

Monthly Indicators



May 2018

Residential real estate activity comprised of single-family properties, townhomes and condominiums combined. Percent changes are calculated using rounded figures.

Activity Snapshot

- 11.4% **+ 8.9%** **+ 2.4%**

One-Year Change in Closed Sales	One-Year Change in Median Sales Price	One-Year Change in New Listings
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Activity Overview

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



Key Metrics	Historical Sparkbars	5-2017	5-2018	Percent Change	YTD 2017	YTD 2018	Percent Change
New Listings		13,069	13,387	+ 2.4%	50,118	46,665	- 6.9%
Pending Sales		9,905	9,166	- 7.5%	36,941	34,478	- 6.7%
Closed Sales		9,180	8,130	- 11.4%	29,806	28,093	- 5.7%
Days on Market		51	49	- 3.9%	61	56	- 8.2%
Median Sales Price		\$225,000	\$245,000	+ 8.9%	\$215,550	\$235,000	+ 9.0%
Avg. Sales Price		\$261,891	\$283,302	+ 8.2%	\$252,752	\$272,297	+ 7.7%
Pct. of Orig. Price Received		98.4%	99.0%	+ 0.6%	97.1%	97.8%	+ 0.7%
Affordability Index		184	159	- 13.6%	192	165	- 14.1%
Homes for Sale*		23,280	19,659	- 15.6%	--	--	--
Months Supply*		3.3	2.8	- 15.2%	--	--	--

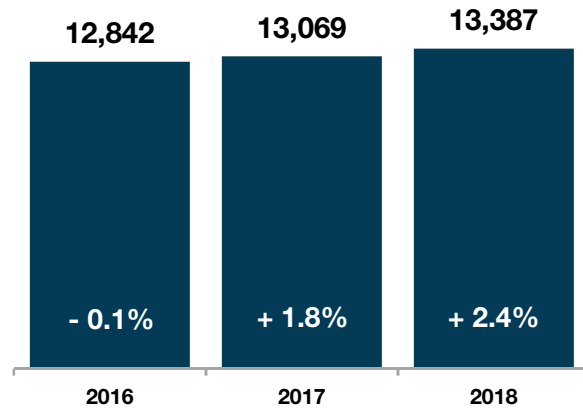
* Statewide inventory before 2012 was overstated due to changes made in NorthstarMLS. However, an "Expired" field was made available in 2012 by some multiple listing services, allowing expired listings to be separated from active listings, providing more accurate views of inventory and supply.

New Listings

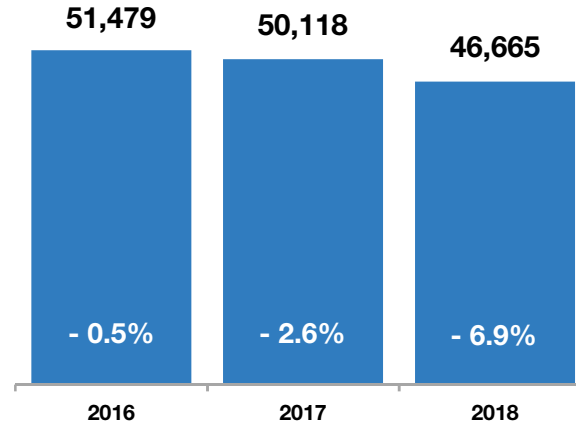
A count of the properties that have been newly listed on the market in a given month.



May

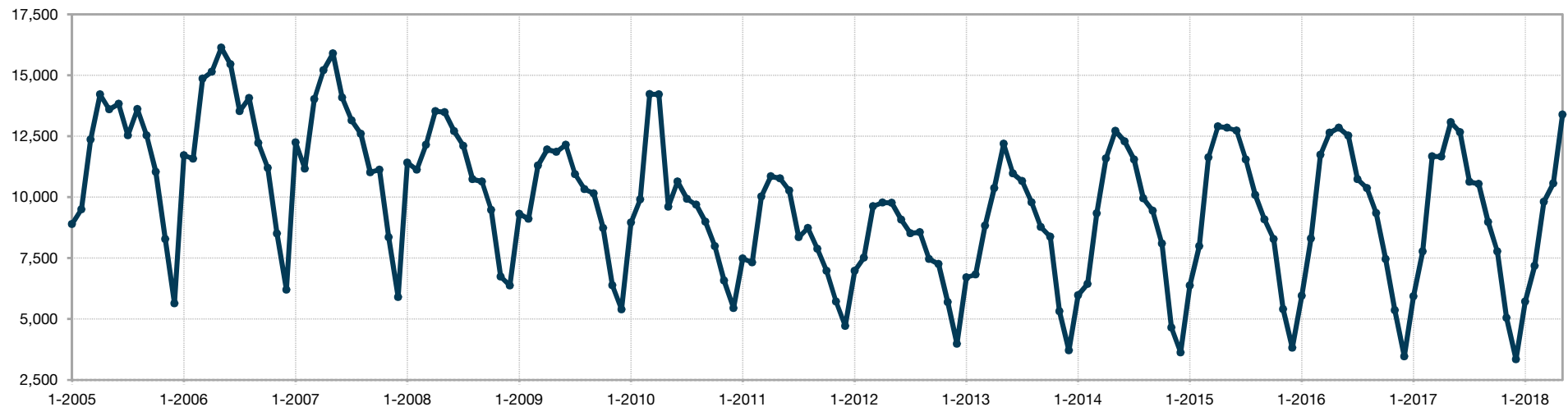


Year to Date



	New Listings	Prior Year	Percent Change
June 2017	12,660	12,525	+1.1%
July 2017	10,632	10,736	-1.0%
August 2017	10,539	10,367	+1.7%
September 2017	8,976	9,341	-3.9%
October 2017	7,769	7,461	+4.1%
November 2017	5,052	5,358	-5.7%
December 2017	3,348	3,467	-3.4%
January 2018	5,720	5,934	-3.6%
February 2018	7,185	7,776	-7.6%
March 2018	9,808	11,678	-16.0%
April 2018	10,565	11,661	-9.4%
May 2018	13,387	13,069	+2.4%
12-Month Avg	8,803	9,114	-3.4%

Historical New Listings by Month

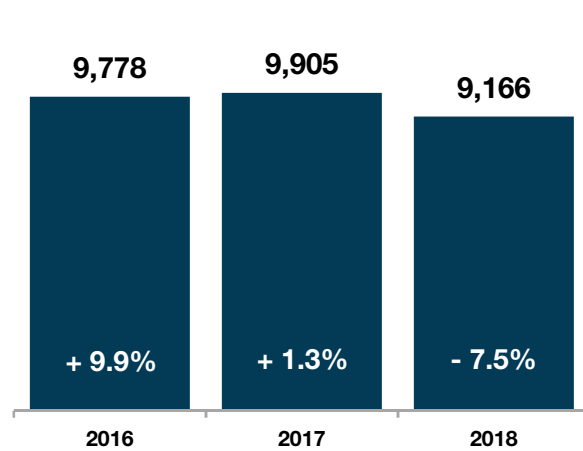


Pending Sales

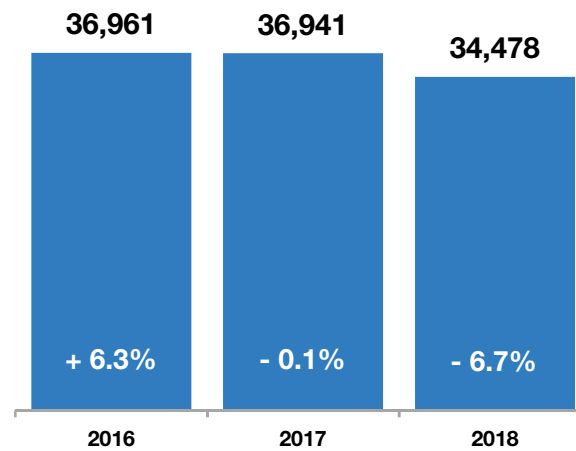
A count of the properties on which offers have been accepted in a given month.



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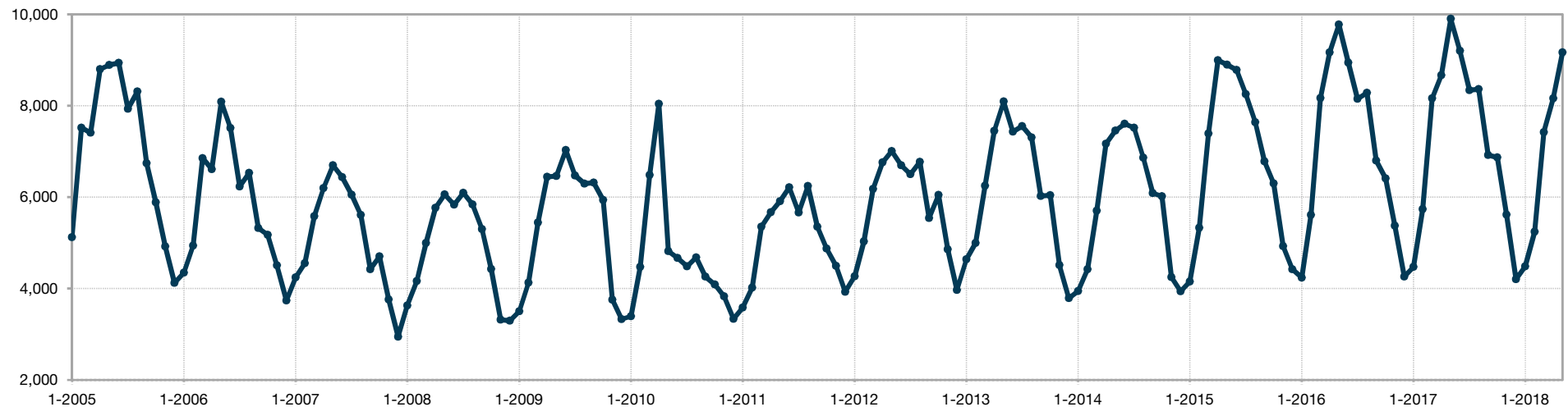


Year to Date



	Pending Sales	Prior Year	Percent Change
June 2017	9,203	8,942	+2.9%
July 2017	8,338	8,151	+2.3%
August 2017	8,366	8,280	+1.0%
September 2017	6,919	6,803	+1.7%
October 2017	6,871	6,411	+7.2%
November 2017	5,614	5,378	+4.4%
December 2017	4,205	4,260	-1.3%
January 2018	4,486	4,472	+0.3%
February 2018	5,243	5,737	-8.6%
March 2018	7,420	8,161	-9.1%
April 2018	8,163	8,666	-5.8%
May 2018	9,166	9,905	-7.5%
12-Month Avg	7,000	7,097	-1.4%

Historical Pending Sales by Month

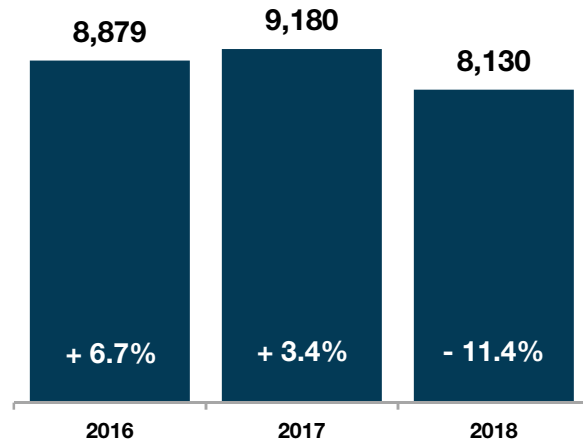


Closed Sales

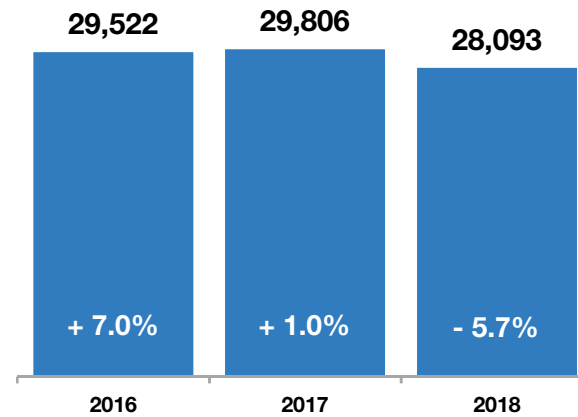
A count of the actual sales that closed in a given month.



May

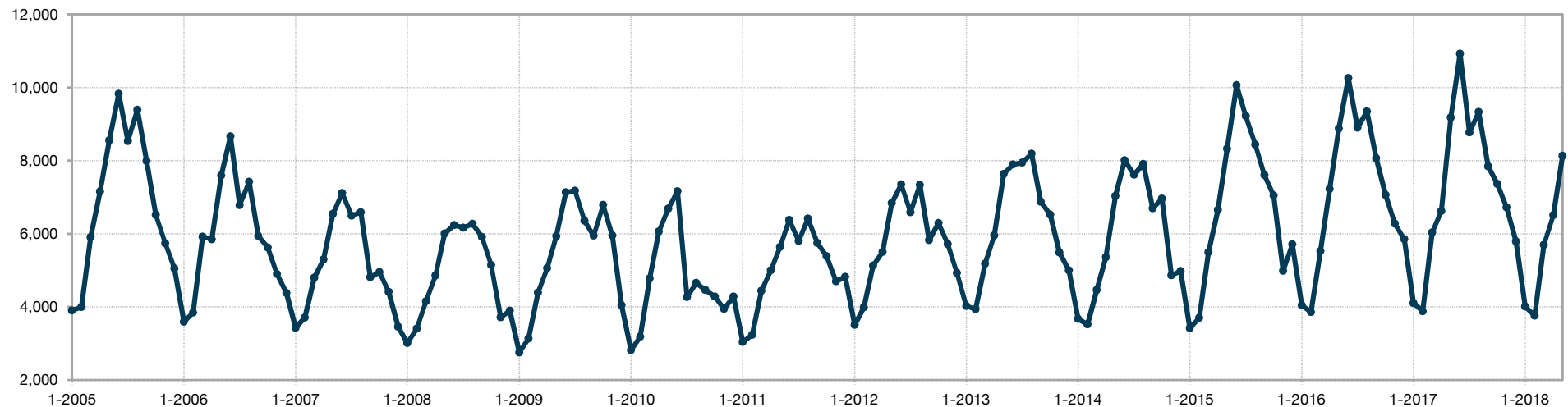


Year to Date



	Closed Sales	Prior Year	Percent Change
June 2017	10,926	10,258	+6.5%
July 2017	8,766	8,895	-1.5%
August 2017	9,332	9,345	-0.1%
September 2017	7,845	8,068	-2.8%
October 2017	7,363	7,056	+4.4%
November 2017	6,725	6,276	+7.2%
December 2017	5,790	5,853	-1.1%
January 2018	4,005	4,098	-2.3%
February 2018	3,759	3,876	-3.0%
March 2018	5,693	6,031	-5.6%
April 2018	6,506	6,621	-1.7%
May 2018	8,130	9,180	-11.4%
12-Month Avg	7,070	7,130	-0.8%

Historical Closed Sales by Month

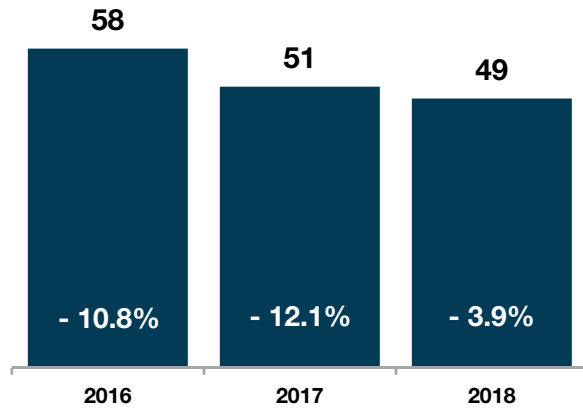


Days on Market Until Sale

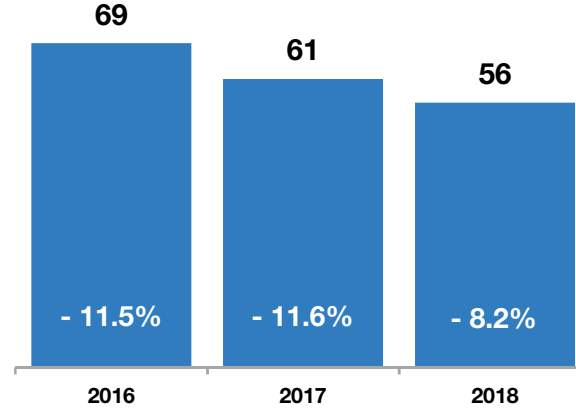
Average number of days between when a property is listed and when an offer is accepted in a given month.



May



Year to Date



Days on Market	Prior Year	Percent Change	
June 2017	47	53	-11.3%
July 2017	46	54	-14.8%
August 2017	49	54	-9.3%
September 2017	53	59	-10.2%
October 2017	55	61	-9.8%
November 2017	58	63	-7.9%
December 2017	63	67	-6.0%
January 2018	68	73	-6.8%
February 2018	68	73	-6.8%
March 2018	57	66	-13.6%
April 2018	51	57	-10.5%
May 2018	49	51	-3.9%
12-Month Avg	55	61	-9.8%

Historical Days on Market Until Sale by Month

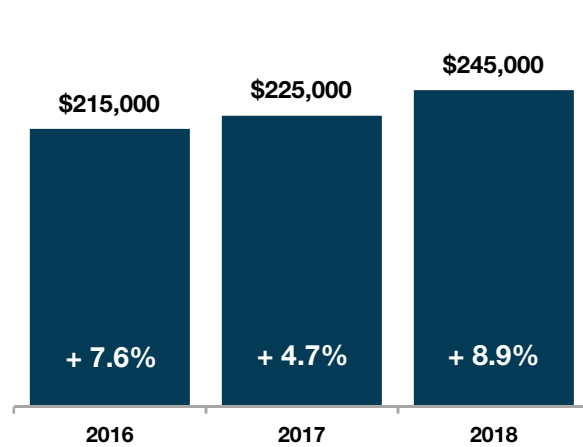


Median Sales Price

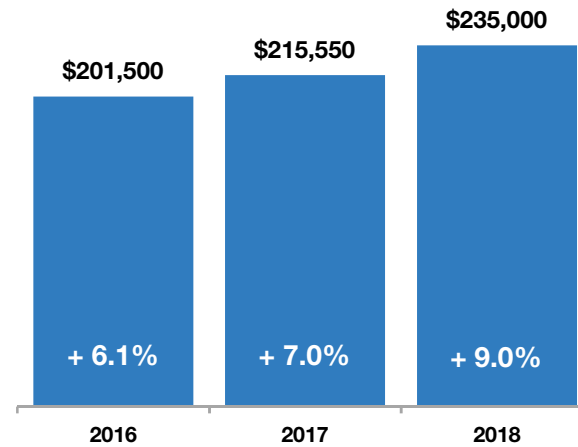
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



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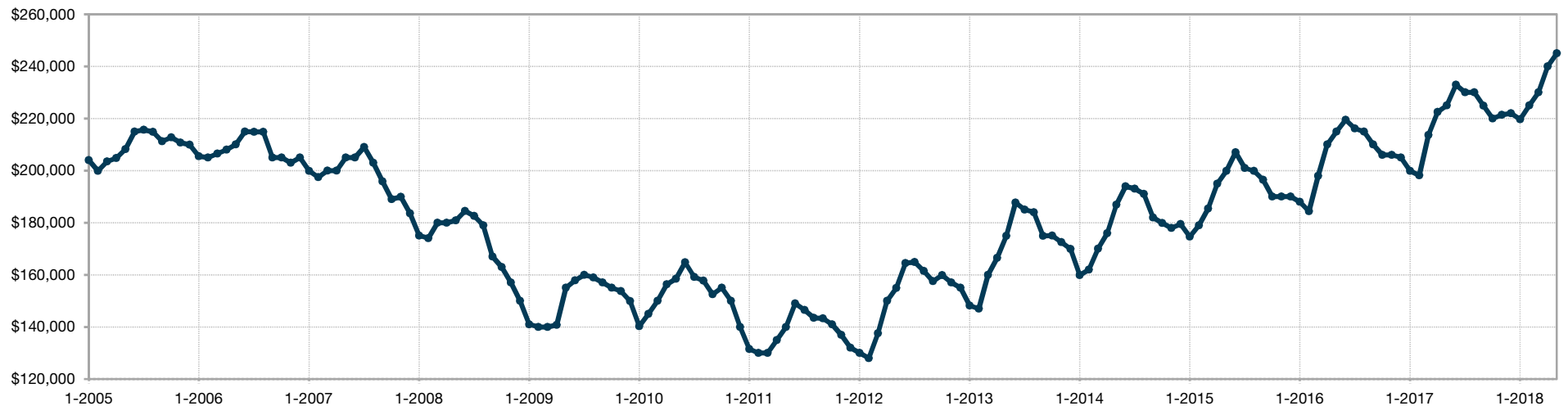


Year to Date



	Median Sales Price	Prior Year	Percent Change
June 2017	\$233,000	\$219,500	+6.2%
July 2017	\$230,000	\$216,197	+6.4%
August 2017	\$230,000	\$215,000	+7.0%
September 2017	\$224,900	\$210,000	+7.1%
October 2017	\$220,000	\$206,000	+6.8%
November 2017	\$221,400	\$206,000	+7.5%
December 2017	\$222,000	\$205,000	+8.3%
January 2018	\$219,650	\$199,900	+9.9%
February 2018	\$225,000	\$198,200	+13.5%
March 2018	\$230,000	\$213,625	+7.7%
April 2018	\$240,000	\$222,500	+7.9%
May 2018	\$245,000	\$225,000	+8.9%
12-Month Avg	\$228,413	\$211,410	+8.0%

Historical Median Sales Price by Month

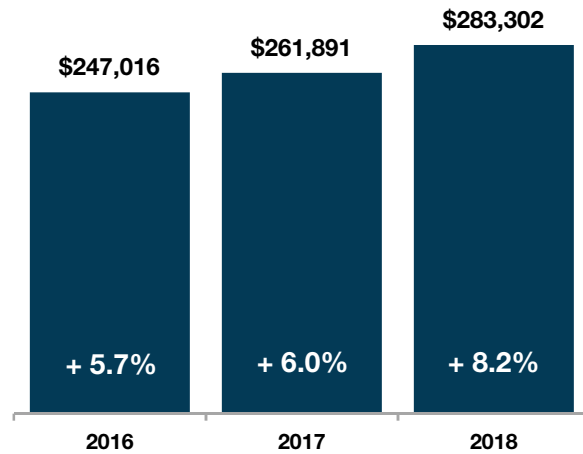


Average Sales Price

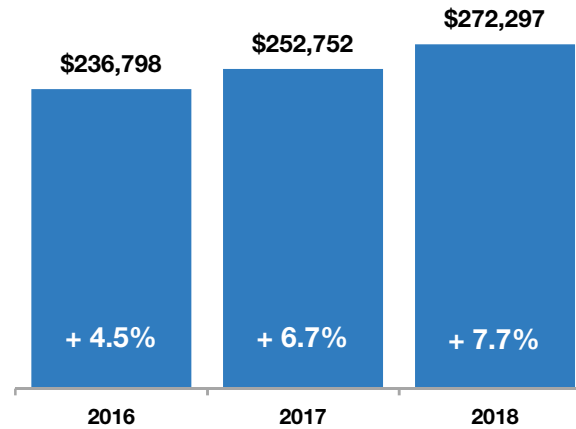
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



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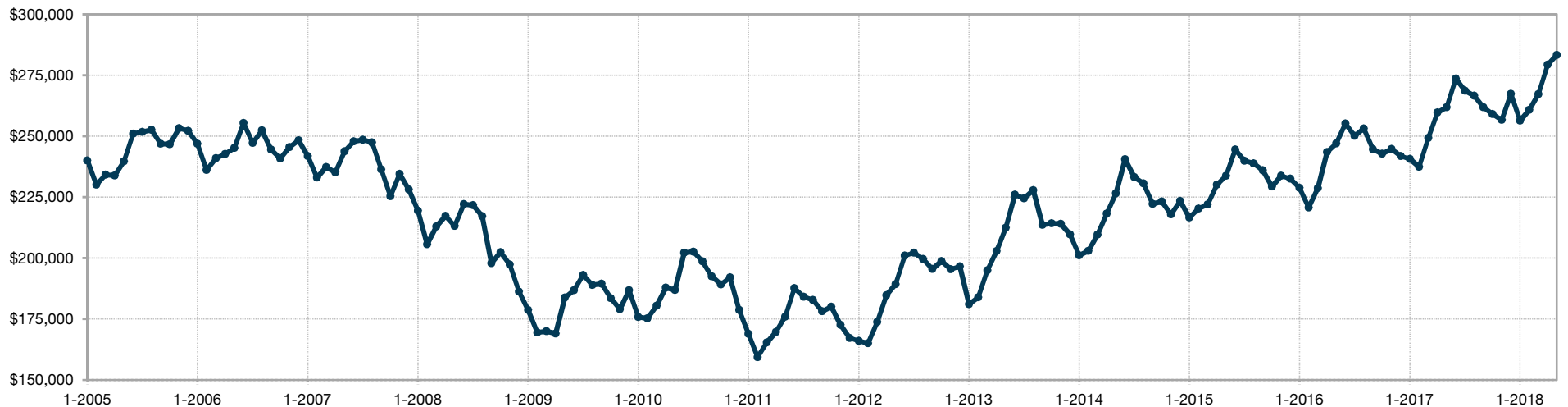


Year to Date



	Average Sales Price	Prior Year	Percent Change
June 2017	\$273,626	\$255,249	+7.2%
July 2017	\$268,701	\$250,168	+7.4%
August 2017	\$266,590	\$253,139	+5.3%
September 2017	\$261,917	\$244,685	+7.0%
October 2017	\$259,124	\$242,806	+6.7%
November 2017	\$256,654	\$244,707	+4.9%
December 2017	\$267,329	\$241,863	+10.5%
January 2018	\$256,380	\$240,618	+6.6%
February 2018	\$260,785	\$237,466	+9.8%
March 2018	\$267,307	\$249,223	+7.3%
April 2018	\$279,317	\$259,697	+7.6%
May 2018	\$283,302	\$261,891	+8.2%
12-Month Avg	\$266,753	\$248,459	+7.4%

Historical Average Sales Price by Month

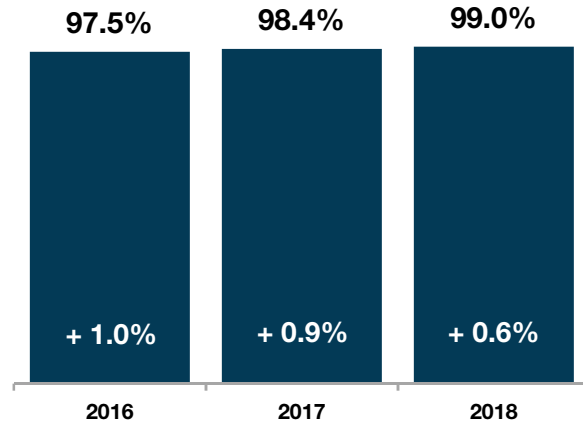


Percent of Original List Price Received

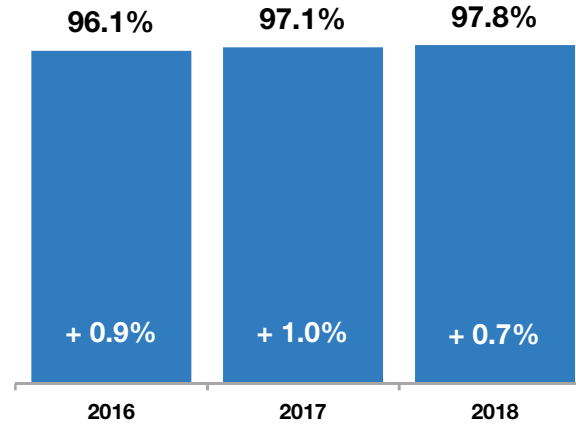
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



May

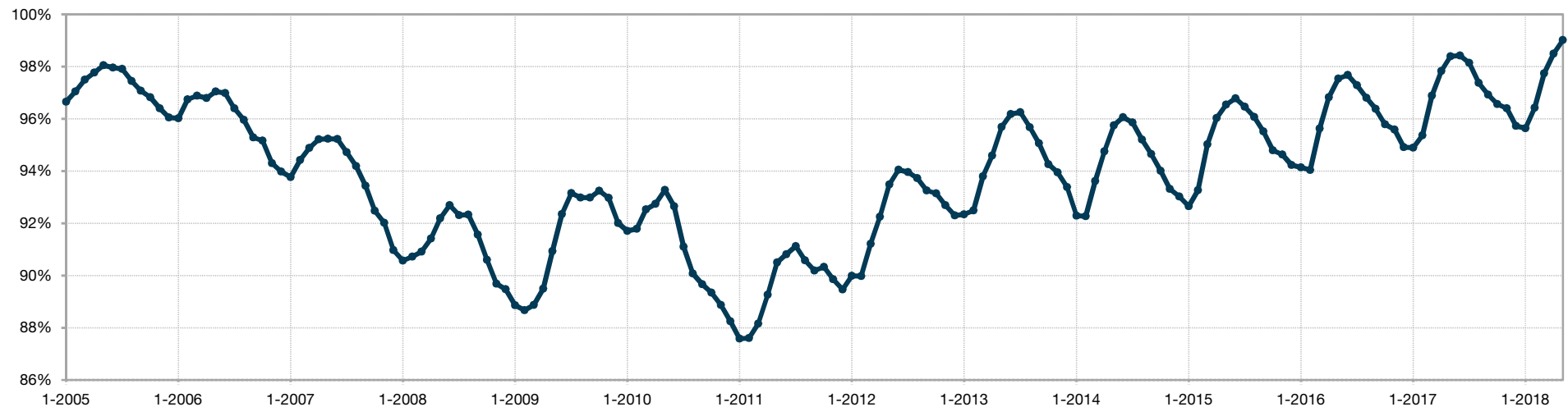


Year to Date



	Pct. of Orig. Price Received	Prior Year	Percent Change
June 2017	98.4%	97.7%	+0.7%
July 2017	98.1%	97.3%	+0.8%
August 2017	97.4%	96.8%	+0.6%
September 2017	96.9%	96.4%	+0.5%
October 2017	96.6%	95.8%	+0.8%
November 2017	96.4%	95.6%	+0.8%
December 2017	95.7%	94.9%	+0.8%
January 2018	95.6%	94.9%	+0.7%
February 2018	96.4%	95.4%	+1.0%
March 2018	97.7%	96.9%	+0.8%
April 2018	98.5%	97.8%	+0.7%
May 2018	99.0%	98.4%	+0.6%
12-Month Avg	97.2%	96.5%	+0.7%

Historical Percent of Original List Price Received by Month

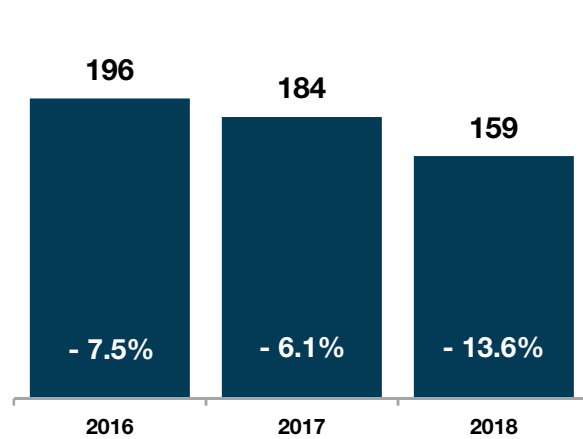


Housing Affordability Index

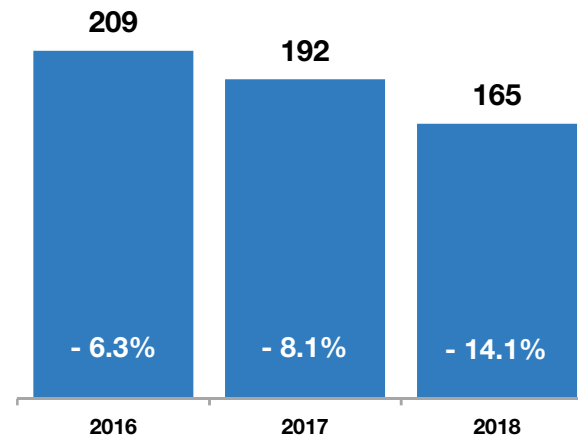
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



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Year to Date



	Affordability Index	Prior Year	Percent Change
June 2017	178	195	-8.7%
July 2017	180	198	-9.1%
August 2017	182	199	-8.5%
September 2017	186	203	-8.4%
October 2017	187	210	-11.0%
November 2017	188	199	-5.5%
December 2017	185	194	-4.6%
January 2018	181	197	-8.1%
February 2018	176	204	-13.7%
March 2018	172	188	-8.5%
April 2018	162	185	-12.4%
May 2018	159	184	-13.6%
12-Month Avg	178	196	-9.2%

Historical Housing Affordability Index by Month

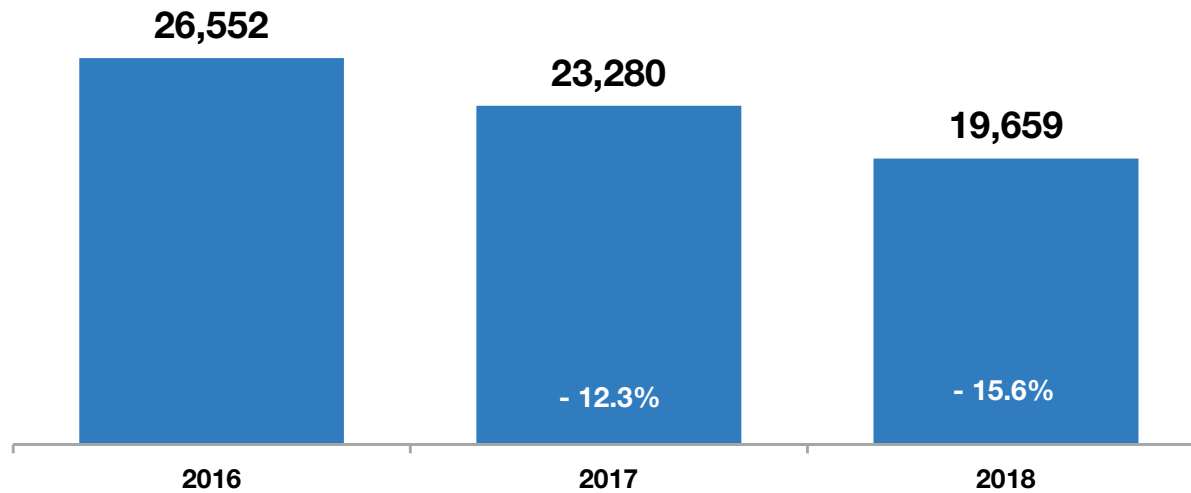


Inventory of Homes for Sale

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

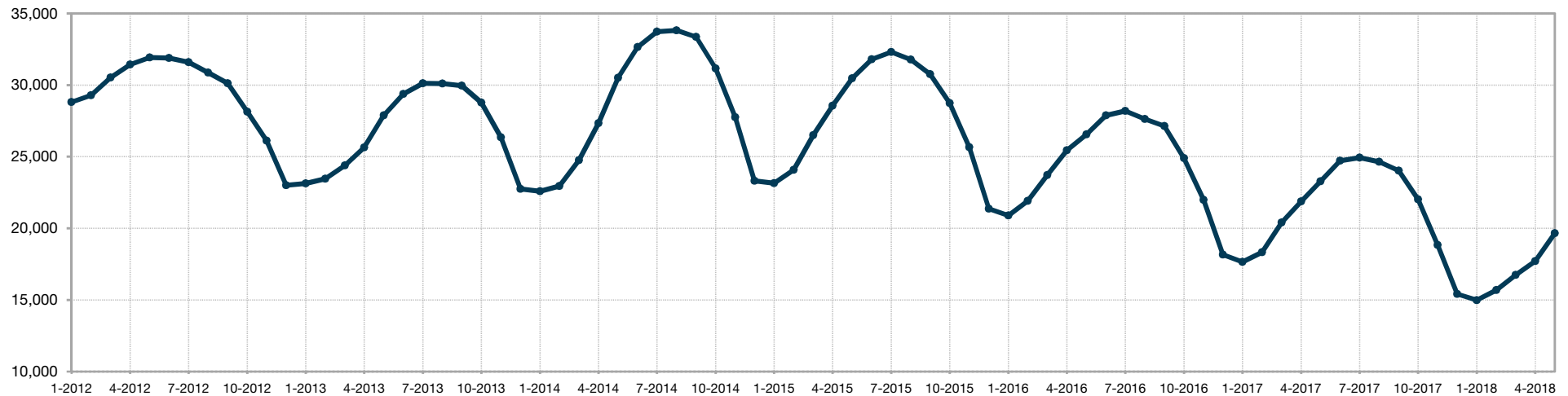


May



Homes for Sale		Prior Year	Percent Change
June 2017	24,712	27,875	-11.3%
July 2017	24,930	28,188	-11.6%
August 2017	24,642	27,630	-10.8%
September 2017	24,022	27,139	-11.5%
October 2017	22,031	24,900	-11.5%
November 2017	18,844	21,980	-14.3%
December 2017	15,416	18,170	-15.2%
January 2018	14,989	17,657	-15.1%
February 2018	15,686	18,336	-14.5%
March 2018	16,746	20,407	-17.9%
April 2018	17,716	21,881	-19.0%
May 2018	19,659	23,280	-15.6%

Historical Inventory of Homes for Sale by Month



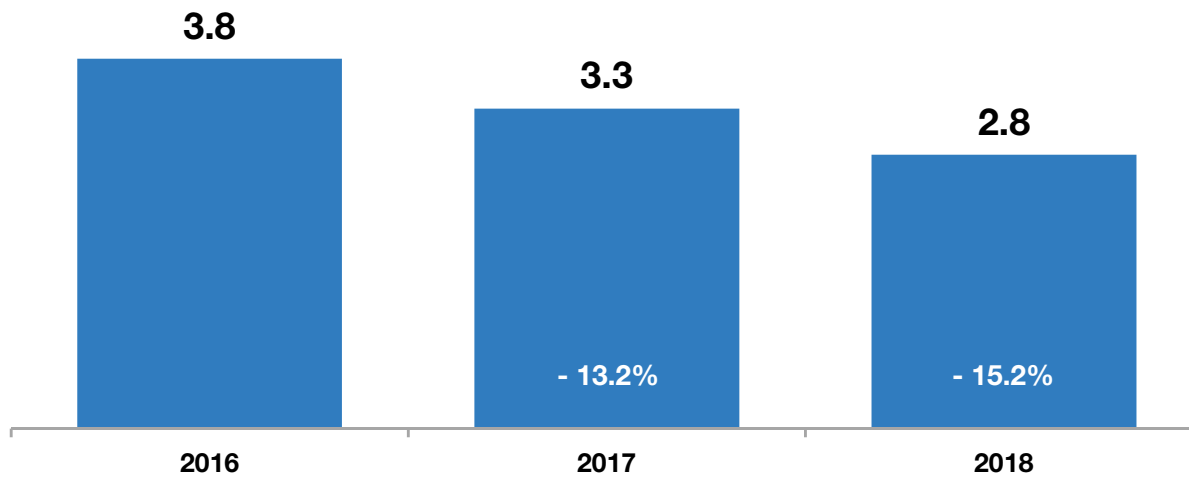
Note: Statewide inventory before 2012 was overstated due to changes made in NorthstarMLS. However, an "Expired" field was made available in 2012 by some multiple listing services, allowing expired listings to be separated from active listings, providing a more accurate view of inventory.

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.

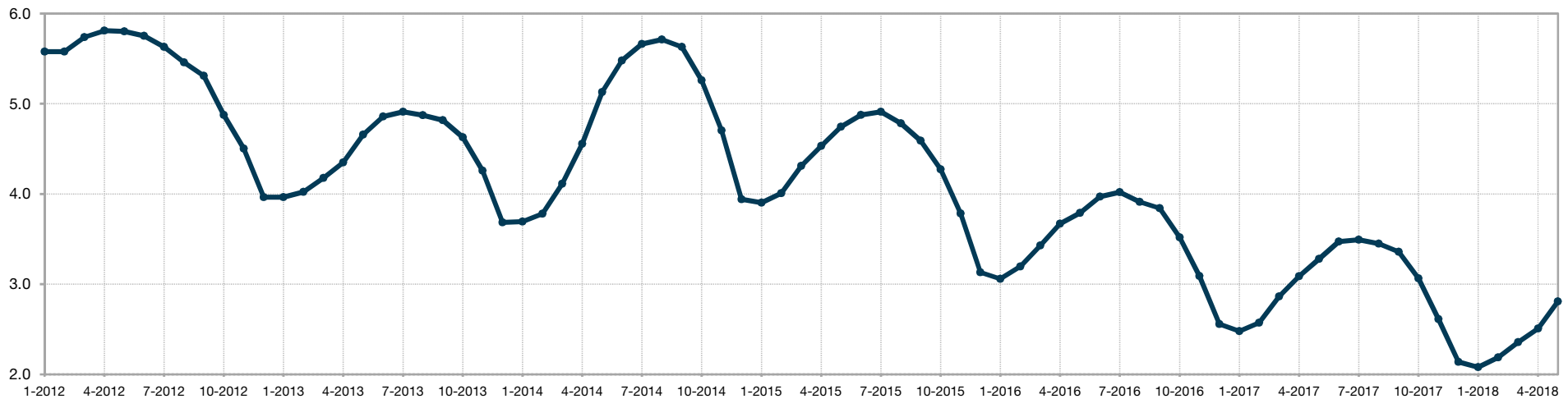


May



Months Supply		Prior Year	Percent Change
June 2017	3.5	4.0	-12.5%
July 2017	3.5	4.0	-12.5%
August 2017	3.5	3.9	-10.3%
September 2017	3.4	3.8	-10.5%
October 2017	3.1	3.5	-11.4%
November 2017	2.6	3.1	-16.1%
December 2017	2.1	2.6	-19.2%
January 2018	2.1	2.5	-16.0%
February 2018	2.2	2.6	-15.4%
March 2018	2.4	2.9	-17.2%
April 2018	2.5	3.1	-19.4%
May 2018	2.8	3.3	-15.2%

Historical Months Supply of Inventory by Month



Note: Statewide inventory before 2012 was overstated due to changes made in NorthstarMLS. However, an "Expired" field was made available in 2012 by some multiple listing services, allowing expired listings to be separated from active listings, providing a more accurate view of supply.