



November 2023 Residential Sales

Date: December 12, 2023

RE: For immediate Release

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

Quick Facts

| | | |
|--|--|--|
| - 5.7% | 0.0% | +26.3% |
| 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.

Low inventory, elevated sales price, and decades-high interest rates continue to weigh on the housing market, causing sales of existing homes to fall to their slowest pace since August 2010. According to the National Association of REALTORS® (NAR), U.S. existing-home sales declined 4.1% month-over-month and 14.6% year-over-year as of last measure, as prospective buyers, faced with rising homeownership costs, wait for mortgage rates, and home prices, to drop.

New listings increased 28.8 percent for Single Family homes and 16.3 percent for Townhouse-Condo homes. Pending Sales increased 13.2 percent for Single Family homes and 9.8 percent for Townhouse-Condo homes. Inventory increased 27.1 percent for Single Family homes but decreased 3.8 percent for Townhouse-Condo homes.

Months' Supply of Inventory Increases



Month's Supply of Inventory increased 47.6 percent for Single Family homes and 4.3 percent for Townhouse-Condo homes.

Median Sales Price Decreases



Median Sales Price decreased 0.2 percent to \$241,500 for Single Family homes and 5.4 percent to \$139,000 for Townhouse-Condo homes.

Average Days on Market Increases



Days on Market increased 33.3 percent for Single Family homes and 30.8 percent for Townhouse-Condo homes.

Inventory remains at historically low levels nationwide, with only 1.15 million homes for sale heading into November, a 5.7% decline compared to same time last year, for a 3.6 months' supply at the current sales pace. The shortage of available properties for sale has kept pressure on home prices, which have continued to climb despite the slowdown in sales. According to NAR, the U.S. median existing-home sales price increased 3.4% from a year ago to \$391,800, an all-time high for the month, with annual price gains reported in all four regions of the country.

All MLSOK

Entire MLSOK Market Area

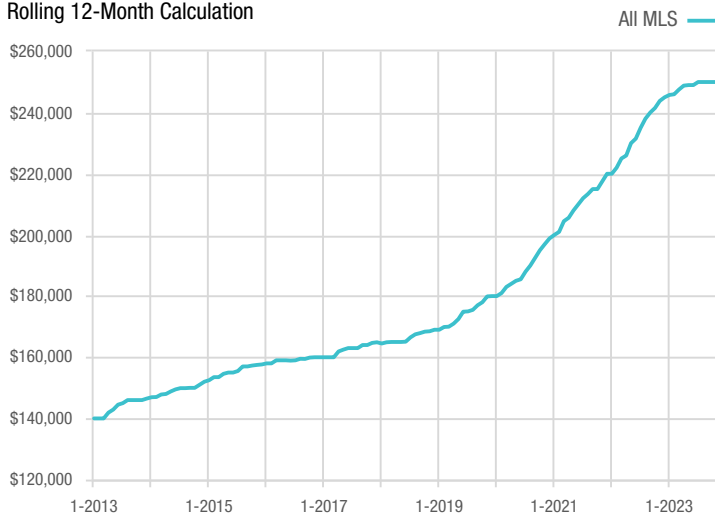
| Single Family | November | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2022 | 2023 | % Change | Thru 11-2022 | Thru 11-2023 | % Change |
| New Listings | 1,778 | 2,290 | + 28.8% | 28,835 | 27,230 | - 5.6% |
| Pending Sales | 1,442 | 1,633 | + 13.2% | 24,213 | 21,312 | - 12.0% |
| Closed Sales | 1,678 | 1,585 | - 5.5% | 25,106 | 20,645 | - 17.8% |
| Days on Market Until Sale | 30 | 40 | + 33.3% | 22 | 38 | + 72.7% |
| Median Sales Price* | \$242,000 | \$241,500 | - 0.2% | \$245,000 | \$250,000 | + 2.0% |
| Average Sales Price* | \$287,232 | \$289,564 | + 0.8% | \$290,788 | \$295,828 | + 1.7% |
| Percent of List Price Received* | 98.2% | 98.1% | - 0.1% | 99.7% | 98.4% | - 1.3% |
| Inventory of Homes for Sale | 4,618 | 5,870 | + 27.1% | — | — | — |
| Months Supply of Inventory | 2.1 | 3.1 | + 47.6% | — | — | — |

| Townhouse-Condo | November | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2022 | 2023 | % Change | Thru 11-2022 | Thru 11-2023 | % Change |
| New Listings | 49 | 57 | + 16.3% | 774 | 742 | - 4.1% |
| Pending Sales | 41 | 45 | + 9.8% | 628 | 610 | - 2.9% |
| Closed Sales | 51 | 45 | - 11.8% | 650 | 597 | - 8.2% |
| Days on Market Until Sale | 26 | 34 | + 30.8% | 23 | 29 | + 26.1% |
| Median Sales Price* | \$147,000 | \$139,000 | - 5.4% | \$154,500 | \$163,500 | + 5.8% |
| Average Sales Price* | \$193,414 | \$209,439 | + 8.3% | \$199,105 | \$211,636 | + 6.3% |
| Percent of List Price Received* | 97.5% | 98.4% | + 0.9% | 99.4% | 97.9% | - 1.5% |
| Inventory of Homes for Sale | 131 | 126 | - 3.8% | — | — | — |
| Months Supply of Inventory | 2.3 | 2.4 | + 4.3% | — | — | — |

* 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.

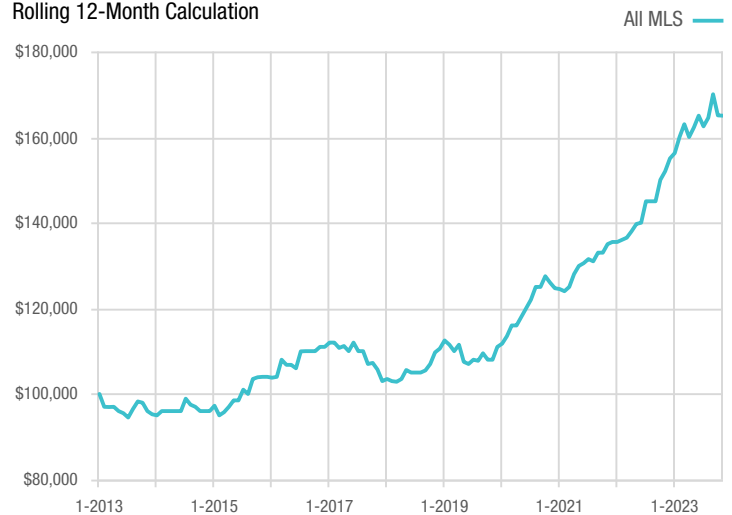
Median Sales Price - Single Family

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



November 2023

Low inventory, elevated sales prices, and decades-high interest rates continue to weigh on the housing market, causing sales of existing homes to fall to their slowest pace since August 2010. According to the National Association of REALTORS® (NAR), U.S. existing-home sales declined 4.1% month-over-month and 14.6% year-over-year as of last measure, as prospective buyers, faced with rising homeownership costs, wait for mortgage rates, and home prices, to drop.

New Listings increased 28.8 percent for Single Family homes and 16.3 percent for Townhouse-Condo homes. Pending Sales increased 13.2 percent for Single Family homes and 9.8 percent for Townhouse-Condo homes. Inventory increased 27.1 percent for Single Family homes but decreased 3.8 percent for Townhouse-Condo homes.

Median Sales Price decreased 0.2 percent to \$241,500 for Single Family homes and 5.4 percent to \$139,000 for Townhouse-Condo homes. Days on Market increased 33.3 percent for Single Family homes and 30.8 percent for Townhouse-Condo homes. Months Supply of Inventory increased 47.6 percent for Single Family homes and 4.3 percent for Townhouse-Condo homes.

Inventory remains at historically low levels nationwide, with only 1.15 million homes for sale heading into November, a 5.7% decline compared to the same time last year, for a 3.6 months' supply at the current sales pace. The shortage of available properties for sale has kept pressure on home prices, which have continued to climb despite the slowdown in sales. According to NAR, the U.S. median existing-home sales price increased 3.4% from a year ago to \$391,800, an all-time high for the month, with annual price gains reported in all four regions of the country.

Quick Facts

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| | |
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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 | 11-2022 | 11-2023 | % Change | YTD 2022 | YTD 2023 | % Change |
|---------------------------------------|----------------------|-----------|------------------|----------|-----------|------------------|----------|
| New Listings | | 1,778 | 2,290 | + 28.8% | 28,835 | 27,230 | - 5.6% |
| Pending Sales | | 1,442 | 1,633 | + 13.2% | 24,213 | 21,312 | - 12.0% |
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| Days on Market Until Sale | | 30 | 40 | + 33.3% | 22 | 38 | + 72.7% |
| Median Sales Price | | \$242,000 | \$241,500 | - 0.2% | \$245,000 | \$250,000 | + 2.0% |
| Average Sales Price | | \$287,232 | \$289,564 | + 0.8% | \$290,788 | \$295,828 | + 1.7% |
| Percent of List Price Received | | 98.2% | 98.1% | - 0.1% | 99.7% | 98.4% | - 1.3% |
| Housing Affordability Index | | 116 | 108 | - 6.9% | 114 | 104 | - 8.8% |
| Inventory of Homes for Sale | | 4,618 | 5,870 | + 27.1% | — | — | — |
| Months Supply of Inventory | | 2.1 | 3.1 | + 47.6% | — | — | — |

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.



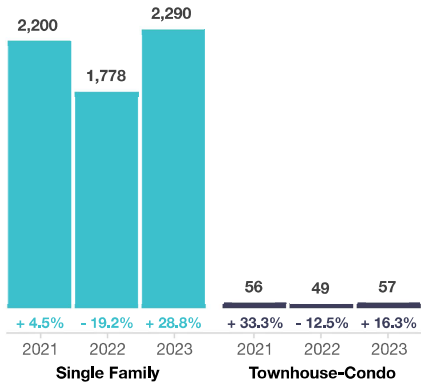
| Key Metrics | Historical Sparkbars | 11-2022 | 11-2023 | % Change | YTD 2022 | YTD 2023 | % Change |
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| New Listings | | 49 | 57 | + 16.3% | 774 | 742 | - 4.1% |
| Pending Sales | | 41 | 45 | + 9.8% | 628 | 610 | - 2.9% |
| Closed Sales | | 51 | 45 | - 11.8% | 650 | 597 | - 8.2% |
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| Average Sales Price | | \$193,414 | \$209,439 | + 8.3% | \$199,105 | \$211,636 | + 6.3% |
| Percent of List Price Received | | 97.5% | 98.4% | + 0.9% | 99.4% | 97.9% | - 1.5% |
| Housing Affordability Index | | 199 | 193 | - 3.0% | 189 | 164 | - 13.2% |
| Inventory of Homes for Sale | | 131 | 126 | - 3.8% | — | — | — |
| Months Supply of Inventory | | 2.3 | 2.4 | + 4.3% | — | — | — |

New Listings

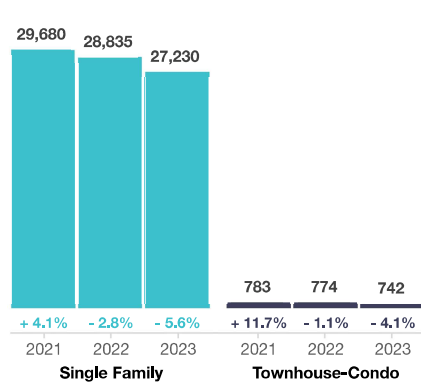
A count of the properties that have been newly listed on the market in a given month.



November

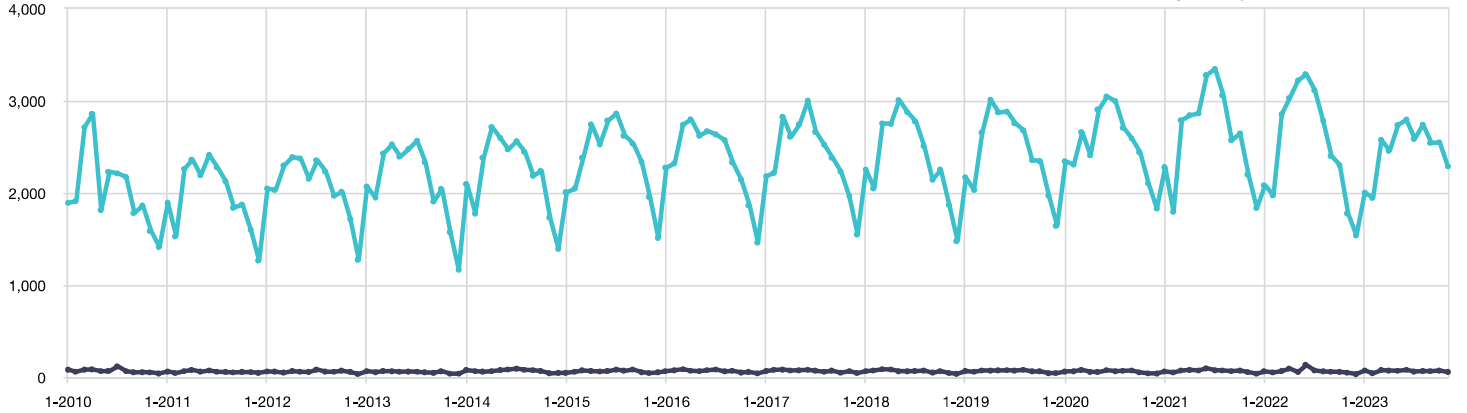


Year to Date



| New Listings | Single Family | Year-Over-Year Change | Townhouse-Condo | Year-Over-Year Change |
|-----------------|---------------|-----------------------|-----------------|-----------------------|
| Dec-2022 | 1,538 | -16.3% | 34 | -10.5% |
| Jan-2023 | 2,004 | -3.8% | 74 | +15.6% |
| Feb-2023 | 1,947 | -1.3% | 43 | -17.3% |
| Mar-2023 | 2,576 | -9.8% | 78 | +14.7% |
| Apr-2023 | 2,459 | -18.8% | 72 | -24.2% |
| May-2023 | 2,738 | -15.0% | 70 | +22.8% |
| Jun-2023 | 2,795 | -15.0% | 80 | -40.3% |
| Jul-2023 | 2,587 | -17.0% | 62 | -15.1% |
| Aug-2023 | 2,741 | -1.5% | 68 | +6.3% |
| Sep-2023 | 2,544 | +5.9% | 66 | +10.0% |
| Oct-2023 | 2,549 | +10.7% | 72 | +24.1% |
| Nov-2023 | 2,290 | +28.8% | 57 | +16.3% |
| 12-Month Avg | 2,397 | -6.2% | 65 | -4.4% |

Historical New Listings by Month

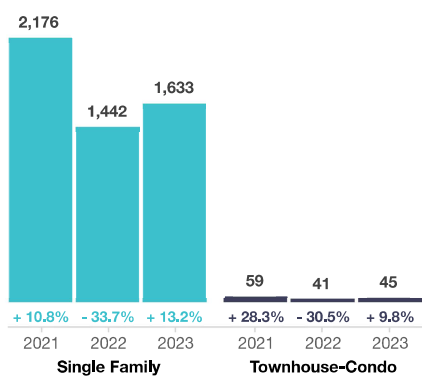


Pending Sales

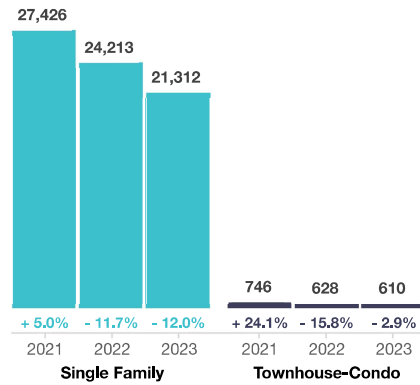
A count of the properties on which offers have been accepted in a given month.



November

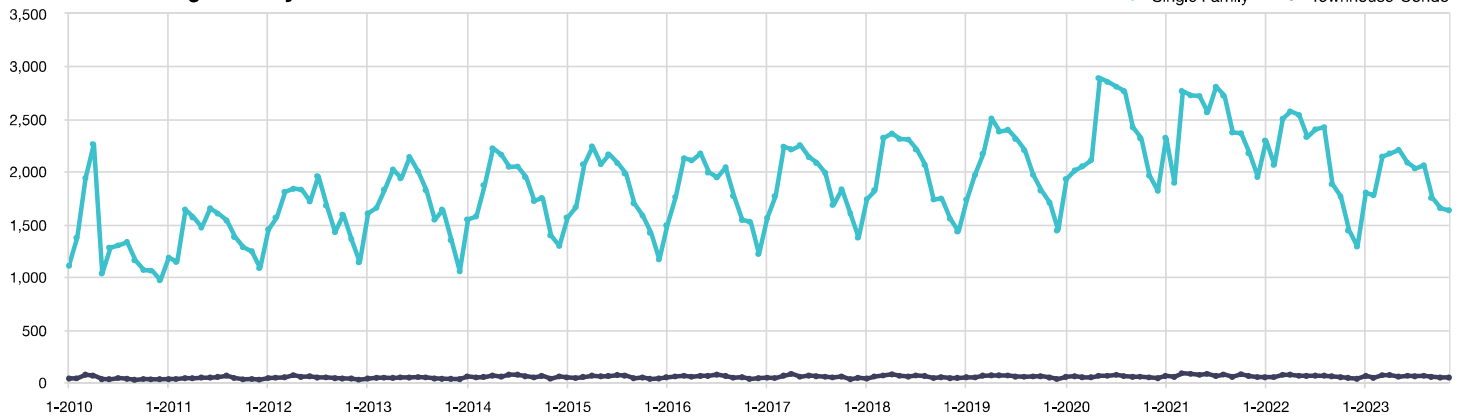


Year to Date



| Pending Sales | Single Family | Year-Over-Year Change | Townhouse-Condo | Year-Over-Year Change |
|-----------------|---------------|-----------------------|-----------------|-----------------------|
| Dec-2022 | 1,288 | -33.9% | 33 | -32.7% |
| Jan-2023 | 1,800 | -21.6% | 60 | +25.0% |
| Feb-2023 | 1,776 | -14.0% | 42 | -14.3% |
| Mar-2023 | 2,143 | -14.4% | 67 | -4.3% |
| Apr-2023 | 2,173 | -15.5% | 68 | -4.2% |
| May-2023 | 2,206 | -13.1% | 53 | -13.1% |
| Jun-2023 | 2,085 | -10.5% | 61 | +1.7% |
| Jul-2023 | 2,031 | -15.4% | 57 | -8.1% |
| Aug-2023 | 2,060 | -14.9% | 61 | -1.6% |
| Sep-2023 | 1,751 | -6.9% | 51 | -8.9% |
| Oct-2023 | 1,654 | -6.3% | 45 | -6.3% |
| Nov-2023 | 1,633 | +13.2% | 45 | +9.8% |
| 12-Month Avg | 1,883 | -13.6% | 54 | -3.6% |

Historical Pending Sales by Month

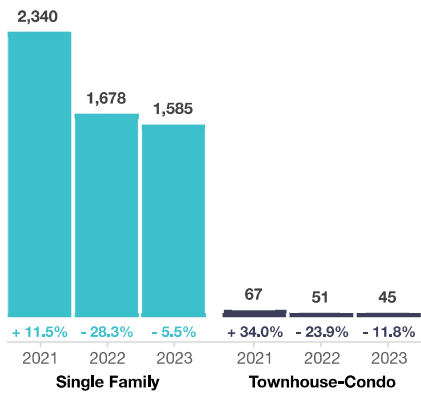


Closed Sales

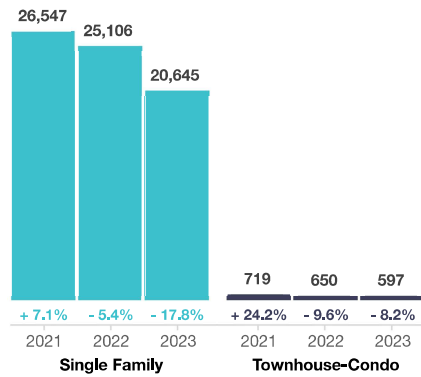
A count of the actual sales that closed in a given month.



November

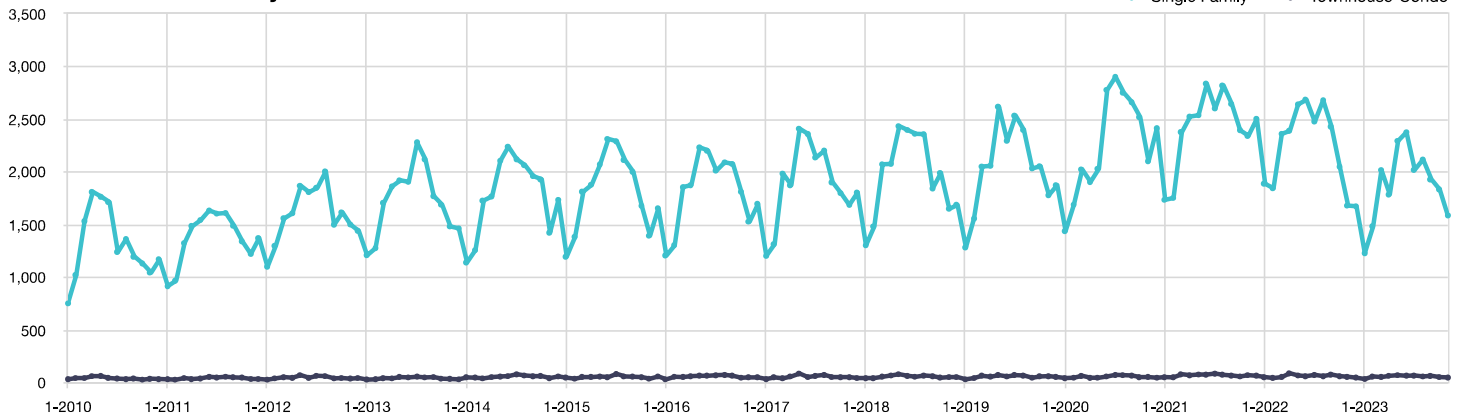


Year to Date



| Closed Sales | Single Family | Year-Over-Year Change | Townhouse-Condo | Year-Over-Year Change |
|-----------------|---------------|-----------------------|-----------------|-----------------------|
| Dec-2022 | 1,672 | -33.2% | 44 | -29.0% |
| Jan-2023 | 1,226 | -35.0% | 31 | -35.4% |
| Feb-2023 | 1,481 | -19.6% | 54 | +31.7% |
| Mar-2023 | 2,015 | -14.6% | 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 | 1,926 | -20.7% | 60 | -16.7% |
| Oct-2023 | 1,831 | -10.6% | 49 | -14.0% |
| Nov-2023 | 1,585 | -5.5% | 45 | -11.8% |
| 12-Month Avg | 1,860 | -19.2% | 53 | -10.2% |

Historical Closed Sales by Month

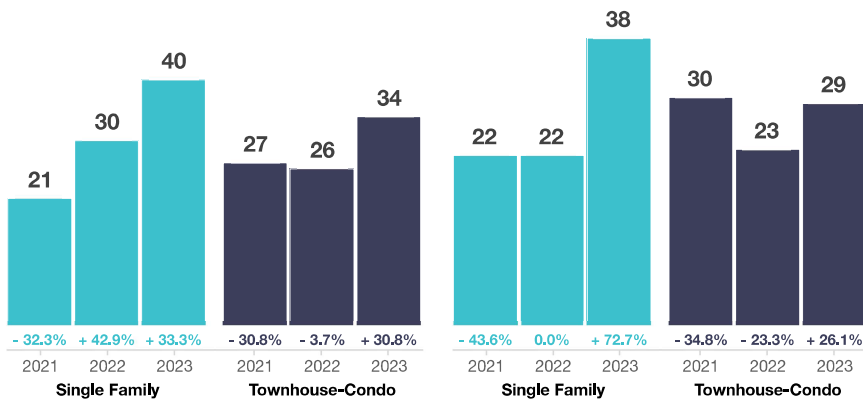


Days on Market Until Sale

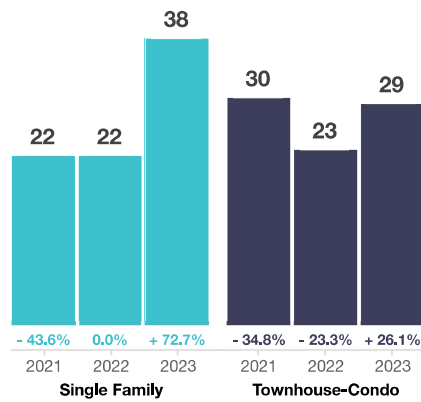
Average number of days between when a property is listed and when an offer is accepted in a given month.



November



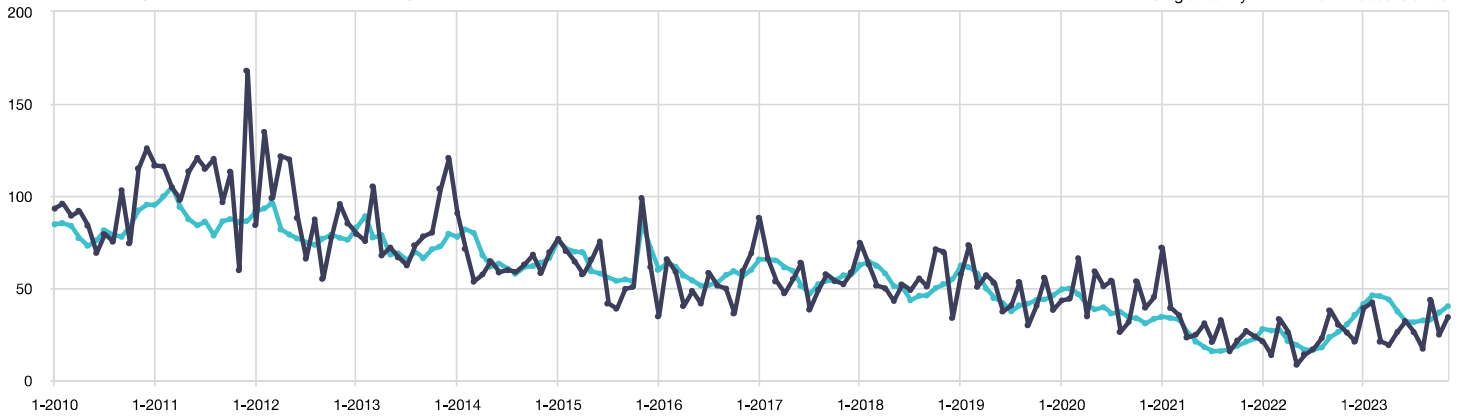
Year to Date



| Days on Market | Single Family | Year-Over-Year Change | Townhouse-Condo | Year-Over-Year Change |
|-----------------|---------------|-----------------------|-----------------|-----------------------|
| 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% | 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% | 44 | + 15.8% |
| Oct-2023 | 37 | + 42.3% | 25 | - 16.7% |
| Nov-2023 | 40 | + 33.3% | 34 | + 30.8% |
| 12-Month Avg* | 37 | + 67.1% | 29 | + 23.6% |

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

Historical Days on Market Until Sale by Month

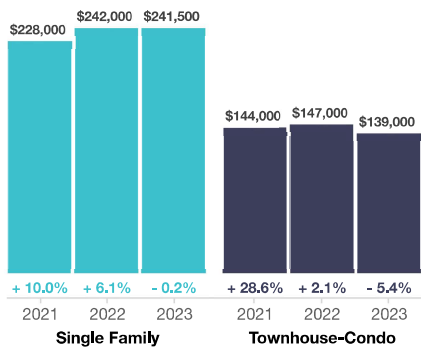


Median Sales Price

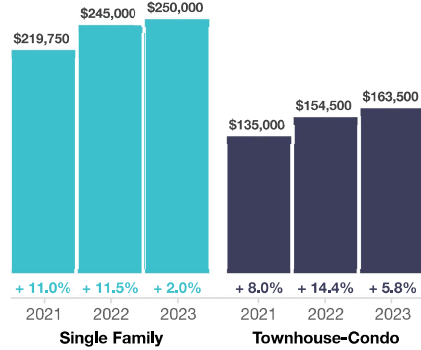
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



November



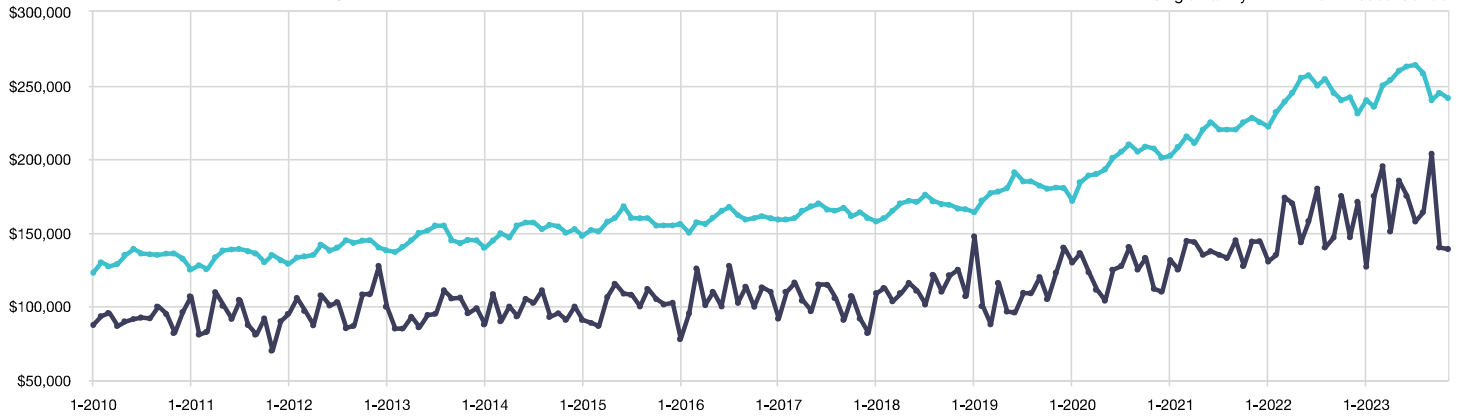
Year to Date



| Median Sales Price | Single Family | Year-Over-Year Change | Townhouse-Condo | Year-Over-Year Change |
|--------------------|------------------|-----------------------|------------------|-----------------------|
| Dec-2022 | \$231,000 | + 2.7% | \$171,000 | + 18.5% |
| Jan-2023 | \$239,945 | + 8.1% | \$127,000 | - 2.8% |
| 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% | \$203,600 | + 38.7% |
| Oct-2023 | \$245,000 | + 2.1% | \$140,000 | - 20.0% |
| Nov-2023 | \$241,500 | - 0.2% | \$139,000 | - 5.4% |
| 12-Month Avg* | \$250,000 | + 2.5% | \$165,000 | + 8.6% |

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

Historical Median Sales Price by Month

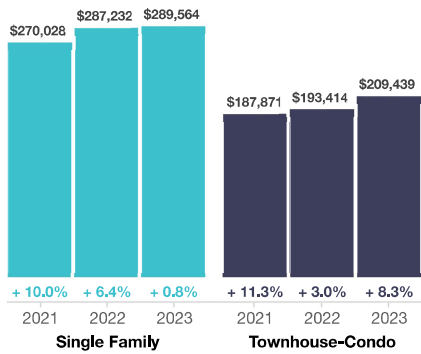


Average Sales Price

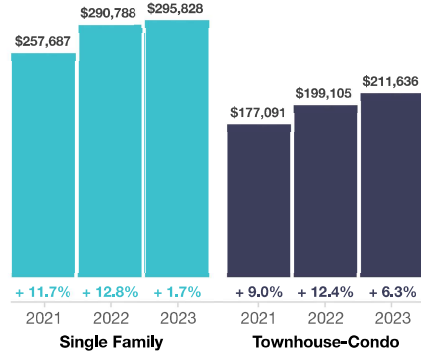
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



November



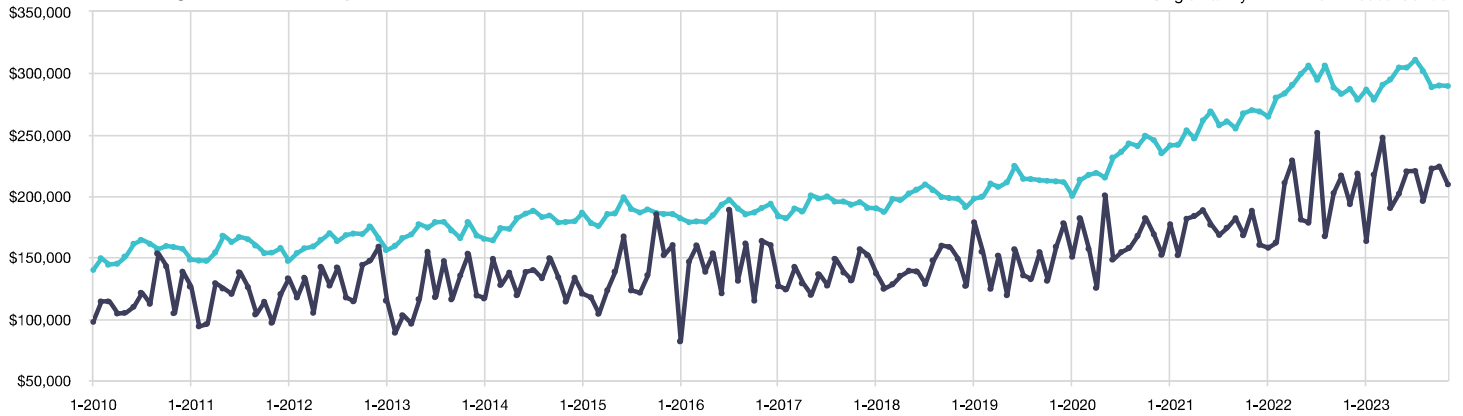
Year to Date



| Avg. Sales Price | Single Family | Year-Over-Year Change | Townhouse-Condo | Year-Over-Year Change |
|------------------|------------------|-----------------------|------------------|-----------------------|
| Dec-2022 | \$278,262 | + 3.5% | \$218,127 | + 36.1% |
| Jan-2023 | \$286,587 | + 8.3% | \$163,227 | + 3.4% |
| Feb-2023 | \$278,486 | - 0.6% | \$217,336 | + 34.1% |
| Mar-2023 | \$290,642 | + 2.5% | \$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 | \$310,922 | + 5.6% | \$220,422 | - 12.3% |
| Aug-2023 | \$301,725 | - 1.5% | \$195,945 | + 17.1% |
| Sep-2023 | \$288,695 | + 0.1% | \$222,346 | + 9.8% |
| Oct-2023 | \$289,974 | + 2.4% | \$223,906 | + 3.4% |
| Nov-2023 | \$289,564 | + 0.8% | \$209,439 | + 8.3% |
| 12-Month Avg* | \$294,512 | + 2.0% | \$212,082 | + 8.4% |

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

Historical Average Sales Price by Month

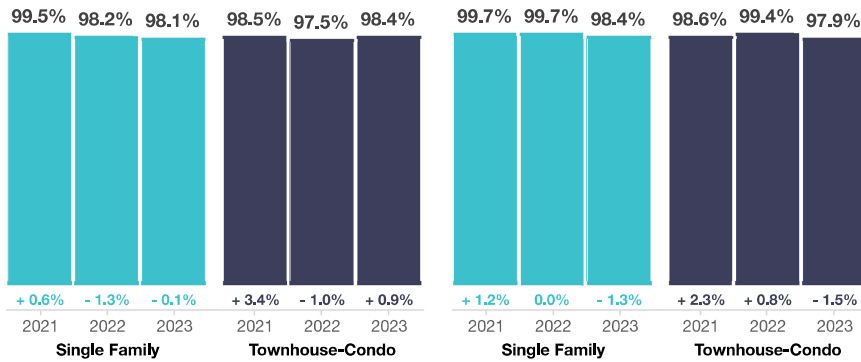


Percent of List Price Received

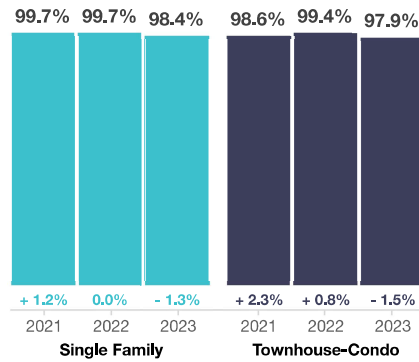
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



November



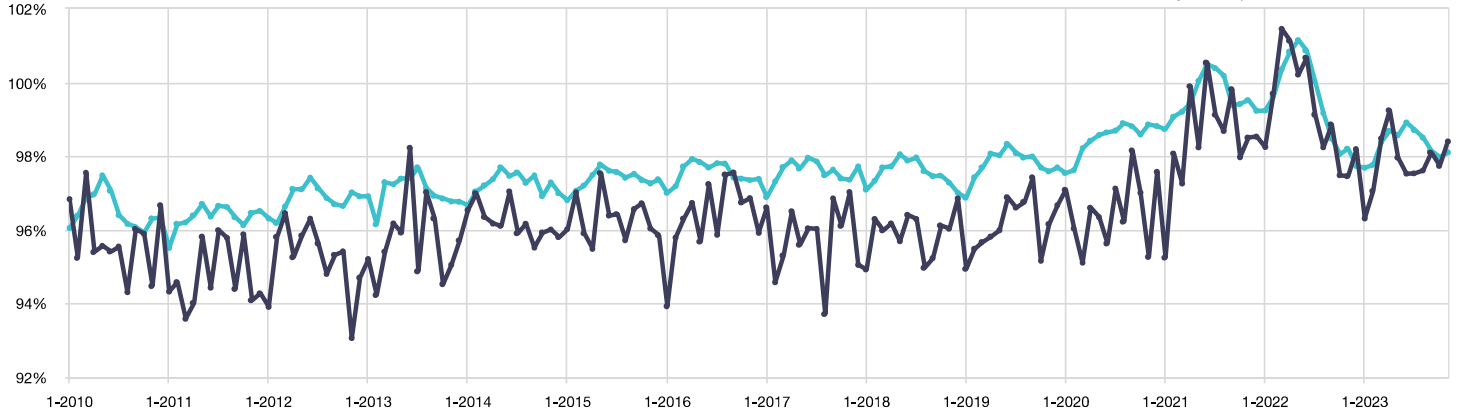
Year to Date



| Pct. of List Price Received | Single Family | Year-Over-Year Change | Townhouse-Condo | Year-Over-Year Change |
|-----------------------------|---------------|-----------------------|-----------------|-----------------------|
| 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% | 97.1% | - 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% | 98.1% | - 0.8% |
| Oct-2023 | 98.0% | - 0.1% | 97.7% | + 0.2% |
| Nov-2023 | 98.1% | - 0.1% | 98.4% | + 0.9% |
| 12-Month Avg* | 98.3% | - 1.4% | 97.9% | - 1.4% |

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

Historical Percent of List Price Received by Month

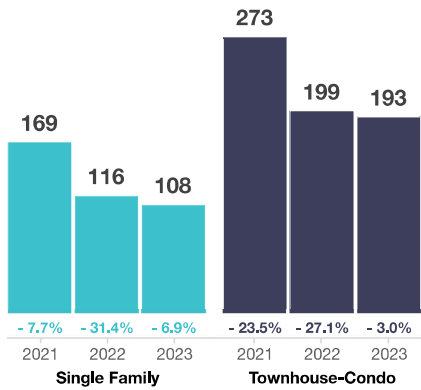


Housing Affordability Index

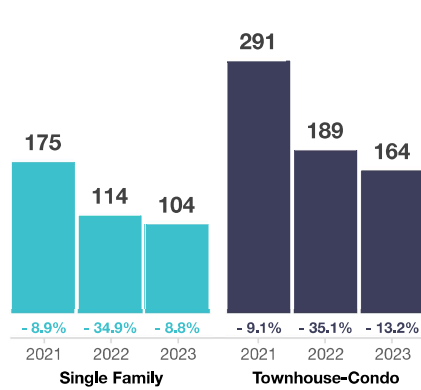
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



November

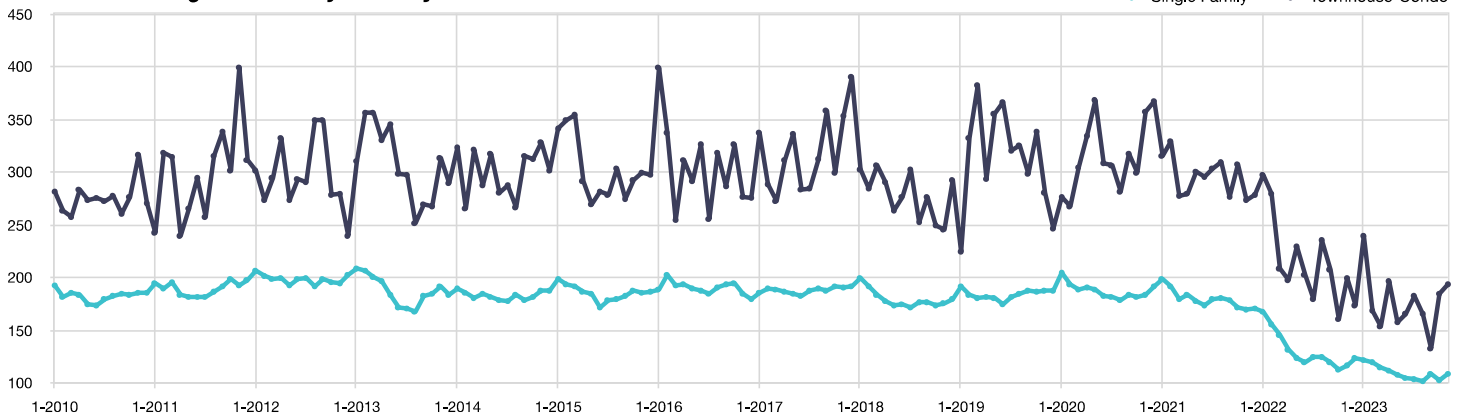


Year to Date



| Affordability Index | Single Family | Year-Over-Year Change | Townhouse-Condo | Year-Over-Year Change |
|---------------------|---------------|-----------------------|-----------------|-----------------------|
| 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 | 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% | 132 | - 36.2% |
| Oct-2023 | 102 | - 8.9% | 184 | + 15.0% |
| Nov-2023 | 108 | - 6.9% | 193 | - 3.0% |
| 12-Month Avg | 110 | - 17.9% | 176 | - 21.1% |

Historical Housing Affordability Index by Month

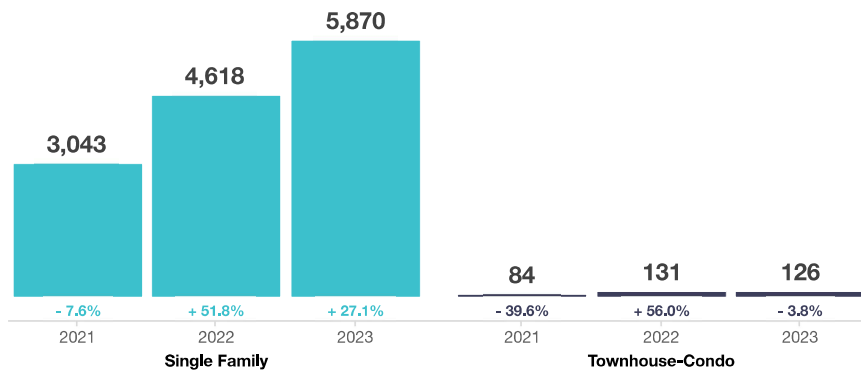


Inventory of Homes for Sale

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

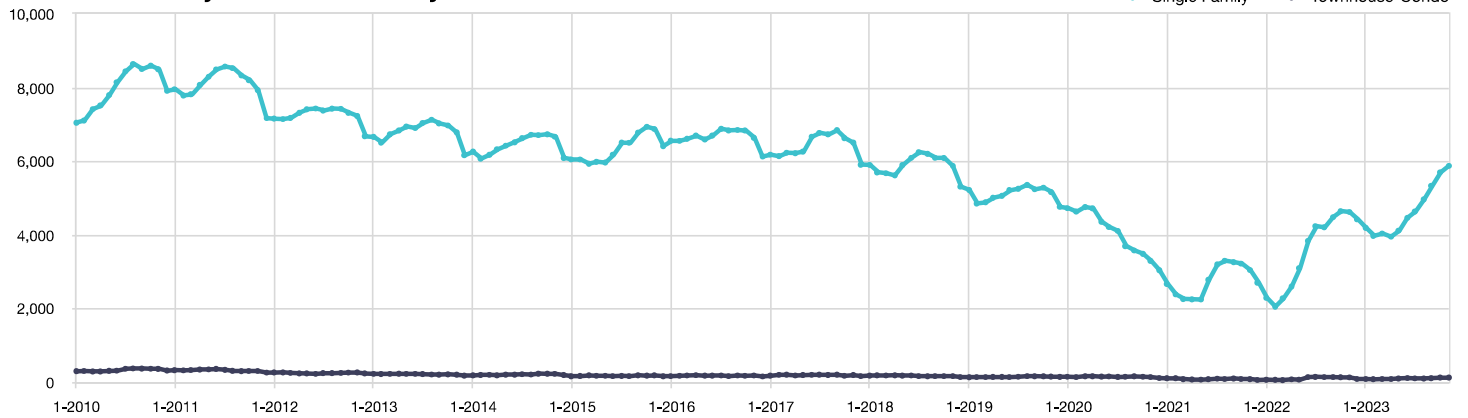


November



| Homes for Sale | Single Family | Year-Over-Year Change | Townhouse-Condo | Year-Over-Year Change |
|-----------------|---------------|-----------------------|-----------------|-----------------------|
| Dec-2022 | 4,417 | + 63.4% | 86 | + 38.7% |
| Jan-2023 | 4,189 | + 83.1% | 88 | + 31.3% |
| Feb-2023 | 3,973 | + 93.7% | 83 | + 27.7% |
| Mar-2023 | 4,035 | + 77.4% | 88 | + 51.7% |
| Apr-2023 | 3,948 | + 52.0% | 89 | + 14.1% |
| May-2023 | 4,113 | + 32.8% | 101 | + 40.3% |
| Jun-2023 | 4,464 | + 16.4% | 112 | - 20.6% |
| Jul-2023 | 4,632 | + 9.3% | 106 | - 27.4% |
| Aug-2023 | 4,961 | + 18.0% | 101 | - 27.3% |
| Sep-2023 | 5,332 | + 19.0% | 110 | - 20.9% |
| Oct-2023 | 5,699 | + 22.8% | 125 | - 6.7% |
| Nov-2023 | 5,870 | + 27.1% | 126 | - 3.8% |
| 12-Month Avg | 4,636 | + 35.6% | 101 | - 1.9% |

Historical Inventory of Homes for Sale by Month

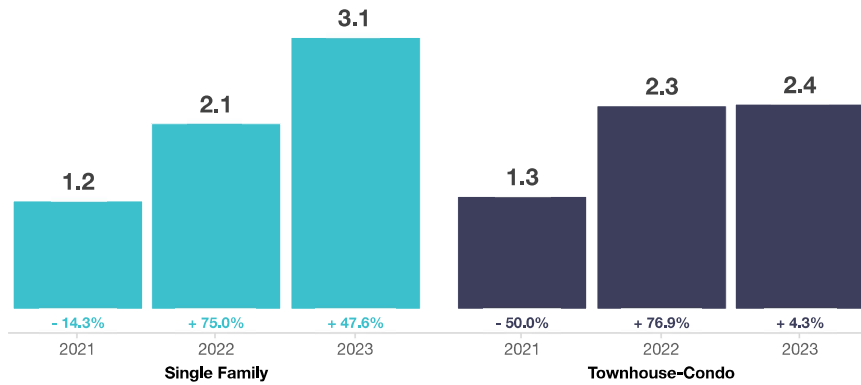


Months Supply of Inventory

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.



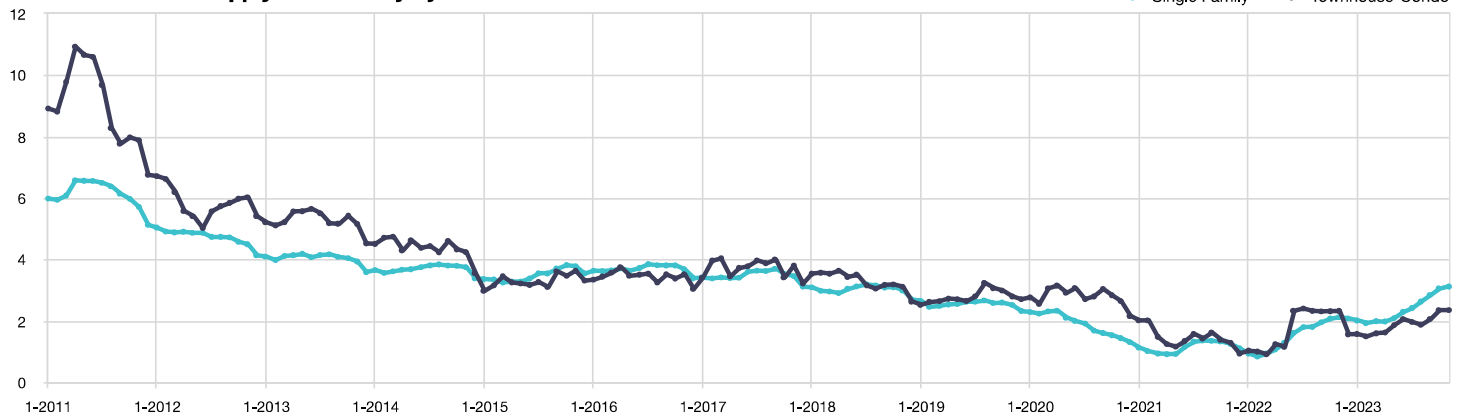
November



| Months Supply | Single Family | Year-Over-Year Change | Townhouse-Condo | Year-Over-Year Change |
|-----------------|---------------|-----------------------|-----------------|-----------------------|
| Dec-2022 | 2.1 | + 90.9% | 1.6 | + 77.8% |
| Jan-2023 | 2.0 | + 122.2% | 1.6 | + 60.0% |
| 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% | 2.0 | - 16.7% |
| Aug-2023 | 2.6 | + 44.4% | 1.9 | - 17.4% |
| Sep-2023 | 2.8 | + 40.0% | 2.1 | - 8.7% |
| Oct-2023 | 3.1 | + 47.6% | 2.3 | 0.0% |
| Nov-2023 | 3.1 | + 47.6% | 2.4 | + 4.3% |
| 12-Month Avg* | 2.4 | + 62.3% | 1.9 | + 10.3% |

* Months Supply for all properties from December 2022 through November 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 | 11-2022 | 11-2023 | % Change | YTD 2022 | YTD 2023 | % Change |
|---------------------------------------|----------------------|-----------|------------------|----------|-----------|------------------|----------|
| New Listings | | 1,827 | 2,347 | + 28.5% | 29,609 | 27,972 | - 5.5% |
| Pending Sales | | 1,483 | 1,678 | + 13.1% | 24,841 | 21,922 | - 11.8% |
| Closed Sales | | 1,729 | 1,630 | - 5.7% | 25,756 | 21,242 | - 17.5% |
| Days on Market Until Sale | | 30 | 40 | + 33.3% | 22 | 37 | + 68.2% |
| Median Sales Price | | \$240,000 | \$240,000 | 0.0% | \$244,000 | \$249,900 | + 2.4% |
| Average Sales Price | | \$284,460 | \$287,350 | + 1.0% | \$288,476 | \$293,463 | + 1.7% |
| Percent of List Price Received | | 98.2% | 98.1% | - 0.1% | 99.7% | 98.4% | - 1.3% |
| Housing Affordability Index | | 117 | 108 | - 7.7% | 115 | 104 | - 9.6% |
| Inventory of Homes for Sale | | 4,749 | 5,996 | + 26.3% | — | — | — |
| Months Supply of Inventory | | 2.1 | 3.1 | + 47.6% | — | — | — |