



Filters

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

Quick Facts

- 28.2%	+ 10.4%	- 9.6%
Change in Closed Sales	Change in Median Sales Price	Change in Inventory

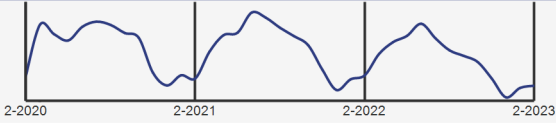
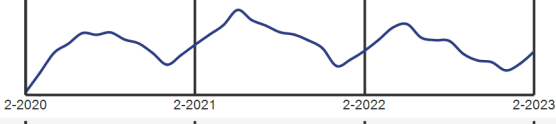
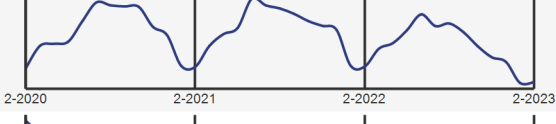
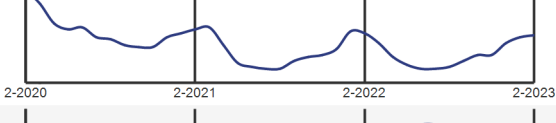



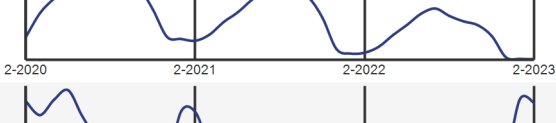

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Market Overview - February 2023

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



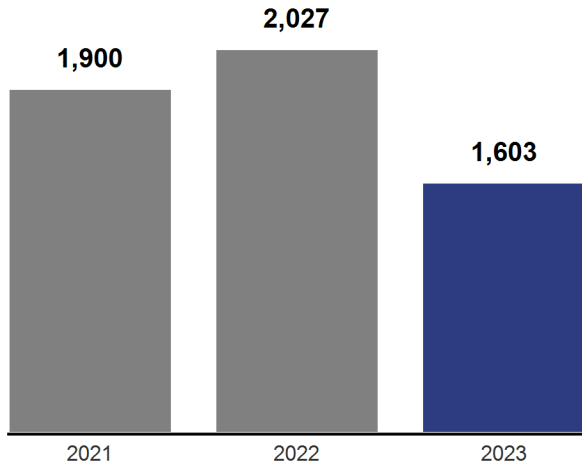
Key Metrics	Historical Sparklines	2-2022	2-2023	+/-	YTD 2022	YTD 2023	+/-
New Listings		2,027	1,603	- 20.9%	3,890	3,118	- 19.9%
Pending Sales		741	731	- 1.4%	--	--	--
Closed Sales		1,671	1,200	- 28.2%	3,370	2,373	- 29.6%
Days on Market Until Sale		35	34	- 2.9%	36	34	- 5.6%
Median Sales Price		\$240,000	\$265,000	+ 10.4%	\$239,900	\$265,000	+ 10.5%
Average Sales Price		\$297,373	\$307,730	+ 3.5%	\$293,657	\$312,198	+ 6.3%
Percent of Original List Price Received		99.3%	98.2%	- 1.1%	98.6%	97.3%	- 1.3%
Inventory of Homes for Sale		3,353	3,030	- 9.6%	--	--	--
Months Supply of Inventory		2.0	2.5	+ 25.8%	--	--	--

New Listings - February 2023

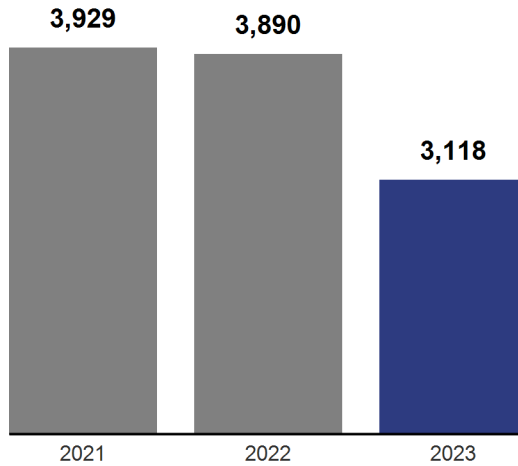
The number of listings that are new during the month.



February

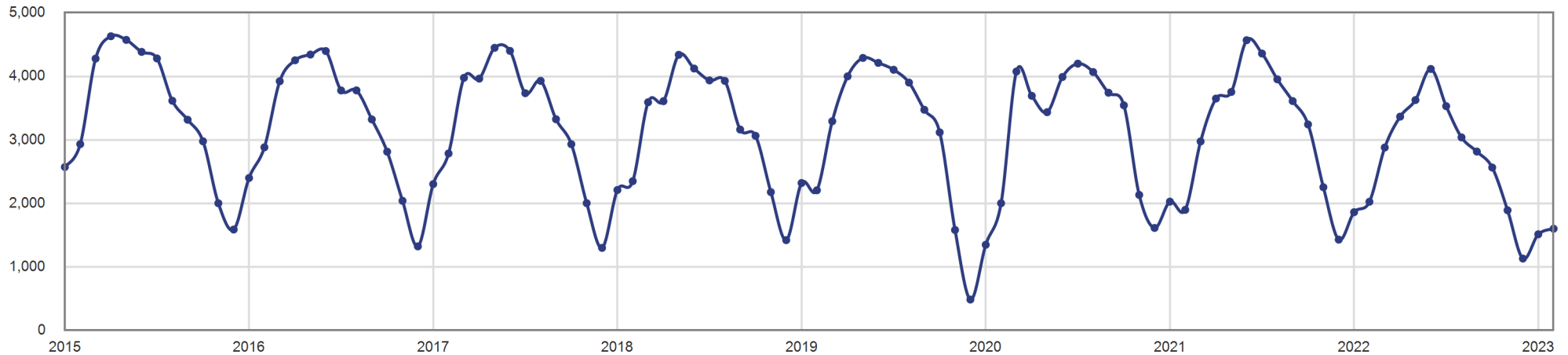


Year To Date



Month	Prior Year	Current Year	+/-
March	2,976	2,881	- 3.2%
April	3,651	3,367	- 7.8%
May	3,755	3,628	- 3.4%
June	4,570	4,117	- 9.9%
July	4,360	3,532	- 19.0%
August	3,954	3,040	- 23.1%
September	3,612	2,817	- 22.0%
October	3,244	2,566	- 20.9%
November	2,256	1,893	- 16.1%
December	1,431	1,133	- 20.8%
January	1,863	1,515	- 18.7%
February	2,027	1,603	- 20.9%
12-Month Avg	3,142	2,674	- 14.9%

Historical New Listings

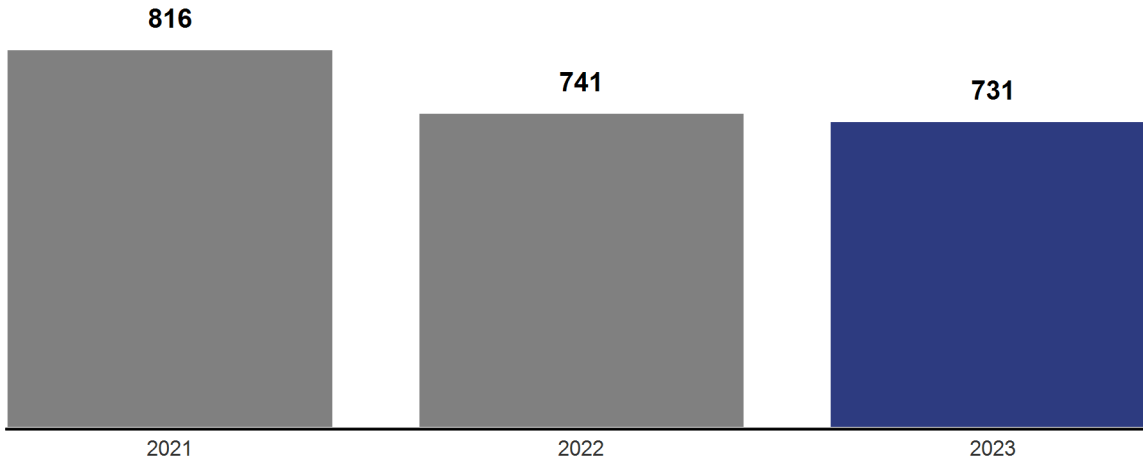


Pending Sales - February 2023

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

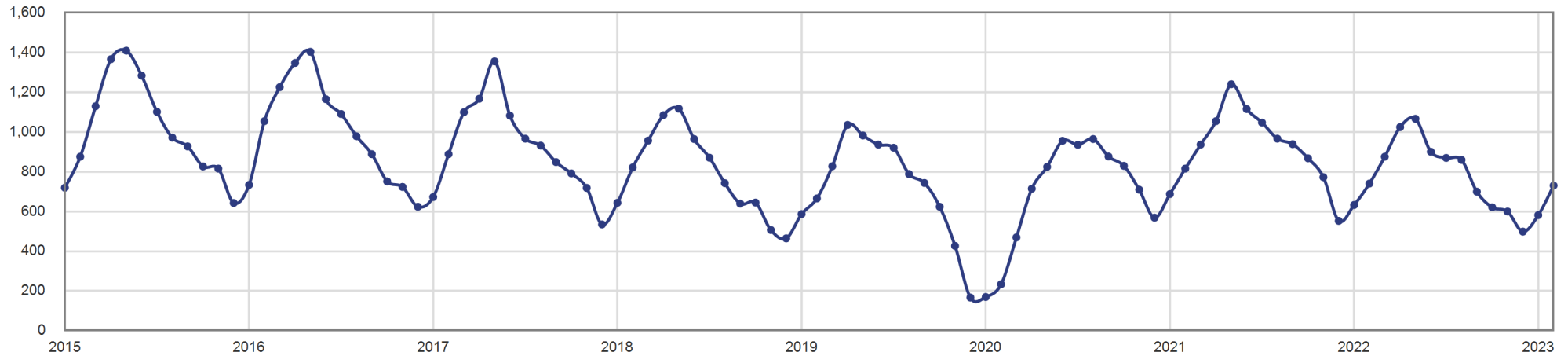


February



Month	Prior Year	Current Year	+/-
March	937	876	- 6.5%
April	1,055	1,025	- 2.8%
May	1,241	1,067	- 14.0%
June	1,116	901	- 19.3%
July	1,048	870	- 17.0%
August	967	860	- 11.1%
September	939	700	- 25.5%
October	868	621	- 28.5%
November	773	600	- 22.4%
December	553	499	- 9.8%
January	633	582	- 8.1%
February	741	731	- 1.3%
12-Month Avg	906	778	- 14.2%

Historical Pending Sales

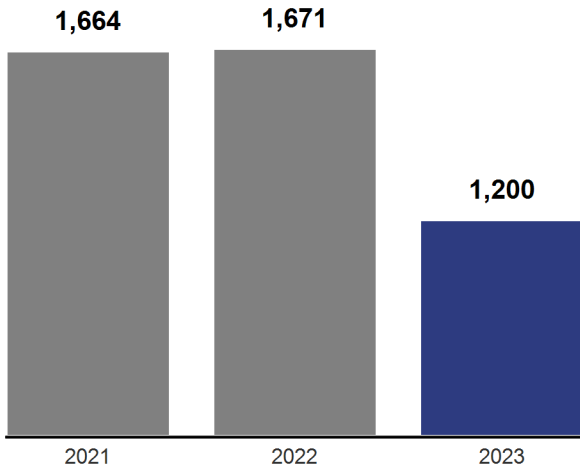


Closed Sales - February 2023

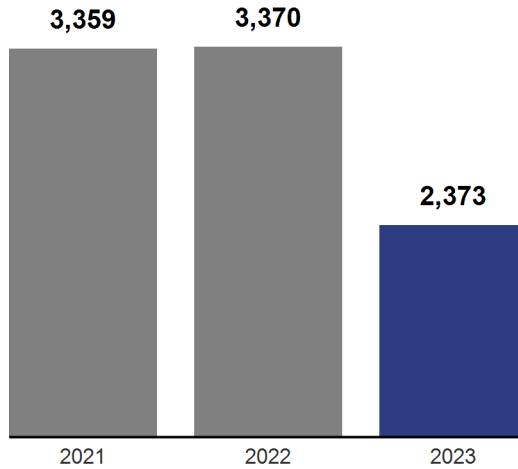
The number of listings that closed during the month.



February

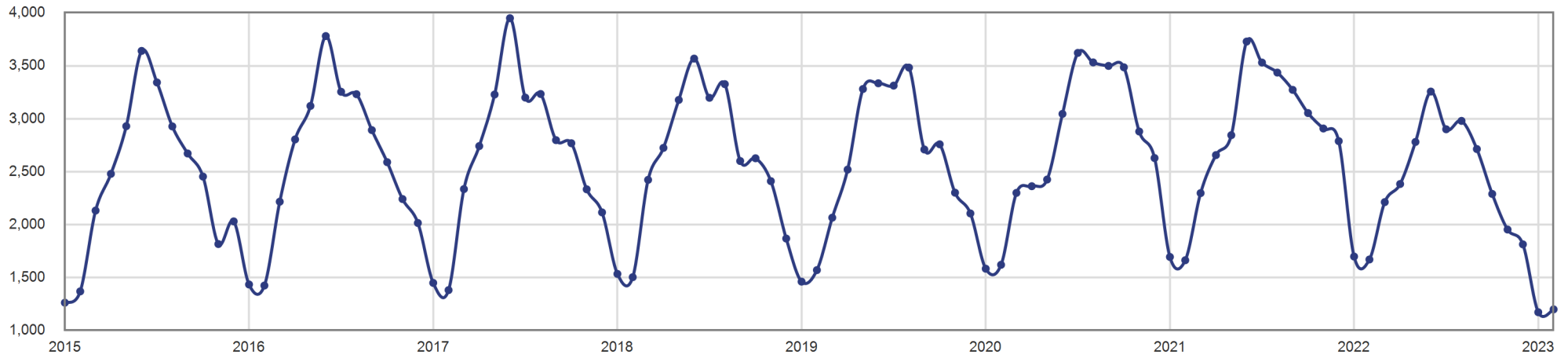


Year To Date



Month	Prior Year	Current Year	+/-
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	2,290	- 25.0%
November	2,908	1,954	- 32.8%
December	2,789	1,814	- 35.0%
January	1,699	1,173	- 31.0%
February	1,671	1,200	- 28.2%
12-Month Avg	2,824	2,305	- 18.4%

Historical Closed Sales

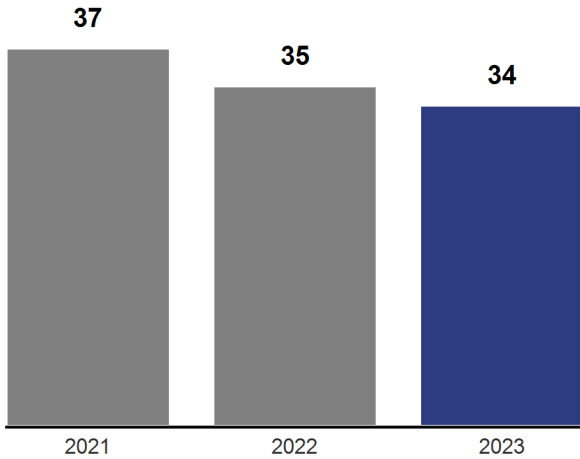


Days on Market Until Sale - February 2023

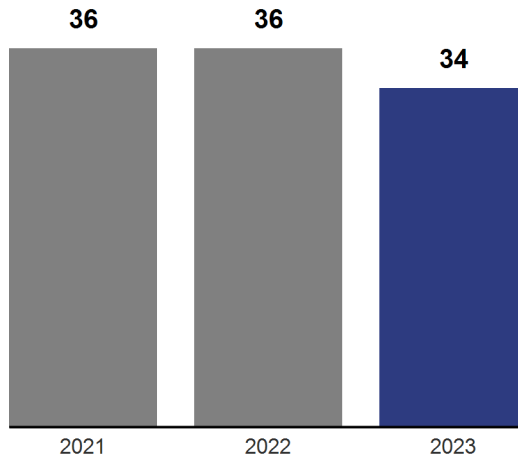
The average Days On Market value for all listings that closed during the month.



February

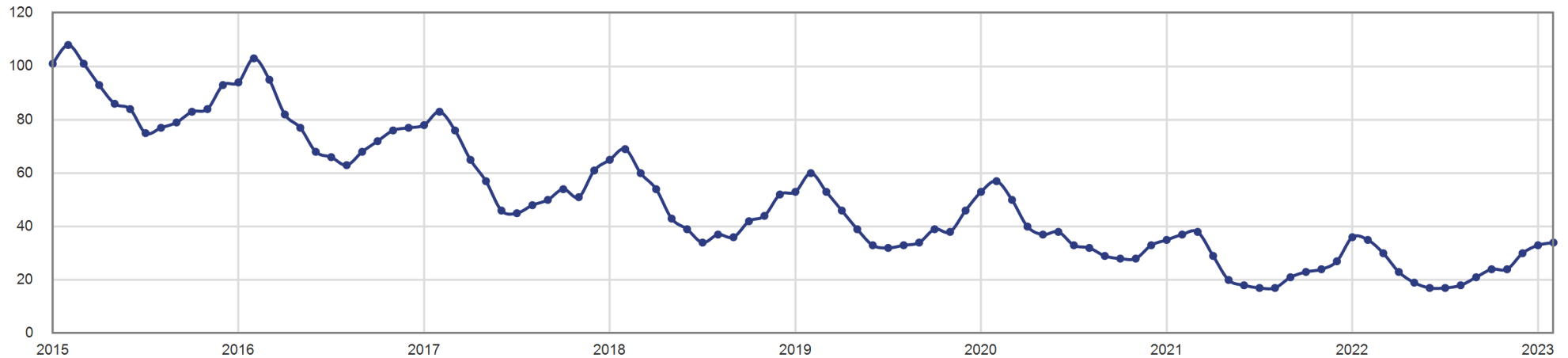


Year To Date



Month	Prior Year	Current Year	+/-
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%
February	35	34	- 2.9%
12-Month Avg	24	23	- 4.2%

Historical Days on Market Until Sale

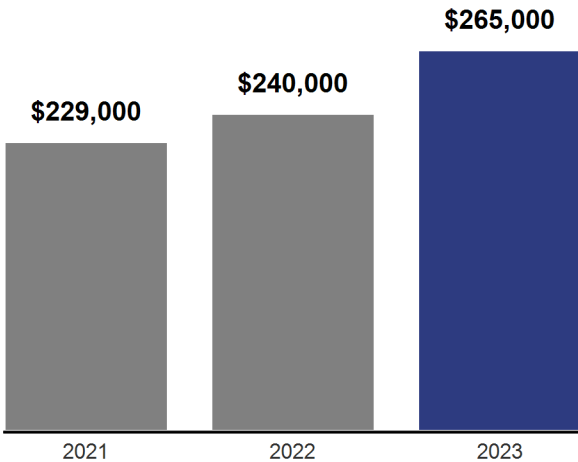


Median Sales Price - February 2023

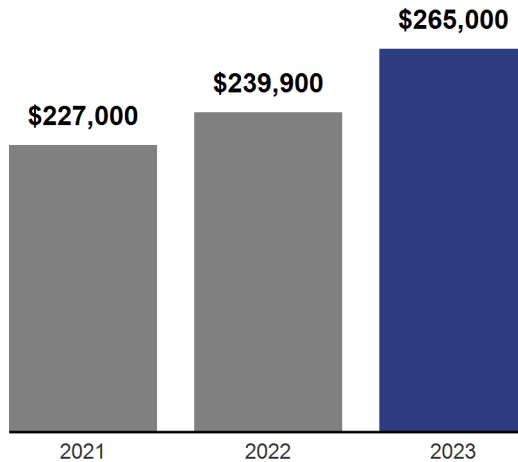
The median sales price of all listings that closed during the month.



February

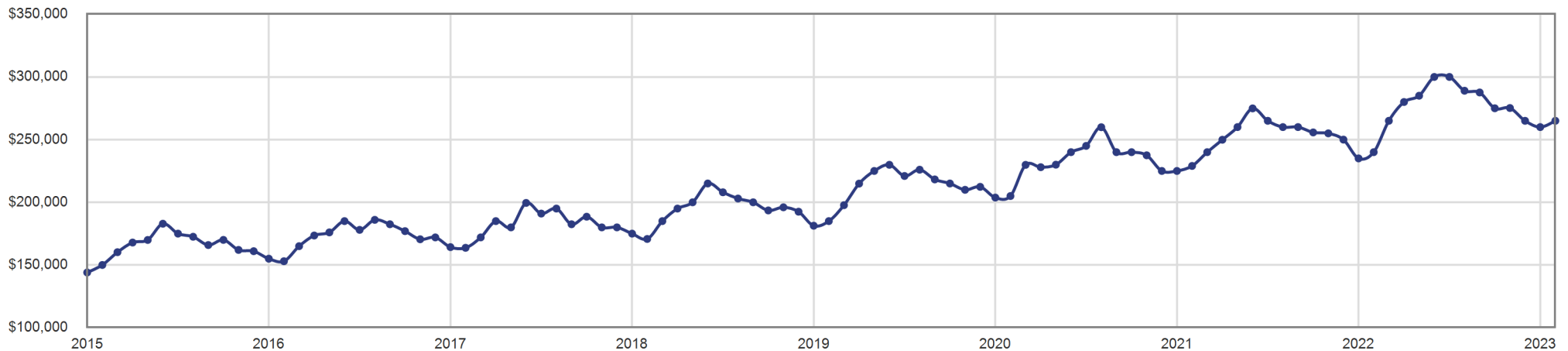


Year To Date



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

Historical Median Sales Price

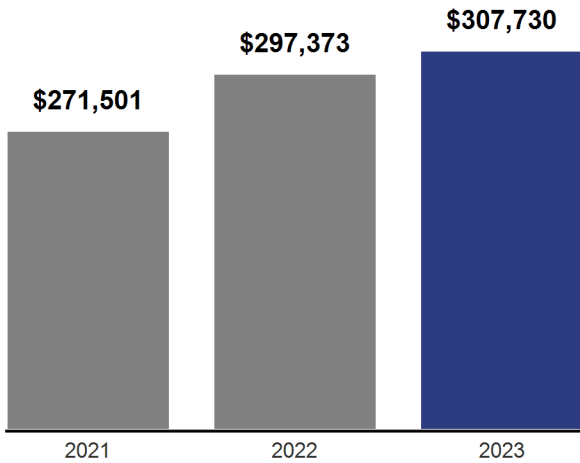


Average Sales Price - February 2023

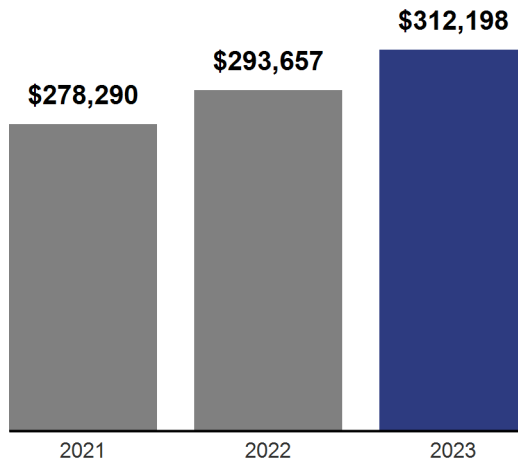
The average sales price of all listings that closed during the month.



February

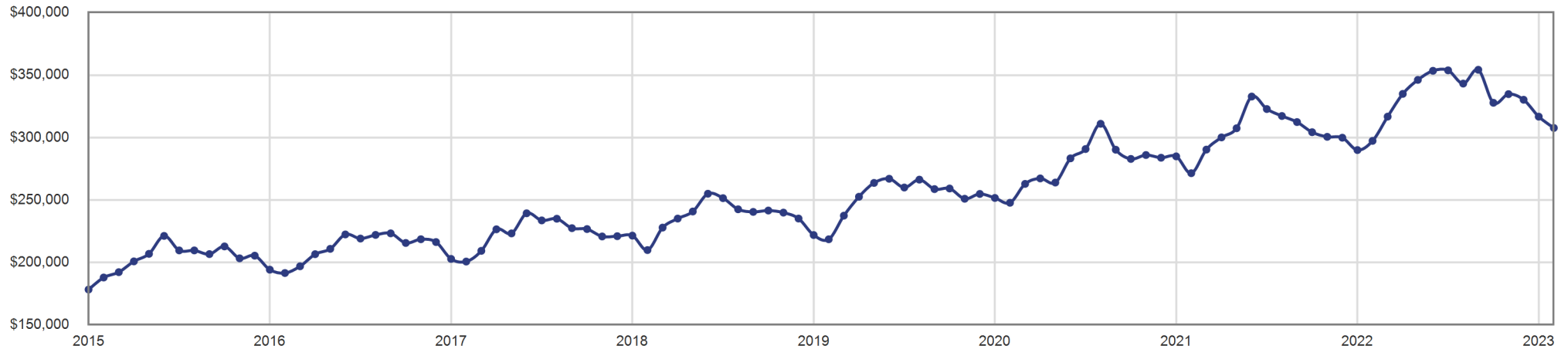


Year To Date



Month	Prior Year	Current Year	+/-
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	\$327,843	+ 7.7%
November	\$300,609	\$334,786	+ 11.4%
December	\$299,893	\$330,289	+ 10.1%
January	\$290,003	\$316,768	+ 9.2%
February	\$297,373	\$307,730	+ 3.5%
12-Month Avg	\$308,738	\$338,715	+ 9.7%

Historical Average Sales Price

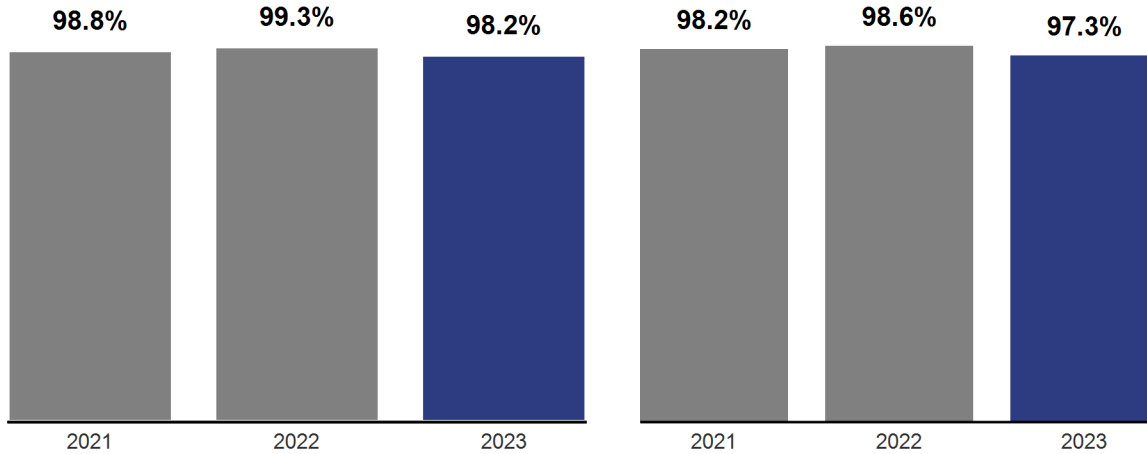


Percent of Original List Price Received - February 2023

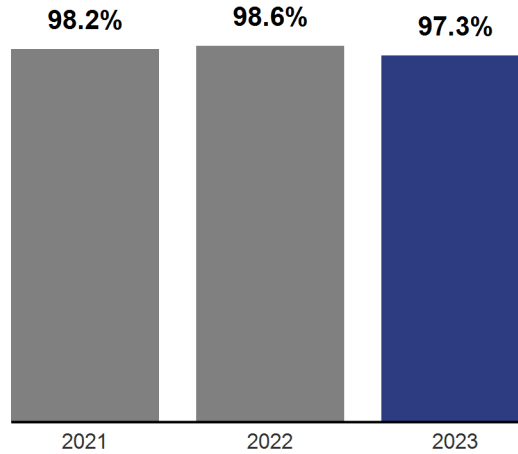


The average sales to original list price ratio for all listings that closed during the month.

February

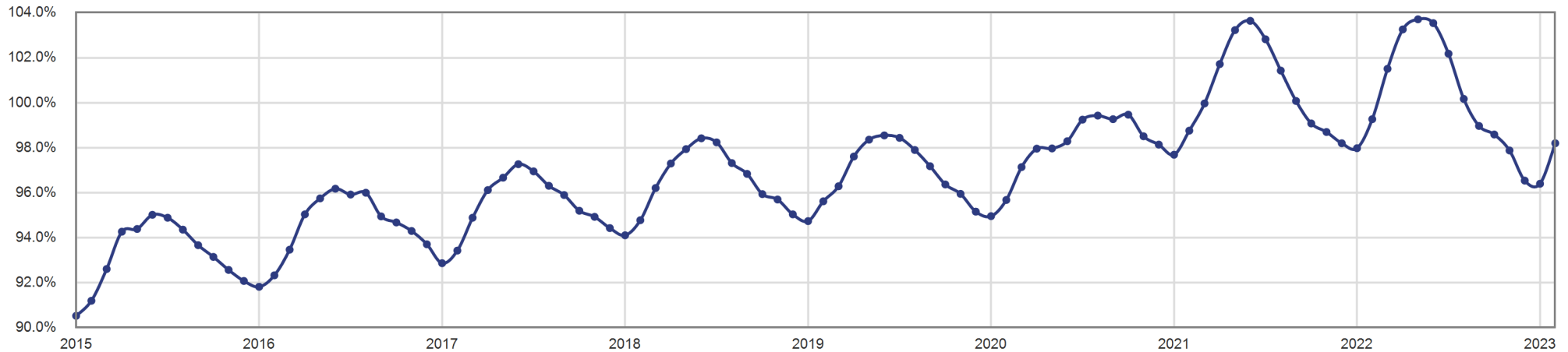


Year To Date



Month	Prior Year	Current Year	+/-
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%	- 1.6%
February	99.3%	98.2%	- 1.1%
12-Month Avg	100.8%	100.6%	- 0.2%

Historical Percent of Original List Price Received

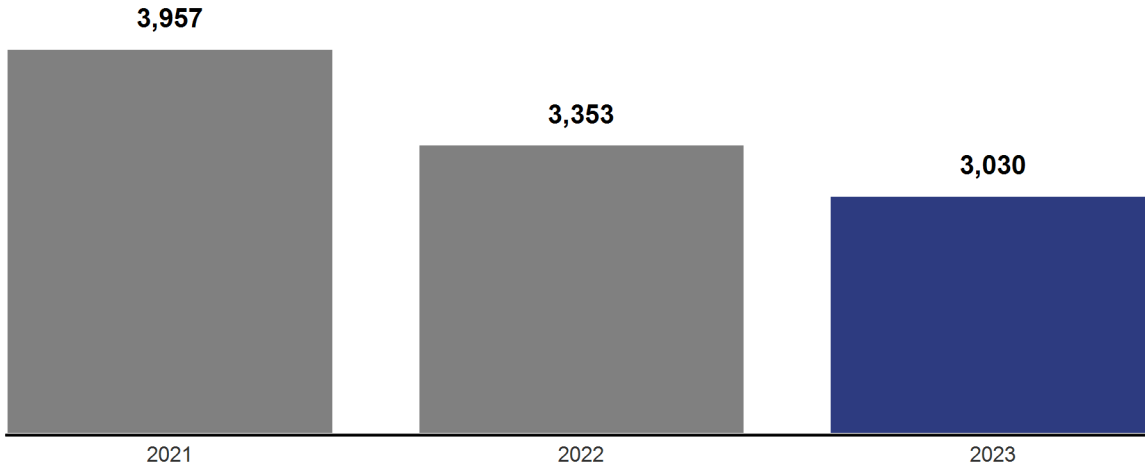


Inventory of Homes for Sale - February 2023

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

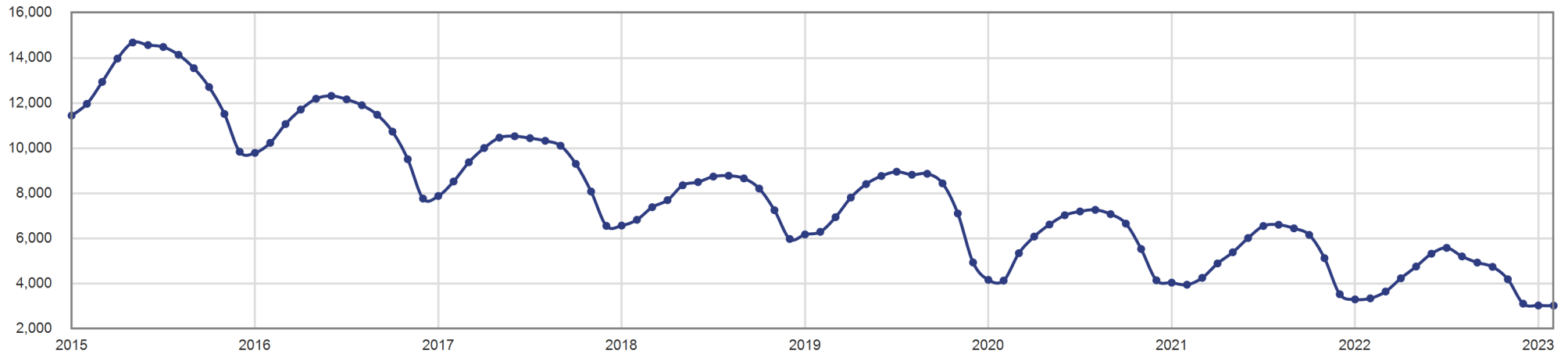


February



Month	Prior Year	Current Year	+/-
March	4,262	3,655	- 14.2%
April	4,898	4,243	- 13.4%
May	5,394	4,762	- 11.7%
June	6,025	5,330	- 11.5%
July	6,557	5,589	- 14.8%
August	6,612	5,211	- 21.2%
September	6,454	4,938	- 23.5%
October	6,164	4,749	- 23.0%
November	5,134	4,197	- 18.3%
December	3,535	3,118	- 11.8%
January	3,306	3,037	- 8.1%
February	3,353	3,030	- 9.6%
12-Month Avg	5,141	4,322	- 15.9%

Historical Inventory of Homes for Sale

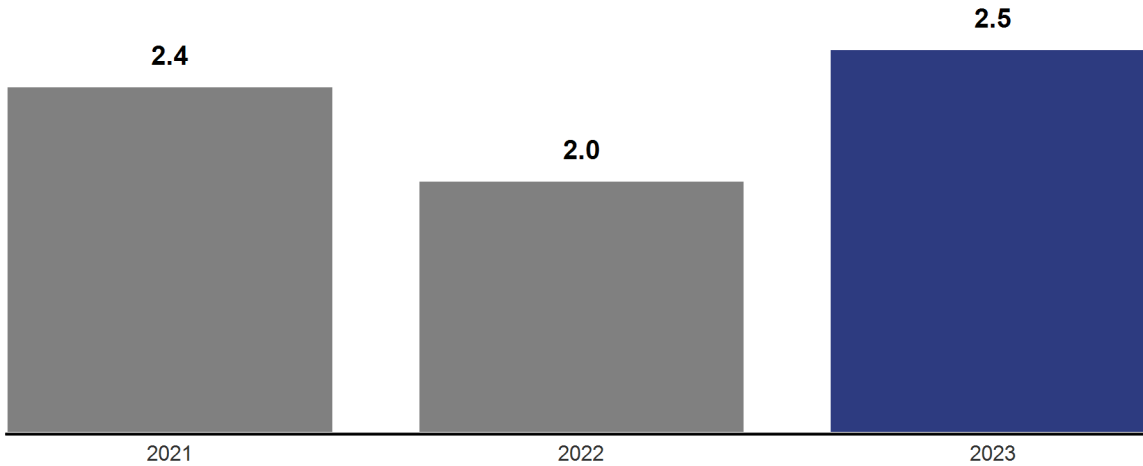


Months Supply of Inventory - February 2023

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



February



Month	Prior Year	Current Year	+/-
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	+ 21.7%
December	1.3	1.7	+ 35.6%
January	1.9	2.6	+ 33.1%
February	2.0	2.5	+ 25.8%
12-Month Avg	1.8	1.9	+ 6.2%

Historical Months Supply of Inventory

