

Monthly Indicators



February 2024

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

Activity Snapshot

+ 11.5% **+ 4.4%** **+ 34.8%**

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	2-2023	2-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
New Listings		4,655	6,275	+ 34.8%	9,014	11,472	+ 27.3%
Pending Sales		4,045	4,555	+ 12.6%	7,681	8,478	+ 10.4%
Closed Sales		3,215	3,586	+ 11.5%	6,236	6,892	+ 10.5%
Days on Market		54	52	- 3.7%	53	53	0.0%
Median Sales Price		\$315,000	\$329,000	+ 4.4%	\$310,000	\$320,000	+ 3.2%
Avg. Sales Price		\$361,937	\$374,280	+ 3.4%	\$363,537	\$371,102	+ 2.1%
Pct. of Orig. Price Received		96.5%	96.7%	+ 0.2%	96.0%	96.3%	+ 0.3%
Affordability Index		104	96	- 7.7%	106	99	- 6.6%
Homes for Sale*		8,982	10,555	+ 17.5%	--	--	--
Months Supply*		1.5	1.9	+ 26.7%	--	--	--

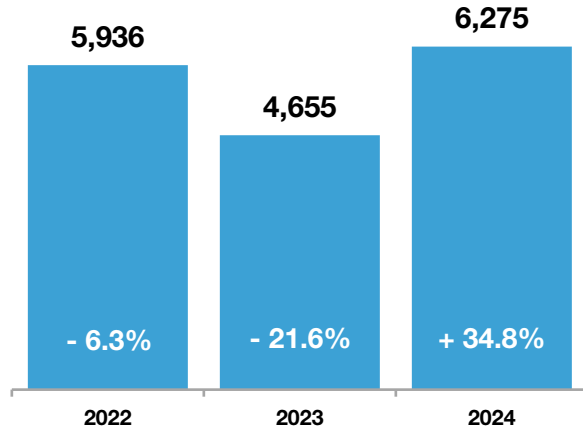
* Statewide inventory before 2012 was overstated due to changes made in NorthstarMLS. However, an "Expired" field was made available in 2012 by some multiple listing services, allowing expired listings to be separated from active listings, providing more accurate views of inventory and supply.

New Listings

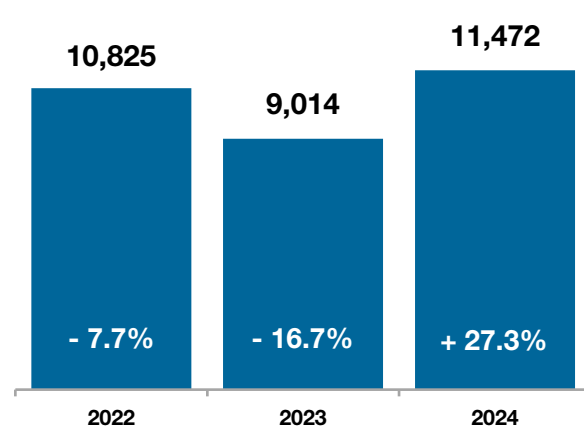
A count of the properties that have been newly listed on the market in a given month.



February

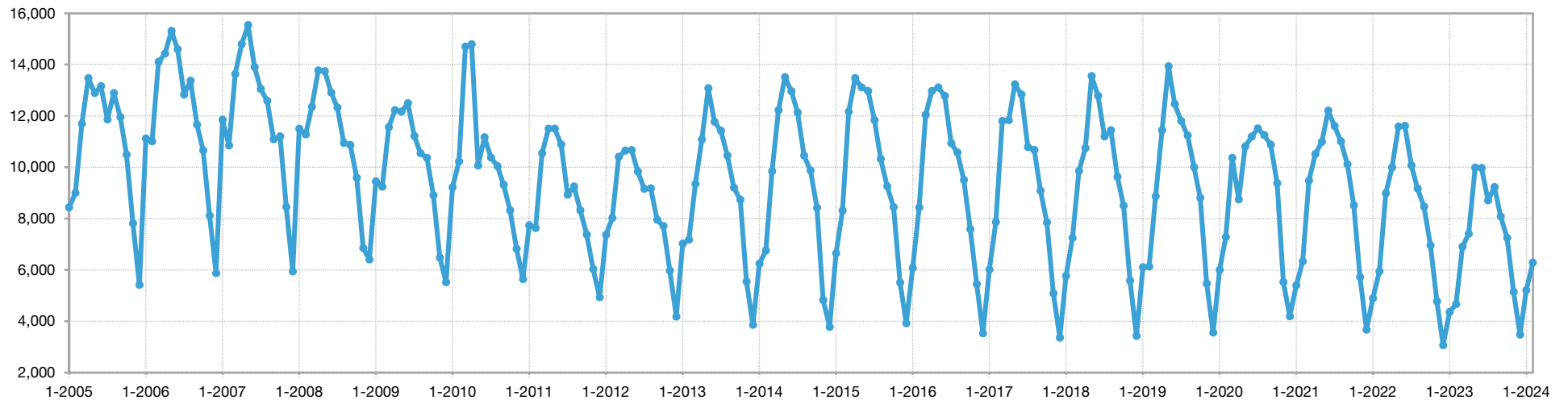


Year to Date



	New Listings	Prior Year	Percent Change
March 2023	6,900	8,983	-23.2%
April 2023	7,401	9,987	-25.9%
May 2023	9,977	11,573	-13.8%
June 2023	9,973	11,603	-14.0%
July 2023	8,704	10,067	-13.5%
August 2023	9,223	9,163	+0.7%
September 2023	8,077	8,455	-4.5%
October 2023	7,240	6,956	+4.1%
November 2023	5,141	4,769	+7.8%
December 2023	3,469	3,065	+13.2%
January 2024	5,197	4,359	+19.2%
February 2024	6,275	4,655	+34.8%
12-Month Avg	7,298	7,803	-6.5%

Historical New Listings by Month

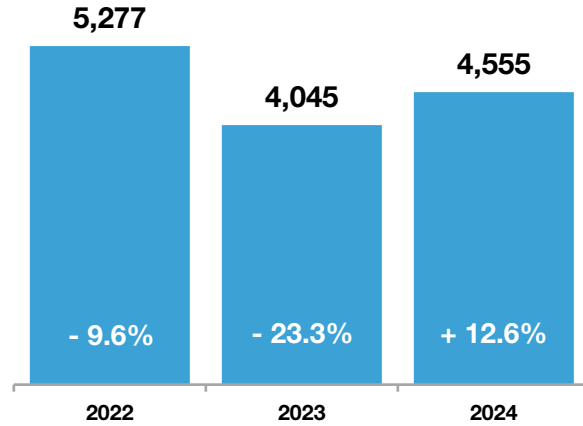


Pending Sales

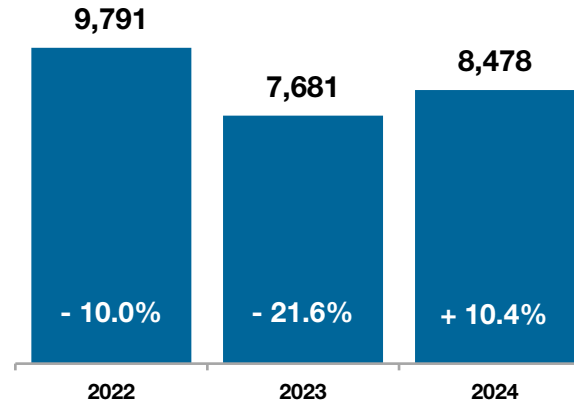
A count of the properties on which offers have been accepted in a given month.



February

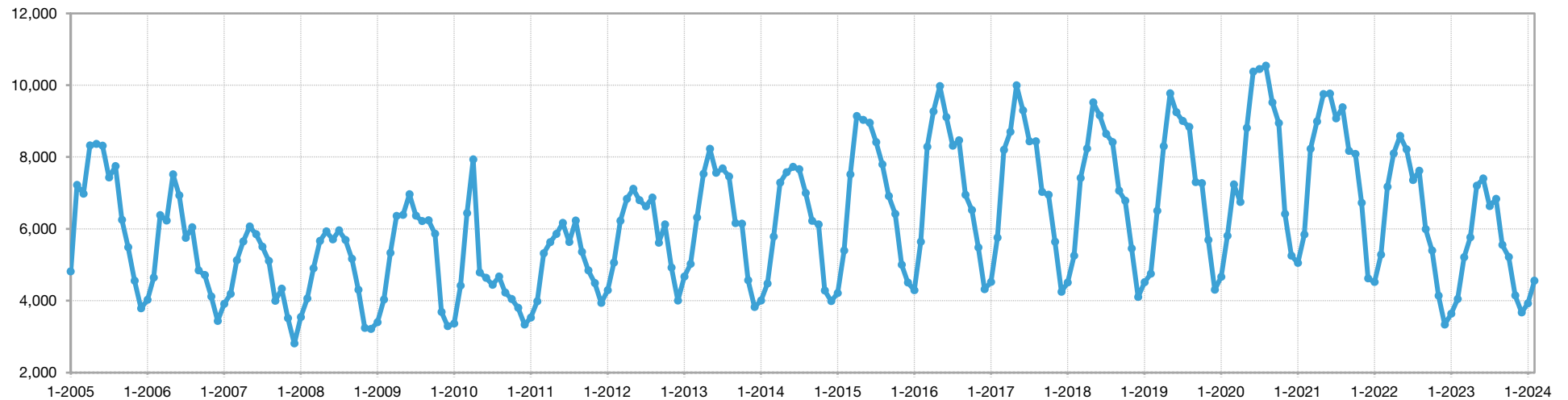


Year to Date



	Pending Sales	Prior Year	Percent Change
March 2023	5,208	7,166	-27.3%
April 2023	5,761	8,092	-28.8%
May 2023	7,195	8,585	-16.2%
June 2023	7,399	8,210	-9.9%
July 2023	6,631	7,357	-9.9%
August 2023	6,833	7,615	-10.3%
September 2023	5,552	5,992	-7.3%
October 2023	5,212	5,394	-3.4%
November 2023	4,146	4,137	+0.2%
December 2023	3,667	3,330	+10.1%
January 2024	3,923	3,636	+7.9%
February 2024	4,555	4,045	+12.6%
12-Month Avg	5,507	6,130	-10.2%

Historical Pending Sales by Month

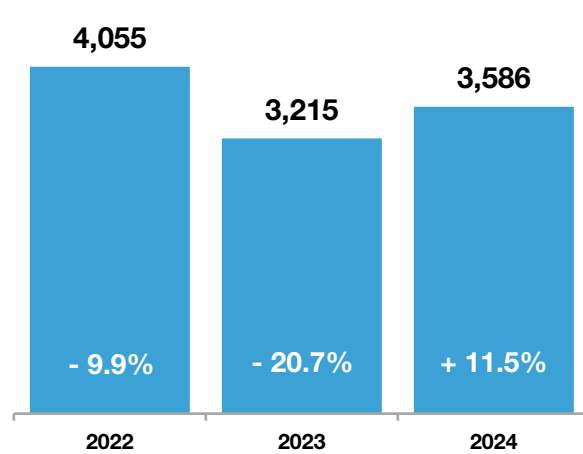


Closed Sales

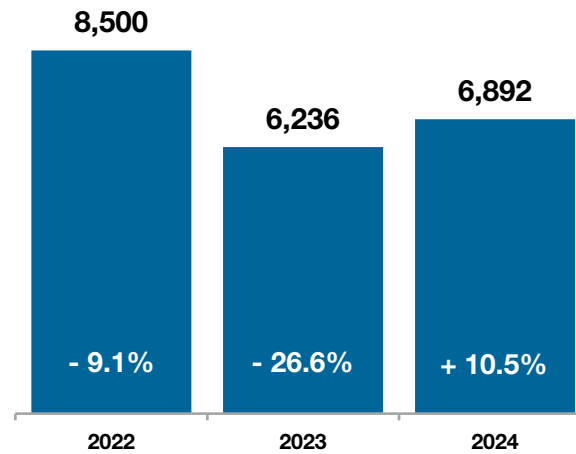
A count of the actual sales that closed in a given month.



February

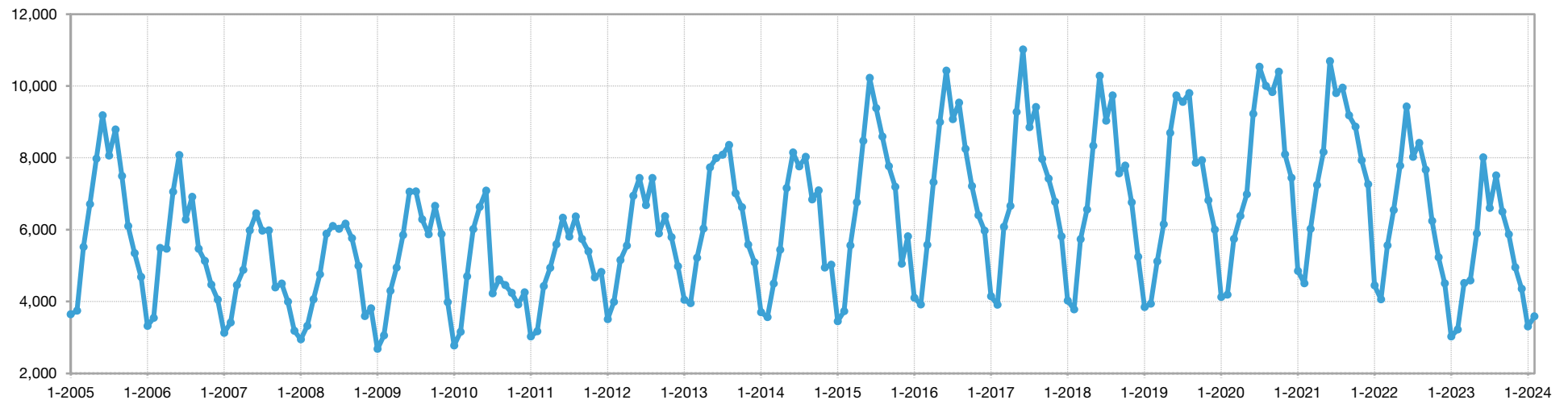


Year to Date



	Closed Sales	Prior Year	Percent Change
March 2023	4,507	5,558	-18.9%
April 2023	4,583	6,544	-30.0%
May 2023	5,890	7,781	-24.3%
June 2023	8,011	9,419	-14.9%
July 2023	6,599	8,019	-17.7%
August 2023	7,505	8,409	-10.8%
September 2023	6,497	7,660	-15.2%
October 2023	5,869	6,238	-5.9%
November 2023	4,947	5,228	-5.4%
December 2023	4,352	4,506	-3.4%
January 2024	3,306	3,021	+9.4%
February 2024	3,586	3,215	+11.5%
12-Month Avg	5,471	6,300	-13.2%

Historical Closed Sales by Month

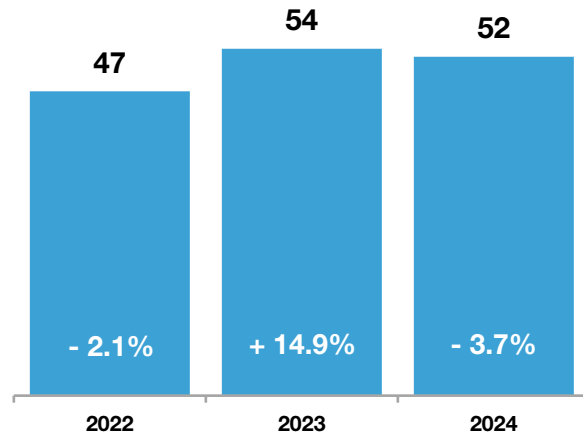


Days on Market Until Sale

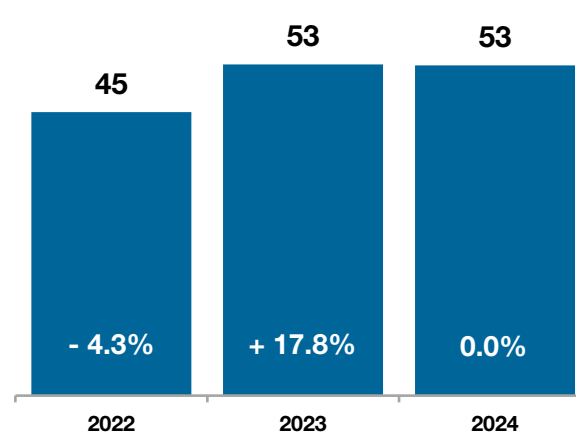


Average number of days between when a property is listed and when an offer is accepted in a given month.

February

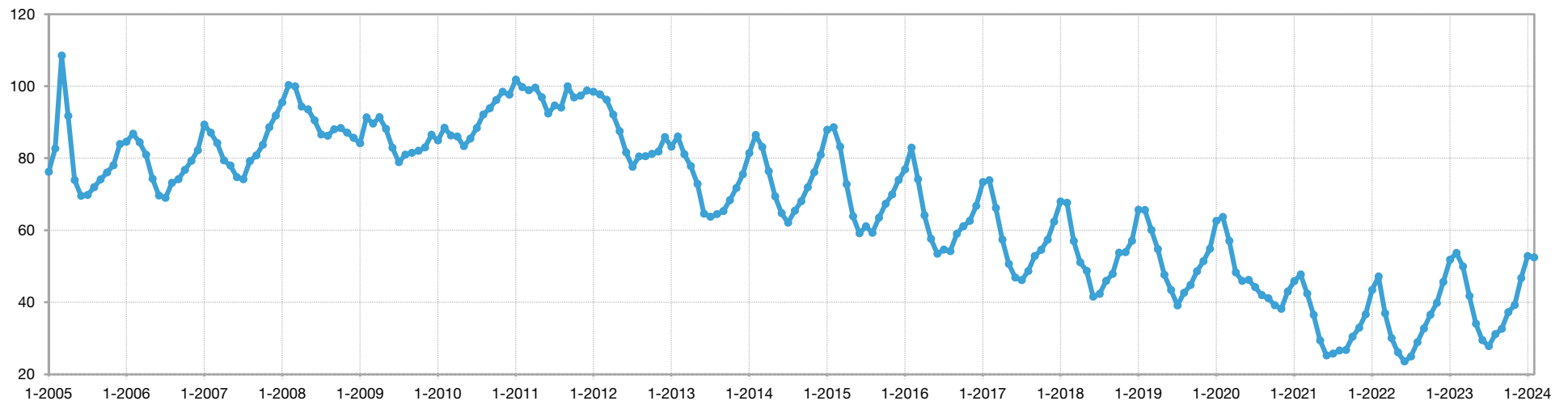


Year to Date



Days on Market	Prior Year	Percent Change
March 2023	37	+35.1%
April 2023	30	+40.0%
May 2023	26	+30.8%
June 2023	24	+20.8%
July 2023	25	+12.0%
August 2023	29	+6.9%
September 2023	33	0.0%
October 2023	36	+2.8%
November 2023	40	-2.5%
December 2023	46	+2.2%
January 2024	52	+1.9%
February 2024	54	-3.7%
12-Month Avg	40	+11.1%

Historical Days on Market Until Sale by Month

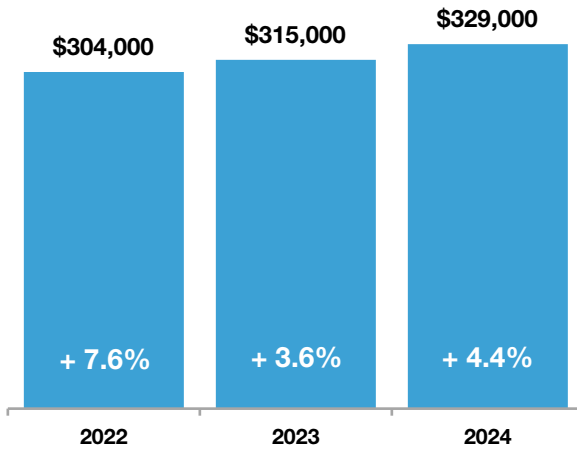


Median Sales Price

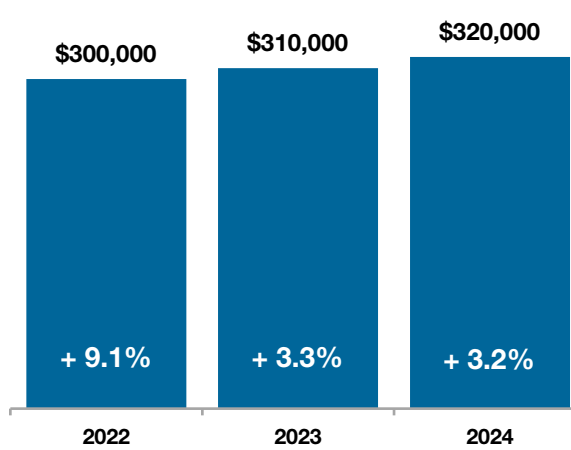
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



February

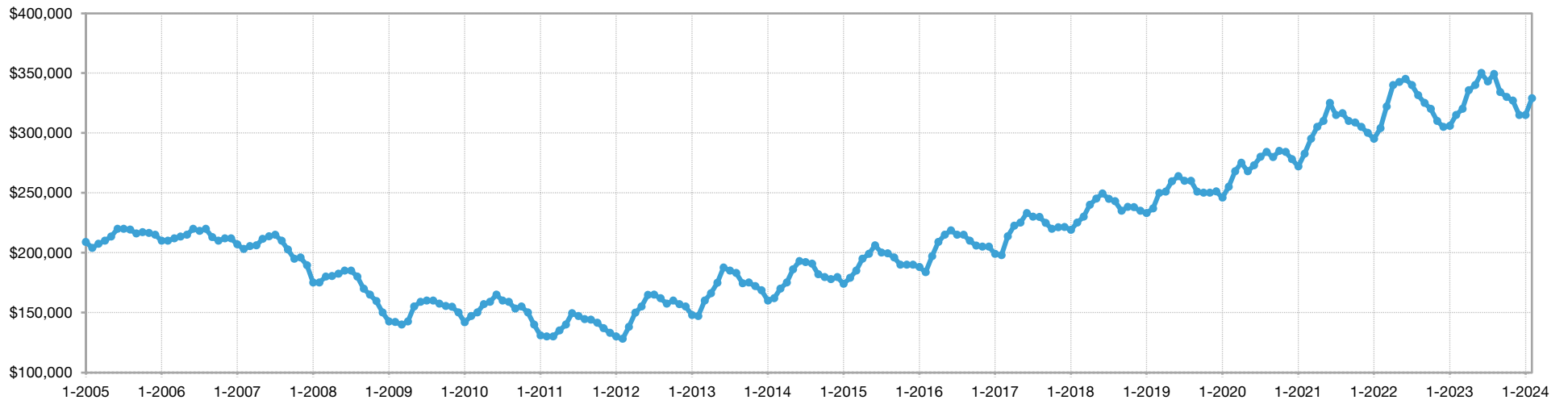


Year to Date



Month	Median Sales Price	Prior Year	Percent Change
March 2023	\$320,000	\$322,000	-0.6%
April 2023	\$335,500	\$340,000	-1.3%
May 2023	\$340,000	\$342,500	-0.7%
June 2023	\$350,000	\$345,000	+1.4%
July 2023	\$342,995	\$339,900	+0.9%
August 2023	\$349,200	\$331,525	+5.3%
September 2023	\$334,003	\$325,000	+2.8%
October 2023	\$330,000	\$320,000	+3.1%
November 2023	\$326,900	\$310,000	+5.5%
December 2023	\$315,000	\$305,000	+3.3%
January 2024	\$315,000	\$305,800	+3.0%
February 2024	\$329,000	\$315,000	+4.4%
12-Month Avg	\$332,300	\$325,144	+2.2%

Historical Median Sales Price by Month

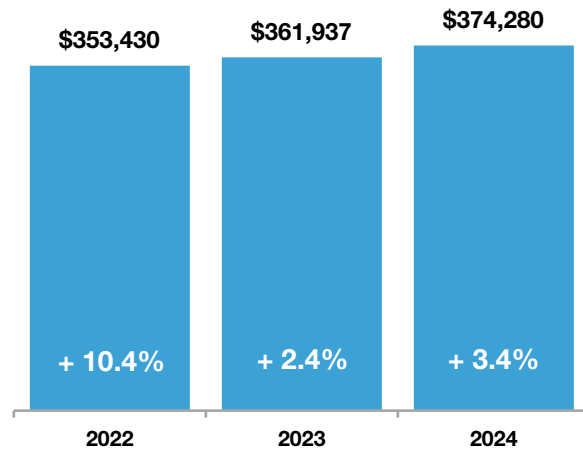


Average Sales Price

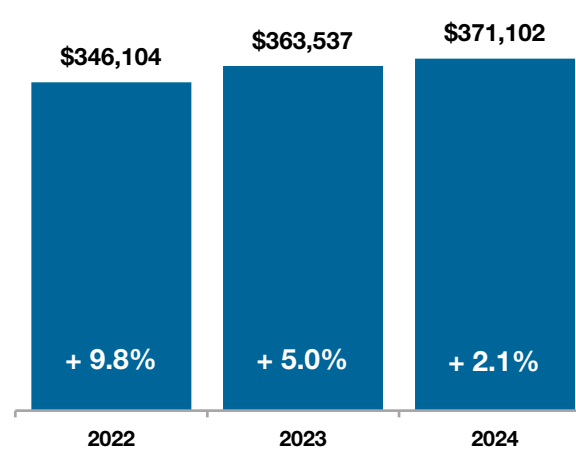
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



February

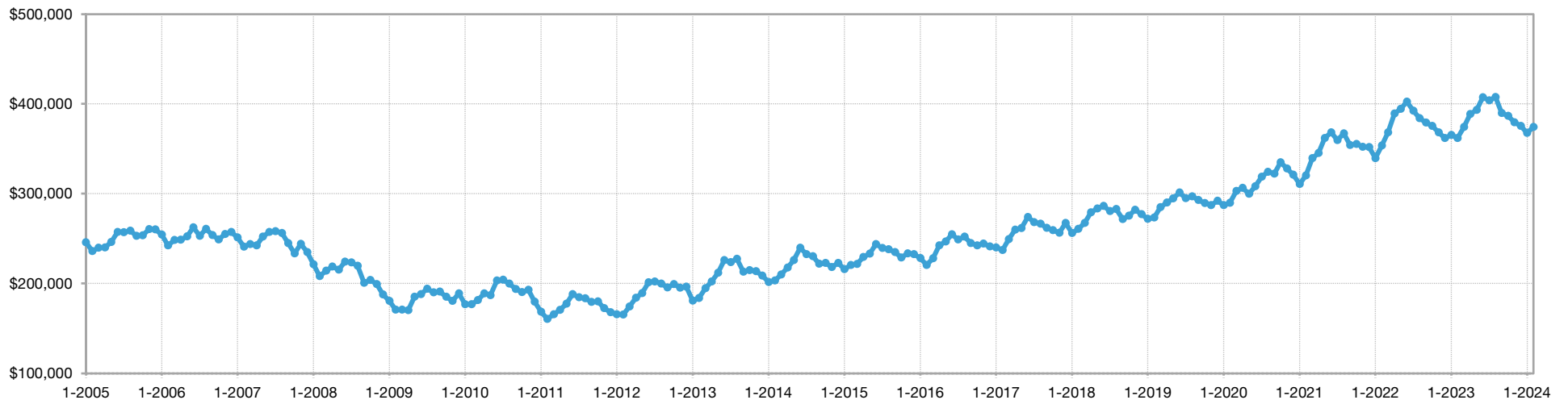


Year to Date



	Average Sales Price	Prior Year	Percent Change
March 2023	\$374,211	\$368,087	+1.7%
April 2023	\$388,465	\$389,064	-0.2%
May 2023	\$393,132	\$394,391	-0.3%
June 2023	\$407,197	\$402,499	+1.2%
July 2023	\$403,939	\$392,437	+2.9%
August 2023	\$407,646	\$384,050	+6.1%
September 2023	\$389,824	\$379,189	+2.8%
October 2023	\$386,623	\$375,254	+3.0%
November 2023	\$379,465	\$368,244	+3.0%
December 2023	\$375,461	\$361,791	+3.8%
January 2024	\$367,654	\$365,241	+0.7%
February 2024	\$374,280	\$361,937	+3.4%
12-Month Avg	\$387,325	\$378,515	+2.3%

Historical Average Sales Price by Month

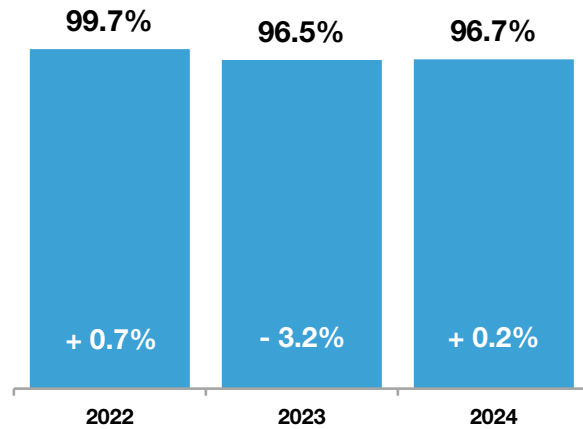


Percent of Original List Price Received

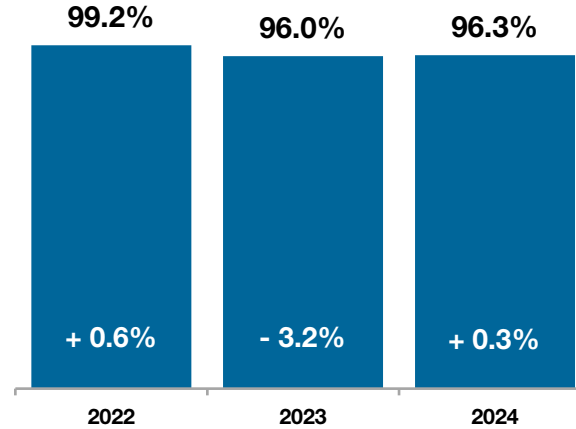


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

February

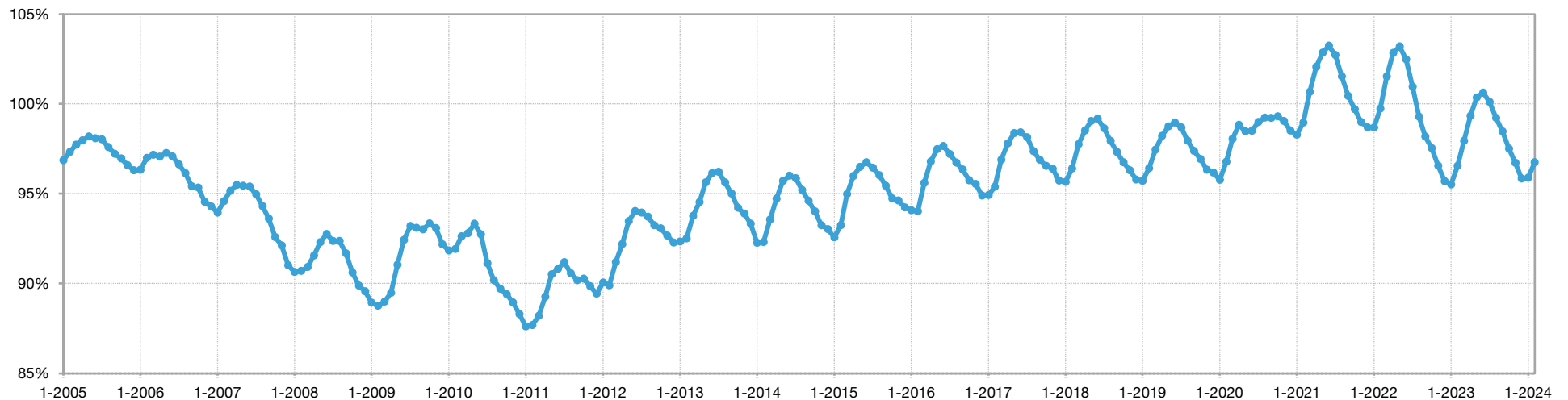


Year to Date



	Pct. of Orig. Price Received	Prior Year	Percent Change
March 2023	97.9%	101.5%	-3.5%
April 2023	99.3%	102.8%	-3.4%
May 2023	100.3%	103.2%	-2.8%
June 2023	100.6%	102.5%	-1.9%
July 2023	100.1%	101.0%	-0.9%
August 2023	99.2%	99.3%	-0.1%
September 2023	98.5%	98.2%	+0.3%
October 2023	97.5%	97.5%	0.0%
November 2023	96.7%	96.6%	+0.1%
December 2023	95.8%	95.7%	+0.1%
January 2024	95.9%	95.5%	+0.4%
February 2024	96.7%	96.5%	+0.2%
12-Month Avg	98.2%	99.2%	-1.0%

Historical Percent of Original List Price Received by Month

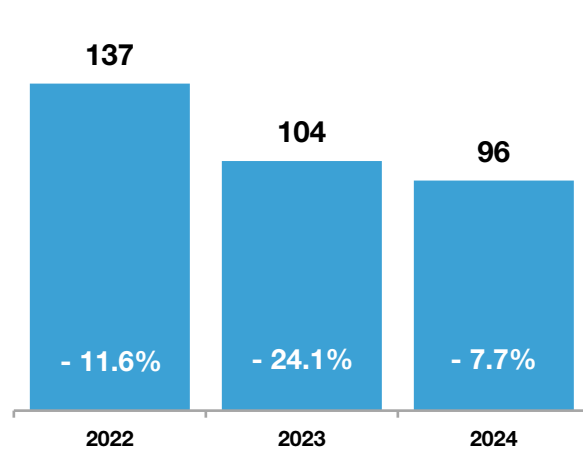


Housing Affordability Index

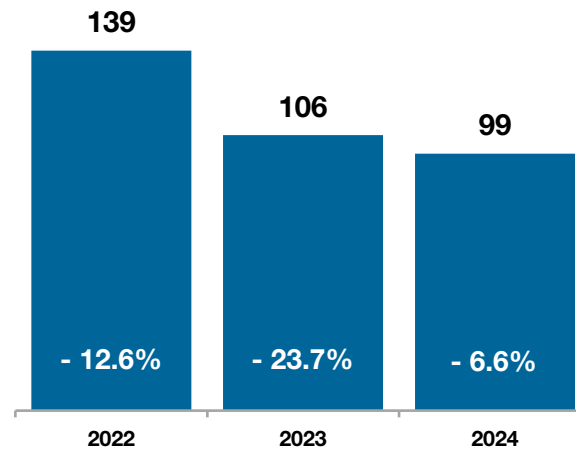


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

February

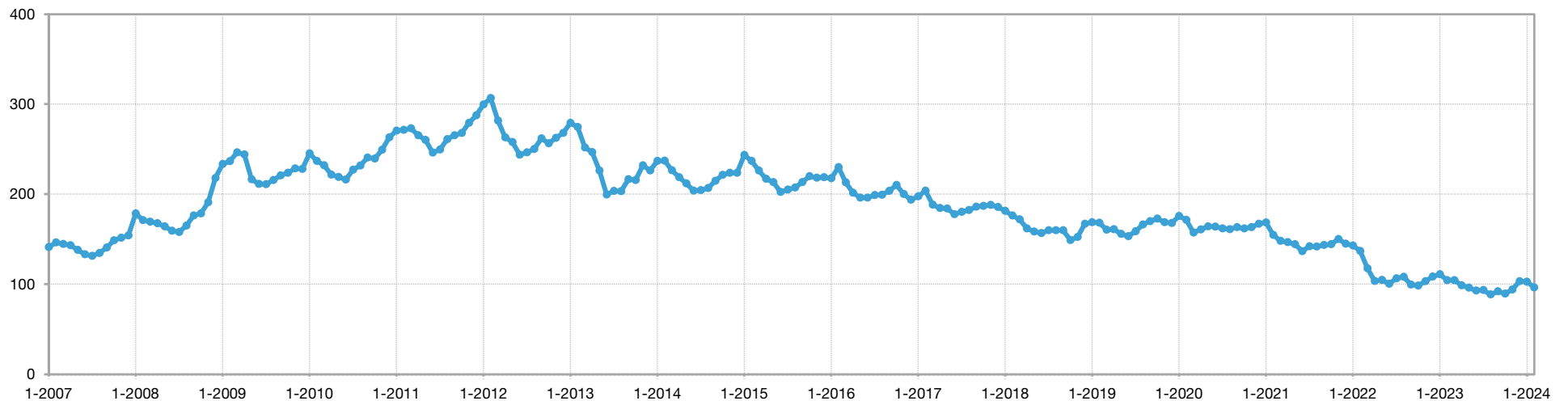


Year to Date



	Affordability Index	Prior Year	Percent Change
March 2023	104	118	-11.9%
April 2023	99	104	-4.8%
May 2023	96	105	-8.6%
June 2023	93	100	-7.0%
July 2023	93	107	-13.1%
August 2023	89	108	-17.6%
September 2023	92	99	-7.1%
October 2023	89	98	-9.2%
November 2023	94	103	-8.7%
December 2023	103	109	-5.5%
January 2024	103	111	-7.2%
February 2024	96	104	-7.7%
12-Month Avg	96	106	-9.4%

Historical Housing Affordability Index by Month

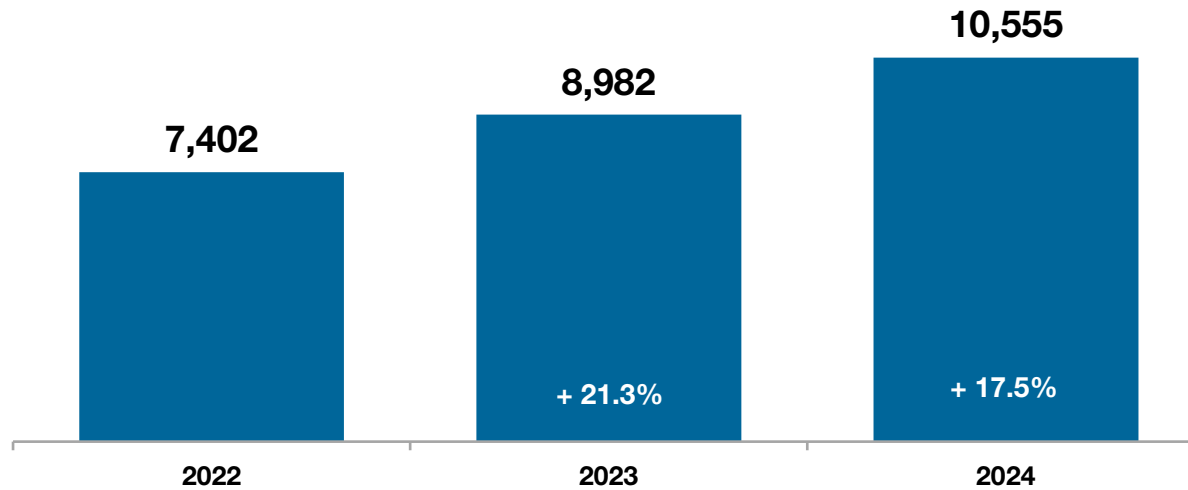


Inventory of Homes for Sale

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

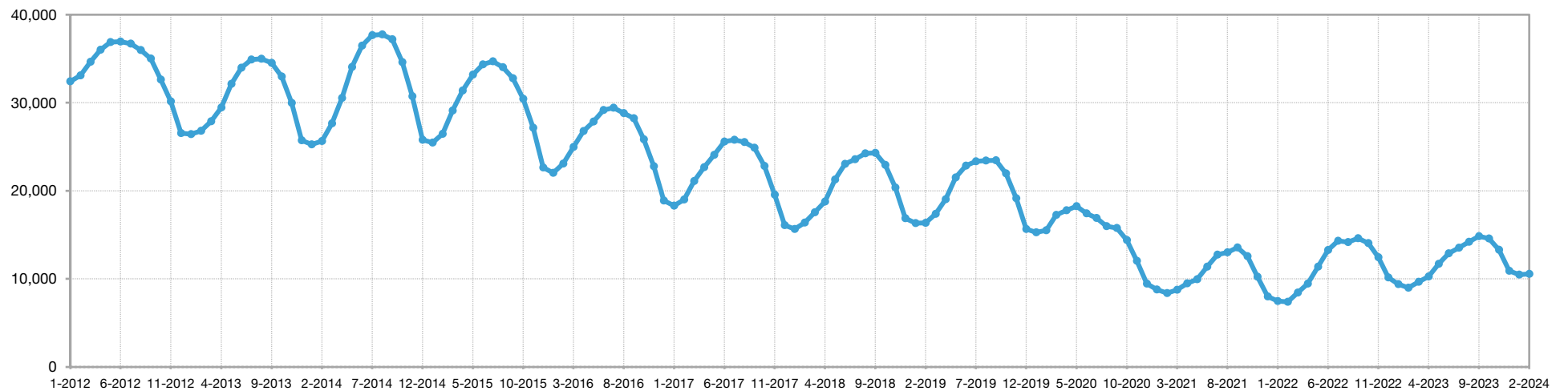


February



Homes for Sale		Prior Year	Percent Change
March 2023	9,647	8,440	+14.3%
April 2023	10,269	9,469	+8.4%
May 2023	11,689	11,386	+2.7%
June 2023	12,885	13,270	-2.9%
July 2023	13,546	14,309	-5.3%
August 2023	14,188	14,175	+0.1%
September 2023	14,831	14,614	+1.5%
October 2023	14,592	14,059	+3.8%
November 2023	13,308	12,466	+6.8%
December 2023	10,921	10,152	+7.6%
January 2024	10,475	9,409	+11.3%
February 2024	10,555	8,982	+17.5%

Historical Inventory of Homes for Sale by Month



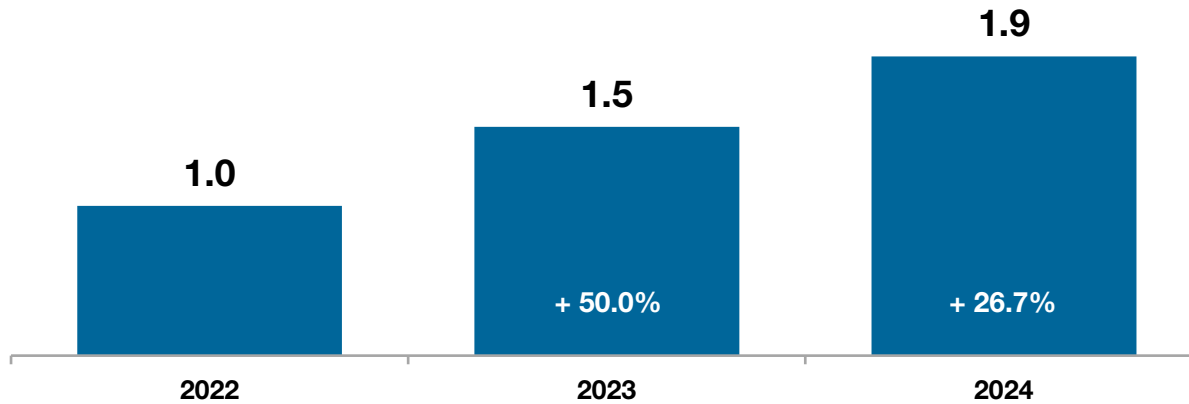
Note: Statewide inventory before 2012 was overstated due to changes made in NorthstarMLS. However, an "Expired" field was made available in 2012 by some multiple listing services, allowing expired listings to be separated from active listings, providing a more accurate view of inventory.

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.

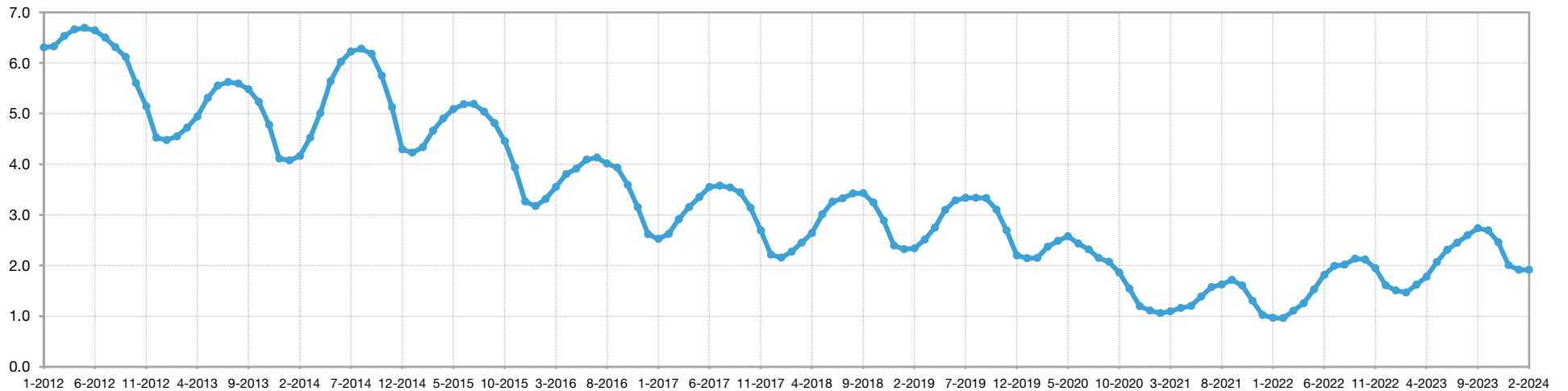


February



Months Supply		Prior Year	Percent Change
March 2023	1.6	1.1	+45.5%
April 2023	1.8	1.3	+38.5%
May 2023	2.1	1.5	+40.0%
June 2023	2.3	1.8	+27.8%
July 2023	2.5	2.0	+25.0%
August 2023	2.6	2.0	+30.0%
September 2023	2.7	2.1	+28.6%
October 2023	2.7	2.1	+28.6%
November 2023	2.5	1.9	+31.6%
December 2023	2.0	1.6	+25.0%
January 2024	1.9	1.5	+26.7%
February 2024	1.9	1.5	+26.7%

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.