



## December 2025 Residential Sales

Date: January 12, 2026  
RE: For Immediate Release

The following Real Estate statistics were collected for MLSOK, Inc., for the time frame **December 1 through December 31, 2025**. Below is a summary of our region's monthly sales activity. For a comprehensive review, please refer to the accompanying reports. Data provided by ShowingTime is current as of January 7, 2026.

### Quick Facts

<b>+ 6.9%</b>	<b>+ 3.4%</b>	<b>+ 27.7%</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 ticked up 0.5% from the previous month to a seasonally adjusted annual rate of 4.13 million, marking the third consecutive monthly increase, according to the National Association of REALTORS® (NAR). However, sales were down 1.0% from the same period last year. Regionally, sales rose month-over-month in the Northeast and South, were unchanged in the West, and declined in the Midwest.

New Listings increased 23.0 percent for Single Family homes and 25.0 percent for Townhouse-Condo homes. Pending Sales increased 9.9 percent for Single Family homes but decreased 25.0 percent for Townhouse-Condo homes. Inventory increased 27.1 percent for Single Family homes and 51.8 percent for Townhouse-Condo homes.

#### Months' Supply of Inventory Increases



Months Supply of Inventory increased 22.6 percent for Single Family homes and 70.0 percent for Townhouse-Condo homes.

#### Median Sales Price Increases



Median Sales Price increased 2.0 percent to \$259,995 for Single Family homes and 8.8 percent to \$185,000 for Townhouse-Condo homes.

#### Average Days on Market Increases



Days on Market increased 16.0 percent for Single Family homes and 55.9 percent for Townhouse-Condo homes.

The national median existing-home price continued to climb, rising 1.2% from a year ago to \$409,200, according to NAR. This year-over-year increase – the 29<sup>th</sup> consecutive monthly gain – reflects ongoing tightness in housing supply. At the end of November, there were 1.43 million units for sale, down 5.9% from the previous month but up 7.5% from the same time last year, representing a 4.2-month supply at the current sales pace.

## All MLSOK

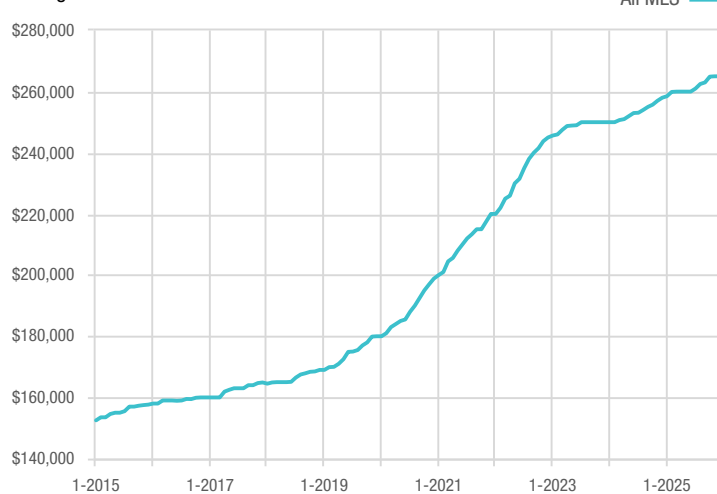
Entire MLSOK Market Area

Single Family	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	1,713	<b>2,107</b>	+ 23.0%	30,149	<b>33,057</b>	+ 9.6%
Pending Sales	1,490	<b>1,638</b>	+ 9.9%	23,024	<b>23,934</b>	+ 4.0%
Closed Sales	1,858	<b>2,023</b>	+ 8.9%	22,943	<b>23,470</b>	+ 2.3%
Days on Market Until Sale	50	<b>58</b>	+ 16.0%	44	<b>52</b>	+ 18.2%
Median Sales Price*	\$255,000	<b>\$259,995</b>	+ 2.0%	\$258,000	<b>\$265,000</b>	+ 2.7%
Average Sales Price*	\$307,814	<b>\$320,930</b>	+ 4.3%	\$305,548	<b>\$320,043</b>	+ 4.7%
Percent of List Price Received*	97.7%	<b>97.6%</b>	- 0.1%	98.0%	<b>97.9%</b>	- 0.1%
Inventory of Homes for Sale	6,010	<b>7,636</b>	+ 27.1%	—	—	—
Months Supply of Inventory	3.1	<b>3.8</b>	+ 22.6%	—	—	—

Townhouse-Condo	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	48	<b>60</b>	+ 25.0%	907	<b>946</b>	+ 4.3%
Pending Sales	32	<b>24</b>	- 25.0%	686	<b>613</b>	- 10.6%
Closed Sales	59	<b>27</b>	- 54.2%	680	<b>613</b>	- 9.9%
Days on Market Until Sale	34	<b>53</b>	+ 55.9%	34	<b>48</b>	+ 41.2%
Median Sales Price*	\$170,000	<b>\$185,000</b>	+ 8.8%	\$157,750	<b>\$164,200</b>	+ 4.1%
Average Sales Price*	\$211,948	<b>\$220,900</b>	+ 4.2%	\$199,412	<b>\$207,852</b>	+ 4.2%
Percent of List Price Received*	96.4%	<b>97.2%</b>	+ 0.8%	97.2%	<b>96.3%</b>	- 0.9%
Inventory of Homes for Sale	170	<b>258</b>	+ 51.8%	—	—	—
Months Supply of Inventory	3.0	<b>5.1</b>	+ 70.0%	—	—	—

\* 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.

Rolling 12-Month Calculation



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



## December 2025

U.S. existing home sales ticked up 0.5% from the previous month to a seasonally adjusted annual rate of 4.13 million, marking the third consecutive monthly increase, according to the National Association of REALTORS® (NAR). However, sales were down 1.0% from the same period last year. Regionally, sales rose month-over-month in the Northeast and South, were unchanged in the West, and declined in the Midwest. On a year-over-year basis, sales were flat in the Northeast and South and fell in both the Midwest and West.

New Listings increased 23.0 percent for Single Family homes and 25.0 percent for Townhouse-Condo homes. Pending Sales increased 9.9 percent for Single Family homes but decreased 25.0 percent for Townhouse-Condo homes. Inventory increased 27.1 percent for Single Family homes and 51.8 percent for Townhouse-Condo homes.

Median Sales Price increased 2.0 percent to \$259,995 for Single Family homes and 8.8 percent to \$185,000 for Townhouse-Condo homes. Days on Market increased 16.0 percent for Single Family homes and 55.9 percent for Townhouse-Condo homes. Months Supply of Inventory increased 22.6 percent for Single Family homes and 70.0 percent for Townhouse-Condo homes.

The national median existing-home price continued to climb, rising 1.2% from a year ago to \$409,200, according to NAR. This year-over-year increase—the 29th consecutive monthly gain—reflects ongoing tightness in housing supply. At the end of November, there were 1.43 million units for sale, down 5.9% from the previous month but up 7.5% from the same time last year, representing a 4.2-month supply at the current sales pace.

## Quick Facts

<b>+ 6.9%</b>	<b>+ 3.4%</b>	<b>+ 27.7%</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	12-2024	12-2025	% Change	YTD 2024	YTD 2025	% Change
<b>New Listings</b>		1,713	<b>2,107</b>	+ 23.0%	30,149	<b>33,057</b>	+ 9.6%
<b>Pending Sales</b>		1,490	<b>1,638</b>	+ 9.9%	23,024	<b>23,934</b>	+ 4.0%
<b>Closed Sales</b>		1,858	<b>2,023</b>	+ 8.9%	22,943	<b>23,470</b>	+ 2.3%
<b>Days on Market Until Sale</b>		50	<b>58</b>	+ 16.0%	44	<b>52</b>	+ 18.2%
<b>Median Sales Price</b>		\$255,000	<b>\$259,995</b>	+ 2.0%	\$258,000	<b>\$265,000</b>	+ 2.7%
<b>Average Sales Price</b>		\$307,814	<b>\$320,930</b>	+ 4.3%	\$305,548	<b>\$320,043</b>	+ 4.7%
<b>Percent of List Price Received</b>		97.7%	<b>97.6%</b>	- 0.1%	98.0%	<b>97.9%</b>	- 0.1%
<b>Housing Affordability Index</b>		115	<b>120</b>	+ 4.3%	114	<b>118</b>	+ 3.5%
<b>Inventory of Homes for Sale</b>		6,010	<b>7,636</b>	+ 27.1%	—	—	—
<b>Months Supply of Inventory</b>		3.1	<b>3.8</b>	+ 22.6%	—	—	—

# 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.



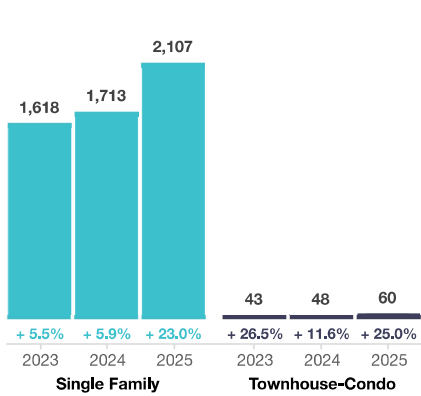
Key Metrics	Historical Sparkbars	12-2024	12-2025	% Change	YTD 2024	YTD 2025	% Change
<b>New Listings</b>		48	60	+ 25.0%	907	946	+ 4.3%
<b>Pending Sales</b>		32	24	- 25.0%	686	613	- 10.6%
<b>Closed Sales</b>		59	27	- 54.2%	680	613	- 9.9%
<b>Days on Market Until Sale</b>		34	53	+ 55.9%	34	48	+ 41.2%
<b>Median Sales Price</b>		\$170,000	\$185,000	+ 8.8%	\$157,750	\$164,200	+ 4.1%
<b>Average Sales Price</b>		\$211,948	\$220,900	+ 4.2%	\$199,412	\$207,852	+ 4.2%
<b>Percent of List Price Received</b>		96.4%	97.2%	+ 0.8%	97.2%	96.3%	- 0.9%
<b>Housing Affordability Index</b>		176	175	- 0.6%	190	197	+ 3.7%
<b>Inventory of Homes for Sale</b>		170	258	+ 51.8%	—	—	—
<b>Months Supply of Inventory</b>		3.0	5.1	+ 70.0%	—	—	—

# New Listings

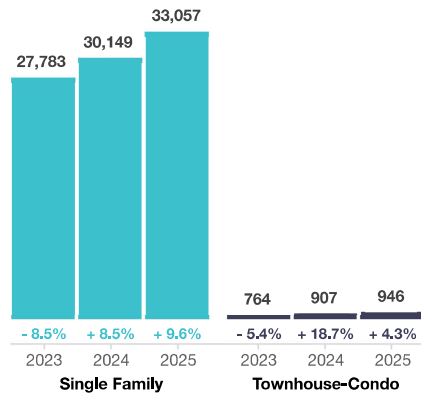
A count of the properties that have been newly listed on the market in a given month.



## December

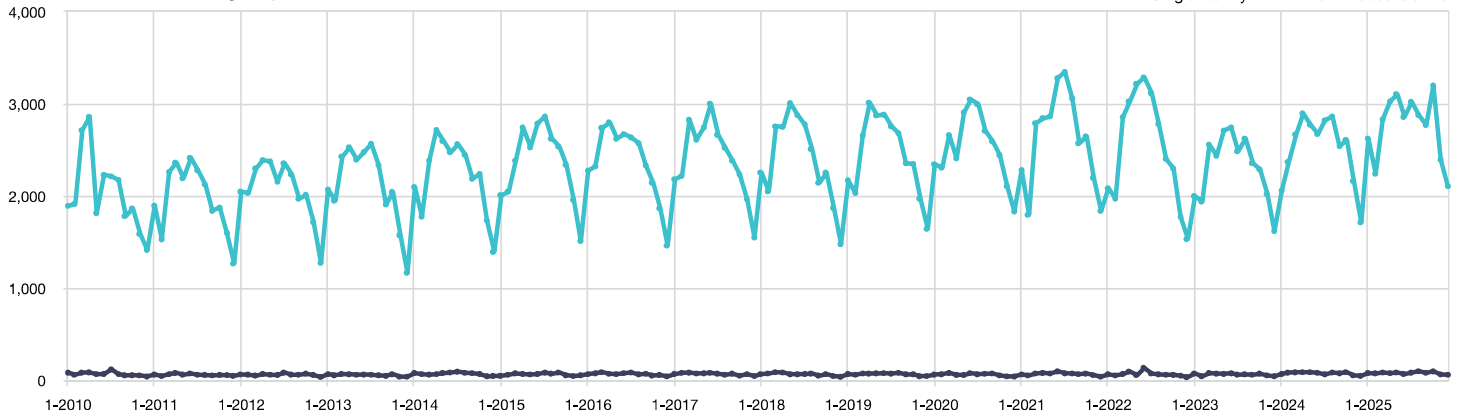


## Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jan-2025	2,623	+ 27.3%	78	+ 13.0%
Feb-2025	2,240	- 5.5%	75	- 9.6%
Mar-2025	2,831	+ 6.1%	84	- 2.3%
Apr-2025	3,027	+ 4.5%	77	- 12.5%
May-2025	3,105	+ 12.0%	84	- 4.5%
Jun-2025	2,859	+ 7.0%	68	- 16.0%
Jul-2025	3,021	+ 7.1%	83	+ 29.7%
Aug-2025	2,879	+ 0.6%	97	+ 15.5%
Sep-2025	2,770	+ 9.1%	81	+ 6.6%
Oct-2025	3,200	+ 22.6%	96	+ 10.3%
Nov-2025	2,395	+ 10.8%	63	+ 18.9%
<b>Dec-2025</b>	<b>2,107</b>	<b>+ 23.0%</b>	<b>60</b>	<b>+ 25.0%</b>
12-Month Avg	2,755	+ 9.7%	79	+ 3.9%

## Historical New Listings by Month

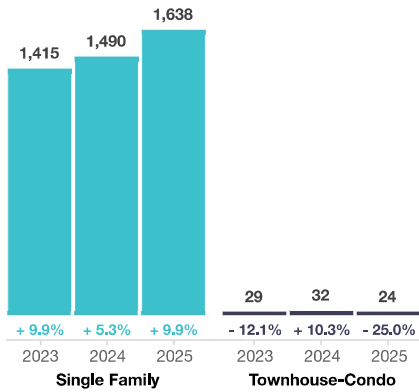


# Pending Sales

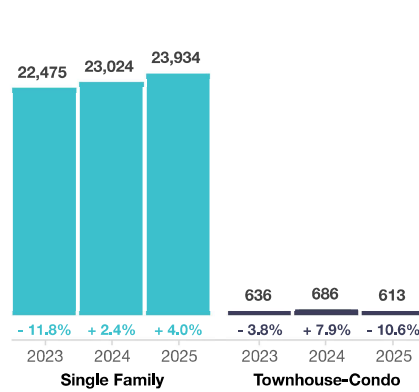
A count of the properties on which offers have been accepted in a given month.



## December

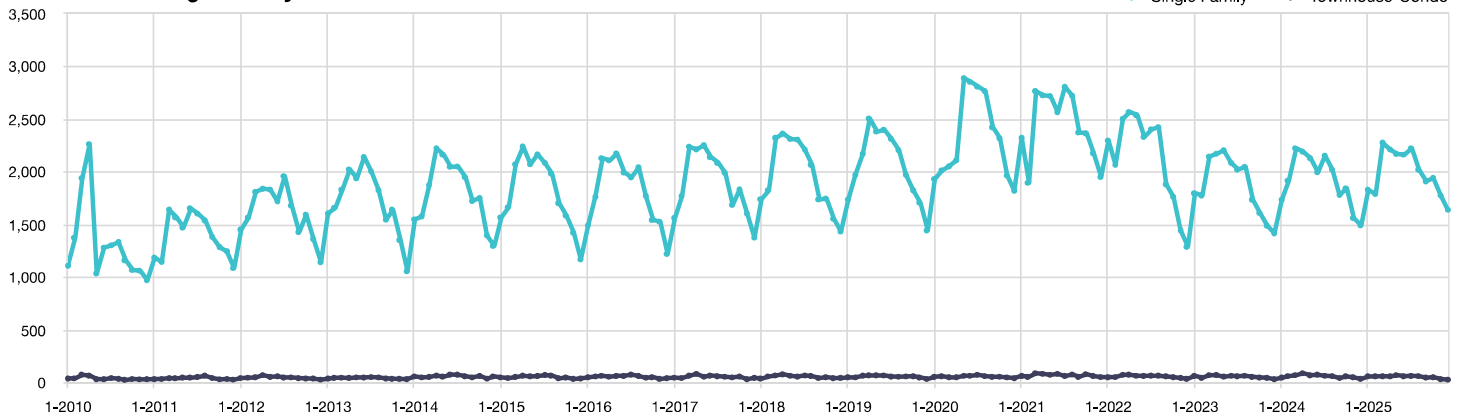


## Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jan-2025	1,828	+ 5.5%	56	+ 27.3%
Feb-2025	1,788	- 6.6%	56	- 3.4%
Mar-2025	2,275	+ 2.4%	57	- 14.9%
Apr-2025	2,210	+ 0.9%	56	- 34.9%
May-2025	2,169	+ 1.9%	67	+ 1.5%
Jun-2025	2,162	+ 8.4%	57	- 19.7%
Jul-2025	2,221	+ 3.2%	60	- 1.6%
Aug-2025	2,020	+ 0.0%	58	0.0%
Sep-2025	1,908	+ 7.3%	44	+ 10.0%
Oct-2025	1,940	+ 5.4%	48	- 14.3%
Nov-2025	1,775	+ 13.9%	30	- 36.2%
<b>Dec-2025</b>	<b>1,638</b>	<b>+ 9.9%</b>	<b>24</b>	<b>- 25.0%</b>
12-Month Avg	1,995	+ 4.0%	51	- 10.5%

## Historical Pending Sales by Month

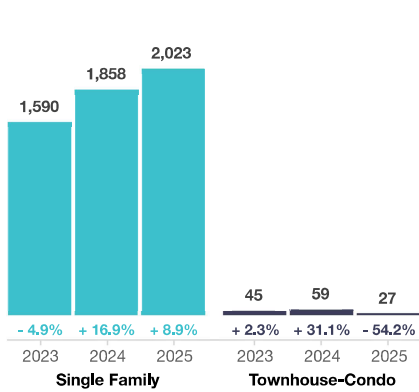


# Closed Sales

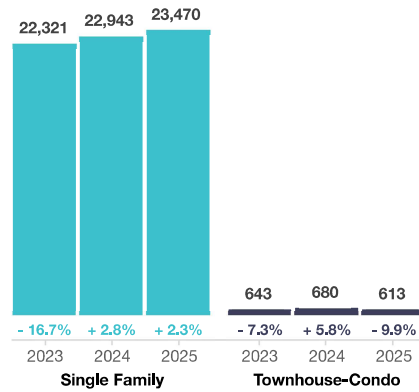
A count of the actual sales that closed in a given month.



## December

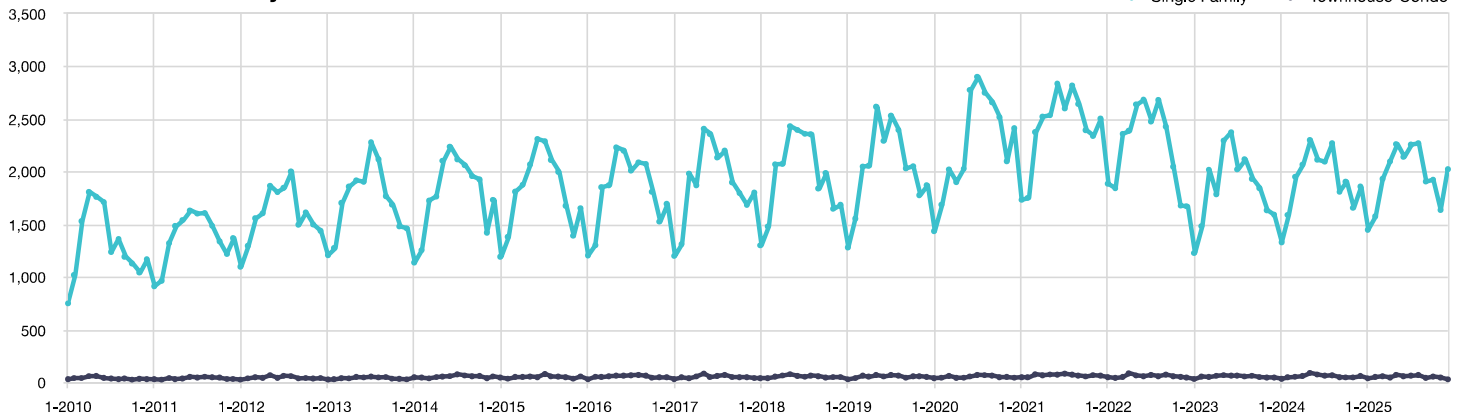


## Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jan-2025	1,448	+ 9.0%	37	+ 12.1%
Feb-2025	1,575	- 0.9%	50	+ 6.4%
Mar-2025	1,931	- 1.1%	57	+ 9.6%
Apr-2025	2,097	+ 1.5%	45	- 23.7%
May-2025	2,262	- 1.7%	70	- 21.3%
Jun-2025	2,140	+ 1.2%	57	- 21.9%
Jul-2025	2,258	+ 7.8%	62	0.0%
Aug-2025	2,269	- 0.0%	68	+ 3.0%
Sep-2025	1,906	+ 5.4%	41	- 14.6%
Oct-2025	1,924	+ 1.0%	54	+ 17.4%
Nov-2025	1,637	- 1.1%	45	- 2.2%
<b>Dec-2025</b>	<b>2,023</b>	<b>+ 8.9%</b>	<b>27</b>	<b>- 54.2%</b>
12-Month Avg	1,956	+ 2.3%	51	- 10.5%

## Historical Closed Sales by Month

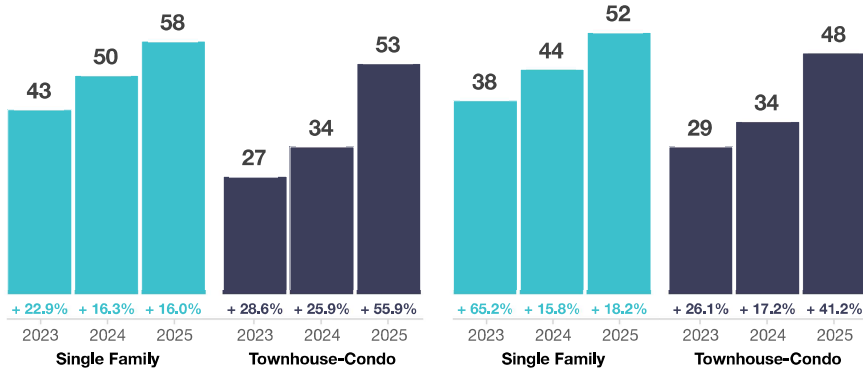


# Days on Market Until Sale

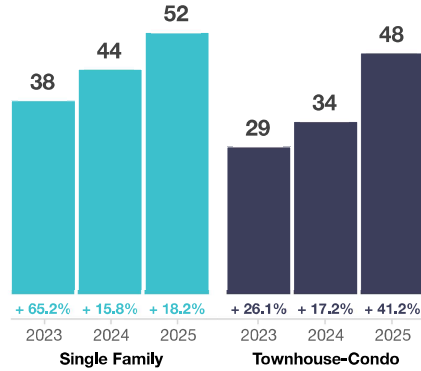
Average number of days between when a property is listed and when an offer is accepted in a given month.



## December



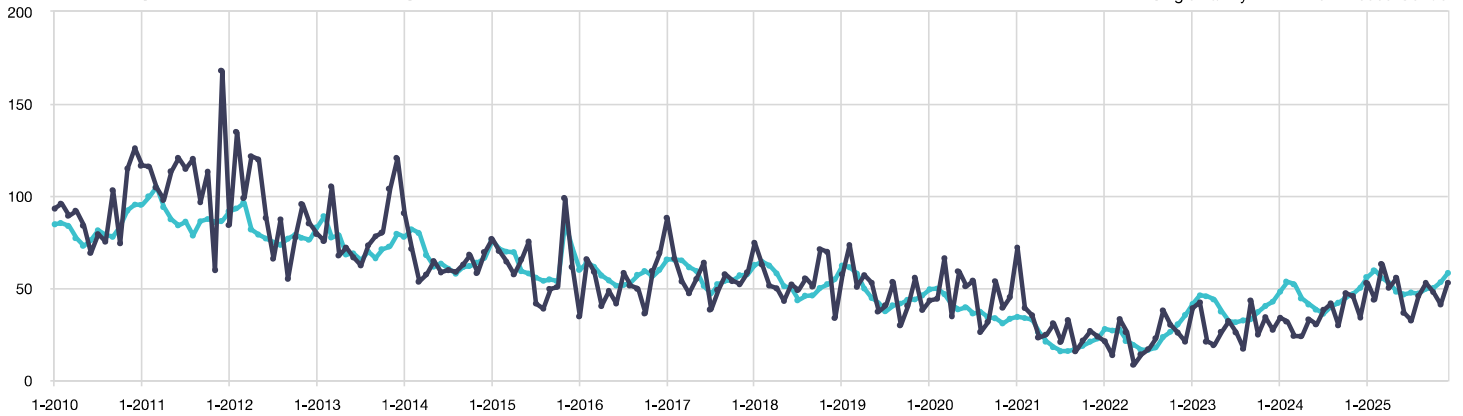
## Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jan-2025	56	+ 16.7%	53	+ 55.9%
Feb-2025	60	+ 13.2%	44	+ 37.5%
Mar-2025	55	+ 5.8%	63	+ 162.5%
Apr-2025	53	+ 20.5%	50	+ 108.3%
May-2025	48	+ 17.1%	56	+ 69.7%
Jun-2025	47	+ 23.7%	37	+ 23.3%
Jul-2025	48	+ 33.3%	32	- 15.8%
Aug-2025	47	+ 17.5%	46	+ 9.5%
Sep-2025	50	+ 19.0%	53	+ 76.7%
Oct-2025	50	+ 11.1%	48	+ 2.1%
Nov-2025	53	+ 12.8%	41	- 10.9%
<b>Dec-2025</b>	<b>58</b>	<b>+ 16.0%</b>	<b>53</b>	<b>+ 55.9%</b>
12-Month Avg*	52	+ 16.4%	48	+ 39.0%

\* Days on Market for all properties from January 2025 through December 2025. This is not the average of the individual figures above.

## Historical Days on Market Until Sale by Month

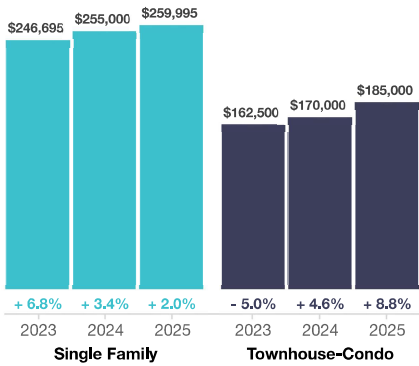


# Median Sales Price

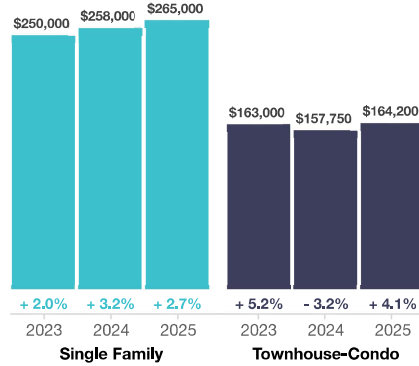
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## December



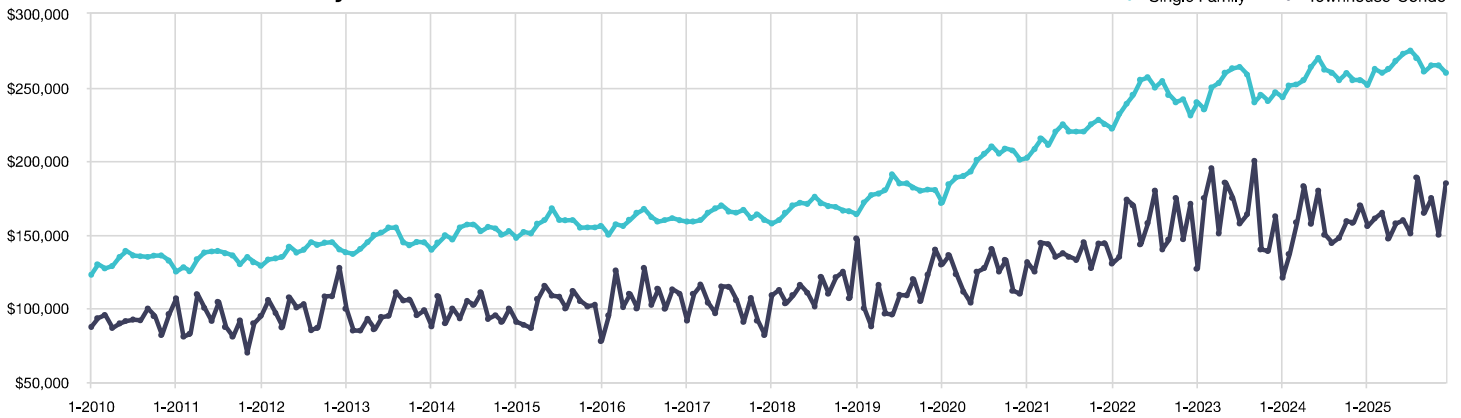
## Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jan-2025	\$251,640	+ 3.4%	\$156,000	+ 28.9%
Feb-2025	\$262,500	+ 4.4%	\$161,138	+ 17.6%
Mar-2025	\$259,900	+ 3.1%	\$165,000	+ 4.1%
Apr-2025	\$262,500	+ 2.9%	\$147,500	- 19.4%
May-2025	\$267,995	+ 1.5%	\$157,743	+ 0.2%
Jun-2025	\$272,850	+ 1.1%	\$159,900	- 11.2%
Jul-2025	\$275,000	+ 5.0%	\$151,000	+ 0.7%
Aug-2025	\$269,900	+ 3.8%	\$189,000	+ 30.8%
Sep-2025	\$260,750	+ 2.3%	\$164,900	+ 11.4%
Oct-2025	\$265,000	+ 2.0%	\$175,000	+ 9.9%
Nov-2025	\$265,000	+ 3.9%	\$150,000	- 5.2%
<b>Dec-2025</b>	<b>\$259,995</b>	<b>+ 2.0%</b>	<b>\$185,000</b>	<b>+ 8.8%</b>
12-Month Avg*	\$265,000	+ 2.7%	\$164,200	+ 4.1%

\* Median Sales Price for all properties from January 2025 through December 2025. This is not the average of the individual figures above.

## Historical Median Sales Price by Month

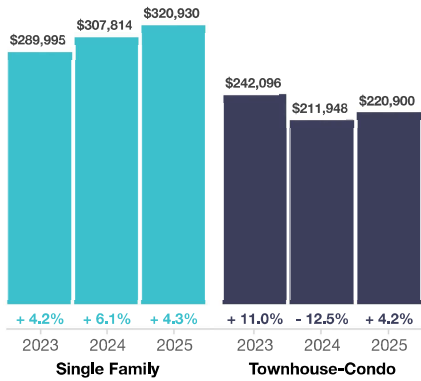


# Average Sales Price

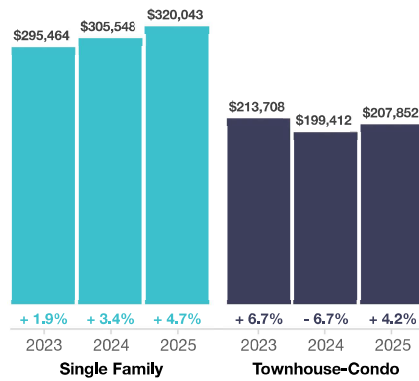
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## December



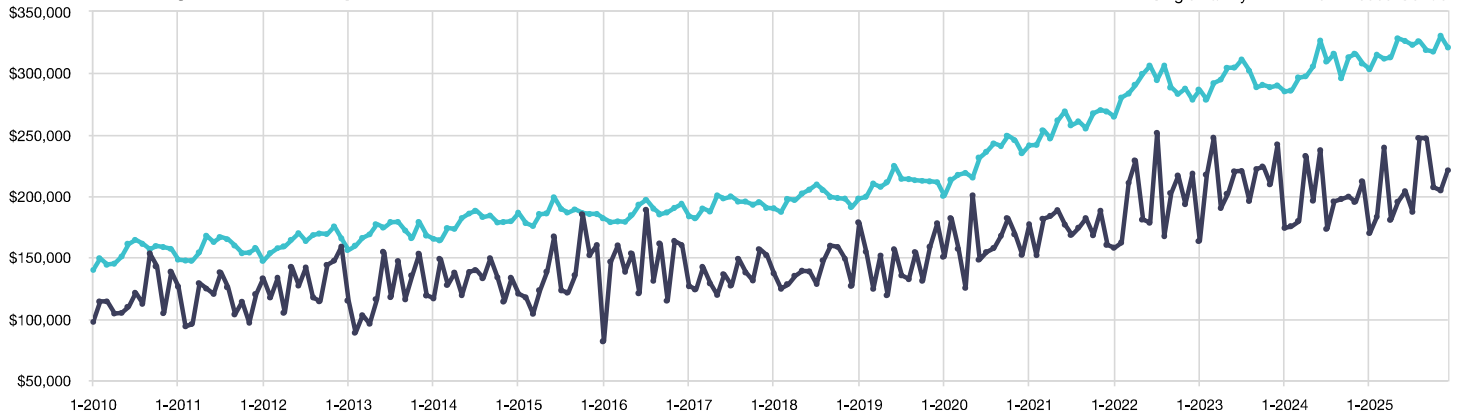
## Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jan-2025	\$303,173	+ 6.3%	\$169,834	- 2.4%
Feb-2025	\$314,982	+ 10.2%	\$183,046	+ 4.4%
Mar-2025	\$311,767	+ 5.2%	\$239,440	+ 33.4%
Apr-2025	\$312,822	+ 5.2%	\$180,583	- 22.4%
May-2025	\$328,312	+ 7.5%	\$195,373	- 0.4%
Jun-2025	\$326,177	- 0.1%	\$203,972	- 14.0%
Jul-2025	\$323,000	+ 4.4%	\$187,193	+ 8.1%
Aug-2025	\$326,079	+ 3.2%	\$247,305	+ 26.5%
Sep-2025	\$318,805	+ 7.8%	\$246,997	+ 25.0%
Oct-2025	\$317,410	+ 1.4%	\$207,077	+ 3.8%
Nov-2025	\$330,323	+ 4.6%	\$204,516	+ 4.8%
<b>Dec-2025</b>	<b>\$320,930</b>	<b>+ 4.3%</b>	<b>\$220,900</b>	<b>+ 4.2%</b>
12-Month Avg*	\$320,043	+ 4.7%	\$207,852	+ 4.2%

\* Avg. Sales Price for all properties from January 2025 through December 2025. This is not the average of the individual figures above.

## Historical Average Sales Price by Month

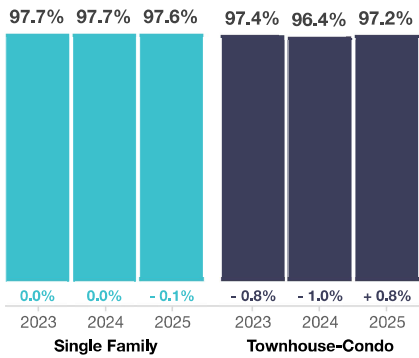


# Percent of List Price Received

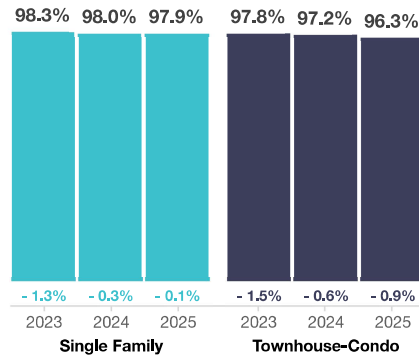
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## December



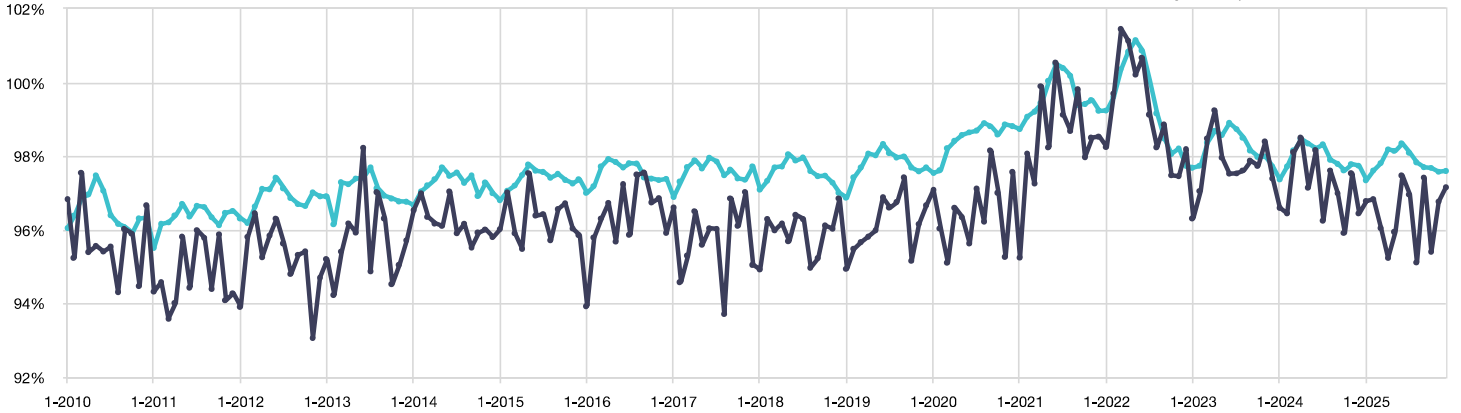
## Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jan-2025	97.3%	- 0.1%	96.8%	+ 0.2%
Feb-2025	97.6%	- 0.1%	96.8%	+ 0.4%
Mar-2025	97.8%	- 0.4%	96.0%	- 2.1%
Apr-2025	98.2%	- 0.3%	95.2%	- 3.4%
May-2025	98.1%	- 0.2%	95.9%	- 1.2%
Jun-2025	98.3%	+ 0.1%	97.5%	- 0.7%
Jul-2025	98.1%	- 0.2%	97.0%	+ 0.7%
Aug-2025	97.8%	- 0.1%	95.1%	- 2.6%
Sep-2025	97.7%	- 0.1%	97.4%	+ 0.4%
Oct-2025	97.7%	+ 0.1%	95.4%	- 0.5%
Nov-2025	97.6%	- 0.2%	96.8%	- 0.7%
<b>Dec-2025</b>	<b>97.6%</b>	<b>- 0.1%</b>	<b>97.2%</b>	<b>+ 0.8%</b>
12-Month Avg*	97.9%	- 0.1%	96.3%	- 0.9%

\* Pct. of List Price Received for all properties from January 2025 through December 2025. This is not the average of the individual figures above.

## Historical Percent of List Price Received by Month

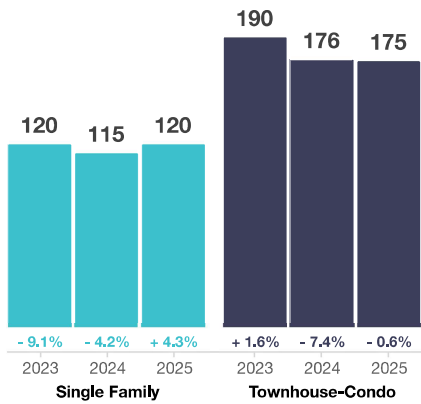


# Housing Affordability Index

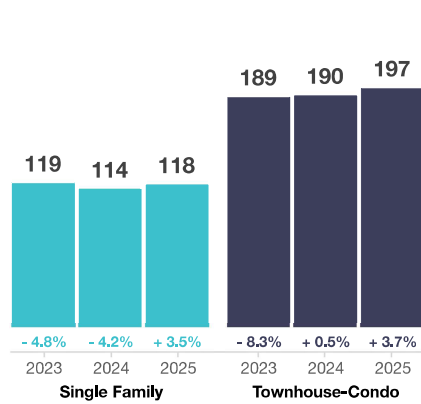
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



## December

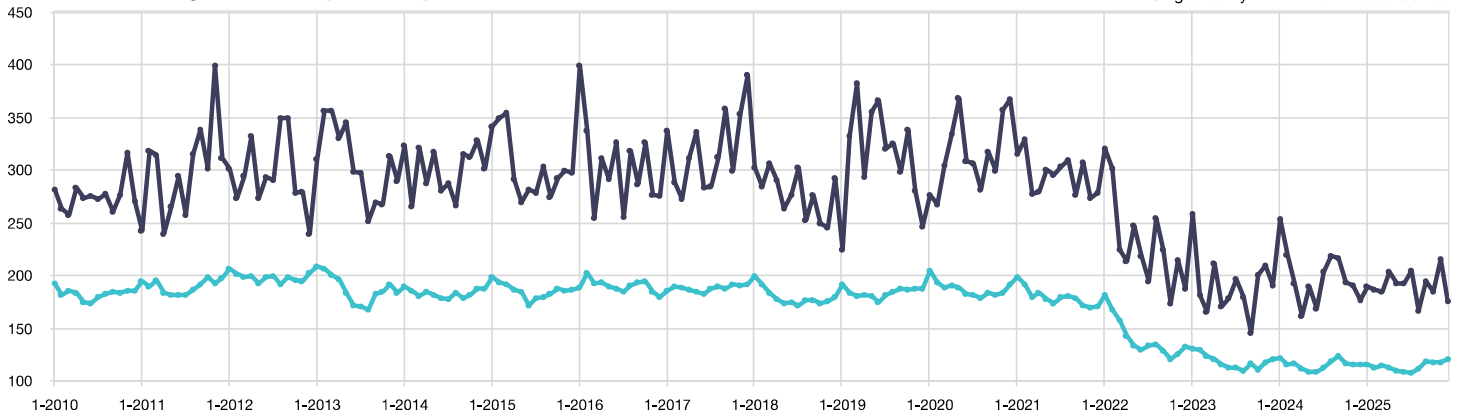


## Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jan-2025	115	- 5.0%	189	- 25.3%
Feb-2025	112	- 2.6%	186	- 15.1%
Mar-2025	114	- 1.7%	184	- 4.2%
Apr-2025	112	+ 0.9%	203	+ 26.1%
May-2025	109	+ 0.9%	192	+ 1.6%
Jun-2025	108	0.0%	192	+ 14.3%
Jul-2025	107	- 4.5%	204	+ 0.5%
Aug-2025	111	- 5.9%	166	- 23.9%
Sep-2025	118	- 4.1%	194	- 10.2%
Oct-2025	117	+ 0.9%	184	- 4.7%
Nov-2025	117	+ 1.7%	215	+ 13.2%
<b>Dec-2025</b>	<b>120</b>	<b>+ 4.3%</b>	<b>175</b>	<b>- 0.6%</b>
12-Month Avg	113	- 1.7%	190	- 4.0%

## Historical Housing Affordability Index by Month

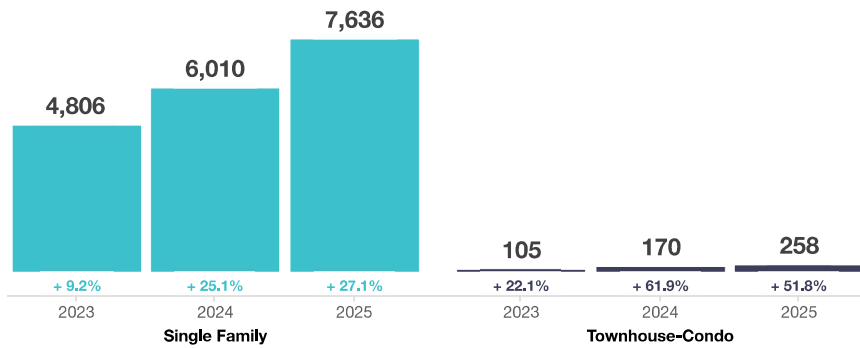


# Inventory of Homes for Sale

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

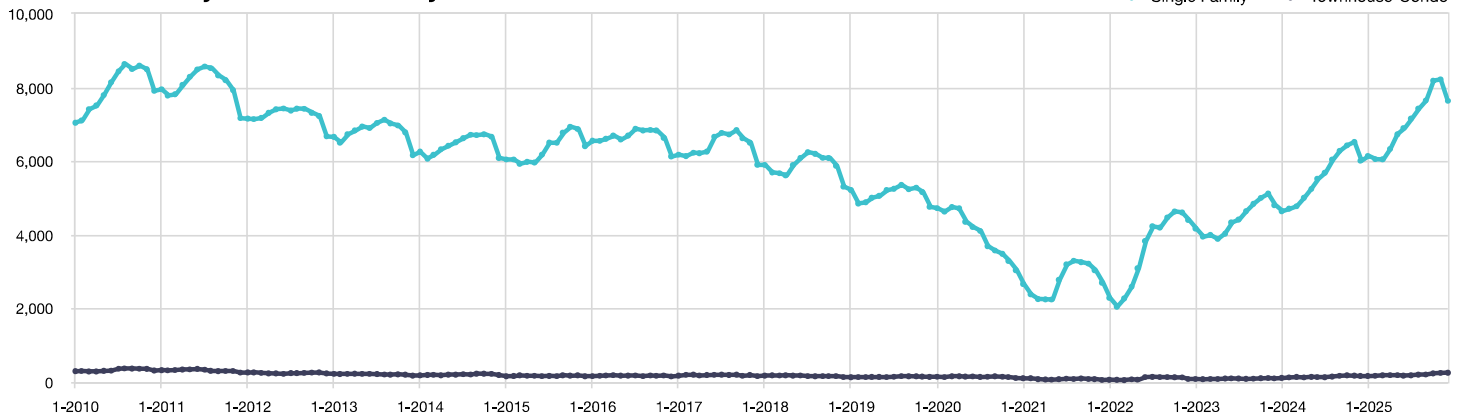


## December



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jan-2025	6,142	+ 32.3%	170	+ 46.6%
Feb-2025	6,053	+ 28.5%	173	+ 32.1%
Mar-2025	6,049	+ 26.7%	188	+ 31.5%
Apr-2025	6,331	+ 26.5%	192	+ 45.5%
May-2025	6,730	+ 28.3%	194	+ 33.8%
Jun-2025	6,896	+ 24.9%	181	+ 28.4%
Jul-2025	7,153	+ 25.8%	189	+ 38.0%
Aug-2025	7,428	+ 23.0%	206	+ 33.8%
Sep-2025	7,644	+ 21.7%	210	+ 21.4%
Oct-2025	8,186	+ 27.4%	240	+ 29.0%
Nov-2025	8,218	+ 26.0%	254	+ 42.7%
<b>Dec-2025</b>	<b>7,636</b>	<b>+ 27.1%</b>	<b>258</b>	<b>+ 51.8%</b>
12-Month Avg	7,039	+ 26.3%	205	+ 35.8%

## Historical Inventory of Homes for Sale by Month

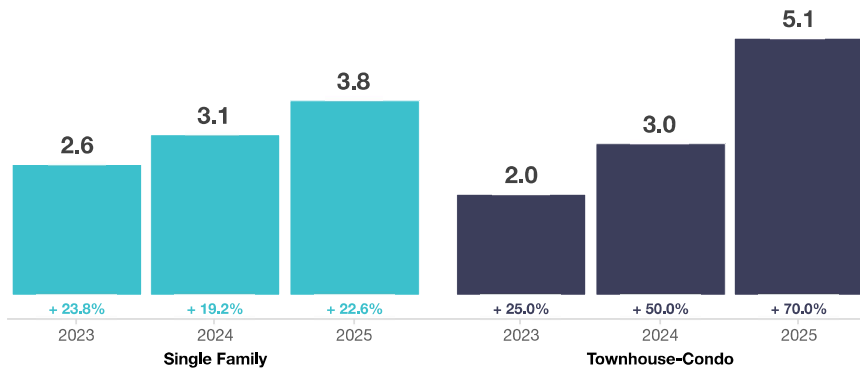


# Months Supply of Inventory

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.



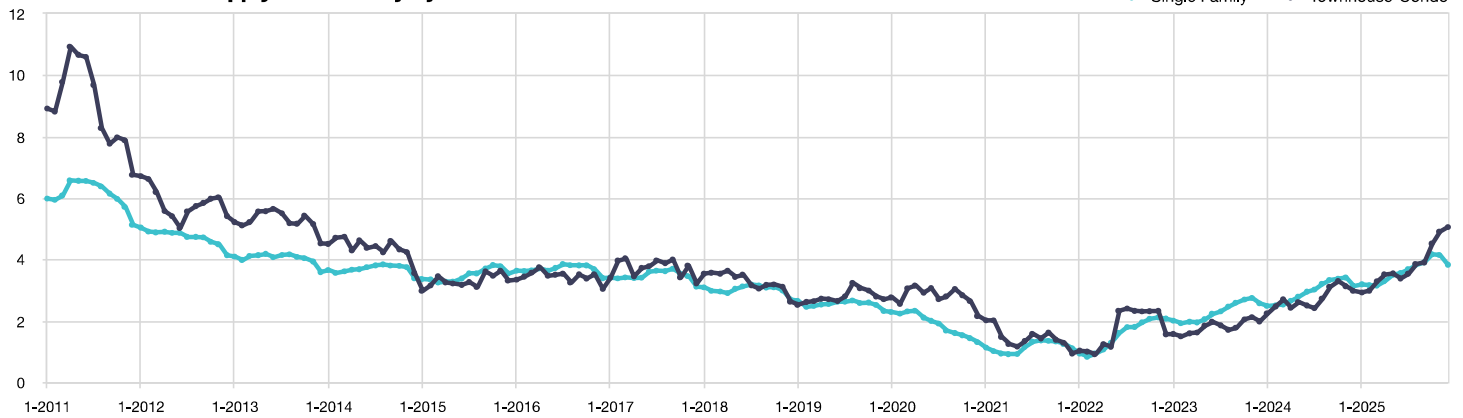
## December



Months Supply	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jan-2025	3.2	+ 28.0%	2.9	+ 31.8%
Feb-2025	3.2	+ 28.0%	3.0	+ 20.0%
Mar-2025	3.1	+ 24.0%	3.3	+ 22.2%
Apr-2025	3.3	+ 22.2%	3.5	+ 45.8%
May-2025	3.5	+ 25.0%	3.5	+ 34.6%
Jun-2025	3.6	+ 24.1%	3.4	+ 36.0%
Jul-2025	3.7	+ 23.3%	3.5	+ 45.8%
Aug-2025	3.8	+ 18.8%	3.9	+ 44.4%
Sep-2025	3.9	+ 18.2%	3.9	+ 25.8%
Oct-2025	4.2	+ 23.5%	4.5	+ 36.4%
Nov-2025	4.1	+ 20.6%	4.9	+ 58.1%
<b>Dec-2025</b>	<b>3.8</b>	<b>+ 22.6%</b>	<b>5.1</b>	<b>+ 70.0%</b>
12-Month Avg*	3.6	+ 22.7%	3.8	+ 39.3%

\* Months Supply for all properties from January 2025 through December 2025. 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	12-2024	12-2025	% Change	YTD 2024	YTD 2025	% Change
<b>New Listings</b>		1,761	<b>2,167</b>	+ 23.1%	31,056	<b>34,003</b>	+ 9.5%
<b>Pending Sales</b>		1,522	<b>1,662</b>	+ 9.2%	23,710	<b>24,547</b>	+ 3.5%
<b>Closed Sales</b>		1,917	<b>2,050</b>	+ 6.9%	23,623	<b>24,083</b>	+ 1.9%
<b>Days on Market Until Sale</b>		50	<b>58</b>	+ 16.0%	44	<b>51</b>	+ 15.9%
<b>Median Sales Price</b>		\$250,500	<b>\$259,065</b>	+ 3.4%	\$255,000	<b>\$262,900</b>	+ 3.1%
<b>Average Sales Price</b>		\$304,861	<b>\$319,612</b>	+ 4.8%	\$302,491	<b>\$317,189</b>	+ 4.9%
<b>Percent of List Price Received</b>		97.7%	<b>97.6%</b>	- 0.1%	98.0%	<b>97.8%</b>	- 0.2%
<b>Housing Affordability Index</b>		117	<b>120</b>	+ 2.6%	115	<b>118</b>	+ 2.6%
<b>Inventory of Homes for Sale</b>		6,180	<b>7,894</b>	+ 27.7%	—	—	—
<b>Months Supply of Inventory</b>		3.1	<b>3.9</b>	+ 25.8%	—	—	—