

Monthly Indicators



October 2024

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

Activity Snapshot

+ 2.9%	+ 5.3%	+ 9.1%
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	10-2023	10-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
New Listings		7,338	8,005	+ 9.1%	77,755	83,107	+ 6.9%
Pending Sales		5,287	5,835	+ 10.4%	58,367	58,454	+ 0.1%
Closed Sales		5,969	6,141	+ 2.9%	56,578	56,477	- 0.2%
Days on Market		38	42	+ 10.5%	37	41	+ 10.8%
Median Sales Price		\$330,000	\$347,500	+ 5.3%	\$335,000	\$348,870	+ 4.1%
Avg. Sales Price		\$385,084	\$404,815	+ 5.1%	\$390,622	\$405,710	+ 3.9%
Pct. of Orig. Price Received		97.5%	97.1%	- 0.4%	98.9%	98.2%	- 0.7%
Affordability Index		89	94	+ 5.6%	88	94	+ 6.8%
Homes for Sale*		15,045	16,281	+ 8.2%	--	--	--
Months Supply*		2.7	2.9	+ 7.4%	--	--	--

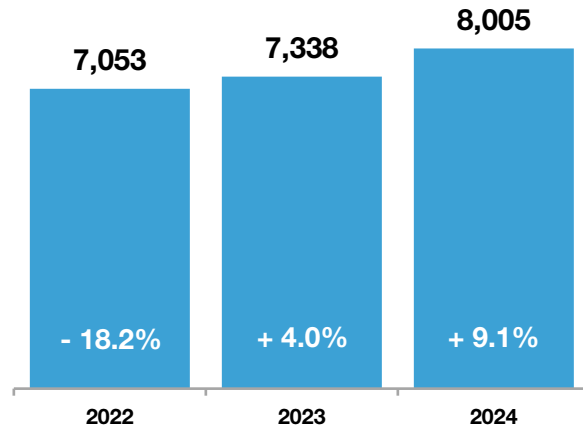
* Statewide inventory before 2012 was overstated due to changes made in NorthstarMLS. However, an "Expired" field was made available in 2012 by some multiple listing services, allowing expired listings to be separated from active listings, providing more accurate views of inventory and supply.

New Listings

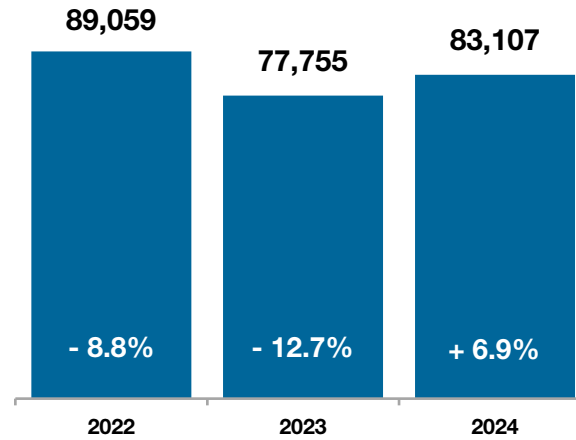
A count of the properties that have been newly listed on the market in a given month.



October

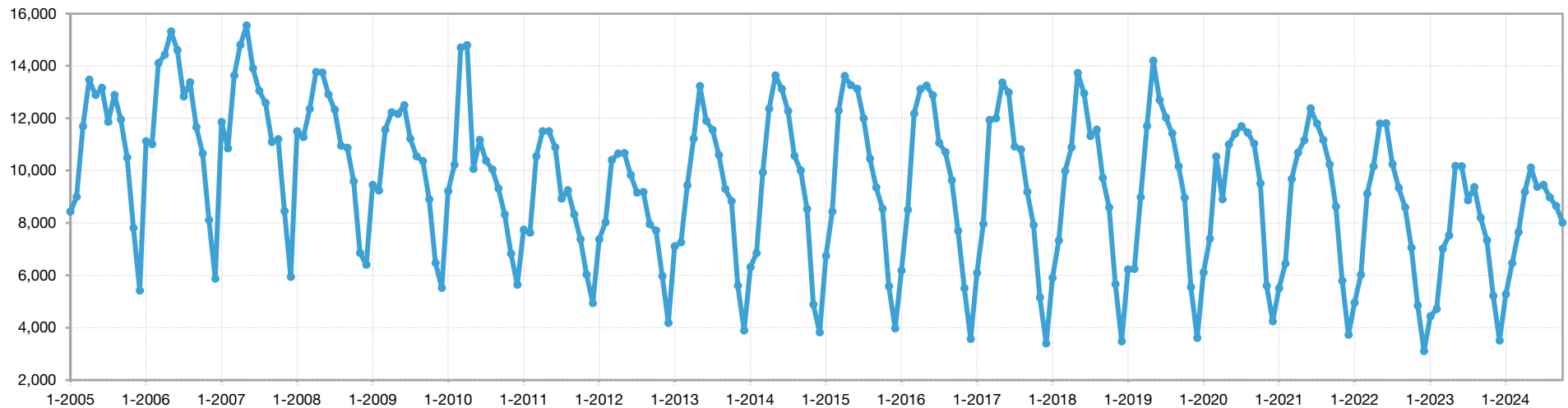


Year to Date



	New Listings	Prior Year	Percent Change
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	6,463	4,713	+37.1%
March 2024	7,646	7,010	+9.1%
April 2024	9,179	7,518	+22.1%
May 2024	10,106	10,169	-0.6%
June 2024	9,370	10,162	-7.8%
July 2024	9,446	8,863	+6.6%
August 2024	8,977	9,361	-4.1%
September 2024	8,639	8,194	+5.4%
October 2024	8,005	7,338	+9.1%
12-Month Avg	7,651	7,141	+7.1%

Historical New Listings by Month

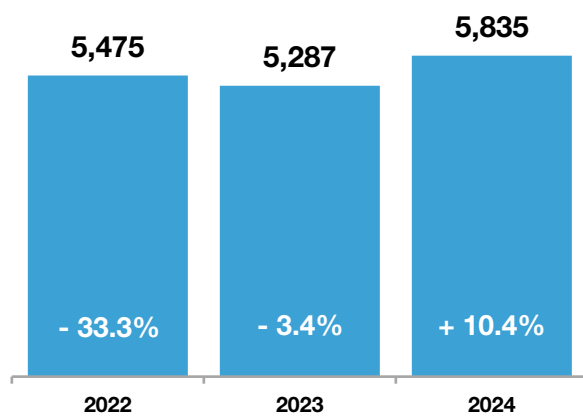


Pending Sales

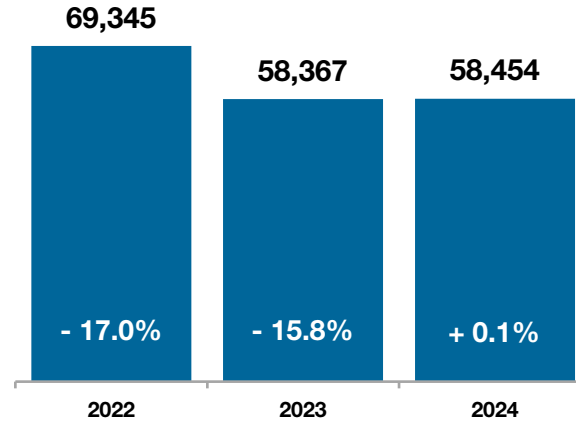
A count of the properties on which offers have been accepted in a given month.



October

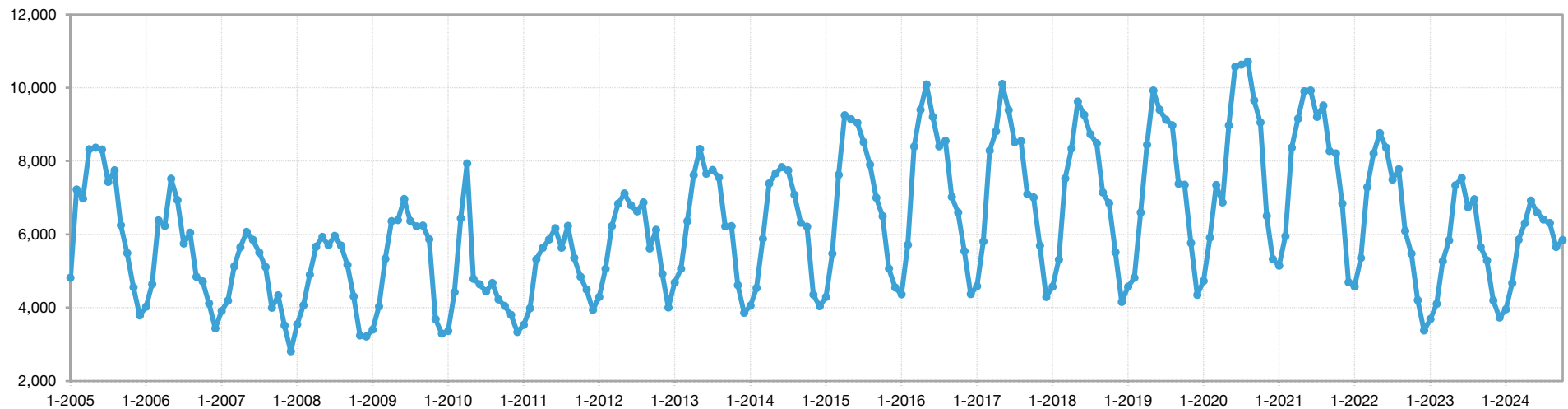


Year to Date



	Pending Sales	Prior Year	Percent Change
November 2023	4,191	4,200	-0.2%
December 2023	3,724	3,376	+10.3%
January 2024	3,952	3,684	+7.3%
February 2024	4,666	4,101	+13.8%
March 2024	5,843	5,263	+11.0%
April 2024	6,297	5,829	+8.0%
May 2024	6,913	7,331	-5.7%
June 2024	6,590	7,532	-12.5%
July 2024	6,402	6,736	-5.0%
August 2024	6,305	6,951	-9.3%
September 2024	5,651	5,653	-0.0%
October 2024	5,835	5,287	+10.4%
12-Month Avg	5,531	5,495	+0.7%

Historical Pending Sales by Month

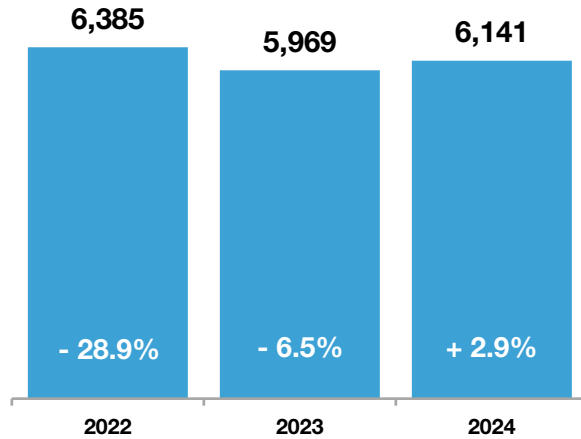


Closed Sales

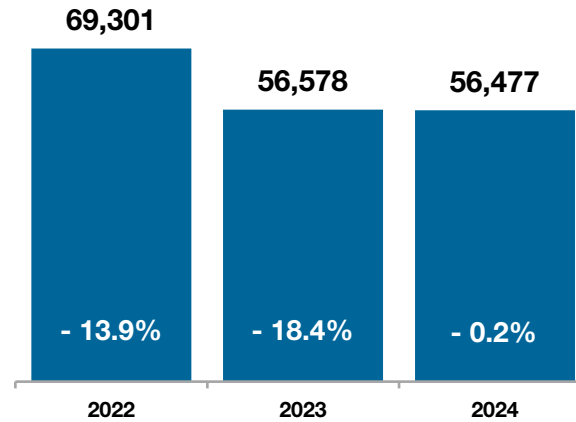
A count of the actual sales that closed in a given month.



October

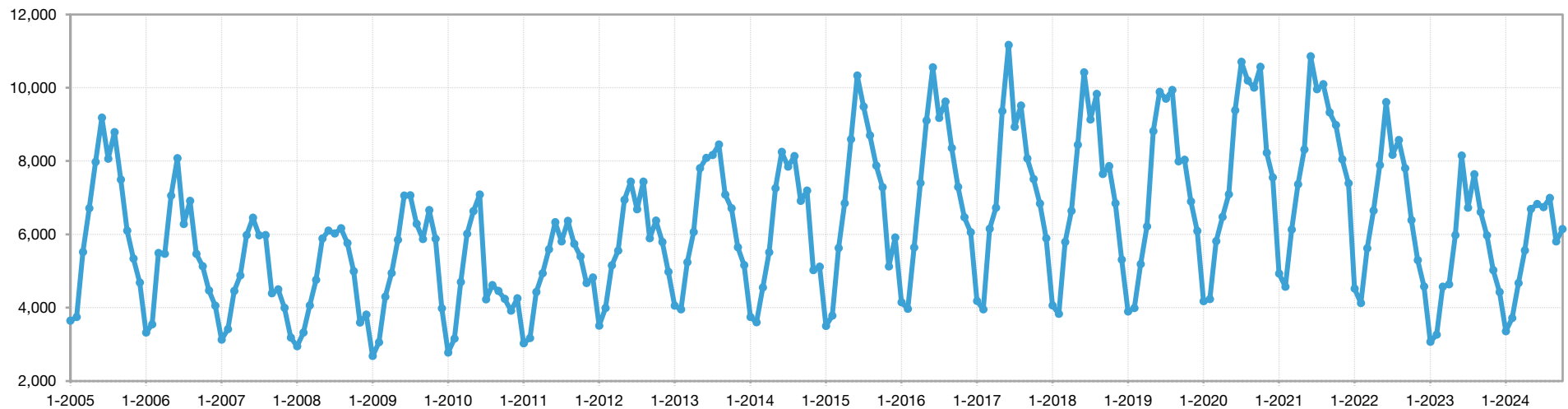


Year to Date



	Closed Sales	Prior Year	Percent Change
November 2023	5,022	5,295	-5.2%
December 2023	4,421	4,576	-3.4%
January 2024	3,354	3,067	+9.4%
February 2024	3,710	3,257	+13.9%
March 2024	4,671	4,565	+2.3%
April 2024	5,561	4,634	+20.0%
May 2024	6,683	5,976	+11.8%
June 2024	6,826	8,142	-16.2%
July 2024	6,738	6,723	+0.2%
August 2024	6,987	7,636	-8.5%
September 2024	5,806	6,609	-12.2%
October 2024	6,141	5,969	+2.9%
12-Month Avg	5,493	5,537	-0.8%

Historical Closed Sales by Month

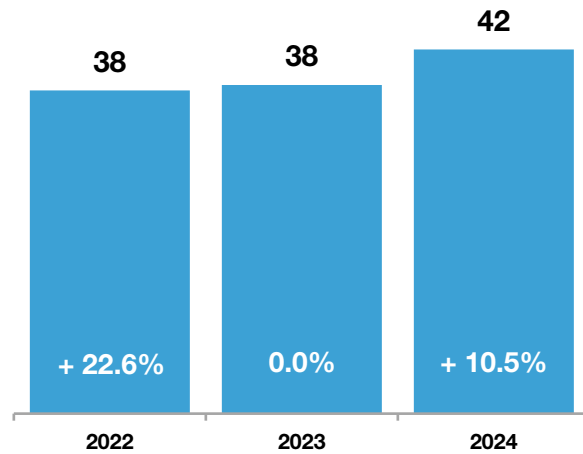


Days on Market Until Sale

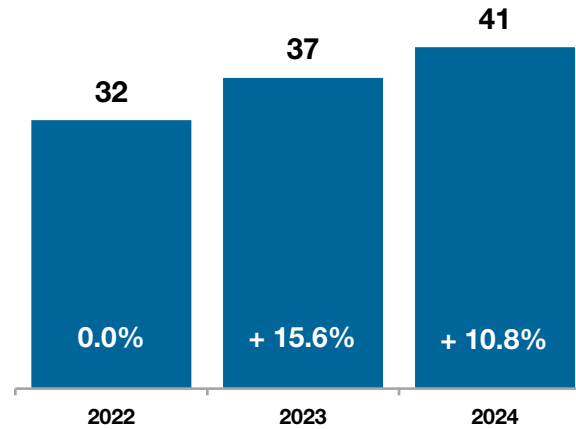


Average number of days between when a property is listed and when an offer is accepted in a given month.

October

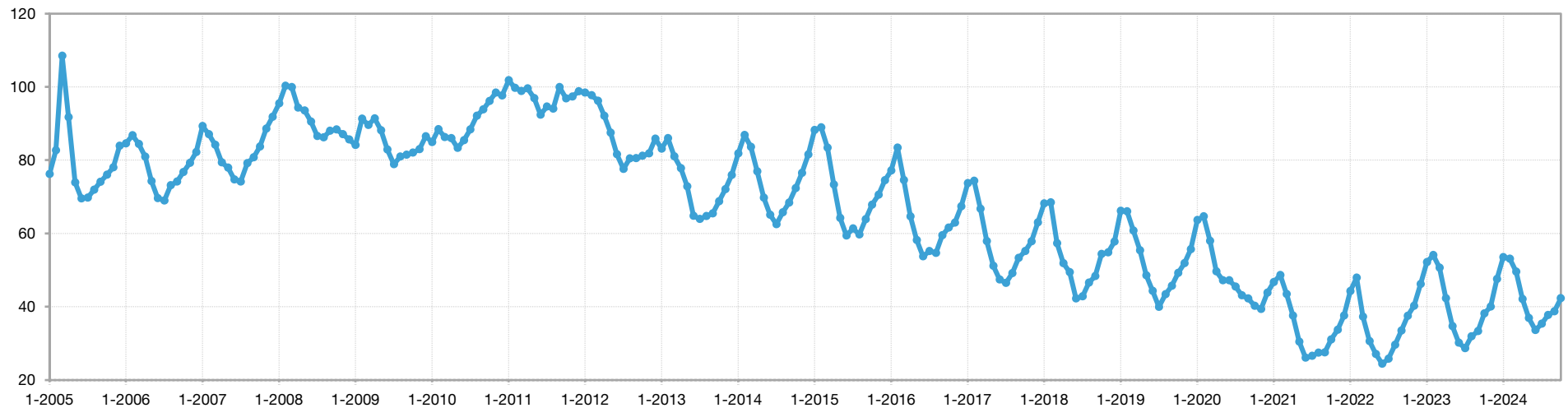


Year to Date



Days on Market		Prior Year	Percent Change
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	50	51	-2.0%
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%
September 2024	39	33	+18.2%
October 2024	42	38	+10.5%
12-Month Avg	43	40	+7.5%

Historical Days on Market Until Sale by Month

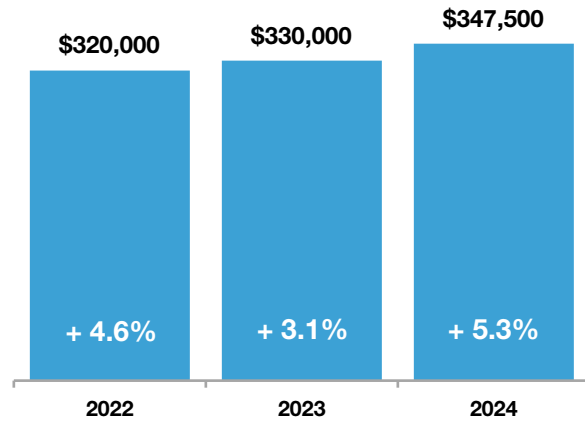


Median Sales Price

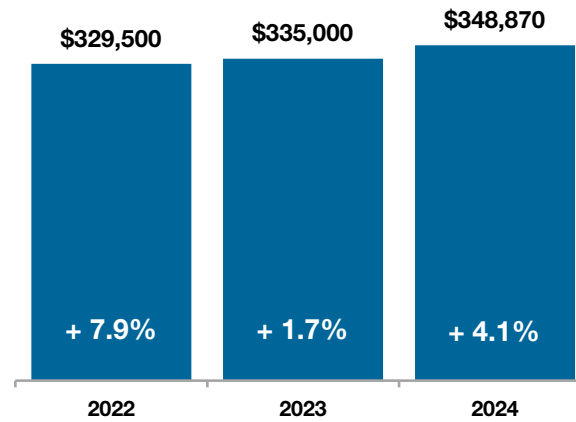


Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

October

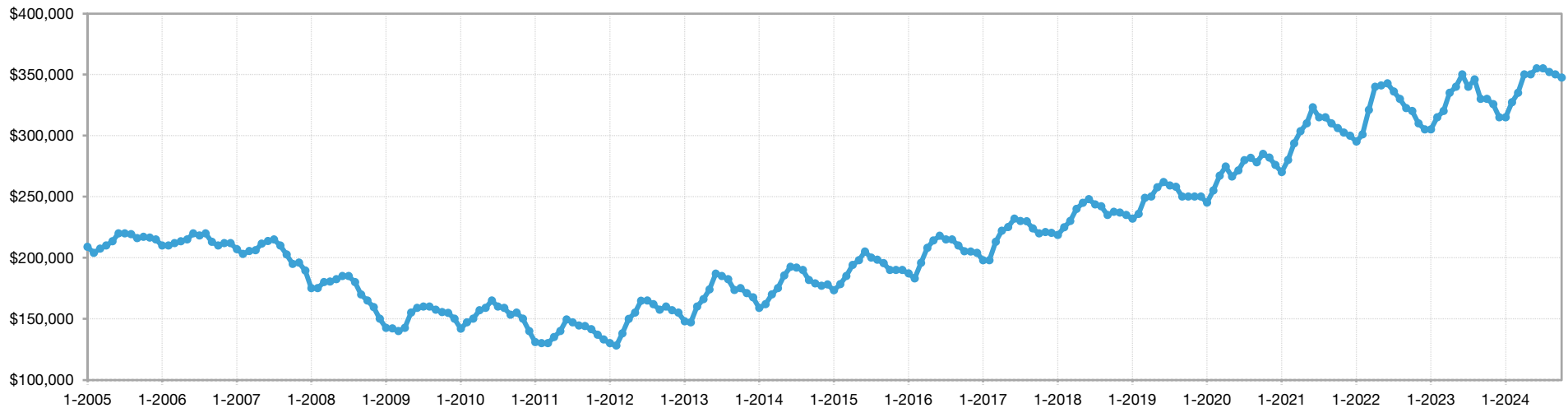


Year to Date



	Median Sales Price	Prior Year	Percent Change
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	\$354,900	\$340,000	+4.4%
August 2024	\$352,000	\$346,000	+1.7%
September 2024	\$350,000	\$330,000	+6.1%
October 2024	\$347,500	\$330,000	+5.3%
12-Month Avg	\$339,779	\$327,167	+3.9%

Historical Median Sales Price by Month

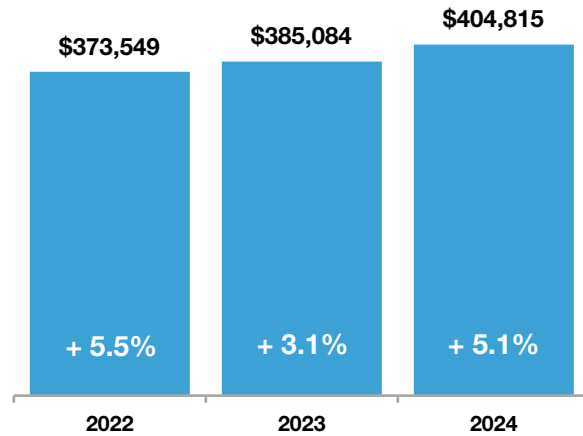


Average Sales Price

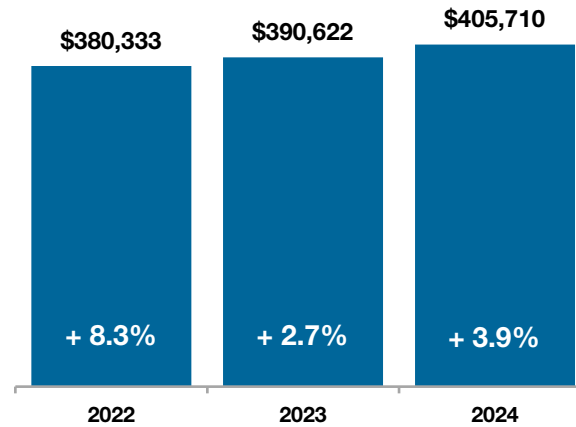
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



October

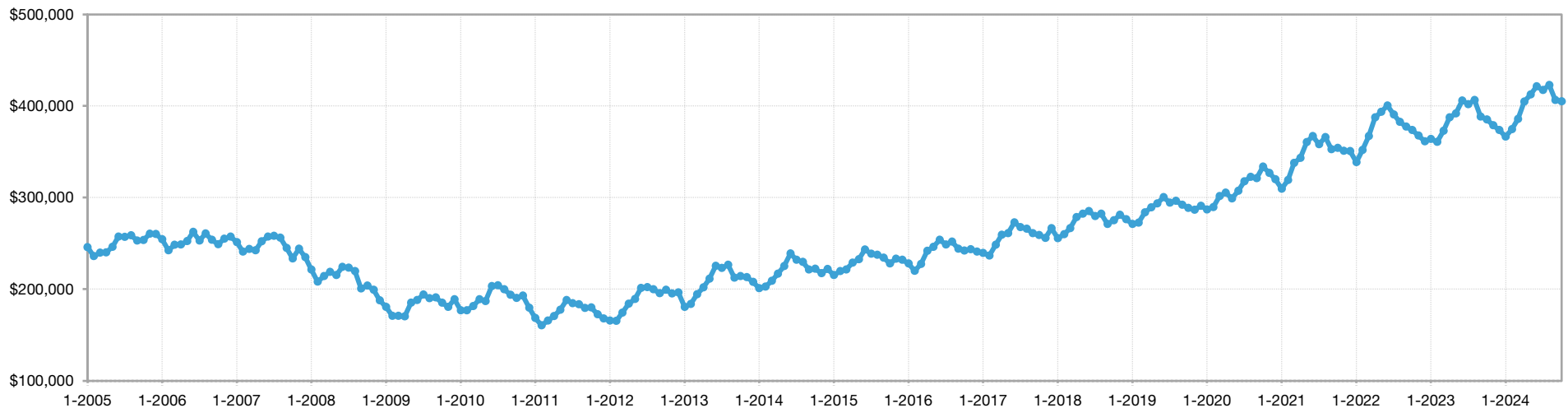


Year to Date



	Average Sales Price	Prior Year	Percent Change
November 2023	\$378,886	\$367,533	+3.1%
December 2023	\$373,575	\$361,149	+3.4%
January 2024	\$366,461	\$363,795	+0.7%
February 2024	\$374,450	\$360,609	+3.8%
March 2024	\$385,760	\$372,828	+3.5%
April 2024	\$404,717	\$387,478	+4.4%
May 2024	\$412,339	\$391,719	+5.3%
June 2024	\$421,344	\$405,666	+3.9%
July 2024	\$417,223	\$401,849	+3.8%
August 2024	\$422,801	\$406,244	+4.1%
September 2024	\$406,366	\$388,338	+4.6%
October 2024	\$404,815	\$385,084	+5.1%
12-Month Avg	\$397,395	\$382,691	+3.8%

Historical Average Sales Price by Month

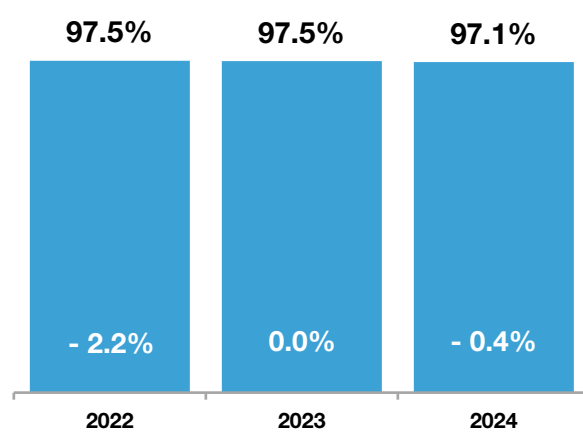


Percent of Original List Price Received

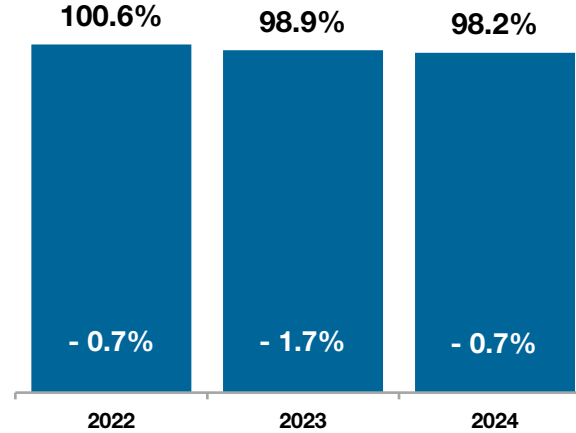


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

October

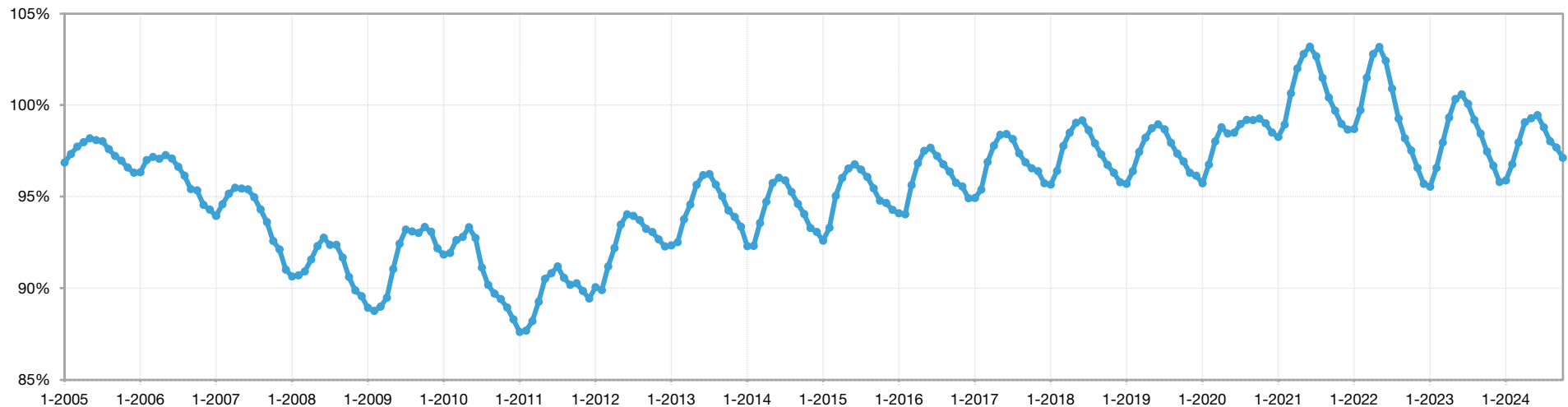


Year to Date



	Pct. of Orig. Price Received	Prior Year	Percent Change
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%
September 2024	97.7%	98.4%	-0.7%
October 2024	97.1%	97.5%	-0.4%
12-Month Avg	97.7%	98.1%	-0.4%

Historical Percent of Original List Price Received by Month

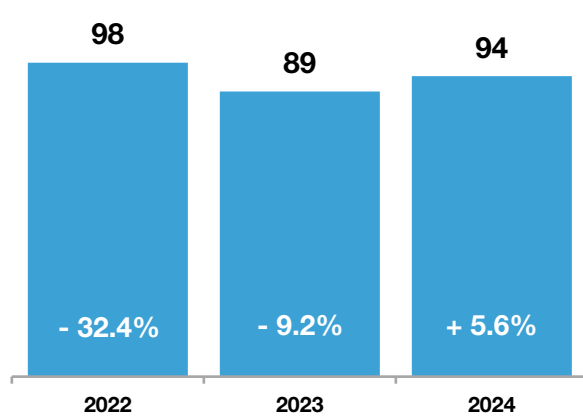


Housing Affordability Index

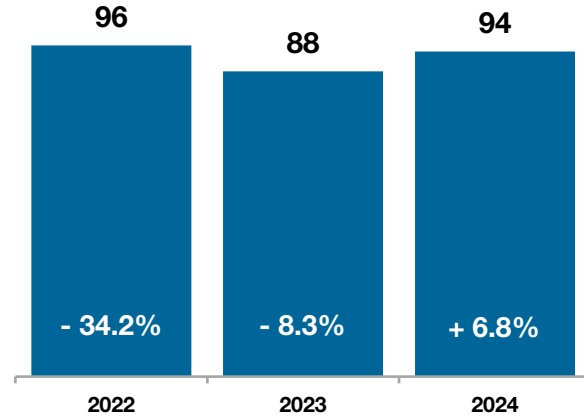


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

October

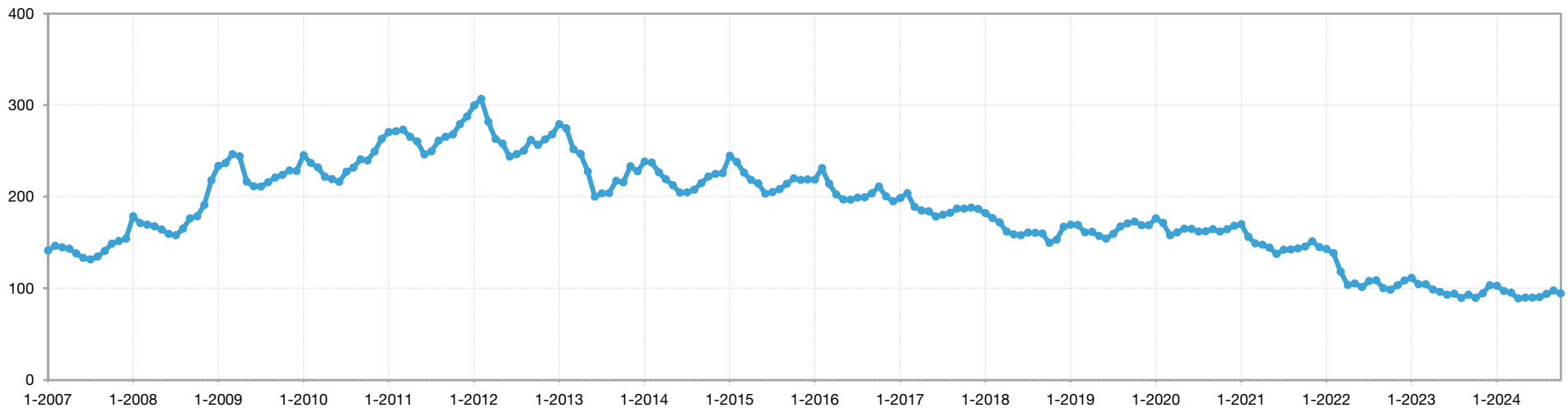


Year to Date



Affordability Index		Prior Year	Percent Change
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	90	94	-4.3%
August 2024	94	89	+5.6%
September 2024	97	93	+4.3%
October 2024	94	89	+5.6%
12-Month Avg	95	99	-4.0%

Historical Housing Affordability Index by Month

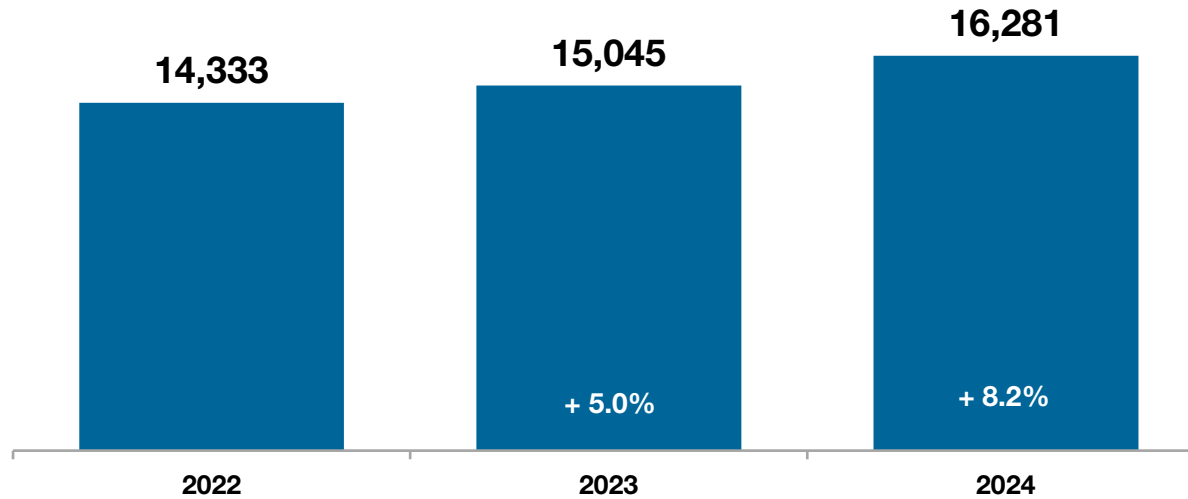


Inventory of Homes for Sale

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

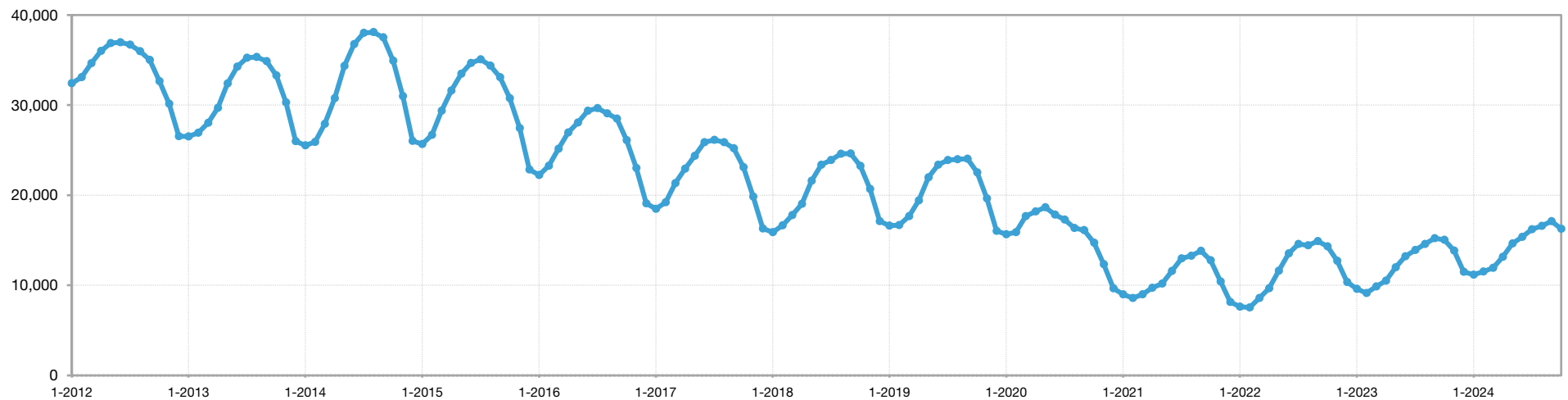


October



Homes for Sale		Prior Year	Percent Change
November 2023	13,858	12,725	+8.9%
December 2023	11,502	10,349	+11.1%
January 2024	11,174	9,597	+16.4%
February 2024	11,532	9,147	+26.1%
March 2024	11,932	9,850	+21.1%
April 2024	13,166	10,517	+25.2%
May 2024	14,628	11,976	+22.1%
June 2024	15,370	13,211	+16.3%
July 2024	16,215	13,912	+16.6%
August 2024	16,590	14,571	+13.9%
September 2024	17,102	15,221	+12.4%
October 2024	16,281	15,045	+8.2%

Historical Inventory of Homes for Sale by Month



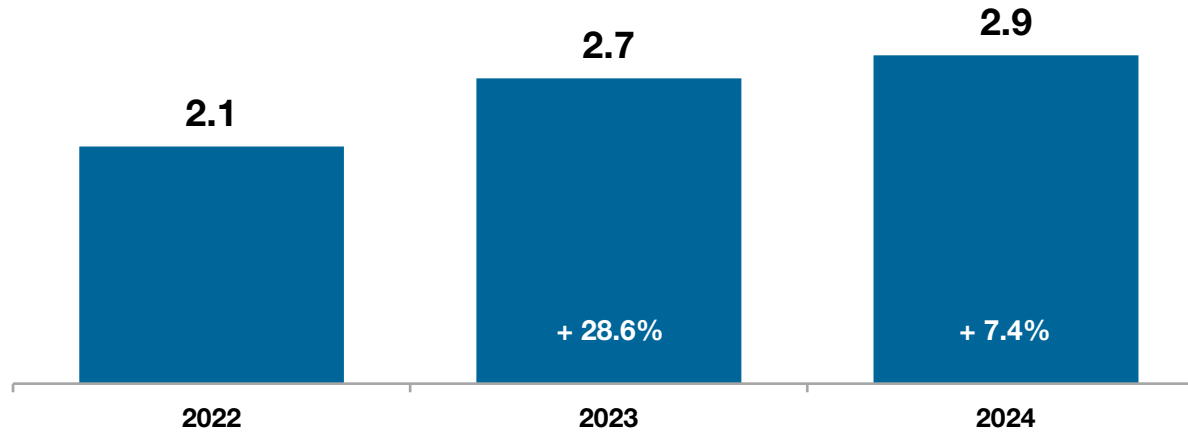
Note: Statewide inventory before 2012 was overstated due to changes made in NorthstarMLS. However, an "Expired" field was made available in 2012 by some multiple listing services, allowing expired listings to be separated from active listings, providing a more accurate view of inventory.

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.

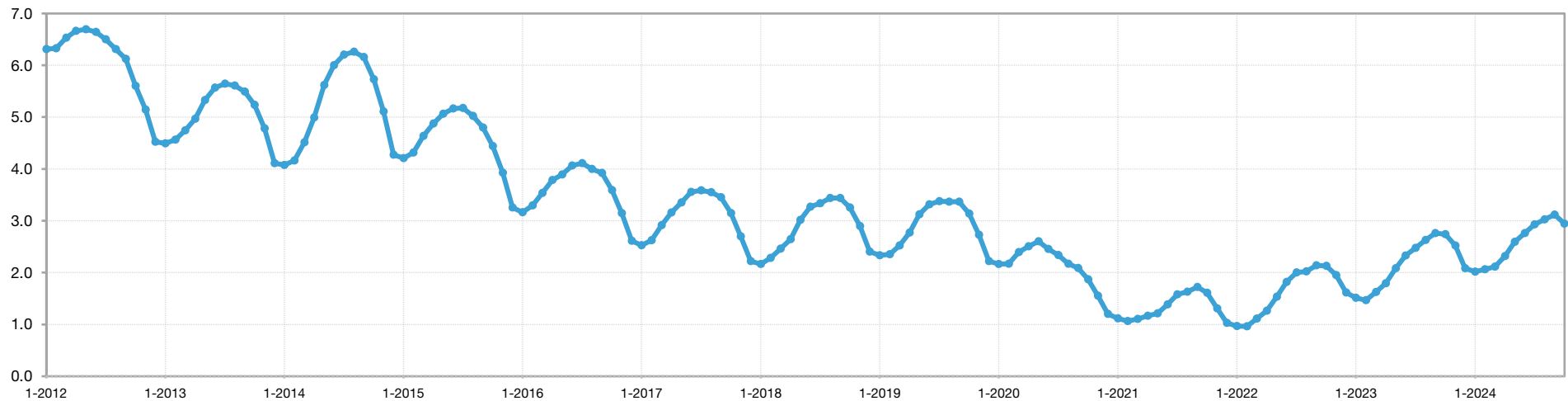


October



Months Supply		Prior Year	Percent Change
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	2.8	2.3	+21.7%
July 2024	2.9	2.5	+16.0%
August 2024	3.0	2.6	+15.4%
September 2024	3.1	2.8	+10.7%
October 2024	2.9	2.7	+7.4%

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.