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

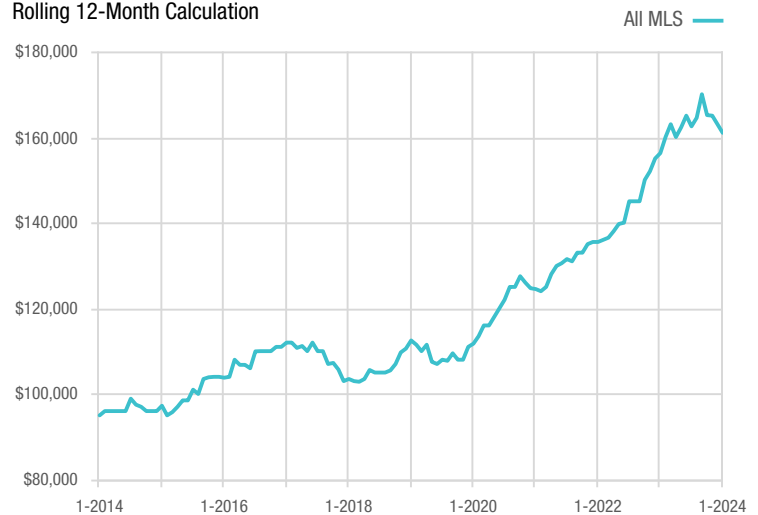
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

# Monthly Indicators



## January 2024

U.S. existing-home sales slipped 1.0% month-over-month and were down 6.2% year-over-year as of last measure, while pending sales jumped 8.3% from the previous month, marking the largest gain since June 2020, according to the National Association of REALTORS® (NAR). Mortgage rates have dropped significantly from their peak last fall, and homebuyers are beginning to come out of the woodwork, with NAR forecasting a 13% increase in existing-home sales this year compared to 2023.

New Listings increased 15.3 percent for Single Family homes and 2.7 percent for Townhouse-Condo homes. Pending Sales increased 6.5 percent for Single Family homes but decreased 16.7 percent for Townhouse-Condo homes. Inventory increased 26.3 percent for Single Family homes and 50.0 percent for Townhouse-Condo homes.

Median Sales Price increased 2.1 percent to \$245,000 for Single Family homes but decreased 4.7 percent to \$121,000 for Townhouse-Condo homes. Days on Market increased 17.1 percent for Single Family homes but decreased 12.8 percent for Townhouse-Condo homes. Months Supply of Inventory increased 40.0 percent for Single Family homes and 56.3 percent for Townhouse-Condo homes.

Despite tepid sales activity, the persistent shortage of housing supply has helped prop up home values nationwide, with the median existing-home price rising 4.4% year-over-year to \$382,600, according to NAR. Total unsold inventory was at 1 million units heading into January, an 11.5% decline from the previous month, for a 3.2 months' supply at the current sales pace. Nationally, listing activity has started to pick up, and with mortgage rates stabilizing and housing completions on the rise, inventory is expected to improve in the coming months.

## Quick Facts

<b>+ 3.4%</b>	<b>+ 0.9%</b>	<b>+ 26.8%</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.

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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	1-2023	1-2024	% Change	YTD 2023	YTD 2024	% Change
<b>New Listings</b>		2,001	<b>2,308</b>	+ 15.3%	2,001	<b>2,308</b>	+ 15.3%
<b>Pending Sales</b>		1,798	<b>1,915</b>	+ 6.5%	1,798	<b>1,915</b>	+ 6.5%
<b>Closed Sales</b>		1,226	<b>1,267</b>	+ 3.3%	1,226	<b>1,267</b>	+ 3.3%
<b>Days on Market Until Sale</b>		41	<b>48</b>	+ 17.1%	41	<b>48</b>	+ 17.1%
<b>Median Sales Price</b>		\$239,945	<b>\$245,000</b>	+ 2.1%	\$239,945	<b>\$245,000</b>	+ 2.1%
<b>Average Sales Price</b>		\$286,587	<b>\$284,704</b>	- 0.7%	\$286,587	<b>\$284,704</b>	- 0.7%
<b>Percent of List Price Received</b>		97.7%	<b>97.4%</b>	- 0.3%	97.7%	<b>97.4%</b>	- 0.3%
<b>Housing Affordability Index</b>		121	<b>112</b>	- 7.4%	121	<b>112</b>	- 7.4%
<b>Inventory of Homes for Sale</b>		4,183	<b>5,282</b>	+ 26.3%	—	—	—
<b>Months Supply of Inventory</b>		2.0	<b>2.8</b>	+ 40.0%	—	—	—

# 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.



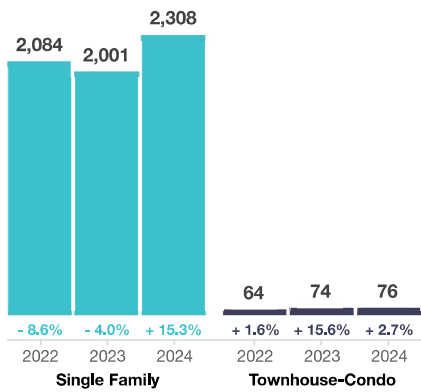
Key Metrics	Historical Sparkbars	1-2023	1-2024	% Change	YTD 2023	YTD 2024	% Change
<b>New Listings</b>		74	76	+ 2.7%	74	76	+ 2.7%
<b>Pending Sales</b>		60	50	- 16.7%	60	50	- 16.7%
<b>Closed Sales</b>		31	33	+ 6.5%	31	33	+ 6.5%
<b>Days on Market Until Sale</b>		39	34	- 12.8%	39	34	- 12.8%
<b>Median Sales Price</b>		\$127,000	\$121,000	- 4.7%	\$127,000	\$121,000	- 4.7%
<b>Average Sales Price</b>		\$163,227	\$173,976	+ 6.6%	\$163,227	\$173,976	+ 6.6%
<b>Percent of List Price Received</b>		96.3%	96.6%	+ 0.3%	96.3%	96.6%	+ 0.3%
<b>Housing Affordability Index</b>		239	234	- 2.1%	239	234	- 2.1%
<b>Inventory of Homes for Sale</b>		88	132	+ 50.0%	—	—	—
<b>Months Supply of Inventory</b>		1.6	2.5	+ 56.3%	—	—	—

# New Listings

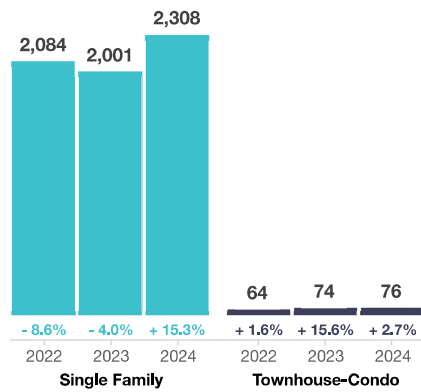
A count of the properties that have been newly listed on the market in a given month.



## January

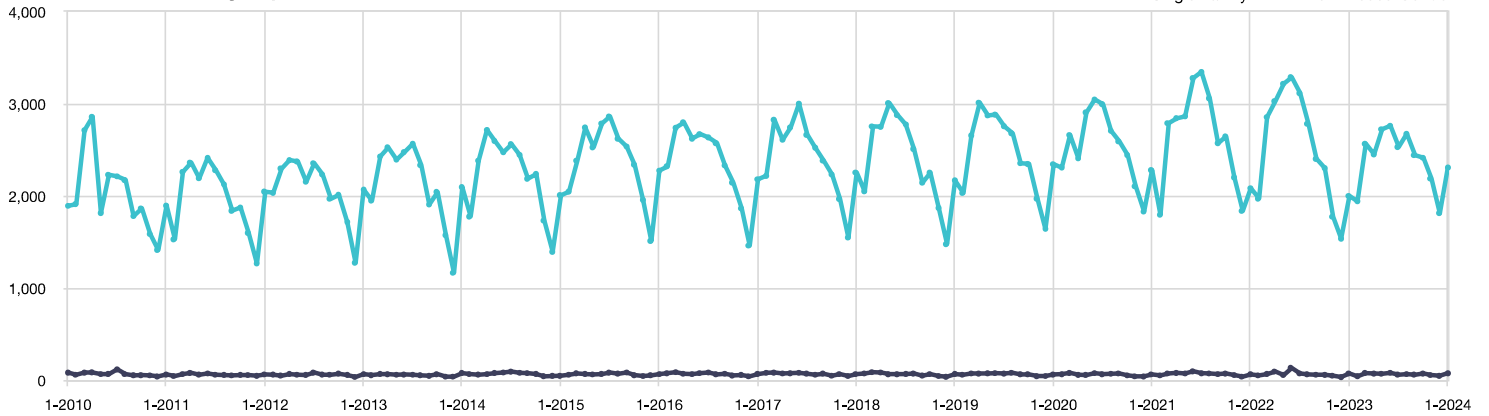


## Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Feb-2023	1,943	- 1.5%	43	- 17.3%
Mar-2023	2,566	- 10.2%	78	+ 14.7%
Apr-2023	2,452	- 19.0%	72	- 24.2%
May-2023	2,725	- 15.3%	70	+ 22.8%
Jun-2023	2,761	- 16.1%	80	- 40.3%
Jul-2023	2,532	- 18.7%	61	- 16.4%
Aug-2023	2,674	- 4.0%	66	+ 3.1%
Sep-2023	2,443	+ 1.7%	61	+ 1.7%
Oct-2023	2,415	+ 4.9%	72	+ 24.1%
Nov-2023	2,188	+ 23.3%	56	+ 14.3%
Dec-2023	1,814	+ 18.0%	48	+ 41.2%
<b>Jan-2024</b>	<b>2,308</b>	<b>+ 15.3%</b>	<b>76</b>	<b>+ 2.7%</b>
12-Month Avg	2,402	- 4.8%	65	- 4.4%

## Historical New Listings by Month

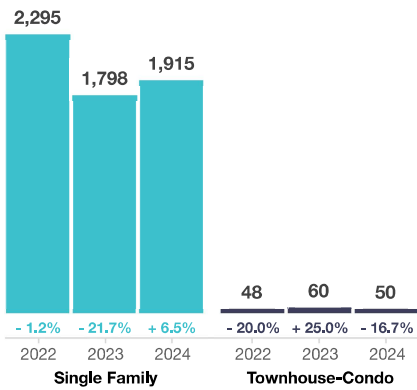


# Pending Sales

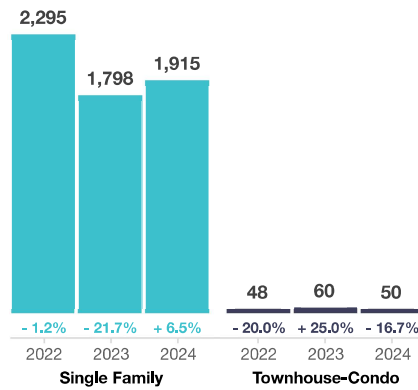
A count of the properties on which offers have been accepted in a given month.



## January

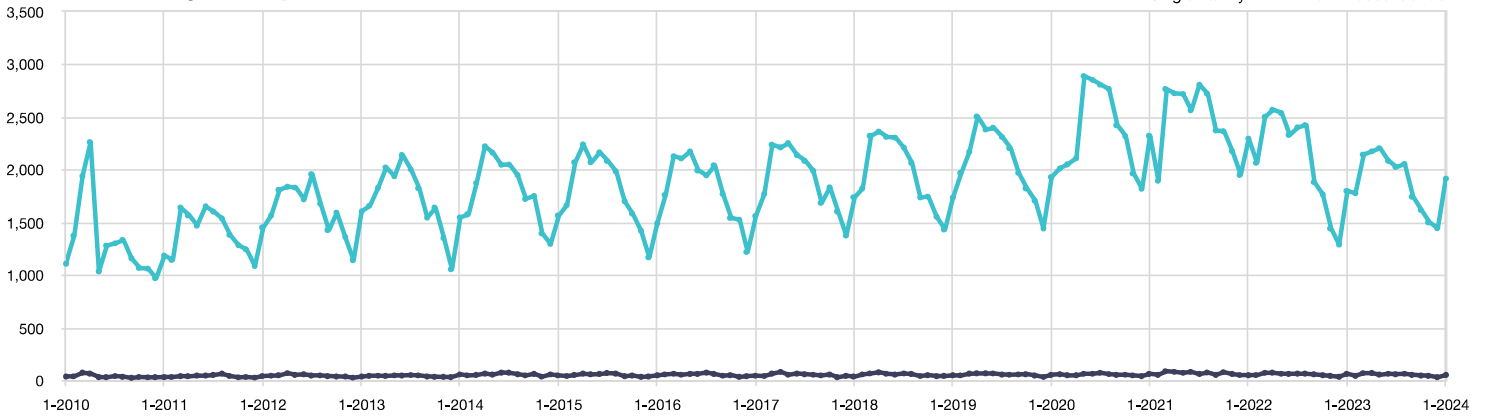


## Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Feb-2023	1,776	-14.0%	42	-14.3%
Mar-2023	2,143	-14.4%	67	-4.3%
Apr-2023	2,173	-15.4%	68	-4.2%
May-2023	2,204	-13.2%	53	-13.1%
Jun-2023	2,084	-10.6%	61	+1.7%
Jul-2023	2,025	-15.7%	57	-8.1%
Aug-2023	2,055	-15.2%	61	-1.6%
Sep-2023	1,743	-7.3%	51	-8.9%
Oct-2023	1,617	-8.4%	45	-6.3%
Nov-2023	1,500	+4.0%	42	+2.4%
Dec-2023	1,444	+12.1%	29	-12.1%
<b>Jan-2024</b>	<b>1,915</b>	<b>+6.5%</b>	<b>50</b>	<b>-16.7%</b>
12-Month Avg	1,890	-9.3%	52	-7.1%

## Historical Pending Sales by Month

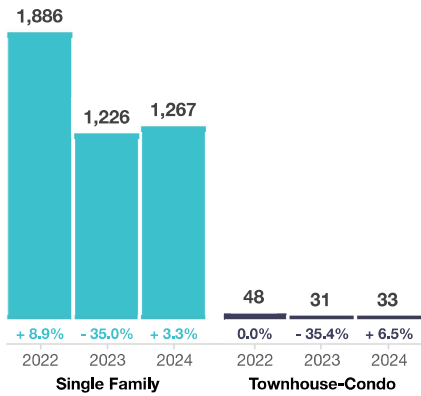


# Closed Sales

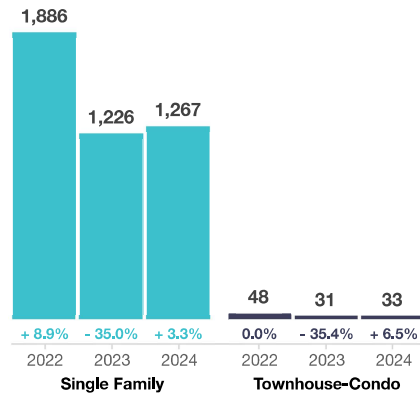
A count of the actual sales that closed in a given month.



## January

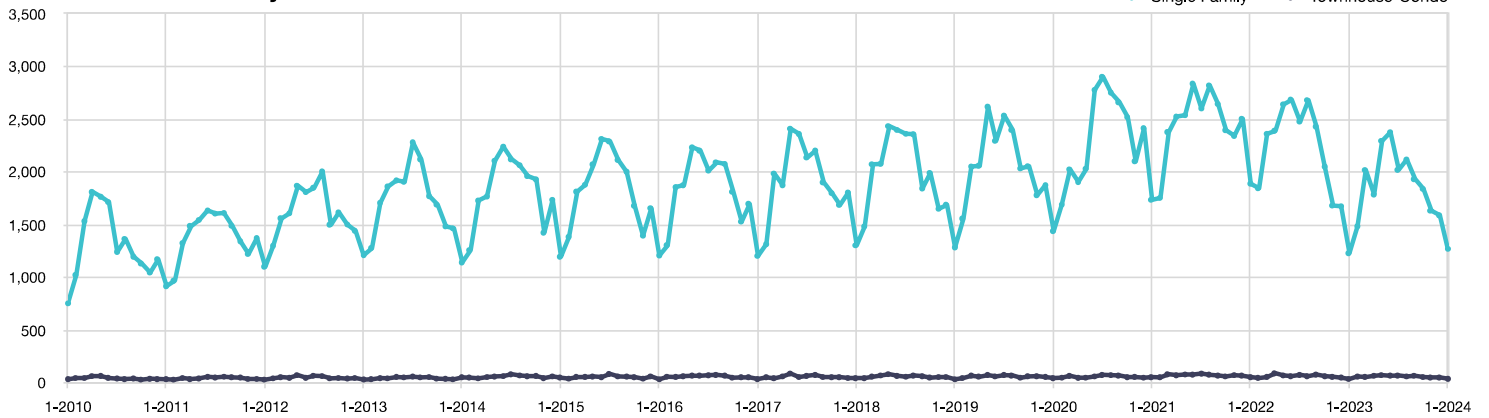


## Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Feb-2023	1,481	- 19.6%	54	+ 31.7%
Mar-2023	2,016	- 14.5%	50	0.0%
Apr-2023	1,783	- 25.3%	61	- 27.4%
May-2023	2,292	- 13.2%	67	+ 4.7%
Jun-2023	2,374	- 11.5%	62	+ 8.8%
Jul-2023	2,017	- 18.5%	63	- 8.7%
Aug-2023	2,115	- 21.1%	55	- 3.5%
Sep-2023	1,929	- 20.6%	61	- 15.3%
Oct-2023	1,836	- 10.3%	49	- 14.0%
Nov-2023	1,629	- 2.9%	45	- 11.8%
Dec-2023	1,585	- 5.2%	45	+ 2.3%
<b>Jan-2024</b>	<b>1,267</b>	<b>+ 3.3%</b>	<b>33</b>	<b>+ 6.5%</b>
12-Month Avg	1,860	- 14.6%	54	- 3.6%

## Historical Closed Sales by Month



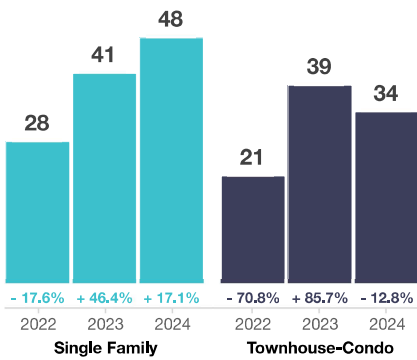


# Days on Market Until Sale

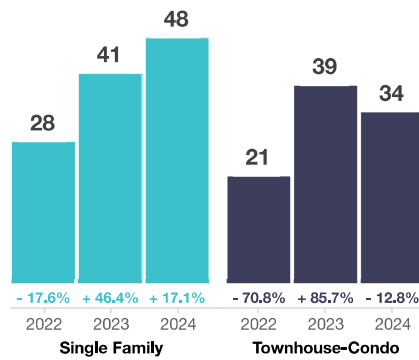
Average number of days between when a property is listed and when an offer is accepted in a given month.



## January



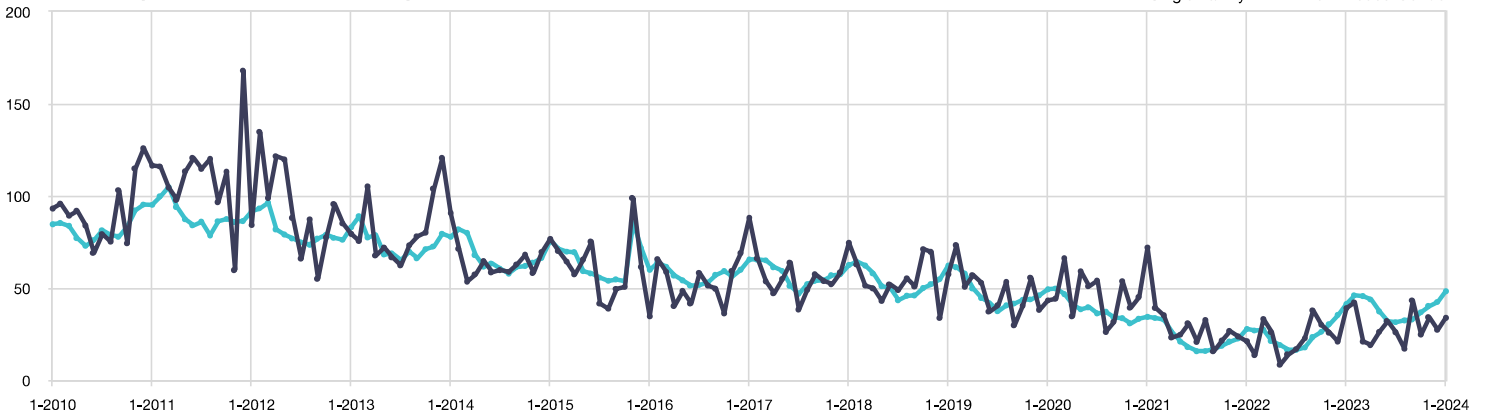
## Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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%	26	+ 225.0%
Jun-2023	32	+ 88.2%	32	+ 128.6%
Jul-2023	31	+ 93.8%	26	+ 52.9%
Aug-2023	32	+ 77.8%	17	- 26.1%
Sep-2023	33	+ 43.5%	43	+ 13.2%
Oct-2023	37	+ 42.3%	25	- 16.7%
Nov-2023	40	+ 33.3%	34	+ 30.8%
Dec-2023	42	+ 20.0%	27	+ 28.6%
<b>Jan-2024</b>	<b>48</b>	<b>+ 17.1%</b>	<b>34</b>	<b>- 12.8%</b>
12-Month Avg*	38	+ 61.8%	29	+ 20.9%

\* Days on Market for all properties from February 2023 through January 2024. This is not the average of the individual figures above.

## Historical Days on Market Until Sale by Month

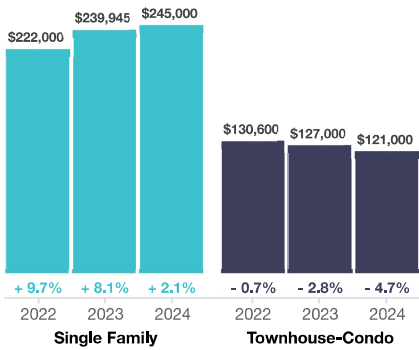


# Median Sales Price

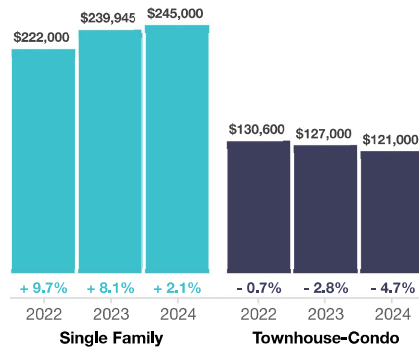
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## January



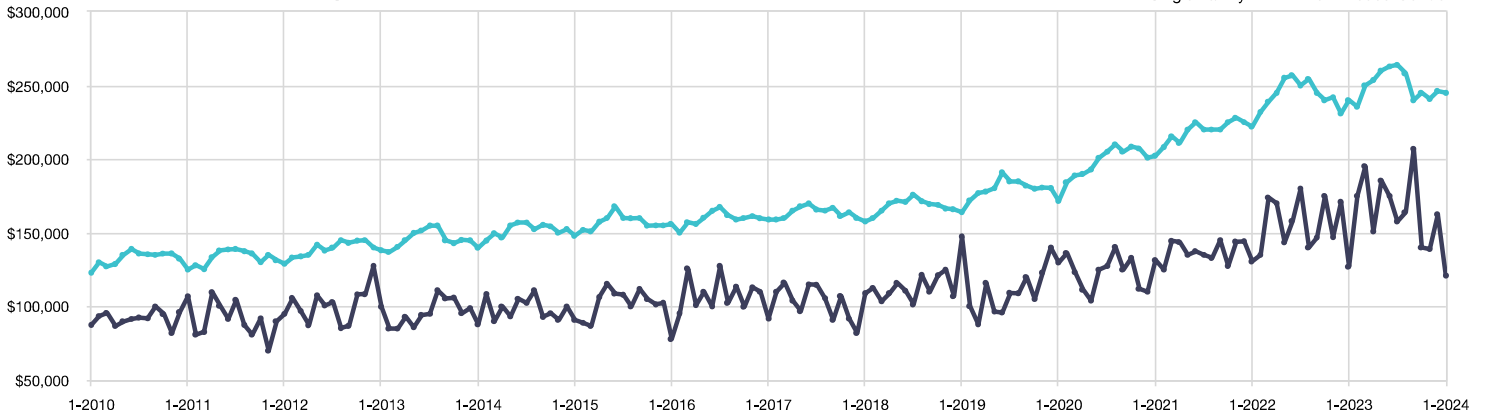
## Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Feb-2023	\$235,500	+ 1.5%	\$175,000	+ 29.6%
Mar-2023	\$250,000	+ 4.6%	\$195,250	+ 12.2%
Apr-2023	\$253,581	+ 3.5%	\$151,000	- 11.2%
May-2023	\$260,000	+ 1.9%	\$185,500	+ 29.3%
Jun-2023	\$262,925	+ 2.3%	\$175,000	+ 10.8%
Jul-2023	\$264,000	+ 5.6%	\$157,700	- 12.4%
Aug-2023	\$258,217	+ 1.5%	\$164,000	+ 17.1%
Sep-2023	\$240,000	- 2.0%	\$207,000	+ 41.1%
Oct-2023	\$245,000	+ 2.1%	\$140,000	- 20.0%
Nov-2023	\$240,846	- 0.5%	\$139,000	- 5.4%
Dec-2023	\$246,195	+ 6.6%	\$162,500	- 5.0%
<b>Jan-2024</b>	<b>\$245,000</b>	<b>+ 2.1%</b>	<b>\$121,000</b>	<b>- 4.7%</b>
12-Month Avg*	\$250,000	+ 1.7%	\$161,000	+ 3.0%

\* Median Sales Price for all properties from February 2023 through January 2024. This is not the average of the individual figures above.

## Historical Median Sales Price by Month

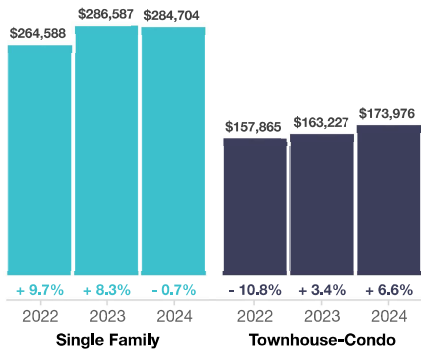


# Average Sales Price

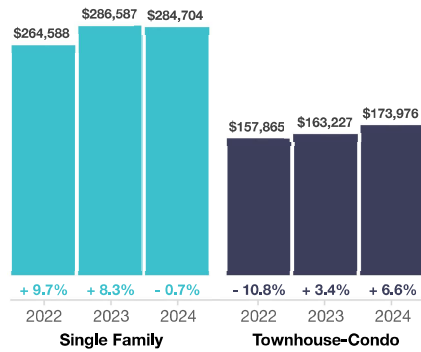
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## January



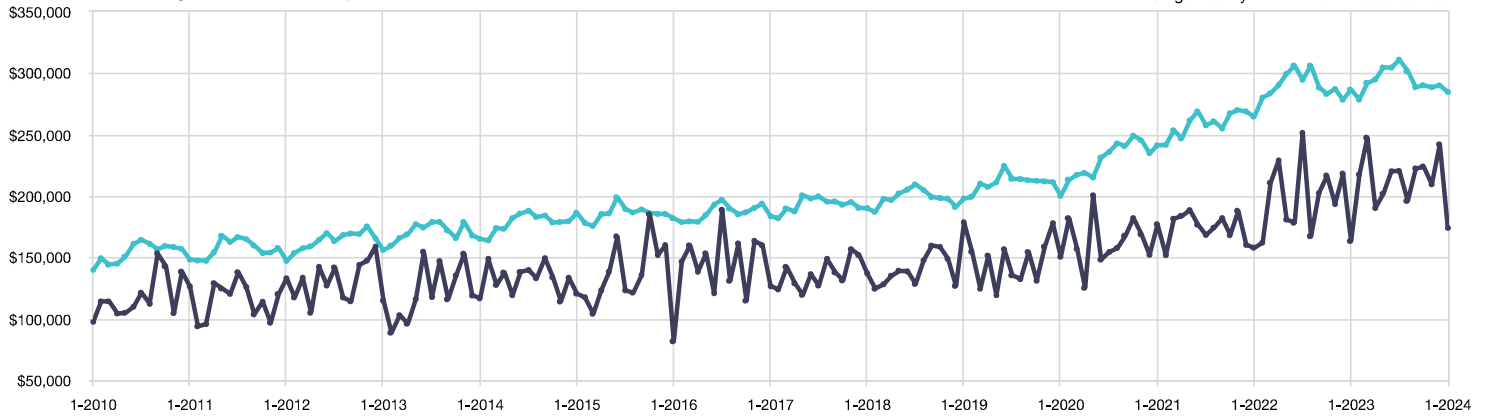
## Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Feb-2023	\$278,486	- 0.6%	\$217,336	+ 34.1%
Mar-2023	\$291,981	+ 3.0%	\$247,418	+ 17.4%
Apr-2023	\$294,878	+ 1.5%	\$190,114	- 16.9%
May-2023	\$304,546	+ 1.7%	\$201,898	+ 11.7%
Jun-2023	\$304,516	- 0.5%	\$220,084	+ 23.4%
Jul-2023	\$310,972	+ 5.6%	\$220,422	- 12.3%
Aug-2023	\$301,725	- 1.5%	\$195,945	+ 17.1%
Sep-2023	\$288,621	+ 0.1%	\$222,305	+ 9.8%
Oct-2023	\$290,189	+ 2.5%	\$223,906	+ 3.4%
Nov-2023	\$288,539	+ 0.5%	\$209,439	+ 8.3%
Dec-2023	\$290,043	+ 4.2%	\$242,096	+ 11.0%
<b>Jan-2024</b>	<b>\$284,704</b>	<b>- 0.7%</b>	<b>\$173,976</b>	<b>+ 6.6%</b>
12-Month Avg*	\$295,341	+ 1.3%	\$214,134	+ 6.2%

\* Avg. Sales Price for all properties from February 2023 through January 2024. This is not the average of the individual figures above.

## Historical Average Sales Price by Month

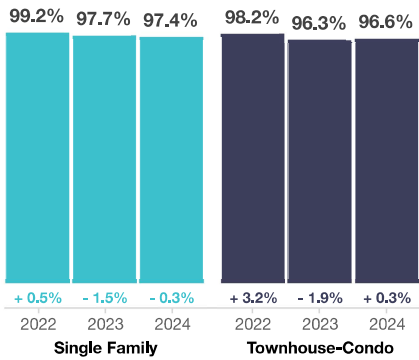


# Percent of List Price Received

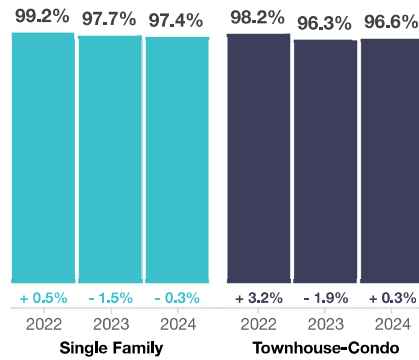
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## January



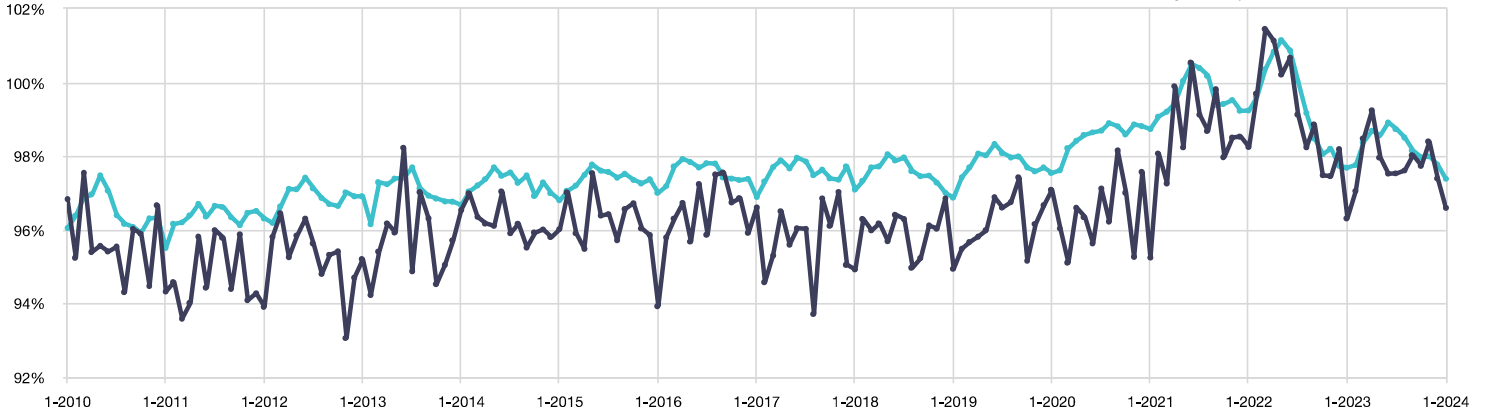
## Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Feb-2023	97.8%	-1.8%	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%	98.0%	-2.2%
Jun-2023	98.9%	-2.0%	97.5%	-3.2%
Jul-2023	98.7%	-1.3%	97.5%	-1.6%
Aug-2023	98.5%	-0.7%	97.6%	-0.6%
Sep-2023	98.2%	-0.3%	98.0%	-0.9%
Oct-2023	98.0%	-0.1%	97.7%	+0.2%
Nov-2023	98.0%	-0.2%	98.4%	+0.9%
Dec-2023	97.8%	+0.1%	97.4%	-0.8%
<b>Jan-2024</b>	<b>97.4%</b>	<b>-0.3%</b>	<b>96.6%</b>	<b>+0.3%</b>
12-Month Avg*	98.3%	-1.2%	97.8%	-1.4%

\* Pct. of List Price Received for all properties from February 2023 through January 2024. This is not the average of the individual figures above.

## Historical Percent of List Price Received by Month

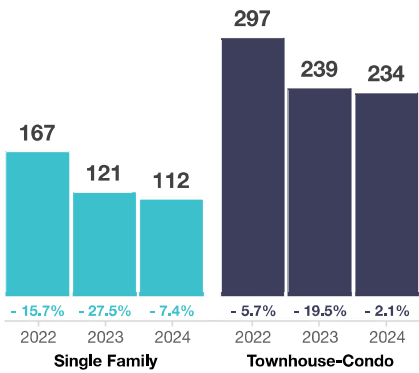


# Housing Affordability Index

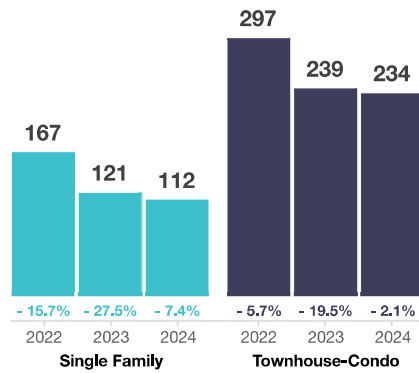
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



## January

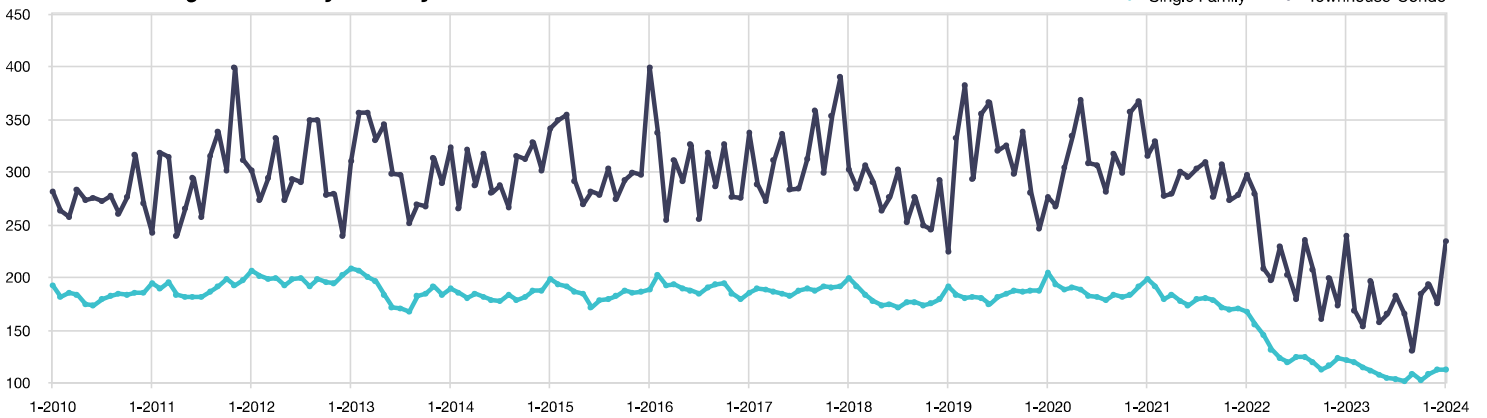


## Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Feb-2023	119	- 23.2%	168	- 39.8%
Mar-2023	114	- 21.4%	153	- 26.4%
Apr-2023	111	- 15.3%	196	- 0.5%
May-2023	107	- 13.0%	157	- 31.4%
Jun-2023	104	- 12.6%	165	- 18.3%
Jul-2023	103	- 16.9%	182	+ 1.7%
Aug-2023	101	- 18.5%	165	- 29.8%
Sep-2023	108	- 9.2%	130	- 37.2%
Oct-2023	102	- 8.9%	184	+ 15.0%
Nov-2023	108	- 6.9%	193	- 3.0%
Dec-2023	112	- 8.9%	175	+ 1.2%
<b>Jan-2024</b>	<b>112</b>	<b>- 7.4%</b>	<b>234</b>	<b>- 2.1%</b>
12-Month Avg	108	- 14.3%	175	- 16.3%

## Historical Housing Affordability Index by Month

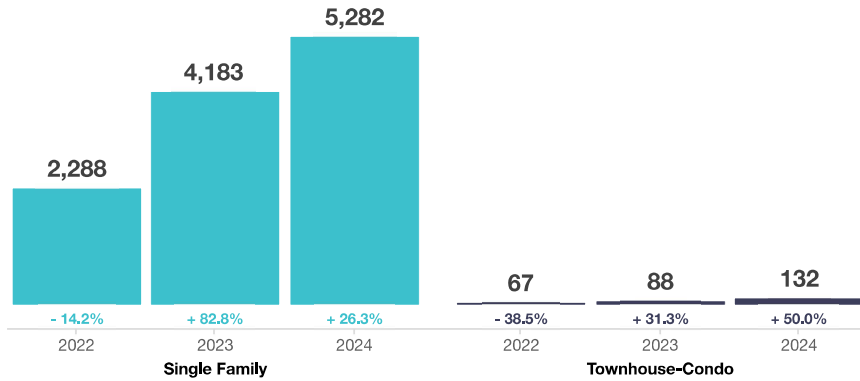


# Inventory of Homes for Sale

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

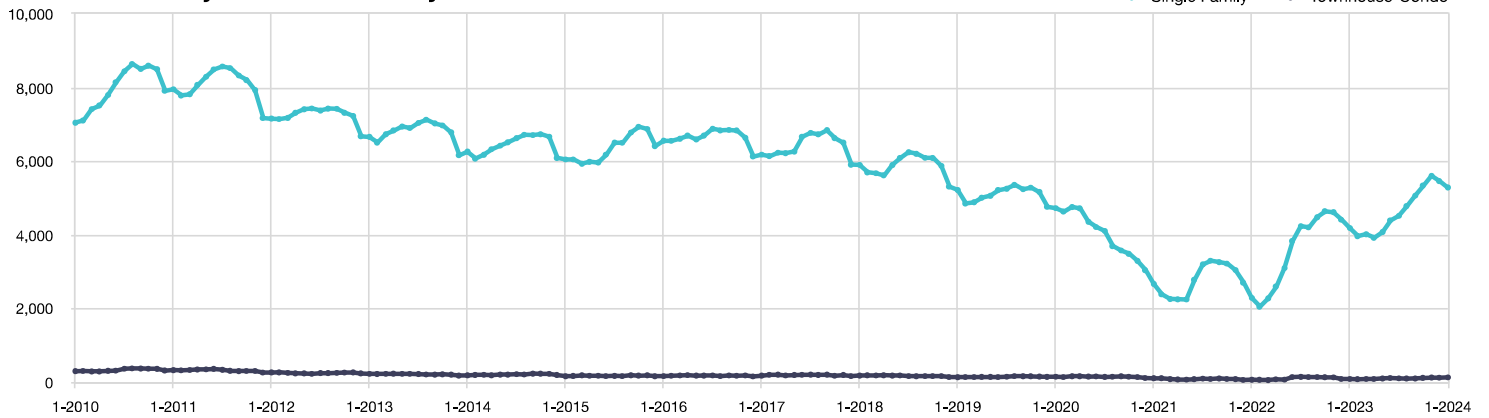


## January



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Feb-2023	3,963	+ 93.3%	83	+ 27.7%
Mar-2023	4,015	+ 76.6%	88	+ 51.7%
Apr-2023	3,920	+ 51.0%	89	+ 14.1%
May-2023	4,074	+ 31.6%	101	+ 40.3%
Jun-2023	4,393	+ 14.6%	112	- 20.6%
Jul-2023	4,513	+ 6.6%	105	- 28.1%
Aug-2023	4,782	+ 13.8%	99	- 28.8%
Sep-2023	5,061	+ 13.0%	103	- 25.9%
Oct-2023	5,335	+ 15.0%	118	- 11.9%
Nov-2023	5,602	+ 21.4%	125	- 4.6%
Dec-2023	5,457	+ 23.7%	122	+ 41.9%
<b>Jan-2024</b>	<b>5,282</b>	<b>+ 26.3%</b>	<b>132</b>	<b>+ 50.0%</b>
12-Month Avg	4,700	+ 26.4%	106	0.0%

## Historical Inventory of Homes for Sale by Month

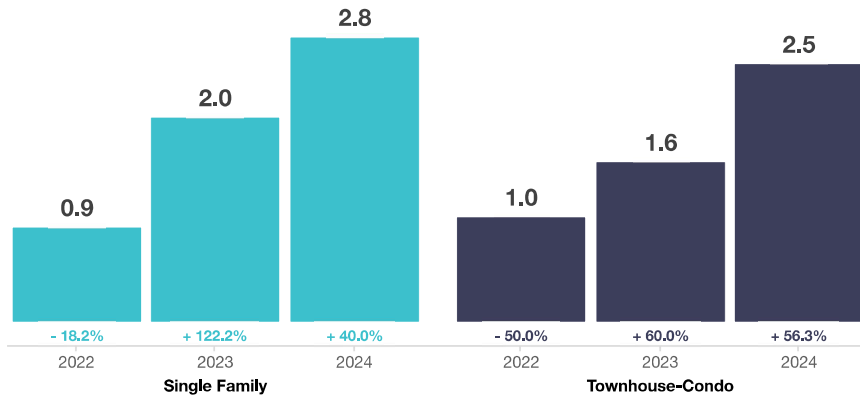


# Months Supply of Inventory

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.



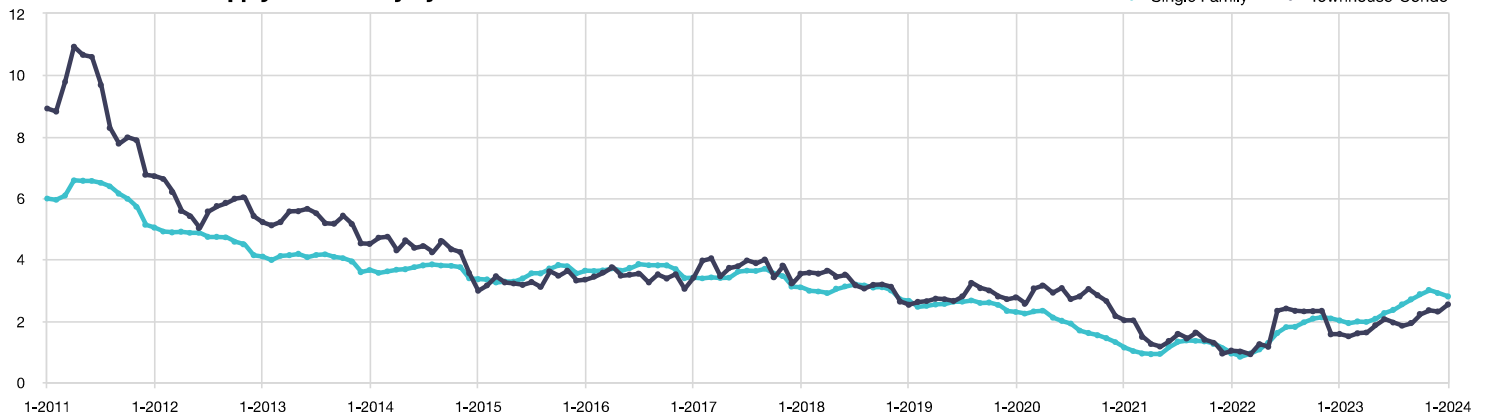
## January



Months Supply	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Feb-2023	1.9	+ 137.5%	1.5	+ 50.0%
Mar-2023	2.0	+ 122.2%	1.6	+ 77.8%
Apr-2023	2.0	+ 81.8%	1.6	+ 33.3%
May-2023	2.1	+ 61.5%	1.9	+ 58.3%
Jun-2023	2.3	+ 43.8%	2.1	- 8.7%
Jul-2023	2.4	+ 33.3%	1.9	- 20.8%
Aug-2023	2.5	+ 38.9%	1.8	- 21.7%
Sep-2023	2.7	+ 35.0%	1.9	- 17.4%
Oct-2023	2.9	+ 38.1%	2.2	- 4.3%
Nov-2023	3.0	+ 42.9%	2.3	0.0%
Dec-2023	2.9	+ 38.1%	2.3	+ 43.8%
<b>Jan-2024</b>	<b>2.8</b>	<b>+ 40.0%</b>	<b>2.5</b>	<b>+ 56.3%</b>
12-Month Avg*	2.4	+ 50.1%	2.0	+ 10.7%

\* Months Supply for all properties from February 2023 through January 2024. 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	1-2023	1-2024	% Change	YTD 2023	YTD 2024	% Change
New Listings		2,075	<b>2,384</b>	+ 14.9%	2,075	<b>2,384</b>	+ 14.9%
Pending Sales		1,858	<b>1,965</b>	+ 5.8%	1,858	<b>1,965</b>	+ 5.8%
Closed Sales		1,257	<b>1,300</b>	+ 3.4%	1,257	<b>1,300</b>	+ 3.4%
Days on Market Until Sale		41	<b>48</b>	+ 17.1%	41	<b>48</b>	+ 17.1%
Median Sales Price		\$237,900	<b>\$240,000</b>	+ 0.9%	\$237,900	<b>\$240,000</b>	+ 0.9%
Average Sales Price		\$283,540	<b>\$281,884</b>	- 0.6%	\$283,540	<b>\$281,884</b>	- 0.6%
Percent of List Price Received		97.7%	<b>97.4%</b>	- 0.3%	97.7%	<b>97.4%</b>	- 0.3%
Housing Affordability Index		122	<b>114</b>	- 6.6%	122	<b>114</b>	- 6.6%
Inventory of Homes for Sale		4,271	<b>5,414</b>	+ 26.8%	—	—	—
Months Supply of Inventory		2.0	<b>2.8</b>	+ 40.0%	—	—	—