

# Monthly Indicators



## May 2019

At this point in the year, we are getting a good sense for how the housing market is likely to perform for the foreseeable future. And although it is not a particularly exciting forecast, it is a desirable one. Markets across the country are regulating toward a middle ground between buyers and sellers. While it remains true that sales prices are running higher and that inventory options are relatively low, buyers are beginning to find wiggle room at some price points and geographies.

New Listings were up 8.2 percent to 1,995. Pending Sales decreased 53.5 percent to 622. Inventory grew 27.4 percent to 4,917 units.

Prices moved higher as Median Sales Price was up 5.8 percent to \$220,000. Days on Market decreased 5.8 percent to 49 days. Months Supply of Inventory was up 35.3 percent to 4.6 months, indicating that supply increased relative to demand.

An extended trend of low unemployment, higher wages and favorable mortgage rates has been a terrific driver of housing stability in recent years. What is different about this year so far is that prices are not rising as quickly. Some of the hottest Western markets are even cooling slightly, while some Northeast markets are achieving a state of recovery after a decade of battling back from recession. As a whole, the selling season is looking fairly stable across the nation.

## Quick Facts

<b>+ 3.5%</b>	<b>+ 5.8%</b>	<b>+ 35.3%</b>
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			05-2018	05-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
	05-2017	05-2018	05-2019						
New Listings				1,844	<b>1,995</b>	+ 8.2%	8,264	<b>8,477</b>	+ 2.6%
Pending Sales				1,339	<b>622</b>	- 53.5%	6,239	<b>5,468</b>	- 12.4%
Closed Sales				1,409	<b>1,458</b>	+ 3.5%	5,464	<b>5,599</b>	+ 2.5%
Days on Market				52	<b>49</b>	- 5.8%	56	<b>57</b>	+ 1.8%
Median Sales Price				\$208,000	<b>\$220,000</b>	+ 5.8%	\$200,000	<b>\$212,500</b>	+ 6.3%
Average Sales Price				\$245,048	<b>\$258,740</b>	+ 5.6%	\$236,933	<b>\$245,321</b>	+ 3.5%
Pct. of List Price Received				98.1%	<b>98.2%</b>	+ 0.1%	98.0%	<b>98.0%</b>	0.0%
Housing Affordability Index				114	<b>108</b>	- 5.3%	118	<b>111</b>	- 5.9%
Inventory of Homes for Sale				3,861	<b>4,917</b>	+ 27.4%	--	<b>--</b>	--
Months Supply of Inventory				3.4	<b>4.6</b>	+ 35.3%	--	<b>--</b>	--

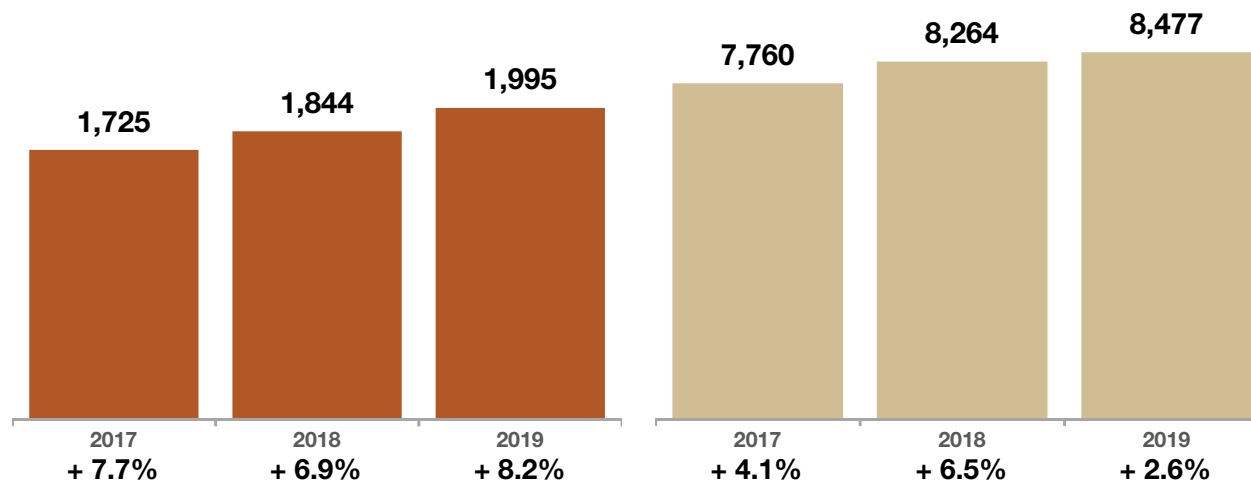
# New Listings

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



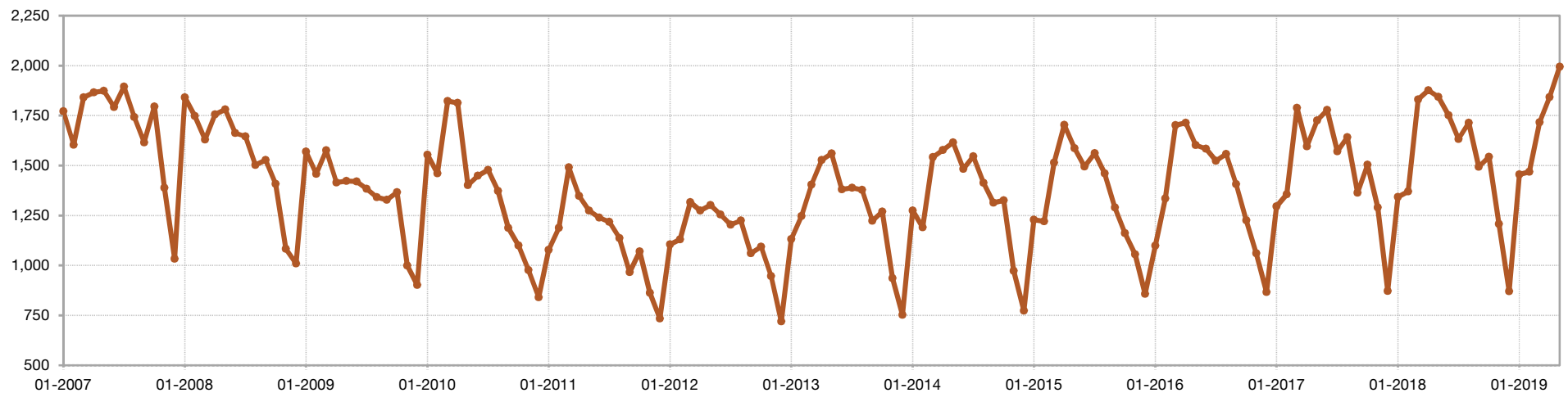
## May

## Year to Date



New Listings		Prior Year	Percent Change
June 2018	1,752	1,778	-1.5%
July 2018	1,633	1,571	+3.9%
August 2018	1,714	1,641	+4.4%
September 2018	1,494	1,363	+9.6%
October 2018	1,543	1,504	+2.6%
November 2018	1,208	1,290	-6.4%
December 2018	870	872	-0.2%
January 2019	1,456	1,343	+8.4%
February 2019	1,468	1,370	+7.2%
March 2019	1,716	1,831	-6.3%
April 2019	1,842	1,876	-1.8%
<b>May 2019</b>	<b>1,995</b>	<b>1,844</b>	<b>+8.2%</b>
12-Month Avg	1,558	1,524	+2.2%

## Historical New Listings by Month



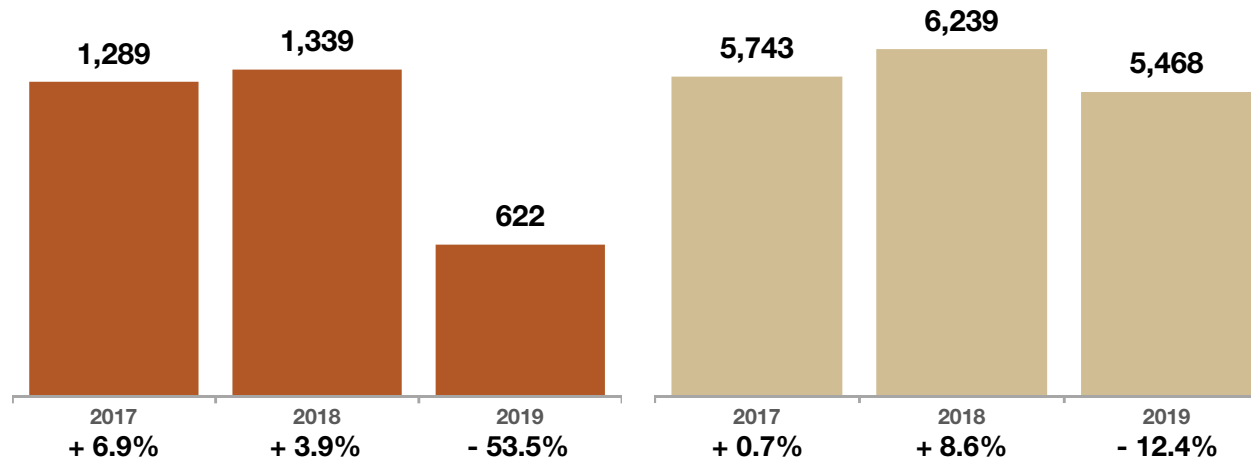
# Pending Sales

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 2018	1,264	1,227	+3.0%
July 2018	1,221	1,172	+4.2%
August 2018	1,167	1,201	-2.8%
September 2018	1,008	991	+1.7%
October 2018	1,104	1,039	+6.3%
November 2018	895	950	-5.8%
December 2018	620	748	-17.1%
January 2019	1,113	1,043	+6.7%
February 2019	1,149	1,109	+3.6%
March 2019	1,397	1,384	+0.9%
April 2019	1,187	1,364	-13.0%
May 2019	622	1,339	-53.5%
12-Month Avg	1,062	1,131	-6.0%

## Historical Pending Sales by Month

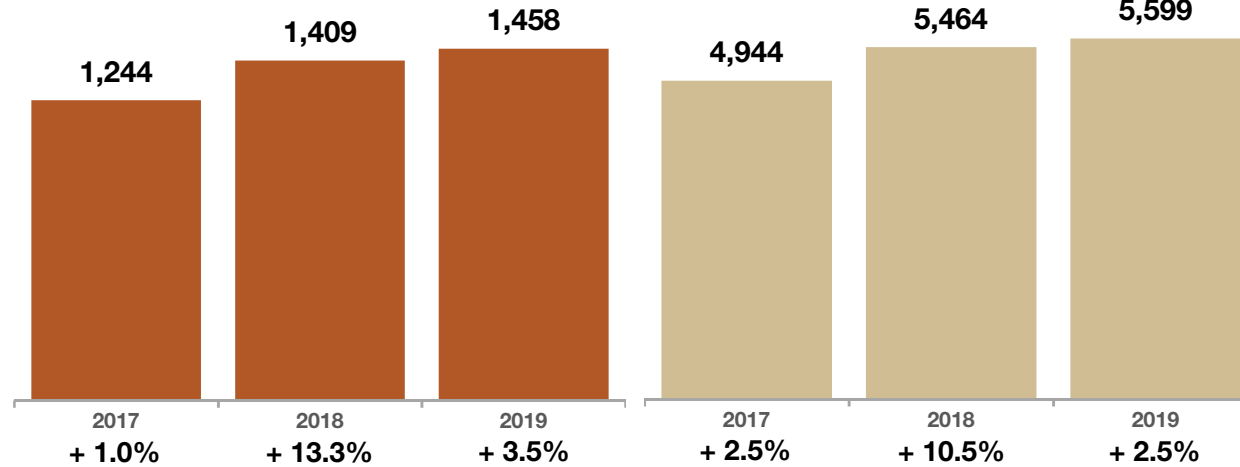


# Closed Sales

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

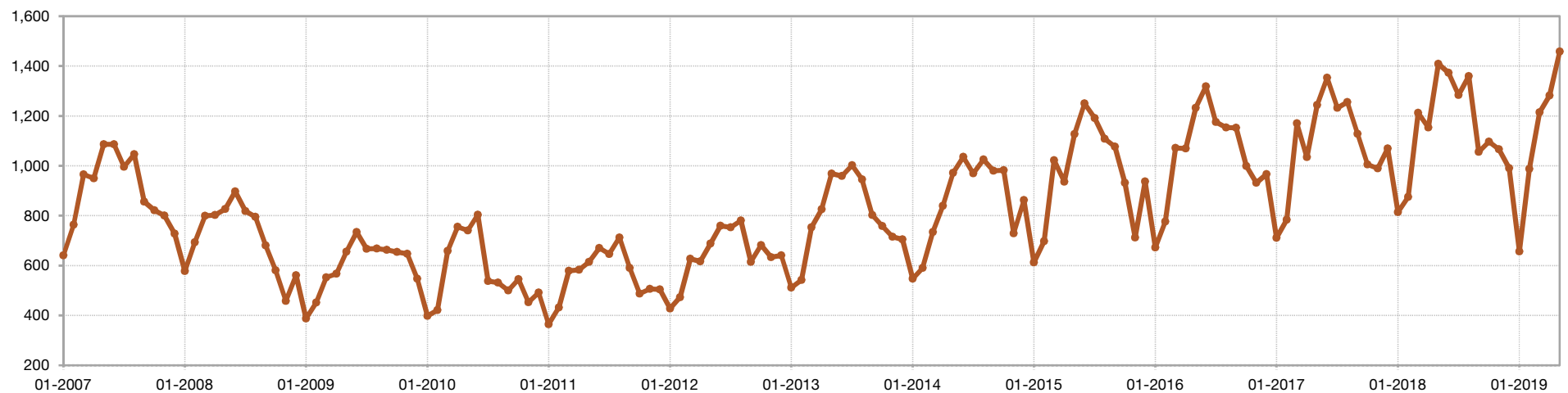


## May



Closed Sales		Prior Year	Percent Change
June 2018	1,373	1,353	+1.5%
July 2018	1,284	1,232	+4.2%
August 2018	1,359	1,256	+8.2%
September 2018	1,056	1,128	-6.4%
October 2018	1,097	1,005	+9.2%
November 2018	1,066	990	+7.7%
December 2018	991	1,070	-7.4%
January 2019	657	814	-19.3%
February 2019	988	875	+12.9%
March 2019	1,214	1,212	+0.2%
April 2019	1,282	1,154	+11.1%
May 2019	1,458	1,409	+3.5%
12-Month Avg	1,152	1,125	+2.4%

## Historical Closed Sales by Month



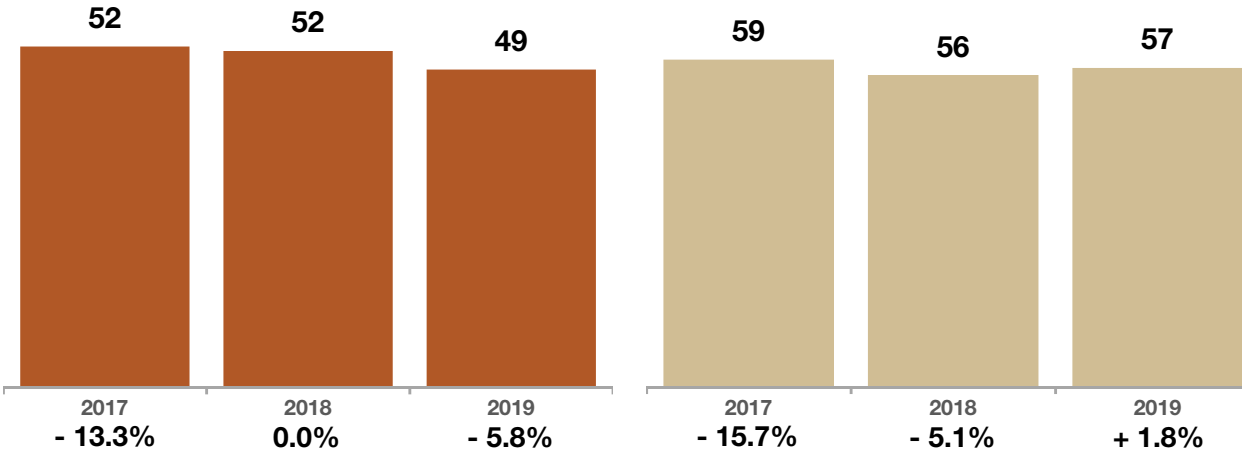
# Days on Market Until Sale

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



## May

## Year to Date



Days on Market		Prior Year	Percent Change
June 2018	43	47	-8.5%
July 2018	47	47	0.0%
August 2018	46	46	0.0%
September 2018	45	45	0.0%
October 2018	47	51	-7.8%
November 2018	51	53	-3.8%
December 2018	61	58	+5.2%
January 2019	63	56	+12.5%
February 2019	61	60	+1.7%
March 2019	62	61	+1.6%
April 2019	57	53	+7.5%
<b>May 2019</b>	<b>49</b>	<b>52</b>	<b>-5.8%</b>
12-Month Avg*	52	52	0.0%

\* Average Days on Market of all properties from June 2018 through May 2019. This is not the average of the individual figures above.

## Historical Days on Market Until Sale by Month



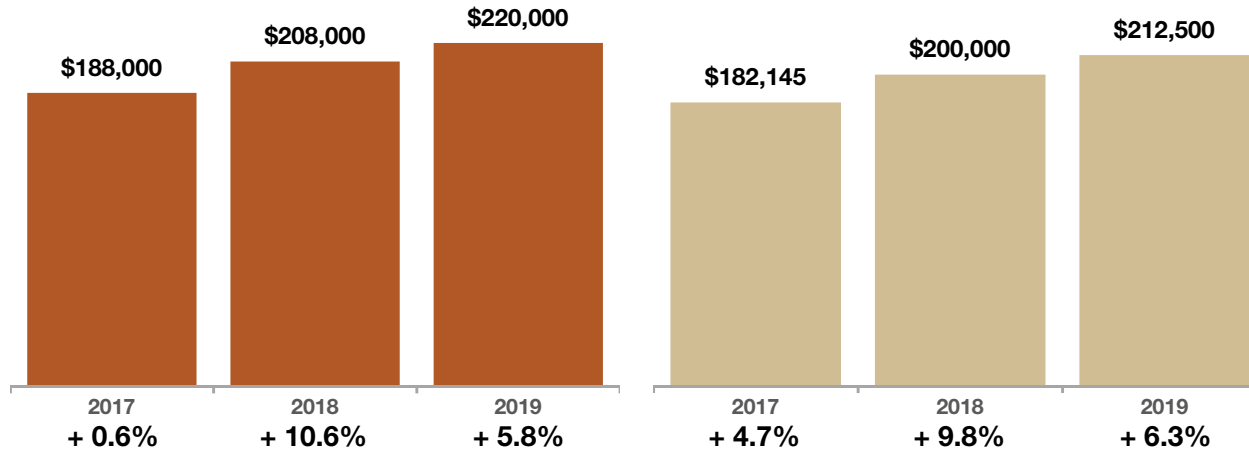
# Median Sales Price

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



Median Sales Price	Prior Year	Percent Change
June 2018	\$212,000	\$198,000 +7.1%
July 2018	\$217,000	\$195,000 +11.3%
August 2018	\$202,000	\$194,000 +4.1%
September 2018	\$207,745	\$190,000 +9.3%
October 2018	\$206,500	\$191,000 +8.1%
November 2018	\$200,000	\$189,000 +5.8%
December 2018	\$209,400	\$191,000 +9.6%
January 2019	\$210,000	\$191,000 +9.9%
February 2019	\$200,000	\$195,000 +2.6%
March 2019	\$209,000	\$203,250 +2.8%
April 2019	\$216,545	\$200,000 +8.3%
May 2019	\$220,000	\$208,000 +5.8%
12-Month Med*	\$210,000	\$196,000 +7.1%

\* Median Sales Price of all properties from June 2018 through May 2019. This is not the median of the individual figures above.

## Historical Median Sales Price by Month



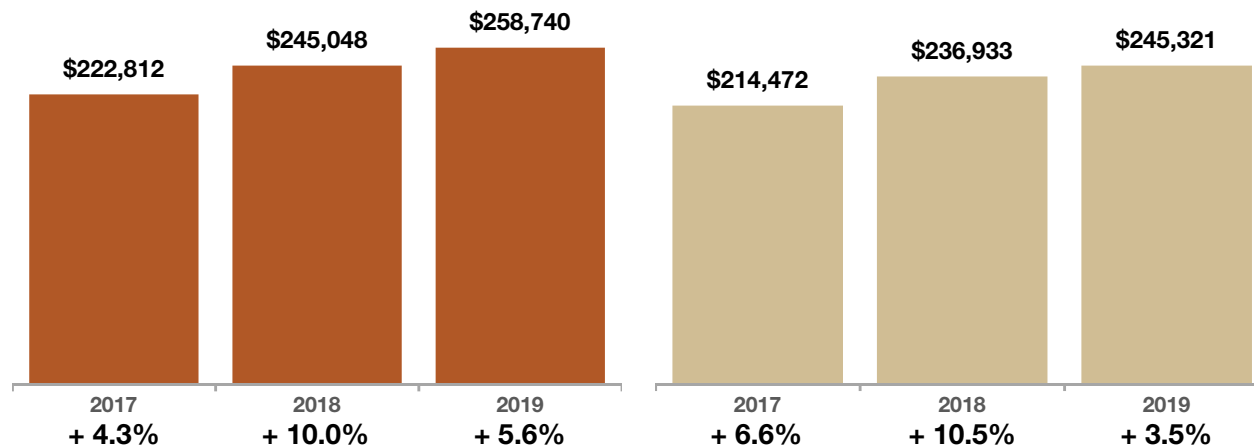
# Average Sales Price

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



## May

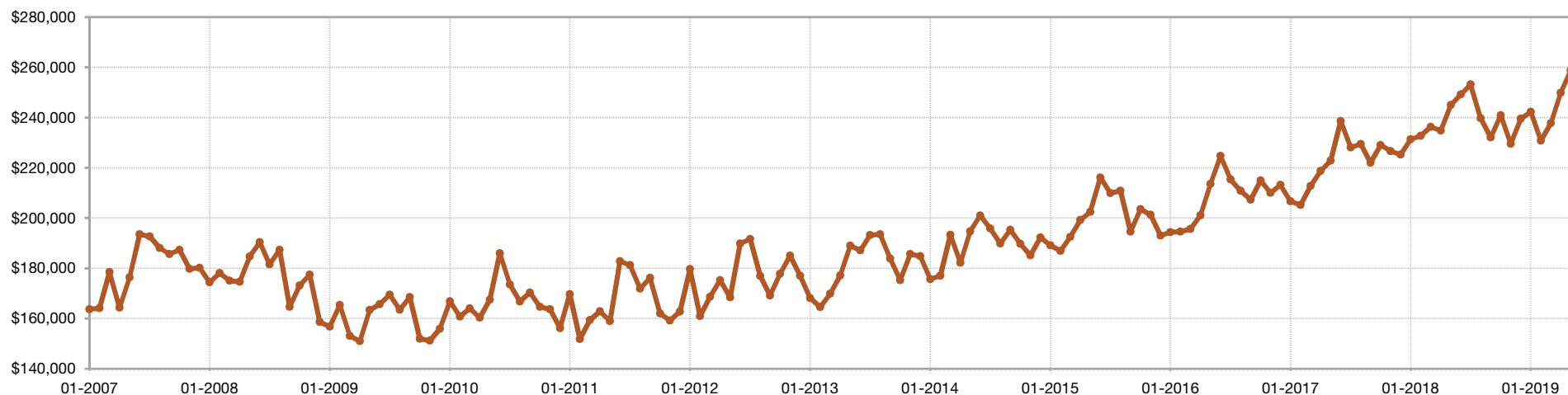
## Year to Date



Avg. Sales Price	Prior Year	Percent Change
June 2018	\$249,249	\$238,613 +4.5%
July 2018	\$253,236	\$228,157 +11.0%
August 2018	\$239,792	\$229,463 +4.5%
September 2018	\$232,137	\$222,032 +4.6%
October 2018	\$240,895	\$229,099 +5.1%
November 2018	\$229,617	\$226,593 +1.3%
December 2018	\$239,524	\$225,273 +6.3%
January 2019	\$242,338	\$231,360 +4.7%
February 2019	\$230,877	\$232,740 -0.8%
March 2019	\$237,812	\$236,314 +0.6%
April 2019	\$249,844	\$234,787 +6.4%
May 2019	\$258,740	\$245,048 +5.6%
12-Month Avg*	\$242,005	\$231,623 +4.5%

\* Avg. Sales Price of all properties from June 2018 through May 2019. This is not the average of the individual figures above.

## Historical Average Sales Price by Month





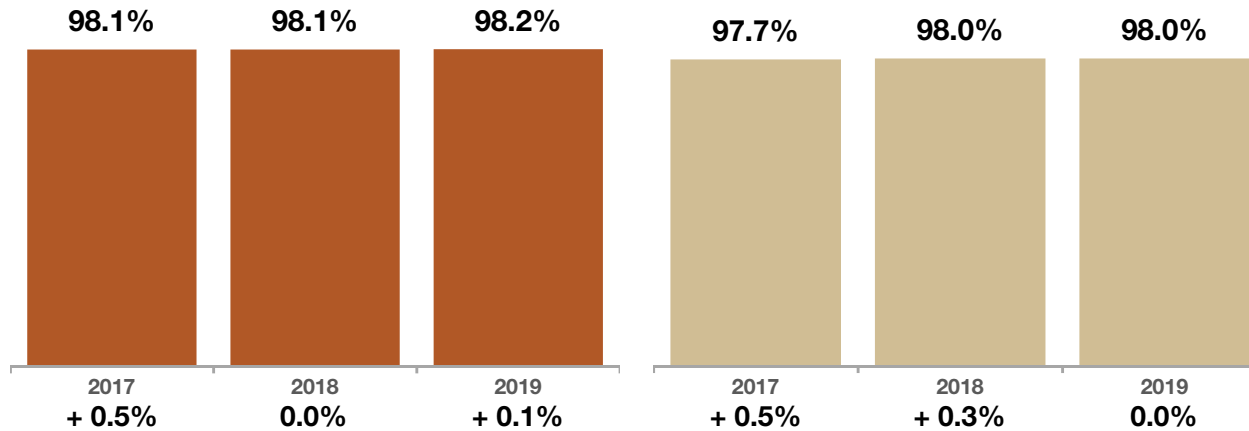
# Percent of List Price Received

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

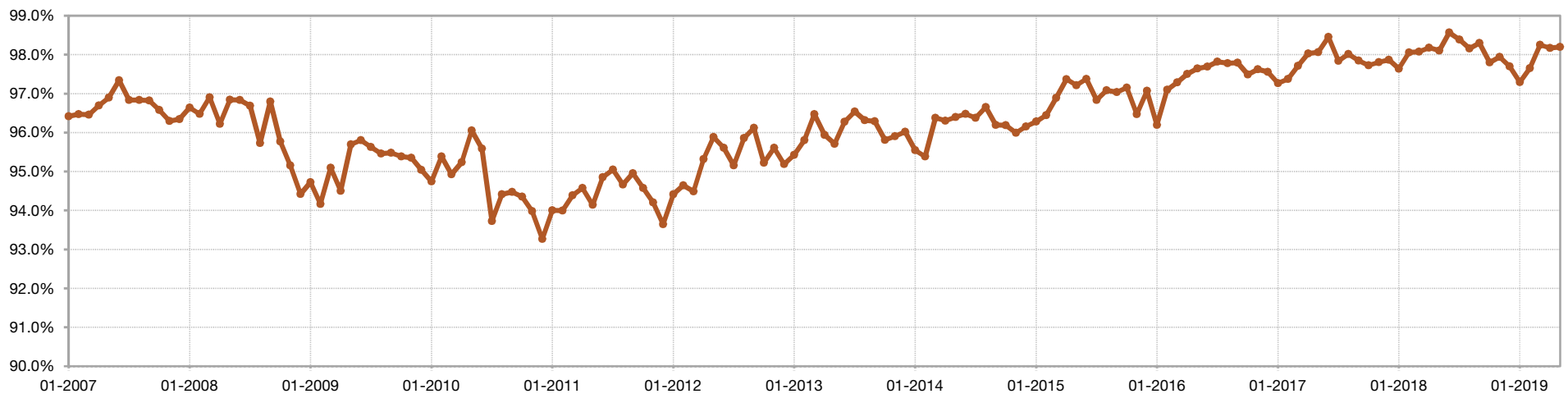
## Year to Date



	Pct. of List Price Received	Prior Year	Percent Change
June 2018	98.6%	98.5%	+0.1%
July 2018	98.4%	97.8%	+0.6%
August 2018	98.2%	98.0%	+0.2%
September 2018	98.3%	97.8%	+0.5%
October 2018	97.8%	97.7%	+0.1%
November 2018	97.9%	97.8%	+0.1%
December 2018	97.7%	97.9%	-0.2%
January 2019	97.3%	97.6%	-0.3%
February 2019	97.7%	98.1%	-0.4%
March 2019	98.2%	98.1%	+0.1%
April 2019	98.2%	98.2%	0.0%
<b>May 2019</b>	<b>98.2%</b>	<b>98.1%</b>	<b>+0.1%</b>
12-Month Avg*	98.1%	98.0%	+0.1%

\* Average Pct. of List Price Received for all properties from June 2018 through May 2019. This is not the average of the individual figures above.

## Historical Percent of List Price Received by Month



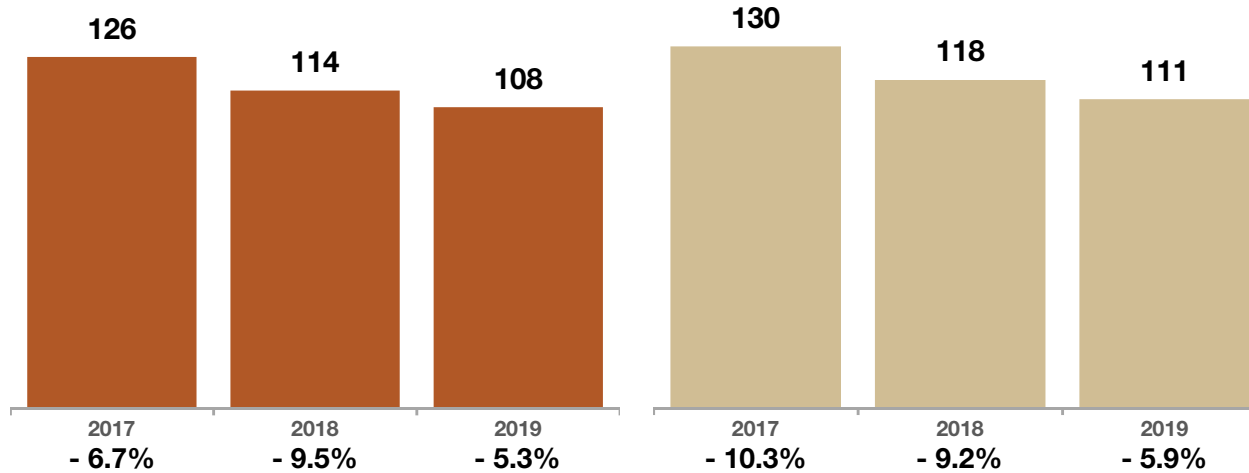
# Housing Affordability Index

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.



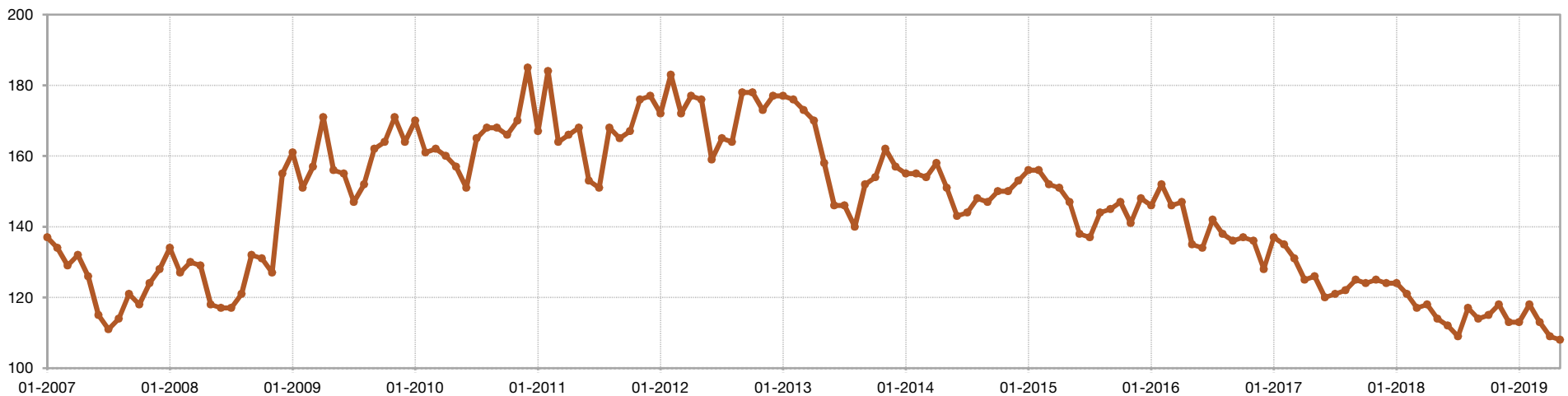
## May

## Year to Date



Affordability Index		Prior Year	Percent Change
June 2018	112	120	-6.7%
July 2018	109	121	-9.9%
August 2018	117	122	-4.1%
September 2018	114	125	-8.8%
October 2018	115	124	-7.3%
November 2018	118	125	-5.6%
December 2018	113	124	-8.9%
January 2019	113	124	-8.9%
February 2019	118	121	-2.5%
March 2019	113	117	-3.4%
April 2019	109	118	-7.6%
May 2019	108	114	-5.3%
12-Month Avg	113	121	-6.6%

## Historical Housing Affordability Index by Month

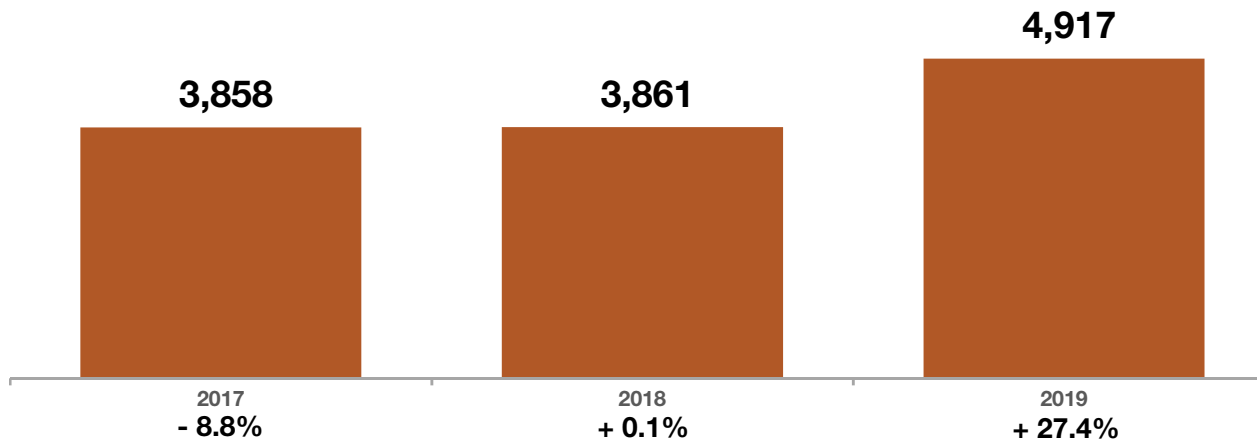


# Inventory of Homes for Sale

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



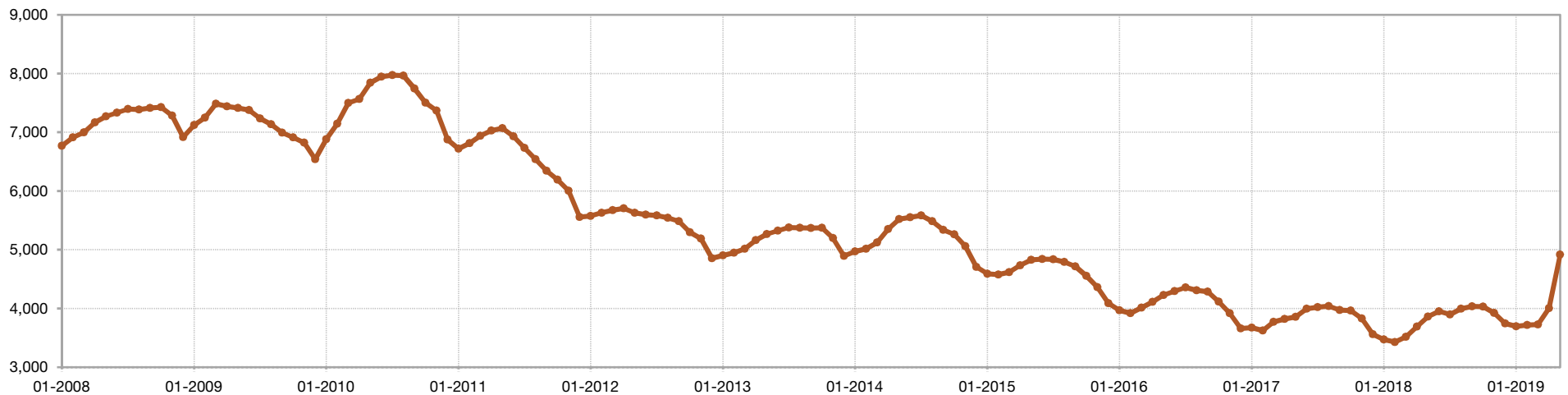
## May



Homes for Sale		Prior Year	Percent Change
June 2018	3,950	3,995	-1.1%
July 2018	3,898	4,020	-3.0%
August 2018	3,997	4,040	-1.1%
September 2018	4,037	3,975	+1.6%
October 2018	4,033	3,963	+1.8%
November 2018	3,925	3,829	+2.5%
December 2018	3,745	3,561	+5.2%
January 2019	3,694	3,472	+6.4%
February 2019	3,716	3,428	+8.4%
March 2019	3,726	3,518	+5.9%
April 2019	4,004	3,690	+8.5%
<b>May 2019</b>	<b>4,917</b>	<b>3,861</b>	<b>+27.4%</b>
12-Month Avg*	3,970	3,776	+5.2%

\* Homes for Sale for all properties from June 2018 through May 2019. This is not the average of the individual figures above.

## Historical Inventory of Homes for Sale by Month

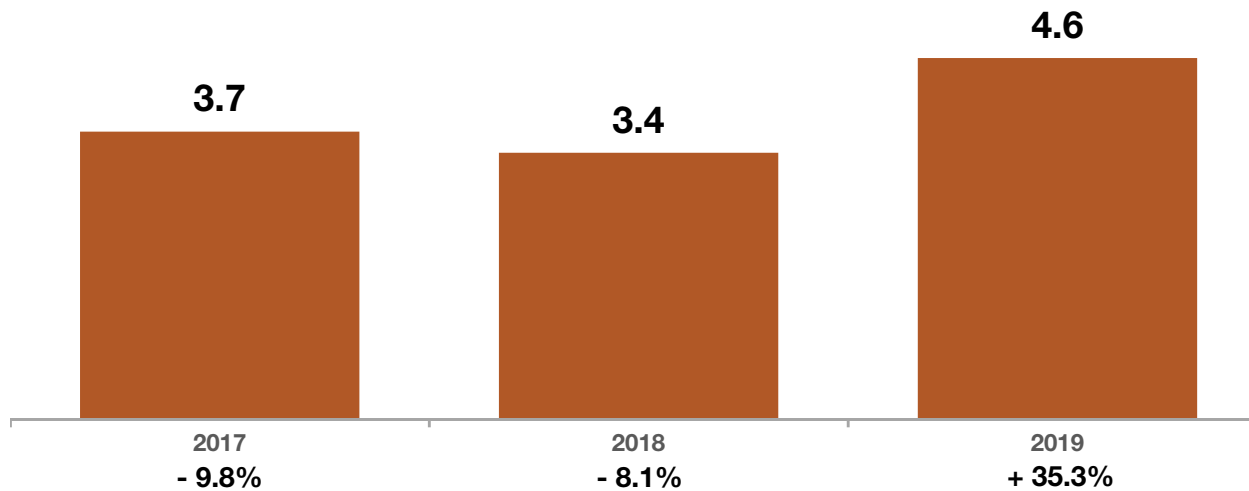


# Months Supply of Inventory

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.



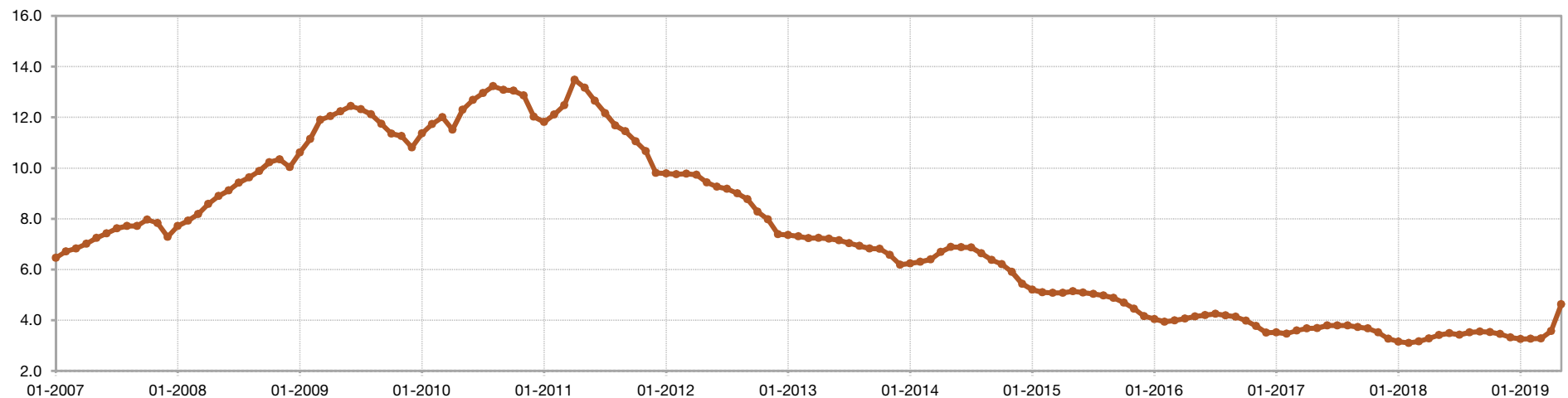
## May



Months Supply		Prior Year	Percent Change
June 2018	3.5	3.8	-7.9%
July 2018	3.4	3.8	-10.5%
August 2018	3.5	3.8	-7.9%
September 2018	3.6	3.7	-2.7%
October 2018	3.5	3.7	-5.4%
November 2018	3.5	3.5	0.0%
December 2018	3.3	3.3	0.0%
January 2019	3.3	3.2	+3.1%
February 2019	3.3	3.1	+6.5%
March 2019	3.3	3.2	+3.1%
April 2019	3.6	3.3	+9.1%
<b>May 2019</b>	<b>4.6</b>	<b>3.4</b>	<b>+35.3%</b>
12-Month Avg*	3.5	3.5	0.0%

\* Months Supply for all properties from June 2018 through May 2019. 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 2019

In general, there are still fewer homes for sale at the lower end of the price spectrum, which has unsurprisingly translated into fewer sales at that end of the market. Meanwhile, inventory is rising along with sales in the upper price tiers. For the 12-month period spanning June 2018 through May 2019, Closed Sales in the Greater Greenville region were up 2.4 percent overall. The price range with the largest gain in sales was the \$200,001 to \$300,000 range, where they increased 17.9 percent.

The overall Median Sales Price was up 7.1 percent to \$210,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 6.5 percent to \$216,190. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 32 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 73 days.

Market-wide, inventory levels were up 27.4 percent. The property type that gained the most inventory was the Condos segment, where it increased 85.8 percent. That amounts to 4.6 months supply for Single-Family homes and 5.0 months supply for Condos.

## Quick Facts

+ 17.9%	+ 4.9%	+ 3.5%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
<b>\$200,001 to \$300,000</b>	<b>4 Bedrooms or More</b>	<b>Single-Family</b>

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>

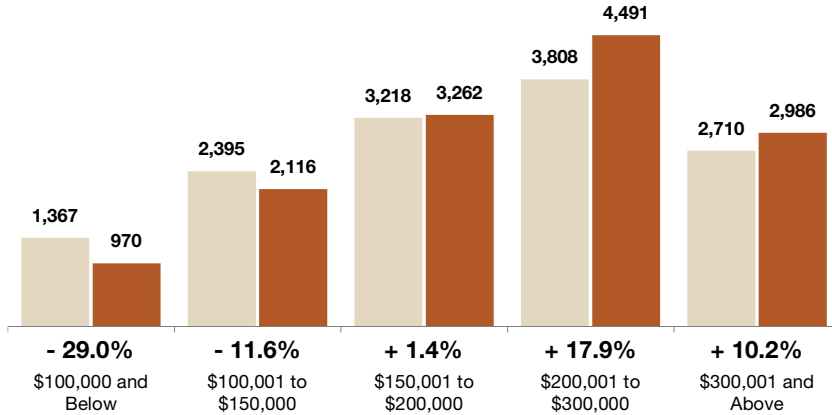
# Closed Sales

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



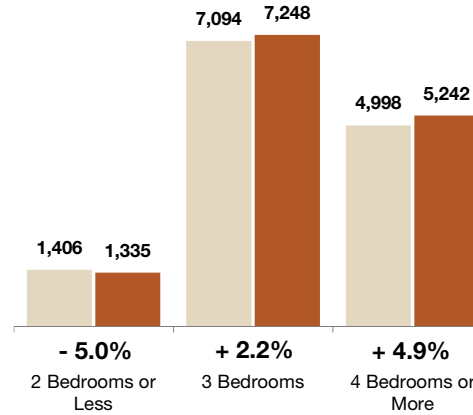
## By Price Range

5-2018 5-2019



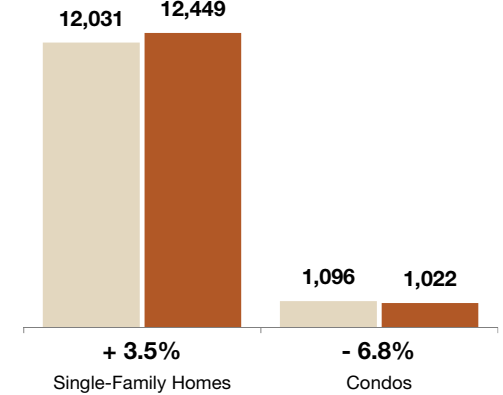
## By Bedroom Count

5-2018 5-2019



## By Property Type

5-2018 5-2019



## All Properties

### By Price Range

	5-2018	5-2019	Change
\$100,000 and Below	1,367	970	- 29.0%
\$100,001 to \$150,000	2,395	2,116	- 11.6%
\$150,001 to \$200,000	3,218	3,262	+ 1.4%
\$200,001 to \$300,000	3,808	4,491	+ 17.9%
\$300,001 and Above	2,710	2,986	+ 10.2%
<b>All Price Ranges</b>	<b>13,498</b>	<b>13,825</b>	<b>+ 2.4%</b>

## Single-Family Homes

5-2018	5-2019	Change	5-2018	5-2019	Change
969	687	- 29.1%	142	92	- 35.2%
1,974	1,722	- 12.8%	332	281	- 15.4%
2,921	2,922	+ 0.0%	281	315	+ 12.1%
3,616	4,267	+ 18.0%	183	207	+ 13.1%
2,551	2,851	+ 11.8%	158	127	- 19.6%
12,031	12,449	+ 3.5%	1,096	1,022	- 6.8%

## Condos

	5-2018	5-2019	Change
	142	92	- 35.2%
	332	281	- 15.4%
	281	315	+ 12.1%
	183	207	+ 13.1%
	158	127	- 19.6%
	<b>1,096</b>	<b>1,022</b>	<b>- 6.8%</b>

### By Bedroom Count

	5-2018	5-2019	Change
2 Bedrooms or Less	1,406	1,335	- 5.0%
3 Bedrooms	7,094	7,248	+ 2.2%
4 Bedrooms or More	4,998	5,242	+ 4.9%
<b>All Bedroom Counts</b>	<b>13,498</b>	<b>13,825</b>	<b>+ 2.4%</b>

5-2018	5-2019	Change	5-2018	5-2019	Change
883	858	- 2.8%	484	438	- 9.5%
6,297	6,485	+ 3.0%	559	540	- 3.4%
4,851	5,106	+ 5.3%	53	44	- 17.0%
12,031	12,449	+ 3.5%	1,096	1,022	- 6.8%

	5-2018	5-2019	Change
	484	438	- 9.5%
	559	540	- 3.4%
	53	44	- 17.0%
	<b>1,096</b>	<b>1,022</b>	<b>- 6.8%</b>

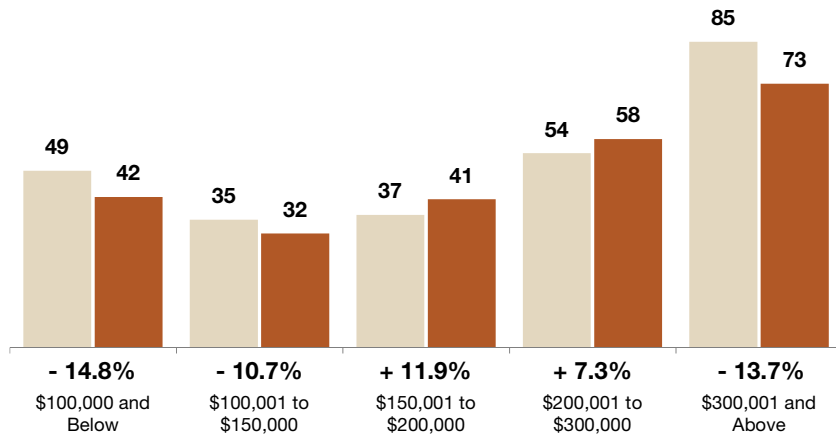
# Days on Market Until Sale

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



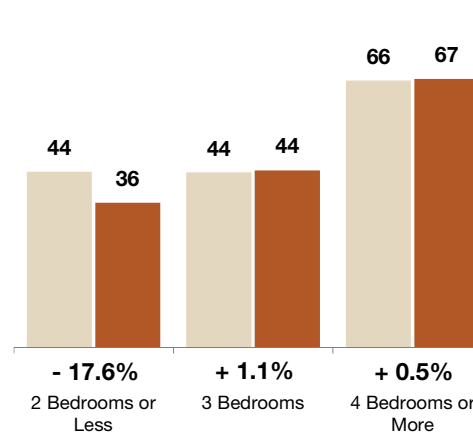
## By Price Range

■ 5-2018 ■ 5-2019



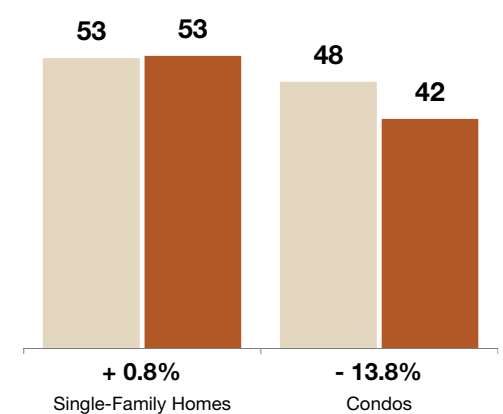
## By Bedroom Count

■ 5-2018 ■ 5-2019



## By Property Type

■ 5-2018 ■ 5-2019



## All Properties

### By Price Range

	5-2018	5-2019	Change
\$100,000 and Below	49	42	- 14.8%
\$100,001 to \$150,000	35	32	- 10.7%
\$150,001 to \$200,000	37	41	+ 11.9%
\$200,001 to \$300,000	54	58	+ 7.3%
\$300,001 and Above	85	73	- 13.7%
<b>All Price Ranges</b>	<b>52</b>	<b>52</b>	<b>- 0.3%</b>

## Single-Family Homes

	5-2018	5-2019	Change
\$100,000 and Below	54	43	- 20.4%
\$100,001 to \$150,000	36	33	- 10.4%
\$150,001 to \$200,000	36	40	+ 13.5%
\$200,001 to \$300,000	54	58	+ 8.4%
\$300,001 and Above	83	74	- 11.7%
<b>All Price Ranges</b>	<b>53</b>	<b>53</b>	<b>+ 0.8%</b>

## Condos

	5-2018	5-2019	Change
\$100,000 and Below	29	47	+ 59.5%
\$100,001 to \$150,000	28	23	- 19.2%
\$150,001 to \$200,000	46	45	- 2.0%
\$200,001 to \$300,000	55	48	- 12.8%
\$300,001 and Above	107	63	- 40.6%
<b>All Price Ranges</b>	<b>48</b>	<b>42</b>	<b>- 13.8%</b>

### By Bedroom Count

	5-2018	5-2019	Change
2 Bedrooms or Less	44	36	- 17.6%
3 Bedrooms	44	44	+ 1.1%
4 Bedrooms or More	66	67	+ 0.5%
<b>All Bedroom Counts</b>	<b>52</b>	<b>52</b>	<b>- 0.3%</b>

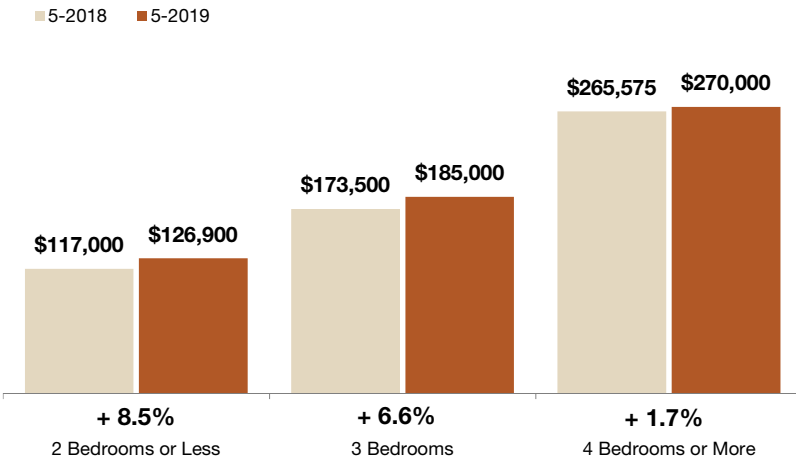
	5-2018	5-2019	Change
2 Bedrooms or Less	47	36	- 23.6%
3 Bedrooms	43	44	+ 4.0%
4 Bedrooms or More	67	67	+ 0.5%
<b>All Bedroom Counts</b>	<b>53</b>	<b>53</b>	<b>+ 0.8%</b>

# Median Sales Price

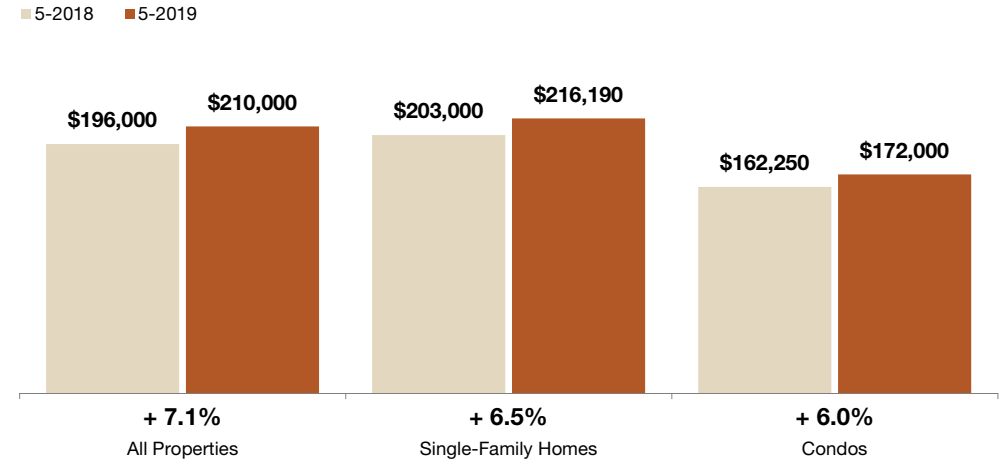
Median price point for all closed sales, not accounting for seller concessions. **Based on a rolling 12-month median.**



## By Bedroom Count



## By Property Type



### All Properties

By Bedroom Count	5-2018	5-2019	Change
2 Bedrooms or Less	\$117,000	\$126,900	+ 8.5%
3 Bedrooms	\$173,500	\$185,000	+ 6.6%
4 Bedrooms or More	\$265,575	\$270,000	+ 1.7%
<b>All Bedroom Counts</b>	<b>\$196,000</b>	<b>\$210,000</b>	<b>+ 7.1%</b>

### Single-Family Homes

5-2018	5-2019	Change
\$104,200	\$120,000	+ 15.2%
\$175,000	\$187,000	+ 6.9%
\$268,500	\$272,634	+ 1.5%
<b>\$203,000</b>	<b>\$216,190</b>	<b>+ 6.5%</b>

### Condos

5-2018	5-2019	Change
\$132,500	\$140,250	+ 5.8%
\$175,000	\$183,000	+ 4.6%
\$216,500	\$207,000	- 4.4%
<b>\$162,250</b>	<b>\$172,000</b>	<b>+ 6.0%</b>



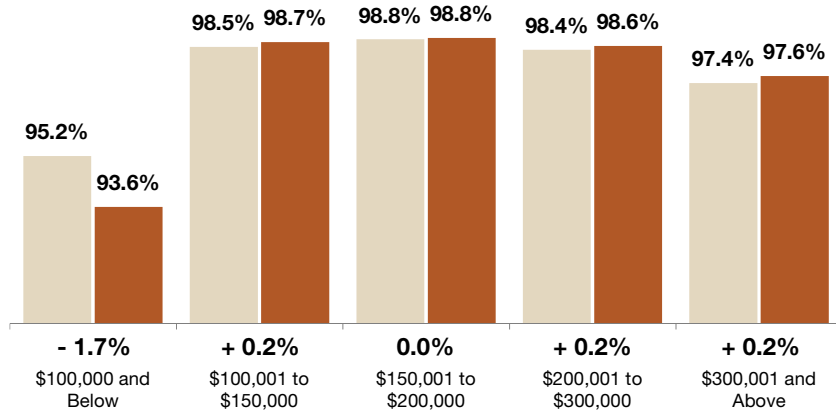
# Percent of List Price Received

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.**



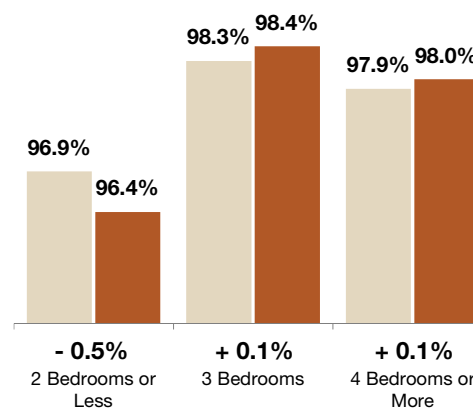
## By Price Range

■ 5-2018 ■ 5-2019



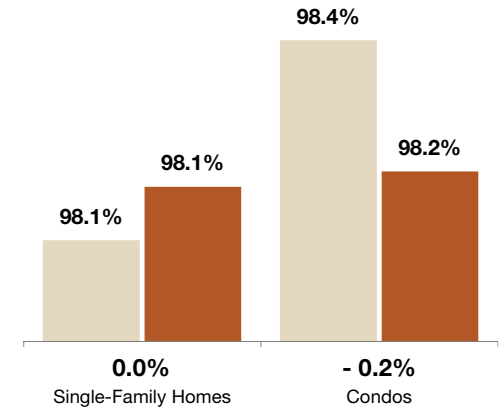
## By Bedroom Count

■ 5-2018 ■ 5-2019



## By Property Type

■ 5-2018 ■ 5-2019



## All Properties

By Price Range	5-2018	5-2019	Change
\$100,000 and Below	95.2%	93.6%	- 1.7%
\$100,001 to \$150,000	98.5%	98.7%	+ 0.2%
\$150,001 to \$200,000	98.8%	98.8%	0.0%
\$200,001 to \$300,000	98.4%	98.6%	+ 0.2%
\$300,001 and Above	97.4%	97.6%	+ 0.2%
<b>All Price Ranges</b>	<b>98.0%</b>	<b>98.1%</b>	<b>+ 0.1%</b>

## Single-Family Homes

5-2018	5-2019	Change	5-2018	5-2019	Change
95.1%	92.8%	- 2.4%	97.2%	95.2%	- 2.1%
98.6%	98.8%	+ 0.2%	98.3%	98.4%	+ 0.1%
98.8%	98.8%	0.0%	98.3%	98.6%	+ 0.3%
98.5%	98.6%	+ 0.1%	98.1%	98.3%	+ 0.2%
97.2%	97.6%	+ 0.4%	100.1%	98.4%	- 1.7%
<b>98.1%</b>	<b>98.1%</b>	<b>0.0%</b>	<b>98.4%</b>	<b>98.2%</b>	<b>- 0.2%</b>

## Condos

By Bedroom Count	5-2018	5-2019	Change
2 Bedrooms or Less	96.9%	96.4%	- 0.5%
3 Bedrooms	98.3%	98.4%	+ 0.1%
4 Bedrooms or More	97.9%	98.0%	+ 0.1%
<b>All Bedroom Counts</b>	<b>98.0%</b>	<b>98.1%</b>	<b>+ 0.1%</b>

5-2018	5-2019	Change	5-2018	5-2019	Change
96.6%	95.9%	- 0.7%	98.1%	97.8%	- 0.3%
98.4%	98.5%	+ 0.1%	98.7%	98.5%	- 0.2%
97.9%	98.1%	+ 0.2%	97.8%	96.9%	- 0.9%
<b>98.1%</b>	<b>98.1%</b>	<b>0.0%</b>	<b>98.4%</b>	<b>98.2%</b>	<b>- 0.2%</b>

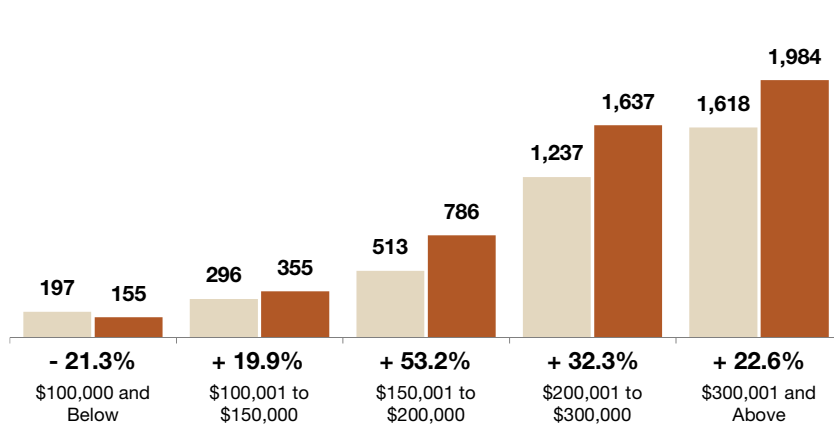
# Inventory of Homes for Sale

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



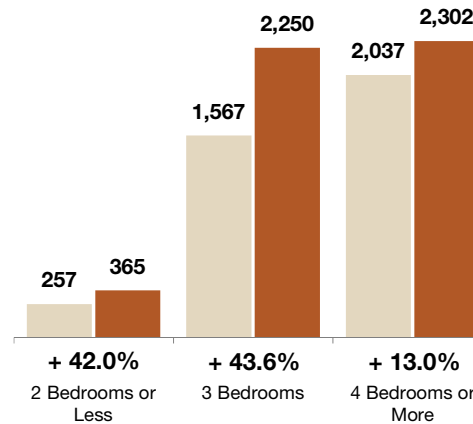
## By Price Range

■ 5-2018 ■ 5-2019



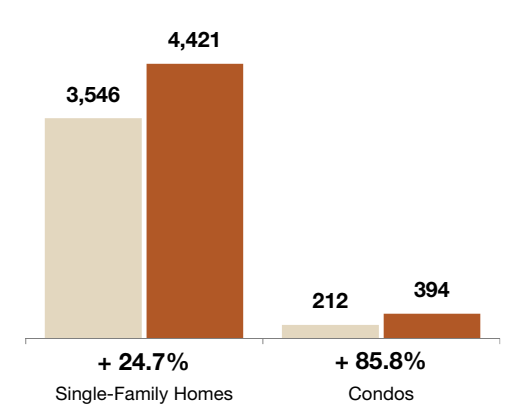
## By Bedroom Count

■ 5-2018 ■ 5-2019



## By Property Type

■ 5-2018 ■ 5-2019



## All Properties

### By Price Range

	5-2018	5-2019	Change
\$100,000 and Below	197	155	- 21.3%
\$100,001 to \$150,000	296	355	+ 19.9%
\$150,001 to \$200,000	513	786	+ 53.2%
\$200,001 to \$300,000	1,237	1,637	+ 32.3%
\$300,001 and Above	1,618	1,984	+ 22.6%
<b>All Price Ranges</b>	<b>3,861</b>	<b>4,917</b>	<b>+ 27.4%</b>

## Single-Family Homes

	5-2018	5-2019	Change
2 Bedrooms or Less	146	107	- 26.7%
3 Bedrooms	247	266	+ 7.7%
4 Bedrooms or More	437	664	+ 51.9%
	1,171	1,515	+ 29.4%
	1,545	1,869	+ 21.0%
<b>All Single-Family Homes</b>	<b>3,546</b>	<b>4,421</b>	<b>+ 24.7%</b>

## Condos

	5-2018	5-2019	Change
1 Bedroom	10	8	- 20.0%
2 Bedrooms	20	54	+ 170.0%
3 Bedrooms	62	109	+ 75.8%
4 Bedrooms or More	57	113	+ 98.2%
	63	110	+ 74.6%
<b>All Condos</b>	<b>212</b>	<b>394</b>	<b>+ 85.8%</b>

### By Bedroom Count

	5-2018	5-2019	Change
2 Bedrooms or Less	257	365	+ 42.0%
3 Bedrooms	1,567	2,250	+ 43.6%
4 Bedrooms or More	2,037	2,302	+ 13.0%
<b>All Bedroom Counts</b>	<b>3,861</b>	<b>4,917</b>	<b>+ 27.4%</b>

	5-2018	5-2019	Change
2 Bedrooms or Less	160	236	+ 47.5%
3 Bedrooms	1,386	1,934	+ 39.5%
4 Bedrooms or More	2,000	2,251	+ 12.6%
<b>All Single-Family Homes</b>	<b>3,546</b>	<b>4,421</b>	<b>+ 24.7%</b>

	5-2018	5-2019	Change
1 Bedroom	68	113	+ 66.2%
2 Bedrooms	125	257	+ 105.6%
3 Bedrooms	19	24	+ 26.3%
<b>All Condos</b>	<b>212</b>	<b>394</b>	<b>+ 85.8%</b>

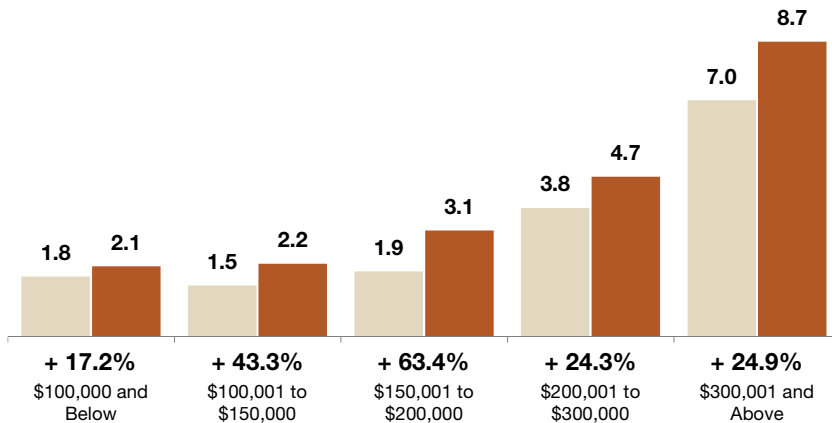
# Months Supply of Inventory

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.**



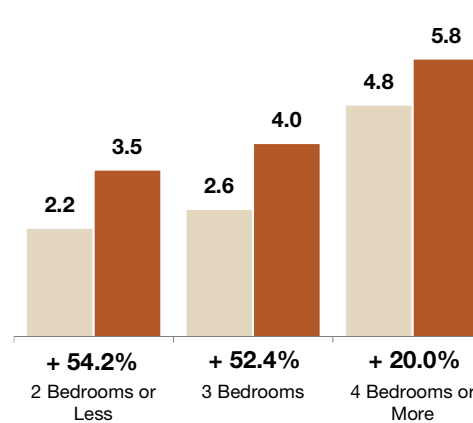
## By Price Range

■ 5-2018 ■ 5-2019



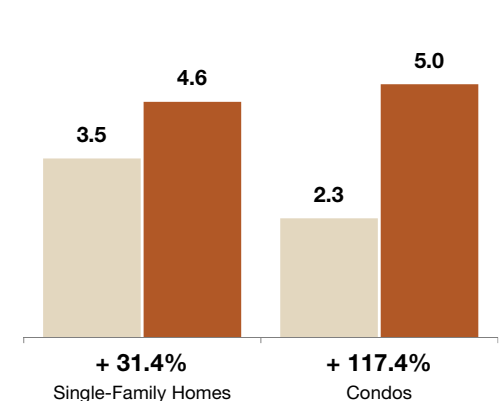
## By Bedroom Count

■ 5-2018 ■ 5-2019



## By Property Type

■ 5-2018 ■ 5-2019



## All Properties

### By Price Range

	5-2018	5-2019	Change
\$100,000 and Below	1.8	2.1	+ 17.2%
\$100,001 to \$150,000	1.5	2.2	+ 43.3%
\$150,001 to \$200,000	1.9	3.1	+ 63.4%
\$200,001 to \$300,000	3.8	4.7	+ 24.3%
\$300,001 and Above	7.0	8.7	+ 24.9%
<b>All Price Ranges</b>	<b>3.4</b>	<b>4.6</b>	<b>+ 35.3%</b>

## Single-Family Homes

5-2018	5-2019	Change
1.9	2.0	+ 4.9%
1.5	2.0	+ 29.3%
1.8	3.0	+ 63.4%
3.8	4.6	+ 22.5%
7.0	8.6	+ 22.9%
<b>3.5</b>	<b>4.6</b>	<b>+ 31.4%</b>

## Condos

5-2018	5-2019	Change
0.8	1.3	+ 56.9%
0.7	2.5	+ 249.4%
2.5	4.5	+ 80.0%
3.9	6.5	+ 66.8%
5.6	11.1	+ 96.6%
<b>2.3</b>	<b>5.0</b>	<b>+ 117.4%</b>

### By Bedroom Count

	5-2018	5-2019	Change
2 Bedrooms or Less	2.2	3.5	+ 54.2%
3 Bedrooms	2.6	4.0	+ 52.4%
4 Bedrooms or More	4.8	5.8	+ 20.0%
<b>All Bedroom Counts</b>	<b>3.4</b>	<b>4.6</b>	<b>+ 35.3%</b>

5-2018	5-2019	Change
2.2	3.5	+ 54.4%
2.6	3.9	+ 47.1%
4.9	5.8	+ 19.3%
<b>3.5</b>	<b>4.6</b>	<b>+ 31.4%</b>

5-2018	5-2019	Change
1.7	3.3	+ 96.9%
2.7	6.1	+ 127.6%
4.6	6.4	+ 41.2%
<b>2.3</b>	<b>5.0</b>	<b>+ 117.4%</b>