SALES HOLDING STEADY
Closed sales of single family homes on less than one acre including condos for July 2016 total 751 compared to July 2015 when the total was 756.

AVERAGE PRICE UP 5%
The average closed price for July 2016 was $222,321 compared to July 2015 when the average price was $211,762.*

MEDIAN PRICE UP 9.5%
The median closed price for July 2016 was $208,000 compared to July 2015 when the median price was $190,000.*

*NOTE: Does not represent home values.

INVENTORY DOWN
Inventory is down 15.2% compared to July 2015. Current inventory, as of this report totals 2,114 properties which represents a 2.8 month supply.

NOTE: Months supply based on closed sales for July.

DISTRESSED SALES DOWN
Sales of Distressed homes accounted for 5.7% of sales in July 2016 compared to 9.1% in July 2015.

NOTE: Information comes from the SAR’s Monthly Activity Report which looks at single family residential/site built properties on less than one acre and condominiums.