

# Monthly Indicators



## July 2018

Housing price bubble chatter has increased this summer, as market observers attempt to predict the next residential real estate shift. It is too early to predict a change from higher prices and lower inventory, but the common markers that caused the last housing cooldown are present. Wages are up but not at the same pace as home prices, leading to the kind of affordability concerns that can cause fewer sales at lower prices. At the same time, demand is still outpacing what is available for sale in many markets.

New Listings were up 2.7 percent to 1,613. Pending Sales decreased 54.8 percent to 529. Inventory grew 15.0 percent to 4,617 units.

Prices moved higher as Median Sales Price was up 11.3 percent to \$217,000. Days on Market held steady at 47. Months Supply of Inventory was up 15.8 percent to 4.4 months, indicating that supply increased relative to demand.

Consumer spending on home goods and renovations are up, and more people are entering the workforce. Employed people spending money is good for the housing market. Meanwhile, GDP growth was 4.1% in the second quarter, the strongest showing since 2014. Housing starts are down, but that is more reflective of low supply than anything else. With a growing economy, solid lending practices and the potential for improved inventory from new listing and building activity, market balance is more likely than a bubble.

## Quick Facts

**+ 3.7%**

One-Year Change in  
Closed Sales

**+ 11.3%**

One-Year Change in  
Median Sales Price

**+ 15.8%**

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.



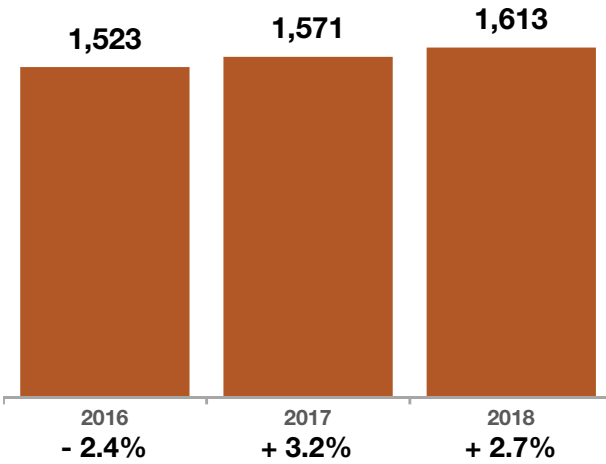
Key Metrics	Historical Sparkbars			07-2017	07-2018	Percent Change	YTD 2017	YTD 2018	Percent Change
	07-2016	07-2017	07-2018						
New Listings				1,571	<b>1,613</b>	+ 2.7%	11,109	<b>11,596</b>	+ 4.4%
Pending Sales				1,170	<b>529</b>	- 54.8%	8,142	<b>7,812</b>	- 4.1%
Closed Sales				1,232	<b>1,278</b>	+ 3.7%	7,527	<b>8,113</b>	+ 7.8%
Days on Market				47	<b>47</b>	0.0%	55	<b>53</b>	- 3.6%
Median Sales Price				\$195,000	<b>\$217,000</b>	+ 11.3%	\$187,350	<b>\$205,000</b>	+ 9.4%
Average Sales Price				\$228,157	<b>\$253,233</b>	+ 11.0%	\$221,057	<b>\$241,610</b>	+ 9.3%
Pct. of List Price Received				97.8%	<b>98.4%</b>	+ 0.6%	97.9%	<b>98.2%</b>	+ 0.3%
Housing Affordability Index				121	<b>109</b>	- 9.9%	126	<b>116</b>	- 7.9%
Inventory of Homes for Sale				4,016	<b>4,617</b>	+ 15.0%	--	<b>--</b>	--
Months Supply of Inventory				3.8	<b>4.4</b>	+ 15.8%	--	<b>--</b>	--

# New Listings

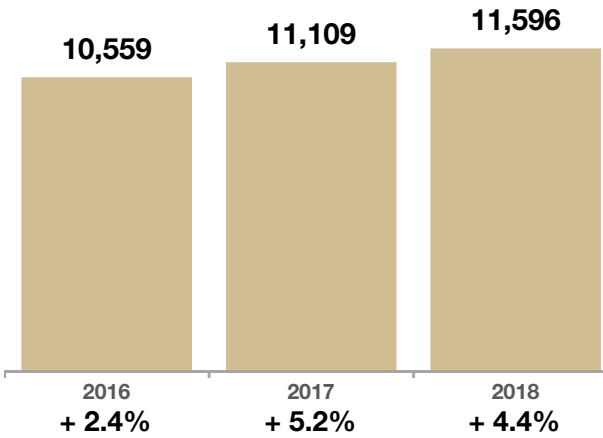
A count of the properties that have been newly listed on the market in a given month.



## July

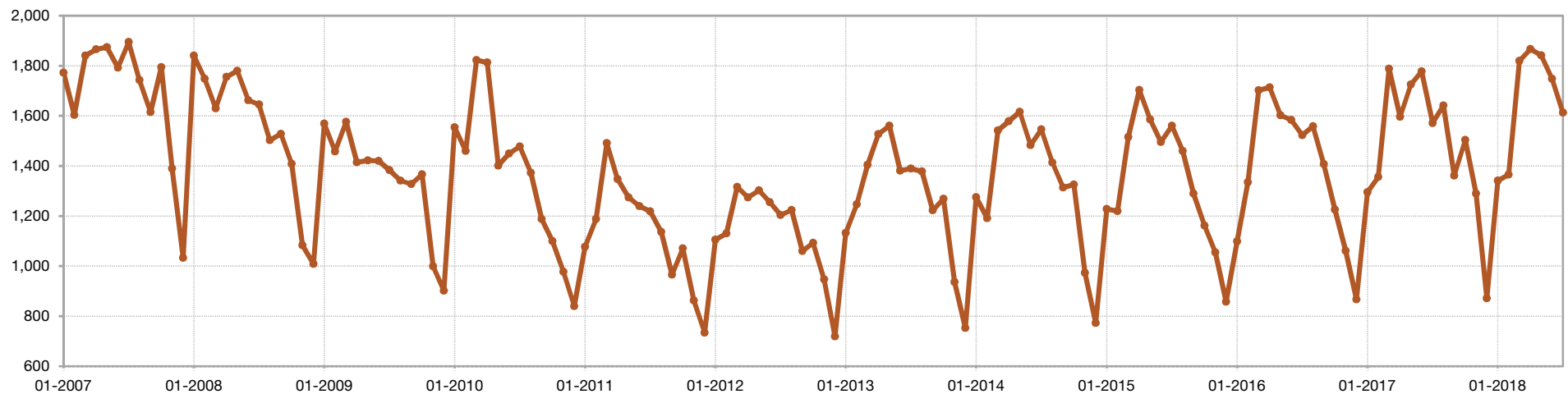


## Year to Date



	New Listings	Prior Year	Percent Change
August 2017	1,641	1,558	+5.3%
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	1,341	1,295	+3.6%
February 2018	1,365	1,356	+0.7%
March 2018	1,820	1,788	+1.8%
April 2018	1,867	1,596	+17.0%
May 2018	1,842	1,725	+6.8%
June 2018	1,748	1,778	-1.7%
<b>July 2018</b>	<b>1,613</b>	<b>1,571</b>	<b>+2.7%</b>
12-Month Avg	1,522	1,436	+6.0%

## Historical New Listings by Month

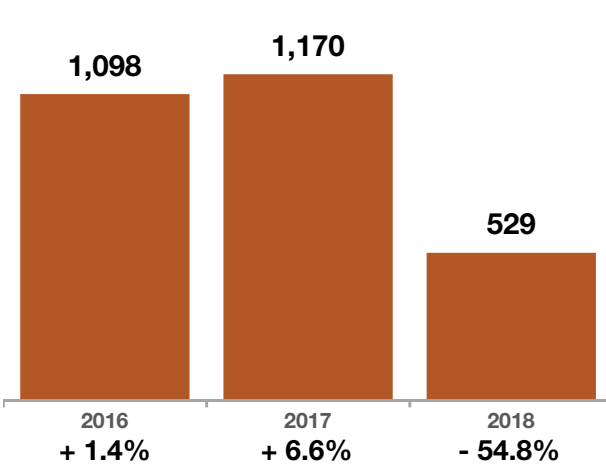


# Pending Sales

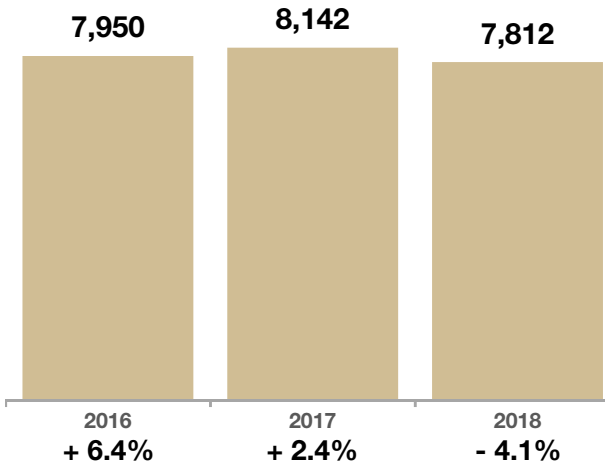
A count of the properties on which offers have been accepted in a given month.



## July



## Year to Date



	Pending Sales	Prior Year	Percent Change
August 2017	1,194	1,122	+6.4%
September 2017	987	996	-0.9%
October 2017	1,035	895	+15.6%
November 2017	949	835	+13.7%
December 2017	742	721	+2.9%
January 2018	1,037	905	+14.6%
February 2018	1,099	1,069	+2.8%
March 2018	1,361	1,302	+4.5%
April 2018	1,344	1,180	+13.9%
May 2018	1,312	1,289	+1.8%
June 2018	1,130	1,227	-7.9%
<b>July 2018</b>	<b>529</b>	<b>1,170</b>	<b>-54.8%</b>
12-Month Avg	1,060	1,059	+0.1%

## Historical Pending Sales by Month

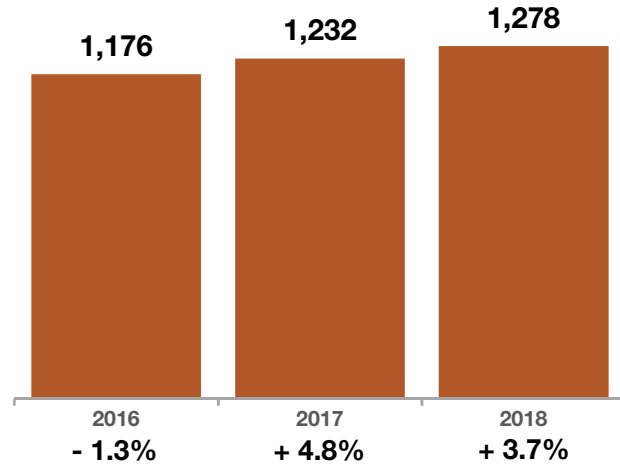


# Closed Sales

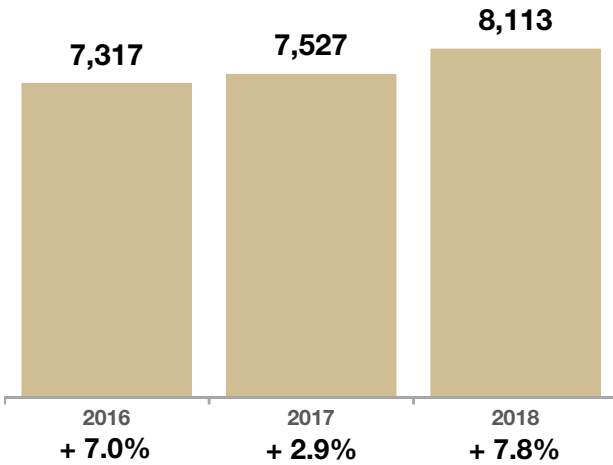
A count of the actual sales that closed in a given month.



## July



## Year to Date



	Closed Sales	Prior Year	Percent Change
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	814	711	+14.5%
February 2018	875	784	+11.6%
March 2018	1,210	1,169	+3.5%
April 2018	1,153	1,035	+11.4%
May 2018	1,408	1,243	+13.3%
June 2018	1,375	1,353	+1.6%
<b>July 2018</b>	<b>1,278</b>	<b>1,232</b>	<b>+3.7%</b>
12-Month Avg	1,130	1,061	+6.5%

## Historical Closed Sales by Month

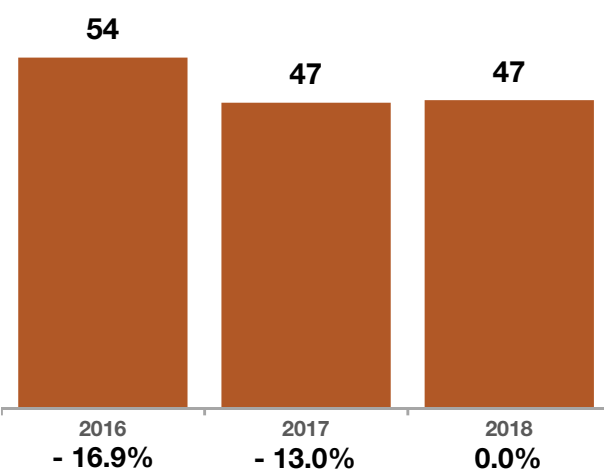


# Days on Market Until Sale

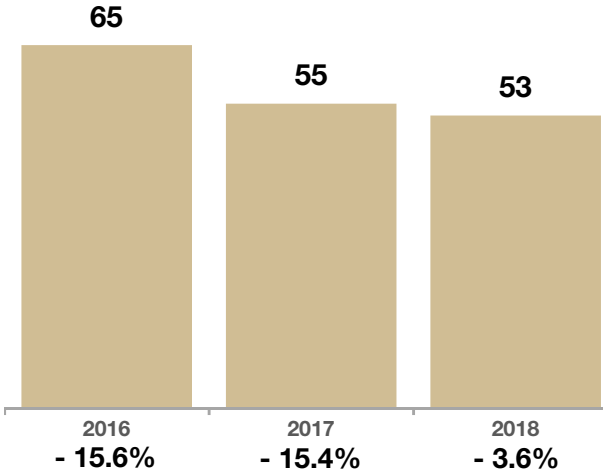
Average number of days between when a property is listed and when an offer is accepted in a given month.



## July



## Year to Date



Days on Market	Prior Year	Percent Change	
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%
May 2018	52	52	0.0%
June 2018	43	47	-8.5%
<b>July 2018</b>	<b>47</b>	<b>47</b>	<b>0.0%</b>
12-Month Avg*	52	55	-5.5%

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

## Historical Days on Market Until Sale by Month



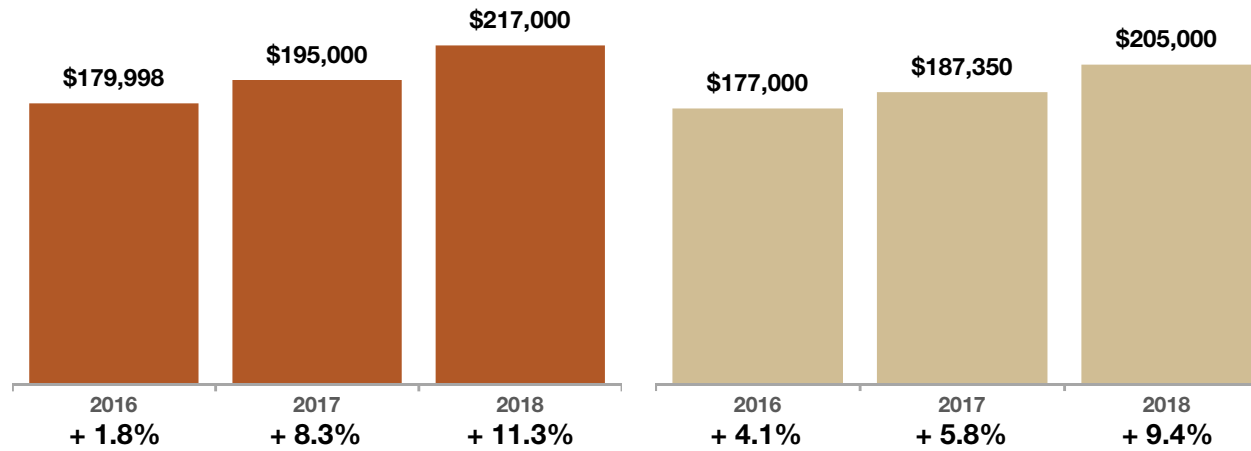
# Median Sales Price

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



## July

## Year to Date



	Median Sales Price	Prior Year	Percent Change
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%
May 2018	\$208,000	\$188,000	+10.6%
June 2018	\$212,000	\$198,000	+7.1%
<b>July 2018</b>	<b>\$217,000</b>	<b>\$195,000</b>	<b>+11.3%</b>
12-Month Med*	\$200,000	\$186,000	+7.5%

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

## Historical Median Sales Price by Month



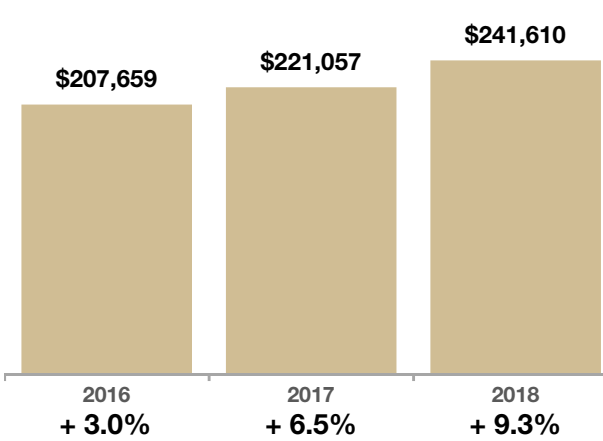
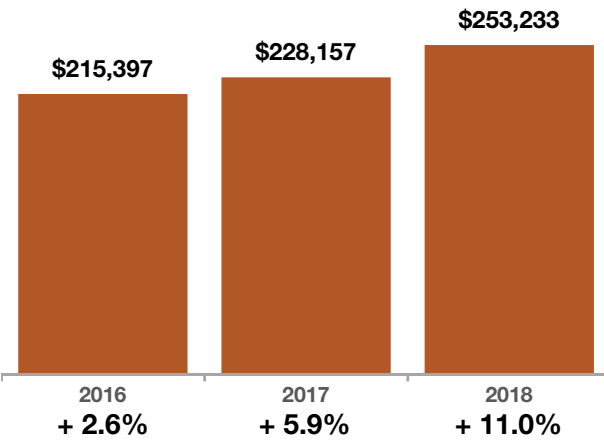
# Average Sales Price

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



## July

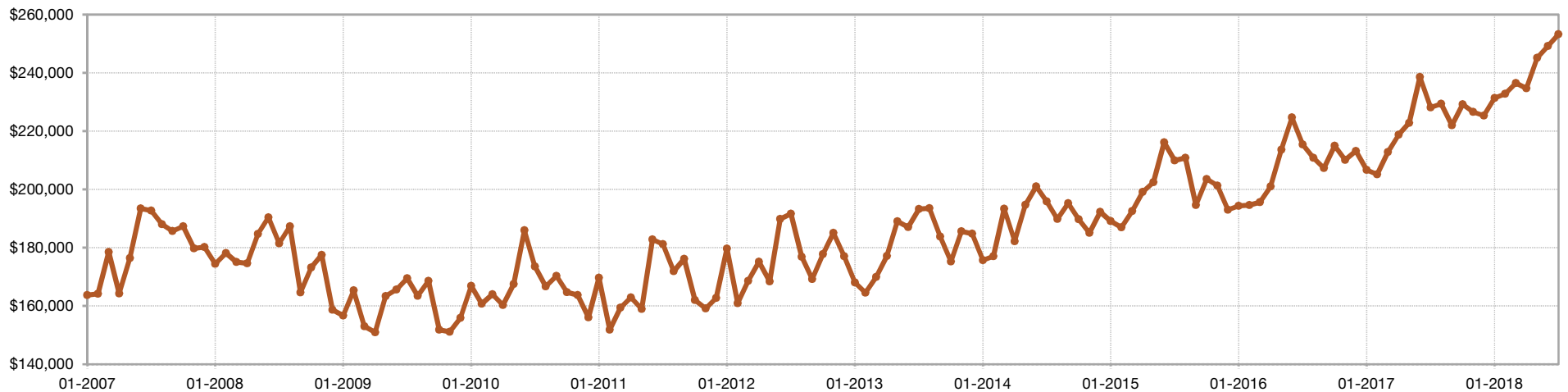
## Year to Date



	Avg. Sales Price	Prior Year	Percent Change
August 2017	\$229,354	\$210,832	+8.8%
September 2017	\$222,032	\$207,321	+7.1%
October 2017	\$229,191	\$214,952	+6.6%
November 2017	\$226,609	\$210,073	+7.9%
December 2017	\$225,294	\$213,134	+5.7%
January 2018	\$231,348	\$206,714	+11.9%
February 2018	\$232,821	\$205,178	+13.5%
March 2018	\$236,461	\$212,817	+11.1%
April 2018	\$234,732	\$218,733	+7.3%
May 2018	\$245,119	\$222,835	+10.0%
June 2018	\$249,183	\$238,613	+4.4%
<b>July 2018</b>	<b>\$253,233</b>	<b>\$228,157</b>	<b>+11.0%</b>
12-Month Avg*	\$234,615	\$215,780	+8.7%

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

## Historical Average Sales Price by Month





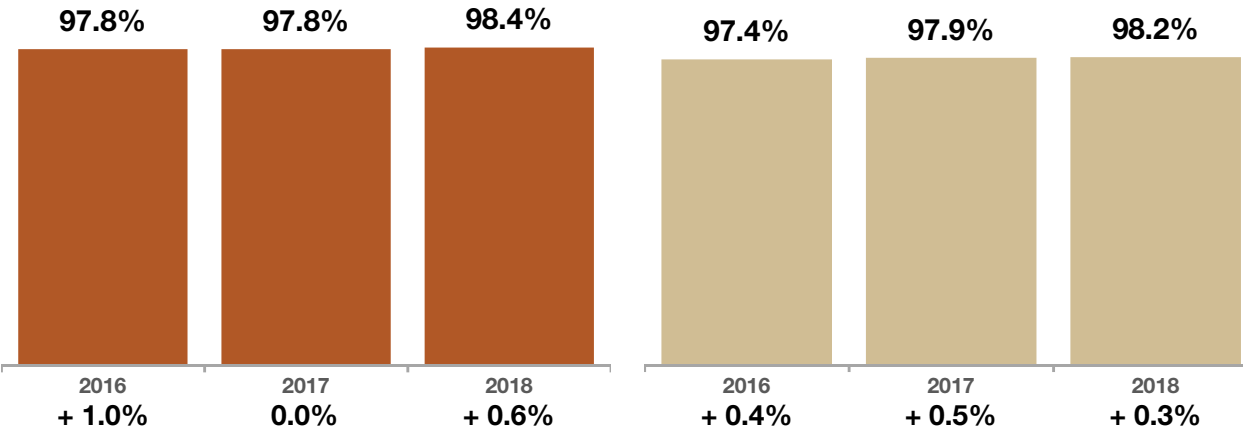
# Percent of List Price Received

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.



## July

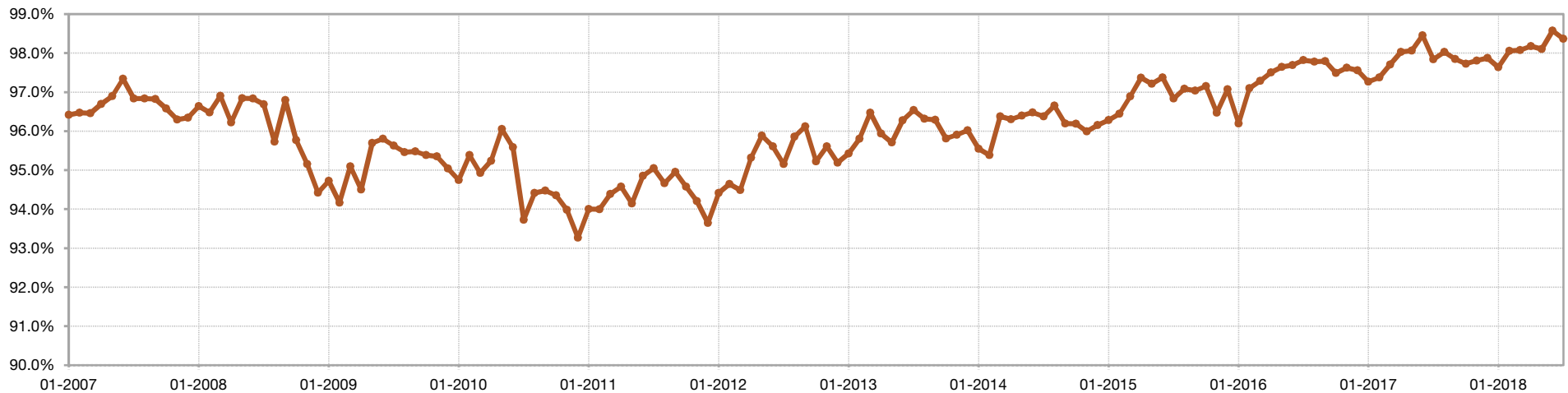
## Year to Date



	Pct. of List Price Received	Prior Year	Percent Change
August 2017	98.0%	97.8%	+0.2%
September 2017	97.8%	97.8%	0.0%
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%
May 2018	98.1%	98.1%	0.0%
June 2018	98.6%	98.5%	+0.1%
<b>July 2018</b>	<b>98.4%</b>	<b>97.8%</b>	<b>+0.6%</b>
12-Month Avg*	98.1%	97.8%	+0.3%

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

## Historical Percent of List Price Received by Month



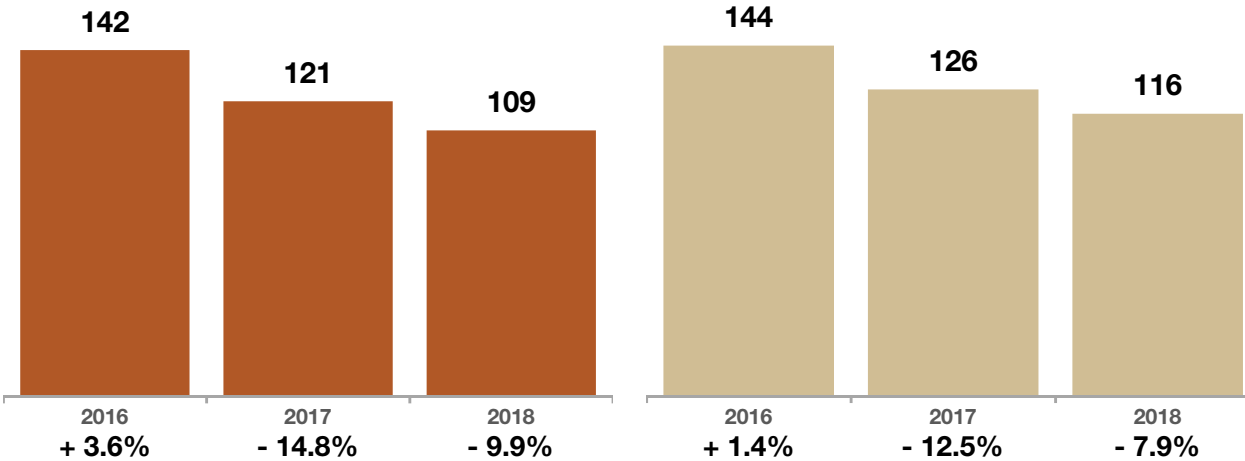
# Housing Affordability Index

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.



## July

## Year to Date



	Affordability Index	Prior Year	Percent Change
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%
May 2018	114	126	-9.5%
June 2018	112	120	-6.7%
<b>July 2018</b>	<b>109</b>	<b>121</b>	<b>-9.9%</b>
12-Month Avg	120	131	-8.7%

## Historical Housing Affordability Index by Month

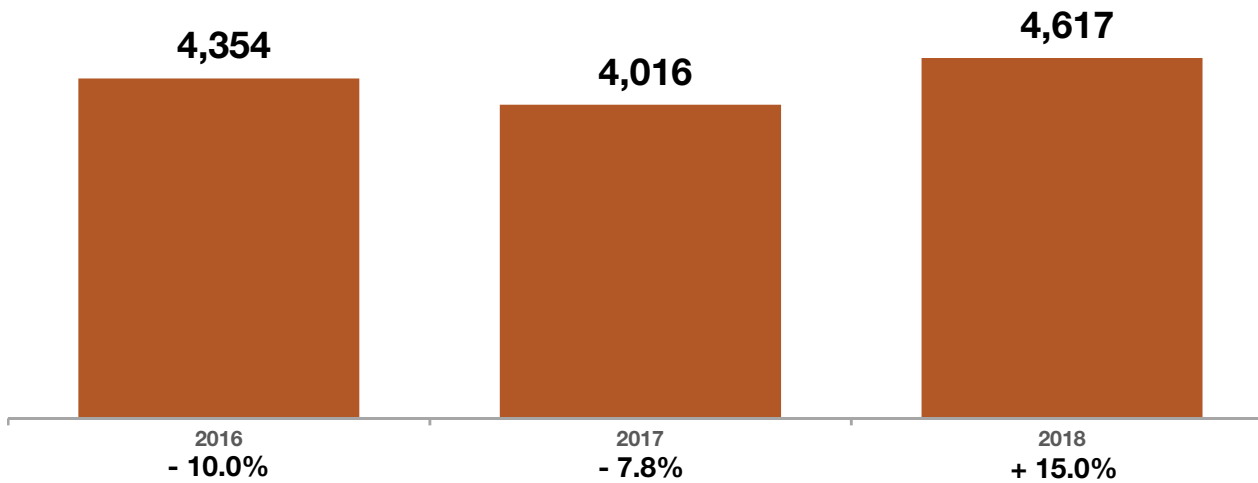


# Inventory of Homes for Sale

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



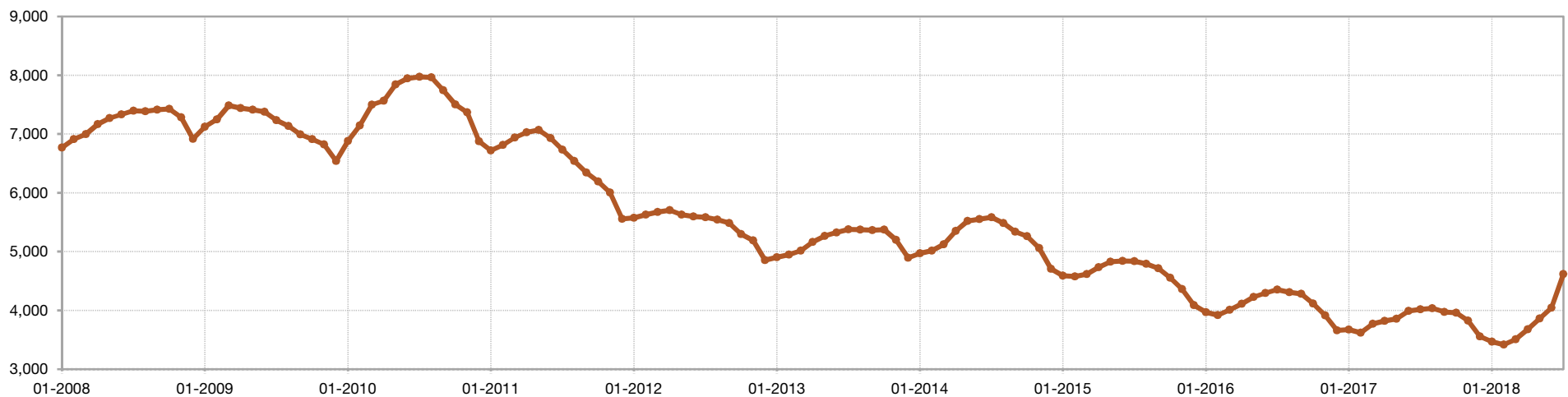
## July



Homes for Sale		Prior Year	Percent Change
August 2017	4,036	4,307	-6.3%
September 2017	3,971	4,282	-7.3%
October 2017	3,961	4,116	-3.8%
November 2017	3,824	3,916	-2.3%
December 2017	3,556	3,658	-2.8%
January 2018	3,465	3,671	-5.6%
February 2018	3,417	3,620	-5.6%
March 2018	3,507	3,770	-7.0%
April 2018	3,678	3,819	-3.7%
May 2018	3,859	3,855	+0.1%
June 2018	4,045	3,992	+1.3%
<b>July 2018</b>	<b>4,617</b>	<b>4,016</b>	<b>+15.0%</b>
12-Month Avg*	3,828	4,004	-4.4%

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

## Historical Inventory of Homes for Sale by Month

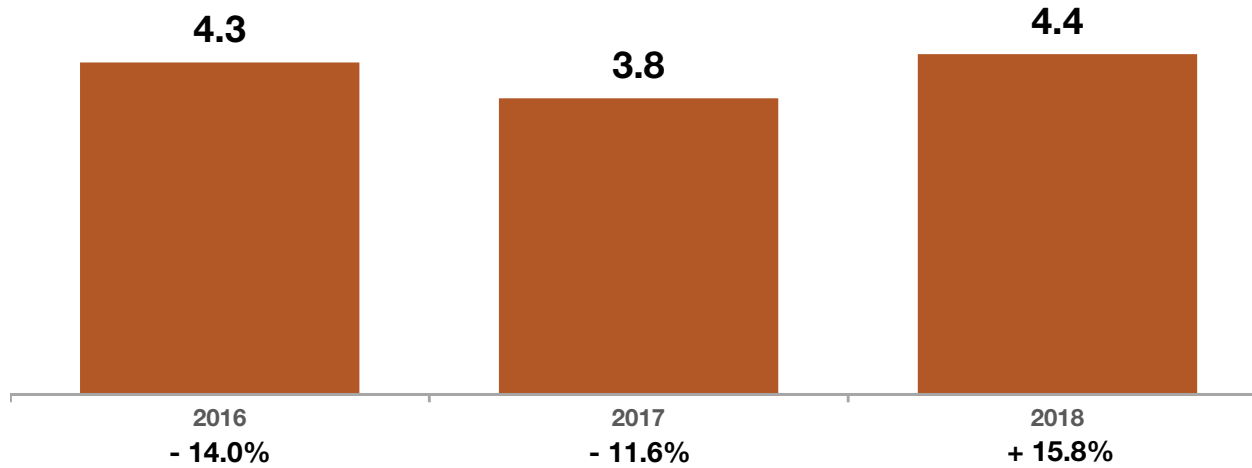


# Months Supply of Inventory

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.



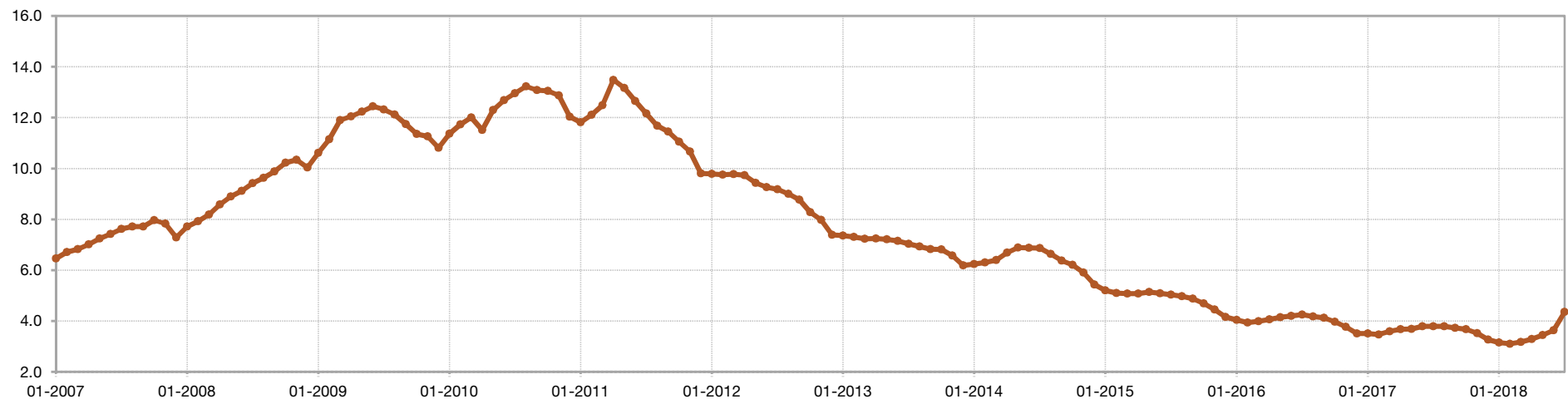
## July



Months Supply		Prior Year	Percent Change
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	3.3	3.7	-10.8%
May 2018	3.4	3.7	-8.1%
June 2018	3.6	3.8	-5.3%
<b>July 2018</b>	<b>4.4</b>	<b>3.8</b>	<b>+15.8%</b>
12-Month Avg*	3.5	3.8	-7.9%

\* Months Supply for all properties from August 2017 through July 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®



## July 2018

There are beginning to be hints of more supply in several markets across the country, coupled with a slowdown in total sales. These factors could potentially slow the long-standing trend of year-over-year median sales price increases. For the 12-month period spanning August 2017 through July 2018, Closed Sales in the Greater Greenville region were up 6.5 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 26.4 percent.

The overall Median Sales Price was up 7.5 percent to \$200,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 7.8 percent to \$207,735. 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 83 days.

Market-wide, inventory levels were up 15.0 percent. The property type that gained the most inventory was the Condos segment, where it increased 24.4 percent. That amounts to 4.4 months supply for Single-Family homes and 3.3 months supply for Condos.

## Quick Facts

**+ 26.4%**

**+ 10.9%**

**+ 12.5%**

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>

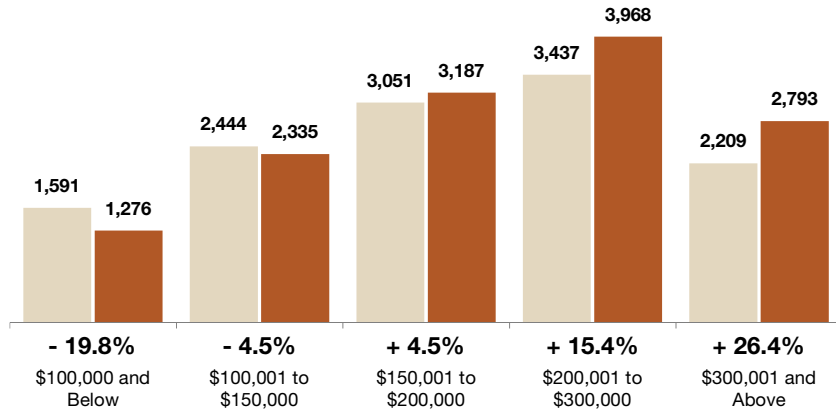
# Closed Sales

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



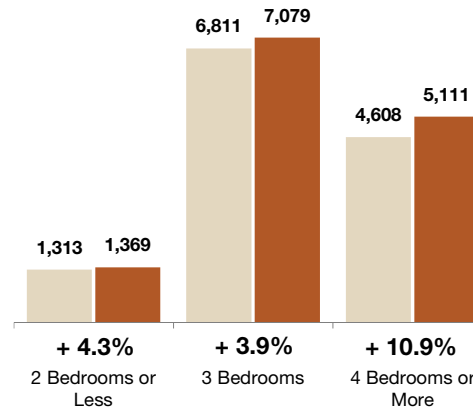
## By Price Range

7-2017 7-2018



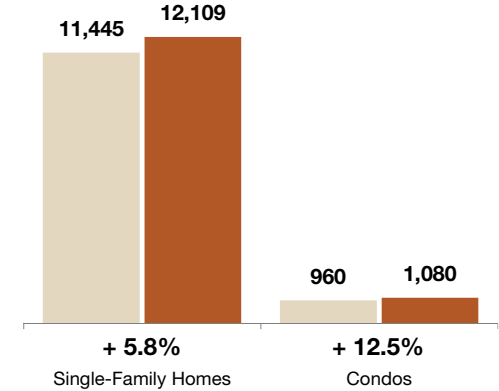
## By Bedroom Count

7-2017 7-2018



## By Property Type

7-2017 7-2018



### All Properties

#### By Price Range

	7-2017	7-2018	Change
\$100,000 and Below	1,591	1,276	- 19.8%
\$100,001 to \$150,000	2,444	2,335	- 4.5%
\$150,001 to \$200,000	3,051	3,187	+ 4.5%
\$200,001 to \$300,000	3,437	3,968	+ 15.4%
\$300,001 and Above	2,209	2,793	+ 26.4%
<b>All Price Ranges</b>	<b>12,732</b>	<b>13,559</b>	<b>+ 6.5%</b>

### Single-Family Homes

	7-2017	7-2018	Change
2 Bedrooms or Less	1,170	893	- 23.7%
3 Bedrooms	2,108	1,913	- 9.3%
4 Bedrooms or More	2,820	2,877	+ 2.0%
	3,245	3,794	+ 16.9%
	2,102	2,632	+ 25.2%
<b>All Single-Family Homes</b>	<b>11,445</b>	<b>12,109</b>	<b>+ 5.8%</b>

### Condos

	7-2017	7-2018	Change
	169	135	- 20.1%
	279	328	+ 17.6%
	219	295	+ 34.7%
	188	163	- 13.3%
	105	159	+ 51.4%
<b>All Condos</b>	<b>960</b>	<b>1,080</b>	<b>+ 12.5%</b>

#### By Bedroom Count

	7-2017	7-2018	Change
2 Bedrooms or Less	1,313	1,369	+ 4.3%
3 Bedrooms	6,811	7,079	+ 3.9%
4 Bedrooms or More	4,608	5,111	+ 10.9%
<b>All Bedroom Counts</b>	<b>12,732</b>	<b>13,559</b>	<b>+ 6.5%</b>

	7-2017	7-2018	Change
2 Bedrooms or Less	850	848	- 0.2%
3 Bedrooms	6,129	6,300	+ 2.8%
4 Bedrooms or More	4,466	4,961	+ 11.1%
<b>All Single-Family Homes</b>	<b>11,445</b>	<b>12,109</b>	<b>+ 5.8%</b>

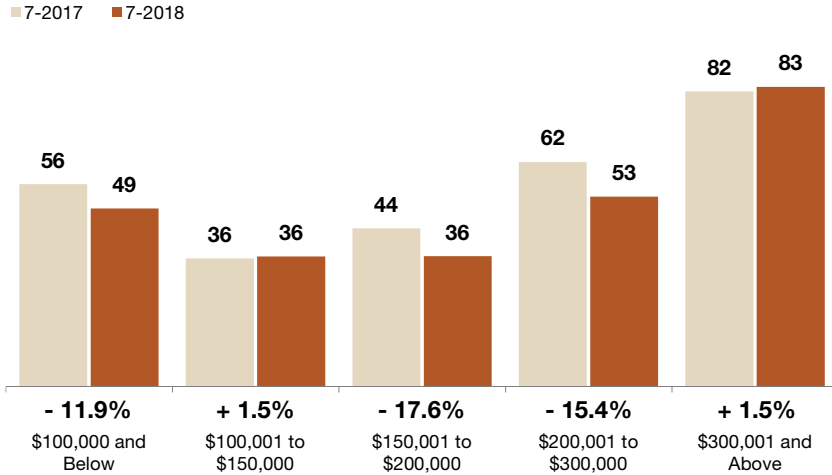
	7-2017	7-2018	Change
	436	483	+ 10.8%
	463	543	+ 17.3%
	61	54	- 11.5%
<b>All Condos</b>	<b>960</b>	<b>1,080</b>	<b>+ 12.5%</b>

# Days on Market Until Sale

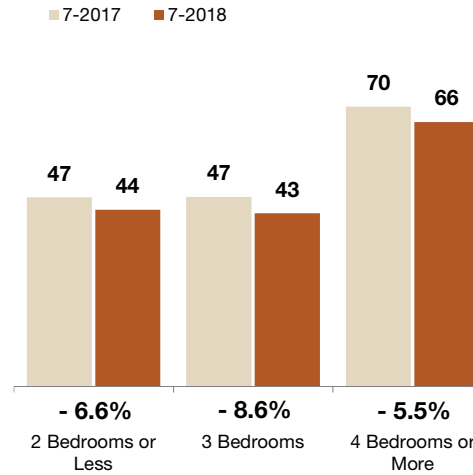
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



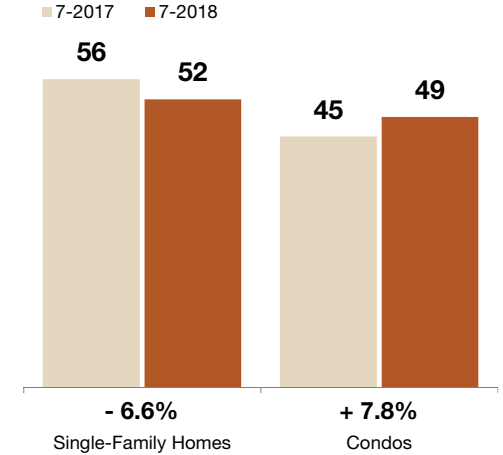
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	7-2017	7-2018	Change
\$100,000 and Below	56	49	- 11.9%
\$100,001 to \$150,000	36	36	+ 1.5%
\$150,001 to \$200,000	44	36	- 17.6%
\$200,001 to \$300,000	62	53	- 15.4%
\$300,001 and Above	82	83	+ 1.5%
<b>All Price Ranges</b>	<b>55</b>	<b>52</b>	<b>- 6.4%</b>

### Single-Family Homes

7-2017	7-2018	Change
59	54	- 8.5%
37	37	+ 0.9%
43	35	- 18.1%
63	52	- 16.7%
81	82	+ 1.2%
<b>56</b>	<b>52</b>	<b>- 6.6%</b>

### Condos

7-2017	7-2018	Change
36	46	+ 29.8%
25	28	+ 9.5%
49	43	- 11.9%
53	59	+ 10.8%
96	99	+ 3.3%
<b>45</b>	<b>49</b>	<b>+ 7.8%</b>

## By Bedroom Count

7-2017	7-2018	Change
47	44	- 6.6%
47	43	- 8.6%
70	66	- 5.5%
<b>55</b>	<b>52</b>	<b>- 6.4%</b>

7-2017	7-2018	Change
51	46	- 10.1%
46	42	- 8.9%
70	66	- 5.6%
<b>56</b>	<b>52</b>	<b>- 6.6%</b>

7-2017	7-2018	Change
36	41	+ 12.2%
54	55	+ 2.2%
46	61	+ 33.6%
<b>45</b>	<b>49</b>	<b>+ 7.8%</b>

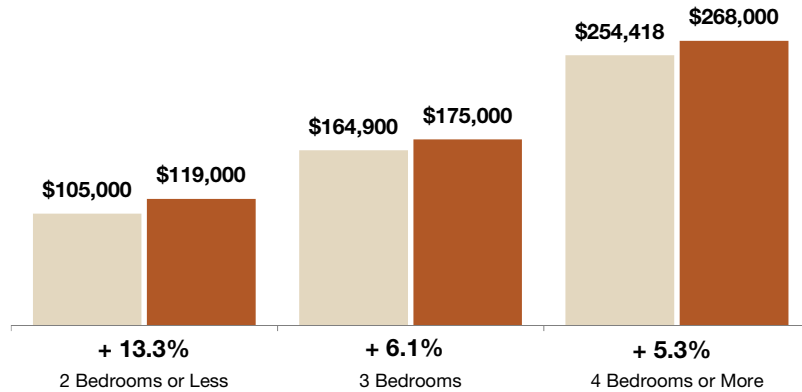
# Median Sales Price

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



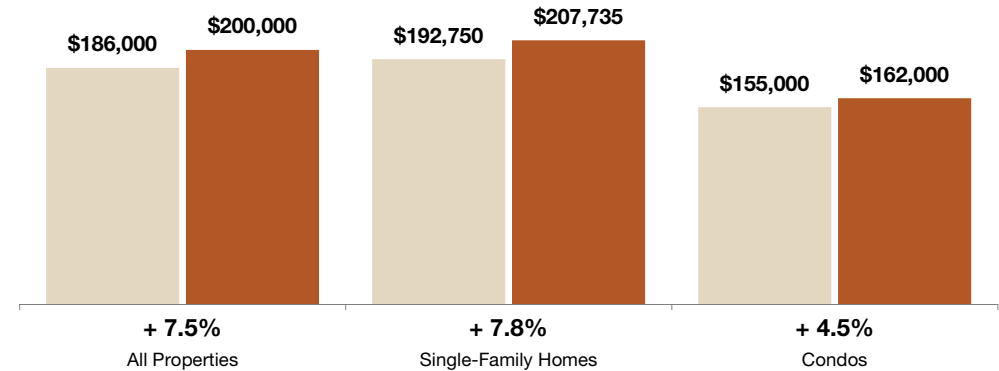
## By Bedroom Count

■ 7-2017 ■ 7-2018



## By Property Type

■ 7-2017 ■ 7-2018



### All Properties

#### By Bedroom Count

	7-2017	7-2018	Change
2 Bedrooms or Less	\$105,000	\$119,000	+ 13.3%
3 Bedrooms	\$164,900	\$175,000	+ 6.1%
4 Bedrooms or More	\$254,418	\$268,000	+ 5.3%
<b>All Bedroom Counts</b>	<b>\$186,000</b>	<b>\$200,000</b>	<b>+ 7.5%</b>

### Single-Family Homes

	7-2017	7-2018	Change	7-2017	7-2018	Change
	\$92,000	\$109,000	+ 18.5%	\$124,303	\$134,000	+ 7.8%
	\$165,000	\$177,675	+ 7.7%	\$170,000	\$175,973	+ 3.5%
	\$255,000	\$270,000	+ 5.9%	\$184,000	\$219,250	+ 19.2%
<b>All Properties</b>	<b>\$192,750</b>	<b>\$207,735</b>	<b>+ 7.8%</b>	<b>\$155,000</b>	<b>\$162,000</b>	<b>+ 4.5%</b>

### Condos

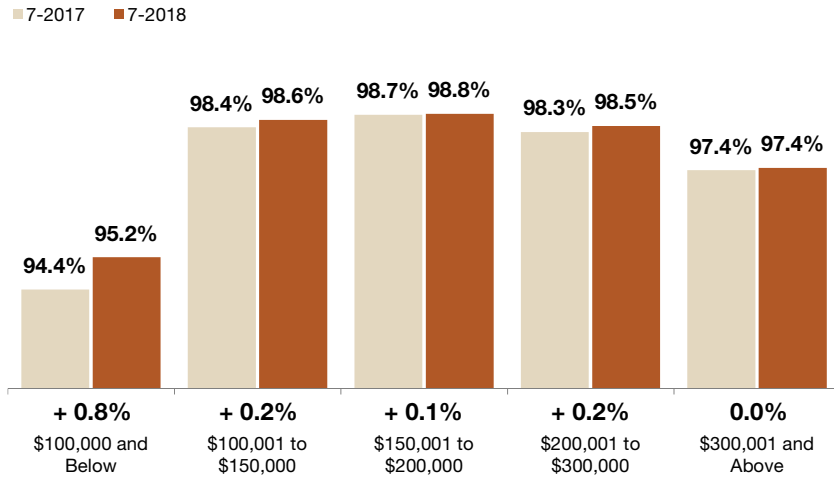


# Percent of List Price Received

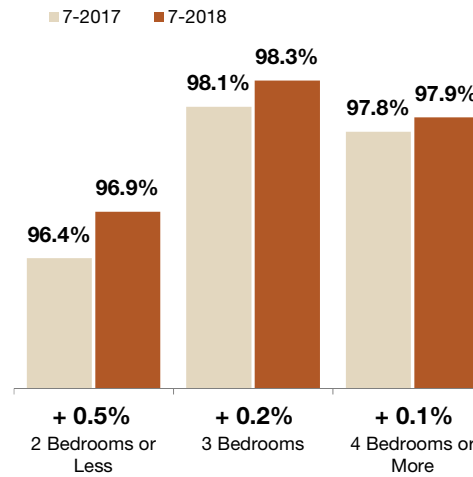
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



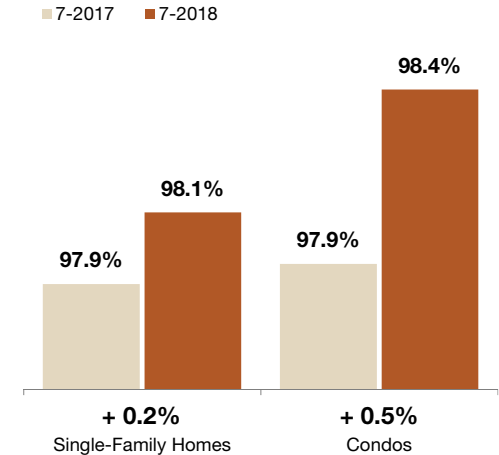
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	7-2017	7-2018	Change
\$100,000 and Below	94.4%	95.2%	+ 0.8%
\$100,001 to \$150,000	98.4%	98.6%	+ 0.2%
\$150,001 to \$200,000	98.7%	98.8%	+ 0.1%
\$200,001 to \$300,000	98.3%	98.5%	+ 0.2%
\$300,001 and Above	97.4%	97.4%	0.0%
<b>All Price Ranges</b>	<b>97.8%</b>	<b>98.1%</b>	<b>+ 0.3%</b>

### Single-Family Homes

7-2017	7-2018	Change
94.5%	95.0%	+ 0.5%
98.5%	98.7%	+ 0.2%
98.8%	98.8%	0.0%
98.3%	98.5%	+ 0.2%
97.2%	97.3%	+ 0.1%
<b>97.9%</b>	<b>98.1%</b>	<b>+ 0.2%</b>

### Condos

7-2017	7-2018	Change
96.1%	96.7%	+ 0.6%
98.2%	98.6%	+ 0.4%
98.3%	98.5%	+ 0.2%
98.1%	98.0%	- 0.1%
99.5%	100.0%	+ 0.5%
<b>97.9%</b>	<b>98.4%</b>	<b>+ 0.5%</b>

### By Bedroom Count

7-2017	7-2018	Change
96.4%	96.9%	+ 0.5%
98.1%	98.3%	+ 0.2%
97.8%	97.9%	+ 0.1%
<b>97.8%</b>	<b>98.1%</b>	<b>+ 0.3%</b>

7-2017	7-2018	Change
96.0%	96.6%	+ 0.6%
98.2%	98.4%	+ 0.2%
97.8%	97.9%	+ 0.1%
<b>97.9%</b>	<b>98.1%</b>	<b>+ 0.2%</b>

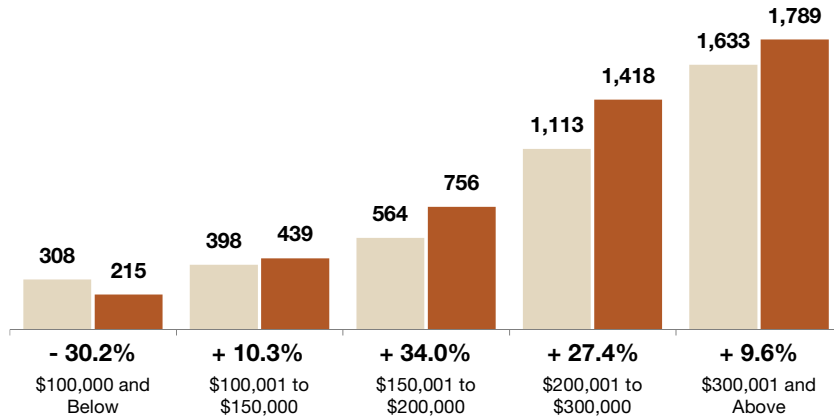
# Inventory of Homes for Sale

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



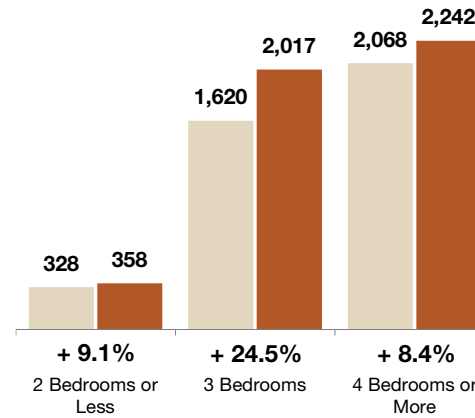
## By Price Range

7-2017 7-2018



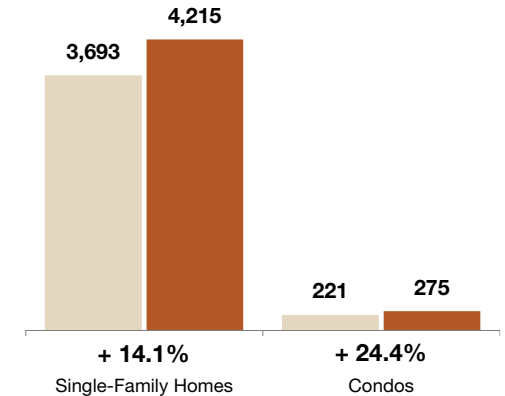
## By Bedroom Count

7-2017 7-2018



## By Property Type

7-2017 7-2018



### All Properties

By Price Range	7-2017	7-2018	Change
\$100,000 and Below	308	215	- 30.2%
\$100,001 to \$150,000	398	439	+ 10.3%
\$150,001 to \$200,000	564	756	+ 34.0%
\$200,001 to \$300,000	1,113	1,418	+ 27.4%
\$300,001 and Above	1,633	1,789	+ 9.6%
<b>All Price Ranges</b>	<b>4,016</b>	<b>4,617</b>	<b>+ 15.0%</b>

### Single-Family Homes

7-2017	7-2018	Change
241	154	- 36.1%
344	344	0.0%
509	672	+ 32.0%
1,061	1,335	+ 25.8%
1,538	1,710	+ 11.2%
<b>3,693</b>	<b>4,215</b>	<b>+ 14.1%</b>

### Condos

7-2017	7-2018	Change
10	11	+ 10.0%
36	53	+ 47.2%
44	65	+ 47.7%
43	74	+ 72.1%
88	72	- 18.2%
<b>221</b>	<b>275</b>	<b>+ 24.4%</b>

### By Bedroom Count

7-2017	7-2018	Change
328	358	+ 9.1%
1,620	2,017	+ 24.5%
2,068	2,242	+ 8.4%
<b>4,016</b>	<b>4,617</b>	<b>+ 15.0%</b>

7-2017	7-2018	Change
224	232	+ 3.6%
1,438	1,782	+ 23.9%
2,031	2,201	+ 8.4%
<b>3,693</b>	<b>4,215</b>	<b>+ 14.1%</b>

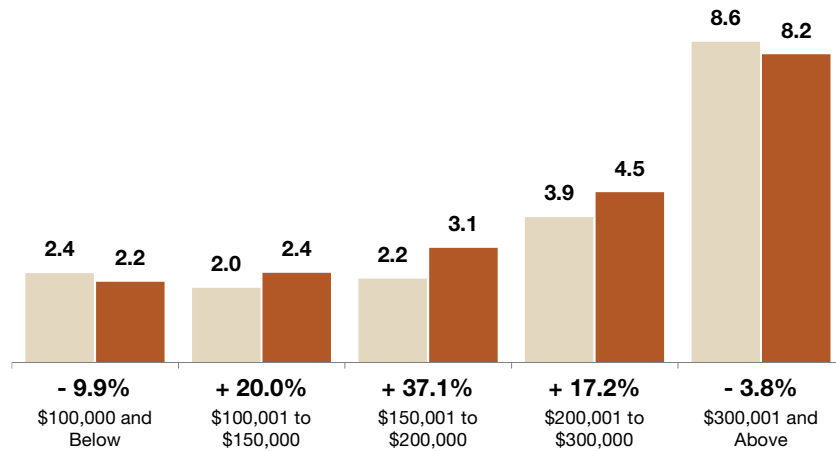
# Months Supply of Inventory

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.**



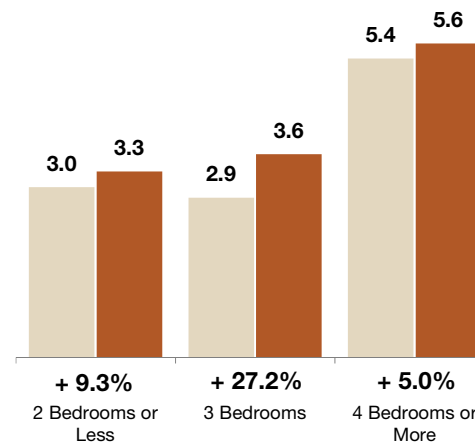
## By Price Range

7-2017 7-2018



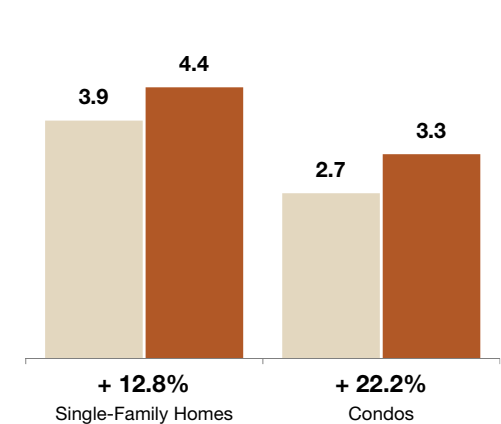
## By Bedroom Count

7-2017 7-2018



## By Property Type

7-2017 7-2018



### All Properties

#### By Price Range

	7-2017	7-2018	Change
\$100,000 and Below	2.4	2.2	- 9.9%
\$100,001 to \$150,000	2.0	2.4	+ 20.0%
\$150,001 to \$200,000	2.2	3.1	+ 37.1%
\$200,001 to \$300,000	3.9	4.5	+ 17.2%
\$300,001 and Above	8.6	8.2	- 3.8%
<b>All Price Ranges</b>	<b>3.8</b>	<b>4.4</b>	<b>+ 15.8%</b>

### Single-Family Homes

	7-2017	7-2018	Change	7-2017	7-2018	Change
	2.6	2.2	- 15.2%	0.7	1.0	+ 32.6%
	2.0	2.3	+ 13.7%	1.6	2.1	+ 31.9%
	2.2	3.0	+ 38.8%	2.4	2.7	+ 13.0%
	3.9	4.5	+ 14.3%	2.8	5.8	+ 109.2%
	8.6	8.2	- 4.0%	7.8	7.6	- 1.5%
<b>All Price Ranges</b>	<b>3.9</b>	<b>4.4</b>	<b>+ 12.8%</b>	<b>2.7</b>	<b>3.3</b>	<b>+ 22.2%</b>

### Condos

#### By Bedroom Count

	7-2017	7-2018	Change
2 Bedrooms or Less	3.0	3.3	+ 9.3%
3 Bedrooms	2.9	3.6	+ 27.2%
4 Bedrooms or More	5.4	5.6	+ 5.0%
<b>All Bedroom Counts</b>	<b>3.8</b>	<b>4.4</b>	<b>+ 15.8%</b>

	7-2017	7-2018	Change	7-2017	7-2018	Change
	3.3	3.4	+ 3.3%	2.2	2.8	+ 25.3%
	2.8	3.6	+ 26.9%	3.0	3.8	+ 29.1%
	5.4	5.7	+ 5.0%	4.8	3.8	- 20.0%
<b>All Bedroom Counts</b>	<b>3.9</b>	<b>4.4</b>	<b>+ 12.8%</b>	<b>2.7</b>	<b>3.3</b>	<b>+ 22.2%</b>