

## Filters

<b>Counties:</b>	All
<b>Cities:</b>	All
<b>Zip Codes:</b>	All
<b>Dwelling Types:</b>	Single Family Residence,Townhouse/Condo
<b>Sq. Ft. Ranges:</b>	All
<b>Price Ranges:</b>	All

## Quick Facts

<b>- 31.8%</b>	<b>+ 11.1%</b>	<b>- 8.0%</b>
Change in Closed Sales	Change in Median Sales Price	Change in Inventory

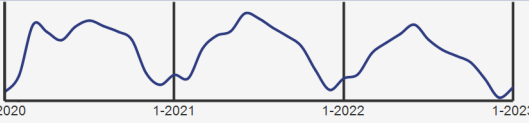
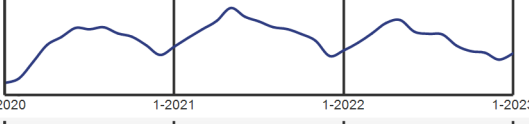
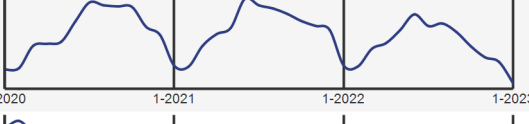
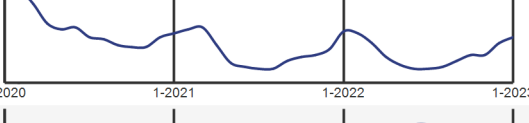
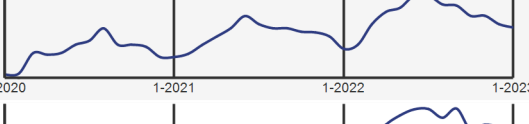


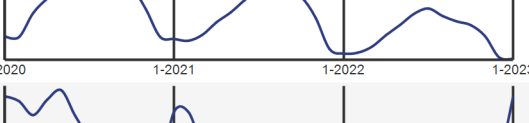

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# Market Overview - January 2023

Key market metrics for the current month and year-to-date figures



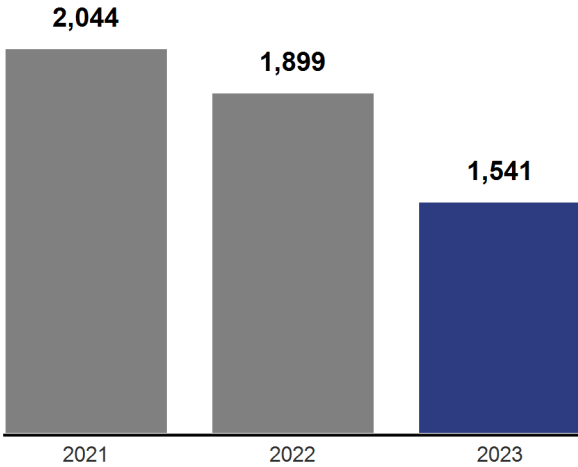
Key Metrics	Historical Sparklines	1-2022	1-2023	+/-	YTD 2022	YTD 2023	+/-
New Listings		1,899	<b>1,541</b>	- 18.9%	1,899	<b>1,541</b>	- 18.9%
Pending Sales		635	<b>593</b>	- 6.6%	--	--	--
Closed Sales		1,699	<b>1,159</b>	- 31.8%	1,699	<b>1,159</b>	- 31.8%
Days on Market Until Sale		36	<b>33</b>	- 8.3%	36	<b>33</b>	- 8.3%
Median Sales Price		\$235,000	<b>\$261,000</b>	+ 11.1%	\$235,000	<b>\$261,000</b>	+ 11.1%
Average Sales Price		\$290,003	<b>\$315,916</b>	+ 8.9%	\$290,003	<b>\$315,916</b>	+ 8.9%
Percent of Original List Price Received		98.0%	<b>96.4%</b>	- 1.7%	98.0%	<b>96.4%</b>	- 1.7%
Inventory of Homes for Sale		3,306	<b>3,041</b>	- 8.0%	--	--	--
Months Supply of Inventory		1.9	<b>2.6</b>	+ 34.8%	--	--	--

# New Listings - January 2023

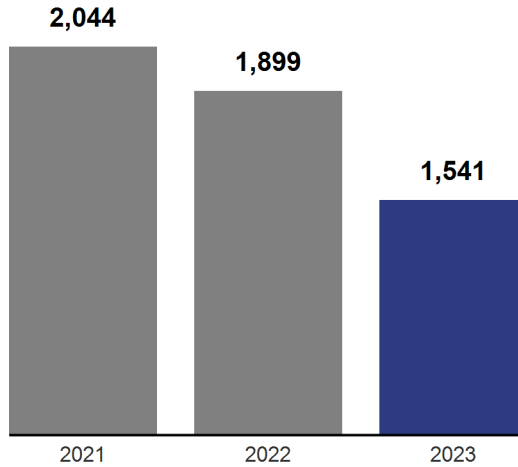
The number of listings that are new during the month.



## January

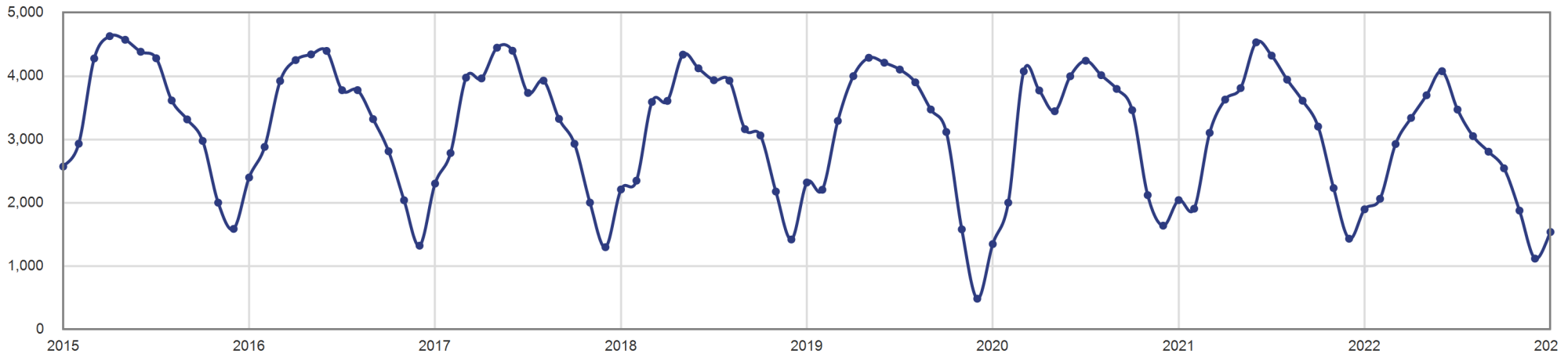


## Year To Date



Month	Prior Year	Current Year	+/-
February	1,909	2,065	+ 8.2%
March	3,106	2,929	- 5.7%
April	3,631	3,341	- 8.0%
May	3,812	3,699	- 3.0%
June	4,534	4,079	- 10.0%
July	4,325	3,473	- 19.7%
August	3,946	3,054	- 22.6%
September	3,613	2,808	- 22.3%
October	3,205	2,546	- 20.6%
November	2,234	1,879	- 15.9%
December	1,435	1,121	- 21.9%
January	1,899	1,541	- 18.9%
12-Month Avg	3,137	2,711	- 13.6%

## Historical New Listings

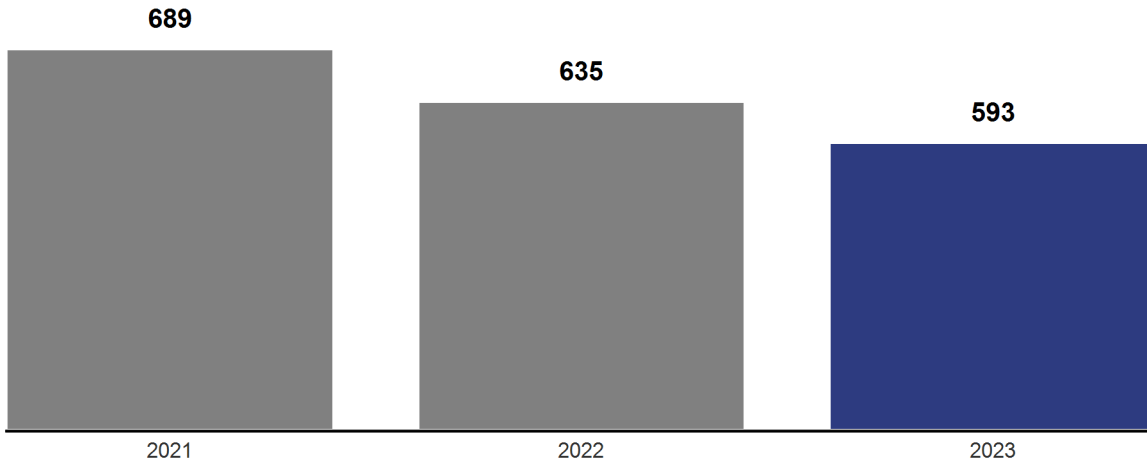


# Pending Sales - January 2023

The number of listings that are Under Contract at the end of the month.

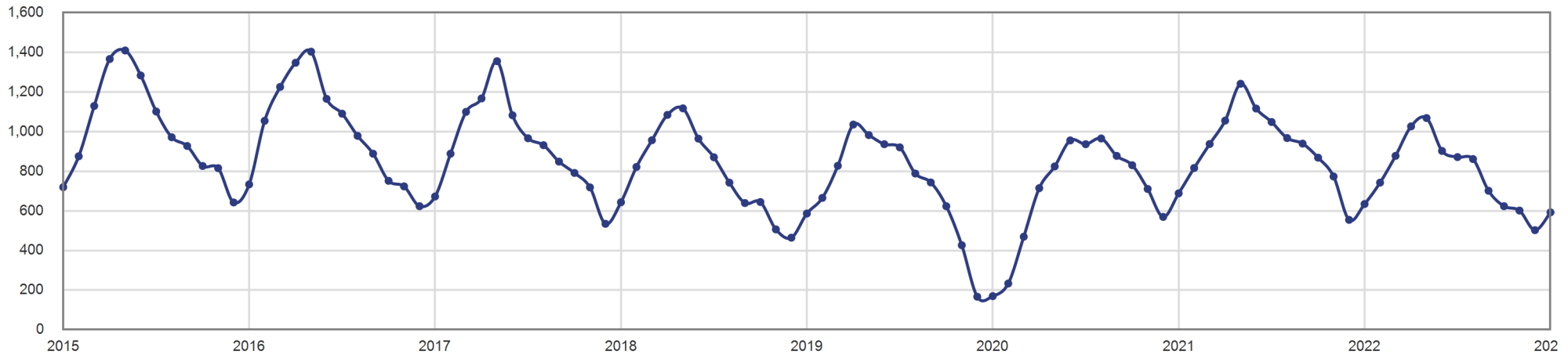


## January



Month	Prior Year	Current Year	+/-
February	817	743	- 9.1%
March	938	878	- 6.4%
April	1,056	1,027	- 2.7%
May	1,242	1,069	- 13.9%
June	1,117	903	- 19.2%
July	1,049	872	- 16.9%
August	968	862	- 11.0%
September	940	702	- 25.3%
October	869	624	- 28.2%
November	774	602	- 22.2%
December	555	503	- 9.4%
January	635	593	- 6.6%
12-Month Avg	913	782	- 14.4%

## Historical Pending Sales

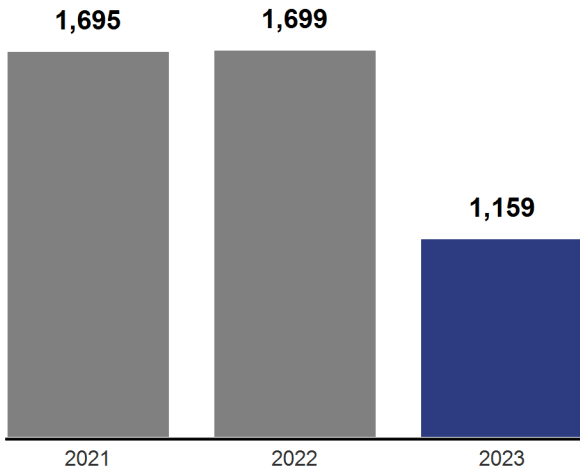


# Closed Sales - January 2023

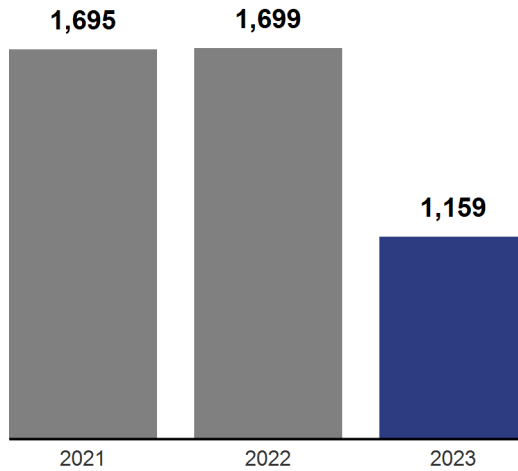
The number of listings that closed during the month.



## January

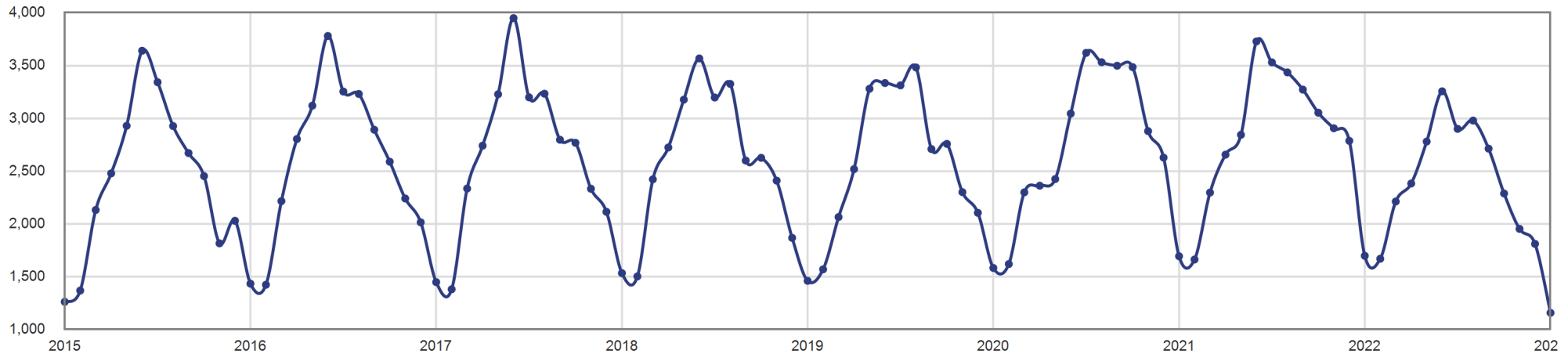


## Year To Date



Month	Prior Year	Current Year	+/-
February	1,664	1,671	+ 0.4%
March	2,298	2,213	- 3.7%
April	2,657	2,384	- 10.3%
May	2,845	2,781	- 2.2%
June	3,729	3,257	- 12.7%
July	3,531	2,901	- 17.8%
August	3,436	2,980	- 13.3%
September	3,273	2,714	- 17.1%
October	3,054	2,289	- 25.0%
November	2,907	1,954	- 32.8%
December	2,788	1,812	- 35.0%
January	1,699	1,159	- 31.8%
12-Month Avg	2,823	2,343	- 17.0%

## Historical Closed Sales

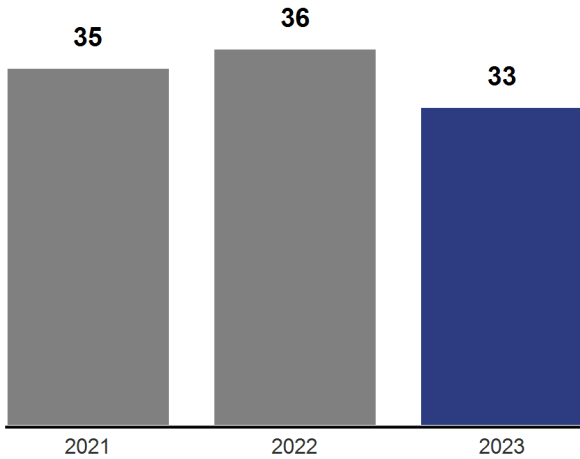


# Days on Market Until Sale - January 2023

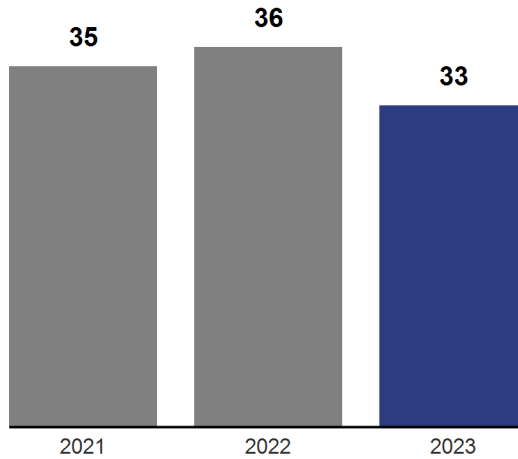
The average Days On Market value for all listings that closed during the month.



## January

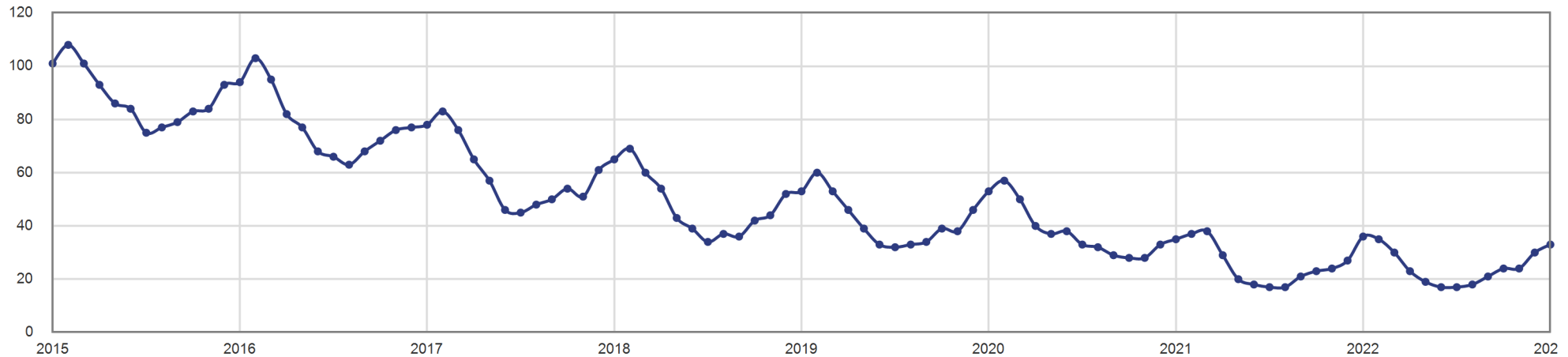


## Year To Date



Month	Prior Year	Current Year	+/-
February	37	35	- 5.4%
March	38	30	- 21.1%
April	29	23	- 20.7%
May	20	19	- 5.0%
June	18	17	- 5.6%
July	17	17	0.0%
August	17	18	+ 5.9%
September	21	21	0.0%
October	23	24	+ 4.3%
November	24	24	0.0%
December	27	30	+ 11.1%
January	36	33	- 8.3%
12-Month Avg	24	23	- 4.2%

## Historical Days on Market Until Sale

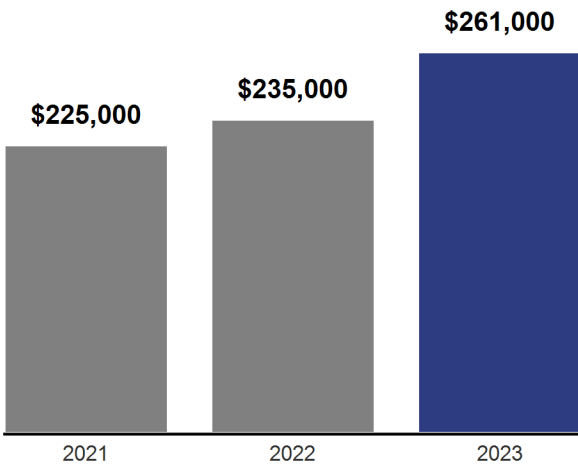


# Median Sales Price - January 2023

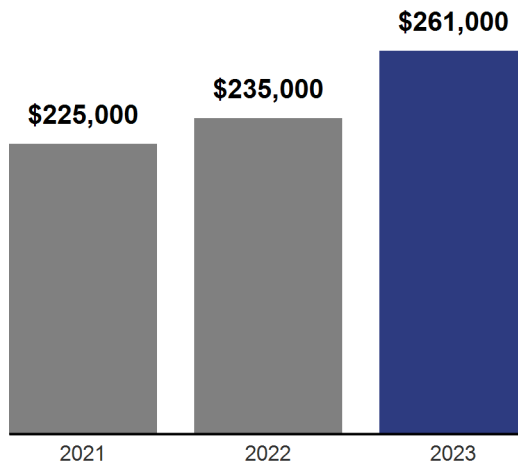
The median sales price of all listings that closed during the month.



## January

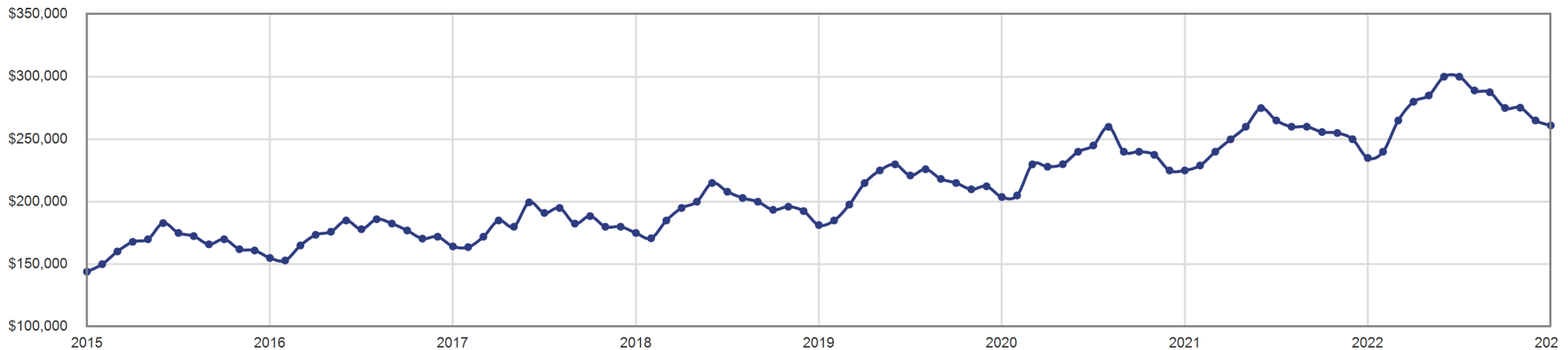


## Year To Date



Month	Prior Year	Current Year	+/-
February	\$229,000	<b>\$240,000</b>	+ 4.8%
March	\$240,000	<b>\$265,000</b>	+ 10.4%
April	\$249,900	<b>\$280,000</b>	+ 12.0%
May	\$260,000	<b>\$285,000</b>	+ 9.6%
June	\$274,900	<b>\$300,000</b>	+ 9.1%
July	\$265,000	<b>\$300,000</b>	+ 13.2%
August	\$260,000	<b>\$289,000</b>	+ 11.2%
September	\$260,000	<b>\$287,600</b>	+ 10.6%
October	\$255,750	<b>\$275,000</b>	+ 7.5%
November	\$255,000	<b>\$275,200</b>	+ 7.9%
December	\$250,000	<b>\$265,000</b>	+ 6.0%
January	\$235,000	<b>\$261,000</b>	+ 11.1%
12-Month Med	\$255,000	<b>\$280,000</b>	+ 9.8%

## Historical Median Sales Price

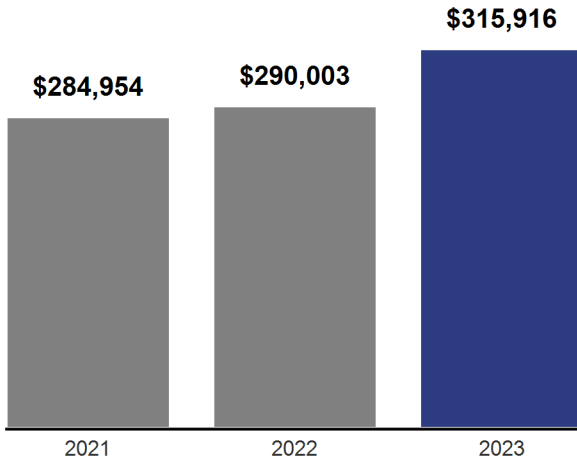


# Average Sales Price - January 2023

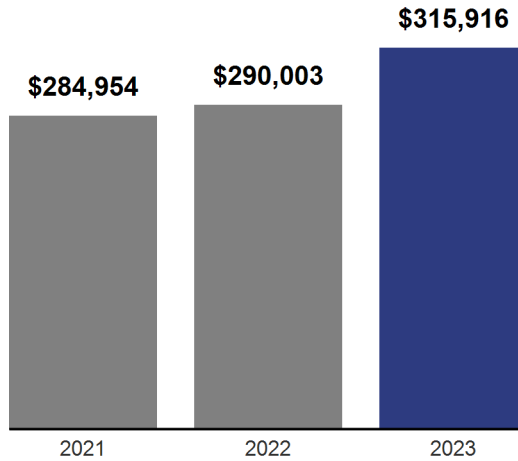
The average sales price of all listings that closed during the month.



## January

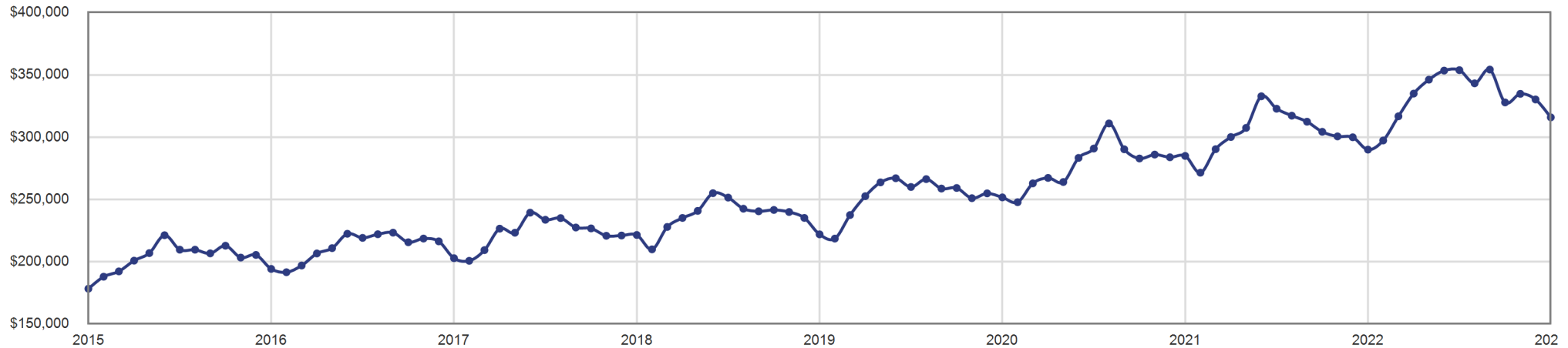


## Year To Date



Month	Prior Year	Current Year	+/-
February	\$271,501	\$297,373	+ 9.5%
March	\$290,390	\$316,770	+ 9.1%
April	\$300,139	\$334,971	+ 11.6%
May	\$307,483	\$346,188	+ 12.6%
June	\$332,844	\$353,465	+ 6.2%
July	\$322,857	\$353,824	+ 9.6%
August	\$317,286	\$343,220	+ 8.2%
September	\$312,428	\$354,266	+ 13.4%
October	\$304,318	\$327,911	+ 7.8%
November	\$300,634	\$334,786	+ 11.4%
December	\$299,937	\$330,284	+ 10.1%
January	\$290,003	\$315,916	+ 8.9%
12-Month Avg	\$307,476	\$337,563	+ 9.8%

## Historical Average Sales Price



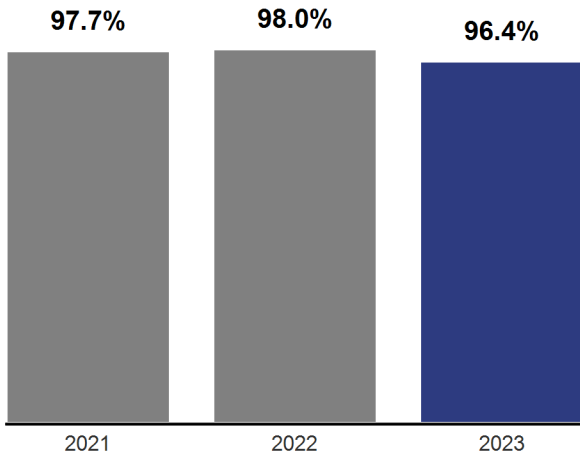


# Percent of Original List Price Received - January 2023

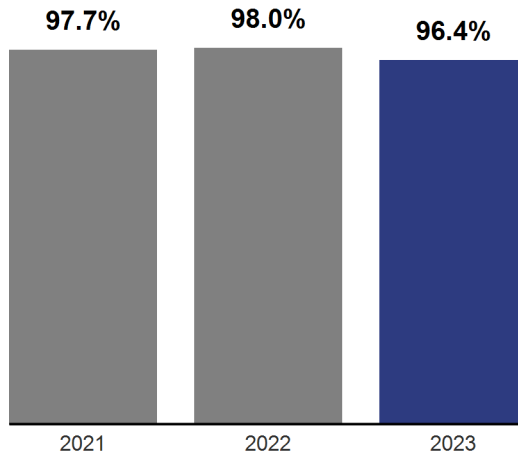
The average sales to original list price ratio for all listings that closed during the month.



## January

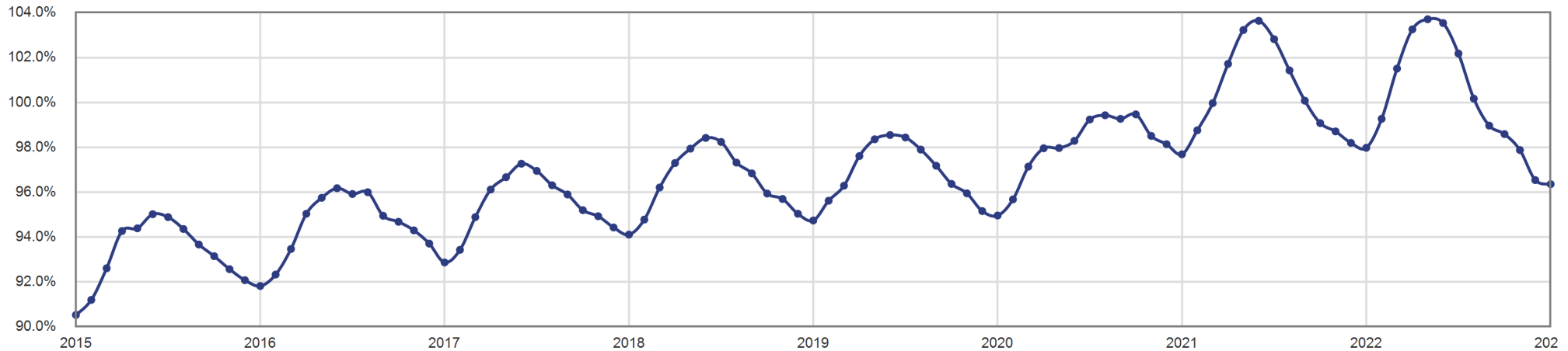


## Year To Date



Month	Prior Year	Current Year	+/-
February	98.8%	99.3%	+ 0.5%
March	100.0%	101.5%	+ 1.5%
April	101.7%	103.3%	+ 1.5%
May	103.2%	103.7%	+ 0.5%
June	103.6%	103.5%	- 0.1%
July	102.8%	102.2%	- 0.6%
August	101.4%	100.2%	- 1.2%
September	100.1%	99.0%	- 1.1%
October	99.1%	98.6%	- 0.5%
November	98.7%	97.9%	- 0.8%
December	98.2%	96.5%	- 1.7%
January	98.0%	96.4%	- 1.7%
12-Month Avg	100.8%	100.6%	- 0.1%

## Historical Percent of Original List Price Received

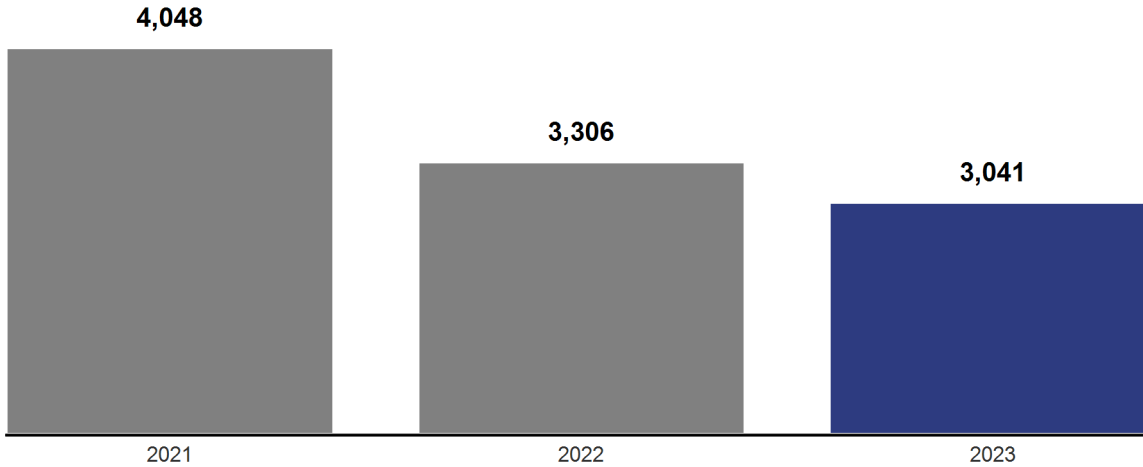


# Inventory of Homes for Sale - January 2023

The number of listings that are in Active status at the end of the month.

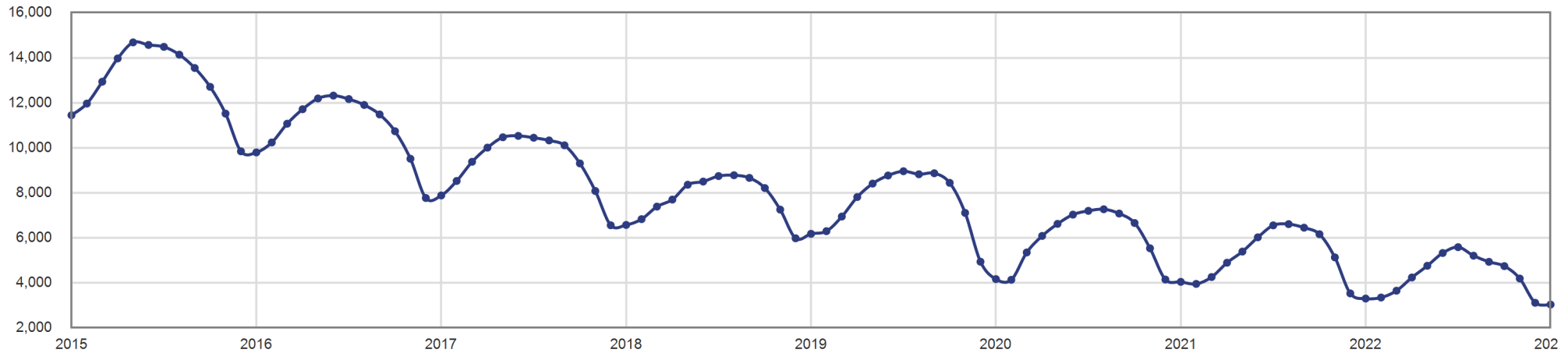


## January



Month	Prior Year	Current Year	+/-
February	3,957	3,353	- 15.3%
March	4,262	3,655	- 14.2%
April	4,898	4,243	- 13.4%
May	5,394	4,762	- 11.7%
June	6,026	5,330	- 11.5%
July	6,558	5,589	- 14.8%
August	6,612	5,211	- 21.2%
September	6,454	4,937	- 23.5%
October	6,164	4,747	- 23.0%
November	5,135	4,196	- 18.3%
December	3,535	3,118	- 11.8%
January	3,306	3,041	- 8.0%
12-Month Avg	5,192	4,349	- 16.2%

## Historical Inventory of Homes for Sale

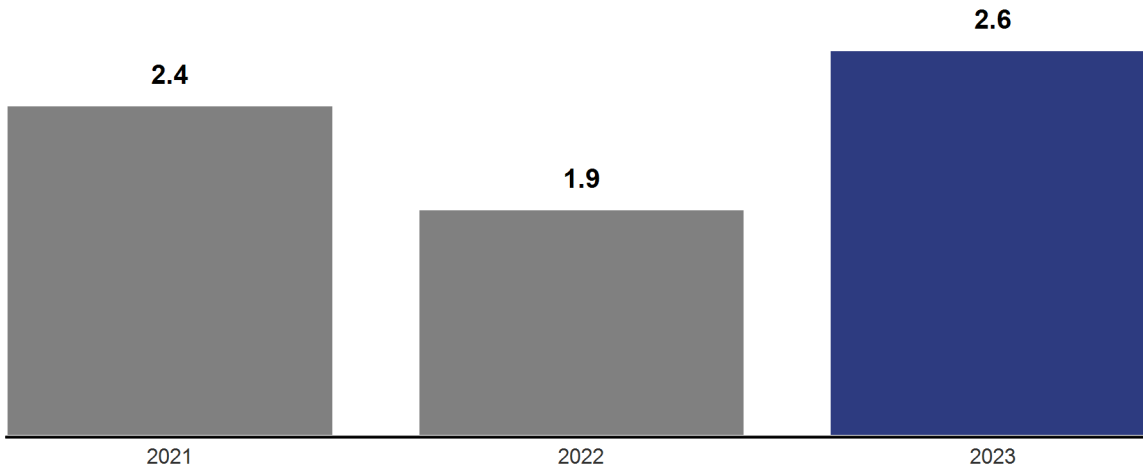


# Months Supply of Inventory - January 2023

The number of active listings at the end of the month divided by the number of closed listings during the month.



## January



Month	Prior Year	Current Year	+/-
February	2.4	2.0	- 15.6%
March	1.9	1.7	- 11.0%
April	1.8	1.8	- 3.5%
May	1.9	1.7	- 9.7%
June	1.6	1.6	+ 1.3%
July	1.9	1.9	+ 3.7%
August	1.9	1.7	- 9.1%
September	2.0	1.8	- 7.7%
October	2.0	2.1	+ 2.7%
November	1.8	2.1	+ 21.6%
December	1.3	1.7	+ 35.7%
January	1.9	2.6	+ 34.8%
12-Month Avg	1.9	1.9	+ 2.3%

## Historical Months Supply of Inventory

