

# Monthly Indicators



## January 2019

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

## Activity Snapshot

**- 5.7%**      **+ 6.4%**      **+ 5.0%**

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One-Year Change in <b>Closed Sales</b>	One-Year Change in <b>Median Sales Price</b>	One-Year Change in <b>New Listings</b>
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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	1-2018	1-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
<b>New Listings</b>		5,737	6,024	+ 5.0%	5,737	6,024	+ 5.0%
<b>Pending Sales</b>		4,501	4,405	- 2.1%	4,501	4,405	- 2.1%
<b>Closed Sales</b>		4,011	3,781	- 5.7%	4,011	3,781	- 5.7%
<b>Days on Market</b>		67	65	- 3.0%	67	65	- 3.0%
<b>Median Sales Price</b>		\$219,000	\$233,000	+ 6.4%	\$219,000	\$233,000	+ 6.4%
<b>Avg. Sales Price</b>		\$256,448	\$271,838	+ 6.0%	\$256,448	\$271,838	+ 6.0%
<b>Pct. of Orig. Price Received</b>		95.7%	95.7%	0.0%	95.7%	95.7%	0.0%
<b>Affordability Index</b>		182	169	- 7.1%	182	169	- 7.1%
<b>Homes for Sale*</b>		15,132	14,648	- 3.2%	--	--	--
<b>Months Supply*</b>		2.1	2.1	0.0%	--	--	--

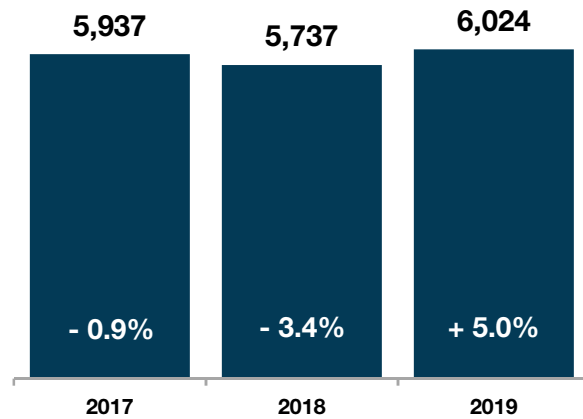
\* Statewide inventory before 2012 was overstated due to changes made in NorthstarMLS. However, an "Expired" field was made available in 2012 by some multiple listing services, allowing expired listings to be separated from active listings, providing more accurate views of inventory and supply.

# New Listings

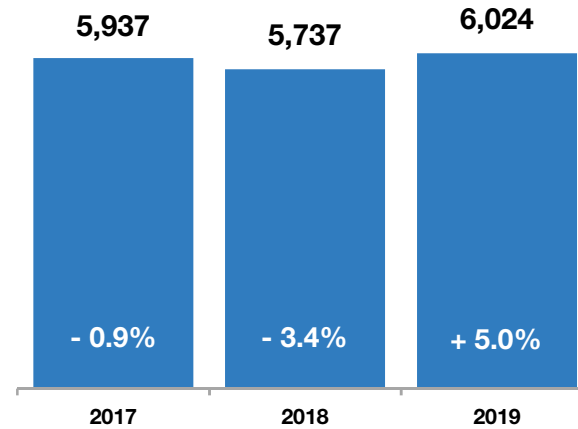
A count of the properties that have been newly listed on the market in a given month.



## January

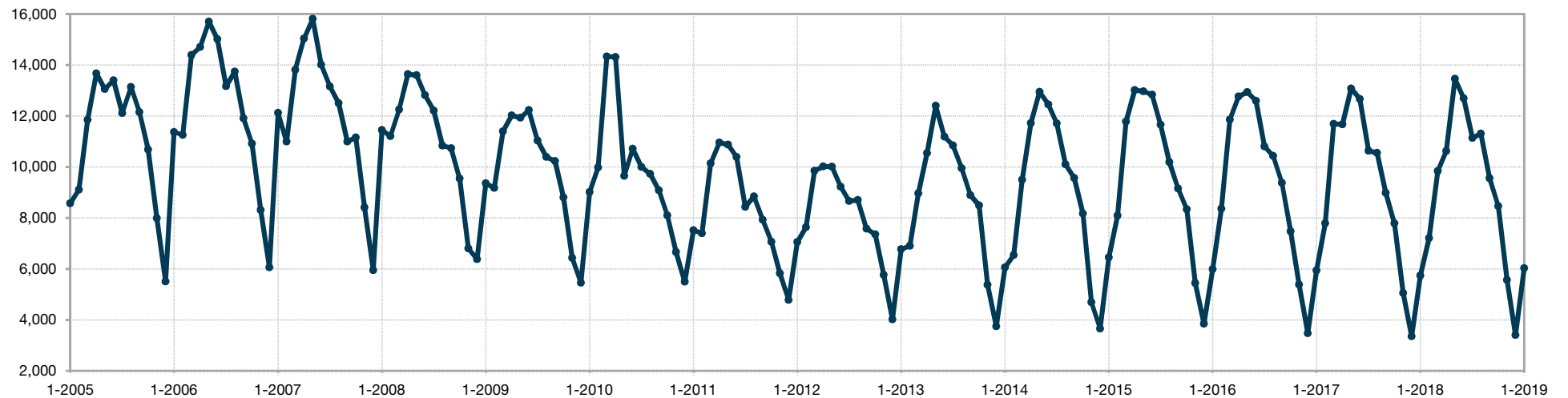


## Year to Date



	New Listings	Prior Year	Percent Change
February 2018	7,206	7,787	-7.5%
March 2018	9,833	11,689	-15.9%
April 2018	10,626	11,670	-8.9%
May 2018	13,462	13,076	+3.0%
June 2018	12,692	12,660	+0.3%
July 2018	11,137	10,636	+4.7%
August 2018	11,303	10,554	+7.1%
September 2018	9,558	8,984	+6.4%
October 2018	8,462	7,788	+8.7%
November 2018	5,560	5,054	+10.0%
December 2018	3,405	3,351	+1.6%
<b>January 2019</b>	<b>6,024</b>	<b>5,737</b>	<b>+5.0%</b>
12-Month Avg	9,106	9,082	+0.3%

## Historical New Listings by Month

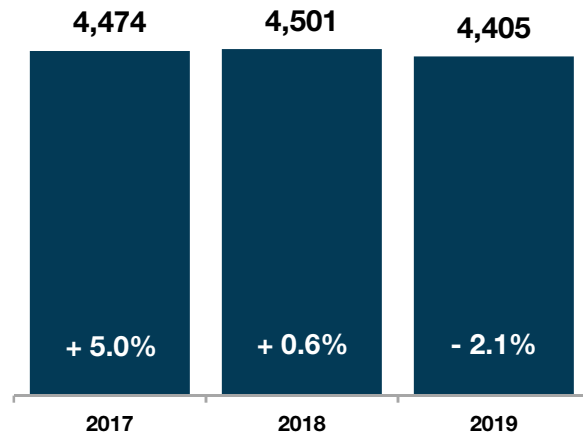


# Pending Sales

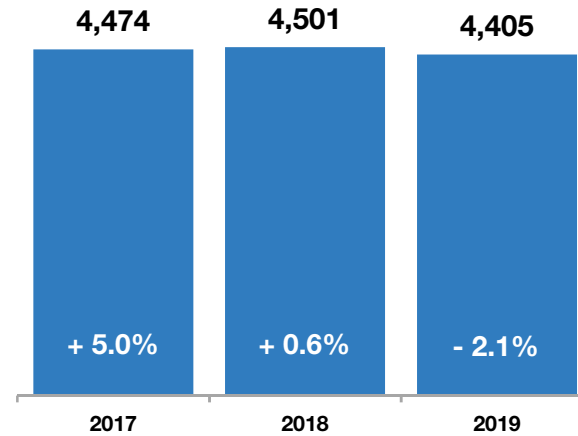
A count of the properties on which offers have been accepted in a given month.



## January

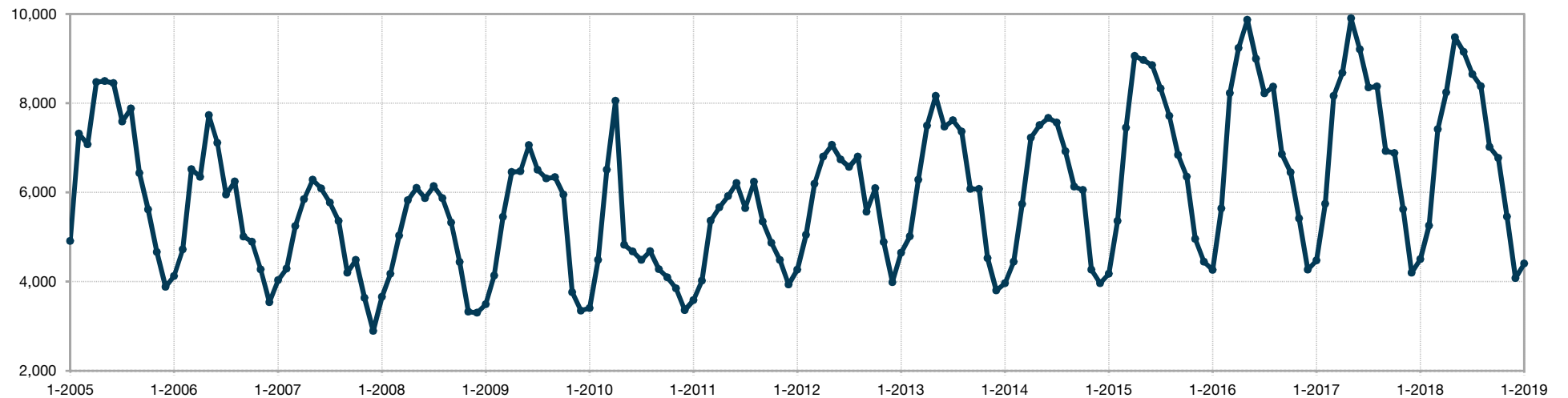


## Year to Date



Pending Sales	Pending Sales	Prior Year	Percent Change
February 2018	5,254	5,744	-8.5%
March 2018	7,414	8,163	-9.2%
April 2018	8,242	8,677	-5.0%
May 2018	9,477	9,901	-4.3%
June 2018	9,151	9,207	-0.6%
July 2018	8,652	8,349	+3.6%
August 2018	8,379	8,372	+0.1%
September 2018	7,021	6,924	+1.4%
October 2018	6,771	6,883	-1.6%
November 2018	5,456	5,624	-3.0%
December 2018	4,078	4,199	-2.9%
<b>January 2019</b>	<b>4,405</b>	<b>4,501</b>	<b>-2.1%</b>
12-Month Avg	7,025	7,212	-2.6%

## Historical Pending Sales by Month

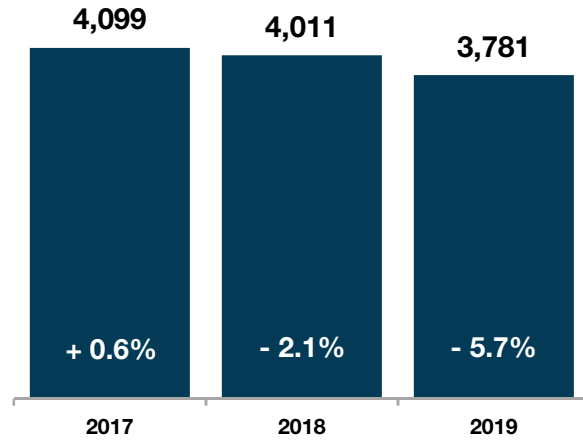


# Closed Sales

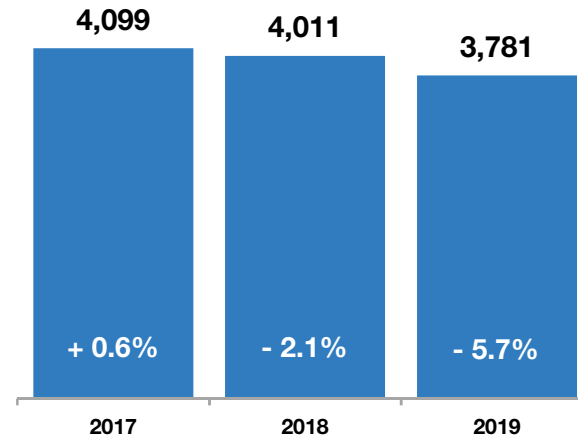
A count of the actual sales that closed in a given month.



## January

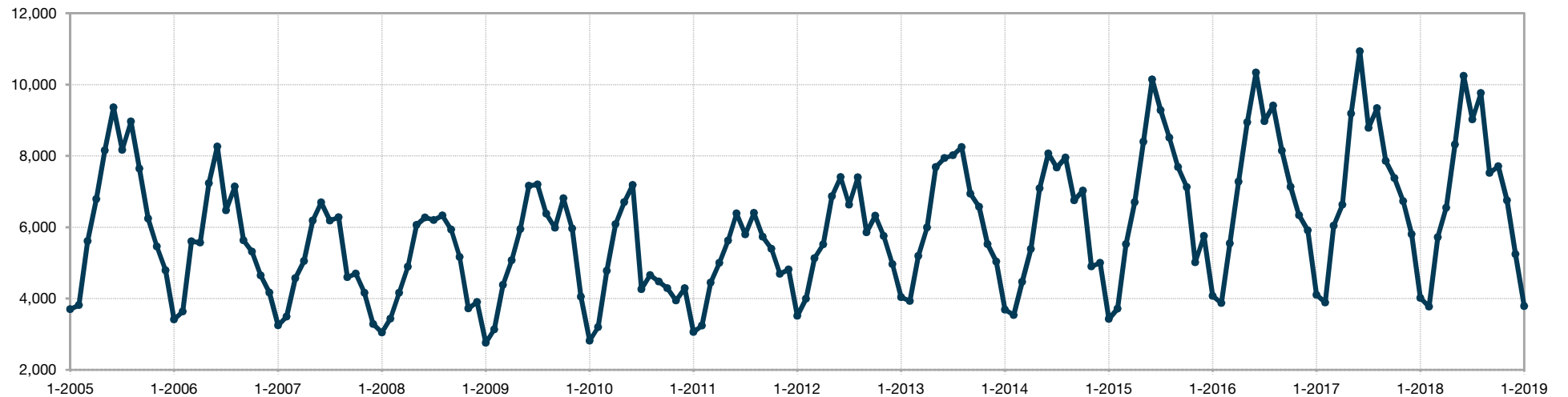


## Year to Date



	Closed Sales	Prior Year	Percent Change
February 2018	3,769	3,883	-2.9%
March 2018	5,716	6,038	-5.3%
April 2018	6,544	6,628	-1.3%
May 2018	8,319	9,186	-9.4%
June 2018	10,241	10,931	-6.3%
July 2018	9,019	8,780	+2.7%
August 2018	9,761	9,336	+4.6%
September 2018	7,519	7,858	-4.3%
October 2018	7,706	7,376	+4.5%
November 2018	6,749	6,731	+0.3%
December 2018	5,244	5,799	-9.6%
<b>January 2019</b>	<b>3,781</b>	<b>4,011</b>	<b>-5.7%</b>
12-Month Avg	7,031	7,213	-2.5%

## Historical Closed Sales by Month

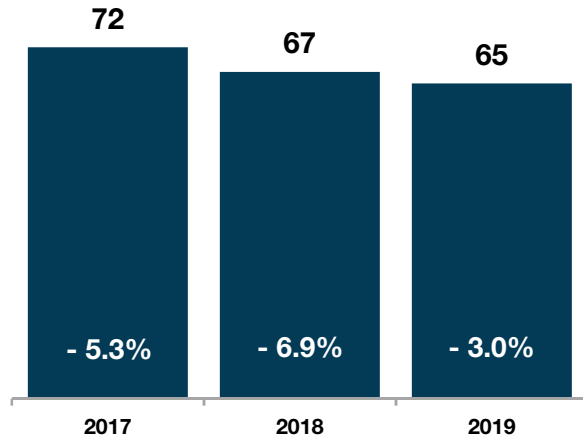


# Days on Market Until Sale

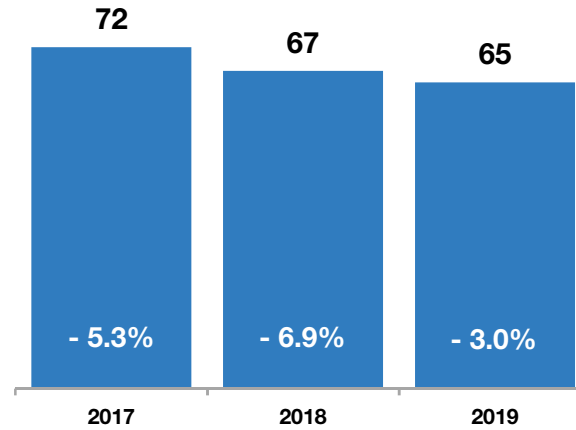
Average number of days between when a property is listed and when an offer is accepted in a given month.



## January



## Year to Date



Days on Market	Prior Year	Percent Change
February 2018	73	-8.2%
March 2018	65	-12.3%
April 2018	56	-10.7%
May 2018	50	-4.0%
June 2018	46	-10.9%
July 2018	45	-6.7%
August 2018	48	-4.2%
September 2018	52	-7.7%
October 2018	54	-1.9%
November 2018	57	-7.0%
December 2018	62	-8.1%
<b>January 2019</b>	<b>67</b>	<b>-3.0%</b>
12-Month Avg	52	-8.8%

## Historical Days on Market Until Sale by Month

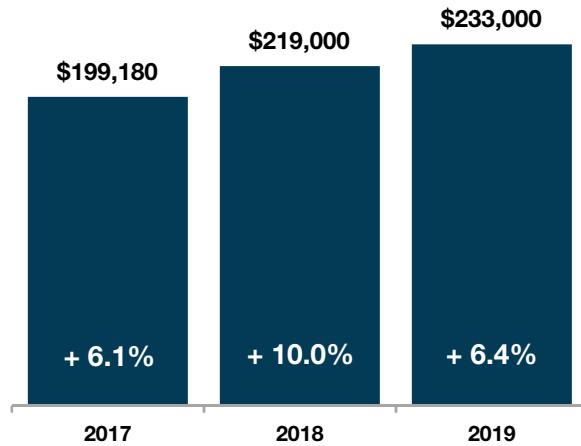


# Median Sales Price

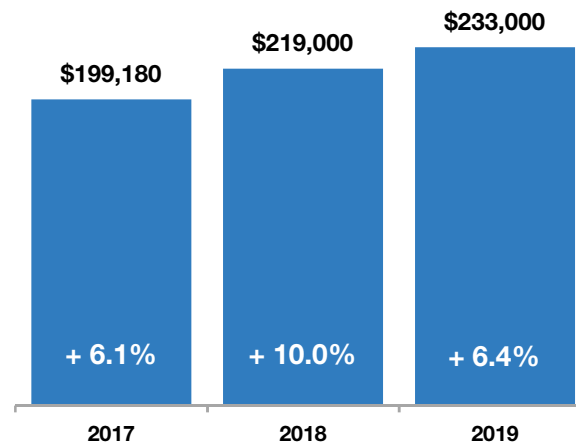
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## January

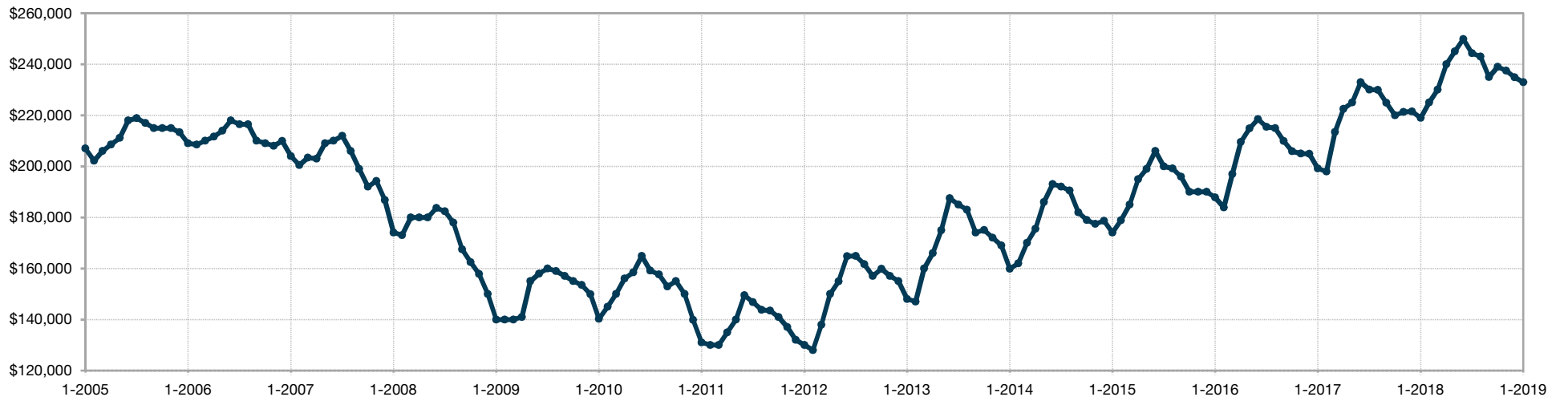


## Year to Date



	Median Sales Price	Prior Year	Percent Change
February 2018	\$225,000	\$198,000	+13.6%
March 2018	\$230,000	\$213,450	+7.8%
April 2018	\$240,000	\$222,500	+7.9%
May 2018	\$245,000	\$225,000	+8.9%
June 2018	\$249,900	\$233,000	+7.3%
July 2018	\$244,295	\$230,000	+6.2%
August 2018	\$243,000	\$229,900	+5.7%
September 2018	\$235,000	\$224,900	+4.5%
October 2018	\$239,000	\$220,000	+8.6%
November 2018	\$237,500	\$221,335	+7.3%
December 2018	\$234,900	\$221,500	+6.0%
<b>January 2019</b>	<b>\$233,000</b>	<b>\$219,000</b>	<b>+6.4%</b>
12-Month Avg	\$238,050	\$221,549	+7.4%

## Historical Median Sales Price by Month

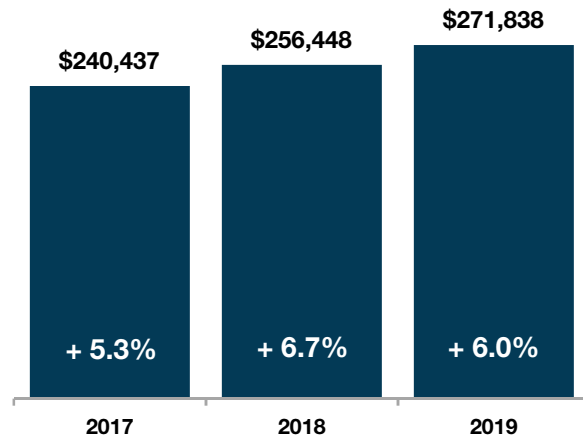


# Average Sales Price

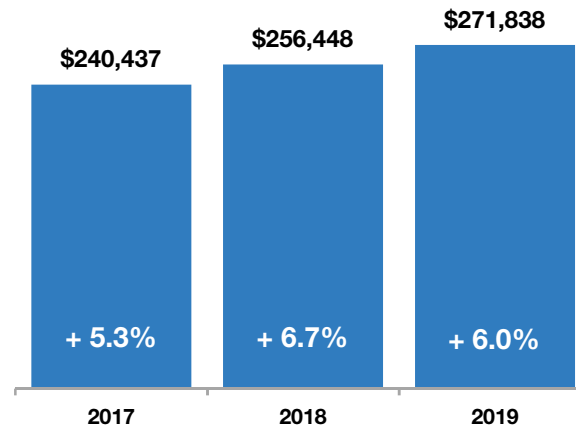
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## January

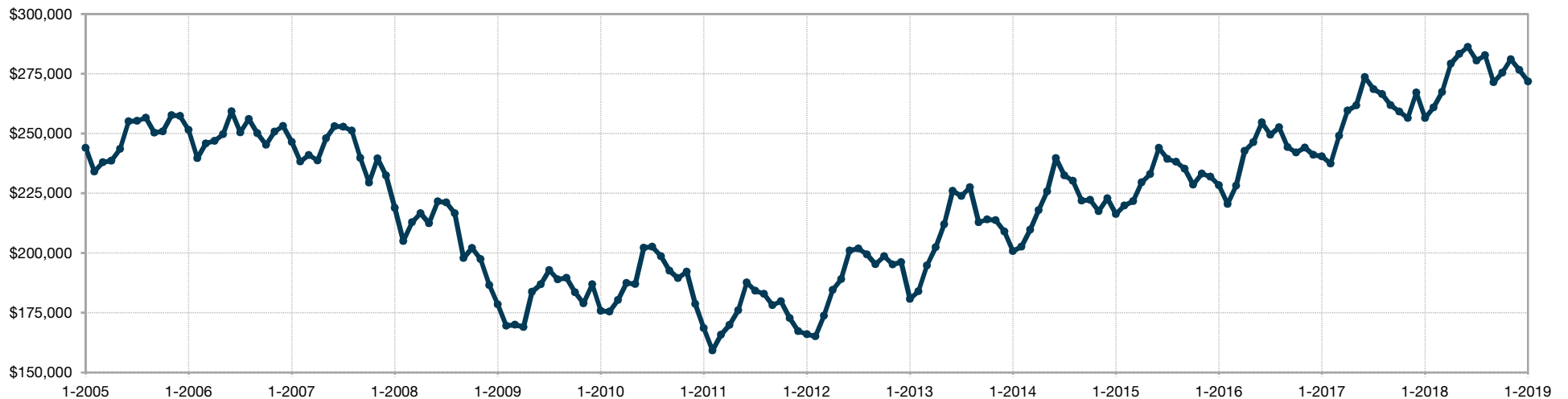


## Year to Date



	Average Sales Price	Prior Year	Percent Change
February 2018	\$260,899	\$237,394	+9.9%
March 2018	\$267,409	\$249,073	+7.4%
April 2018	\$279,217	\$259,595	+7.6%
May 2018	\$283,295	\$261,805	+8.2%
June 2018	\$286,250	\$273,605	+4.6%
July 2018	\$280,493	\$268,515	+4.5%
August 2018	\$282,727	\$266,501	+6.1%
September 2018	\$271,472	\$261,865	+3.7%
October 2018	\$275,461	\$259,227	+6.3%
November 2018	\$281,011	\$256,531	+9.5%
December 2018	\$276,623	\$267,109	+3.6%
<b>January 2019</b>	<b>\$271,838</b>	<b>\$256,448</b>	<b>+6.0%</b>
12-Month Avg	\$276,391	\$259,806	+6.4%

## Historical Average Sales Price by Month



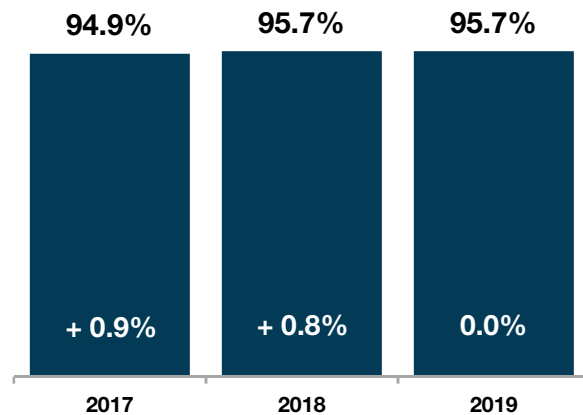


# Percent of Original List Price Received

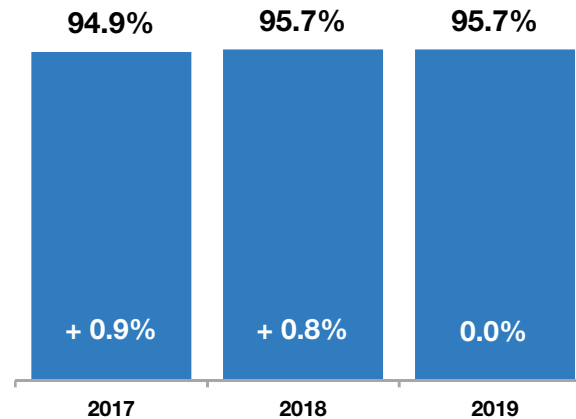
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## January

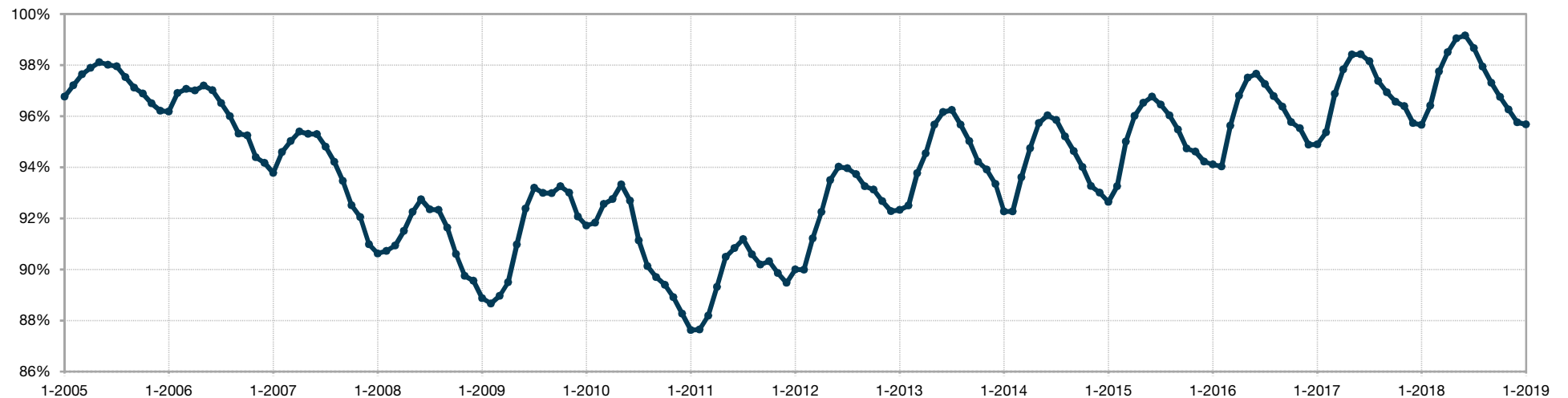


## Year to Date



	Pct. of Orig. Price Received	Prior Year	Percent Change
February 2018	96.4%	95.4%	+1.0%
March 2018	97.8%	96.9%	+0.9%
April 2018	98.5%	97.8%	+0.7%
May 2018	99.0%	98.4%	+0.6%
June 2018	99.2%	98.4%	+0.8%
July 2018	98.7%	98.2%	+0.5%
August 2018	97.9%	97.4%	+0.5%
September 2018	97.3%	96.9%	+0.4%
October 2018	96.8%	96.6%	+0.2%
November 2018	96.3%	96.4%	-0.1%
December 2018	95.8%	95.7%	+0.1%
<b>January 2019</b>	<b>95.7%</b>	<b>95.7%</b>	<b>0.0%</b>
12-Month Avg	97.4%	97.0%	+0.4%

## Historical Percent of Original List Price Received by Month

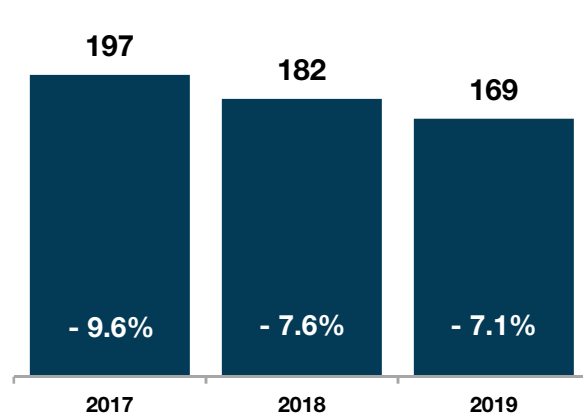


# Housing Affordability Index

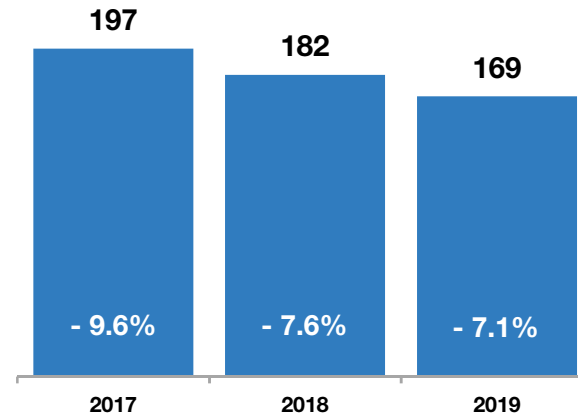
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



## January



## Year to Date



	Affordability Index	Prior Year	Percent Change
February 2018	176	204	-13.7%
March 2018	172	188	-8.5%
April 2018	162	185	-12.4%
May 2018	159	184	-13.6%
June 2018	157	178	-11.8%
July 2018	160	180	-11.1%
August 2018	160	182	-12.1%
September 2018	160	186	-14.0%
October 2018	148	187	-20.9%
November 2018	153	188	-18.6%
December 2018	167	186	-10.2%
<b>January 2019</b>	<b>169</b>	<b>182</b>	<b>-7.1%</b>
12-Month Avg	162	186	-12.9%

## Historical Housing Affordability Index by Month

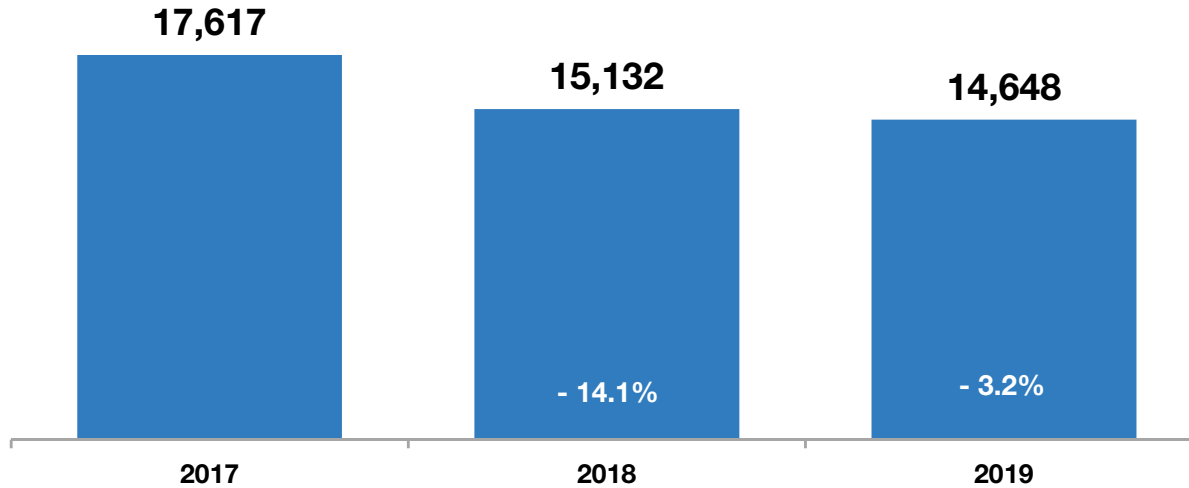


# Inventory of Homes for Sale

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

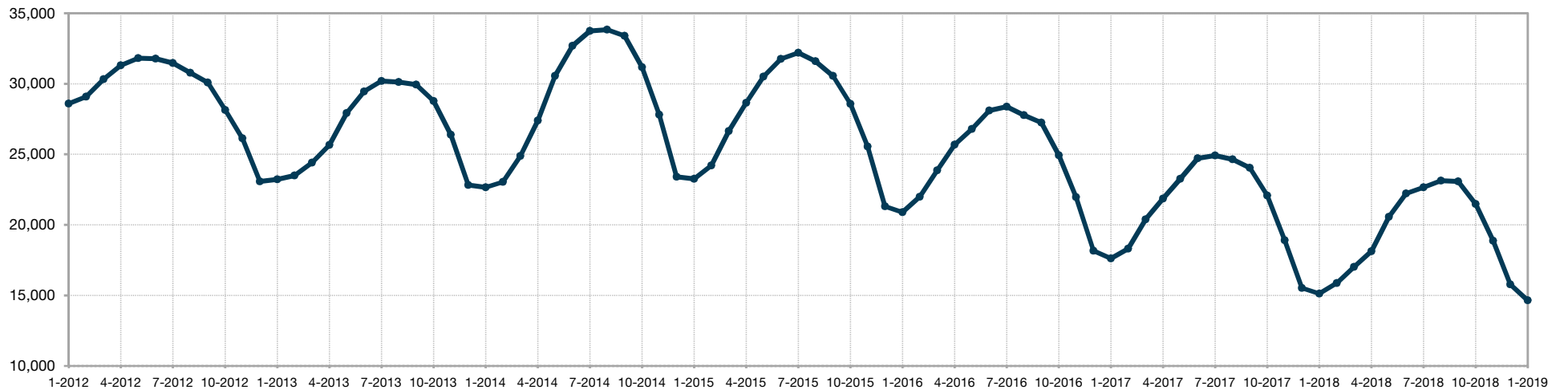


## January



Homes for Sale		Prior Year	Percent Change
February 2018	15,873	18,308	-13.3%
March 2018	17,023	20,383	-16.5%
April 2018	18,132	21,863	-17.1%
May 2018	20,561	23,268	-11.6%
June 2018	22,219	24,709	-10.1%
July 2018	22,656	24,921	-9.1%
August 2018	23,139	24,642	-6.1%
September 2018	23,087	24,037	-4.0%
October 2018	21,481	22,072	-2.7%
November 2018	18,869	18,911	-0.2%
December 2018	15,778	15,532	+1.6%
<b>January 2019</b>	<b>14,648</b>	<b>15,132</b>	<b>-3.2%</b>

## Historical Inventory of Homes for Sale by Month



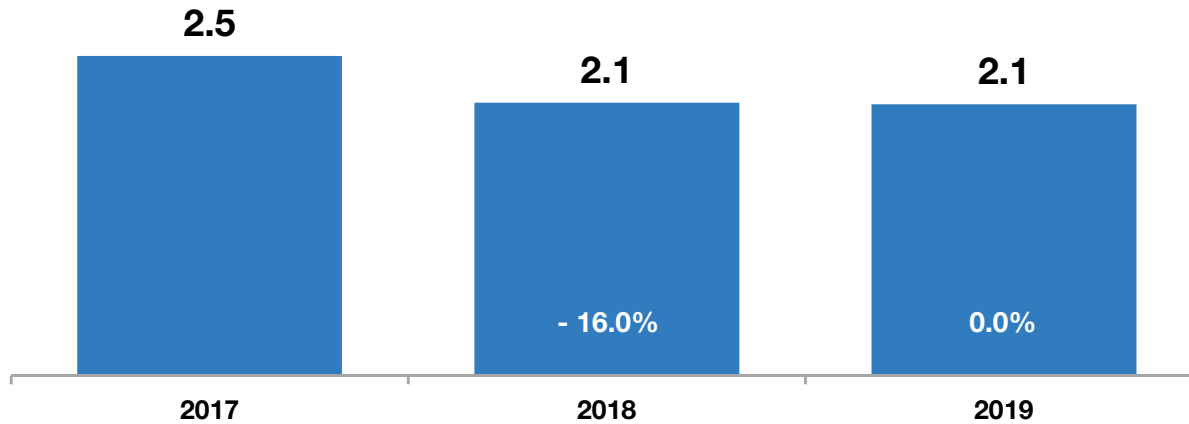
Note: Statewide inventory before 2012 was overstated due to changes made in NorthstarMLS. However, an "Expired" field was made available in 2012 by some multiple listing services, allowing expired listings to be separated from active listings, providing a more accurate view of inventory.

# 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.

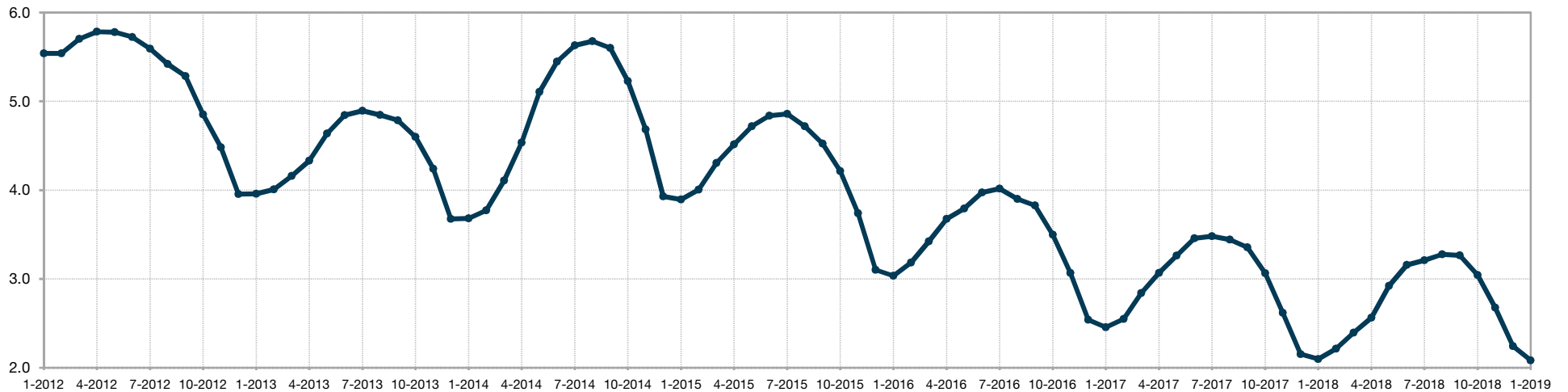


## January



Months Supply		Prior Year	Percent Change
February 2018	2.2	2.6	-15.4%
March 2018	2.4	2.8	-14.3%
April 2018	2.6	3.1	-16.1%
May 2018	2.9	3.3	-12.1%
June 2018	3.2	3.5	-8.6%
July 2018	3.2	3.5	-8.6%
August 2018	3.3	3.4	-2.9%
September 2018	3.3	3.4	-2.9%
October 2018	3.0	3.1	-3.2%
November 2018	2.7	2.6	+3.8%
December 2018	2.2	2.2	0.0%
<b>January 2019</b>	<b>2.1</b>	<b>2.1</b>	<b>0.0%</b>

## 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.