

Monthly Indicators



August 2016

Closed sales began to cool for much of the country last month, and conventional wisdom indicates that year-over-year declines are going to be present for the remainder of the year, given the low inventory situation in most markets. Demand is certainly present and has created competitive situations that have kept prices up. Rental prices are also up, which may lure more toward homeownership.

New Listings were up 5.2 percent to 1,536. Pending Sales decreased 54.0 percent to 486. Inventory grew 4.6 percent to 4,991 units.

Prices moved higher as Median Sales Price was up 9.5 percent to \$185,000. Days on Market decreased 20.6 percent to 54 days. Months Supply of Inventory was up 4.0 percent to 5.2 months, indicating that supply increased relative to demand.

As inventory continues to drop, the contradictions of today's market are evident. Sellers should feel confident enough to list homes at fair prices and receive meaningful offers in a healthy residential real estate and overall economic environment. However, there may be lingering worry over the availability of move-in ready homes to replace what was sold. On a brighter note, building permits are trending upward. That news should be weighed against the fact that the highest level of activity is in multifamily rentals.

Quick Facts

+ 3.4% **+ 9.5%** **+ 4.0%**

| One-Year Change in Closed Sales | One-Year Change in Median Sales Price | One-Year Change in Months Supply |
|------------------------------------|--|-------------------------------------|
|------------------------------------|--|-------------------------------------|

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.



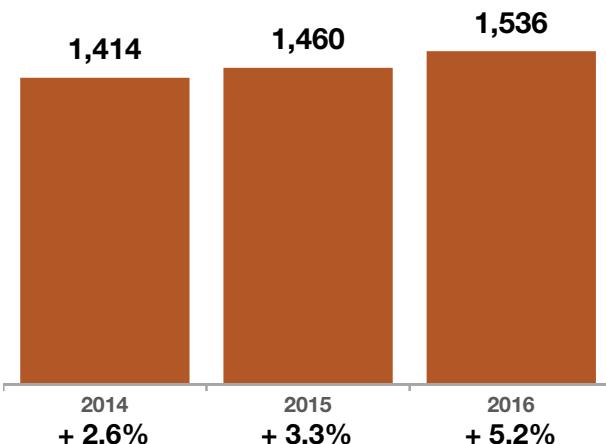
| Key Metrics | Historical Sparkbars | | | 08-2015 | 08-2016 | Percent Change | YTD 2015 | YTD 2016 | Percent Change |
|------------------------------------|----------------------|---------|---------|-----------|-----------|----------------|-----------|-----------|----------------|
| | 08-2014 | 08-2015 | 08-2016 | | | | | | |
| New Listings | | | | 1,460 | 1,536 | + 5.2% | 11,766 | 12,057 | + 2.5% |
| Pending Sales | | | | 1,057 | 486 | - 54.0% | 8,524 | 8,188 | - 3.9% |
| Closed Sales | | | | 1,108 | 1,146 | + 3.4% | 7,945 | 8,457 | + 6.4% |
| Days on Market | | | | 68 | 54 | - 20.6% | 76 | 64 | - 15.8% |
| Median Sales Price | | | | \$169,000 | \$185,000 | + 9.5% | \$170,000 | \$178,000 | + 4.7% |
| Average Sales Price | | | | \$210,853 | \$210,345 | - 0.2% | \$202,820 | \$207,983 | + 2.5% |
| Pct. of List Price Received | | | | 97.1% | 97.8% | + 0.7% | 97.0% | 97.5% | + 0.5% |
| Housing Affordability Index | | | | 144 | 136 | - 5.6% | 144 | 141 | - 2.1% |
| Inventory of Homes for Sale | | | | 4,771 | 4,991 | + 4.6% | -- | -- | -- |
| Months Supply of Inventory | | | | 5.0 | 5.2 | + 4.0% | -- | -- | -- |

New Listings

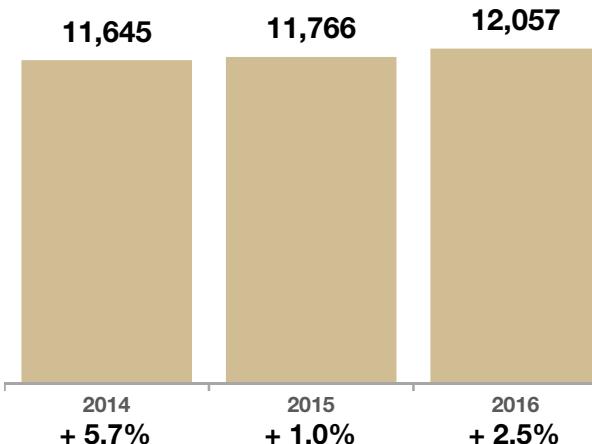
A count of the properties that have been newly listed on the market in a given month.



August

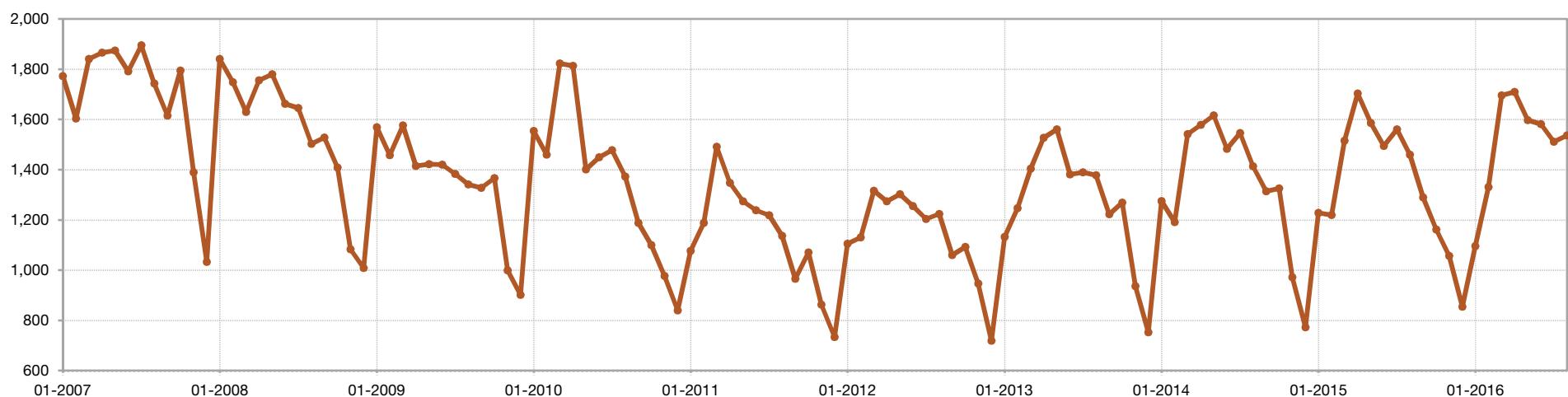


Year to Date



| | New Listings | Prior Year | Percent Change |
|----------------|--------------|------------|----------------|
| September 2015 | 1,290 | 1,314 | -1.8% |
| October 2015 | 1,162 | 1,325 | -12.3% |
| November 2015 | 1,057 | 972 | +8.7% |
| December 2015 | 854 | 773 | +10.5% |
| January 2016 | 1,096 | 1,228 | -10.7% |
| February 2016 | 1,331 | 1,220 | +9.1% |
| March 2016 | 1,696 | 1,515 | +11.9% |
| April 2016 | 1,709 | 1,703 | +0.4% |
| May 2016 | 1,597 | 1,586 | +0.7% |
| June 2016 | 1,581 | 1,494 | +5.8% |
| July 2016 | 1,511 | 1,560 | -3.1% |
| August 2016 | 1,536 | 1,460 | +5.2% |
| 12-Month Avg | 1,368 | 1,346 | +1.7% |

Historical New Listings by Month

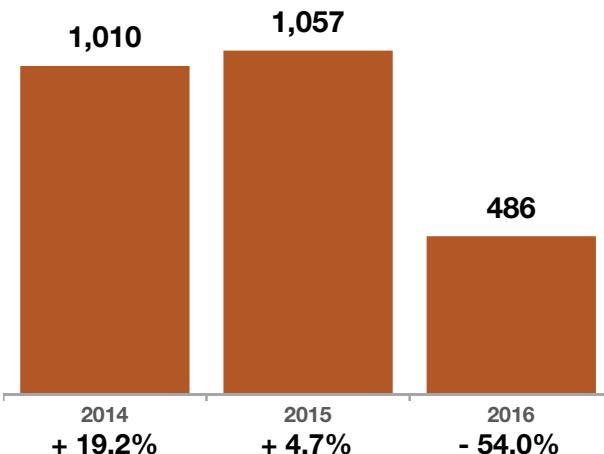


Pending Sales

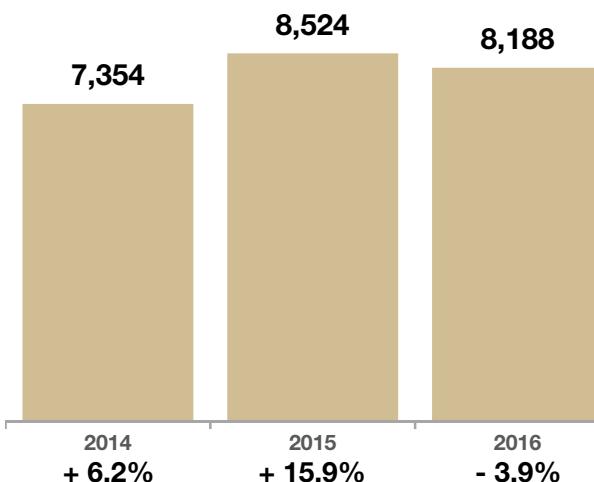
A count of the properties on which offers have been accepted in a given month.



August

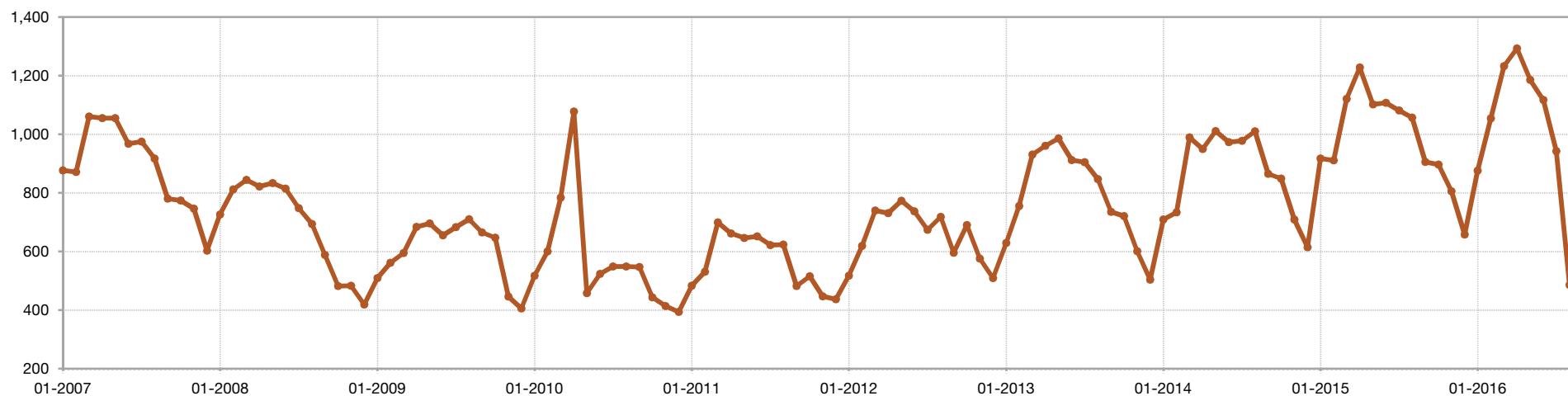


Year to Date



| | Pending Sales | Prior Year | Percent Change |
|--------------------|---------------|--------------|----------------|
| September 2015 | 906 | 865 | +4.7% |
| October 2015 | 897 | 849 | +5.7% |
| November 2015 | 806 | 709 | +13.7% |
| December 2015 | 658 | 615 | +7.0% |
| January 2016 | 876 | 917 | -4.5% |
| February 2016 | 1,054 | 911 | +15.7% |
| March 2016 | 1,233 | 1,121 | +10.0% |
| April 2016 | 1,293 | 1,228 | +5.3% |
| May 2016 | 1,186 | 1,102 | +7.6% |
| June 2016 | 1,117 | 1,107 | +0.9% |
| July 2016 | 943 | 1,081 | -12.8% |
| August 2016 | 486 | 1,057 | -54.0% |
| 12-Month Avg | 955 | 964 | -0.9% |

Historical Pending Sales by Month

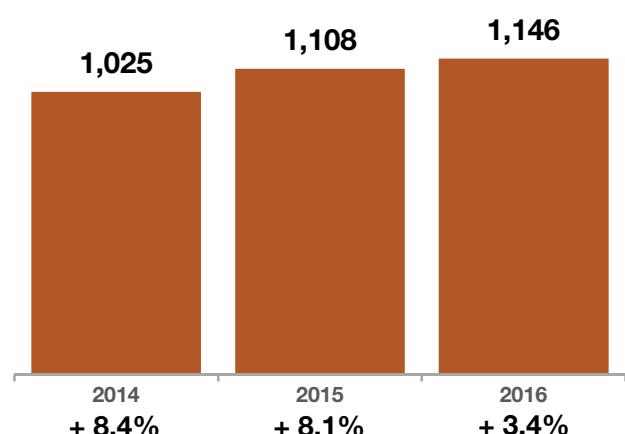


Closed Sales

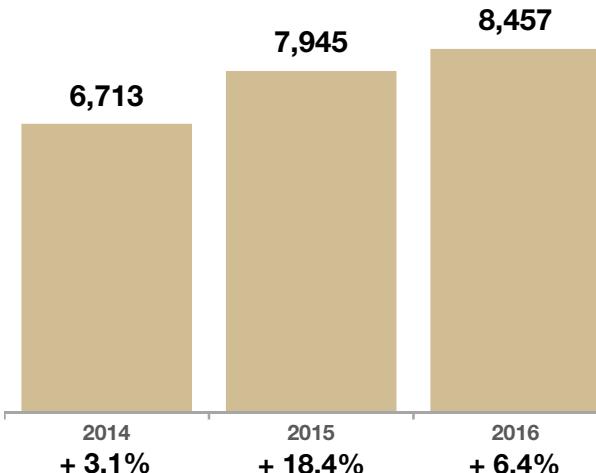
A count of the actual sales that closed in a given month.



August



Year to Date



| | Closed Sales | Prior Year | Percent Change |
|----------------|--------------|------------|----------------|
| September 2015 | 1,077 | 980 | +9.9% |
| October 2015 | 932 | 982 | -5.1% |
| November 2015 | 712 | 729 | -2.3% |
| December 2015 | 937 | 862 | +8.7% |
| January 2016 | 672 | 613 | +9.6% |
| February 2016 | 775 | 698 | +11.0% |
| March 2016 | 1,072 | 1,022 | +4.9% |
| April 2016 | 1,069 | 936 | +14.2% |
| May 2016 | 1,231 | 1,127 | +9.2% |
| June 2016 | 1,317 | 1,250 | +5.4% |
| July 2016 | 1,175 | 1,191 | -1.3% |
| August 2016 | 1,146 | 1,108 | +3.4% |
| 12-Month Avg | 1,010 | 958 | +5.4% |

Historical Closed Sales by Month

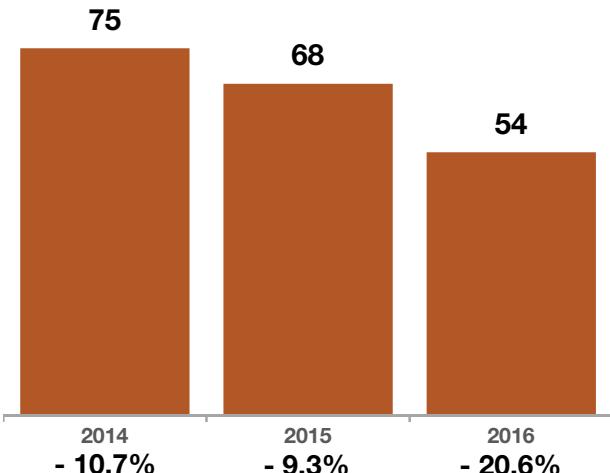


Days on Market Until Sale

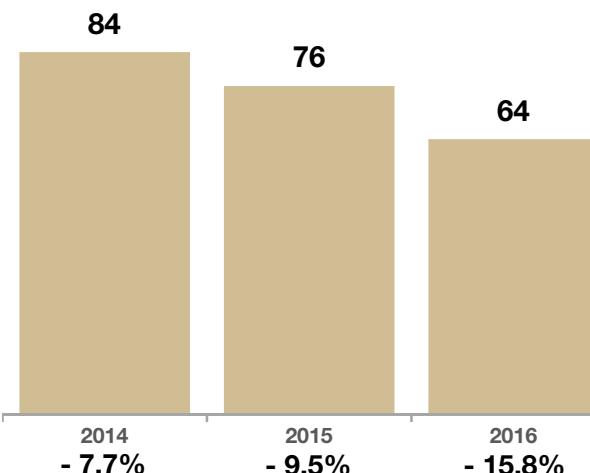
Average number of days between when a property is listed and when an offer is accepted in a given month.



August



Year to Date



| | Days on Market | Prior Year | Percent Change |
|--------------------|----------------|------------|----------------|
| September 2015 | 69 | 72 | -4.2% |
| October 2015 | 63 | 78 | -19.2% |
| November 2015 | 72 | 85 | -15.3% |
| December 2015 | 75 | 81 | -7.4% |
| January 2016 | 76 | 97 | -21.6% |
| February 2016 | 73 | 88 | -17.0% |
| March 2016 | 78 | 88 | -11.4% |
| April 2016 | 68 | 77 | -11.7% |
| May 2016 | 60 | 74 | -18.9% |
| June 2016 | 58 | 68 | -14.7% |
| July 2016 | 54 | 65 | -16.9% |
| August 2016 | 54 | 68 | -20.6% |
| 12-Month Avg* | 65 | 77 | -15.6% |

* Average Days on Market of all properties from September 2015 through August 2016. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

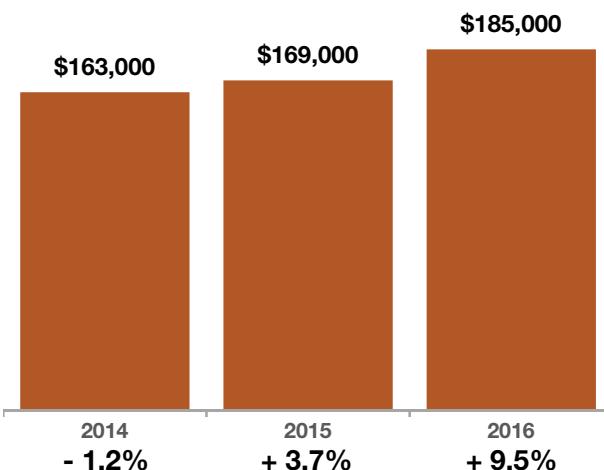


Median Sales Price

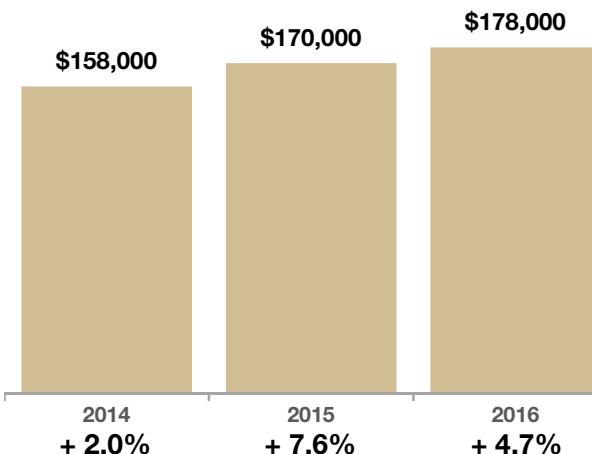
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



August



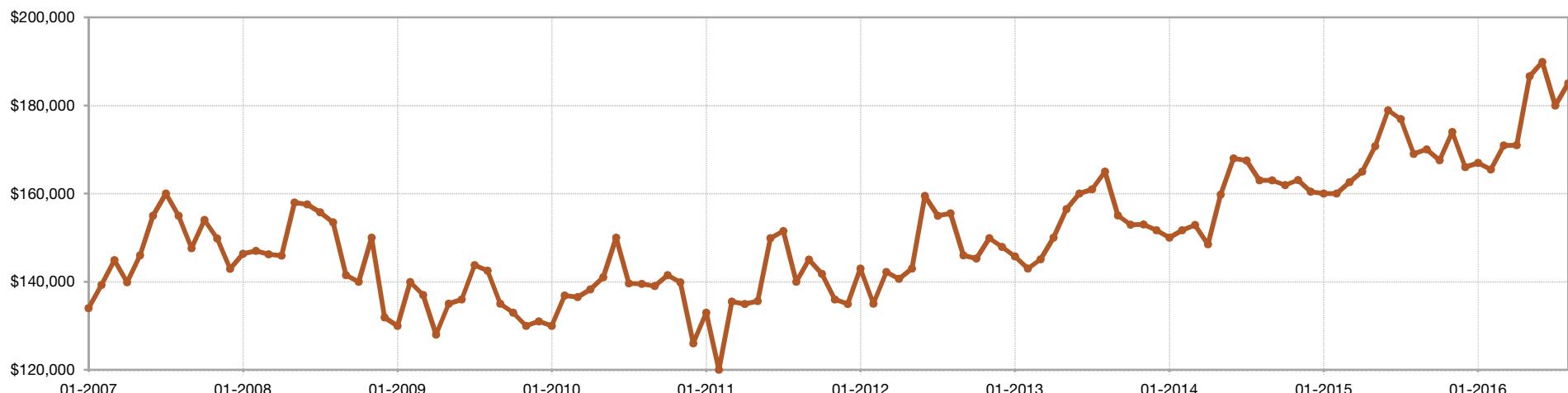
Year to Date



| | Median Sales Price | Prior Year | Percent Change |
|--------------------|--------------------|------------------|----------------|
| September 2015 | \$170,000 | \$163,000 | +4.3% |
| October 2015 | \$167,600 | \$161,950 | +3.5% |
| November 2015 | \$174,000 | \$163,054 | +6.7% |
| December 2015 | \$166,000 | \$160,450 | +3.5% |
| January 2016 | \$166,990 | \$160,021 | +4.4% |
| February 2016 | \$165,500 | \$160,000 | +3.4% |
| March 2016 | \$170,900 | \$162,625 | +5.1% |
| April 2016 | \$170,995 | \$165,000 | +3.6% |
| May 2016 | \$186,638 | \$170,750 | +9.3% |
| June 2016 | \$189,900 | \$178,900 | +6.1% |
| July 2016 | \$179,996 | \$176,900 | +1.8% |
| August 2016 | \$185,000 | \$169,000 | +9.5% |
| 12-Month Med* | \$175,000 | \$167,554 | +4.4% |

* Median Sales Price of all properties from September 2015 through August 2016. This is not the median of the individual figures above.

Historical Median Sales Price by Month

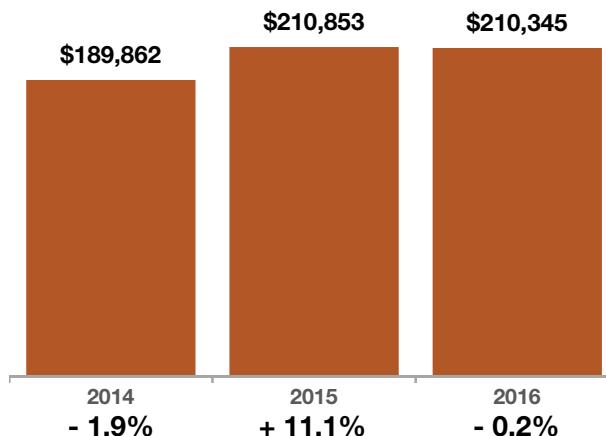


Average Sales Price

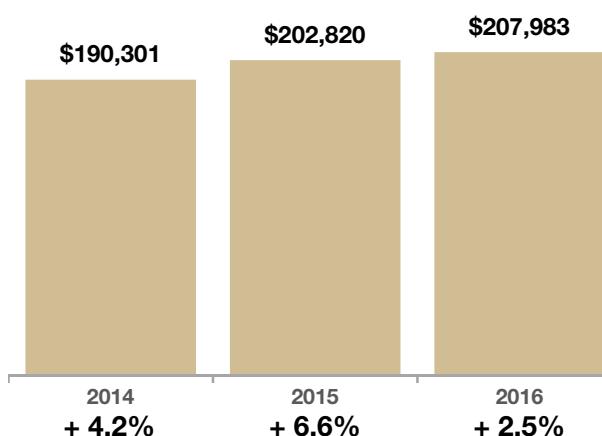
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



August



Year to Date



| | Avg. Sales Price | Prior Year | Percent Change |
|----------------|------------------|------------|----------------|
| September 2015 | \$194,622 | \$195,273 | -0.3% |
| October 2015 | \$203,549 | \$189,715 | +7.3% |
| November 2015 | \$201,275 | \$185,120 | +8.7% |
| December 2015 | \$192,962 | \$192,283 | +0.4% |
| January 2016 | \$194,362 | \$188,815 | +2.9% |
| February 2016 | \$194,631 | \$186,965 | +4.1% |
| March 2016 | \$195,659 | \$192,519 | +1.6% |
| April 2016 | \$200,953 | \$199,156 | +0.9% |
| May 2016 | \$213,654 | \$202,455 | +5.5% |
| June 2016 | \$224,712 | \$216,110 | +4.0% |
| July 2016 | \$215,211 | \$209,916 | +2.5% |
| August 2016 | \$210,345 | \$210,853 | -0.2% |
| 12-Month Avg* | \$203,494 | \$197,432 | +3.1% |

* Avg. Sales Price of all properties from September 2015 through August 2016. This is not the average of the individual figures above.

Historical Average Sales Price by Month

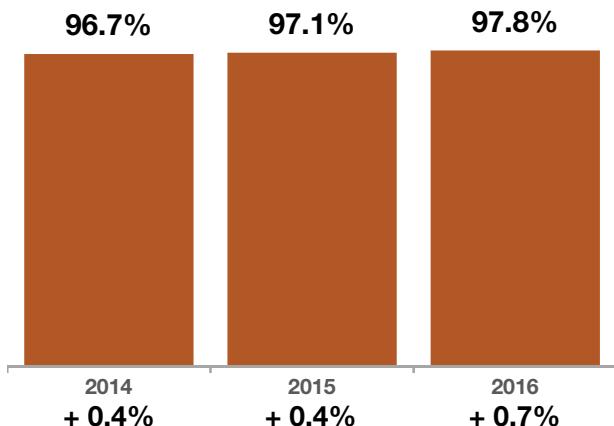


Percent of List Price Received

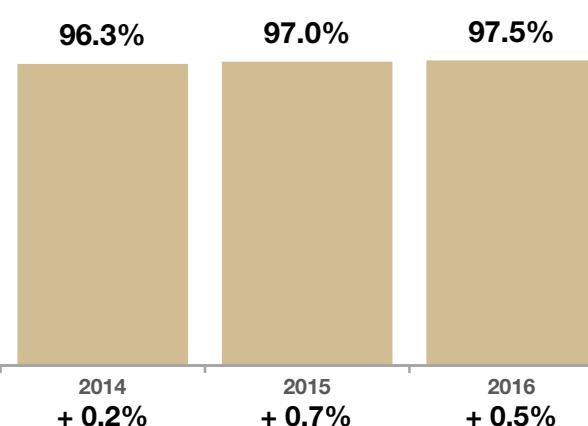
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



August



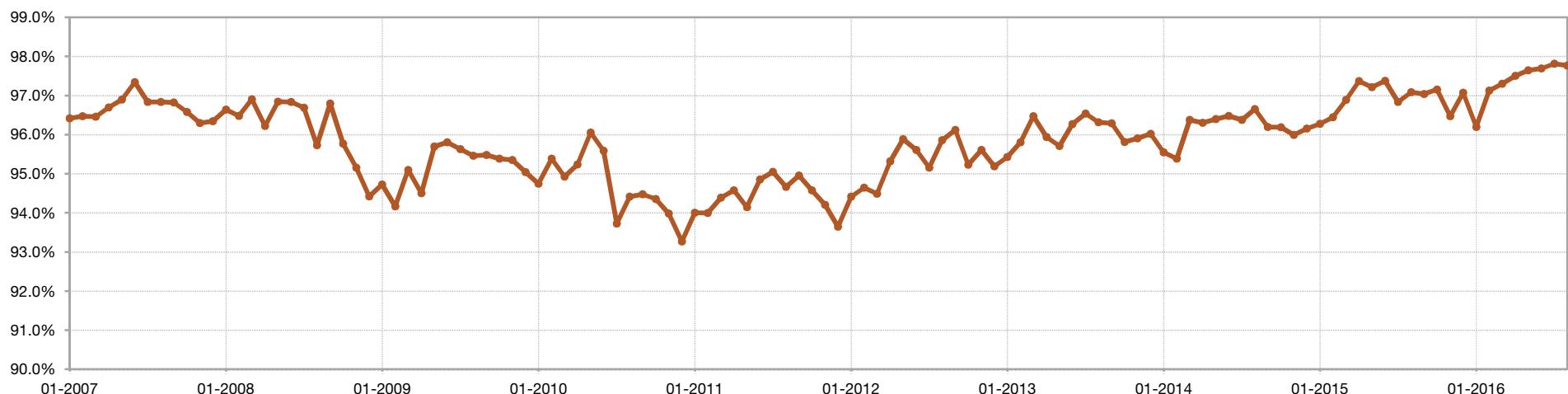
Year to Date



| | Pct. of List Price Received | Prior Year | Percent Change |
|--------------------|-----------------------------|--------------|----------------|
| September 2015 | 97.0% | 96.2% | +0.8% |
| October 2015 | 97.2% | 96.2% | +1.0% |
| November 2015 | 96.5% | 96.0% | +0.5% |
| December 2015 | 97.1% | 96.2% | +0.9% |
| January 2016 | 96.2% | 96.3% | -0.1% |
| February 2016 | 97.1% | 96.4% | +0.7% |
| March 2016 | 97.3% | 96.9% | +0.4% |
| April 2016 | 97.5% | 97.4% | +0.1% |
| May 2016 | 97.6% | 97.2% | +0.4% |
| June 2016 | 97.7% | 97.4% | +0.3% |
| July 2016 | 97.8% | 96.8% | +1.0% |
| August 2016 | 97.8% | 97.1% | +0.7% |
| 12-Month Avg* | 97.3% | 96.7% | +0.6% |

* Average Pct. of List Price Received for all properties from September 2015 through August 2016. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month

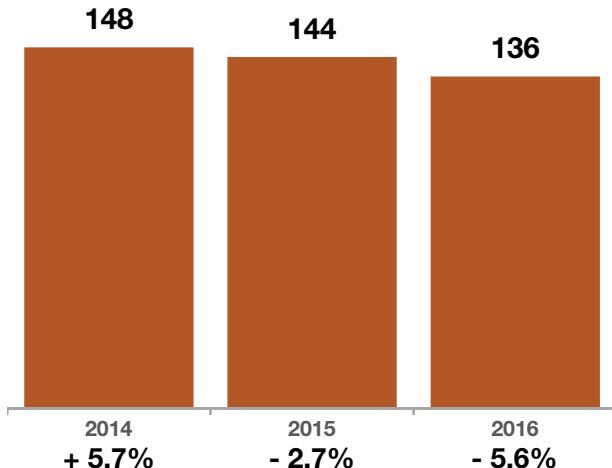


Housing Affordability Index

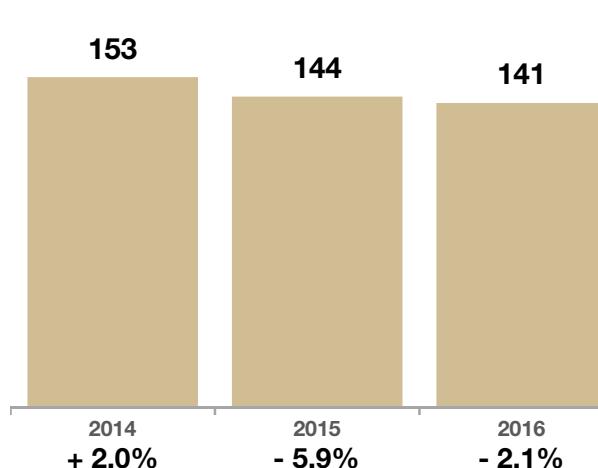
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



August



Year to Date



| Affordability Index | Prior Year | Percent Change |
|---------------------|------------|------------------|
| September 2015 | 145 | 147 -1.4% |
| October 2015 | 147 | 150 -2.0% |
| November 2015 | 141 | 150 -6.0% |
| December 2015 | 148 | 153 -3.3% |
| January 2016 | 146 | 156 -6.4% |
| February 2016 | 152 | 156 -2.6% |
| March 2016 | 146 | 152 -3.9% |
| April 2016 | 147 | 151 -2.6% |
| May 2016 | 135 | 147 -8.2% |
| June 2016 | 132 | 138 -4.3% |
| July 2016 | 140 | 137 +2.2% |
| August 2016 | 136 | 144 -5.6% |
| 12-Month Avg | 143 | 148 -3.7% |

Historical Housing Affordability Index by Month

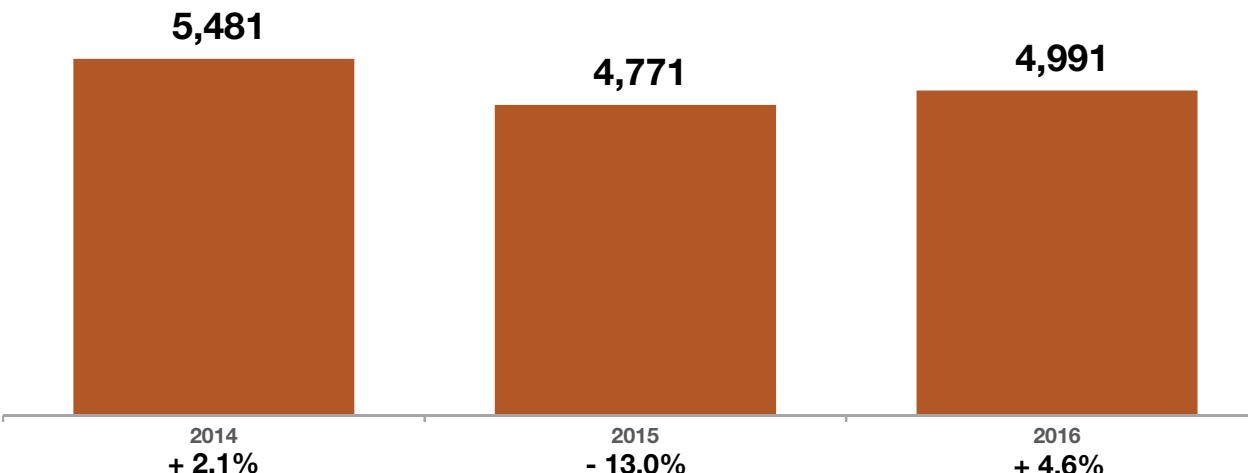


Inventory of Homes for Sale

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



August



| | Homes for Sale | Prior Year | Percent Change |
|--------------------|----------------|--------------|----------------|
| September 2015 | 4,695 | 5,331 | -11.9% |
| October 2015 | 4,537 | 5,256 | -13.7% |
| November 2015 | 4,344 | 5,052 | -14.0% |
| December 2015 | 4,072 | 4,697 | -13.3% |
| January 2016 | 3,951 | 4,579 | -13.7% |
| February 2016 | 3,896 | 4,561 | -14.6% |
| March 2016 | 3,986 | 4,606 | -13.5% |
| April 2016 | 4,086 | 4,719 | -13.4% |
| May 2016 | 4,201 | 4,810 | -12.7% |
| June 2016 | 4,284 | 4,820 | -11.1% |
| July 2016 | 4,480 | 4,818 | -7.0% |
| August 2016 | 4,991 | 4,771 | +4.6% |
| 12-Month Avg* | 4,294 | 4,795 | -10.4% |

* Homes for Sale for all properties from September 2015 through August 2016. This is not the average of the individual figures above.

Historical Inventory of Homes for Sale by Month

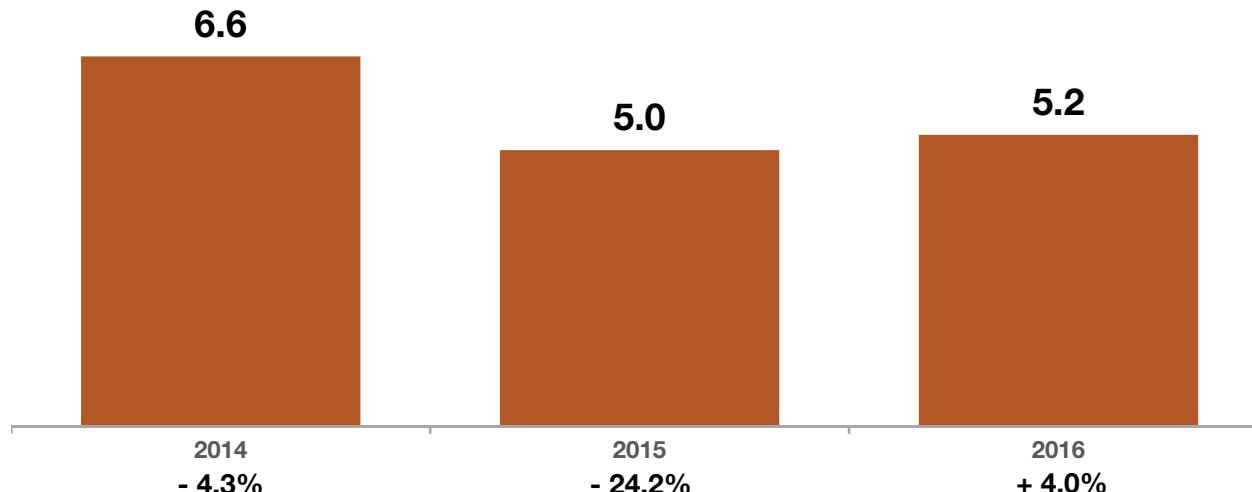


Months Supply of Inventory

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.



August



| | Months Supply | Prior Year | Percent Change |
|--------------------|---------------|------------|----------------|
| September 2015 | 4.9 | 6.4 | -23.4% |
| October 2015 | 4.7 | 6.2 | -24.2% |
| November 2015 | 4.4 | 5.9 | -25.4% |
| December 2015 | 4.1 | 5.4 | -24.1% |
| January 2016 | 4.0 | 5.2 | -23.1% |
| February 2016 | 3.9 | 5.1 | -23.5% |
| March 2016 | 4.0 | 5.1 | -21.6% |
| April 2016 | 4.1 | 5.1 | -19.6% |
| May 2016 | 4.1 | 5.1 | -19.6% |
| June 2016 | 4.2 | 5.1 | -17.6% |
| July 2016 | 4.5 | 5.0 | -10.0% |
| August 2016 | 5.2 | 5.0 | +4.0% |
| 12-Month Avg* | 4.3 | 5.4 | -20.4% |

* Months Supply for all properties from September 2015 through August 2016. 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®



August 2016

Closed sales are not the bright spot they once were, but prices indicate that sales declines are not due to a lack of demand. The need for more inventory continues. Builders are beginning to hear the call, but more sellers are wanted as well. For the 12-month period spanning September 2015 through August 2016, Closed Sales in the Greater Greenville region were up 5.4 percent overall. The price range with the largest gain in sales was the \$200,001 to \$300,000 range, where they increased 20.2 percent.

The overall Median Sales Price was up 4.4 percent to \$175,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 4.6 percent to \$181,000. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 47 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 93 days.

Market-wide, inventory levels were up 4.6 percent. The property type that gained the most inventory was the Condos segment, where it increased 25.4 percent. That amounts to 5.2 months supply for Single-Family homes and 5.5 months supply for Condos.

Quick Facts

+ 20.2%

Price Range With the
Strongest Sales:
\$200,001 to \$300,000

+ 11.5%

Bedroom Count With
Strongest Sales:
2 Bedrooms or Less

+ 5.1%

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 |

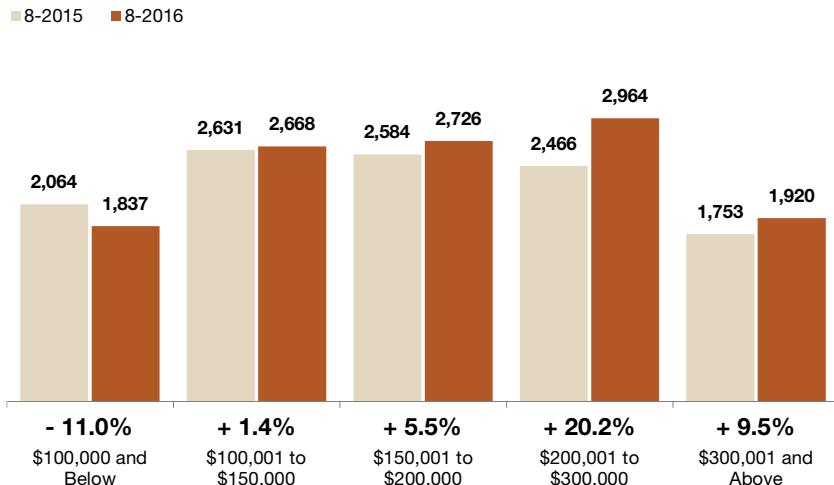


Closed Sales

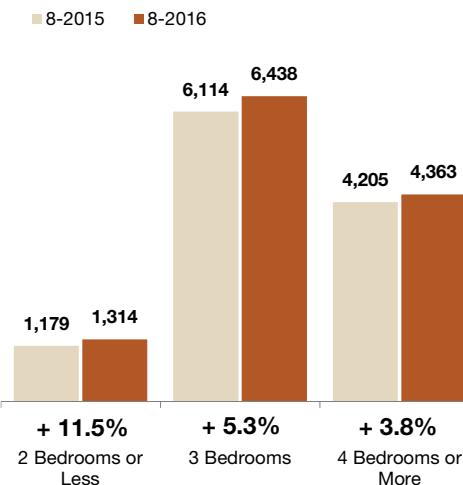
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



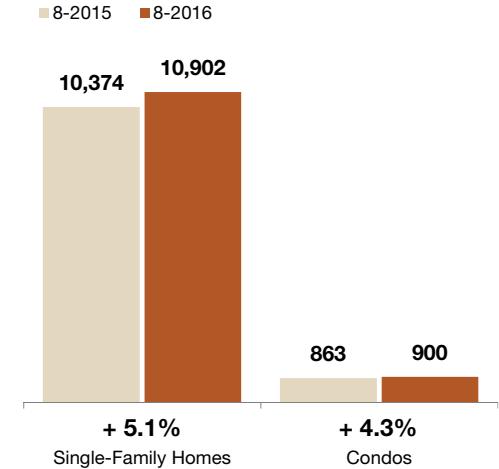
By Price Range



By Bedroom Count



By Property Type



All Properties

| By Price Range | 8-2015 | 8-2016 | Change |
|------------------------|--------|--------|---------|
| \$100,000 and Below | 2,064 | 1,837 | - 11.0% |
| \$100,001 to \$150,000 | 2,631 | 2,668 | + 1.4% |
| \$150,001 to \$200,000 | 2,584 | 2,726 | + 5.5% |
| \$200,001 to \$300,000 | 2,466 | 2,964 | + 20.2% |
| \$300,001 and Above | 1,753 | 1,920 | + 9.5% |
| All Price Ranges | 11,498 | 12,115 | + 5.4% |

Single-Family Homes

| | 8-2015 | 8-2016 | Change | 8-2015 | 8-2016 | Change |
|--------|--------|--------|---------|--------|--------|---------|
| 8-2015 | 1,603 | 1,376 | - 14.2% | 226 | 195 | - 13.7% |
| 8-2016 | 2,327 | 2,325 | - 0.1% | 283 | 308 | + 8.8% |
| Change | 2,427 | 2,548 | + 5.0% | 153 | 170 | + 11.1% |
| 8-2015 | 2,339 | 2,805 | + 19.9% | 127 | 156 | + 22.8% |
| 8-2016 | 1,678 | 1,848 | + 10.1% | 74 | 71 | - 4.1% |
| Change | 10,374 | 10,902 | + 5.1% | 863 | 900 | + 4.3% |

Condos

| By Bedroom Count | 8-2015 | 8-2016 | Change |
|--------------------|--------|--------|---------|
| 2 Bedrooms or Less | 1,179 | 1,314 | + 11.5% |
| 3 Bedrooms | 6,114 | 6,438 | + 5.3% |
| 4 Bedrooms or More | 4,205 | 4,363 | + 3.8% |
| All Bedroom Counts | 11,498 | 12,115 | + 5.4% |

| | 8-2015 | 8-2016 | Change | 8-2015 | 8-2016 | Change |
|--------|--------|--------|---------|--------|--------|---------|
| 8-2015 | 734 | 847 | + 15.4% | 424 | 441 | + 4.0% |
| 8-2016 | 5,539 | 5,807 | + 4.8% | 402 | 409 | + 1.7% |
| Change | 4,101 | 4,248 | + 3.6% | 37 | 50 | + 35.1% |
| 8-2015 | 10,374 | 10,902 | + 5.1% | 863 | 900 | + 4.3% |
| 8-2016 | | | | | | |

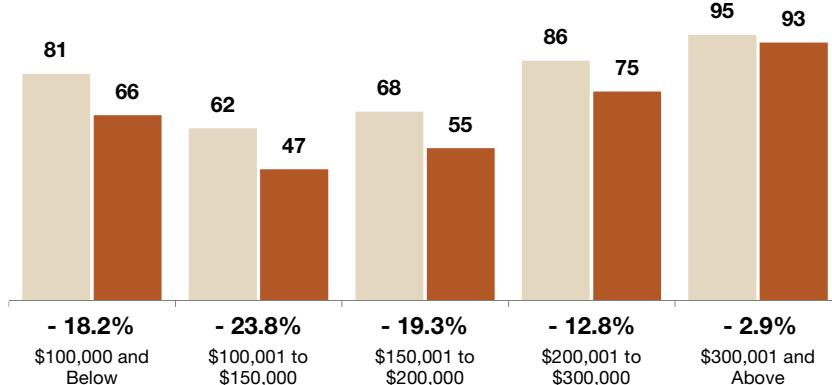
Days on Market Until Sale

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



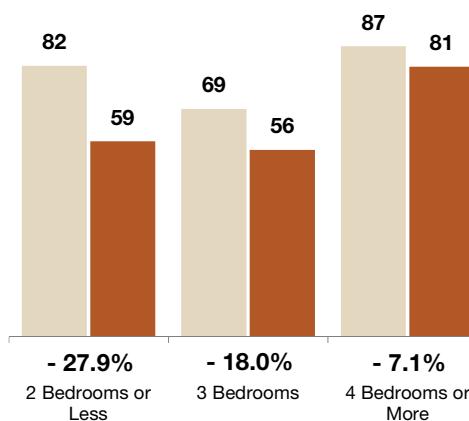
By Price Range

■ 8-2015 ■ 8-2016



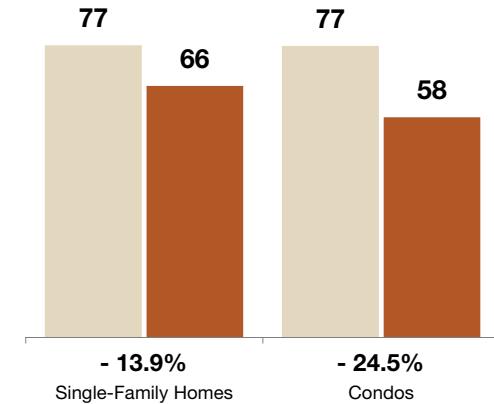
By Bedroom Count

■ 8-2015 ■ 8-2016



By Property Type

■ 8-2015 ■ 8-2016



All Properties

By Price Range

| | 8-2015 | 8-2016 | Change |
|------------------------|--------|--------|---------|
| \$100,000 and Below | 81 | 66 | - 18.2% |
| \$100,001 to \$150,000 | 62 | 47 | - 23.8% |
| \$150,001 to \$200,000 | 68 | 55 | - 19.3% |
| \$200,001 to \$300,000 | 86 | 75 | - 12.8% |
| \$300,001 and Above | 95 | 93 | - 2.9% |
| All Price Ranges | 77 | 65 | - 14.7% |

Single-Family Homes

| | 8-2015 | 8-2016 | Change | 8-2015 | 8-2016 | Change |
|--------------------|--------|--------|---------|--------|--------|---------|
| 2 Bedrooms or Less | 82 | 68 | - 16.9% | 86 | 63 | - 26.9% |
| 3 Bedrooms | 62 | 48 | - 21.8% | 59 | 36 | - 39.7% |
| 4 Bedrooms or More | 67 | 54 | - 19.4% | 84 | 67 | - 20.2% |
| 8-2015 | 86 | 74 | - 13.9% | 79 | 86 | + 8.7% |
| 8-2016 | 95 | 94 | - 1.6% | 97 | 66 | - 31.5% |
| All Price Ranges | 77 | 66 | - 13.9% | 77 | 58 | - 24.5% |

Condos

By Bedroom Count

| | 8-2015 | 8-2016 | Change |
|--------------------|--------|--------|---------|
| 2 Bedrooms or Less | 82 | 59 | - 27.9% |
| 3 Bedrooms | 69 | 56 | - 18.0% |
| 4 Bedrooms or More | 87 | 81 | - 7.1% |
| All Bedroom Counts | 77 | 65 | - 14.7% |

| | 8-2015 | 8-2016 | Change |
|--------------------|--------|--------|---------|
| 2 Bedrooms or Less | 83 | 59 | - 28.9% |
| 3 Bedrooms | 68 | 56 | - 17.9% |
| 4 Bedrooms or More | 87 | 81 | - 6.9% |
| 8-2015 | 77 | 66 | - 13.9% |
| 8-2016 | 127 | 79 | - 37.8% |
| All Bedroom Counts | 77 | 58 | - 24.5% |

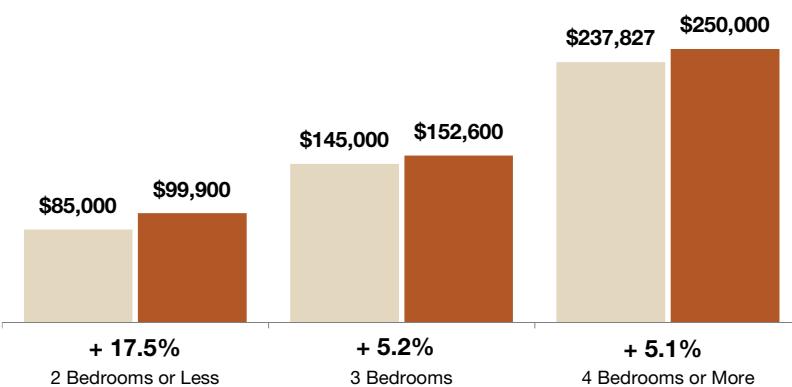
Median Sales Price

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



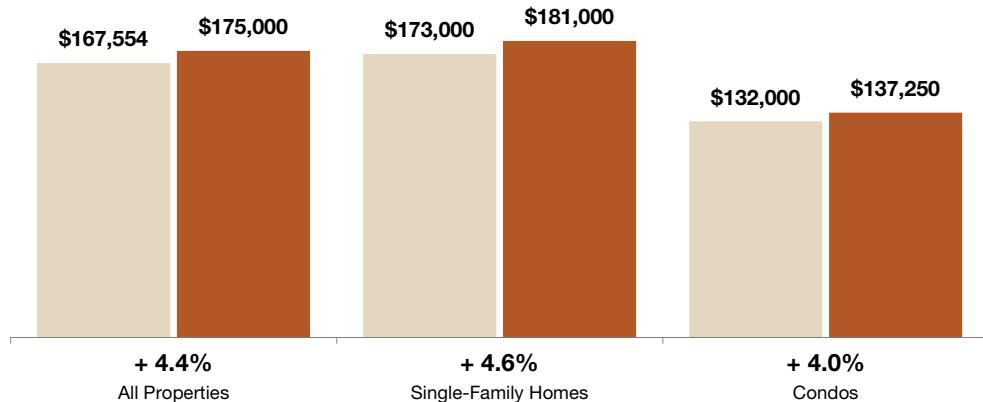
By Bedroom Count

■ 8-2015 ■ 8-2016



By Property Type

■ 8-2015 ■ 8-2016



All Properties

| By Bedroom Count | 8-2015 | 8-2016 | Change |
|--------------------|------------------|------------------|---------------|
| 2 Bedrooms or Less | \$85,000 | \$99,900 | + 17.5% |
| 3 Bedrooms | \$145,000 | \$152,600 | + 5.2% |
| 4 Bedrooms or More | \$237,827 | \$250,000 | + 5.1% |
| All Bedroom Counts | \$167,554 | \$175,000 | + 4.4% |

Single-Family Homes

| 8-2015 | 8-2016 | Change | 8-2015 | 8-2016 | Change |
|------------------|------------------|---------------|------------------|------------------|---------------|
| \$73,500 | \$88,000 | + 19.7% | \$108,250 | \$118,000 | + 9.0% |
| \$146,000 | \$155,000 | + 6.2% | \$149,463 | \$150,900 | + 1.0% |
| \$240,000 | \$252,000 | + 5.0% | \$179,950 | \$176,739 | - 1.8% |
| \$173,000 | \$181,000 | + 4.6% | \$132,000 | \$137,250 | + 4.0% |

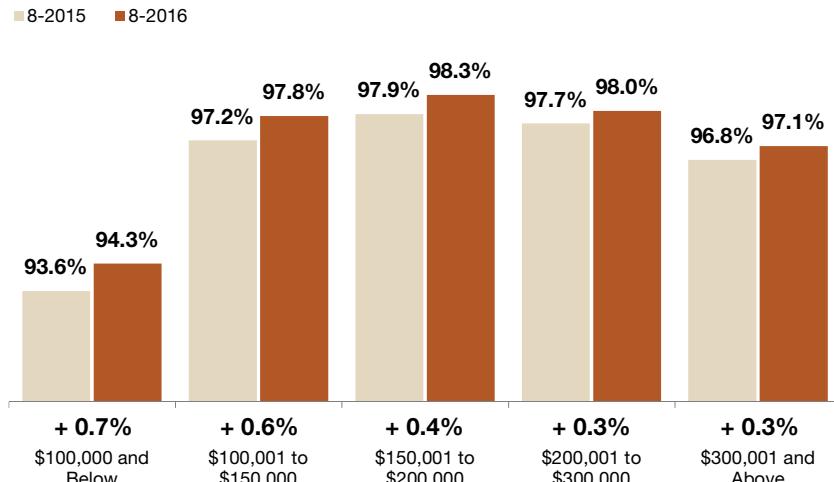
Condos

Percent of List Price Received

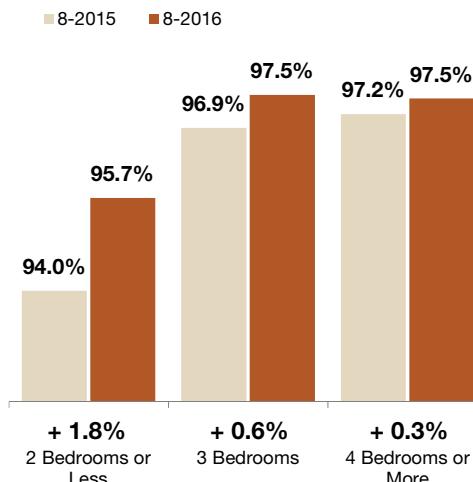
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. Based on a rolling 12-month average.



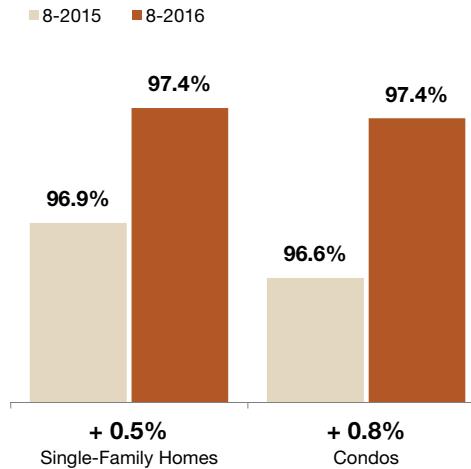
By Price Range



By Bedroom Count



By Property Type



All Properties

| By Price Range | 8-2015 | 8-2016 | Change |
|------------------------|--------|--------|--------|
| \$100,000 and Below | 93.6% | 94.3% | + 0.7% |
| \$100,001 to \$150,000 | 97.2% | 97.8% | + 0.6% |
| \$150,001 to \$200,000 | 97.9% | 98.3% | + 0.4% |
| \$200,001 to \$300,000 | 97.7% | 98.0% | + 0.3% |
| \$300,001 and Above | 96.8% | 97.1% | + 0.3% |
| All Price Ranges | 96.7% | 97.3% | + 0.6% |

Single-Family Homes

| | 8-2015 | 8-2016 | Change | 8-2015 | 8-2016 | Change |
|--------|--------|--------|--------|--------|--------|--------|
| 8-2015 | 93.7% | 94.2% | + 0.5% | 95.0% | 95.5% | + 0.5% |
| 8-2016 | 97.3% | 97.9% | + 0.6% | 96.8% | 97.6% | + 0.8% |
| Change | 97.9% | 98.4% | + 0.5% | 97.6% | 98.1% | + 0.5% |
| 8-2015 | 97.7% | 98.0% | + 0.3% | 97.6% | 97.9% | + 0.3% |
| 8-2016 | 96.8% | 97.0% | + 0.2% | 97.2% | 98.9% | + 1.7% |
| Change | 96.9% | 97.4% | + 0.5% | 96.6% | 97.4% | + 0.8% |

By Bedroom Count

| By Bedroom Count | 8-2015 | 8-2016 | Change |
|--------------------|--------|--------|--------|
| 2 Bedrooms or Less | 94.0% | 95.7% | + 1.8% |
| 3 Bedrooms | 96.9% | 97.5% | + 0.6% |
| 4 Bedrooms or More | 97.2% | 97.5% | + 0.3% |
| All Bedroom Counts | 96.7% | 97.3% | + 0.6% |

8-2015

| 8-2015 | 8-2016 | Change |
|--------|--------|--------|
| 93.0% | 95.1% | + 2.3% |
| 97.1% | 97.7% | + 0.6% |
| 97.2% | 97.5% | + 0.3% |
| 96.9% | 97.4% | + 0.5% |

8-2015

| 8-2015 | 8-2016 | Change |
|--------|--------|--------|
| 96.0% | 97.2% | + 1.3% |
| 97.1% | 97.4% | + 0.3% |
| 97.1% | 98.6% | + 1.5% |
| 96.6% | 97.4% | + 0.8% |

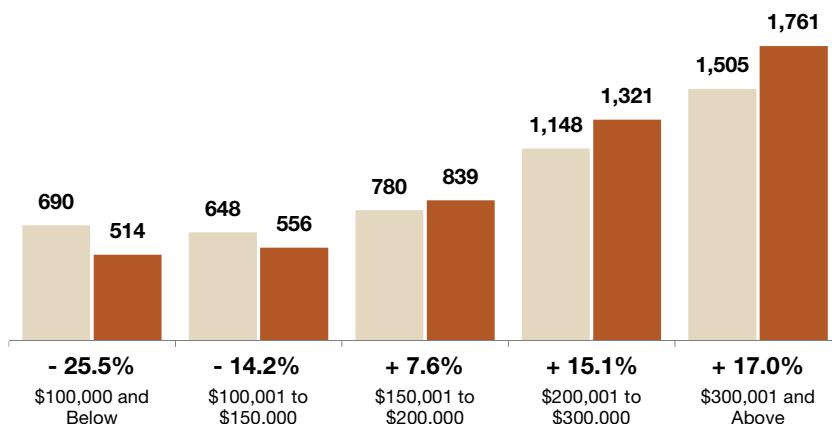
Inventory of Homes for Sale

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



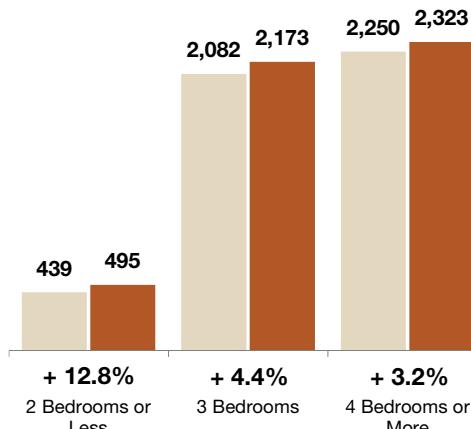
By Price Range

■ 8-2015 ■ 8-2016



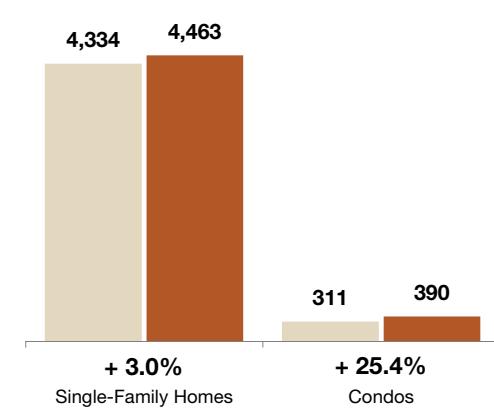
By Bedroom Count

■ 8-2015 ■ 8-2016



By Property Type

■ 8-2015 ■ 8-2016



All Properties

By Price Range

| | 8-2015 | 8-2016 | Change |
|------------------------|--------|--------|---------|
| \$100,000 and Below | 690 | 514 | - 25.5% |
| \$100,001 to \$150,000 | 648 | 556 | - 14.2% |
| \$150,001 to \$200,000 | 780 | 839 | + 7.6% |
| \$200,001 to \$300,000 | 1,148 | 1,321 | + 15.1% |
| \$300,001 and Above | 1,505 | 1,761 | + 17.0% |
| All Price Ranges | 4,771 | 4,991 | + 4.6% |

Single-Family Homes

Condos

| | 8-2015 | 8-2016 | Change | 8-2015 | 8-2016 | Change |
|--------|--------|--------|---------|--------|--------|---------|
| 8-2015 | 535 | 389 | - 27.3% | 69 | 37 | - 46.4% |
| 8-2016 | 581 | 485 | - 16.5% | 50 | 49 | - 2.0% |
| Change | 715 | 734 | + 2.7% | 52 | 88 | + 69.2% |
| 8-2015 | 1,086 | 1,256 | + 15.7% | 57 | 61 | + 7.0% |
| 8-2016 | 1,417 | 1,599 | + 12.8% | 83 | 155 | + 86.7% |
| Change | 4,334 | 4,463 | + 3.0% | 311 | 390 | + 25.4% |

By Bedroom Count

| | 8-2015 | 8-2016 | Change |
|--------------------|--------|--------|---------|
| 2 Bedrooms or Less | 439 | 495 | + 12.8% |
| 3 Bedrooms | 2,082 | 2,173 | + 4.4% |
| 4 Bedrooms or More | 2,250 | 2,323 | + 3.2% |
| All Bedroom Counts | 4,771 | 4,991 | + 4.6% |

8-2015

8-2016

| | 8-2015 | 8-2016 | Change |
|--------|--------|--------|---------|
| 8-2015 | 286 | 306 | + 7.0% |
| 8-2016 | 1,852 | 1,894 | + 2.3% |
| Change | 2,196 | 2,263 | + 3.1% |
| 8-2015 | 4,334 | 4,463 | + 3.0% |
| 8-2016 | 311 | 390 | + 25.4% |

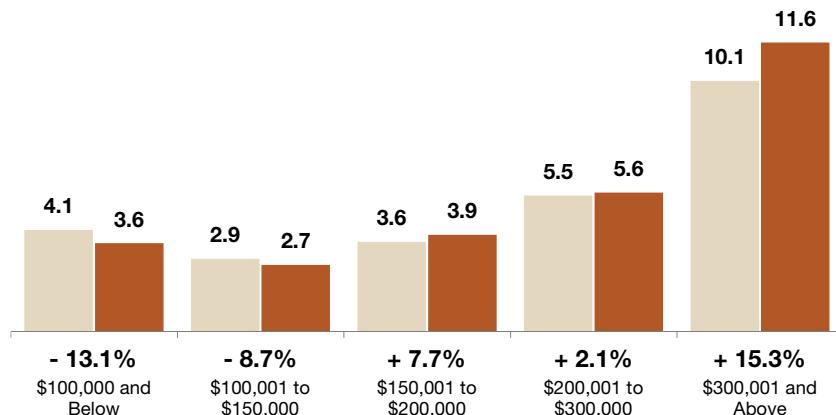
Months Supply of Inventory

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.



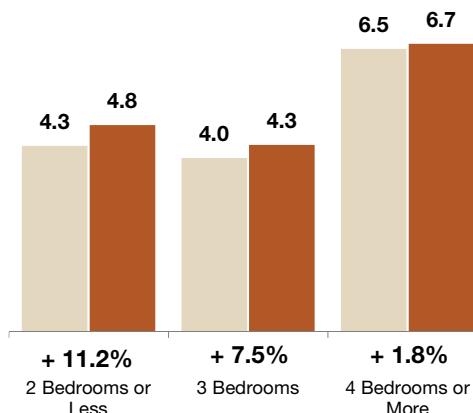
By Price Range

■ 8-2015 ■ 8-2016



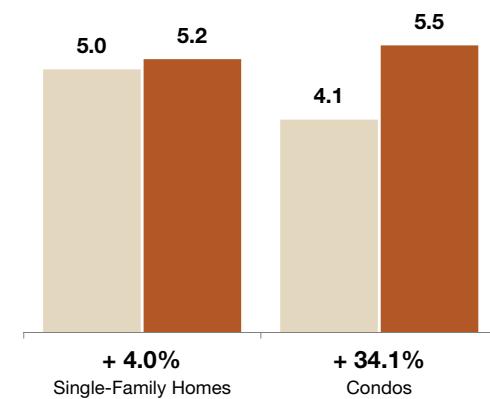
By Bedroom Count

■ 8-2015 ■ 8-2016



By Property Type

■ 8-2015 ■ 8-2016



All Properties

By Price Range

| | 8-2015 | 8-2016 | Change |
|------------------------|--------|--------|---------|
| \$100,000 and Below | 4.1 | 3.6 | - 13.1% |
| \$100,001 to \$150,000 | 2.9 | 2.7 | - 8.7% |
| \$150,001 to \$200,000 | 3.6 | 3.9 | + 7.7% |
| \$200,001 to \$300,000 | 5.5 | 5.6 | + 2.1% |
| \$300,001 and Above | 10.1 | 11.6 | + 15.3% |
| All Price Ranges | 5.0 | 5.2 | + 4.0% |

Single-Family Homes

Condos

| | 8-2015 | 8-2016 | Change | 8-2015 | 8-2016 | Change |
|--------------------|--------|--------|---------|--------|--------|----------|
| 2 Bedrooms or Less | 4.1 | 3.6 | - 11.5% | 3.7 | 2.5 | - 34.5% |
| 3 Bedrooms | 3.0 | 2.7 | - 10.1% | 2.1 | 2.1 | + 0.4% |
| 4 Bedrooms or More | 3.5 | 3.7 | + 3.0% | 3.8 | 6.5 | + 71.3% |
| All Price Ranges | 5.5 | 5.6 | + 2.2% | 5.0 | 5.2 | + 3.2% |
| 2 Bedrooms or Less | 10.1 | 11.1 | + 9.8% | 9.3 | 21.4 | + 129.7% |
| All Price Ranges | 5.0 | 5.2 | + 4.0% | 4.1 | 5.5 | + 34.1% |

By Bedroom Count

| | 8-2015 | 8-2016 | Change |
|--------------------|--------|--------|---------|
| 2 Bedrooms or Less | 4.3 | 4.8 | + 11.2% |
| 3 Bedrooms | 4.0 | 4.3 | + 7.5% |
| 4 Bedrooms or More | 6.5 | 6.7 | + 1.8% |
| All Bedroom Counts | 5.0 | 5.2 | + 4.0% |

Single-Family Homes

| | 8-2015 | 8-2016 | Change |
|--------------------|--------|--------|---------|
| 2 Bedrooms or Less | 4.6 | 4.5 | - 2.0% |
| 3 Bedrooms | 4.0 | 4.2 | + 6.2% |
| 4 Bedrooms or More | 6.6 | 6.7 | + 1.9% |
| All Bedroom Counts | 5.0 | 5.2 | + 4.0% |
| 2 Bedrooms or Less | 8.1 | 8.2 | + 0.7% |
| All Bedroom Counts | 4.1 | 5.5 | + 34.1% |