

# Monthly Indicators



## May 2018

Just like last year at this time, prospective home buyers should expect a competitive housing market for the next several months. With payrolls trending upward and unemployment trending downward month after month in an extensive string of positive economic news, demand remains quite strong. Given the fact that gradually rising mortgage rates often infuse urgency to get into a new home before it costs more later, buyers need to remain watchful of new listings and make their offers quickly.

New Listings were up 6.3 percent to 1,834. Pending Sales decreased 52.0 percent to 619, the eighth consecutive month of year-over-year declines. Inventory grew 19.9 percent to 4,620 units.

Prices moved higher as Median Sales Price was up 10.6 percent to \$208,000. Days on Market held steady at 52. Months Supply of Inventory was up 18.9 percent to 4.4 months, indicating that supply increased relative to demand.

Although home sales may actually drop in year-over-year comparisons over the next few months, that has more to do with low inventory than a lack of buyer interest. As lower days on market and higher prices persist year after year, one might rationally expect a change in the outlook for residential real estate, yet the current situation has proven to be remarkably sustainable likely due to stronger fundamentals in home loan approvals than were in place a decade ago.

## Quick Facts

<b>+ 12.5%</b>	<b>+ 10.6%</b>	<b>+ 18.9%</b>
One-Year Change in <b>Closed Sales</b>	One-Year Change in <b>Median Sales Price</b>	One-Year Change in <b>Months Supply</b>

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.



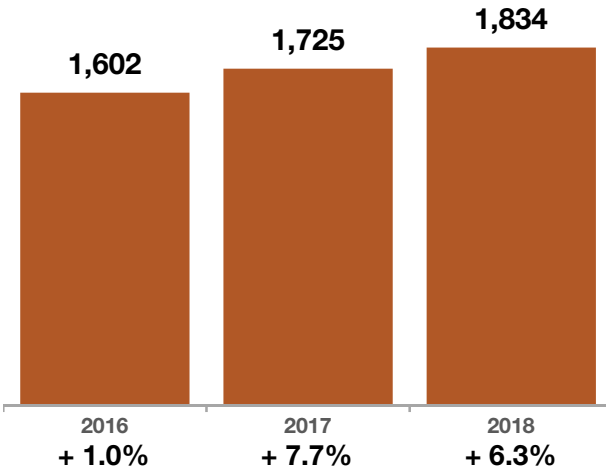
Key Metrics	Historical Sparkbars			05-2017	05-2018	Percent Change	YTD 2017	YTD 2018	Percent Change
	05-2016	05-2017	05-2018						
New Listings				1,725	<b>1,834</b>	+ 6.3%	7,761	<b>8,214</b>	+ 5.8%
Pending Sales				1,289	<b>619</b>	- 52.0%	5,745	<b>5,268</b>	- 8.3%
Closed Sales				1,243	<b>1,398</b>	+ 12.5%	4,942	<b>5,446</b>	+ 10.2%
Days on Market				52	<b>52</b>	0.0%	59	<b>56</b>	- 5.1%
Median Sales Price				\$188,000	<b>\$208,000</b>	+ 10.6%	\$182,010	<b>\$200,000</b>	+ 9.9%
Average Sales Price				\$222,835	<b>\$245,404</b>	+ 10.1%	\$214,481	<b>\$236,829</b>	+ 10.4%
Pct. of List Price Received				98.1%	<b>98.1%</b>	0.0%	97.7%	<b>98.0%</b>	+ 0.3%
Housing Affordability Index				126	<b>114</b>	- 9.5%	130	<b>118</b>	- 9.2%
Inventory of Homes for Sale				3,852	<b>4,620</b>	+ 19.9%	--	<b>--</b>	--
Months Supply of Inventory				3.7	<b>4.4</b>	+ 18.9%	--	<b>--</b>	--

# New Listings

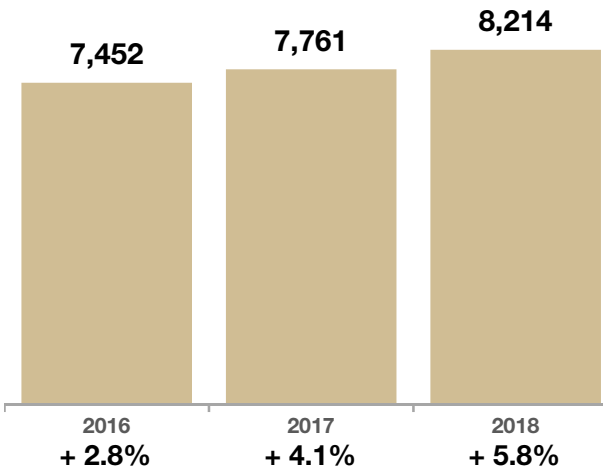
A count of the properties that have been newly listed on the market in a given month.



## May

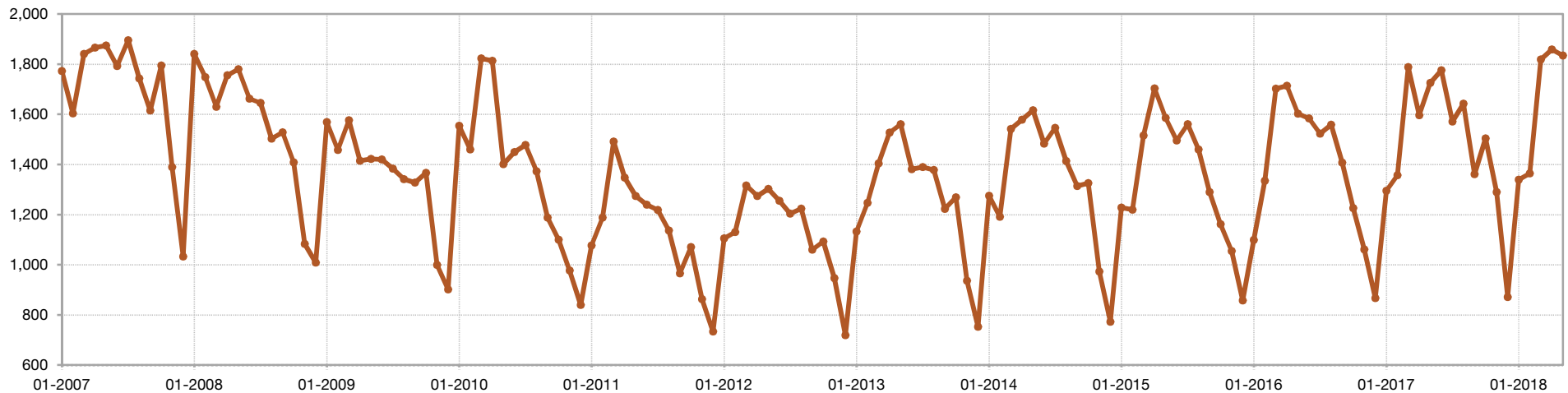


## Year to Date



	New Listings	Prior Year	Percent Change
June 2017	1,776	1,584	+12.1%
July 2017	1,571	1,523	+3.2%
August 2017	1,642	1,558	+5.4%
September 2017	1,361	1,407	-3.3%
October 2017	1,504	1,226	+22.7%
November 2017	1,290	1,061	+21.6%
December 2017	871	867	+0.5%
January 2018	1,339	1,295	+3.4%
February 2018	1,364	1,357	+0.5%
March 2018	1,819	1,788	+1.7%
April 2018	1,858	1,596	+16.4%
<b>May 2018</b>	<b>1,834</b>	<b>1,725</b>	<b>+6.3%</b>
12-Month Avg	1,519	1,416	+7.3%

## Historical New Listings by Month

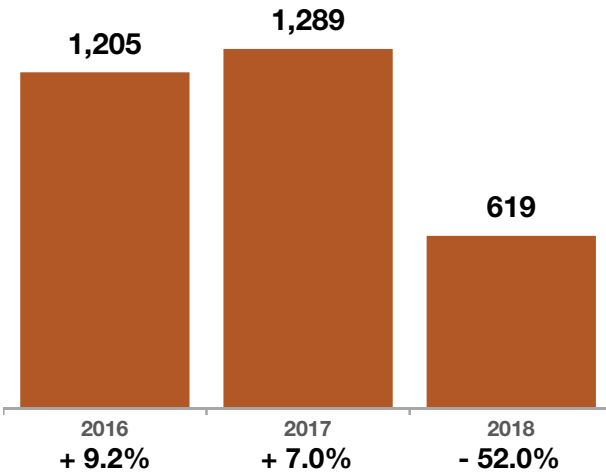


# Pending Sales

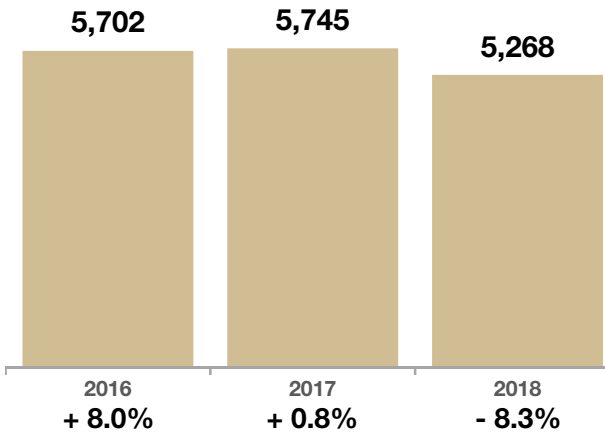
A count of the properties on which offers have been accepted in a given month.



## May



## Year to Date



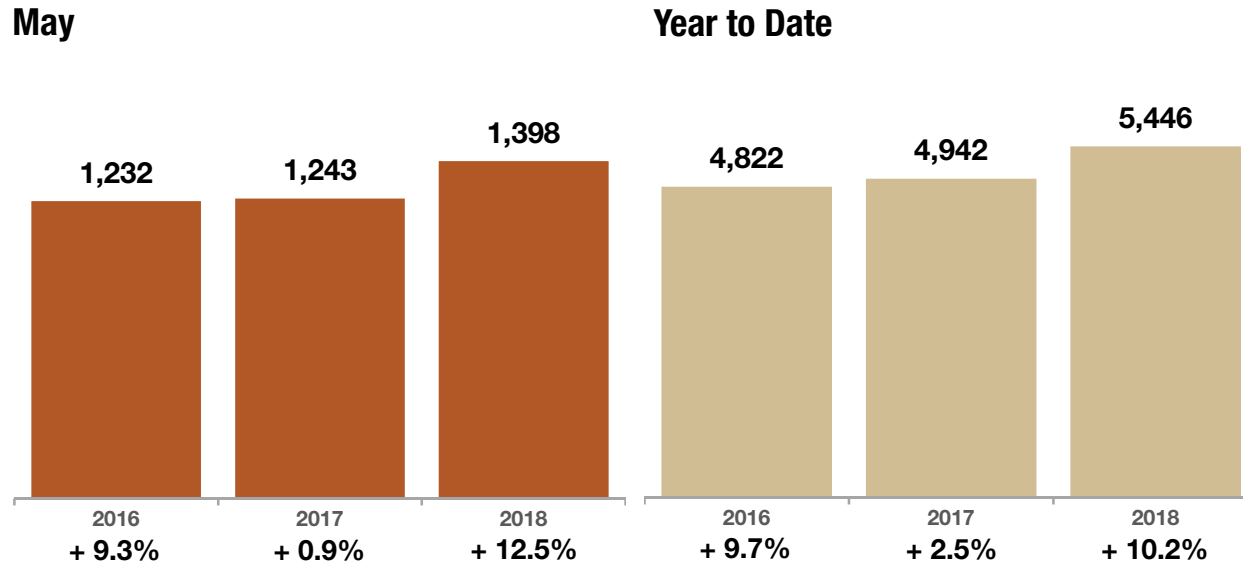
	Pending Sales	Prior Year	Percent Change
June 2017	1,224	1,149	+6.5%
July 2017	1,169	1,098	+6.5%
August 2017	1,194	1,122	+6.4%
September 2017	985	996	-1.1%
October 2017	1,036	895	+15.8%
November 2017	947	835	+13.4%
December 2017	740	721	+2.6%
January 2018	1,031	905	+13.9%
February 2018	1,093	1,068	+2.3%
March 2018	1,332	1,302	+2.3%
April 2018	1,193	1,181	+1.0%
<b>May 2018</b>	<b>619</b>	<b>1,289</b>	<b>-52.0%</b>
12-Month Avg	1,047	1,047	+0.0%

## Historical Pending Sales by Month



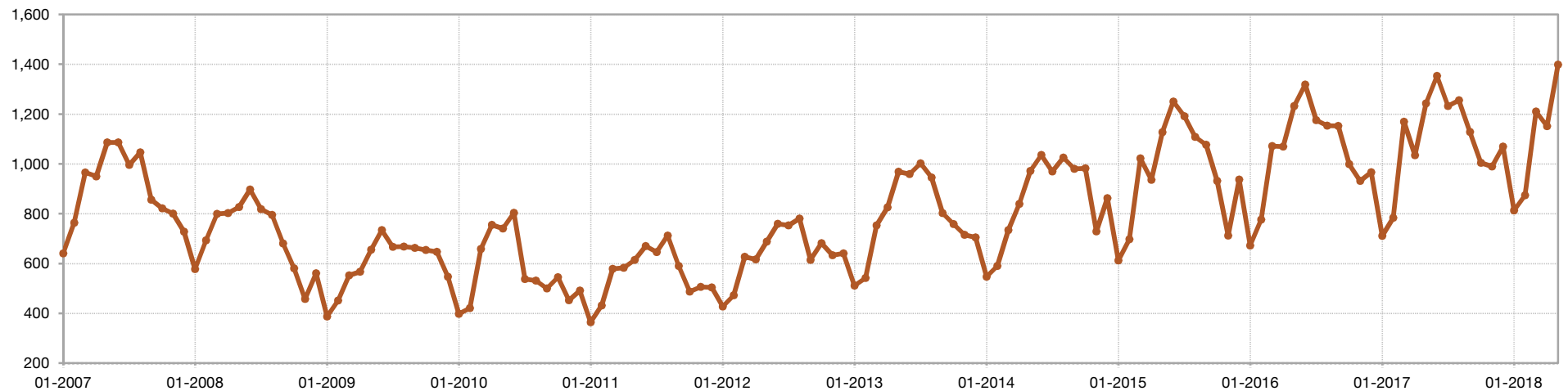
# Closed Sales

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



	Closed Sales	Prior Year	Percent Change
June 2017	1,353	1,319	+2.6%
July 2017	1,232	1,176	+4.8%
August 2017	1,255	1,154	+8.8%
September 2017	1,128	1,153	-2.2%
October 2017	1,004	999	+0.5%
November 2017	990	932	+6.2%
December 2017	1,069	967	+10.5%
January 2018	813	711	+14.3%
February 2018	874	784	+11.5%
March 2018	1,210	1,169	+3.5%
April 2018	1,151	1,035	+11.2%
<b>May 2018</b>	<b>1,398</b>	<b>1,243</b>	<b>+12.5%</b>
12-Month Avg	1,123	1,054	+6.6%

## Historical Closed Sales by Month

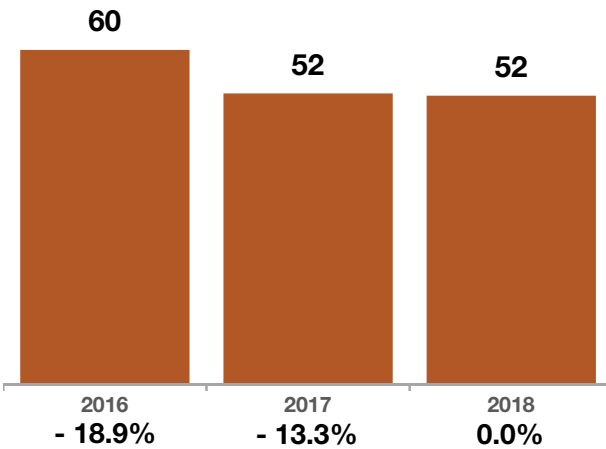


# Days on Market Until Sale

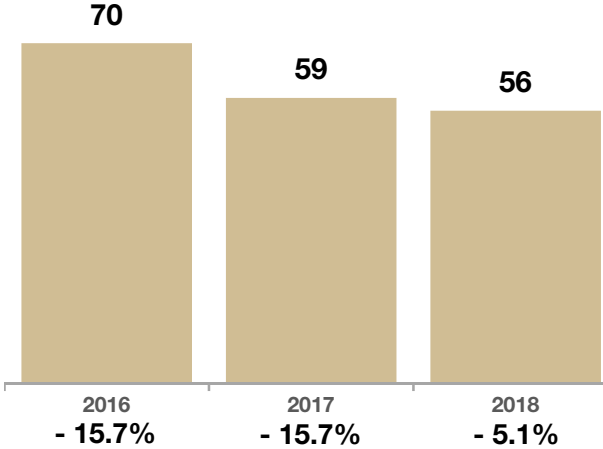
Average number of days between when a property is listed and when an offer is accepted in a given month.



## May



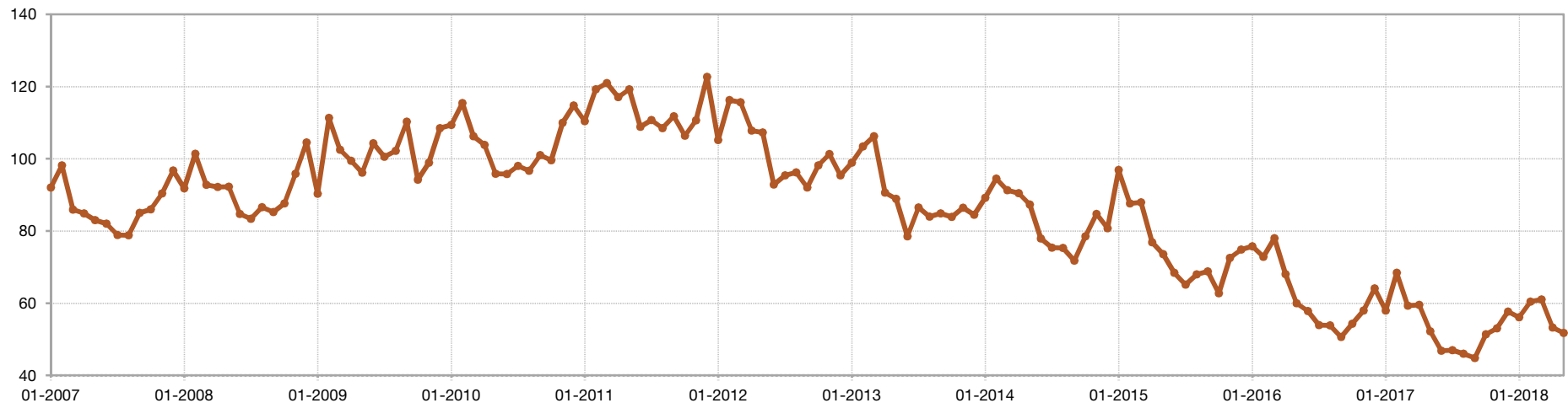
## Year to Date



Days on Market	Prior Year	Percent Change	
June 2017	47	58	-19.0%
July 2017	47	54	-13.0%
August 2017	46	54	-14.8%
September 2017	45	51	-11.8%
October 2017	51	54	-5.6%
November 2017	53	58	-8.6%
December 2017	58	64	-9.4%
January 2018	56	58	-3.4%
February 2018	60	68	-11.8%
March 2018	61	59	+3.4%
April 2018	53	60	-11.7%
<b>May 2018</b>	<b>52</b>	<b>52</b>	<b>0.0%</b>
12-Month Avg*	52	57	-8.8%

\* Average Days on Market of all properties from June 2017 through May 2018. This is not the average of the individual figures above.

## Historical Days on Market Until Sale by Month

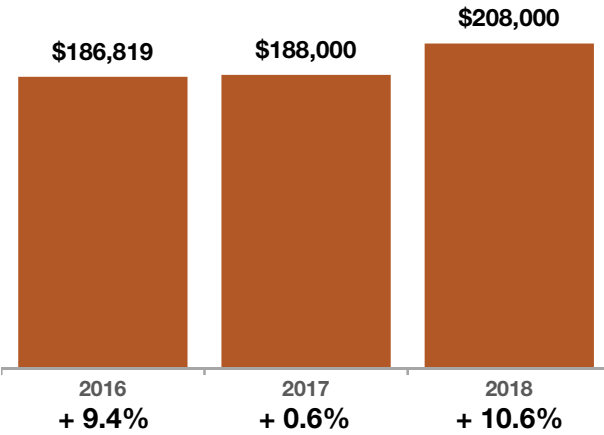


# Median Sales Price

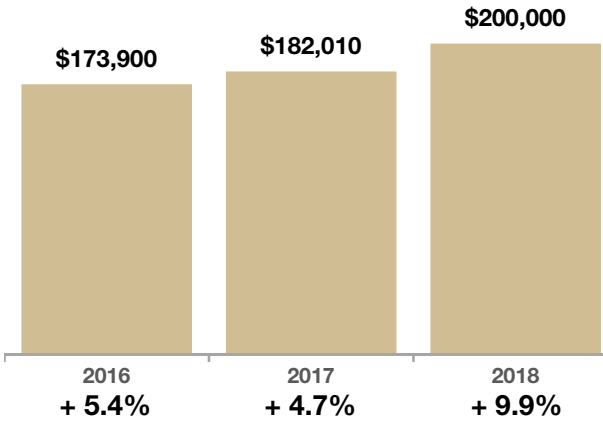
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## May



## Year to Date



Month	Median Sales Price	Prior Year	Percent Change
June 2017	\$198,000	\$189,900	+4.3%
July 2017	\$195,000	\$179,998	+8.3%
August 2017	\$194,000	\$185,400	+4.6%
September 2017	\$190,000	\$187,900	+1.1%
October 2017	\$191,250	\$187,988	+1.7%
November 2017	\$189,000	\$179,900	+5.1%
December 2017	\$191,000	\$184,575	+3.5%
January 2018	\$191,000	\$172,925	+10.5%
February 2018	\$195,000	\$175,000	+11.4%
March 2018	\$203,720	\$180,990	+12.6%
April 2018	\$200,000	\$190,000	+5.3%
<b>May 2018</b>	<b>\$208,000</b>	<b>\$188,000</b>	<b>+10.6%</b>
12-Month Med*	\$196,000	\$184,000	+6.5%

\* Median Sales Price of all properties from June 2017 through May 2018. This is not the median of the individual figures above.

## Historical Median Sales Price by Month

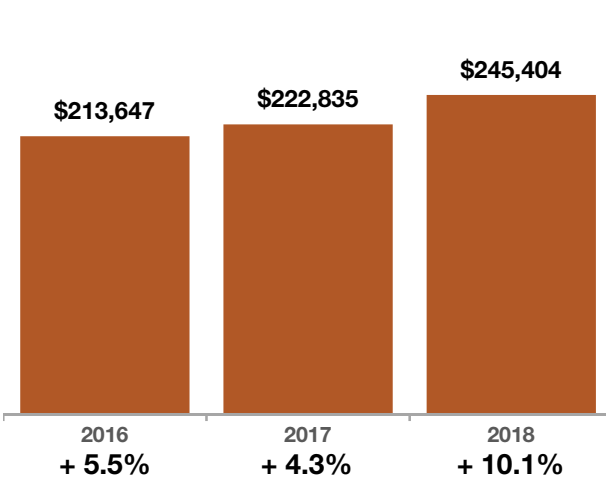


# Average Sales Price

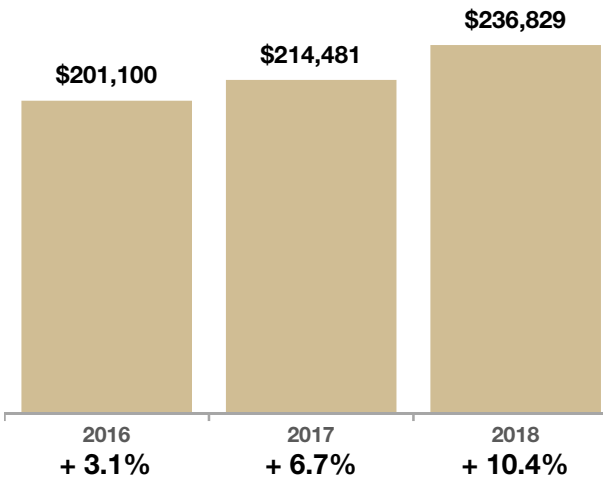
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## May



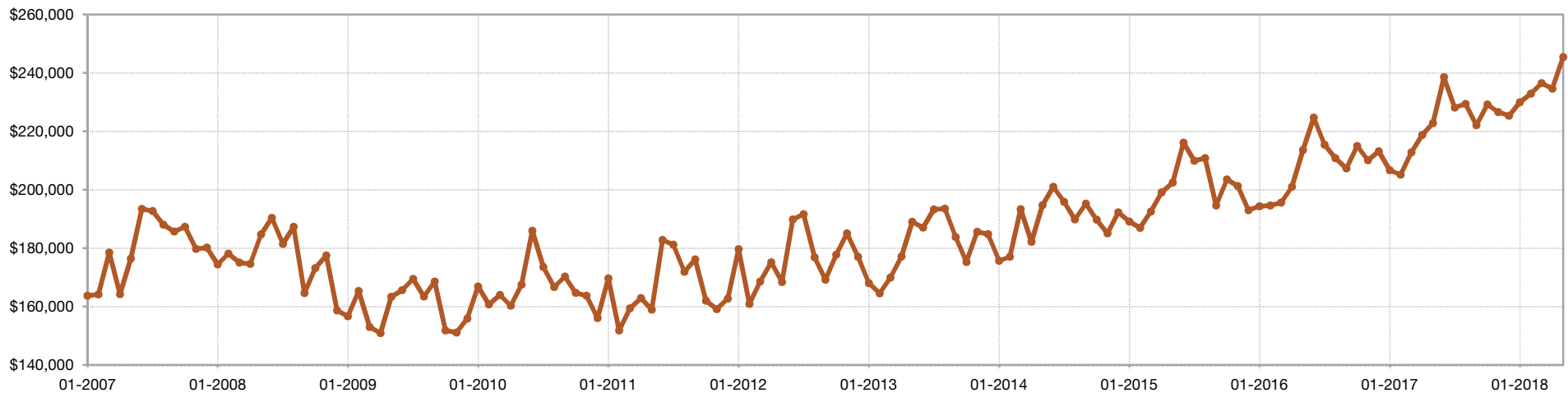
## Year to Date



Avg. Sales Price	Prior Year	Percent Change
June 2017	\$238,613	\$224,732 +6.2%
July 2017	\$228,157	\$215,397 +5.9%
August 2017	\$229,354	\$210,832 +8.8%
September 2017	\$222,062	\$207,321 +7.1%
October 2017	\$229,191	\$214,952 +6.6%
November 2017	\$226,612	\$210,073 +7.9%
December 2017	\$225,312	\$213,134 +5.7%
January 2018	\$229,972	\$206,714 +11.3%
February 2018	\$232,865	\$205,178 +13.5%
March 2018	\$236,463	\$212,817 +11.1%
April 2018	\$234,655	\$218,733 +7.3%
<b>May 2018</b>	<b>\$245,404</b>	<b>\$222,835 +10.1%</b>
12-Month Avg*	\$231,555	\$213,560 +8.4%

\* Avg. Sales Price of all properties from June 2017 through May 2018. This is not the average of the individual figures above.

## Historical Average Sales Price by Month



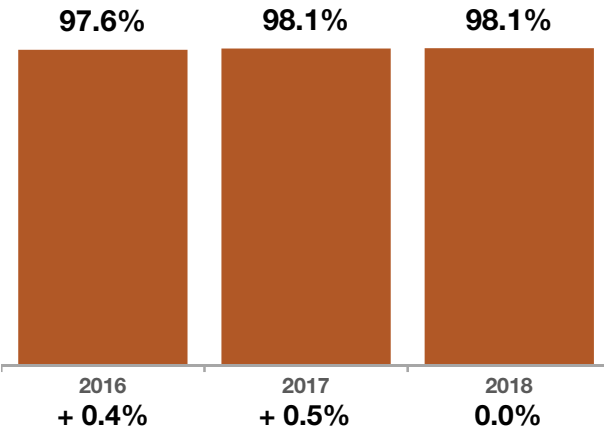


# Percent of List Price Received

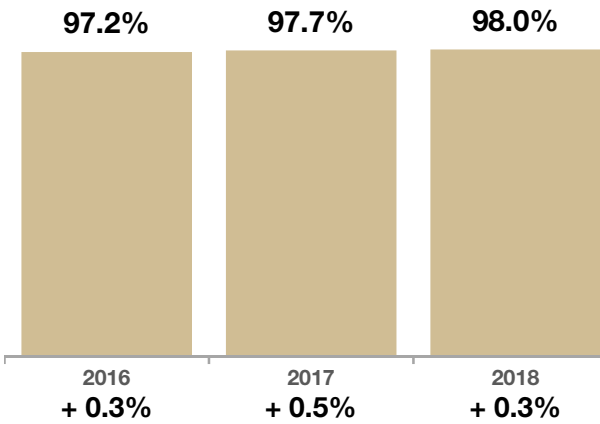
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## May



## Year to Date



	Pct. of List Price Received	Prior Year	Percent Change
June 2017	98.5%	97.7%	+0.8%
July 2017	97.8%	97.8%	0.0%
August 2017	98.0%	97.8%	+0.2%
September 2017	97.9%	97.8%	+0.1%
October 2017	97.7%	97.5%	+0.2%
November 2017	97.8%	97.6%	+0.2%
December 2017	97.9%	97.6%	+0.3%
January 2018	97.6%	97.3%	+0.3%
February 2018	98.1%	97.4%	+0.7%
March 2018	98.1%	97.7%	+0.4%
April 2018	98.2%	98.0%	+0.2%
<b>May 2018</b>	<b>98.1%</b>	<b>98.1%</b>	<b>0.0%</b>
12-Month Avg*	98.0%	97.7%	+0.3%

\* Average Pct. of List Price Received for all properties from June 2017 through May 2018. This is not the average of the individual figures above.

## Historical Percent of List Price Received by Month

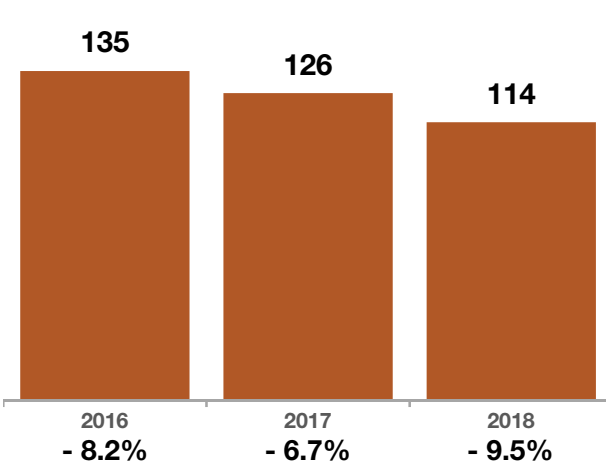


# Housing Affordability Index

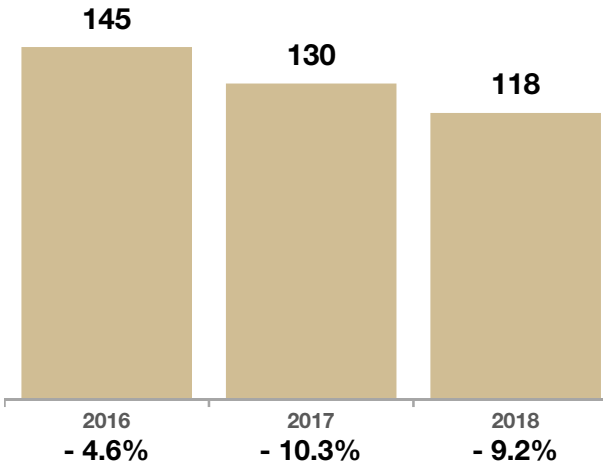
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



## May



## Year to Date



	Affordability Index	Prior Year	Percent Change
June 2017	120	134	-10.4%
July 2017	121	142	-14.8%
August 2017	122	138	-11.6%
September 2017	125	136	-8.1%
October 2017	124	137	-9.5%
November 2017	125	136	-8.1%
December 2017	124	128	-3.1%
January 2018	124	137	-9.5%
February 2018	121	135	-10.4%
March 2018	116	131	-11.5%
April 2018	118	125	-5.6%
<b>May 2018</b>	<b>114</b>	<b>126</b>	<b>-9.5%</b>
12-Month Avg	121	134	-9.4%

## Historical Housing Affordability Index by Month

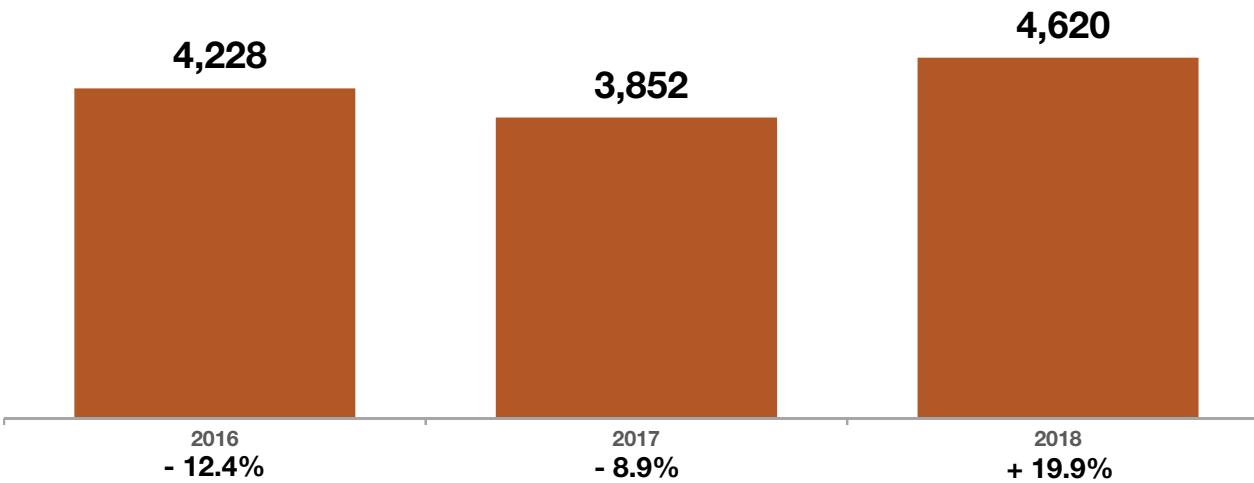


# Inventory of Homes for Sale

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



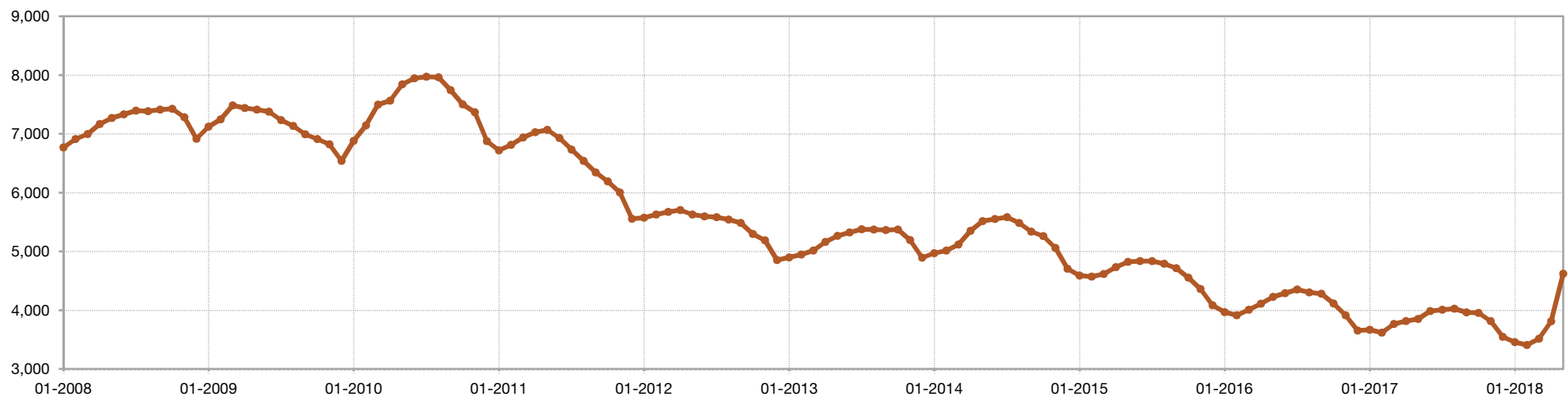
## May



	Homes for Sale	Prior Year	Percent Change
June 2017	3,987	4,292	-7.1%
July 2017	4,007	4,353	-7.9%
August 2017	4,028	4,306	-6.5%
September 2017	3,963	4,280	-7.4%
October 2017	3,953	4,114	-3.9%
November 2017	3,817	3,914	-2.5%
December 2017	3,549	3,656	-2.9%
January 2018	3,459	3,669	-5.7%
February 2018	3,410	3,618	-5.7%
March 2018	3,515	3,769	-6.7%
April 2018	3,810	3,817	-0.2%
<b>May 2018</b>	<b>4,620</b>	<b>3,852</b>	<b>+19.9%</b>
12-Month Avg*	3,843	3,835	+0.2%

\* Homes for Sale for all properties from June 2017 through May 2018. This is not the average of the individual figures above.

## Historical Inventory of Homes for Sale by Month

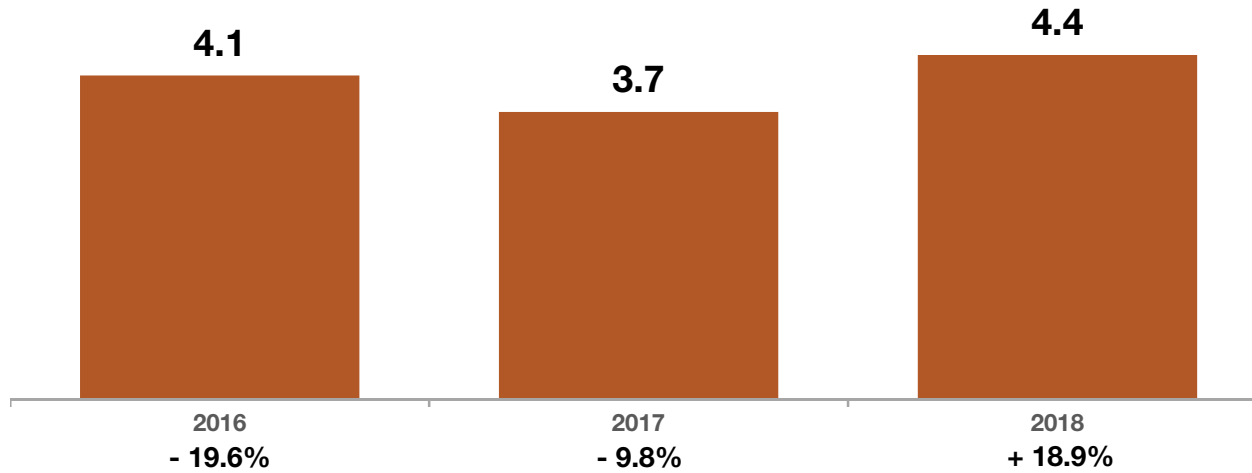


# Months Supply of Inventory

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.



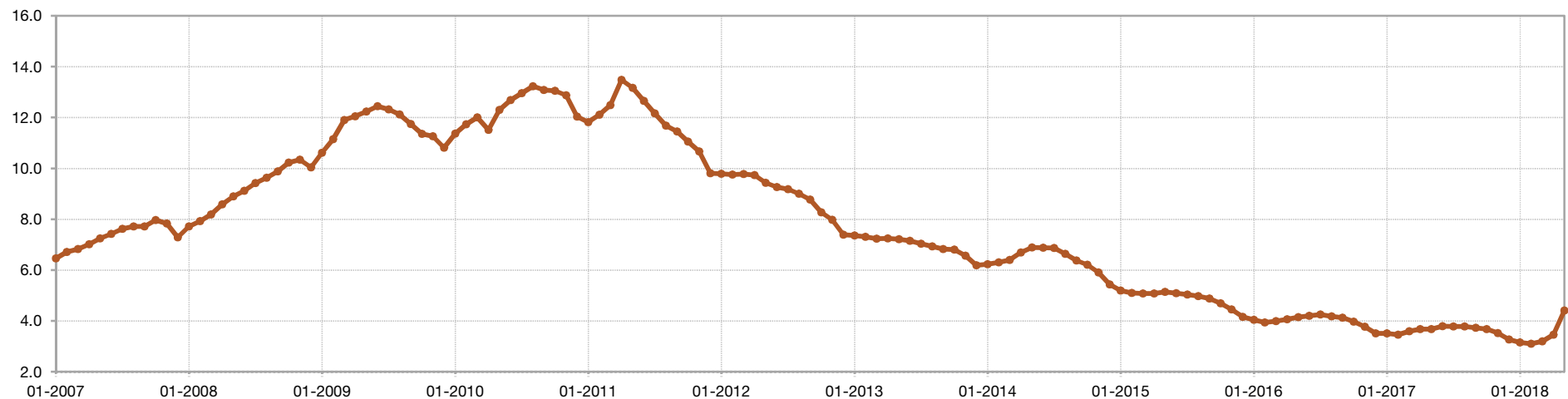
## May



Months Supply		Prior Year	Percent Change
June 2017	3.8	4.2	-9.5%
July 2017	3.8	4.3	-11.6%
August 2017	3.8	4.2	-9.5%
September 2017	3.7	4.1	-9.8%
October 2017	3.7	4.0	-7.5%
November 2017	3.5	3.8	-7.9%
December 2017	3.3	3.5	-5.7%
January 2018	3.2	3.5	-8.6%
February 2018	3.1	3.5	-11.4%
March 2018	3.2	3.6	-11.1%
April 2018	3.5	3.7	-5.4%
<b>May 2018</b>	<b>4.4</b>	<b>3.7</b>	<b>+18.9%</b>
12-Month Avg*	3.6	3.8	-5.3%

\* Months Supply for all properties from June 2017 through May 2018. 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®



## May 2018

Having a balanced number of homes for sale is an ongoing concern in most submarkets, as demand exceeds inventory. New construction optimism is tempered by building costs, but clever builders will figure out ways to turn profits while the economy is ripe for production. For the 12-month period spanning June 2017 through May 2018, Closed Sales in the Greater Greenville region were up 6.6 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 26.9 percent.

The overall Median Sales Price was up 6.5 percent to \$196,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 6.8 percent to \$203,000. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 35 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 85 days.

Market-wide, inventory levels were up 19.9 percent. The property type that gained the most inventory was the Condos segment, where it increased 26.6 percent. That amounts to 4.6 months supply for Single-Family homes and 2.9 months supply for Condos.

## Quick Facts

**+ 26.9%**

**+ 9.9%**

**+ 16.1%**

Price Range With the Strongest Sales:

**\$300,001 and Above**

Bedroom Count With Strongest Sales:

**4 Bedrooms or More**

Property Type With Strongest Sales:

**Condos**

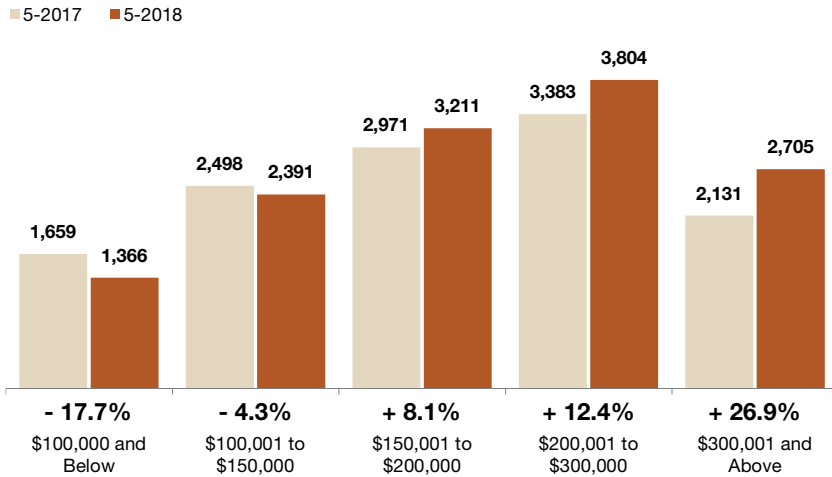
Closed Sales	<b>2</b>
Days on Market Until Sale	<b>3</b>
Median Sales Price	<b>4</b>
Percent of List Price Received	<b>5</b>
Inventory of Homes for Sale	<b>6</b>
Months Supply of Inventory	<b>7</b>

# Closed Sales

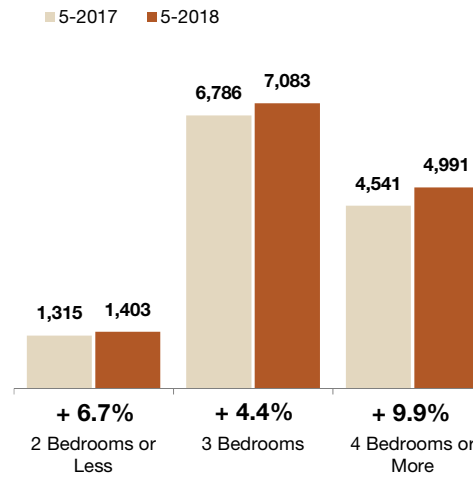
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



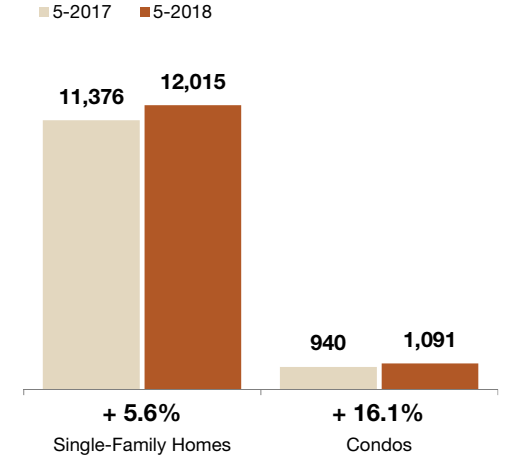
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	5-2017	5-2018	Change
\$100,000 and Below	1,659	1,366	- 17.7%
\$100,001 to \$150,000	2,498	2,391	- 4.3%
\$150,001 to \$200,000	2,971	3,211	+ 8.1%
\$200,001 to \$300,000	3,383	3,804	+ 12.4%
\$300,001 and Above	2,131	2,705	+ 26.9%
<b>All Price Ranges</b>	<b>12,642</b>	<b>13,477</b>	<b>+ 6.6%</b>

### Single-Family Homes

5-2017	5-2018	Change
1,224	968	- 20.9%
2,170	1,971	- 9.2%
2,747	2,916	+ 6.2%
3,204	3,613	+ 12.8%
2,031	2,547	+ 25.4%
<b>11,376</b>	<b>12,015</b>	<b>+ 5.6%</b>

### Condos

5-2017	5-2018	Change
179	142	- 20.7%
274	331	+ 20.8%
215	279	+ 29.8%
174	182	+ 4.6%
98	157	+ 60.2%
<b>940</b>	<b>1,091</b>	<b>+ 16.1%</b>

## By Bedroom Count

5-2017	5-2018	Change
1,315	1,403	+ 6.7%
6,786	7,083	+ 4.4%
4,541	4,991	+ 9.9%
<b>12,642</b>	<b>13,477</b>	<b>+ 6.6%</b>

5-2017	5-2018	Change
853	881	+ 3.3%
6,119	6,290	+ 2.8%
4,404	4,844	+ 10.0%
<b>11,376</b>	<b>12,015</b>	<b>+ 5.6%</b>

5-2017	5-2018	Change
438	483	+ 10.3%
439	555	+ 26.4%
63	53	- 15.9%
<b>940</b>	<b>1,091</b>	<b>+ 16.1%</b>

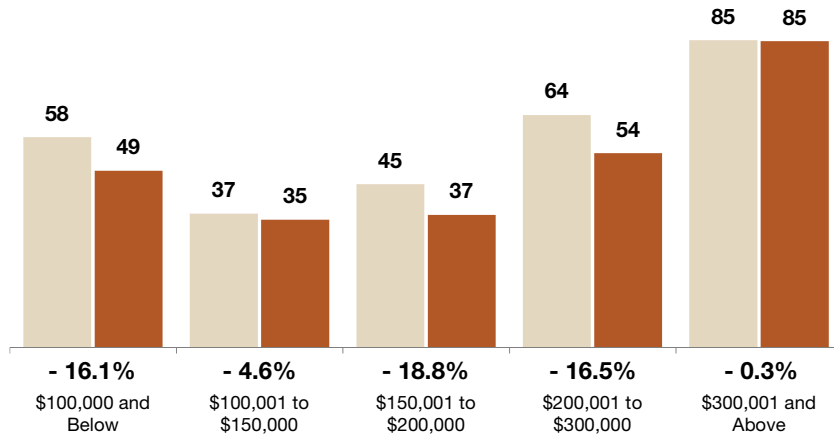
# Days on Market Until Sale

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



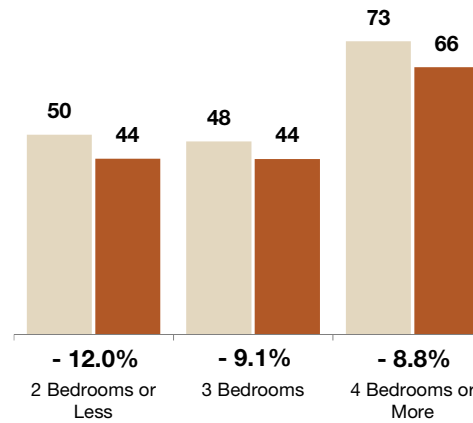
## By Price Range

■ 5-2017 ■ 5-2018



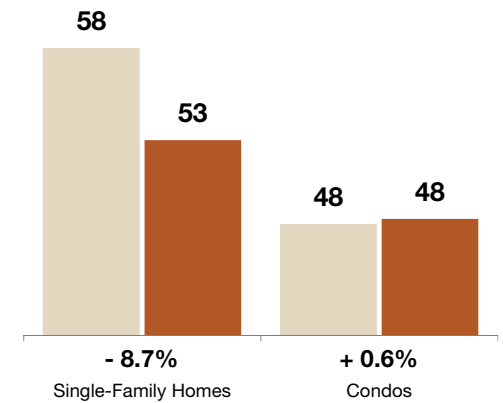
## By Bedroom Count

■ 5-2017 ■ 5-2018



## By Property Type

■ 5-2017 ■ 5-2018



### All Properties

#### By Price Range

	5-2017	5-2018	Change
\$100,000 and Below	58	49	- 16.1%
\$100,001 to \$150,000	37	35	- 4.6%
\$150,001 to \$200,000	45	37	- 18.8%
\$200,001 to \$300,000	64	54	- 16.5%
\$300,001 and Above	85	85	- 0.3%
<b>All Price Ranges</b>	<b>57</b>	<b>52</b>	<b>- 8.8%</b>

### Single-Family Homes

	5-2017	5-2018	Change
60	54	- 9.9%	
38	36	- 5.0%	
44	36	- 19.2%	
65	54	- 17.0%	
85	84	- 1.9%	
<b>58</b>	<b>53</b>	<b>- 8.7%</b>	

### Condos

	5-2017	5-2018	Change
42	29	- 30.9%	
28	28	+ 2.1%	
53	46	- 13.8%	
61	55	- 8.7%	
85	107	+ 25.7%	
<b>48</b>	<b>48</b>	<b>+ 0.6%</b>	

#### By Bedroom Count

	5-2017	5-2018	Change
2 Bedrooms or Less	50	44	- 12.0%
3 Bedrooms	48	44	- 9.1%
4 Bedrooms or More	73	66	- 8.8%
<b>All Bedroom Counts</b>	<b>57</b>	<b>52</b>	<b>- 8.8%</b>

	5-2017	5-2018	Change
52	47	- 10.2%	
47	43	- 9.5%	
73	67	- 9.1%	
<b>58</b>	<b>53</b>	<b>- 8.7%</b>	

	5-2017	5-2018	Change
41	38	- 7.5%	
55	57	+ 2.0%	
47	59	+ 25.1%	
<b>48</b>	<b>48</b>	<b>+ 0.6%</b>	

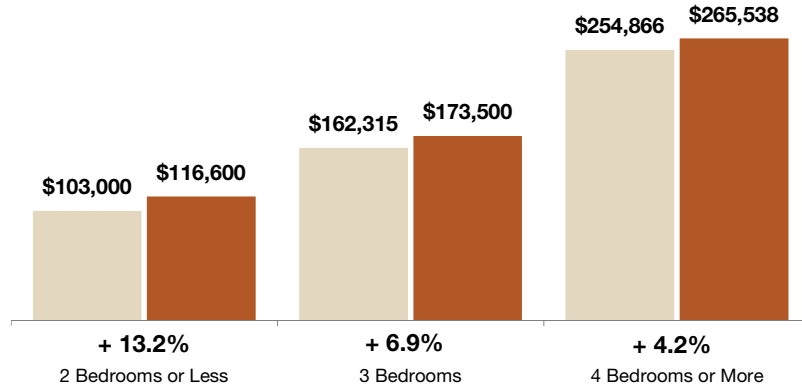
# Median Sales Price

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



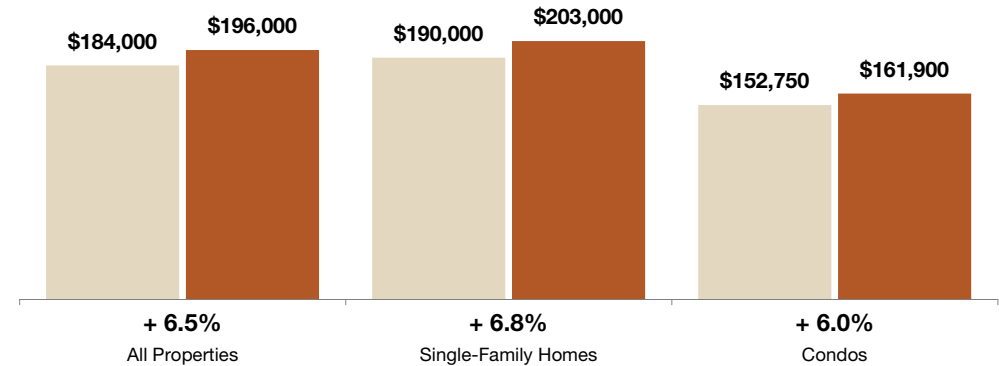
## By Bedroom Count

■ 5-2017 ■ 5-2018



## By Property Type

■ 5-2017 ■ 5-2018



### All Properties

#### By Bedroom Count

	5-2017	5-2018	Change
2 Bedrooms or Less	\$103,000	\$116,600	+ 13.2%
3 Bedrooms	\$162,315	\$173,500	+ 6.9%
4 Bedrooms or More	\$254,866	\$265,538	+ 4.2%
<b>All Bedroom Counts</b>	<b>\$184,000</b>	<b>\$196,000</b>	<b>+ 6.5%</b>

### Single-Family Homes

	5-2017	5-2018	Change	5-2017	5-2018	Change
	\$91,250	\$104,200	+ 14.2%	\$124,753	\$132,500	+ 6.2%
	\$164,900	\$175,000	+ 6.1%	\$167,000	\$175,000	+ 4.8%
	\$255,000	\$268,500	+ 5.3%	\$178,215	\$216,500	+ 21.5%
<b>All</b>	<b>\$190,000</b>	<b>\$203,000</b>	<b>+ 6.8%</b>	<b>\$152,750</b>	<b>\$161,900</b>	<b>+ 6.0%</b>

### Condos

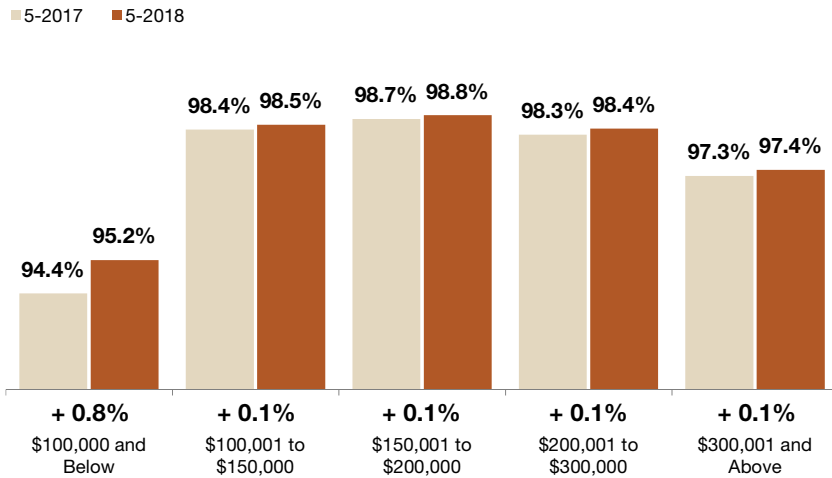


# Percent of List Price Received

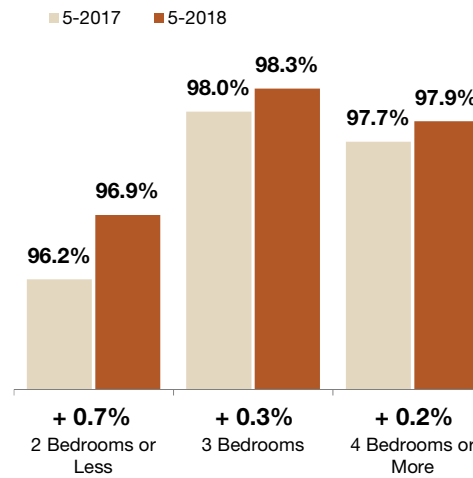
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



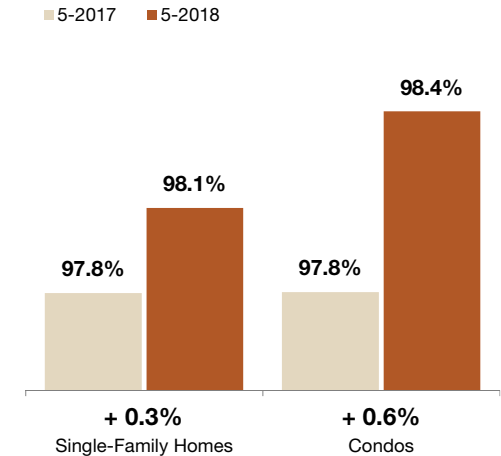
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	5-2017	5-2018	Change
\$100,000 and Below	94.4%	95.2%	+ 0.8%
\$100,001 to \$150,000	98.4%	98.5%	+ 0.1%
\$150,001 to \$200,000	98.7%	98.8%	+ 0.1%
\$200,001 to \$300,000	98.3%	98.4%	+ 0.1%
\$300,001 and Above	97.3%	97.4%	+ 0.1%
<b>All Price Ranges</b>	<b>97.7%</b>	<b>98.0%</b>	<b>+ 0.3%</b>

### Single-Family Homes

5-2017	5-2018	Change
94.3%	95.2%	+ 1.0%
98.5%	98.7%	+ 0.2%
98.7%	98.8%	+ 0.1%
98.3%	98.5%	+ 0.2%
97.1%	97.2%	+ 0.1%
<b>97.8%</b>	<b>98.1%</b>	<b>+ 0.3%</b>

### Condos

5-2017	5-2018	Change
95.6%	97.2%	+ 1.7%
98.2%	98.3%	+ 0.1%
98.5%	98.3%	- 0.2%
98.1%	98.1%	0.0%
98.8%	100.1%	+ 1.3%
<b>97.8%</b>	<b>98.4%</b>	<b>+ 0.6%</b>

### By Bedroom Count

5-2017	5-2018	Change
96.2%	96.9%	+ 0.7%
98.0%	98.3%	+ 0.3%
97.7%	97.9%	+ 0.2%
<b>97.7%</b>	<b>98.0%</b>	<b>+ 0.3%</b>

5-2017	5-2018	Change
95.8%	96.6%	+ 0.8%
98.2%	98.4%	+ 0.2%
97.7%	97.9%	+ 0.2%
<b>97.8%</b>	<b>98.1%</b>	<b>+ 0.3%</b>

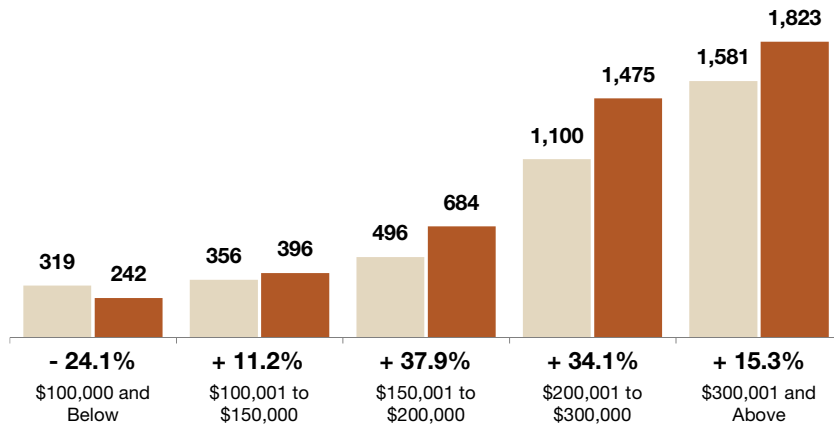
# Inventory of Homes for Sale

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



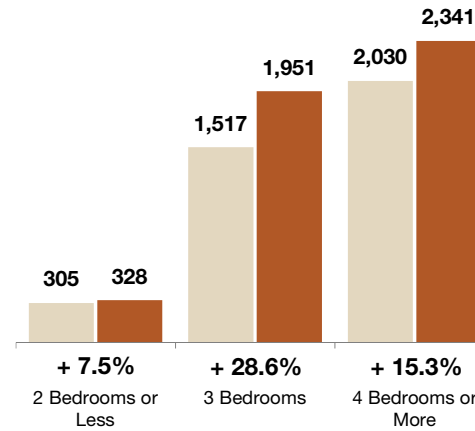
## By Price Range

■ 5-2017 ■ 5-2018



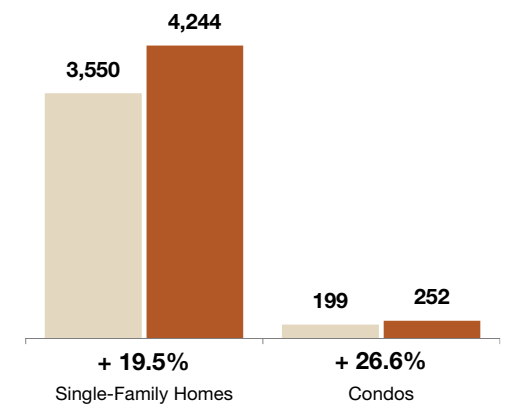
## By Bedroom Count

■ 5-2017 ■ 5-2018



## By Property Type

■ 5-2017 ■ 5-2018



### All Properties

#### By Price Range

	5-2017	5-2018	Change
\$100,000 and Below	319	242	- 24.1%
\$100,001 to \$150,000	356	396	+ 11.2%
\$150,001 to \$200,000	496	684	+ 37.9%
\$200,001 to \$300,000	1,100	1,475	+ 34.1%
\$300,001 and Above	1,581	1,823	+ 15.3%
<b>All Price Ranges</b>	<b>3,852</b>	<b>4,620</b>	<b>+ 19.9%</b>

### Single-Family Homes

	5-2017	5-2018	Change
2 Bedrooms or Less	240	175	- 27.1%
3 Bedrooms	310	313	+ 1.0%
4 Bedrooms or More	438	601	+ 37.2%
All Single-Family Homes	1,050	1,404	+ 33.7%
<b>All Single-Family Homes</b>	<b>3,550</b>	<b>4,244</b>	<b>+ 19.5%</b>

### Condos

	5-2017	5-2018	Change
1 Bedroom	17	12	- 29.4%
2 Bedrooms	28	48	+ 71.4%
3 Bedrooms	45	68	+ 51.1%
4 Bedrooms or More	46	61	+ 32.6%
All Condos	63	63	0.0%
<b>All Condos</b>	<b>199</b>	<b>252</b>	<b>+ 26.6%</b>

#### By Bedroom Count

	5-2017	5-2018	Change
2 Bedrooms or Less	305	328	+ 7.5%
3 Bedrooms	1,517	1,951	+ 28.6%
4 Bedrooms or More	2,030	2,341	+ 15.3%
<b>All Bedroom Counts</b>	<b>3,852</b>	<b>4,620</b>	<b>+ 19.9%</b>

	5-2017	5-2018	Change
2 Bedrooms or Less	215	205	- 4.7%
3 Bedrooms	1,339	1,741	+ 30.0%
4 Bedrooms or More	1,996	2,298	+ 15.1%
<b>All Single-Family Homes</b>	<b>3,550</b>	<b>4,244</b>	<b>+ 19.5%</b>

	5-2017	5-2018	Change
1 Bedroom	70	93	+ 32.9%
2 Bedrooms	119	140	+ 17.6%
3 Bedrooms	10	19	+ 90.0%
<b>All Condos</b>	<b>199</b>	<b>252</b>	<b>+ 26.6%</b>

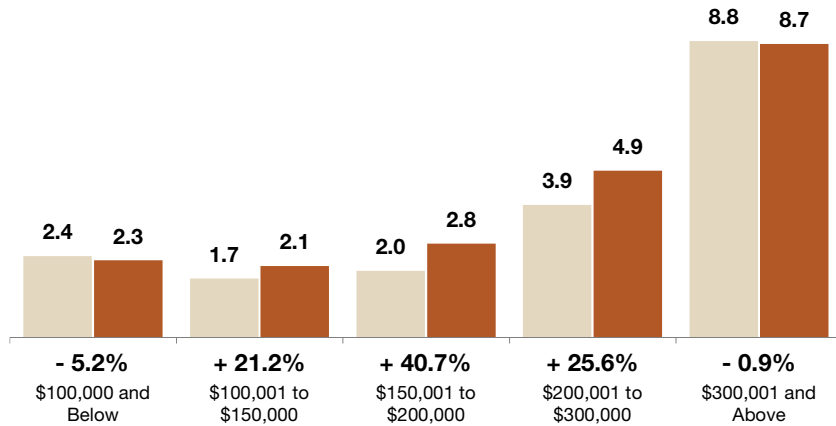
# Months Supply of Inventory

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.**



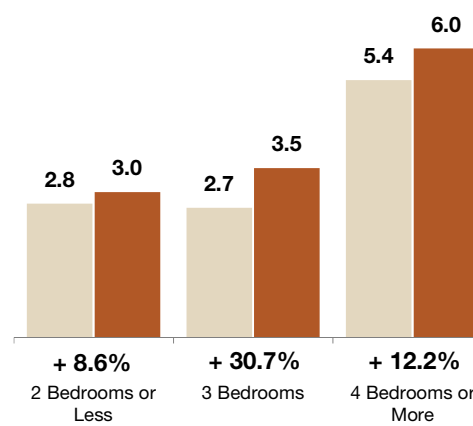
## By Price Range

■ 5-2017 ■ 5-2018



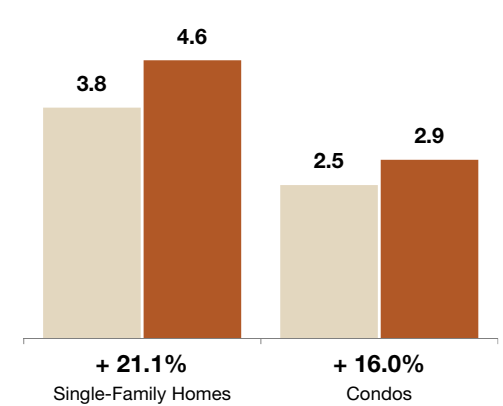
## By Bedroom Count

■ 5-2017 ■ 5-2018



## By Property Type

■ 5-2017 ■ 5-2018



### All Properties

By Price Range	5-2017	5-2018	Change
\$100,000 and Below	2.4	2.3	- 5.2%
\$100,001 to \$150,000	1.7	2.1	+ 21.2%
\$150,001 to \$200,000	2.0	2.8	+ 40.7%
\$200,001 to \$300,000	3.9	4.9	+ 25.6%
\$300,001 and Above	8.8	8.7	- 0.9%
<b>All Price Ranges</b>	<b>3.7</b>	<b>4.4</b>	<b>+ 18.9%</b>

### Single-Family Homes

5-2017	5-2018	Change
2.5	2.4	- 3.5%
1.8	2.0	+ 14.8%
1.9	2.7	+ 44.2%
4.0	4.9	+ 24.4%
8.9	8.8	- 0.7%
<b>3.8</b>	<b>4.6</b>	<b>+ 21.1%</b>

### Condos

5-2017	5-2018	Change
1.3	1.0	- 22.7%
1.2	1.9	+ 58.0%
2.5	2.9	+ 12.8%
3.0	4.4	+ 44.6%
6.5	5.8	- 11.4%
<b>2.5</b>	<b>2.9</b>	<b>+ 16.0%</b>

## By Bedroom Count

By Bedroom Count	5-2017	5-2018	Change
2 Bedrooms or Less	2.8	3.0	+ 8.6%
3 Bedrooms	2.7	3.5	+ 30.7%
4 Bedrooms or More	5.4	6.0	+ 12.2%
<b>All Bedroom Counts</b>	<b>3.7</b>	<b>4.4</b>	<b>+ 18.9%</b>

5-2017	5-2018	Change	5-2017	5-2018	Change
3.0	3.0	+ 1.0%	2.0	2.5	+ 25.0%
2.7	3.6	+ 33.9%	3.1	3.2	+ 3.0%
5.5	6.1	+ 12.0%	2.0	4.8	+ 133.5%
<b>3.8</b>	<b>4.6</b>	<b>+ 21.1%</b>	<b>2.5</b>	<b>2.9</b>	<b>+ 16.0%</b>