

# Monthly Indicators



## July 2017

How long can the residential real estate market go on like this? We are about two years into a national trend of dropping housing supply and increasing median sales prices. There are some regional variations to the story, but the shift to a predominantly seller's market is mostly complete. Multiple-offer situations over asking price are commonplace in many communities, and good homes are routinely off the market after a single day. It is evident that a favorable economy keeps hungry buyers in the chase.

New Listings were up 2.4 percent to 1,559. Pending Sales decreased 52.6 percent to 520. Inventory grew 8.7 percent to 4,723 units.

Prices moved higher as Median Sales Price was up 8.3 percent to \$195,000. Days on Market decreased 13.0 percent to 47 days. Months Supply of Inventory was up 14.3 percent to 4.8 months, indicating that supply increased relative to demand.

Although the unemployment rate remains unchanged at its favorable national 4.3 percent rate, wage growth has not been rising at the steady clip that would be expected in an improving economy. Sales activity manages to keep churning along despite looming shortages in new construction. Lower price ranges are starting to feel the effects of the supply and demand gap, as first-time buyers scramble to get offers in at an increasing pace.

## Quick Facts

**+ 3.4%**    **+ 8.3%**    **+ 14.3%**

One-Year Change in Closed Sales	One-Year Change in Median Sales Price	One-Year Change in Months Supply
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A research tool provided by the Greater Greenville Association of REALTORS®. Percent changes are calculated using rounded figures.

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# Market Overview

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



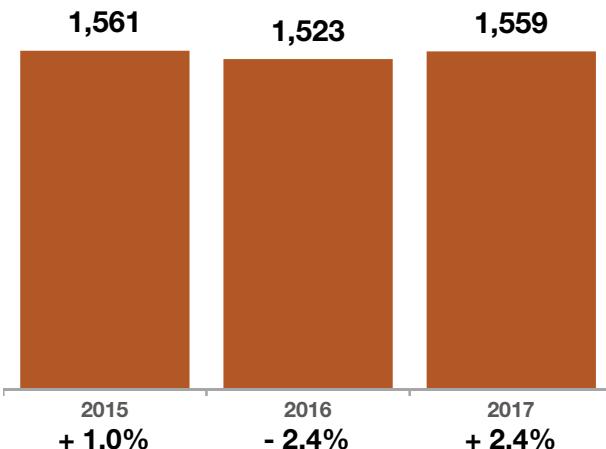
Key Metrics	Historical Sparkbars			07-2016	07-2017	Percent Change	YTD 2016	YTD 2017	Percent Change
	07-2015	07-2016	07-2017						
<b>New Listings</b>				1,523	1,559	+ 2.4%	10,557	11,068	+ 4.8%
<b>Pending Sales</b>				1,096	520	- 52.6%	7,945	7,265	- 8.6%
<b>Closed Sales</b>				1,176	1,216	+ 3.4%	7,317	7,505	+ 2.6%
<b>Days on Market</b>				54	47	- 13.0%	65	55	- 15.4%
<b>Median Sales Price</b>				\$179,998	\$195,000	+ 8.3%	\$177,000	\$187,285	+ 5.8%
<b>Average Sales Price</b>				\$215,397	\$228,678	+ 6.2%	\$207,659	\$221,125	+ 6.5%
<b>Pct. of List Price Received</b>				97.8%	97.8%	0.0%	97.4%	97.9%	+ 0.5%
<b>Housing Affordability Index</b>				142	121	- 14.8%	144	127	- 11.8%
<b>Inventory of Homes for Sale</b>				4,343	4,723	+ 8.7%	--	--	--
<b>Months Supply of Inventory</b>				4.2	4.8	+ 14.3%	--	--	--

# New Listings

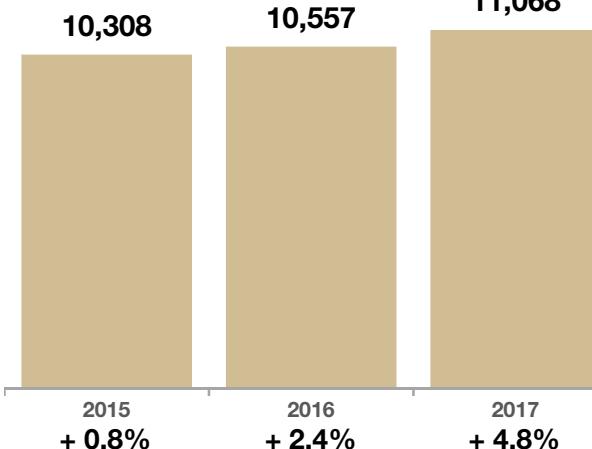
A count of the properties that have been newly listed on the market in a given month.



**July**

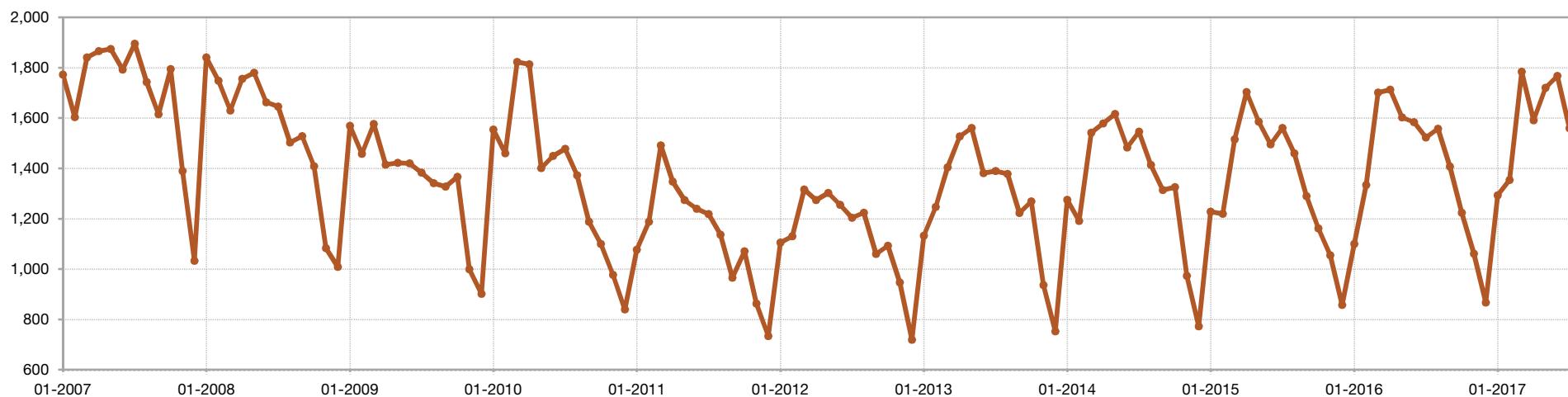


**Year to Date**



	New Listings	Prior Year	Percent Change
August 2016	1,557	1,460	+6.6%
September 2016	1,407	1,290	+9.1%
October 2016	1,224	1,162	+5.3%
November 2016	1,061	1,055	+0.6%
December 2016	867	857	+1.2%
January 2017	1,293	1,100	+17.5%
February 2017	1,354	1,334	+1.5%
March 2017	1,784	1,701	+4.9%
April 2017	1,591	1,713	-7.1%
May 2017	1,720	1,602	+7.4%
June 2017	1,767	1,584	+11.6%
<b>July 2017</b>	<b>1,559</b>	<b>1,523</b>	<b>+2.4%</b>
12-Month Avg	1,432	1,365	+4.9%

## Historical New Listings by Month

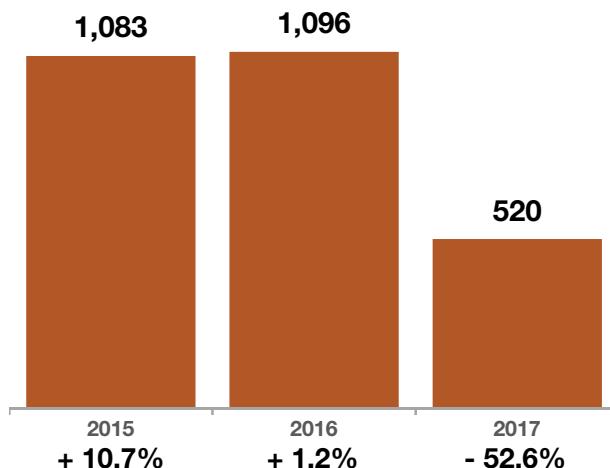


# Pending Sales

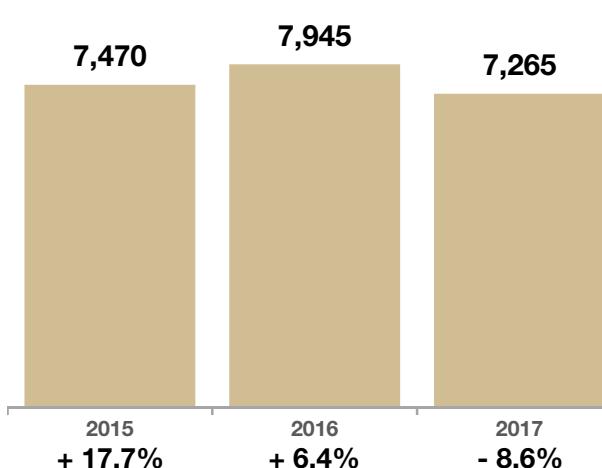
A count of the properties on which offers have been accepted in a given month.



**July**

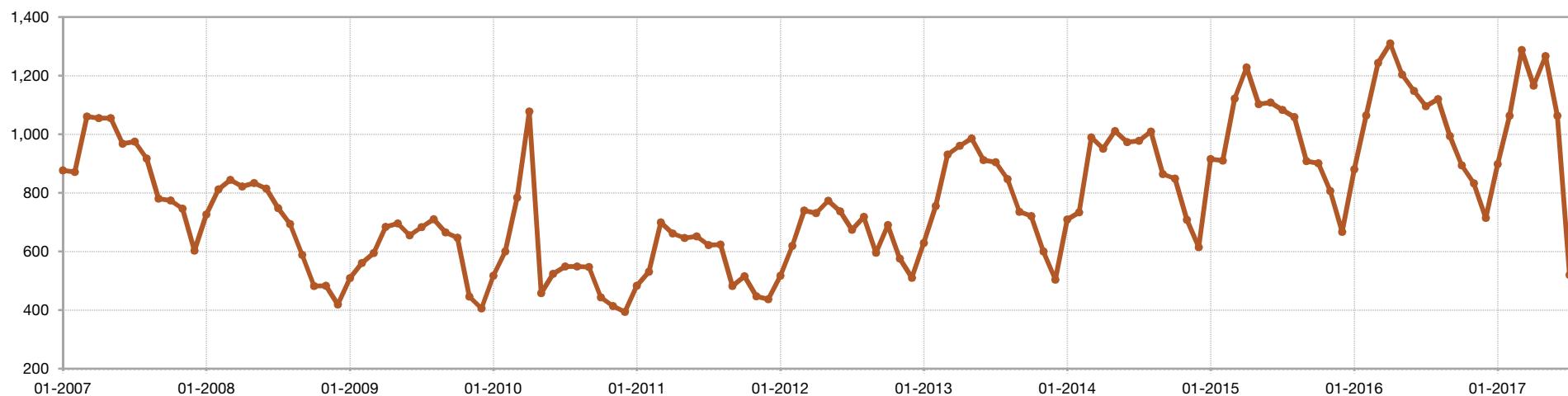


**Year to Date**



	Pending Sales	Prior Year	Percent Change
August 2016	1,120	1,059	+5.8%
September 2016	994	908	+9.5%
October 2016	894	901	-0.8%
November 2016	833	807	+3.2%
December 2016	715	667	+7.2%
January 2017	898	880	+2.0%
February 2017	1,063	1,064	-0.1%
March 2017	1,288	1,243	+3.6%
April 2017	1,166	1,310	-11.0%
May 2017	1,267	1,204	+5.2%
June 2017	1,063	1,148	-7.4%
<b>July 2017</b>	<b>520</b>	<b>1,096</b>	<b>-52.6%</b>
12-Month Avg	985	1,024	-3.8%

## Historical Pending Sales by Month

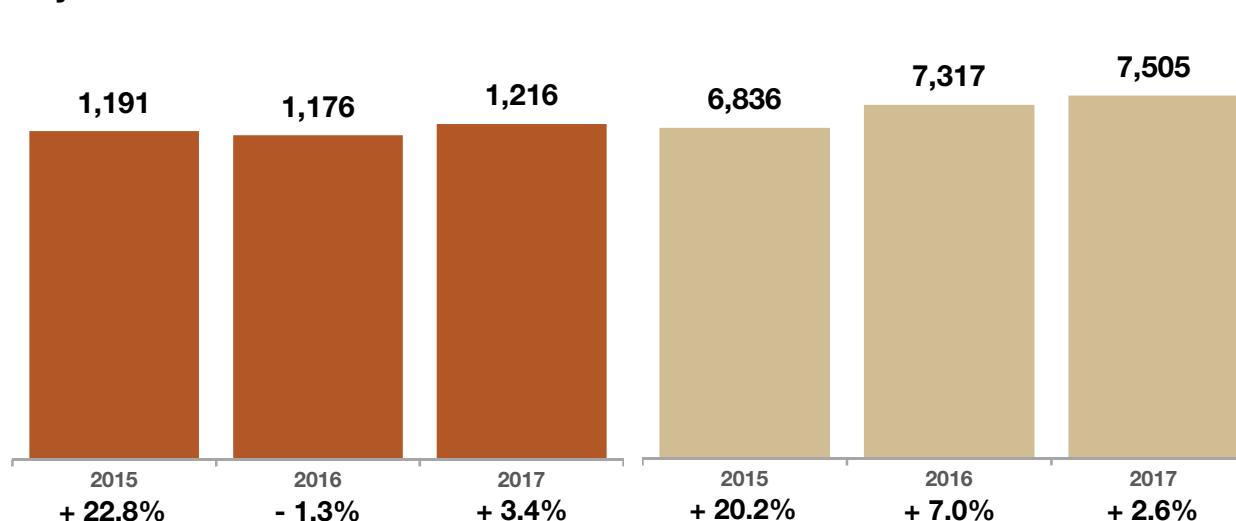


# Closed Sales

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

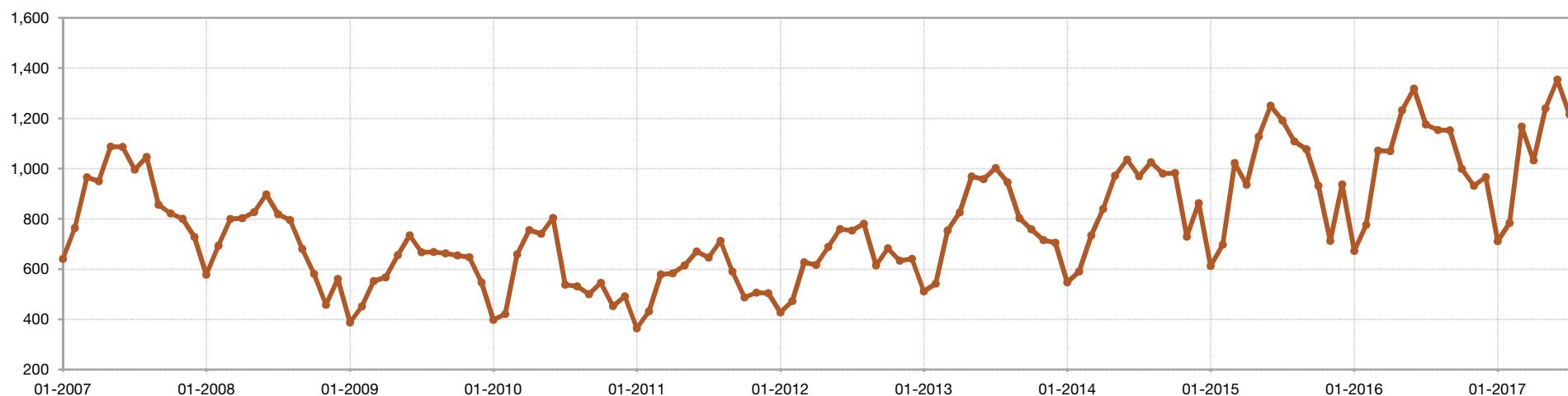


**July**



Closed Sales	Prior Year	Percent Change
August 2016	1,154	1,108 +4.2%
September 2016	1,153	1,077 +7.1%
October 2016	999	932 +7.2%
November 2016	932	712 +30.9%
December 2016	967	937 +3.2%
January 2017	711	672 +5.8%
February 2017	784	776 +1.0%
March 2017	1,167	1,072 +8.9%
April 2017	1,033	1,070 -3.5%
May 2017	1,240	1,232 +0.6%
June 2017	1,354	1,319 +2.7%
<b>July 2017</b>	<b>1,216</b>	<b>1,176 +3.4%</b>
12-Month Avg	1,059	1,007 +5.2%

## Historical Closed Sales by Month

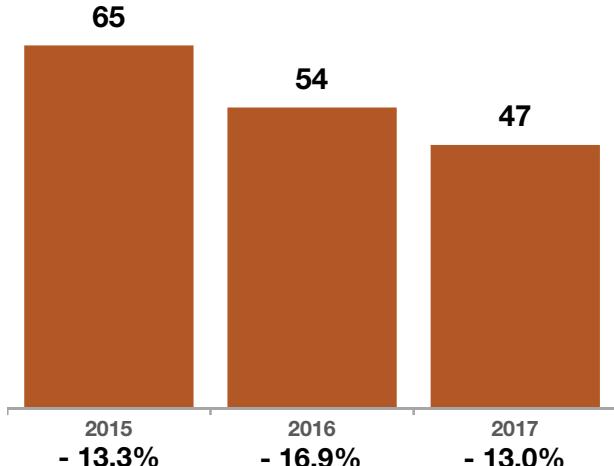


# Days on Market Until Sale

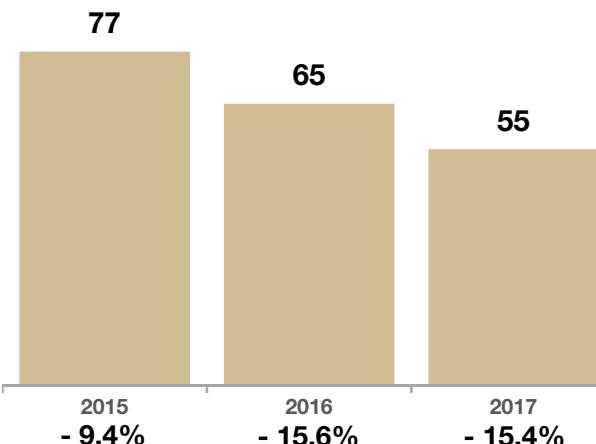
Average number of days between when a property is listed and when an offer is accepted in a given month.



**July**



**Year to Date**



	Days on Market	Prior Year	Percent Change
August 2016	54	68	-20.6%
September 2016	51	69	-26.1%
October 2016	54	63	-14.3%
November 2016	58	72	-19.4%
December 2016	64	75	-14.7%
January 2017	58	76	-23.7%
February 2017	68	73	-6.8%
March 2017	59	78	-24.4%
April 2017	60	68	-11.8%
May 2017	52	60	-13.3%
June 2017	47	58	-19.0%
<b>July 2017</b>	<b>47</b>	<b>54</b>	<b>-13.0%</b>
12-Month Avg*	55	67	-17.9%

\* Average Days on Market of all properties from August 2016 through July 2017.  
This is not the average of the individual figures above.

## Historical Days on Market Until Sale by Month

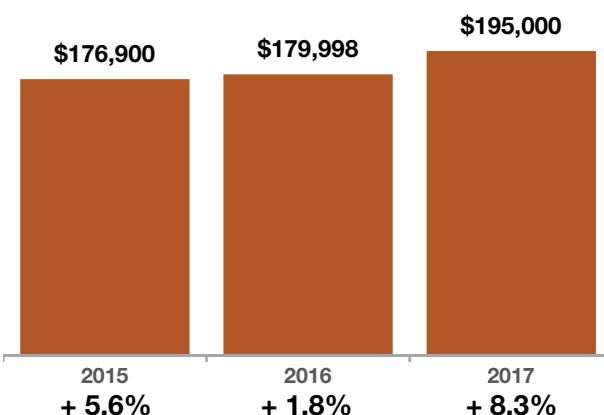


# Median Sales Price

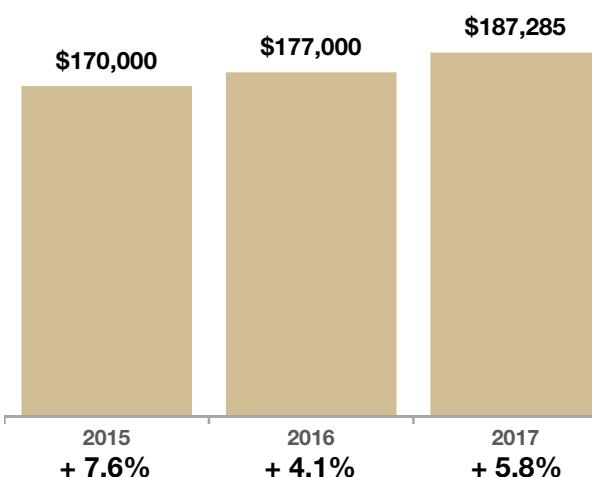
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



**July**



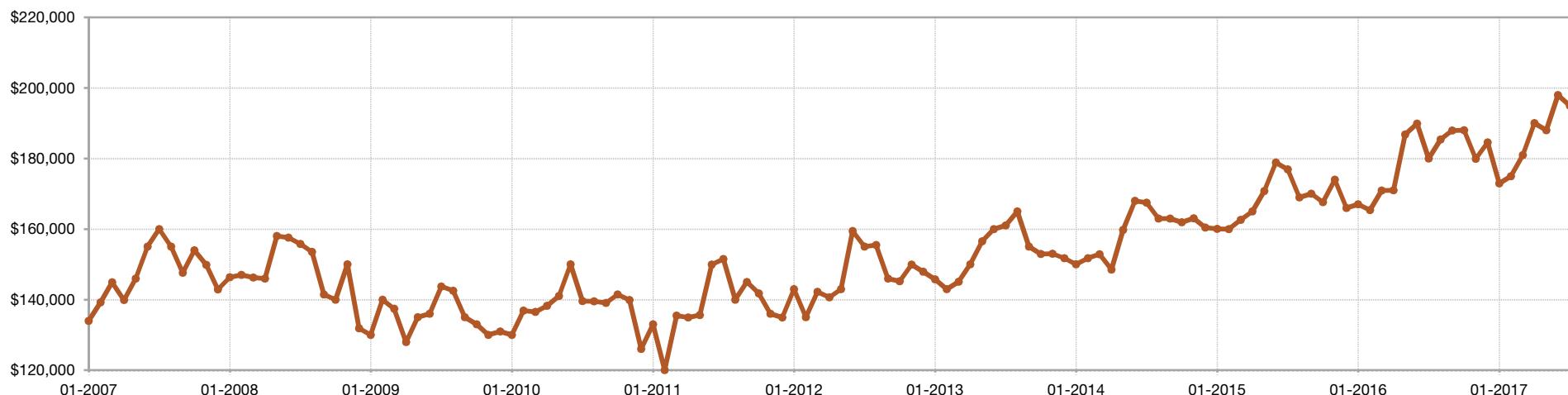
**Year to Date**



	Median Sales Price	Prior Year	Percent Change
August 2016	\$185,400	\$169,000	+9.7%
September 2016	\$187,900	\$170,000	+10.5%
October 2016	\$187,988	\$167,600	+12.2%
November 2016	\$179,900	\$174,000	+3.4%
December 2016	\$184,575	\$166,000	+11.2%
January 2017	\$172,925	\$166,990	+3.6%
February 2017	\$175,000	\$165,375	+5.8%
March 2017	\$180,990	\$170,900	+5.9%
April 2017	\$190,000	\$171,000	+11.1%
May 2017	\$188,000	\$186,819	+0.6%
June 2017	\$198,000	\$189,900	+4.3%
<b>July 2017</b>	<b>\$195,000</b>	<b>\$179,998</b>	<b>+8.3%</b>
12-Month Med*	\$186,000	\$174,000	+6.9%

\* Median Sales Price of all properties from August 2016 through July 2017. This is not the median of the individual figures above.

## Historical Median Sales Price by Month

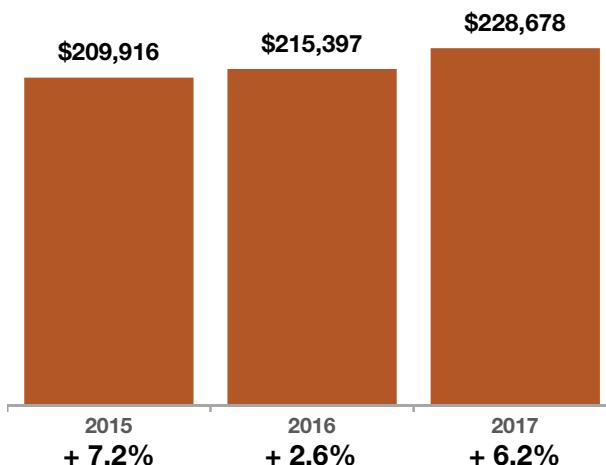


# Average Sales Price

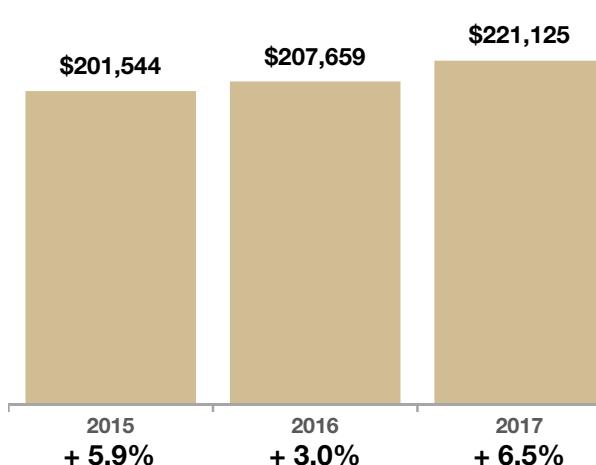
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



**July**



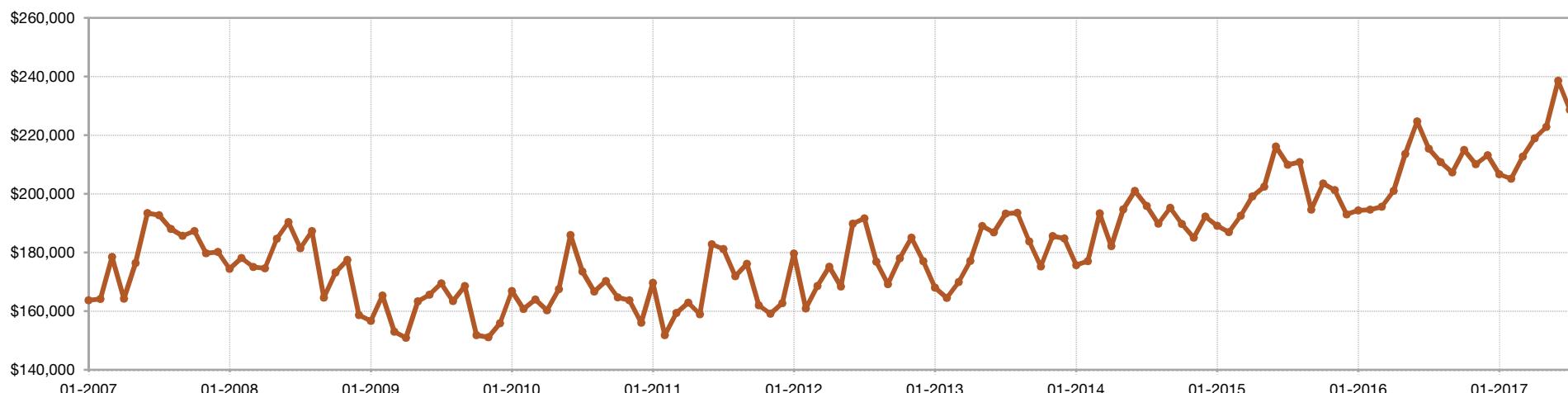
**Year to Date**



	Avg. Sales Price	Prior Year	Percent Change
August 2016	\$210,832	\$210,853	-0.0%
September 2016	\$207,321	\$194,622	+6.5%
October 2016	\$214,952	\$203,549	+5.6%
November 2016	\$210,107	\$201,275	+4.4%
December 2016	\$213,143	\$192,962	+10.5%
January 2017	\$206,714	\$194,366	+6.4%
February 2017	\$205,163	\$194,593	+5.4%
March 2017	\$212,733	\$195,650	+8.7%
April 2017	\$218,905	\$201,051	+8.9%
May 2017	\$222,794	\$213,647	+4.3%
June 2017	\$238,572	\$224,732	+6.2%
<b>July 2017</b>	<b>\$228,678</b>	<b>\$215,397</b>	<b>+6.2%</b>
12-Month Avg*	\$215,826	\$203,558	+6.0%

\* Avg. Sales Price of all properties from August 2016 through July 2017. This is not the average of the individual figures above.

## Historical Average Sales Price by Month

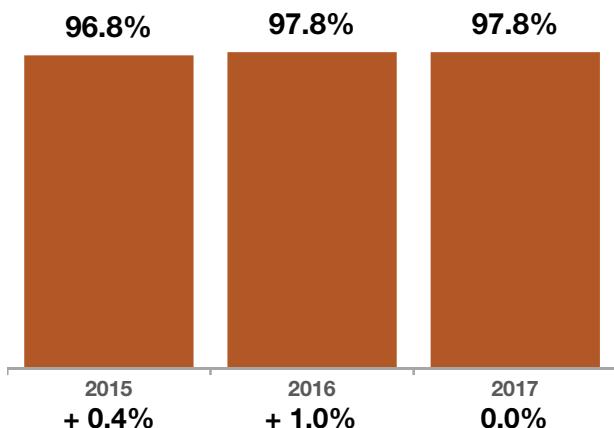


# Percent of List Price Received

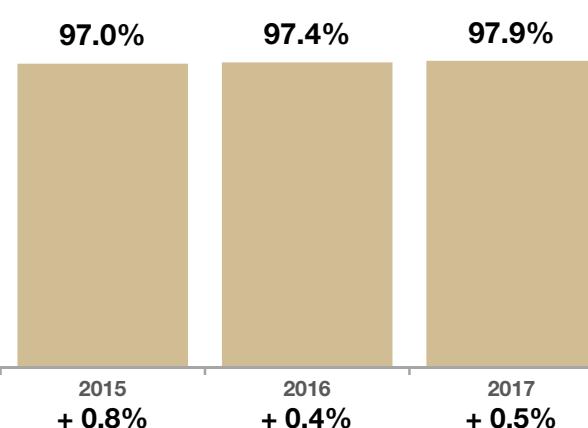
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



**July**



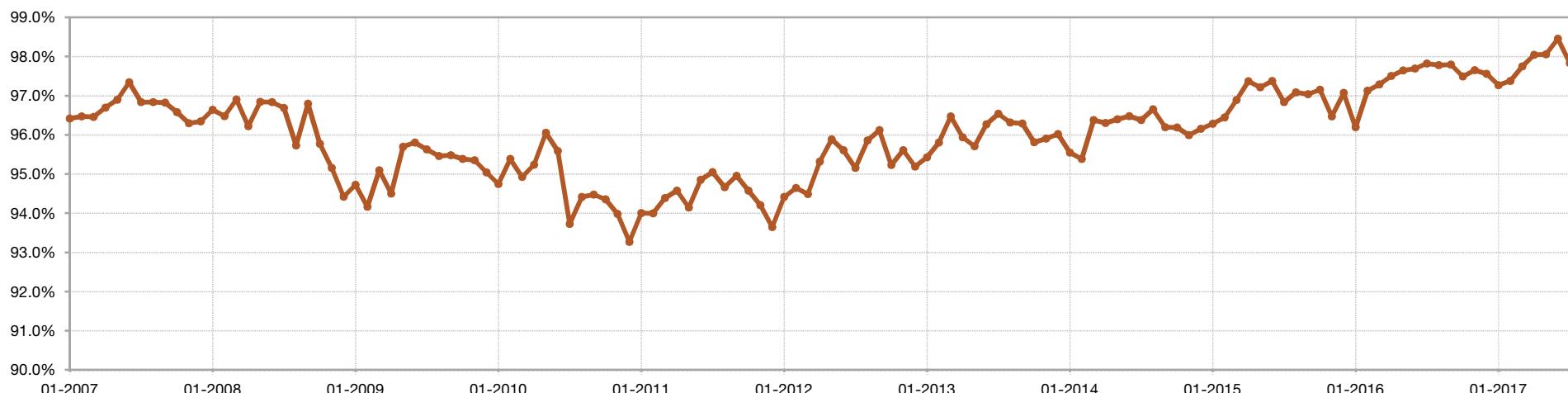
**Year to Date**



	Pct. of List Price Received	Prior Year	Percent Change
August 2016	97.8%	97.1%	+0.7%
September 2016	97.8%	97.0%	+0.8%
October 2016	97.5%	97.2%	+0.3%
November 2016	97.7%	96.5%	+1.2%
December 2016	97.6%	97.1%	+0.5%
January 2017	97.3%	96.2%	+1.1%
February 2017	97.4%	97.1%	+0.3%
March 2017	97.7%	97.3%	+0.4%
April 2017	98.0%	97.5%	+0.5%
May 2017	98.1%	97.6%	+0.5%
June 2017	98.5%	97.7%	+0.8%
<b>July 2017</b>	<b>97.8%</b>	<b>97.8%</b>	<b>0.0%</b>
12-Month Avg*	97.8%	97.3%	+0.5%

\* Average Pct. of List Price Received for all properties from August 2016 through July 2017. This is not the average of the individual figures above.

## Historical Percent of List Price Received by Month

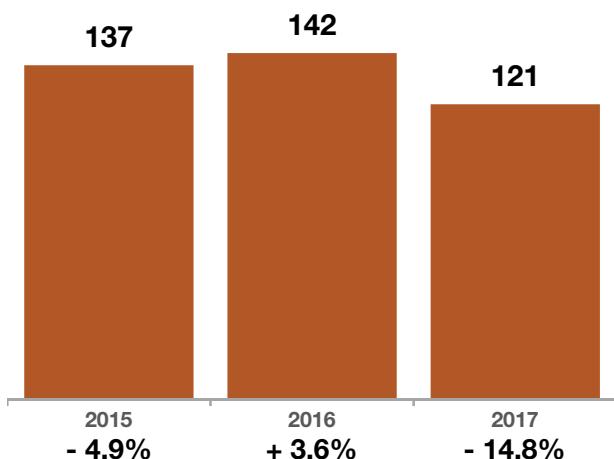


# Housing Affordability Index

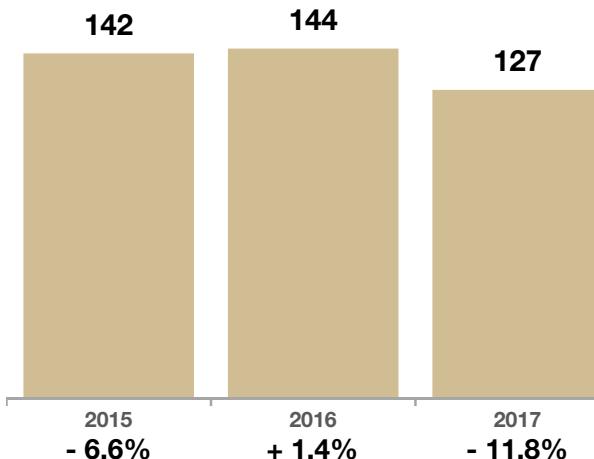
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



**July**



**Year to Date**



	Affordability Index	Prior Year	Percent Change
August 2016	138	144	-4.2%
September 2016	136	145	-6.2%
October 2016	137	147	-6.8%
November 2016	136	141	-3.5%
December 2016	128	148	-13.5%
January 2017	137	146	-6.2%
February 2017	135	152	-11.2%
March 2017	131	146	-10.3%
April 2017	125	147	-15.0%
May 2017	126	135	-6.7%
June 2017	120	134	-10.4%
<b>July 2017</b>	<b>121</b>	<b>142</b>	<b>-14.8%</b>
12-Month Avg	131	144	-9.1%

## Historical Housing Affordability Index by Month

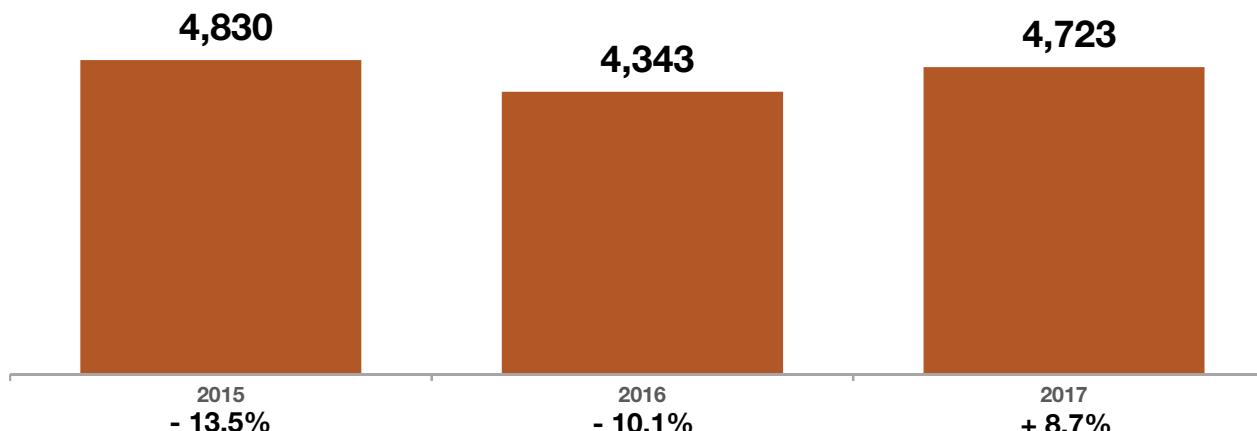


# Inventory of Homes for Sale

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



**July**



Homes for Sale	Prior Year	Percent Change
August 2016	4,294	4,783 -10.2%
September 2016	4,267	4,707 -9.3%
October 2016	4,098	4,548 -9.9%
November 2016	3,898	4,354 -10.5%
December 2016	3,641	4,078 -10.7%
January 2017	3,652	3,961 -7.8%
February 2017	3,599	3,908 -7.9%
March 2017	3,749	3,998 -6.2%
April 2017	3,788	4,098 -7.6%
May 2017	3,842	4,216 -8.9%
June 2017	4,112	4,281 -3.9%
<b>July 2017</b>	<b>4,723</b>	<b>4,343 +8.7%</b>
12-Month Avg*	3,972	4,312 -7.9%

\* Homes for Sale for all properties from August 2016 through July 2017. This is not the average of the individual figures above.

## Historical Inventory of Homes for Sale by Month

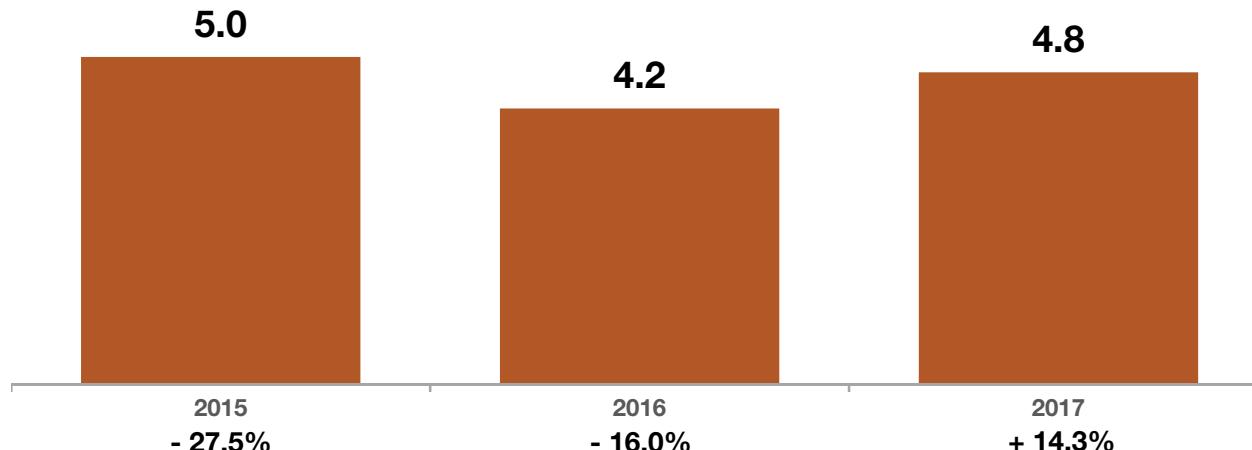


# Months Supply of Inventory

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.



**July**



	Months Supply	Prior Year	Percent Change
August 2016	4.2	5.0	-16.0%
September 2016	4.1	4.9	-16.3%
October 2016	4.0	4.7	-14.9%
November 2016	3.8	4.4	-13.6%
December 2016	3.5	4.1	-14.6%
January 2017	3.5	4.0	-12.5%
February 2017	3.5	3.9	-10.3%
March 2017	3.6	4.0	-10.0%
April 2017	3.7	4.1	-9.8%
May 2017	3.7	4.1	-9.8%
June 2017	4.0	4.2	-4.8%
<b>July 2017</b>	<b>4.8</b>	<b>4.2</b>	<b>+14.3%</b>
12-Month Avg*	3.8	4.3	-11.6%

\* Months Supply for all properties from August 2016 through July 2017. This is not the average of the individual figures above.

## Historical Months Supply of Inventory by Month



# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



## July 2017

Local news outlets across the nation have been delving into the cause for lower sales totals in their markets during a period of economic growth, and it generally boils down to a lack of housing supply, especially in certain price ranges, to meet buyer demand. For the 12-month period spanning August 2016 through July 2017, Closed Sales in the Greater Greenville region were up 5.2 percent overall. The price range with the largest gain in sales was the \$200,001 to \$300,000 range, where they increased 18.2 percent.

The overall Median Sales Price was up 6.9 percent to \$186,000. The property type with the largest price gain was the Condos segment, where prices increased 13.8 percent to \$155,950. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 36 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 82 days.

Market-wide, inventory levels were up 8.7 percent. The property type that gained the most inventory was the Single Family segment, where it increased 12.1 percent. That amounts to 4.9 months supply for Single-Family homes and 3.3 months supply for Condos.

## Quick Facts

**+ 18.2%**

**+ 5.9%**

**+ 5.2%**

Price Range With the Strongest Sales:

**\$200,001 to \$300,000**

Bedroom Count With Strongest Sales:

**4 Bedrooms or More**

Property Type With Strongest Sales:

**Single-Family**

**Closed Sales**

**2**

**Days on Market Until Sale**

**3**

**Median Sales Price**

**4**

**Percent of List Price Received**

**5**

**Inventory of Homes for Sale**

**6**

**Months Supply of Inventory**

**7**

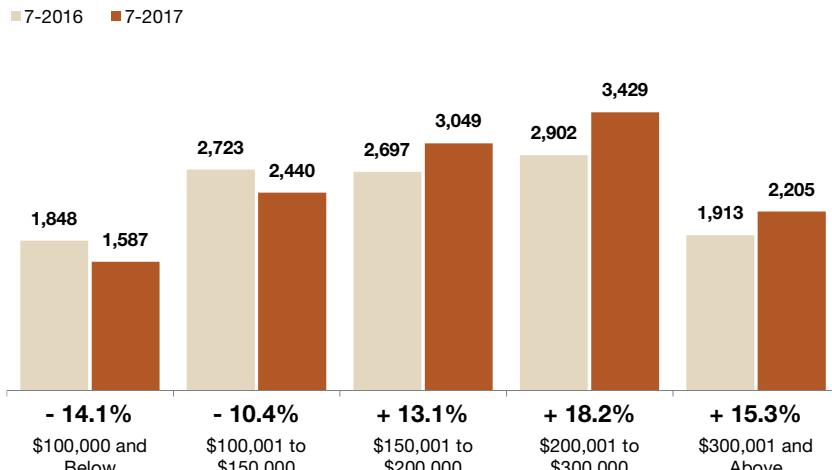


# Closed Sales

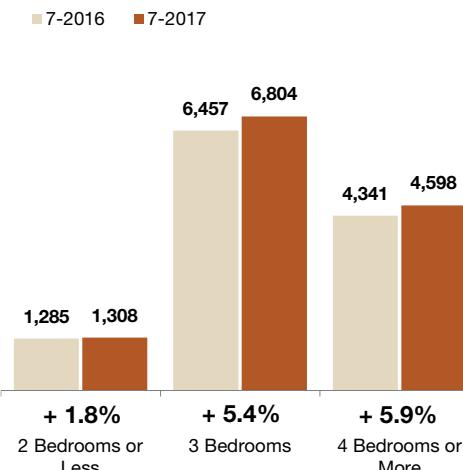
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



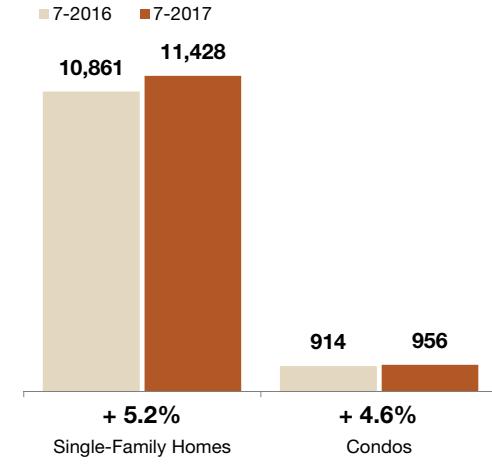
## By Price Range



## By Bedroom Count



## By Property Type



## All Properties

By Price Range	7-2016	7-2017	Change
\$100,000 and Below	1,848	1,587	- 14.1%
\$100,001 to \$150,000	2,723	2,440	- 10.4%
\$150,001 to \$200,000	2,697	3,049	+ 13.1%
\$200,001 to \$300,000	2,902	3,429	+ 18.2%
\$300,001 and Above	1,913	2,205	+ 15.3%
<b>All Price Ranges</b>	<b>12,083</b>	<b>12,710</b>	<b>+ 5.2%</b>

## Single-Family Homes

	7-2016	7-2017	Change	7-2016	7-2017	Change
7-2016	1,385	1,171	- 15.5%	200	165	- 17.5%
7-2017	2,371	2,104	- 11.3%	317	279	- 12.0%
Change	2,521	2,817	+ 11.7%	169	220	+ 30.2%
7-2016	2,744	3,238	+ 18.0%	155	187	+ 20.6%
7-2017	1,840	2,098	+ 14.0%	73	105	+ 43.8%
<b>7-2016</b>	<b>10,861</b>	<b>11,428</b>	<b>+ 5.2%</b>	<b>914</b>	<b>956</b>	<b>+ 4.6%</b>

## Condos

By Bedroom Count	7-2016	7-2017	Change
2 Bedrooms or Less	1,285	1,308	+ 1.8%
3 Bedrooms	6,457	6,804	+ 5.4%
4 Bedrooms or More	4,341	4,598	+ 5.9%
<b>All Bedroom Counts</b>	<b>12,083</b>	<b>12,710</b>	<b>+ 5.2%</b>

	7-2016	7-2017	Change	7-2016	7-2017	Change
7-2016	811	848	+ 4.6%	448	433	- 3.3%
7-2017	5,826	6,124	+ 5.1%	413	462	+ 11.9%
Change	4,224	4,456	+ 5.5%	53	61	+ 15.1%
7-2016	10,861	11,428	+ 5.2%	914	956	+ 4.6%

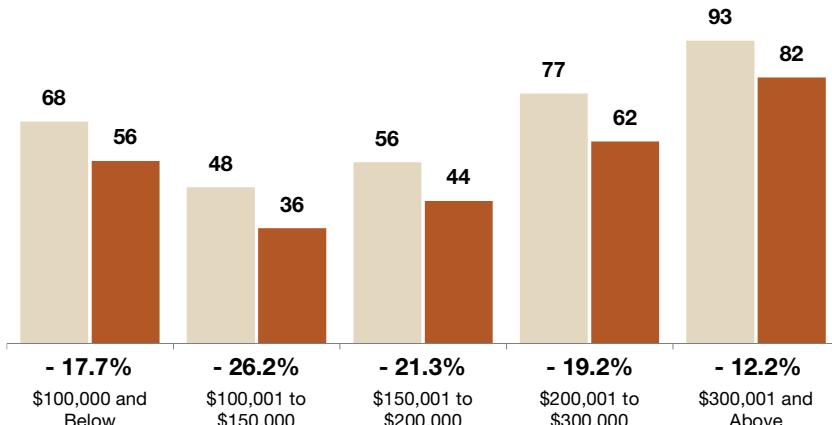
# Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



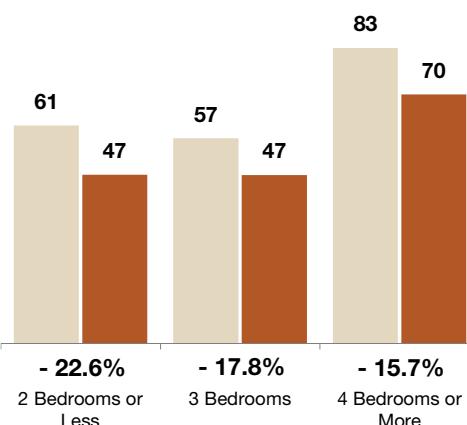
## By Price Range

■ 7-2016 ■ 7-2017



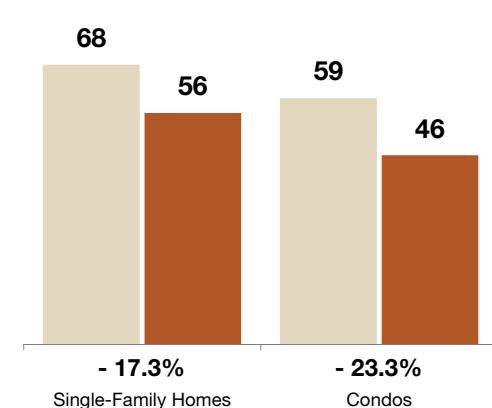
## By Bedroom Count

■ 7-2016 ■ 7-2017



## By Property Type

■ 7-2016 ■ 7-2017



## All Properties

### By Price Range

	7-2016	7-2017	Change
\$100,000 and Below	68	56	- 17.7%
\$100,001 to \$150,000	48	36	- 26.2%
\$150,001 to \$200,000	56	44	- 21.3%
\$200,001 to \$300,000	77	62	- 19.2%
\$300,001 and Above	93	82	- 12.2%
<b>All Price Ranges</b>	<b>67</b>	<b>55</b>	<b>- 17.3%</b>

## Single-Family Homes

	7-2016	7-2017	Change	7-2016	7-2017	Change
7-2016	71	59	- 16.9%	64	37	- 42.9%
7-2017	49	37	- 25.6%	39	25	- 35.5%
Change	55	43	- 21.7%	69	49	- 28.5%
7-2016	77	63	- 17.9%	85	53	- 37.5%
7-2017	95	81	- 14.0%	66	96	+ 46.1%
Change	68	56	- 17.3%	59	46	- 23.3%

### By Bedroom Count

	7-2016	7-2017	Change
2 Bedrooms or Less	61	47	- 22.6%
3 Bedrooms	57	47	- 17.8%
4 Bedrooms or More	83	70	- 15.7%
<b>All Bedroom Counts</b>	<b>67</b>	<b>55</b>	<b>- 17.3%</b>

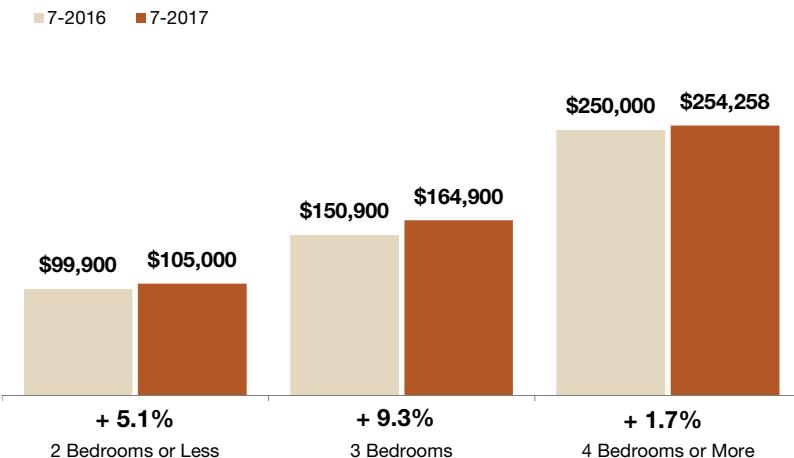
	7-2016	7-2017	Change	7-2016	7-2017	Change
7-2016	61	51	- 16.8%	59	36	- 38.3%
7-2017	57	46	- 19.2%	58	54	- 6.8%
Change	83	70	- 15.6%	73	46	- 37.3%
7-2016	68	56	- 17.3%	59	46	- 23.3%

# Median Sales Price

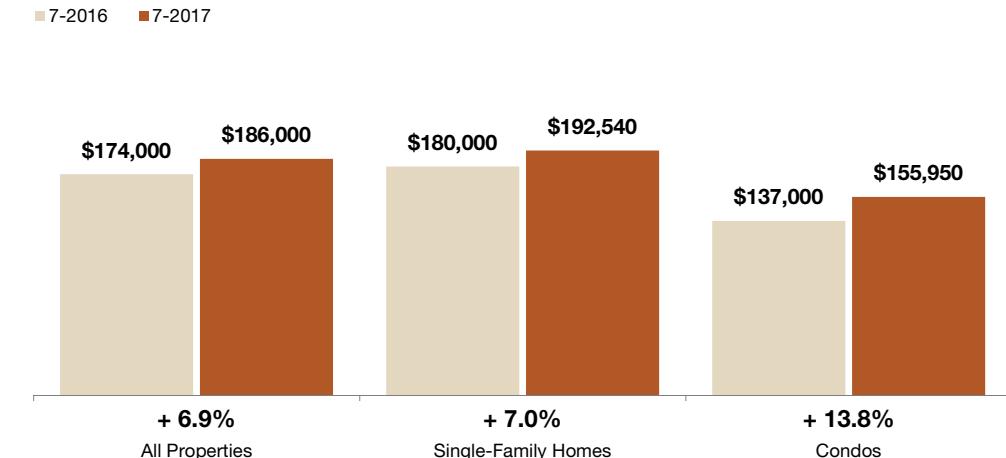
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



## By Bedroom Count



## By Property Type



## All Properties

### By Bedroom Count

	7-2016	7-2017	Change
2 Bedrooms or Less	\$99,900	\$105,000	+ 5.1%
3 Bedrooms	\$150,900	\$164,900	+ 9.3%
4 Bedrooms or More	\$250,000	\$254,258	+ 1.7%
All Bedroom Counts	\$174,000	\$186,000	+ 6.9%

## Single-Family Homes

	7-2016	7-2017	Change	7-2016	7-2017	Change
7-2016	\$87,614	\$92,000	+ 5.0%	\$116,750	\$124,900	+ 7.0%
7-2017	\$154,000	\$165,000	+ 7.1%	\$150,500	\$170,000	+ 13.0%
Change	\$251,250	\$255,000	+ 1.5%	\$174,035	\$184,000	+ 5.7%
	\$180,000	\$192,540	+ 7.0%	\$137,000	\$155,950	+ 13.8%

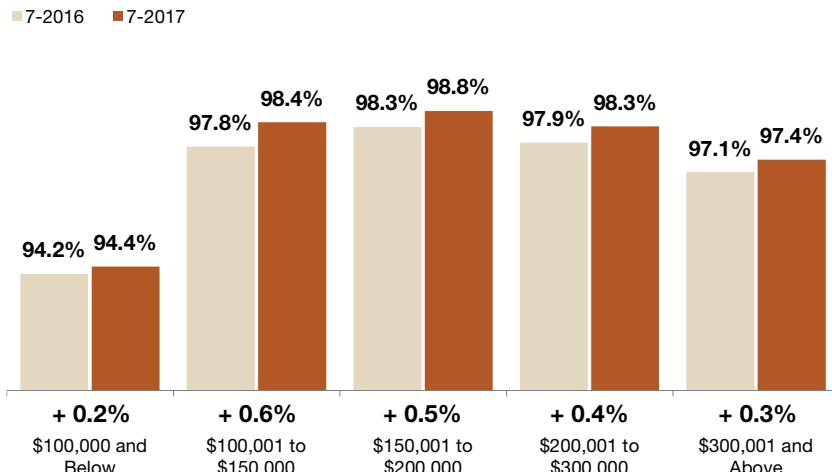
## Condos

# Percent of List Price Received

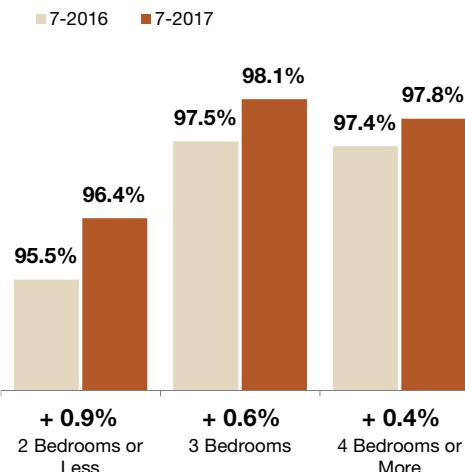
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. Based on a rolling 12-month average.



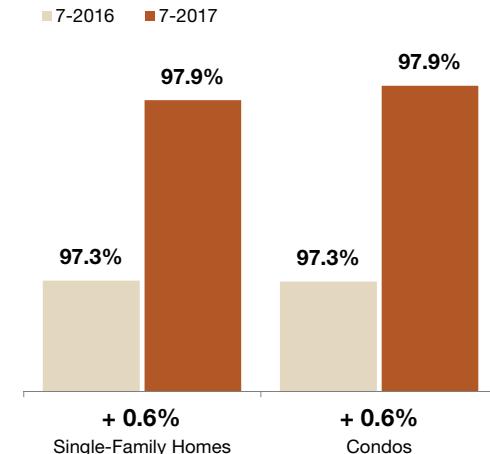
## By Price Range



## By Bedroom Count



## By Property Type



## All Properties

By Price Range	7-2016	7-2017	Change
\$100,000 and Below	94.2%	94.4%	+ 0.2%
\$100,001 to \$150,000	97.8%	98.4%	+ 0.6%
\$150,001 to \$200,000	98.3%	98.8%	+ 0.5%
\$200,001 to \$300,000	97.9%	98.3%	+ 0.4%
\$300,001 and Above	97.1%	97.4%	+ 0.3%
<b>All Price Ranges</b>	<b>97.3%</b>	<b>97.8%</b>	<b>+ 0.5%</b>

## Single-Family Homes

	7-2016	7-2017	Change		7-2016	7-2017	Change
7-2016	94.1%	94.5%	+ 0.4%	7-2016	95.5%	96.0%	+ 0.5%
7-2017	97.9%	98.5%	+ 0.6%	7-2017	97.5%	98.2%	+ 0.7%
Change	98.3%	98.8%	+ 0.5%	Change	98.1%	98.3%	+ 0.2%
7-2016	97.9%	98.3%	+ 0.4%	7-2016	97.8%	98.1%	+ 0.3%
7-2017	97.0%	97.3%	+ 0.3%	7-2017	99.3%	99.5%	+ 0.2%
Change	97.3%	97.9%	+ 0.6%	Change	97.3%	97.9%	+ 0.6%

## Condos

By Bedroom Count	7-2016	7-2017	Change
2 Bedrooms or Less	95.5%	96.4%	+ 0.9%
3 Bedrooms	97.5%	98.1%	+ 0.6%
4 Bedrooms or More	97.4%	97.8%	+ 0.4%
<b>All Bedroom Counts</b>	<b>97.3%</b>	<b>97.8%</b>	<b>+ 0.5%</b>

	7-2016	7-2017	Change		7-2016	7-2017	Change
7-2016	94.9%	96.0%	+ 1.2%	7-2016	97.1%	97.5%	+ 0.4%
7-2017	97.6%	98.2%	+ 0.6%	7-2017	97.5%	98.3%	+ 0.8%
Change	97.5%	97.8%	+ 0.3%	Change	98.1%	98.5%	+ 0.4%
7-2016	97.3%	97.9%	+ 0.6%	7-2016	97.3%	97.9%	+ 0.6%
7-2017	97.3%	97.9%	+ 0.6%	7-2017	97.9%	97.9%	+ 0.6%
Change	97.3%	97.9%	+ 0.6%	Change	97.3%	97.9%	+ 0.6%

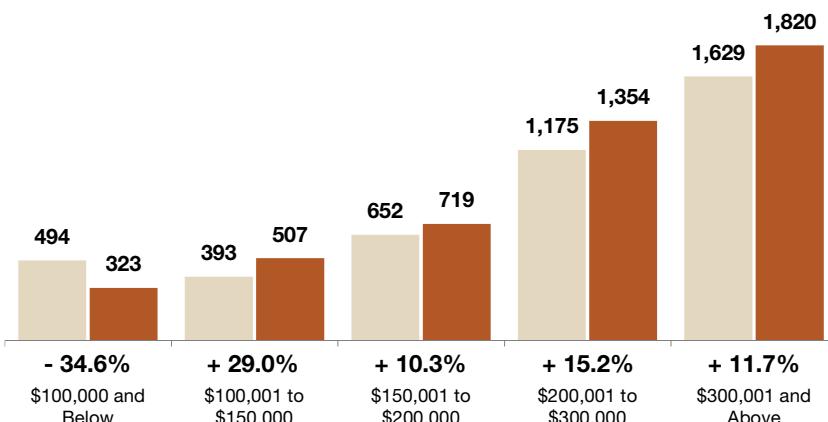
# Inventory of Homes for Sale

The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.



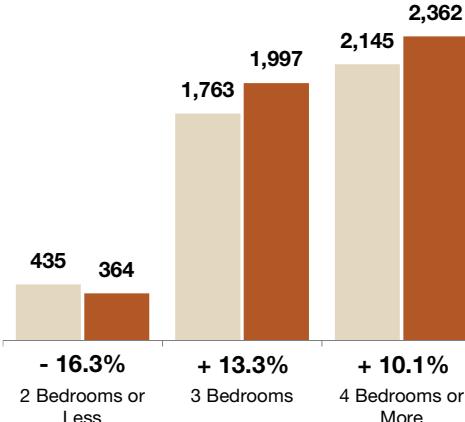
## By Price Range

■ 7-2016 ■ 7-2017



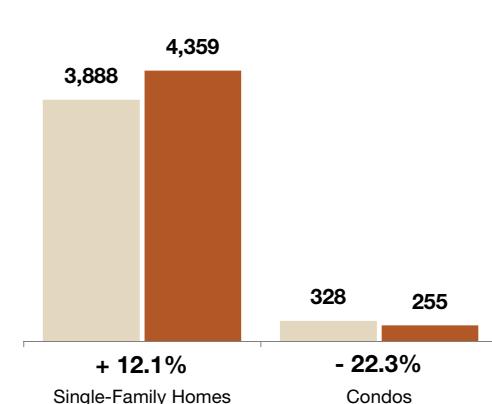
## By Bedroom Count

■ 7-2016 ■ 7-2017



## By Property Type

■ 7-2016 ■ 7-2017



## All Properties

### By Price Range

	7-2016	7-2017	Change
\$100,000 and Below	494	323	- 34.6%
\$100,001 to \$150,000	393	507	+ 29.0%
\$150,001 to \$200,000	652	719	+ 10.3%
\$200,001 to \$300,000	1,175	1,354	+ 15.2%
\$300,001 and Above	1,629	1,820	+ 11.7%
<b>All Price Ranges</b>	<b>4,343</b>	<b>4,723</b>	<b>+ 8.7%</b>

## Single-Family Homes

	7-2016	7-2017	Change	7-2016	7-2017	Change
377	246	- 34.7%	32	17	- 46.9%	
342	439	+ 28.4%	34	46	+ 35.3%	
572	656	+ 14.7%	62	51	- 17.7%	
1,133	1,296	+ 14.4%	40	51	+ 27.5%	
1,464	1,722	+ 17.6%	160	90	- 43.8%	
<b>3,888</b>	<b>4,359</b>	<b>+ 12.1%</b>	<b>328</b>	<b>255</b>	<b>- 22.3%</b>	

## Condos

### By Bedroom Count

	7-2016	7-2017	Change
2 Bedrooms or Less	435	364	- 16.3%
3 Bedrooms	1,763	1,997	+ 13.3%
4 Bedrooms or More	2,145	2,362	+ 10.1%
<b>All Bedroom Counts</b>	<b>4,343</b>	<b>4,723</b>	<b>+ 8.7%</b>

	7-2016	7-2017	Change	7-2016	7-2017	Change
274	245	- 10.6%	135	97	- 28.1%	
1,517	1,789	+ 17.9%	170	137	- 19.4%	
2,097	2,325	+ 10.9%	23	21	- 8.7%	
<b>3,888</b>	<b>4,359</b>	<b>+ 12.1%</b>	<b>328</b>	<b>255</b>	<b>- 22.3%</b>	

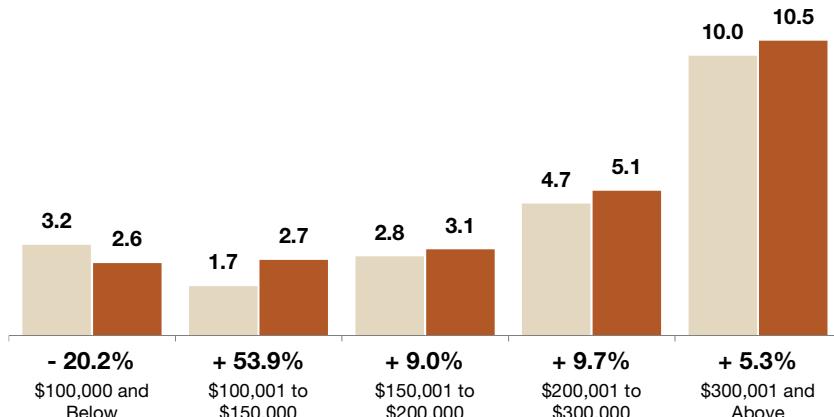
# Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months. Based on one month of activity.



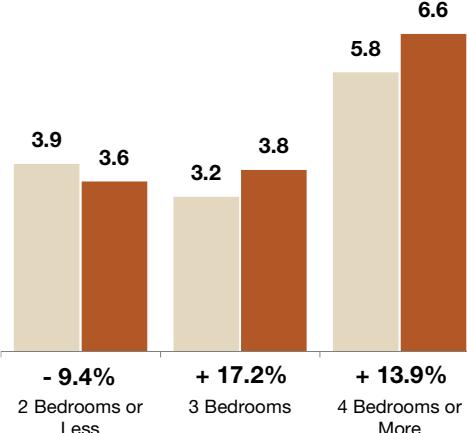
## By Price Range

■ 7-2016 ■ 7-2017



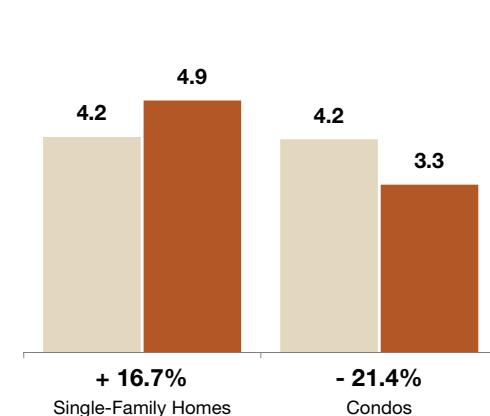
## By Bedroom Count

■ 7-2016 ■ 7-2017



## By Property Type

■ 7-2016 ■ 7-2017



## All Properties

### By Price Range

	7-2016	7-2017	Change
\$100,000 and Below	3.2	2.6	- 20.2%
\$100,001 to \$150,000	1.7	2.7	+ 53.9%
\$150,001 to \$200,000	2.8	3.1	+ 9.0%
\$200,001 to \$300,000	4.7	5.1	+ 9.7%
\$300,001 and Above	10.0	10.5	+ 5.3%
<b>All Price Ranges</b>	<b>4.2</b>	<b>4.8</b>	<b>+ 14.3%</b>

## Single-Family Homes

	7-2016	7-2017	Change	7-2016	7-2017	Change
3.3	2.7	- 18.4%	2.0	1.3	- 35.3%	
1.7	2.7	+ 54.8%	1.3	2.1	+ 62.4%	
2.7	3.0	+ 14.1%	4.0	2.9	- 25.7%	
4.8	5.2	+ 9.5%	3.1	3.5	+ 12.8%	
9.4	10.6	+ 12.6%	20.6	8.4	- 59.4%	
<b>4.2</b>	<b>4.9</b>	<b>+ 16.7%</b>	<b>4.2</b>	<b>3.3</b>	<b>- 21.4%</b>	

## Condos

### By Bedroom Count

	7-2016	7-2017	Change
2 Bedrooms or Less	3.9	3.6	- 9.4%
3 Bedrooms	3.2	3.8	+ 17.2%
4 Bedrooms or More	5.8	6.6	+ 13.9%
<b>All Bedroom Counts</b>	<b>4.2</b>	<b>4.8</b>	<b>+ 14.3%</b>

	7-2016	7-2017	Change	7-2016	7-2017	Change
3.9	3.8	- 2.9%	3.5	2.7	- 22.6%	
3.1	3.8	+ 22.9%	4.8	3.6	- 25.1%	
5.9	6.7	+ 14.8%	4.3	5.1	+ 19.9%	
<b>4.2</b>	<b>4.9</b>	<b>+ 16.7%</b>	<b>4.2</b>	<b>3.3</b>	<b>- 21.4%</b>	