

Monthly Indicators



February 2023

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

Activity Snapshot

- 22.4% **+ 3.4%** **- 23.0%**

One-Year Change in **Closed Sales** One-Year Change in **Median Sales Price** One-Year Change in **New Listings**

Activity Overview	2
New Listings	3
Pending Sales	4
Closed Sales	5
Days on Market Until Sale	6
Median Sales Price	7
Average Sales Price	8
Percent of Original List Price Received	9
Housing Affordability Index	10
Inventory of Homes for Sale	11
Months Supply of Inventory	12



Activity Overview



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

Key Metrics	Historical Sparkbars	2-2022	2-2023	Percent Change	YTD 2022	YTD 2023	Percent Change
New Listings		5,937	4,569	- 23.0%	10,826	8,918	- 17.6%
Pending Sales		5,276	4,056	- 23.1%	9,791	7,711	- 21.2%
Closed Sales		4,052	3,145	- 22.4%	8,495	6,157	- 27.5%
Days on Market		47	53	+ 12.8%	45	53	+ 17.8%
Median Sales Price		\$304,500	\$315,000	+ 3.4%	\$300,000	\$310,000	+ 3.3%
Avg. Sales Price		\$353,498	\$361,342	+ 2.2%	\$346,104	\$363,294	+ 5.0%
Pct. of Orig. Price Received		99.7%	96.5%	- 3.2%	99.2%	96.0%	- 3.2%
Affordability Index		137	104	- 24.1%	139	106	- 23.7%
Homes for Sale*		7,386	8,190	+ 10.9%	--	--	--
Months Supply*		1.0	1.3	+ 30.0%	--	--	--

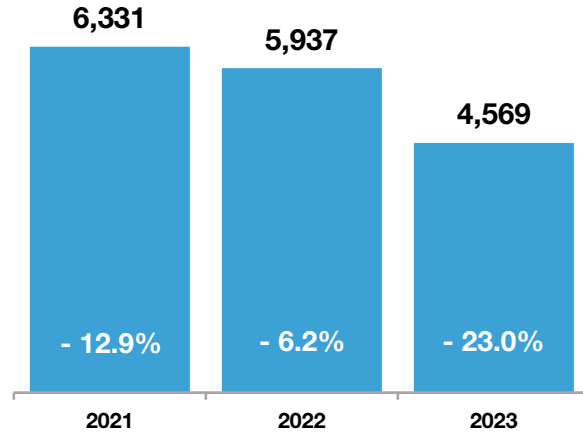
* Statewide inventory before 2012 was overstated due to changes made in NorthstarMLS. However, an "Expired" field was made available in 2012 by some multiple listing services, allowing expired listings to be separated from active listings, providing more accurate views of inventory and supply.

New Listings

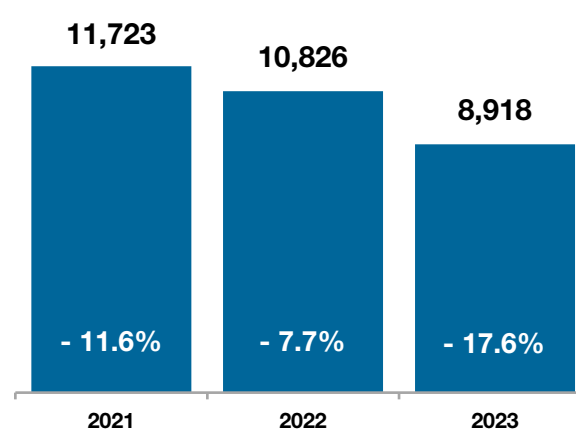
A count of the properties that have been newly listed on the market in a given month.



February

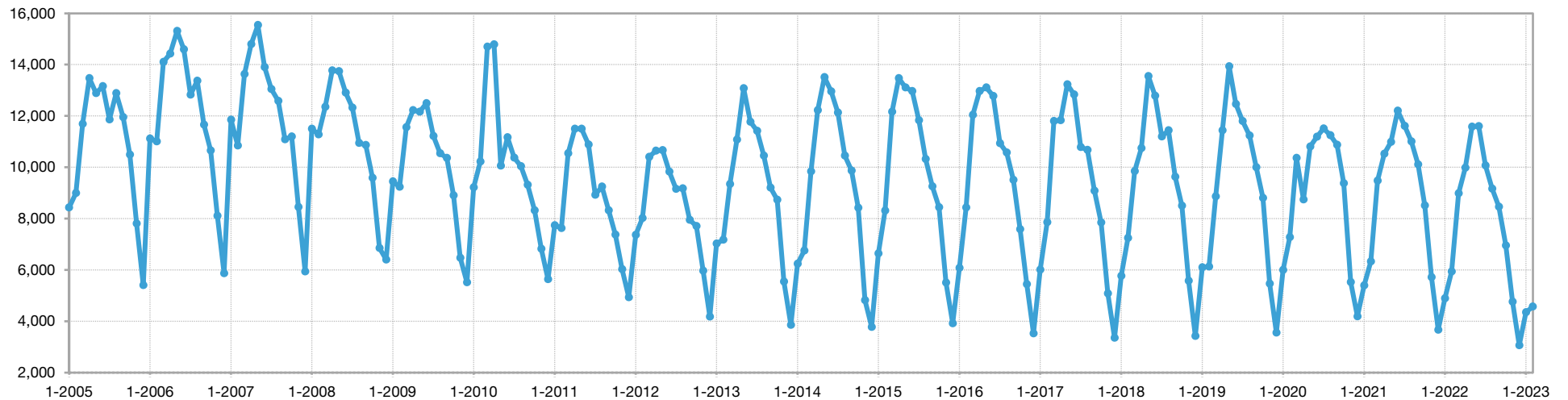


Year to Date



New Listings	Prior Year	Percent Change
March 2022	8,981	9,477 -5.2%
April 2022	9,981	10,517 -5.1%
May 2022	11,573	10,987 +5.3%
June 2022	11,600	12,198 -4.9%
July 2022	10,070	11,609 -13.3%
August 2022	9,161	11,004 -16.7%
September 2022	8,455	10,104 -16.3%
October 2022	6,956	8,508 -18.2%
November 2022	4,762	5,710 -16.6%
December 2022	3,065	3,659 -16.2%
January 2023	4,349	4,889 -11.0%
February 2023	4,569	5,937 -23.0%
12-Month Avg	7,794	8,717 -10.6%

Historical New Listings by Month

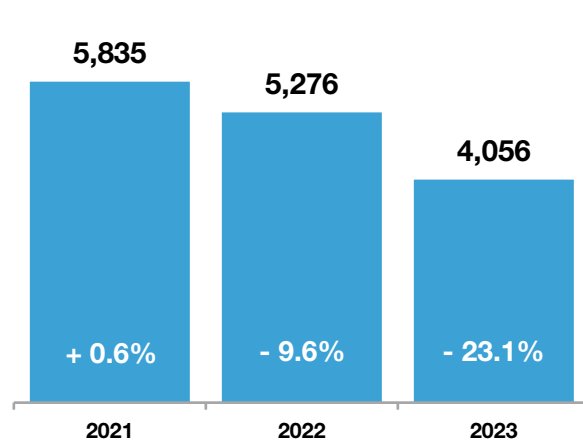


Pending Sales

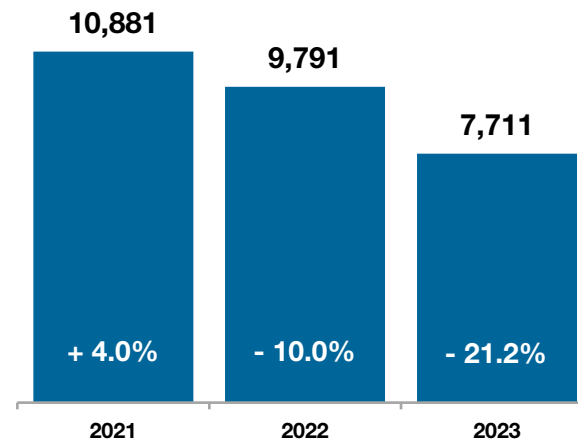
A count of the properties on which offers have been accepted in a given month.



February

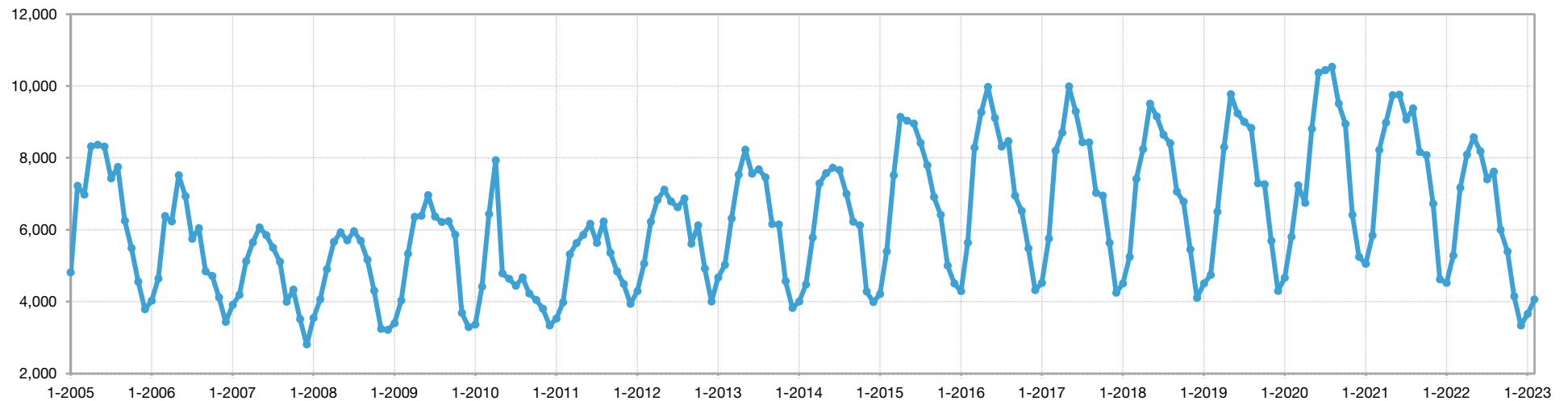


Year to Date



Pending Sales	Prior Year	Percent Change
March 2022	7,165	8,215 -12.8%
April 2022	8,088	8,975 -9.9%
May 2022	8,568	9,736 -12.0%
June 2022	8,179	9,750 -16.1%
July 2022	7,397	9,064 -18.4%
August 2022	7,614	9,375 -18.8%
September 2022	5,994	8,160 -26.5%
October 2022	5,395	8,072 -33.2%
November 2022	4,141	6,720 -38.4%
December 2022	3,334	4,616 -27.8%
January 2023	3,655	4,515 -19.0%
February 2023	4,056	5,276 -23.1%
12-Month Avg	6,132	7,706 -20.4%

Historical Pending Sales by Month

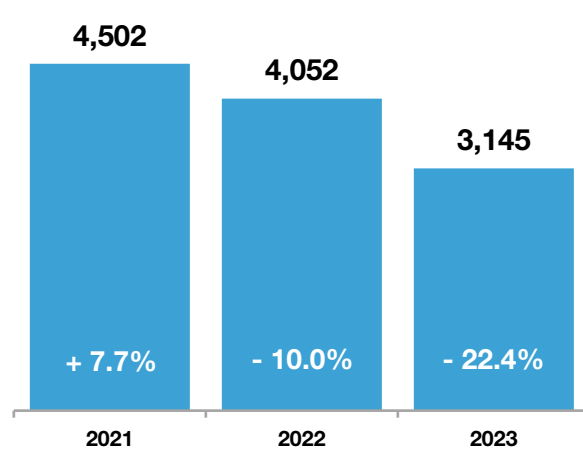


Closed Sales

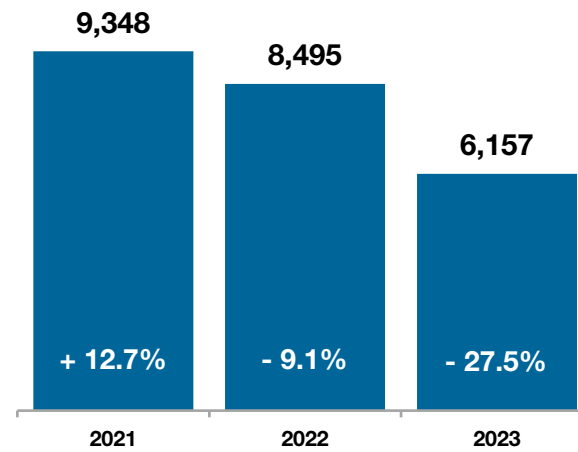
A count of the actual sales that closed in a given month.



February

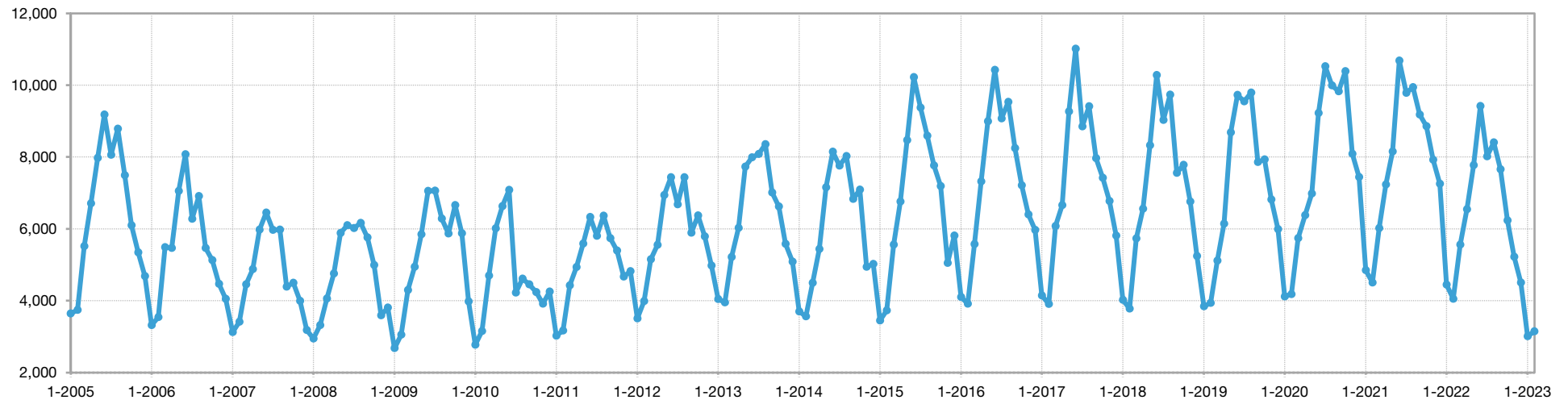


Year to Date



Closed Sales	Prior Year	Percent Change
March 2022	5,557	6,016 -7.6%
April 2022	6,543	7,234 -9.6%
May 2022	7,774	8,152 -4.6%
June 2022	9,415	10,677 -11.8%
July 2022	8,013	9,784 -18.1%
August 2022	8,402	9,941 -15.5%
September 2022	7,657	9,175 -16.5%
October 2022	6,233	8,856 -29.6%
November 2022	5,223	7,922 -34.1%
December 2022	4,500	7,255 -38.0%
January 2023	3,012	4,443 -32.2%
February 2023	3,145	4,052 -22.4%
12-Month Avg	6,290	7,792 -19.3%

Historical Closed Sales by Month

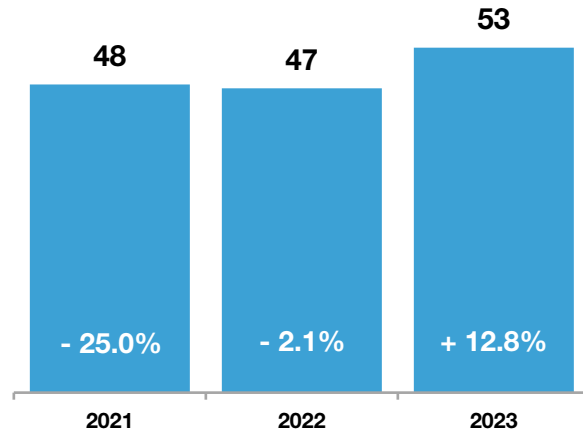


Days on Market Until Sale

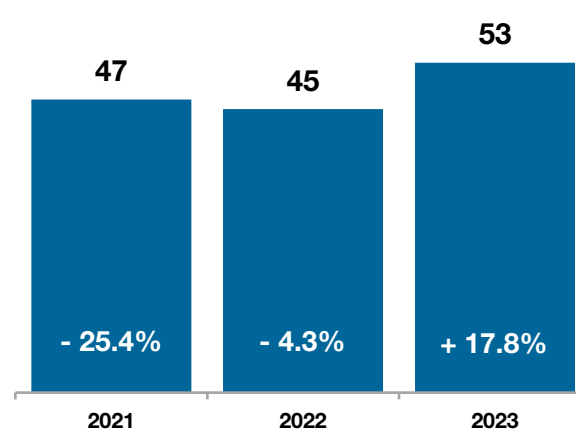
Average number of days between when a property is listed and when an offer is accepted in a given month.



February

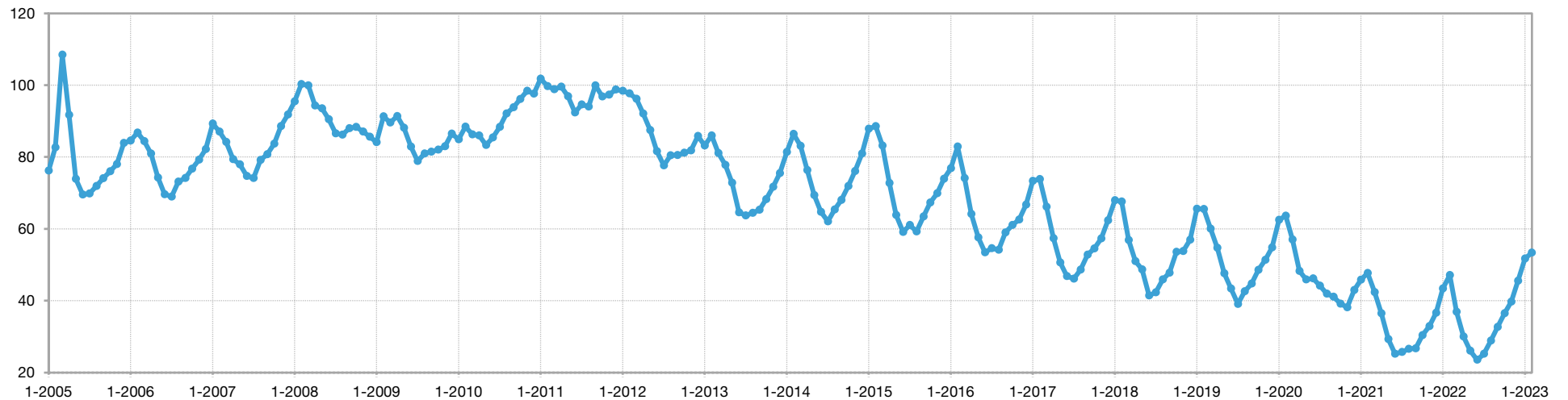


Year to Date



Days on Market		Prior Year	Percent Change
March 2022	37	42	-11.9%
April 2022	30	37	-18.9%
May 2022	26	29	-10.3%
June 2022	24	25	-4.0%
July 2022	25	26	-3.8%
August 2022	29	27	+7.4%
September 2022	33	27	+22.2%
October 2022	36	30	+20.0%
November 2022	40	33	+21.2%
December 2022	46	37	+24.3%
January 2023	52	43	+20.9%
February 2023	53	47	+12.8%
12-Month Avg	36	34	+5.9%

Historical Days on Market Until Sale by Month

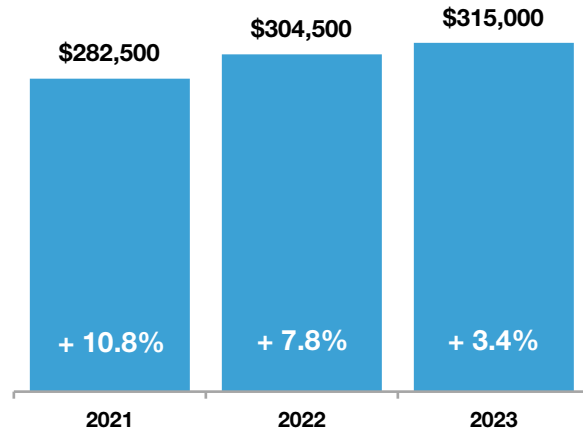


Median Sales Price

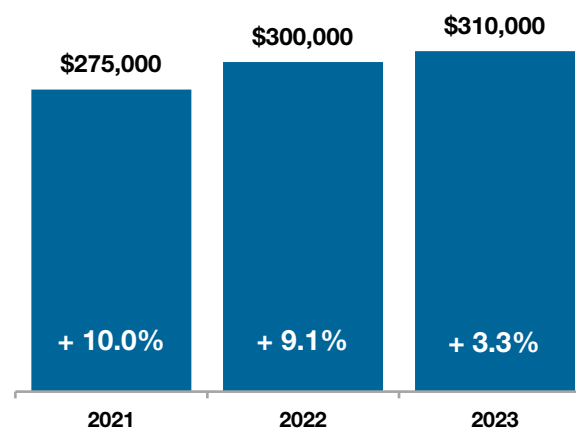


Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

February

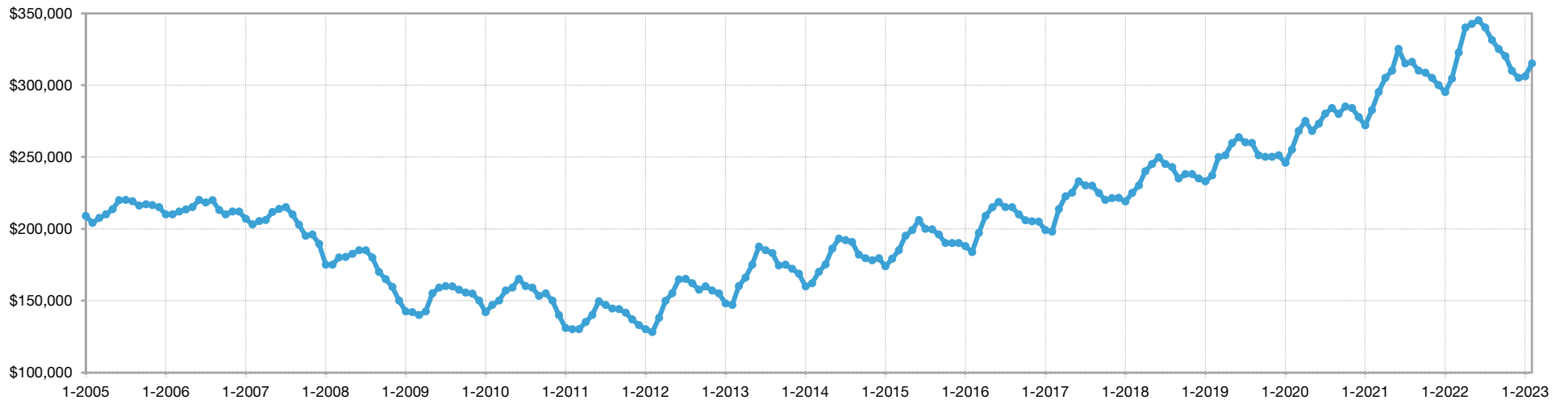


Year to Date



Month	Median Sales Price	Prior Year	Percent Change
March 2022	\$322,500	\$295,000	+9.3%
April 2022	\$340,000	\$305,000	+11.5%
May 2022	\$342,500	\$310,000	+10.5%
June 2022	\$345,000	\$325,000	+6.2%
July 2022	\$339,900	\$315,000	+7.9%
August 2022	\$331,300	\$316,000	+4.8%
September 2022	\$325,000	\$310,000	+4.8%
October 2022	\$320,000	\$308,500	+3.7%
November 2022	\$310,000	\$304,900	+1.7%
December 2022	\$305,000	\$300,000	+1.7%
January 2023	\$306,000	\$295,000	+3.7%
February 2023	\$315,000	\$304,500	+3.4%
12-Month Avg	\$325,183	\$307,408	+5.8%

Historical Median Sales Price by Month

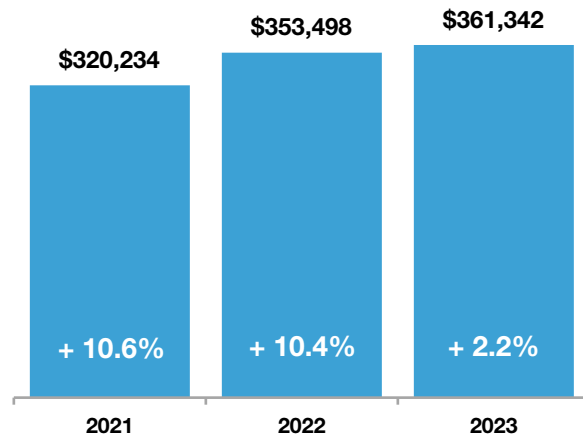


Average Sales Price

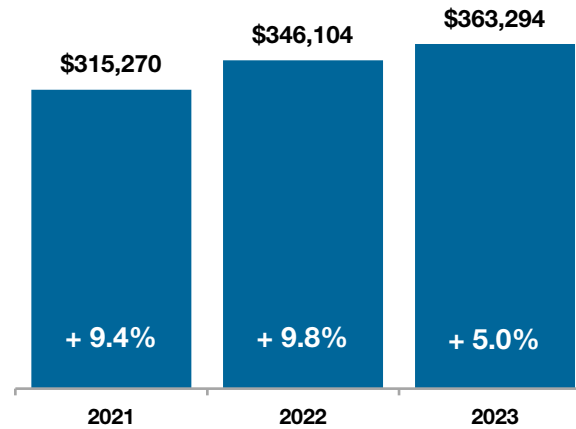
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



February

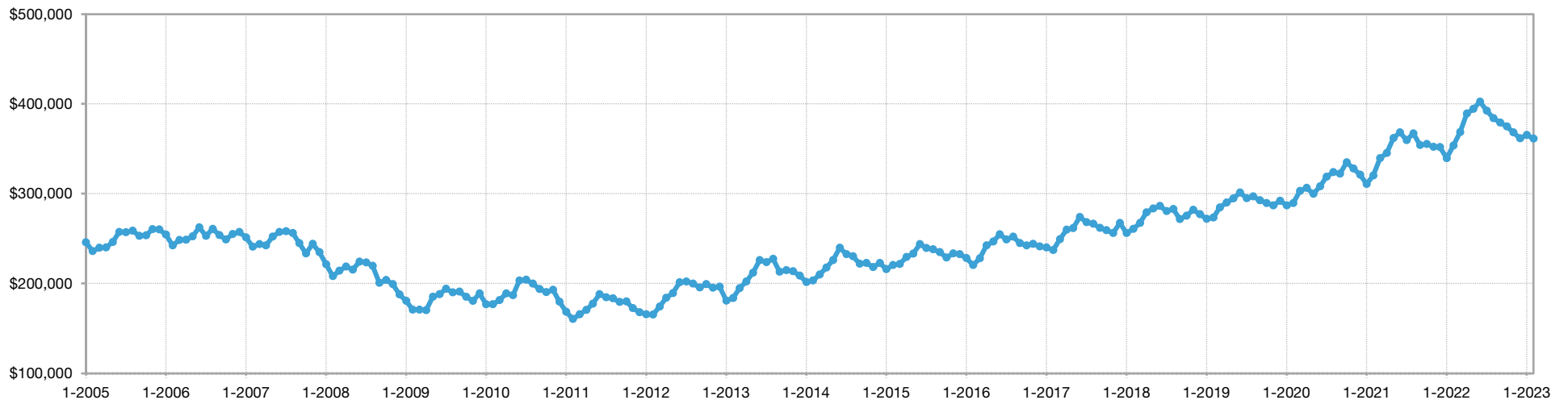


Year to Date



	Average Sales Price	Prior Year	Percent Change
March 2022	\$368,397	\$339,562	+8.5%
April 2022	\$389,066	\$345,086	+12.7%
May 2022	\$394,211	\$361,786	+9.0%
June 2022	\$402,482	\$368,220	+9.3%
July 2022	\$392,249	\$359,486	+9.1%
August 2022	\$383,922	\$366,979	+4.6%
September 2022	\$379,033	\$354,110	+7.0%
October 2022	\$374,861	\$355,121	+5.6%
November 2022	\$368,132	\$352,013	+4.6%
December 2022	\$361,502	\$351,867	+2.7%
January 2023	\$365,334	\$339,377	+7.6%
February 2023	\$361,342	\$353,498	+2.2%
12-Month Avg	\$378,378	\$353,925	+6.9%

Historical Average Sales Price by Month

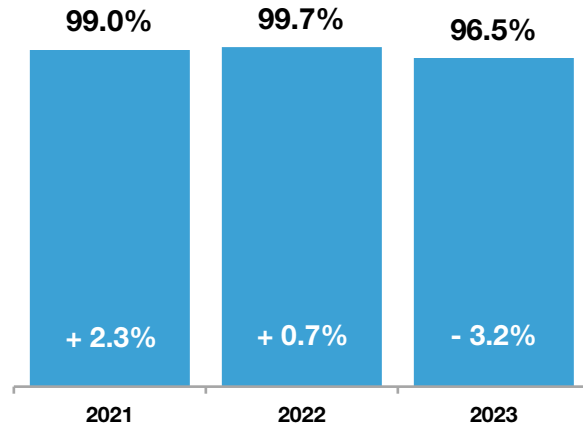


Percent of Original List Price Received

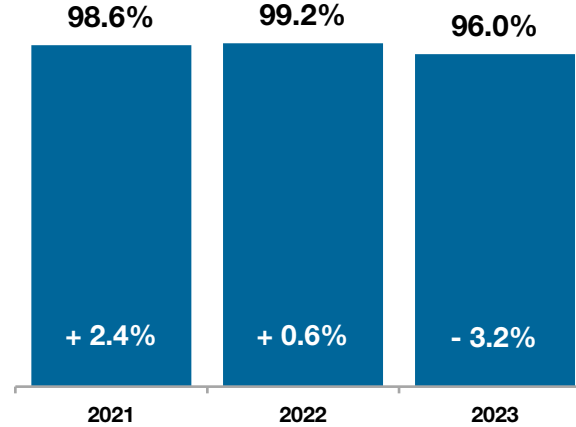


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

February

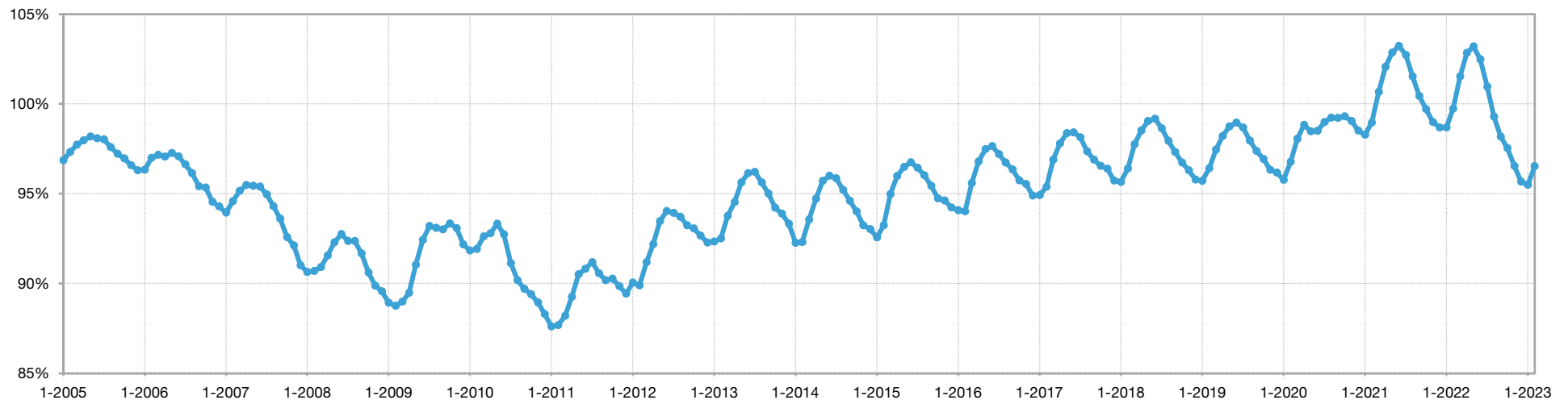


Year to Date



	Pct. of Orig. Price Received	Prior Year	Percent Change
March 2022	101.5%	100.7%	+0.8%
April 2022	102.8%	102.1%	+0.7%
May 2022	103.2%	102.8%	+0.4%
June 2022	102.5%	103.2%	-0.7%
July 2022	101.0%	102.7%	-1.7%
August 2022	99.3%	101.5%	-2.2%
September 2022	98.2%	100.4%	-2.2%
October 2022	97.5%	99.7%	-2.2%
November 2022	96.5%	99.0%	-2.5%
December 2022	95.7%	98.7%	-3.0%
January 2023	95.5%	98.7%	-3.2%
February 2023	96.5%	99.7%	-3.2%
12-Month Avg	99.2%	100.8%	-1.6%

Historical Percent of Original List Price Received by Month

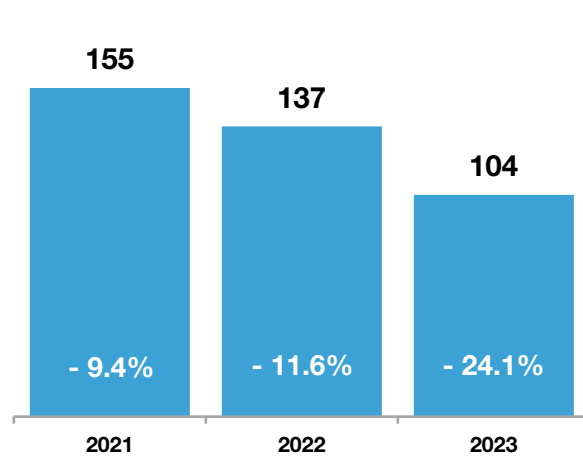


Housing Affordability Index

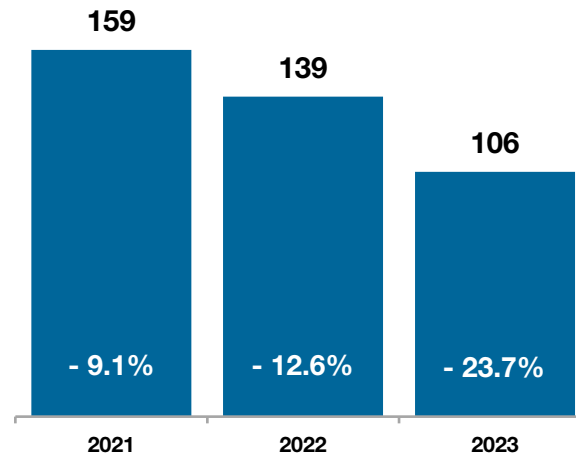


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

February

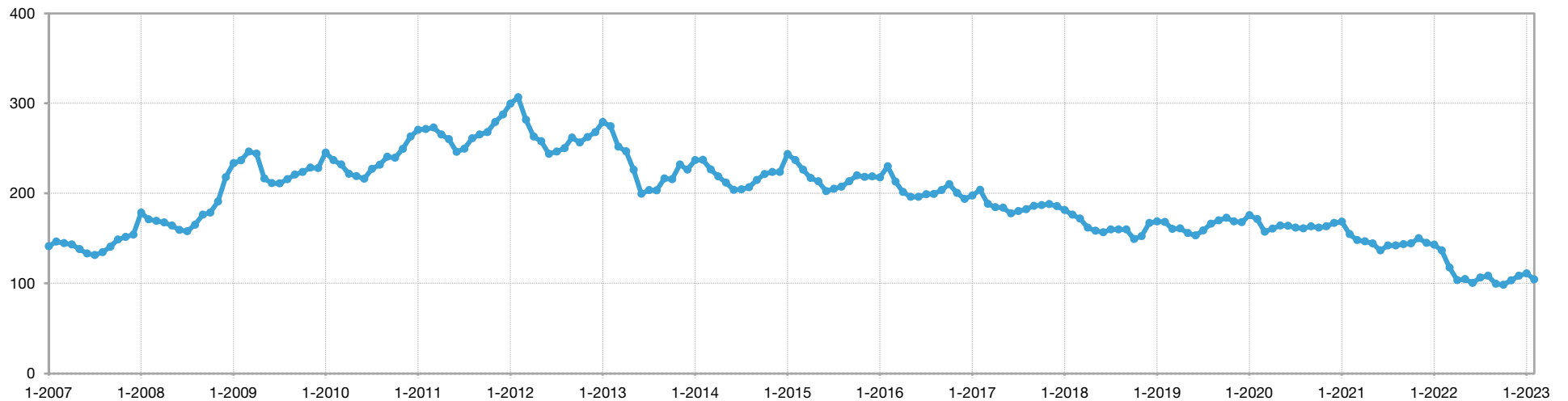


Year to Date



	Affordability Index	Prior Year	Percent Change
March 2022	118	148	-20.3%
April 2022	104	147	-29.3%
May 2022	105	144	-27.1%
June 2022	100	137	-27.0%
July 2022	107	142	-24.6%
August 2022	108	142	-23.9%
September 2022	99	144	-31.3%
October 2022	98	144	-31.9%
November 2022	103	150	-31.3%
December 2022	109	145	-24.8%
January 2023	111	143	-22.4%
February 2023	104	137	-24.1%
12-Month Avg	106	144	-26.4%

Historical Housing Affordability Index by Month

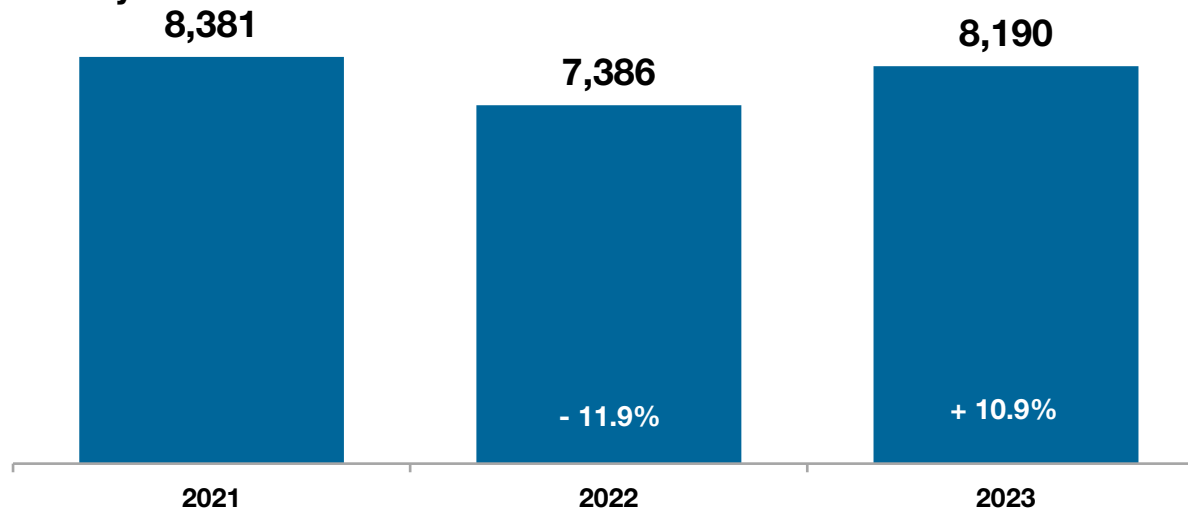


Inventory of Homes for Sale

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

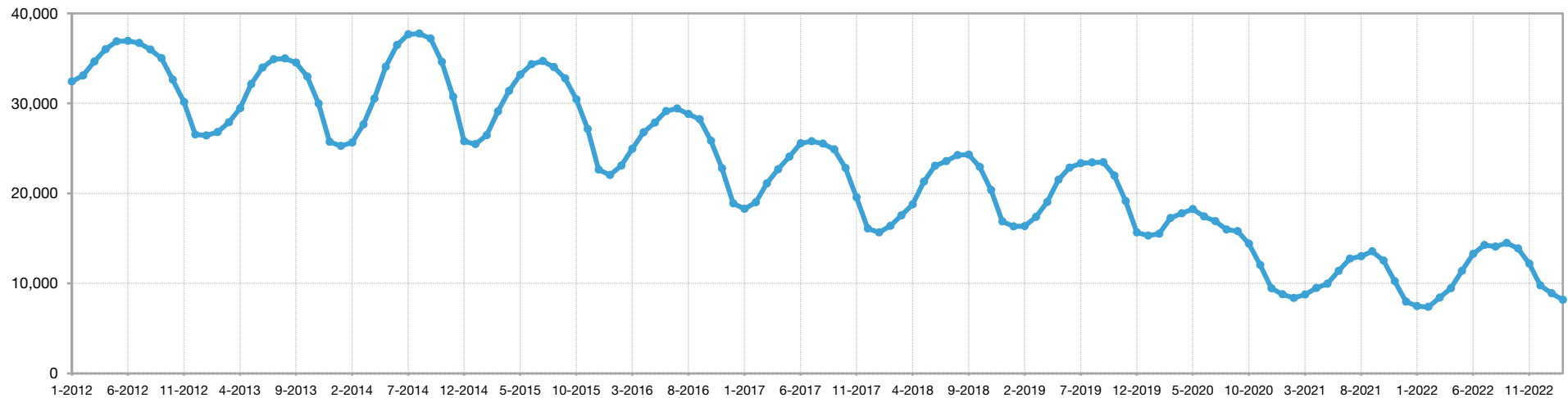


February



Homes for Sale		Prior Year	Percent Change
March 2022	8,421	8,762	-3.9%
April 2022	9,445	9,498	-0.6%
May 2022	11,368	9,960	+14.1%
June 2022	13,265	11,375	+16.6%
July 2022	14,256	12,743	+11.9%
August 2022	14,099	13,014	+8.3%
September 2022	14,503	13,554	+7.0%
October 2022	13,890	12,555	+10.6%
November 2022	12,192	10,246	+19.0%
December 2022	9,777	7,984	+22.5%
January 2023	8,906	7,469	+19.2%
February 2023	8,190	7,386	+10.9%

Historical Inventory of Homes for Sale by Month



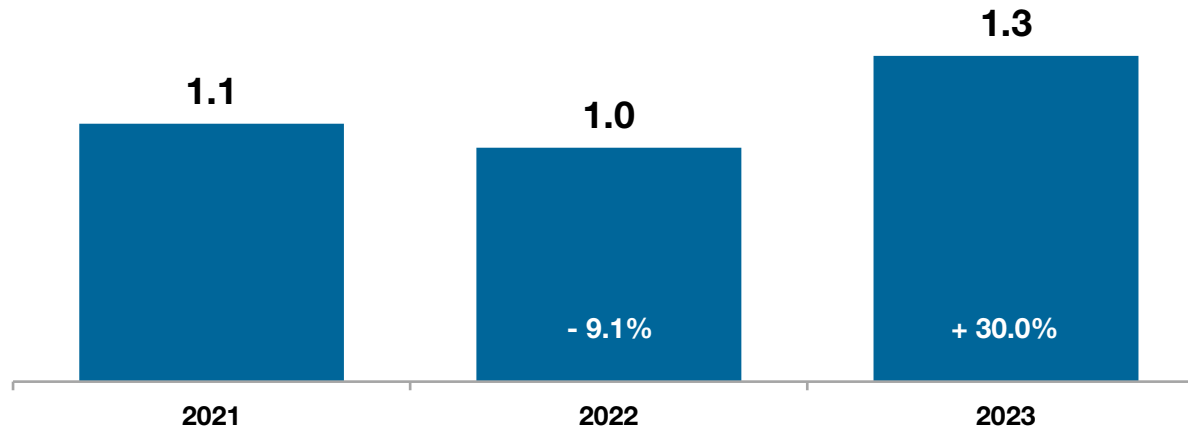
Note: Statewide inventory before 2012 was overstated due to changes made in NorthstarMLS. However, an "Expired" field was made available in 2012 by some multiple listing services, allowing expired listings to be separated from active listings, providing a more accurate view of inventory.

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.

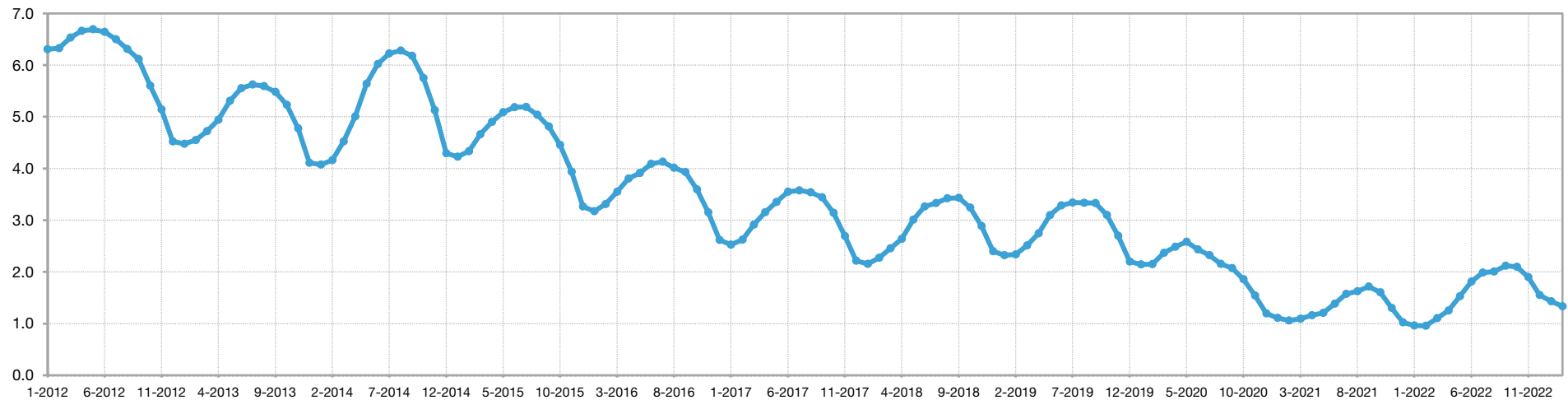


February



Months Supply		Prior Year	Percent Change
March 2022	1.1	1.1	0.0%
April 2022	1.3	1.2	+8.3%
May 2022	1.5	1.2	+25.0%
June 2022	1.8	1.4	+28.6%
July 2022	2.0	1.6	+25.0%
August 2022	2.0	1.6	+25.0%
September 2022	2.1	1.7	+23.5%
October 2022	2.1	1.6	+31.3%
November 2022	1.9	1.3	+46.2%
December 2022	1.6	1.0	+60.0%
January 2023	1.4	1.0	+40.0%
February 2023	1.3	1.0	+30.0%

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.