Monthly Indicators

August 2024

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

Activity Snapshot

- 9.5%	+ 1.7%	- 4.8%
One-Year Change in **Closed Sales**	One-Year Change in **Median Sales Price**	One-Year Change in **New Listings**

Activity Overview

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

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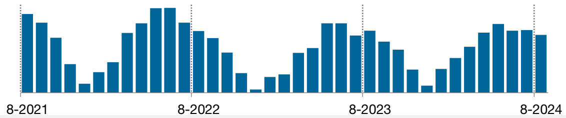
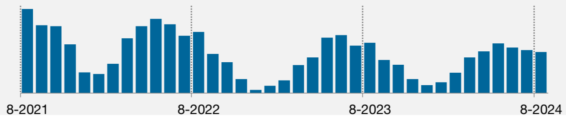
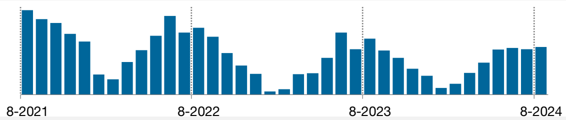
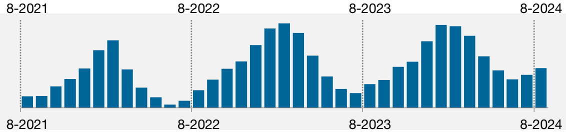
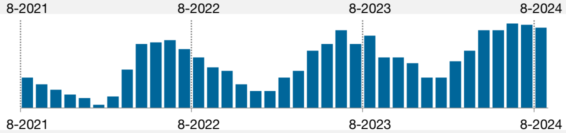
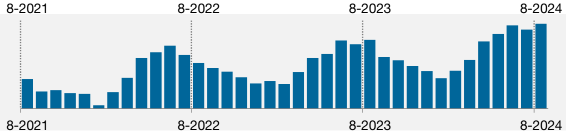
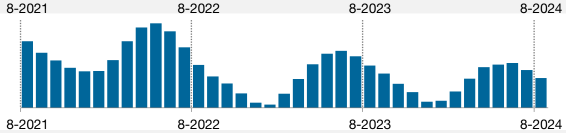
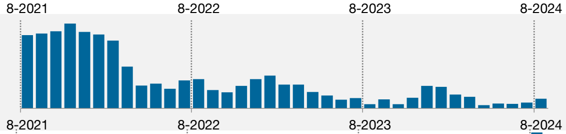
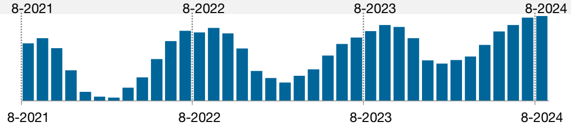
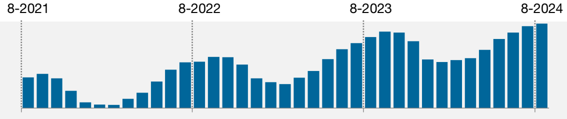
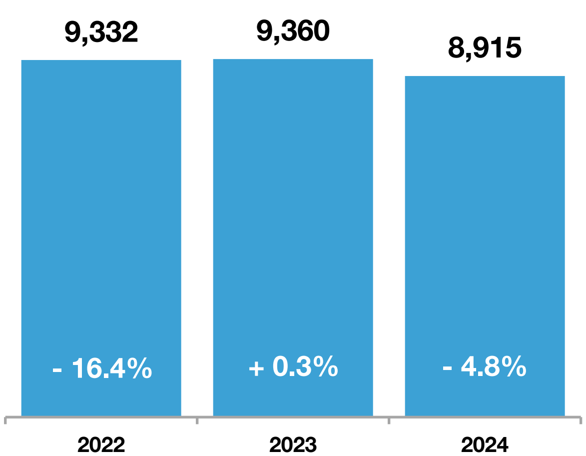
Key Metrics	Historical Sparkbars	8-2023	8-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
New Listings		9,360	**8,915**	- 4.8%	62,224	**66,382**	+ 6.7%
Pending Sales		6,951	**6,242**	- 10.2%	47,431	**46,884**	- 1.2%
Closed Sales		7,636	**6,910**	- 9.5%	44,001	**44,400**	+ 0.9%
Days on Market		32	**38**	+ 18.8%	38	**41**	+ 7.9%
Median Sales Price		$346,000	**$352,000**	+ 1.7%	$335,000	**$348,000**	+ 3.9%
Avg. Sales Price		$406,244	**$422,974**	+ 4.1%	$391,706	**$405,694**	+ 3.6%
Pct. of Orig. Price Received		99.2%	**98.0%**	- 1.2%	99.2%	**98.4%**	- 0.8%
Affordability Index		89	**94**	+ 5.6%	92	**95**	+ 3.3%
Homes for Sale*		14,561	**16,165**	+ 11.0%	--	**--**	--
Months Supply*		2.6	**3.0**	+ 15.4%	--	**--**	--

* 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.

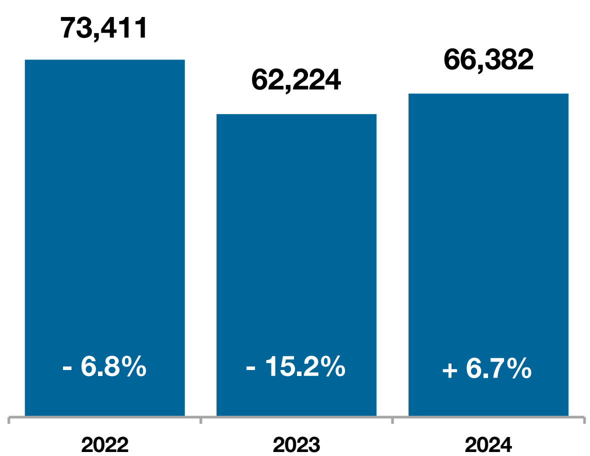
New Listings

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

August

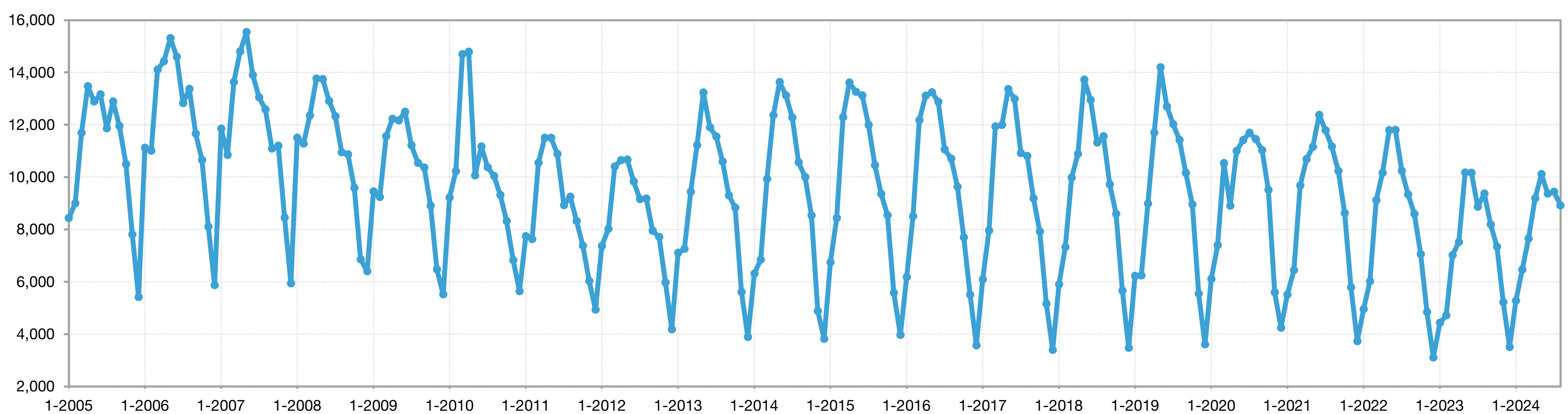


Year to Date



New Listings		Prior Year	Percent Change
September 2023	8,193	8,595	-4.7%
October 2023	7,336	7,053	+4.0%
November 2023	5,209	4,840	+7.6%
December 2023	3,501	3,102	+12.9%
January 2024	5,276	4,427	+19.2%
February 2024	6,462	4,713	+37.1%
March 2024	7,644	7,011	+9.0%
April 2024	9,179	7,518	+22.1%
May 2024	10,105	10,169	-0.6%
June 2024	9,363	10,162	-7.9%
July 2024	9,438	8,864	+6.5%
August 2024	**8,915**	**9,360**	**-4.8%**
12-Month Avg	7,552	7,151	+5.6%

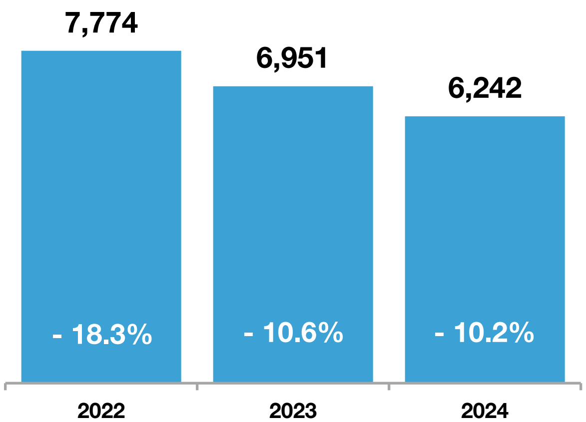
Historical New Listings by Month



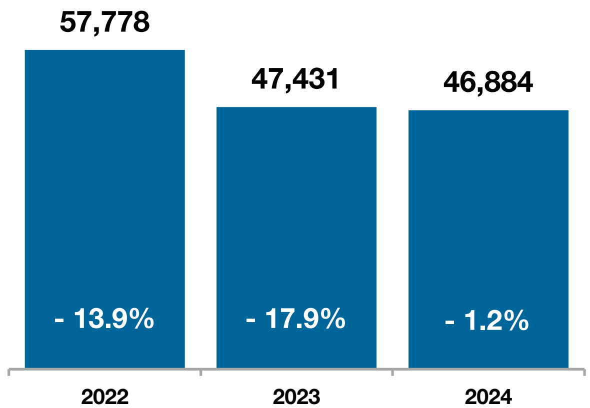
Pending Sales

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

August

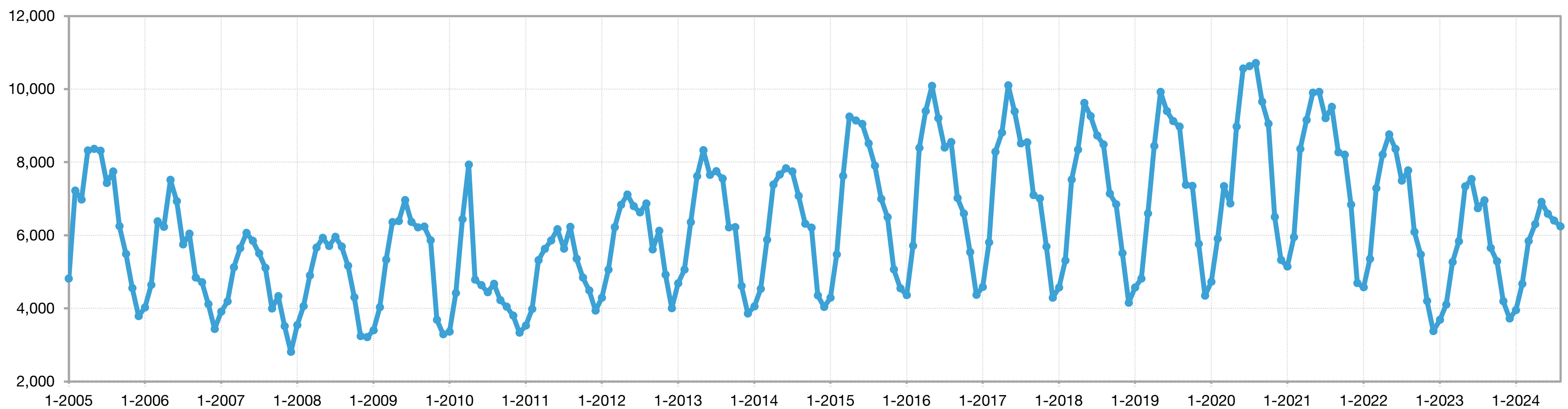


Year to Date



Pending Sales		Prior Year	Percent Change
September 2023	5,653	6,092	-7.2%
October 2023	5,287	5,475	-3.4%
November 2023	4,191	4,200	-0.2%
December 2023	3,723	3,376	+10.3%
January 2024	3,951	3,684	+7.2%
February 2024	4,665	4,102	+13.7%
March 2024	5,839	5,263	+10.9%
April 2024	6,299	5,830	+8.0%
May 2024	6,906	7,332	-5.8%
June 2024	6,586	7,533	-12.6%
July 2024	6,396	6,736	-5.0%
August 2024	**6,242**	**6,951**	**-10.2%**
12-Month Avg	5,478	5,548	-1.3%

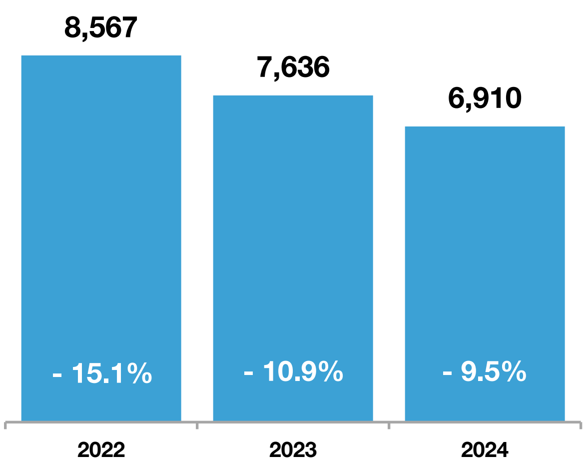
Historical Pending Sales by Month



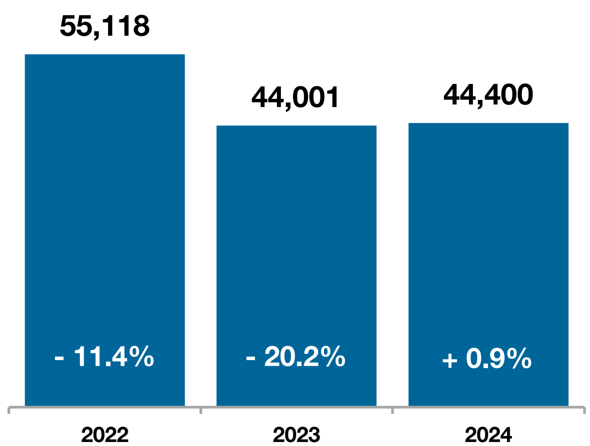
Closed Sales

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

August

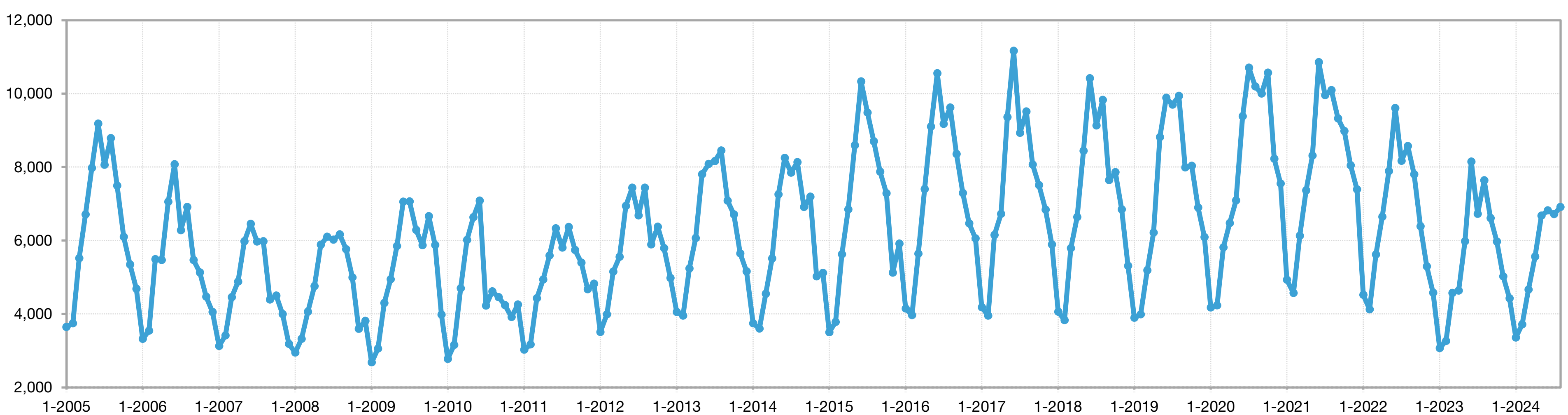


Year to Date



Closed Sales		Prior Year	Percent Change
September 2023	6,609	7,797	-15.2%
October 2023	5,969	6,385	-6.5%
November 2023	5,022	5,295	-5.2%
December 2023	4,420	4,575	-3.4%
January 2024	3,351	3,067	+9.3%
February 2024	3,710	3,257	+13.9%
March 2024	4,663	4,566	+2.1%
April 2024	5,558	4,634	+19.9%
May 2024	6,675	5,976	+11.7%
June 2024	6,817	8,142	-16.3%
July 2024	6,716	6,723	-0.1%
August 2024	**6,910**	**7,636**	**-9.5%**
12-Month Avg	5,535	5,671	-2.4%

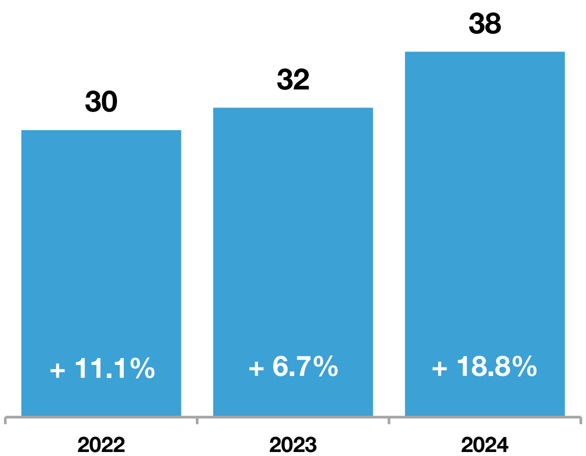
Historical Closed Sales by Month



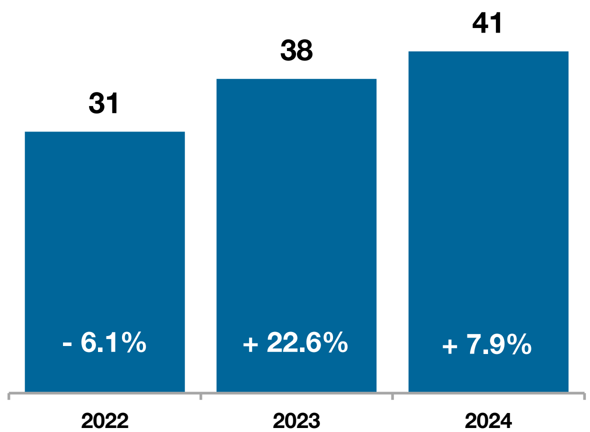
Days on Market Until Sale

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

August

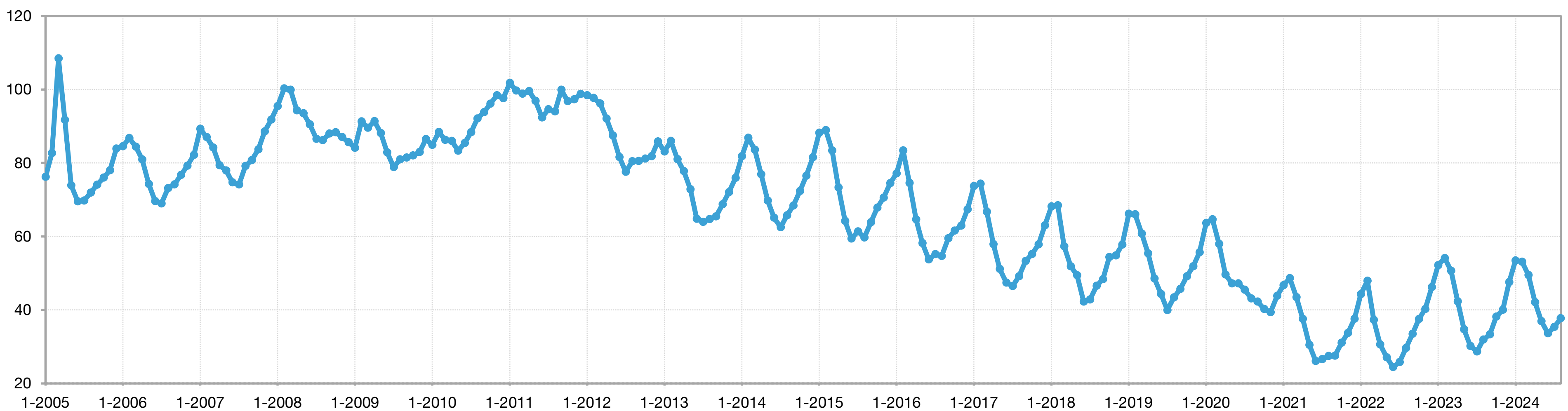


Year to Date



Days on Market		Prior Year	Percent Change
September 2023	33	33	0.0%
October 2023	38	38	0.0%
November 2023	40	40	0.0%
December 2023	48	46	+4.3%
January 2024	53	52	+1.9%
February 2024	53	54	-1.9%
March 2024	49	51	-3.9%
April 2024	42	42	0.0%
May 2024	37	35	+5.7%
June 2024	34	30	+13.3%
July 2024	35	29	+20.7%
August 2024	**38**	**32**	**+18.8%**
12-Month Avg	42	40	+5.0%

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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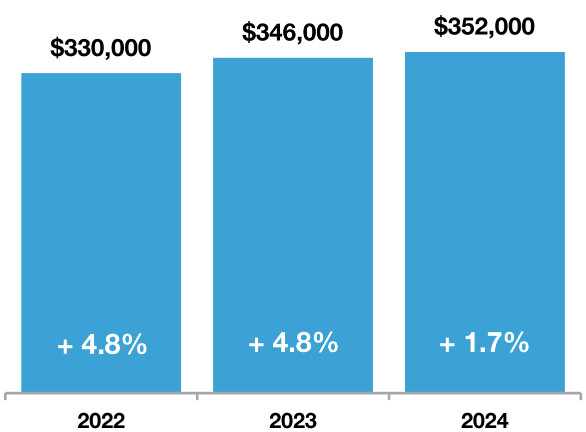
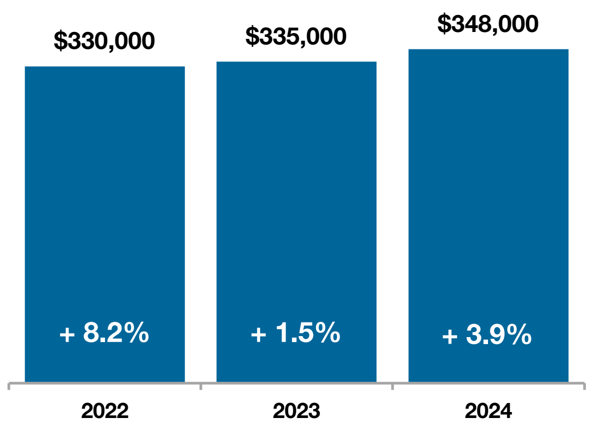
August

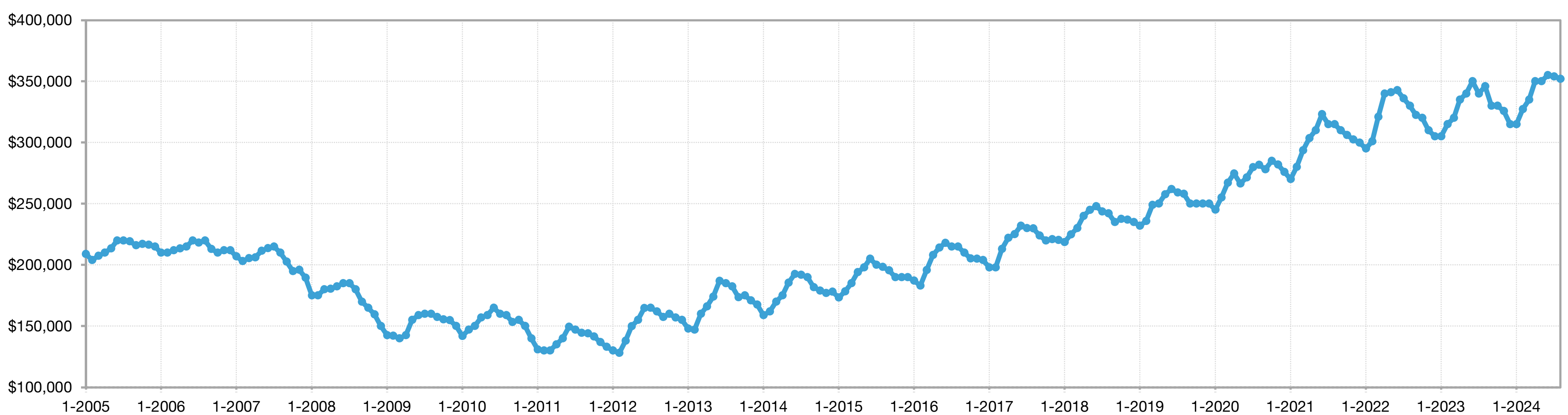


Year to Date



Median Sales Price		Prior Year	Percent Change
September 2023	$330,000	$322,500	+2.3%
October 2023	$330,000	$320,000	+3.1%
November 2023	$325,750	$310,000	+5.1%
December 2023	$315,000	$305,000	+3.3%
January 2024	$315,000	$305,000	+3.3%
February 2024	$327,200	$315,000	+3.9%
March 2024	$335,000	$320,000	+4.7%
April 2024	$350,000	$335,000	+4.5%
May 2024	$350,000	$340,000	+2.9%
June 2024	$355,000	$350,000	+1.4%
July 2024	$354,000	$340,000	+4.1%
August 2024	**$352,000**	**$346,000**	**+1.7%**
12-Month Avg	$336,579	$325,708	+3.3%

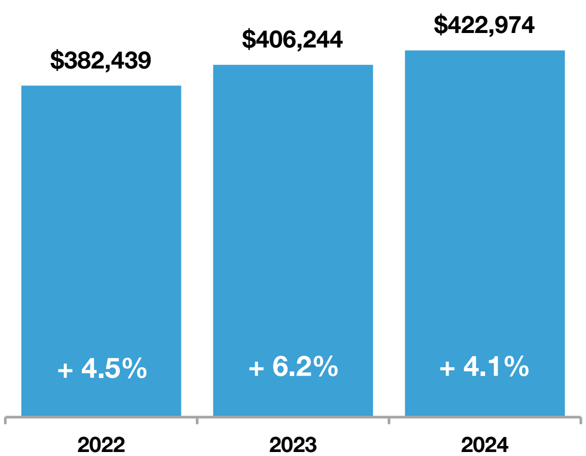
Historical Median Sales Price by Month



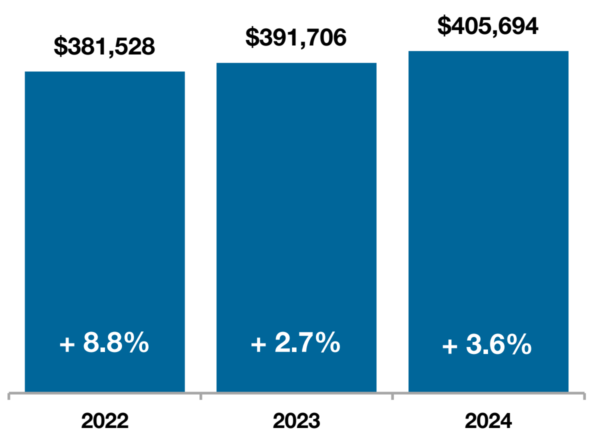
Average Sales Price

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

August

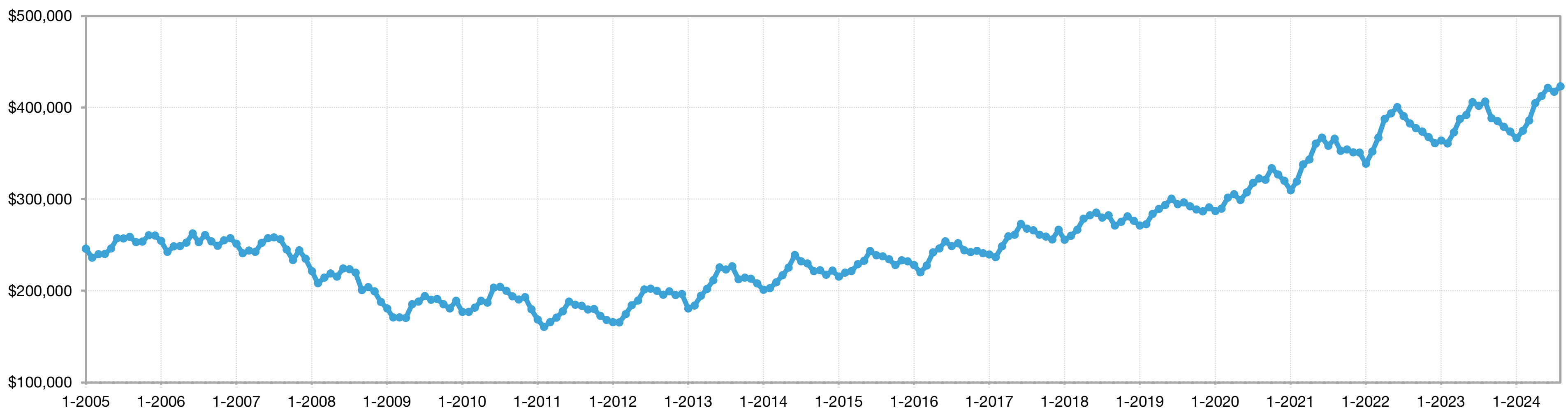


Year to Date



Average Sales Price		Prior Year	Percent Change
September 2023	$388,338	$377,469	+2.9%
October 2023	$385,081	$373,546	+3.1%
November 2023	$378,886	$367,533	+3.1%
December 2023	$373,602	$361,124	+3.5%
January 2024	$366,485	$363,795	+0.7%
February 2024	$374,450	$360,609	+3.8%
March 2024	$385,616	$372,756	+3.4%
April 2024	$404,723	$387,478	+4.5%
May 2024	$412,314	$391,719	+5.3%
June 2024	$421,223	$405,666	+3.8%
July 2024	$417,146	$401,849	+3.8%
August 2024	**$422,974**	**$406,244**	**+4.1%**
12-Month Avg	$394,237	$380,816	+3.5%

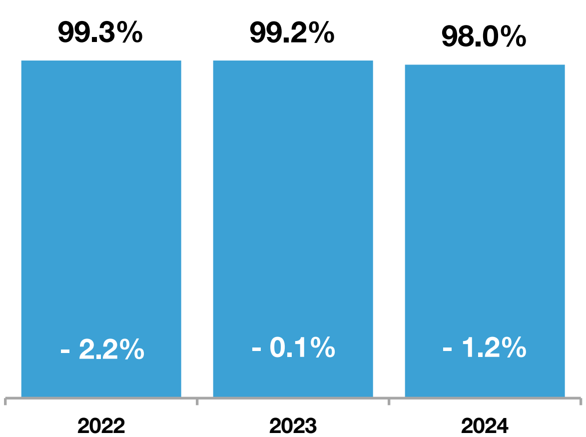
Historical Average Sales Price by Month



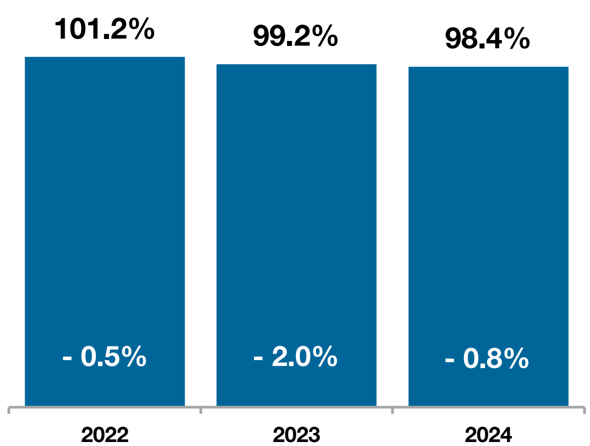
Percent of Original List Price Received

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.

August

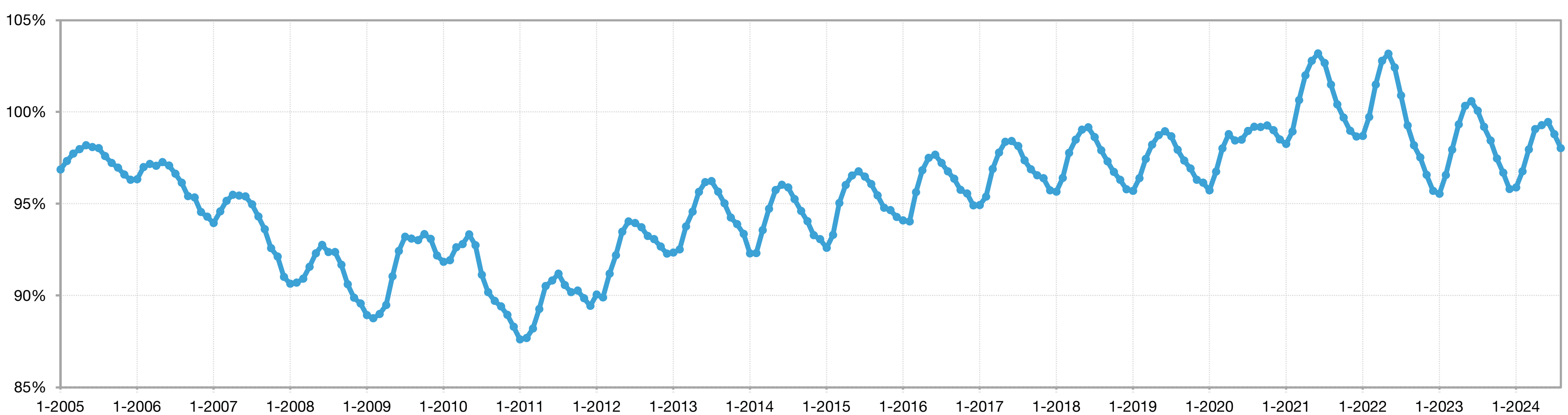


Year to Date



Pct. of Orig. Price Received		Prior Year	Percent Change
September 2023	98.4%	98.2%	+0.2%
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	96.8%	96.5%	+0.3%
March 2024	97.9%	97.9%	0.0%
April 2024	99.0%	99.3%	-0.3%
May 2024	99.3%	100.3%	-1.0%
June 2024	99.4%	100.6%	-1.2%
July 2024	98.8%	100.1%	-1.3%
August 2024	**98.0%**	**99.2%**	**-1.2%**
12-Month Avg	97.8%	98.1%	-0.3%

Historical Percent of Original List Price Received by Month



Housing Affordability Index

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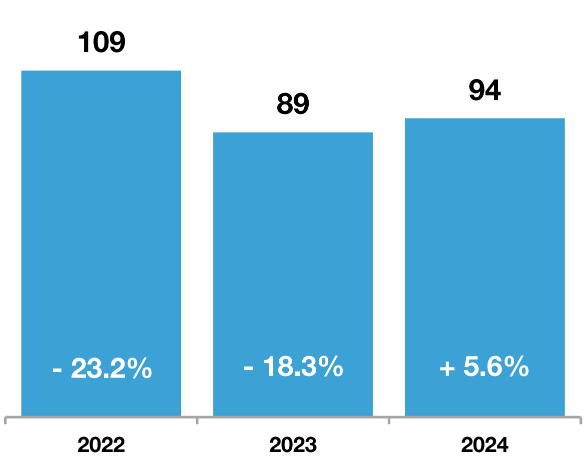
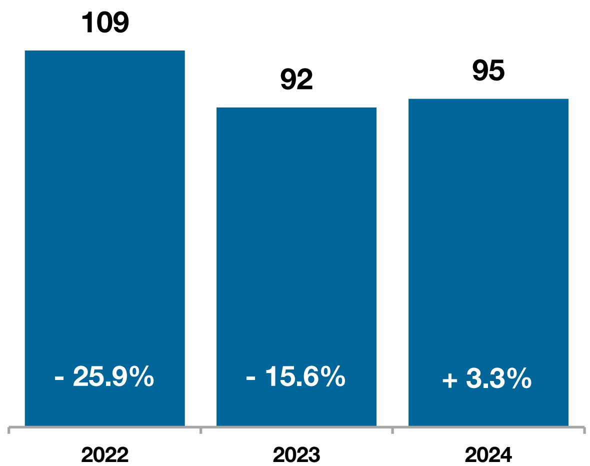
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

August

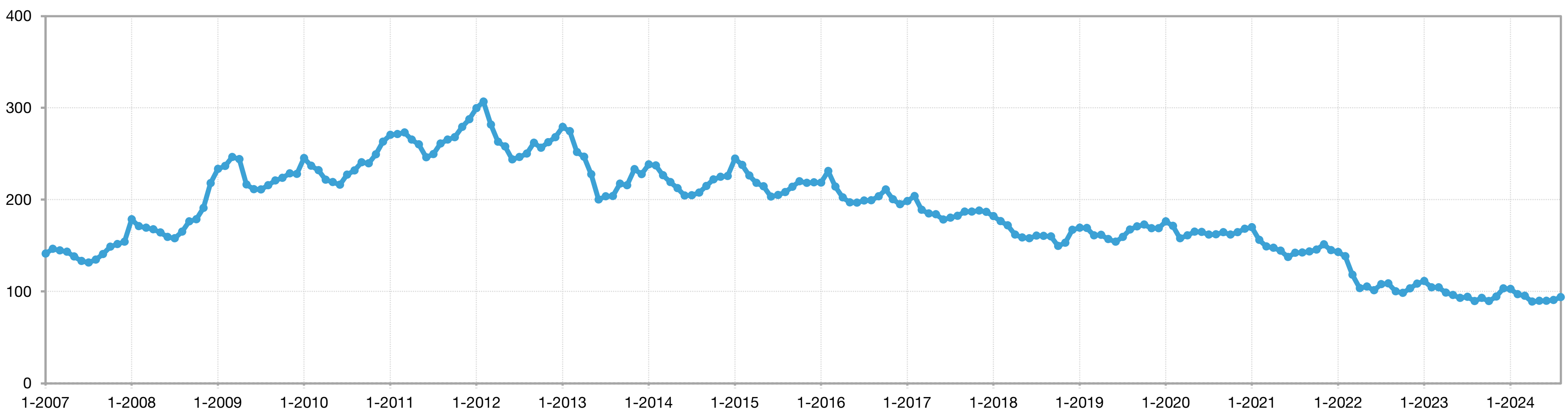


Year to Date



Affordability Index		Prior Year	Percent Change
September 2023	93	100	-7.0%
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	97	104	-6.7%
March 2024	95	104	-8.7%
April 2024	89	99	-10.1%
May 2024	90	96	-6.3%
June 2024	90	93	-3.2%
July 2024	91	94	-3.2%
August 2024	**94**	**89**	**+5.6%**
12-Month Avg	94	100	-6.0%

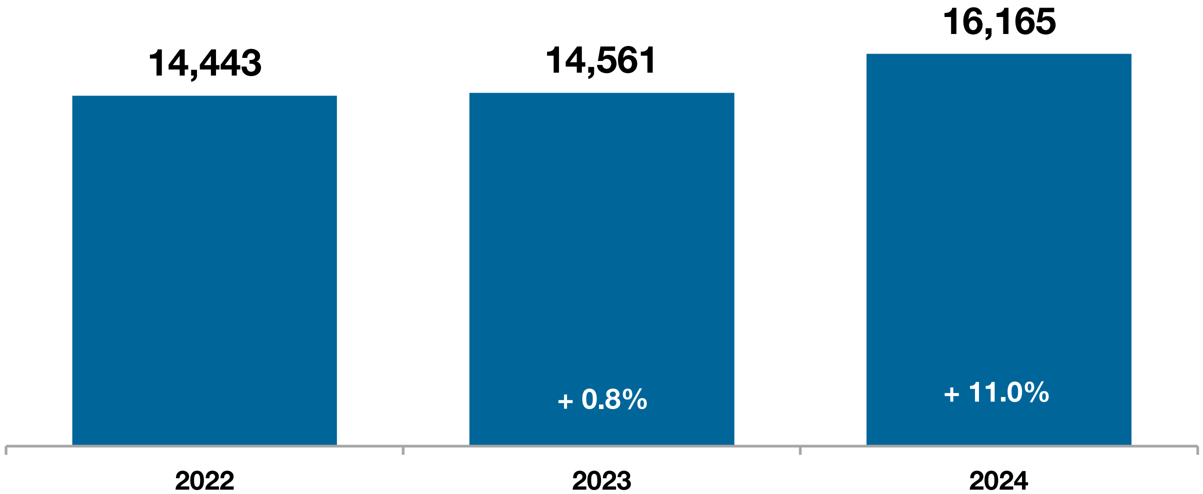
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

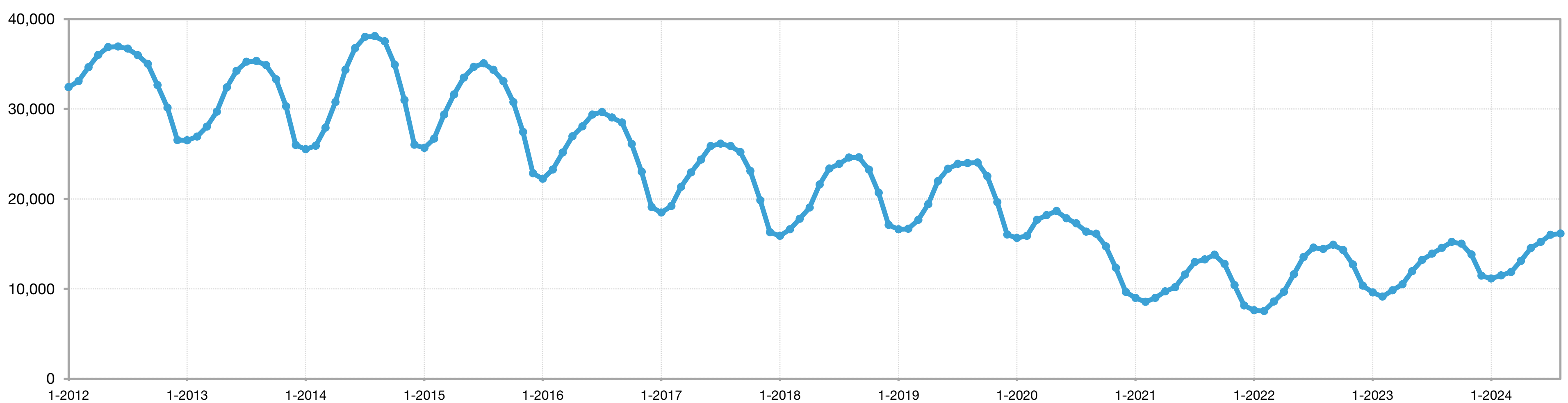
The number of properties available for sale in active status at the end of a given month.

August



Homes for Sale		Prior Year	Percent Change
September 2023	15,207	14,895	+2.1%
October 2023	15,026	14,330	+4.9%
November 2023	13,830	12,722	+8.7%
December 2023	11,469	10,345	+10.9%
January 2024	11,138	9,593	+16.1%
February 2024	11,491	9,141	+25.7%
March 2024	11,881	9,845	+20.7%
April 2024	13,093	10,511	+24.6%
May 2024	14,530	11,969	+21.4%
June 2024	15,226	13,201	+15.3%
July 2024	16,000	13,903	+15.1%
August 2024	**16,165**	**14,561**	**+11.0%**

Historical Inventory of Homes for Sale by Month

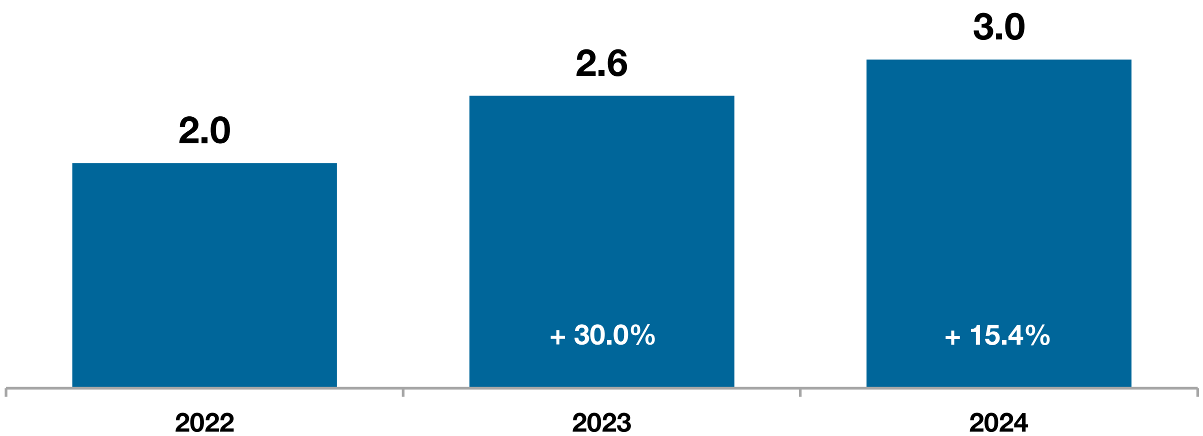


Note: Statewide inventory before 2012 was overstated due to changes made in NorthstarMLS. However, an "Expired" field was made available in 2012 by some multiple listing services, allowing expired listings to be separated from active listings, providing a more accurate view of inventory.

Months Supply of Inventory

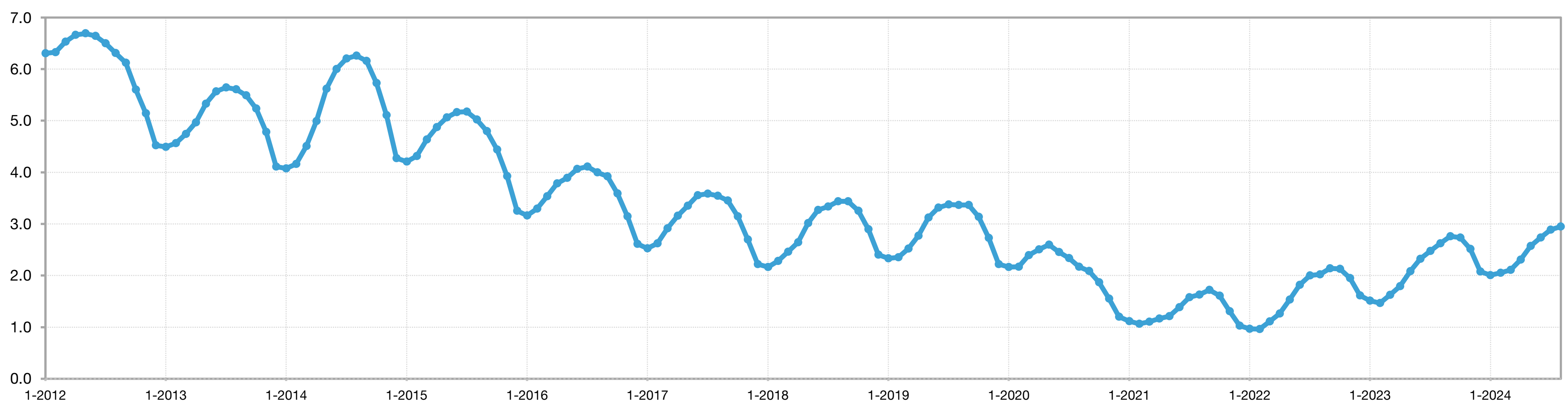
The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

August



Months Supply		Prior Year	Percent Change
September 2023	2.8	2.1	+33.3%
October 2023	2.7	2.1	+28.6%
November 2023	2.5	2.0	+25.0%
December 2023	2.1	1.6	+31.3%
January 2024	2.0	1.5	+33.3%
February 2024	2.1	1.5	+40.0%
March 2024	2.1	1.6	+31.3%
April 2024	2.3	1.8	+27.8%
May 2024	2.6	2.1	+23.8%
June 2024	2.7	2.3	+17.4%
July 2024	2.9	2.5	+16.0%
August 2024	**3.0**	**2.6**	**+15.4%**

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.