

## Filters

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

## Quick Facts

<b>- 24.2%</b>	<b>+ 8.3%</b>	<b>- 21.7%</b>
Change in Closed Sales	Change in Median Sales Price	Change in Inventory

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# Market Overview - June 2023

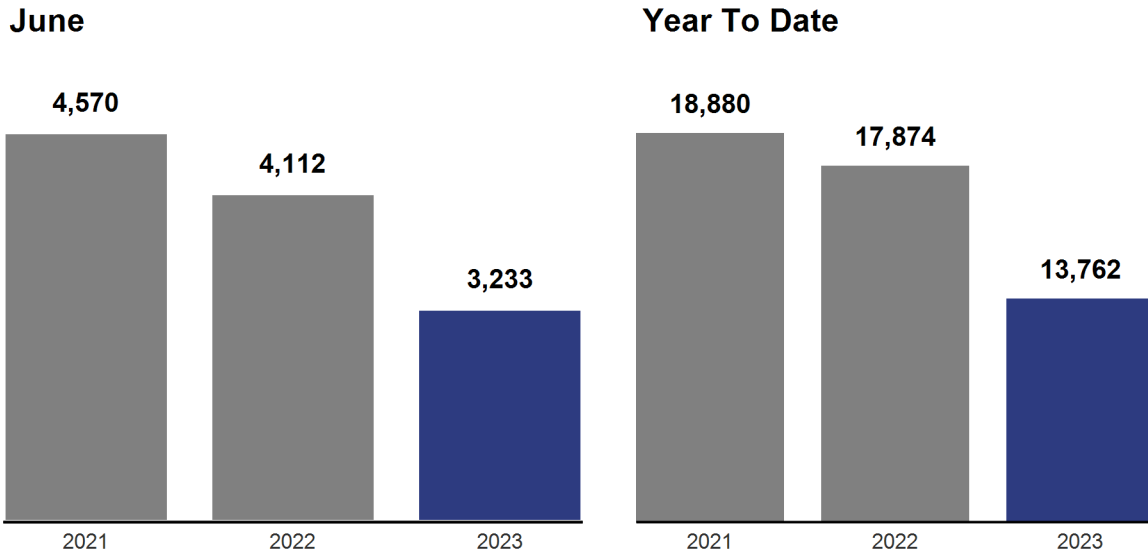
Key market metrics for the current month and year-to-date figures



Key Metrics	Historical Sparklines	6-2022	6-2023	+/-	YTD 2022	YTD 2023	+/-
<b>New Listings</b>		4,112	<b>3,233</b>	- 21.4%	17,874	<b>13,762</b>	- 23.0%
<b>Pending Sales</b>		898	<b>971</b>	+ 8.1%	--	--	--
<b>Closed Sales</b>		3,257	<b>2,470</b>	- 24.2%	14,006	<b>10,590</b>	- 24.4%
<b>Days on Market Until Sale</b>		17	<b>19</b>	+ 11.8%	25	<b>26</b>	+ 4.0%
<b>Median Sales Price</b>		\$300,000	<b>\$325,000</b>	+ 8.3%	\$272,000	<b>\$295,000</b>	+ 8.5%
<b>Average Sales Price</b>		\$353,465	<b>\$384,036</b>	+ 8.7%	\$328,689	<b>\$348,177</b>	+ 5.9%
<b>Percent of Original List Price Received</b>		103.5%	<b>102.8%</b>	- 0.8%	102.0%	<b>100.7%</b>	- 1.3%
<b>Inventory of Homes for Sale</b>		5,321	<b>4,167</b>	- 21.7%	--	--	--
<b>Months Supply of Inventory</b>		1.6	<b>1.7</b>	+ 3.3%	--	--	--

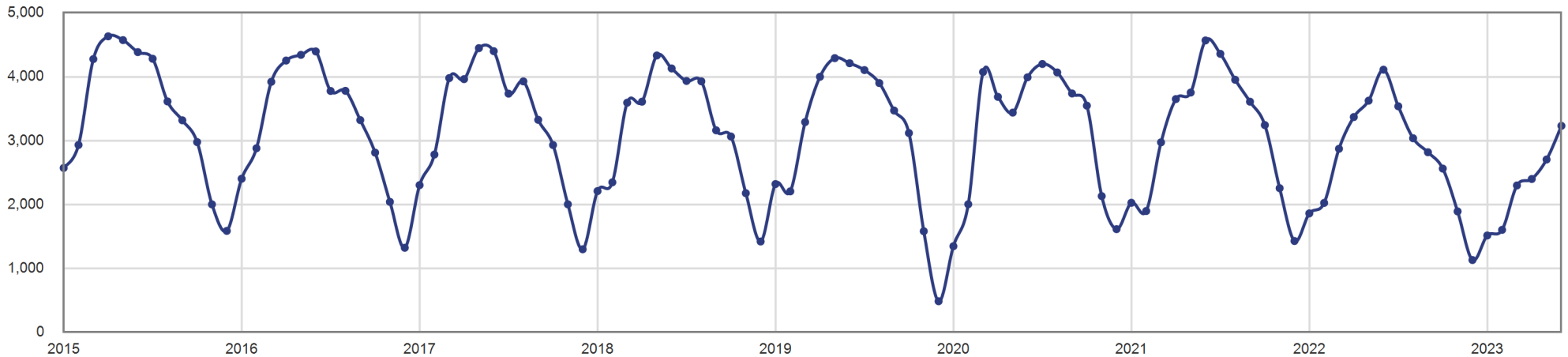
# New Listings - June 2023

The number of listings that are new during the month.



Month	Prior Year	Current Year	+/-
July	4,360	3,539	- 18.8%
August	3,954	3,039	- 23.1%
September	3,611	2,820	- 21.9%
October	3,245	2,564	- 21.0%
November	2,257	1,894	- 16.1%
December	1,431	1,133	- 20.8%
January	1,863	1,517	- 18.6%
February	2,027	1,605	- 20.8%
March	2,874	2,300	- 20.0%
April	3,371	2,401	- 28.8%
May	3,627	2,706	- 25.4%
June	4,112	3,233	- 21.4%
<b>12-Month Avg</b>	<b>3,061</b>	<b>2,396</b>	<b>- 21.7%</b>

## Historical New Listings

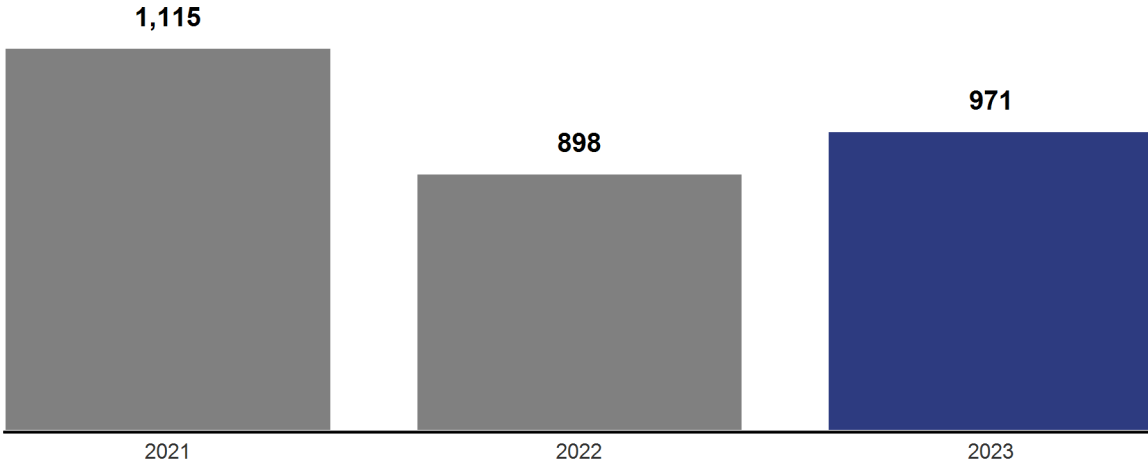


# Pending Sales - June 2023

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

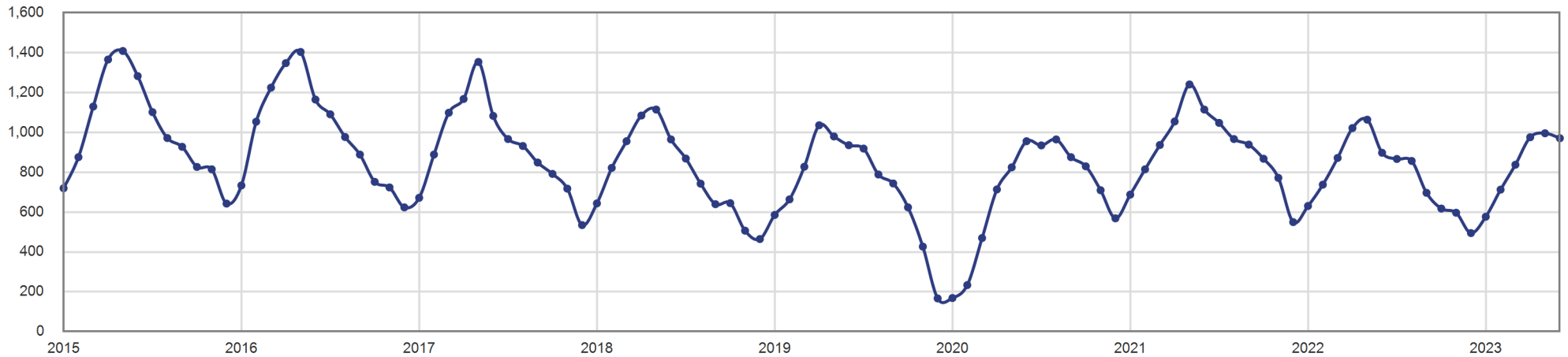


## June



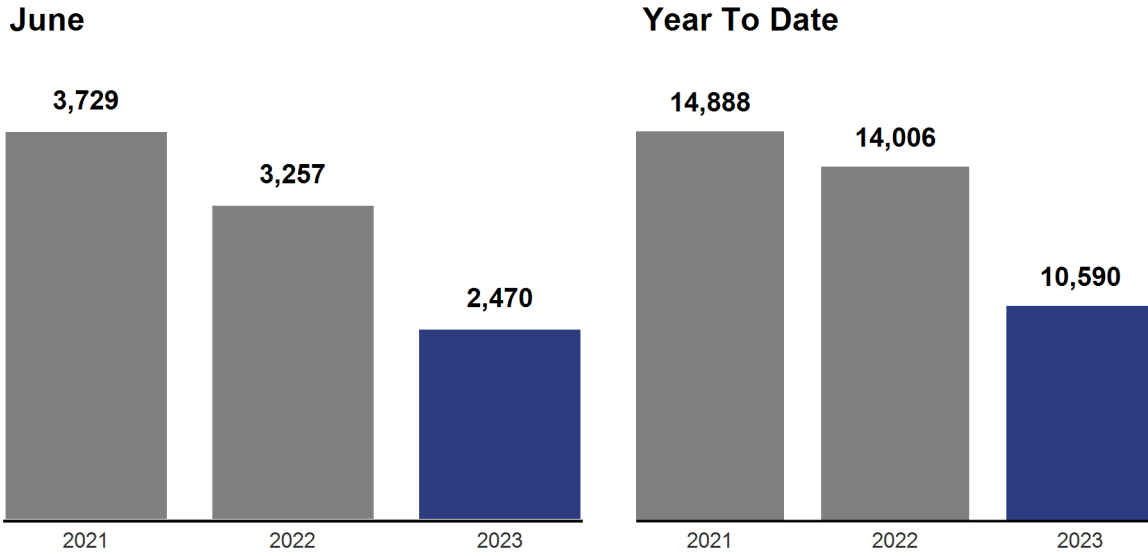
Month	Prior Year	Current Year	+/-
July	1,048	867	- 17.3%
August	967	857	- 11.4%
September	939	697	- 25.8%
October	868	618	- 28.8%
November	772	597	- 22.7%
December	550	495	- 10.0%
January	631	577	- 8.6%
February	738	713	- 3.4%
March	872	838	- 3.9%
April	1,022	976	- 4.5%
May	1,064	996	- 6.4%
June	898	971	+ 8.1%
12-Month Avg	864	767	- 11.3%

## Historical Pending Sales



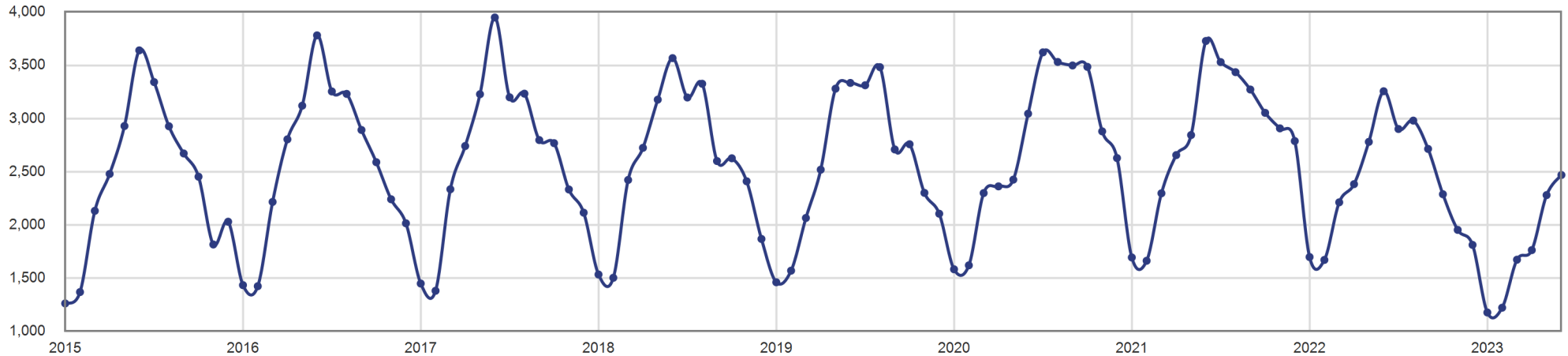
# Closed Sales - June 2023

The number of listings that closed during the month.



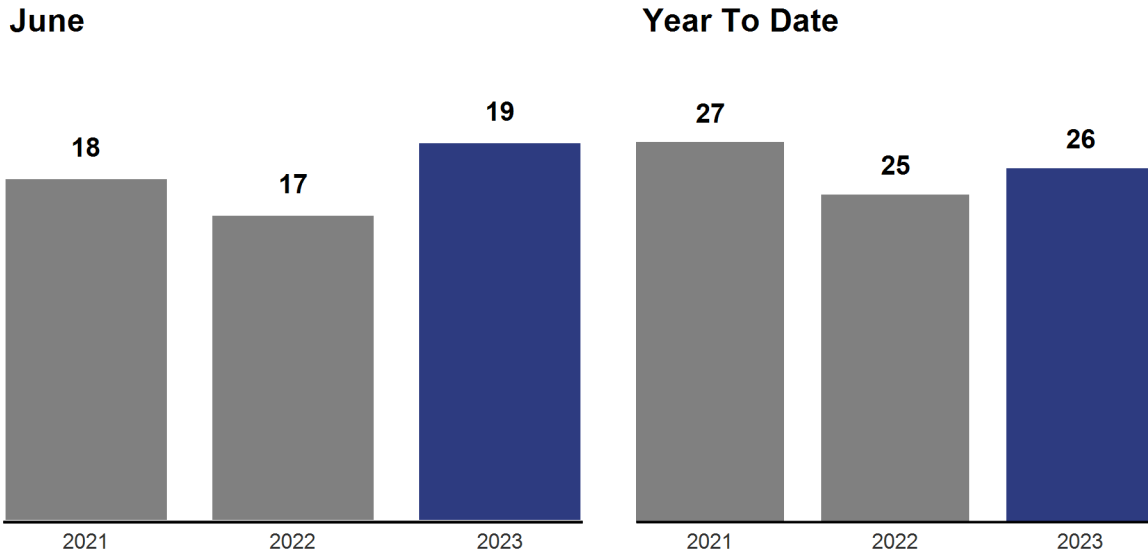
Month	Prior Year	Current Year	+/-
July	3,531	2,902	- 17.8%
August	3,436	2,981	- 13.2%
September	3,273	2,715	- 17.0%
October	3,054	2,289	- 25.0%
November	2,908	1,954	- 32.8%
December	2,789	1,813	- 35.0%
January	1,699	1,178	- 30.7%
February	1,672	1,223	- 26.9%
March	2,213	1,674	- 24.4%
April	2,384	1,764	- 26.0%
May	2,781	2,281	- 18.0%
June	3,257	2,470	- 24.2%
<b>12-Month Avg</b>	<b>2,750</b>	<b>2,104</b>	<b>- 23.5%</b>

## Historical Closed Sales



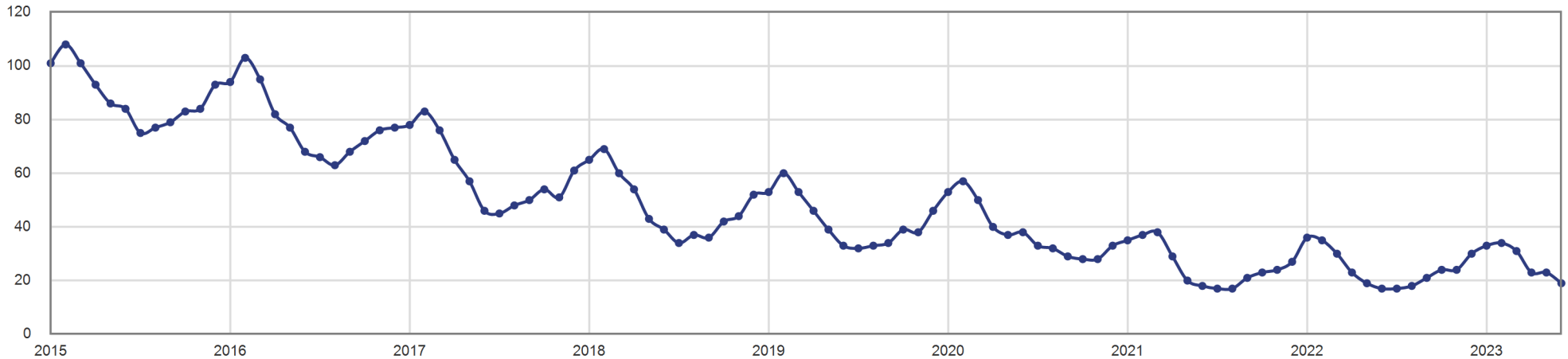
# Days on Market Until Sale - June 2023

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



Month	Prior Year	Current Year	+/-
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%
March	30	31	+ 3.3%
April	23	23	0.0%
May	19	23	+ 21.1%
June	17	19	+ 11.8%
<b>12-Month Avg</b>	<b>23</b>	<b>24</b>	<b>+ 4.3%</b>

## Historical Days on Market Until Sale

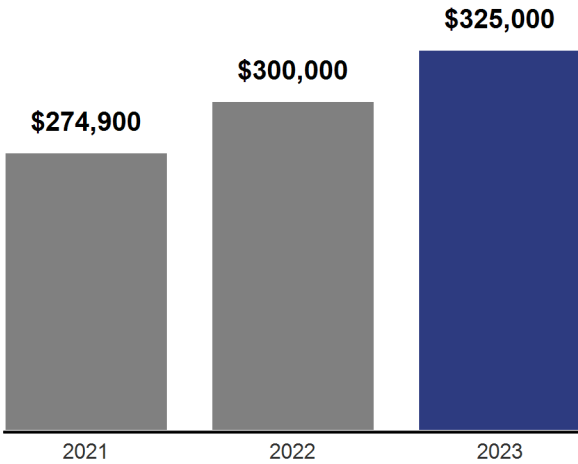


# Median Sales Price - June 2023

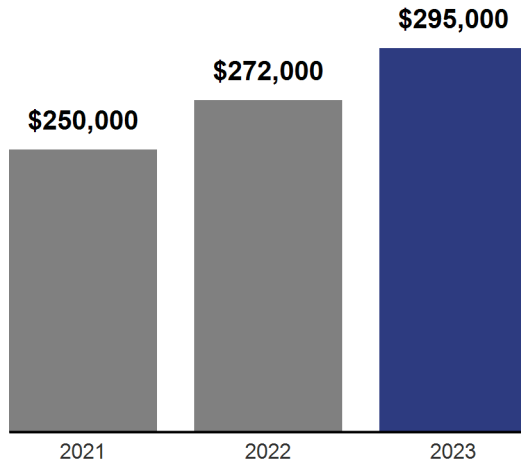
The median sales price of all listings that closed during the month.



## June

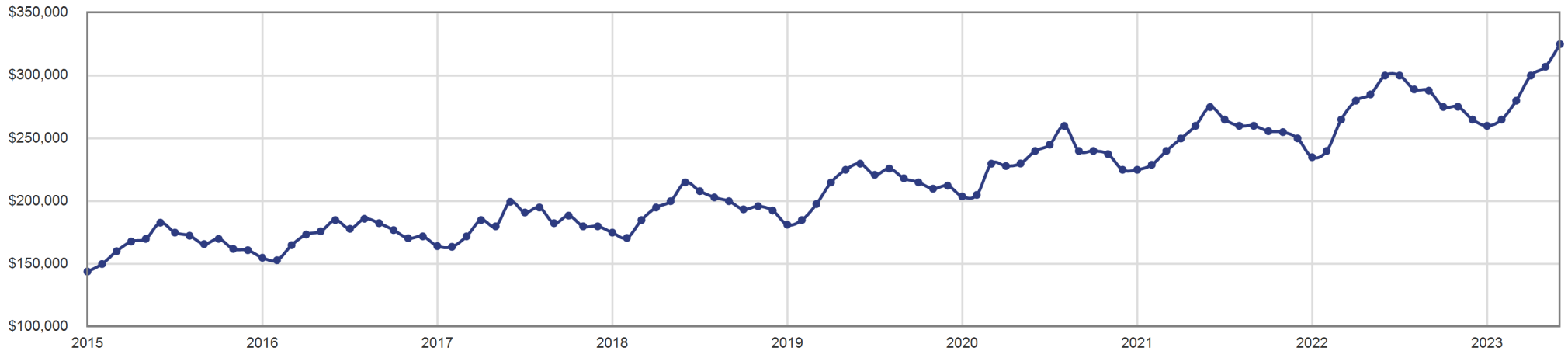


## Year To Date



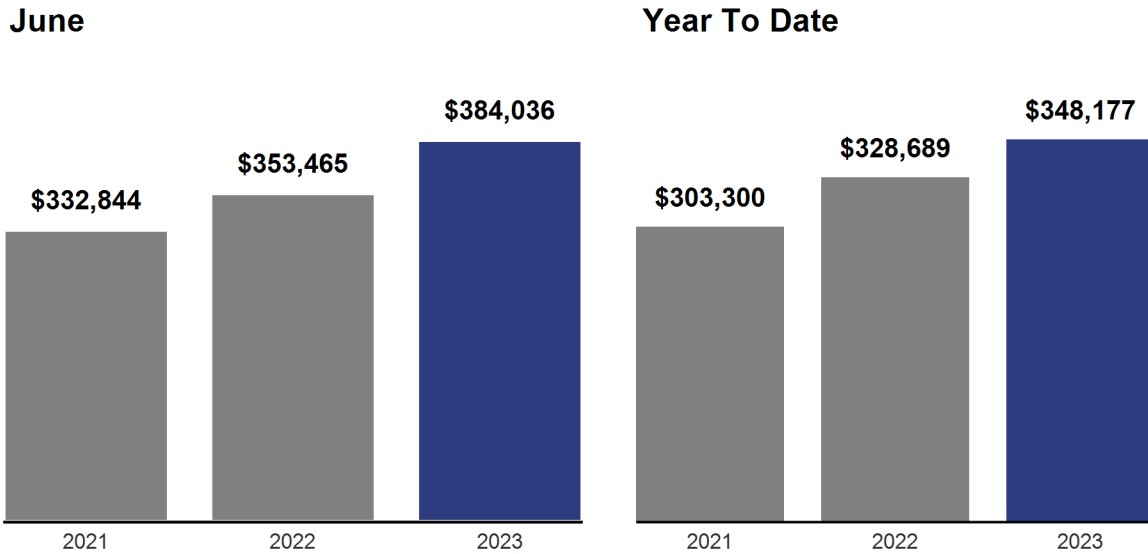
Month	Prior Year	Current Year	+/-
July	\$265,000	<b>\$300,000</b>	+ 13.2%
August	\$260,000	<b>\$289,000</b>	+ 11.2%
September	\$260,000	<b>\$288,000</b>	+ 10.8%
October	\$255,750	<b>\$275,000</b>	+ 7.5%
November	\$255,000	<b>\$275,200</b>	+ 7.9%
December	\$250,000	<b>\$265,000</b>	+ 6.0%
January	\$235,000	<b>\$260,000</b>	+ 10.6%
February	\$240,000	<b>\$265,000</b>	+ 10.4%
March	\$265,000	<b>\$280,000</b>	+ 5.7%
April	\$280,000	<b>\$300,000</b>	+ 7.1%
May	\$285,000	<b>\$307,000</b>	+ 7.7%
June	\$300,000	<b>\$325,000</b>	+ 8.3%
<b>12-Month Med</b>	\$265,000	<b>\$288,613</b>	+ 8.9%

## Historical Median Sales Price



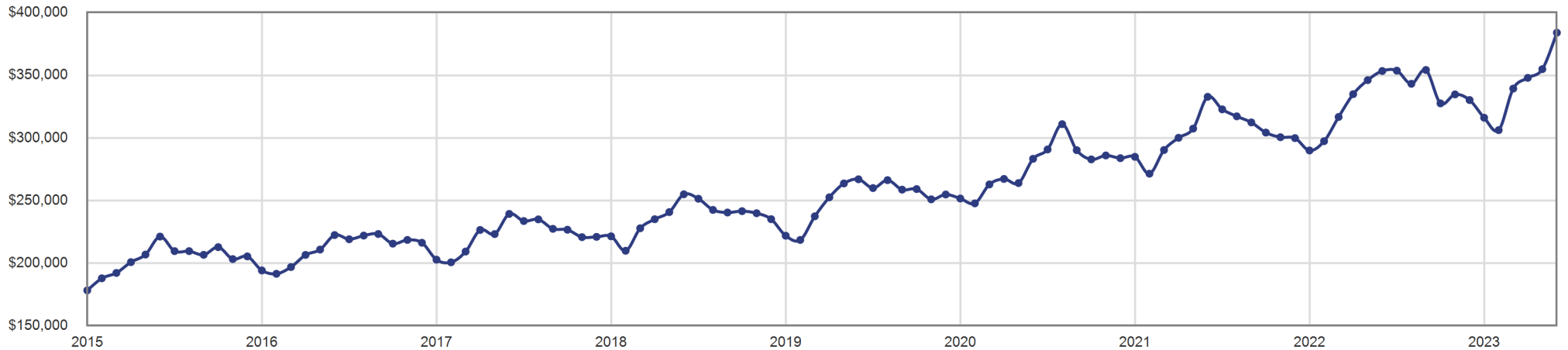
# Average Sales Price - June 2023

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



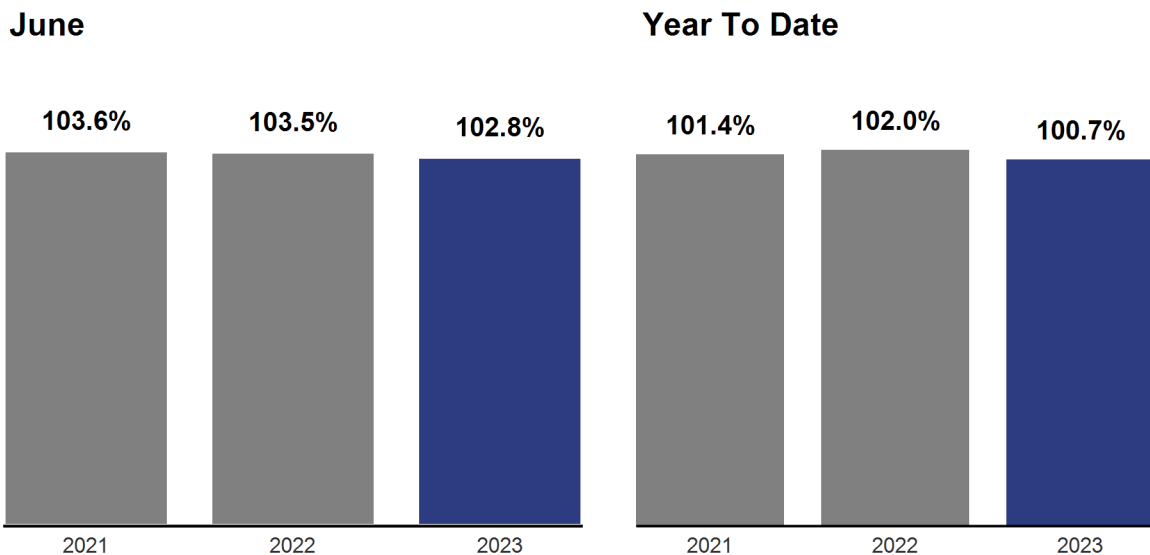
Month	Prior Year	Current Year	+/-
July	\$322,857	<b>\$353,736</b>	+ 9.6%
August	\$317,286	<b>\$343,255</b>	+ 8.2%
September	\$312,428	<b>\$354,278</b>	+ 13.4%
October	\$304,318	<b>\$327,634</b>	+ 7.7%
November	\$300,609	<b>\$334,786</b>	+ 11.4%
December	\$299,893	<b>\$330,286</b>	+ 10.1%
January	\$290,003	<b>\$316,161</b>	+ 9.0%
February	\$297,449	<b>\$306,259</b>	+ 3.0%
March	\$316,770	<b>\$339,415</b>	+ 7.1%
April	\$334,971	<b>\$347,975</b>	+ 3.9%
May	\$346,188	<b>\$354,945</b>	+ 2.5%
June	\$353,465	<b>\$384,036</b>	+ 8.6%
<b>12-Month Avg</b>	<b>\$318,100</b>	<b>\$344,707</b>	<b>+ 8.4%</b>

## Historical Average Sales Price



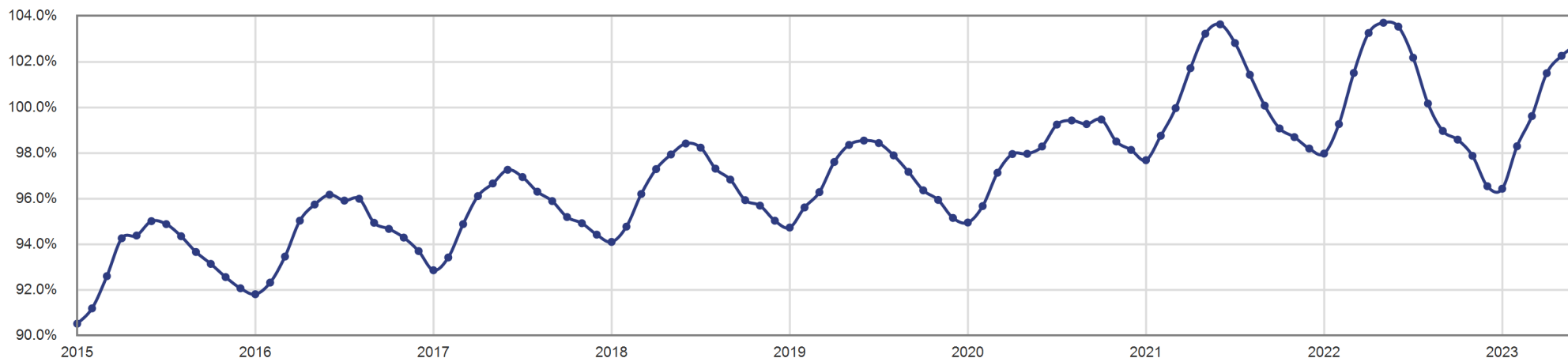
# Percent of Original List Price Received - June 2023

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



Month	Prior Year	Current Year	+/-
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%	96.6%	- 1.7%
January	98.0%	96.4%	- 1.6%
February	99.3%	98.3%	- 1.0%
March	101.5%	99.6%	- 1.9%
April	103.3%	101.5%	- 1.7%
May	103.7%	102.3%	- 1.4%
June	103.5%	102.8%	- 0.8%
<b>12-Month Avg</b>	<b>101.0%</b>	<b>99.9%</b>	<b>- 1.0%</b>

## Historical Percent of Original List Price Received

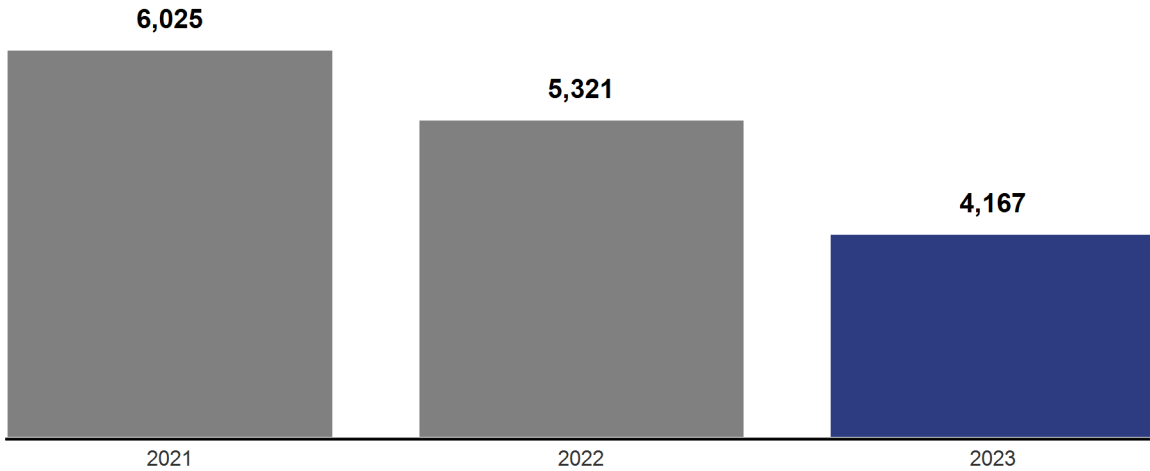


# Inventory of Homes for Sale - June 2023

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

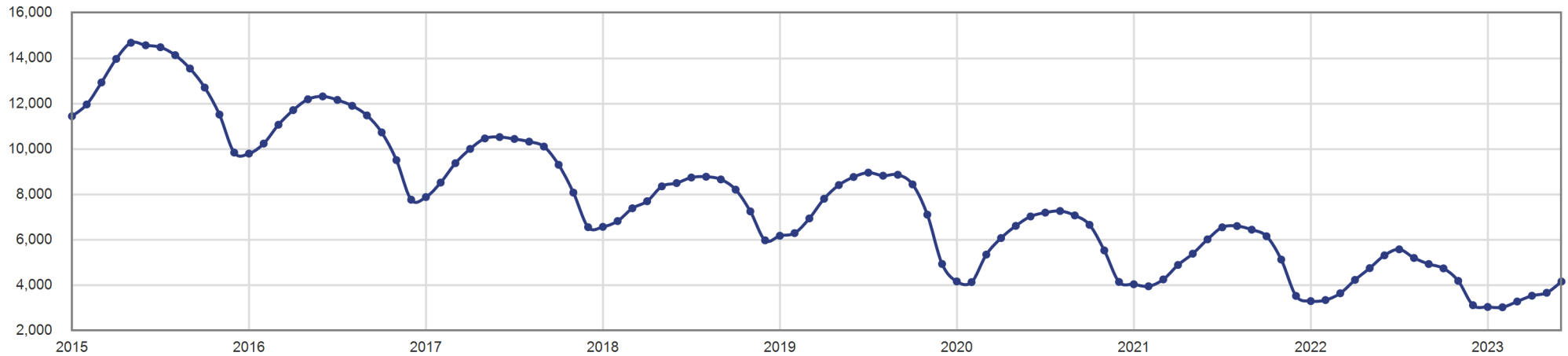


## June



Month	Prior Year	Current Year	+/-
July	6,556	<b>5,586</b>	- 14.8%
August	6,611	<b>5,207</b>	- 21.2%
September	6,452	<b>4,939</b>	- 23.5%
October	6,163	<b>4,748</b>	- 23.0%
November	5,135	<b>4,197</b>	- 18.3%
December	3,536	<b>3,126</b>	- 11.6%
January	3,306	<b>3,048</b>	- 7.8%
February	3,353	<b>3,035</b>	- 9.5%
March	3,650	<b>3,288</b>	- 9.9%
April	4,240	<b>3,544</b>	- 16.4%
May	4,758	<b>3,672</b>	- 22.8%
June	5,321	<b>4,167</b>	- 21.7%
<b>12-Month Avg</b>	4,923	<b>4,046</b>	- 17.8%

## Historical Inventory of Homes for Sale

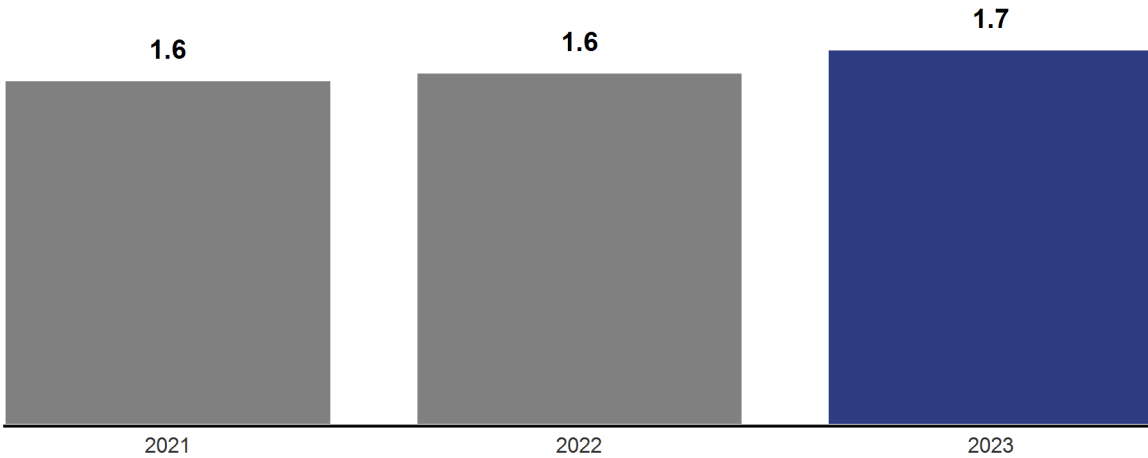


# Months Supply of Inventory - June 2023

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



## June



Month	Prior Year	Current Year	+/-
July	1.9	1.9	+ 3.7%
August	1.9	1.7	- 9.2%
September	2.0	1.8	- 7.7%
October	2.0	2.1	+ 2.8%
November	1.8	2.1	+ 21.6%
December	1.3	1.7	+ 36.0%
January	1.9	2.6	+ 33.0%
February	2.0	2.5	+ 23.7%
March	1.6	2.0	+ 19.1%
April	1.8	2.0	+ 13.0%
May	1.7	1.6	- 5.9%
June	1.6	1.7	+ 3.3%
<b>12-Month Avg</b>	1.8	2.0	+ 10.5%

## Historical Months Supply of Inventory

