Monthly Metrics - February 2024

A research tool provided by **Metro MLS**

Filters

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

Quick Facts

+ 5.6%	+ 6.7%	+ 5.7%
Change in **Closed Sales**	Change in **Median Sales Price**	Change in **Inventory**

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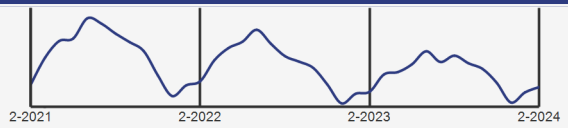
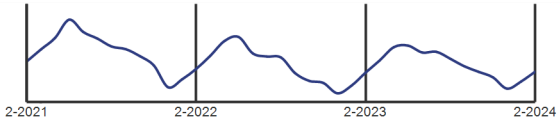
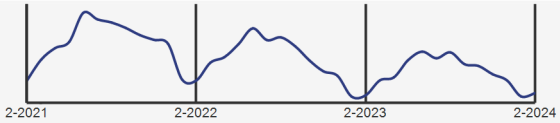
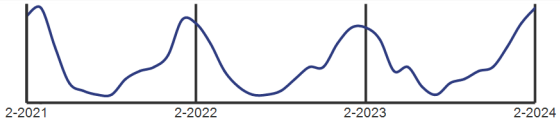
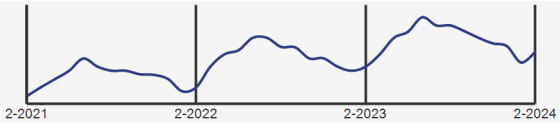
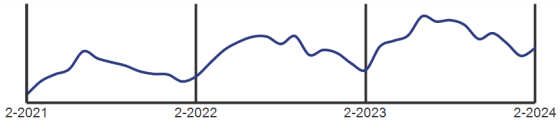
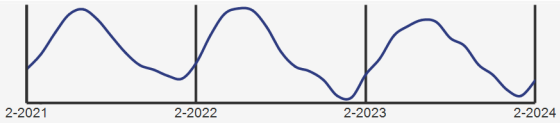
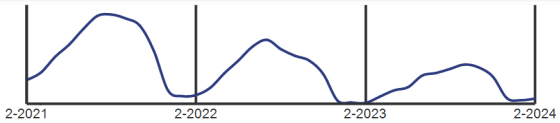
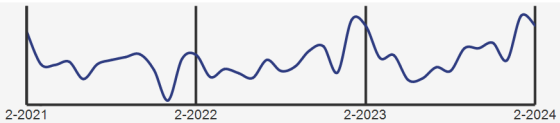
Market Overview - February 2024

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

Key Metrics	Historical Sparklines	2-2023	2-2024	+/-	YTD 2023	YTD 2024	+/-
New Listings		1,607	**1,794**	+ 11.6%	3,129	**3,374**	+ 7.8%
Pending Sales		700	**708**	+ 1.1%	--	**--**	--
Closed Sales		1,224	**1,292**	+ 5.6%	2,408	**2,481**	+ 3.0%
Days on Market Until Sale		34	**39**	+ 14.7%	34	**37**	+ 8.8%
Median Sales Price		$265,000	**$282,750**	+ 6.7%	$262,250	**$278,000**	+ 6.0%
Average Sales Price		$306,192	**$337,420**	+ 10.2%	$310,673	**$332,077**	+ 6.9%
Percent of Original List Price Received		98.3%	**97.8%**	- 0.5%	97.4%	**97.2%**	- 0.2%
Inventory of Homes for Sale		3,032	**3,206**	+ 5.7%	--	**--**	--
Months Supply of Inventory		2.5	**2.5**	+ 0.2%	--	**--**	--

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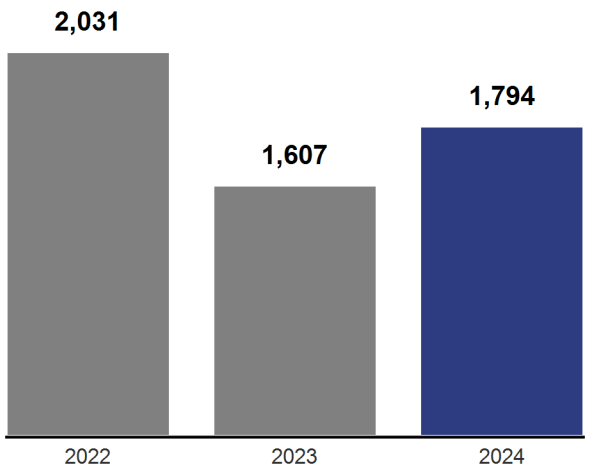
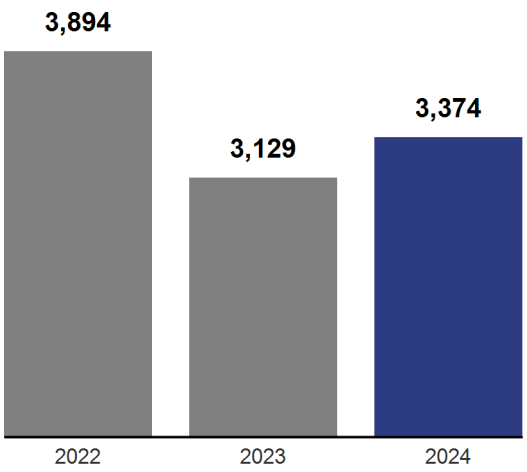
New Listings - February 2024

The number of listings that are new during the month.

February

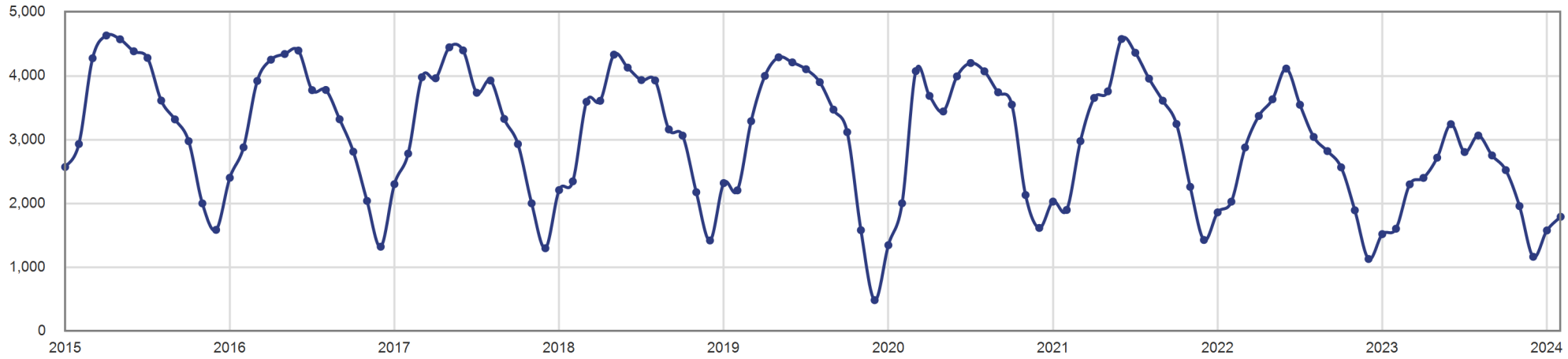


Year To Date



Month	Prior Year	Current Year	+/-
March	2,880	**2,302**	- 20.1%
April	3,374	**2,403**	- 28.8%
May	3,635	**2,720**	- 25.2%
June	4,116	**3,245**	- 21.2%
July	3,549	**2,808**	- 20.9%
August	3,045	**3,067**	+ 0.7%
September	2,823	**2,755**	- 2.4%
October	2,569	**2,525**	- 1.7%
November	1,896	**1,962**	+ 3.5%
December	1,133	**1,167**	+ 3.0%
January	1,522	**1,580**	+ 3.8%
February	1,607	**1,794**	+ 11.6%
12-Month Avg	2,679	**2,361**	- 11.9%

Historical New Listings



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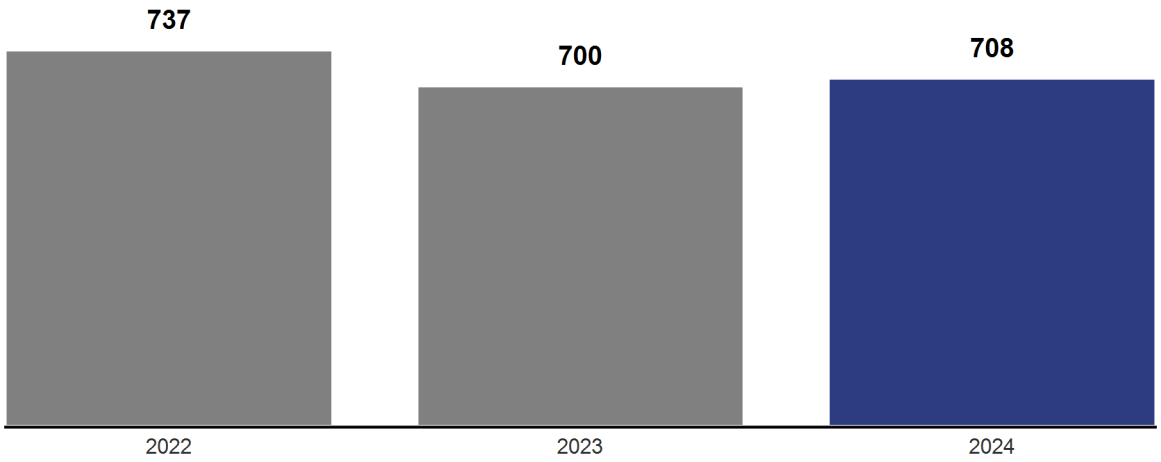
Pending Sales - February 2024

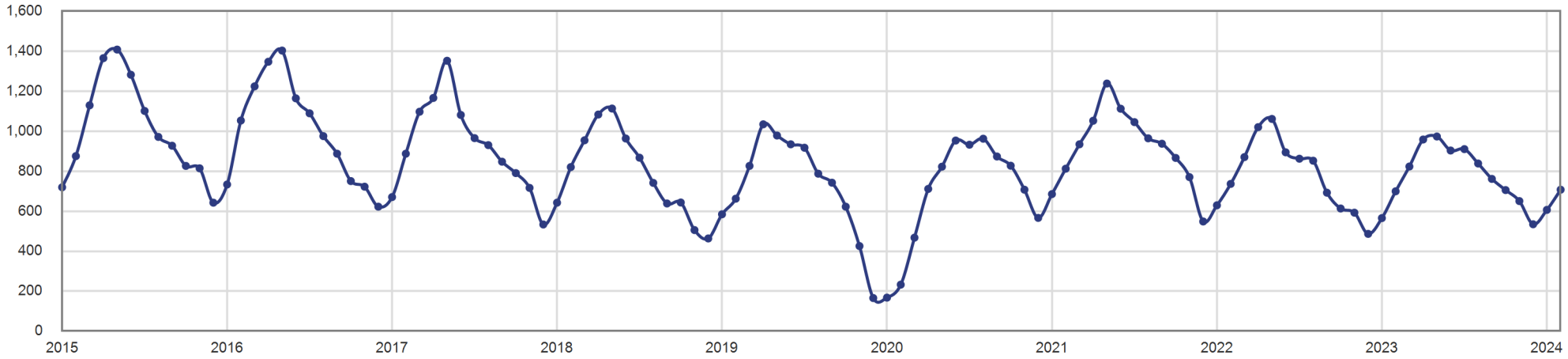
The number of listings that are Under Contract at the end of the month.

February



Month	Prior Year	Current Year	+/-
March	871	**824**	- 5.4%
April	1,021	**959**	- 6.1%
May	1,062	**974**	- 8.3%
June	895	**904**	+ 1.0%
July	863	**911**	+ 5.6%
August	853	**839**	- 1.6%
September	693	**762**	+ 10.0%
October	614	**706**	+ 15.0%
November	593	**651**	+ 9.8%
December	487	**535**	+ 9.9%
January	566	**607**	+ 7.2%
February	700	**708**	+ 1.1%
12-Month Avg	768	**782**	+ 1.8%

Historical Pending Sales



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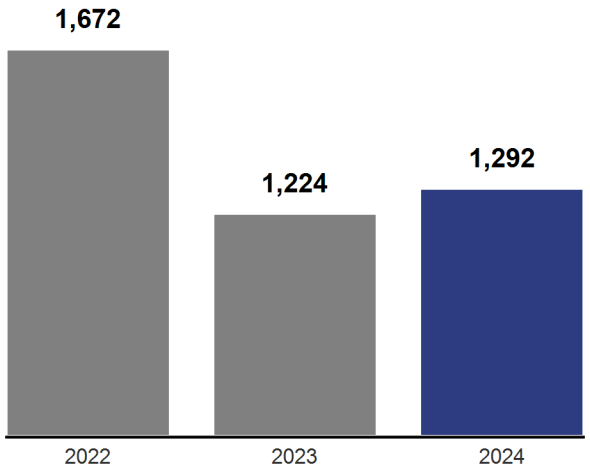
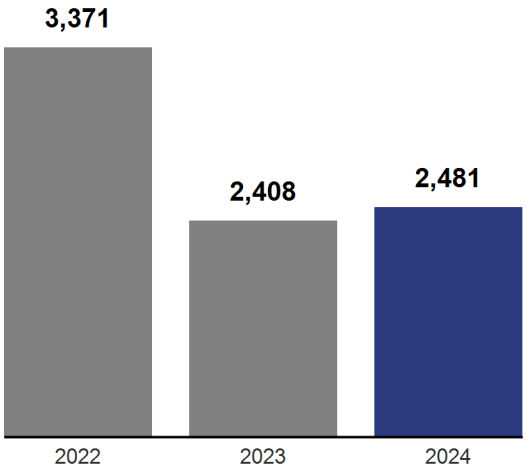
Closed Sales - February 2024

The number of listings that closed during the month.

February

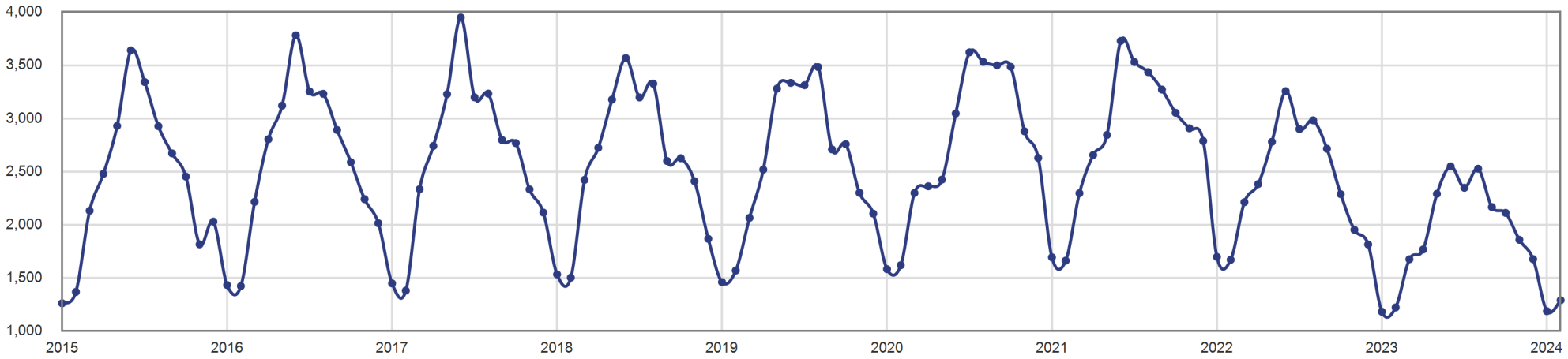


Year To Date



Month	Prior Year	Current Year	+/-
March	2,214	**1,677**	- 24.3%
April	2,384	**1,769**	- 25.8%
May	2,781	**2,292**	- 17.6%
June	3,257	**2,550**	- 21.7%
July	2,901	**2,349**	- 19.0%
August	2,983	**2,528**	- 15.3%
September	2,716	**2,168**	- 20.2%
October	2,289	**2,113**	- 7.7%
November	1,954	**1,860**	- 4.8%
December	1,816	**1,678**	- 7.6%
January	1,184	**1,189**	+ 0.4%
February	1,224	**1,292**	+ 5.6%
12-Month Avg	2,309	**1,955**	- 15.3%

Historical Closed Sales



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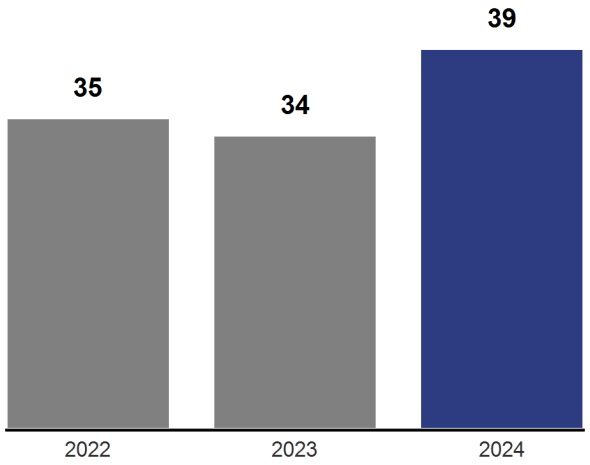
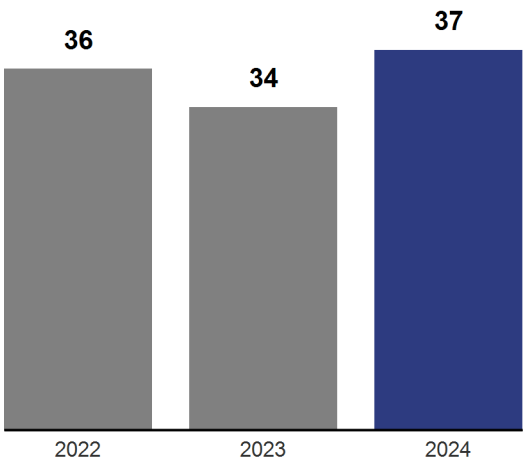
Days on Market Until Sale - February 2024

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

February

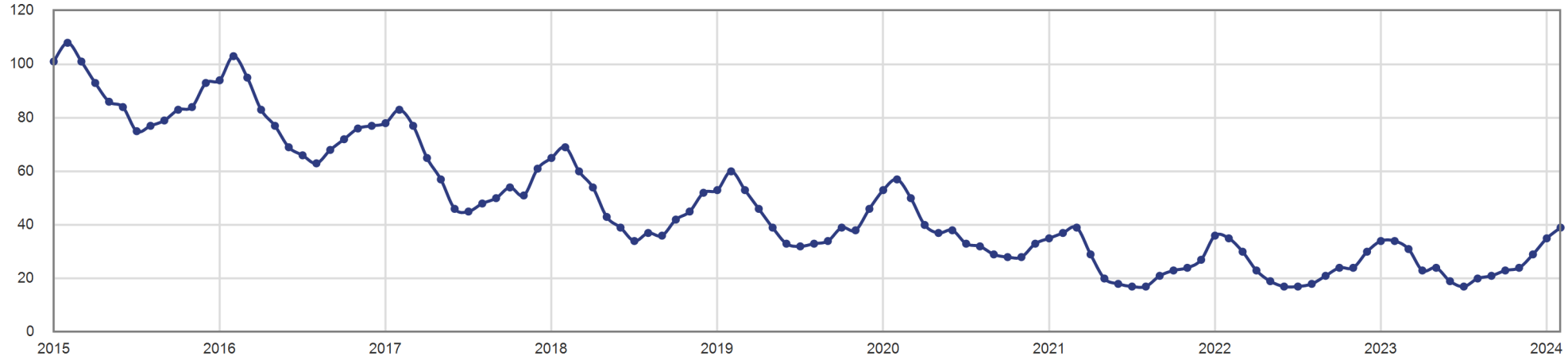


Year To Date



Month	Prior Year	Current Year	+/-
March	30	**31**	+ 3.3%
April	23	**23**	0.0%
May	19	**24**	+ 26.3%
June	17	**19**	+ 11.8%
July	17	**17**	0.0%
August	18	**20**	+ 11.1%
September	21	**21**	0.0%
October	24	**23**	- 4.2%
November	24	**24**	0.0%
December	30	**29**	- 3.3%
January	34	**35**	+ 2.9%
February	34	**39**	+ 14.7%
12-Month Avg	23	**24**	+ 4.3%

Historical Days on Market Until Sale



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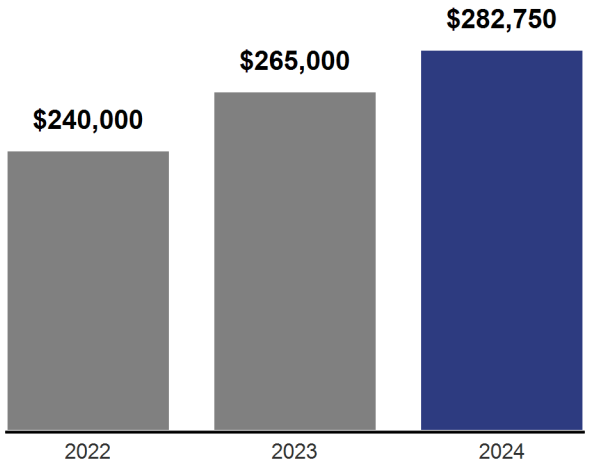
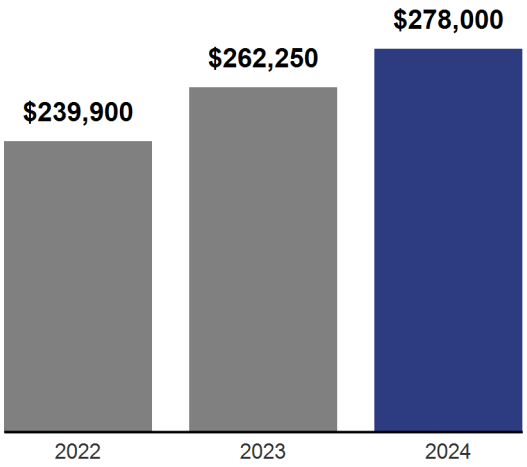
Median Sales Price - February 2024

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

February

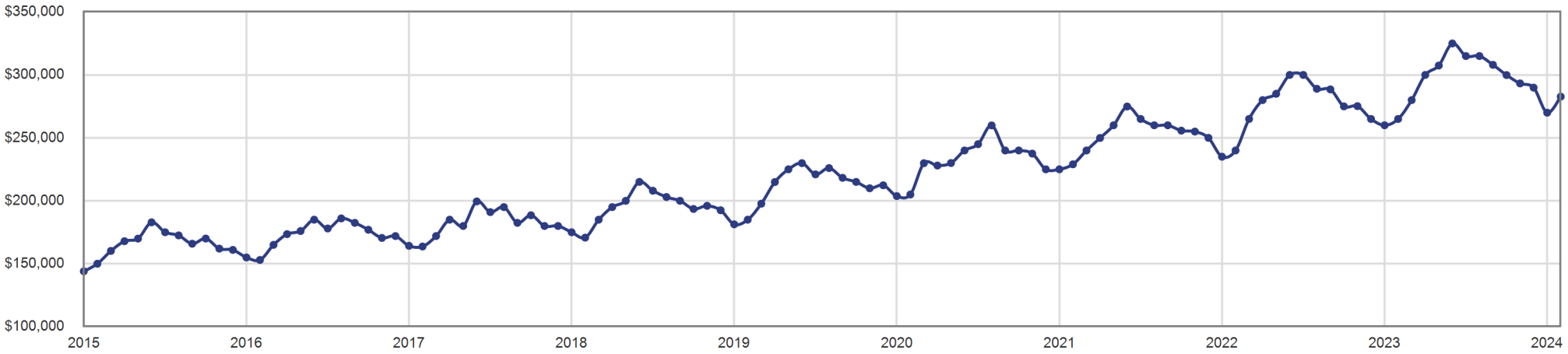


Year To Date



Month	Prior Year	Current Year	+/-
March	$265,000	**$280,000**	+ 5.7%
April	$280,000	**$300,000**	+ 7.1%
May	$285,000	**$307,450**	+ 7.9%
June	$300,000	**$325,000**	+ 8.3%
July	$300,000	**$315,000**	+ 5.0%
August	$289,000	**$315,000**	+ 9.0%
September	$288,500	**$308,000**	+ 6.8%
October	$275,000	**$299,900**	+ 9.1%
November	$275,200	**$293,250**	+ 6.6%
December	$265,000	**$289,900**	+ 9.4%
January	$260,000	**$270,000**	+ 3.8%
February	$265,000	**$282,750**	+ 6.7%
12-Month Med	$280,000	**$300,000**	+ 7.1%

Historical Median Sales Price



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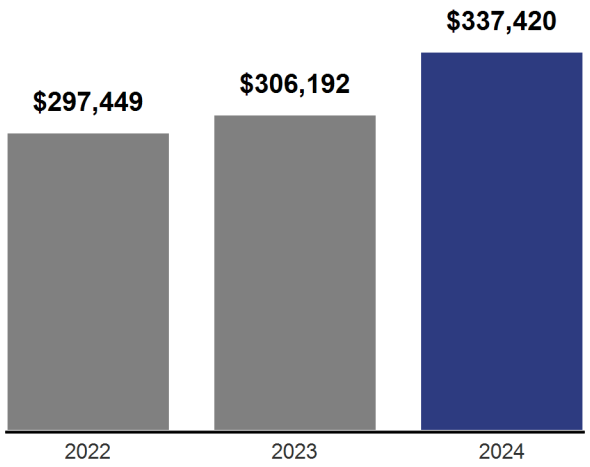
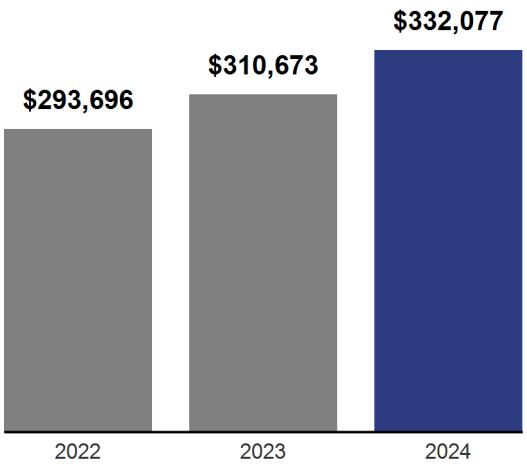
Average Sales Price - February 2024

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

February

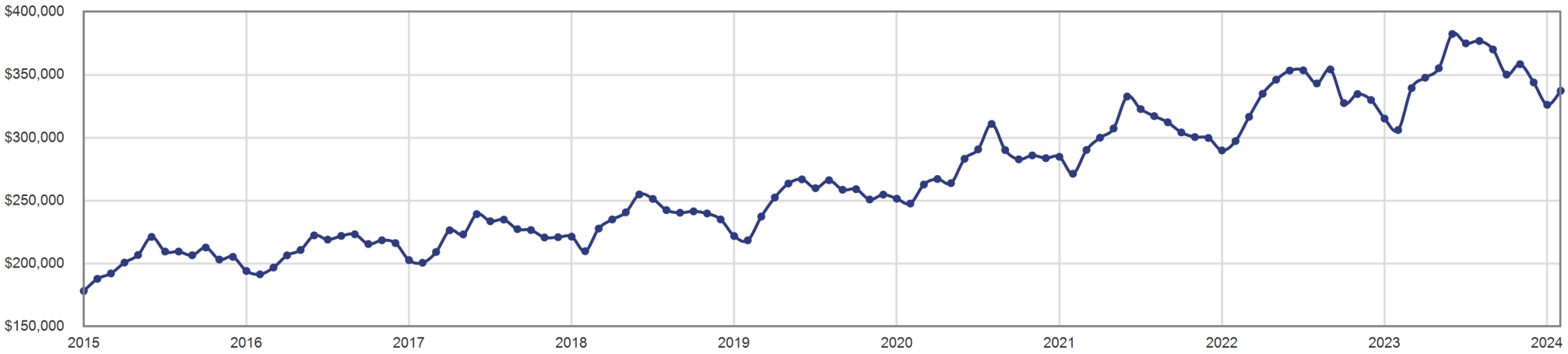


Year To Date



Month	Prior Year	Current Year	+/-
March	$316,717	**$339,566**	+ 7.2%
April	$334,971	**$347,821**	+ 3.8%
May	$346,188	**$355,284**	+ 2.6%
June	$353,465	**$382,504**	+ 8.2%
July	$353,641	**$375,078**	+ 6.1%
August	$343,192	**$376,956**	+ 9.8%
September	$354,362	**$370,222**	+ 4.5%
October	$327,634	**$350,260**	+ 6.9%
November	$334,786	**$358,515**	+ 7.1%
December	$330,047	**$344,058**	+ 4.2%
January	$315,306	**$326,271**	+ 3.5%
February	$306,192	**$337,420**	+ 10.2%
12-Month Avg	$338,500	**$358,800**	+ 6.0%

Historical Average Sales Price



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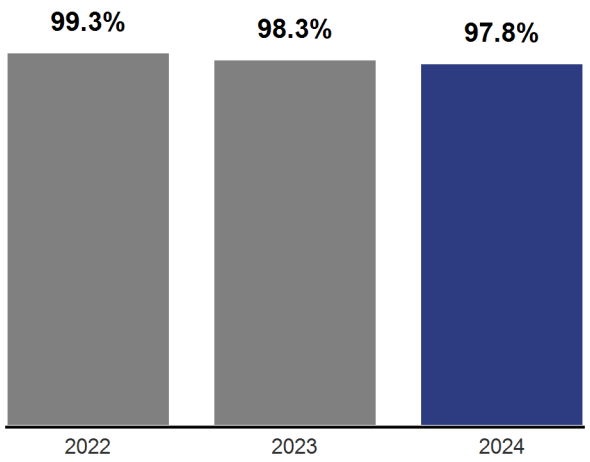
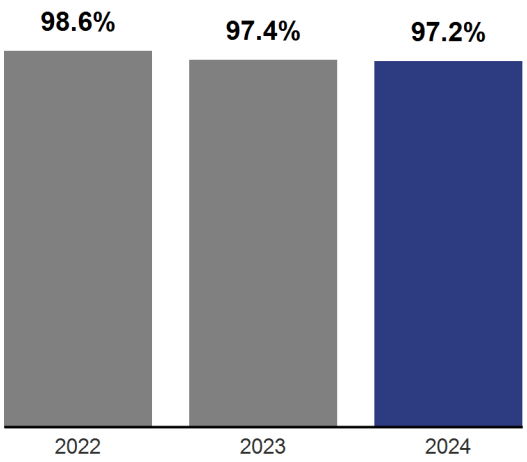
Percent of Original List Price Received - February 2024

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

February

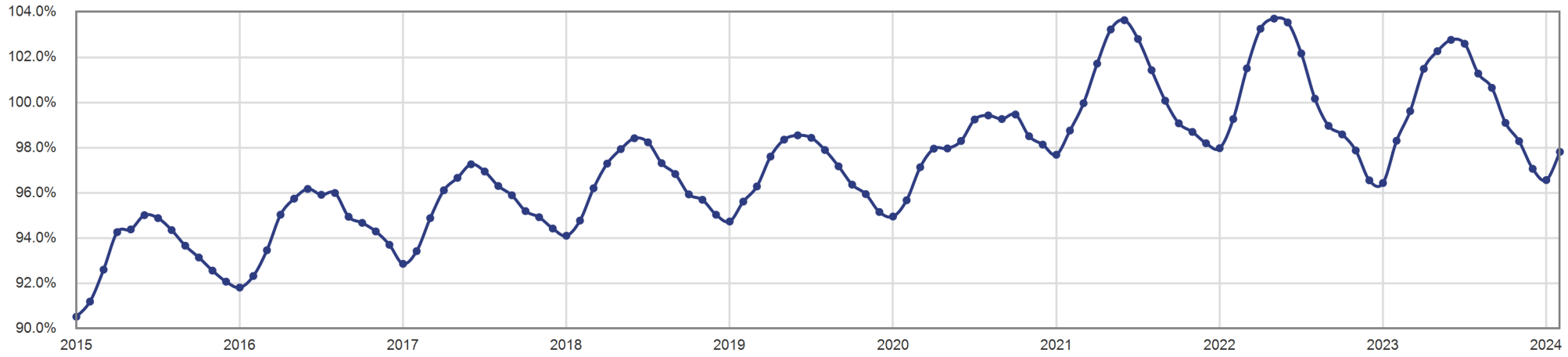


Year To Date



Month	Prior Year	Current Year	+/-
March	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%**	- 0.7%
July	102.2%	**102.6%**	+ 0.4%
August	100.2%	**101.3%**	+ 1.1%
September	99.0%	**100.7%**	+ 1.7%
October	98.6%	**99.1%**	+ 0.5%
November	97.9%	**98.3%**	+ 0.4%
December	96.6%	**97.1%**	+ 0.5%
January	96.4%	**96.6%**	+ 0.1%
February	98.3%	**97.8%**	- 0.5%
12-Month Avg	100.6%	**100.3%**	- 0.3%

Historical Percent of Original List Price Received



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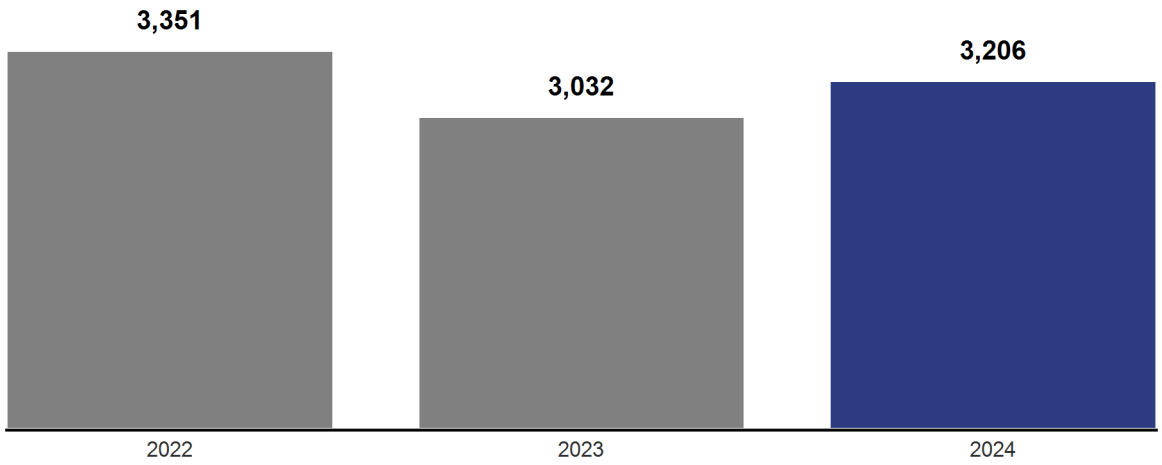
Inventory of Homes for Sale - February 2024

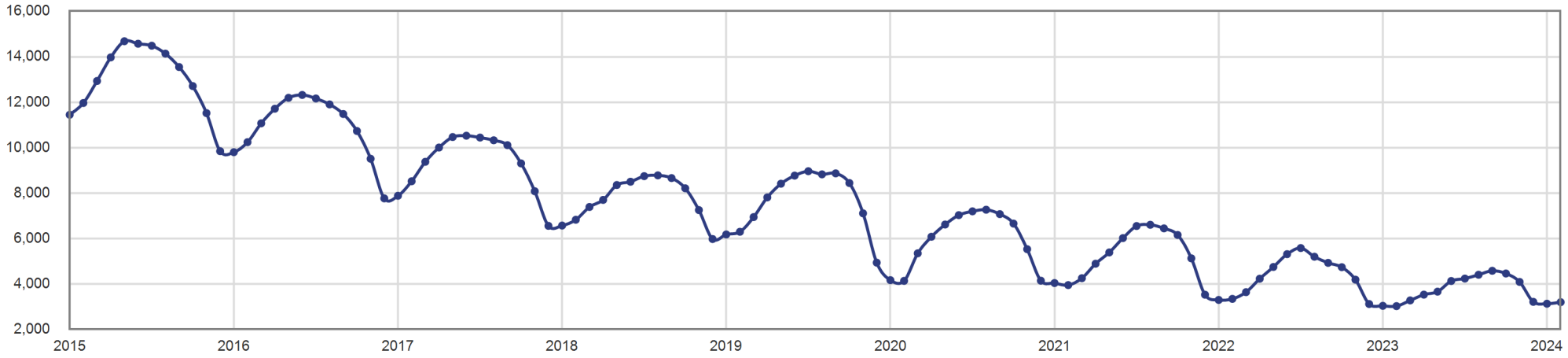
The number of listings that are in Active status at the end of the month.

February



Month	Prior Year	Current Year	+/-
March	3,647	**3,283**	- 10.0%
April	4,237	**3,537**	- 16.5%
May	4,755	**3,669**	- 22.8%
June	5,318	**4,137**	- 22.2%
July	5,586	**4,244**	- 24.0%
August	5,205	**4,412**	- 15.2%
September	4,935	**4,586**	- 7.1%
October	4,745	**4,467**	- 5.9%
November	4,195	**4,096**	- 2.4%
December	3,124	**3,219**	+ 3.0%
January	3,045	**3,138**	+ 3.1%
February	3,032	**3,206**	+ 5.7%
12-Month Avg	4,319	**3,833**	- 11.2%

Historical Inventory of Homes for Sale



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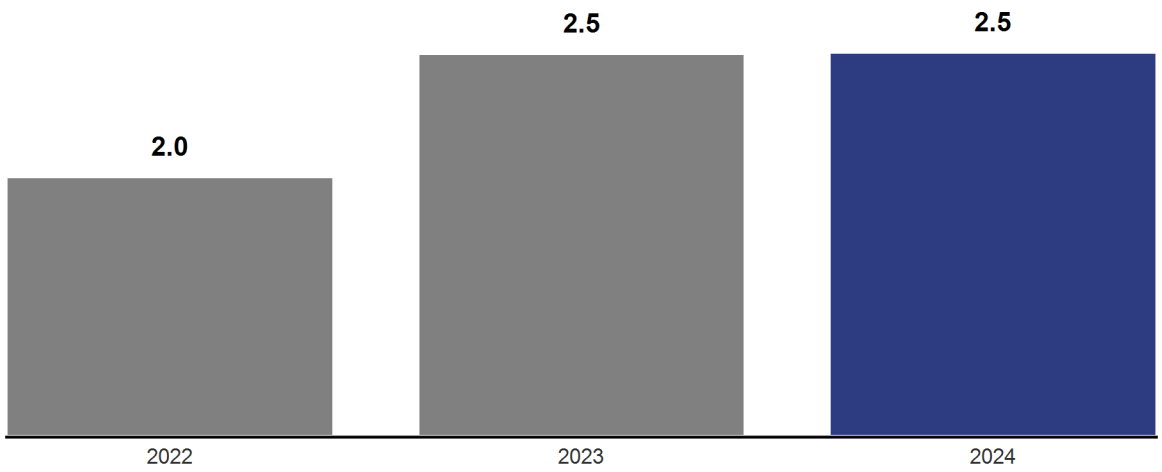
Months Supply of Inventory - February 2024

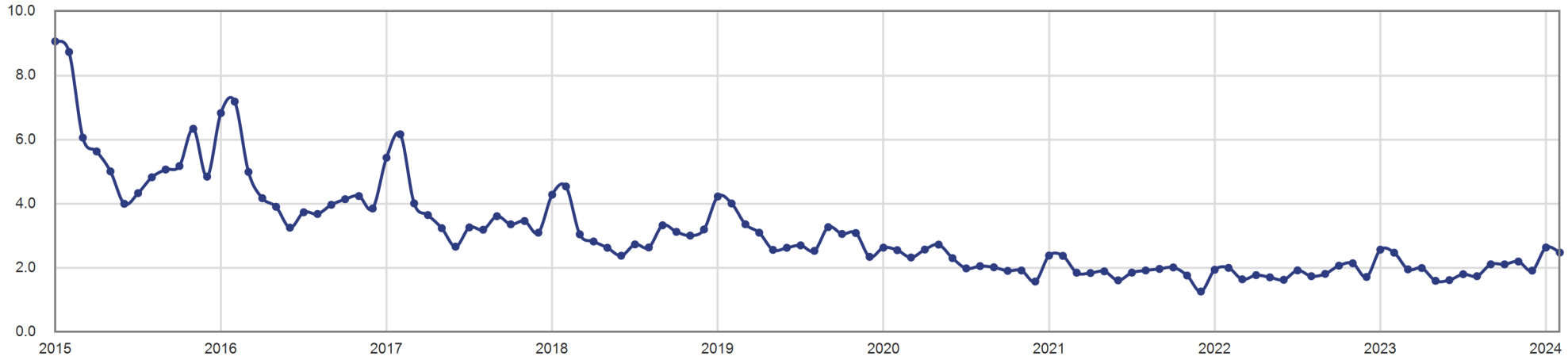
The number of active listings at the end of the month divided by the number of closed listings during the month.

February



Month	Prior Year	Current Year	+/-
March	1.6	**2.0**	+ 18.9%
April	1.8	**2.0**	+ 12.5%
May	1.7	**1.6**	- 6.4%
June	1.6	**1.6**	- 0.6%
July	1.9	**1.8**	- 6.2%
August	1.7	**1.7**	0.0%
September	1.8	**2.1**	+ 16.4%
October	2.1	**2.1**	+ 2.0%
November	2.1	**2.2**	+ 2.6%
December	1.7	**1.9**	+ 11.5%
January	2.6	**2.6**	+ 2.6%
February	2.5	**2.5**	+ 0.2%
12-Month Avg	1.9	**2.0**	+ 4.1%

Historical Months Supply of Inventory



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