Monthly Indicators

ggar greater greenville
association of REALTORS®

February 2019

It is worthwhile to mention the weather when discussing residential real estate for large portions of the U.S. for February 2019, because this month has turned in some impressively cold, rainy and snowy days that have stalled some buying and selling actions. Nevertheless, housing markets have proven to be resilient despite predictions of a tougher year for the industry. It is still too early to say how the entire year will play out, but economic fundamentals remain positive.

New Listings were up 6.0 percent to 1,452. Pending Sales decreased 58.5 percent to 460. Inventory grew 29.8 percent to 4,444 units.

Prices moved higher as Median Sales Price was up 2.6 percent to $200,000. Days on Market held steady at 60. Months Supply of Inventory was up 35.5 percent to 4.2 months, indicating that supply increased relative to demand.

The National Association of REALTORS® recently reported that national existing-home sales were down slightly during January 2019 and that pending sales were up in year-over-year comparisons. It is worth noting that some softening of sales was anticipated, as was a positive sales bounce during January 2019 after a slow end to 2018. Weather-related events have hampered some of the necessary machinations of making home sales during February 2019, yet buyers have shown determination toward achieving their homeownership goals.

Quick Facts

+ 12.1%	+ 2.6%	+ 35.5%
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.

Market Overview

Key market metrics for the current month and year-to-date figures.

Key Metrics	Historical Sparkbars	02-2018	02-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
New Listings		1,370	1,452	+ 6.0%	2,713	2,899	+ 6.9%
Pending Sales		1,108	460	- 58.5%	2,150	1,441	- 33.0%
Closed Sales		875	981	+ 12.1%	1,689	1,636	- 3.1%
Days on Market		60	60	0.0%	58	62	+ 6.9%
Median Sales Price		$195,000	$200,000	+ 2.6%	$193,945	$203,355	+ 4.9%
Average Sales Price		$232,740	$231,029	- 0.7%	$232,075	$235,607	+ 1.5%
Pct. of List Price Received		98.1%	97.7%	- 0.4%	97.9%	97.5%	- 0.4%
Housing Affordability Index		121	118	- 2.5%	122	116	- 4.9%
Inventory of Homes for Sale		3,424	4,444	+ 29.8%	--	--	--
Months Supply of Inventory		3.1	4.2	+ 35.5%	--	--	--

The sparkbar columns span the periods 02-2017, 02-2018, and 02-2019.

New Listings

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

February

1,356	1,370	1,452
2017	2018	2019
+ 1.6%	+ 1.0%	+ 6.0%

Year to Date

2,651	2,713	2,899
2017	2018	2019
+ 8.9%	+ 2.3%	+ 6.9%
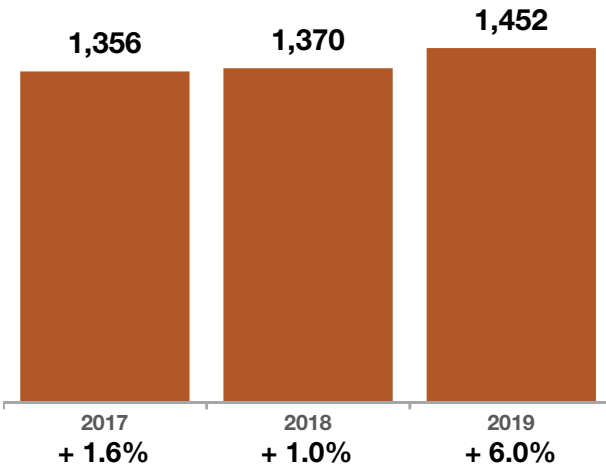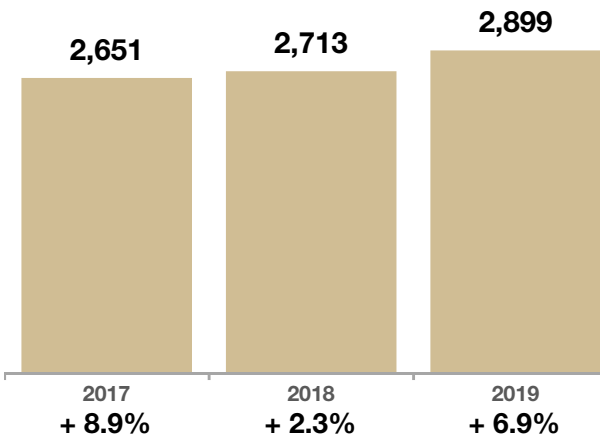
New Listings		Prior Year	Percent Change
March 2018	1,831	1,788	+2.4%
April 2018	1,875	1,596	+17.5%
May 2018	1,843	1,725	+6.8%
June 2018	1,751	1,778	-1.5%
July 2018	1,633	1,571	+3.9%
August 2018	1,712	1,641	+4.3%
September 2018	1,491	1,363	+9.4%
October 2018	1,541	1,504	+2.5%
November 2018	1,206	1,290	-6.5%
December 2018	868	872	-0.5%
January 2019	1,447	1,343	+7.7%
February 2019	**1,452**	**1,370**	**+6.0%**
12-Month Avg	1,554	1,487	+4.5%

Historical New Listings by Month
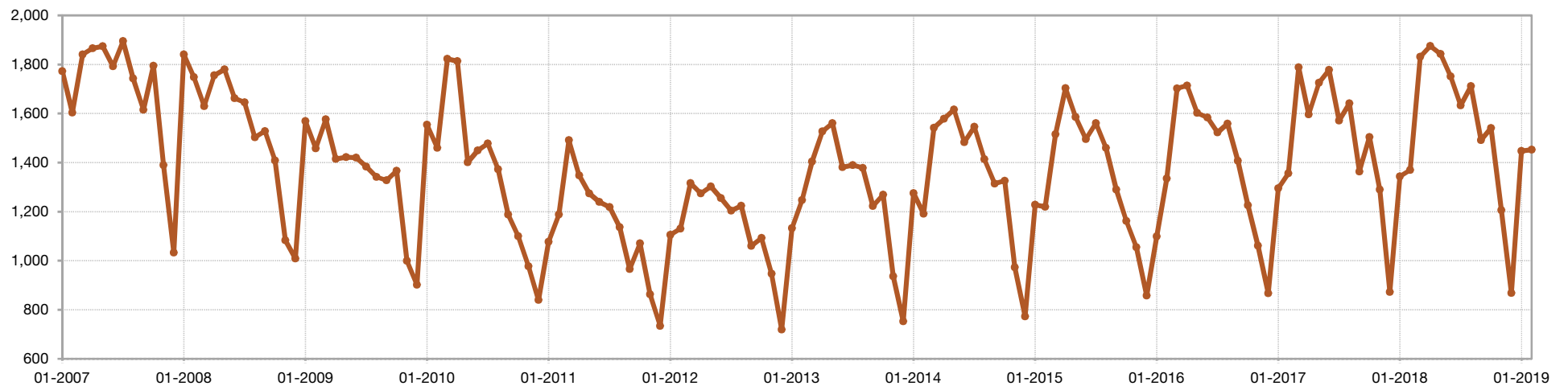
Pending Sales

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

February

2017	2018	2019
1,069	1,108	460
+ 0.7%	+ 3.6%	- 58.5%

Year to Date

2017	2018	2019
1,974	2,150	1,441
+ 1.6%	+ 8.9%	- 33.0%
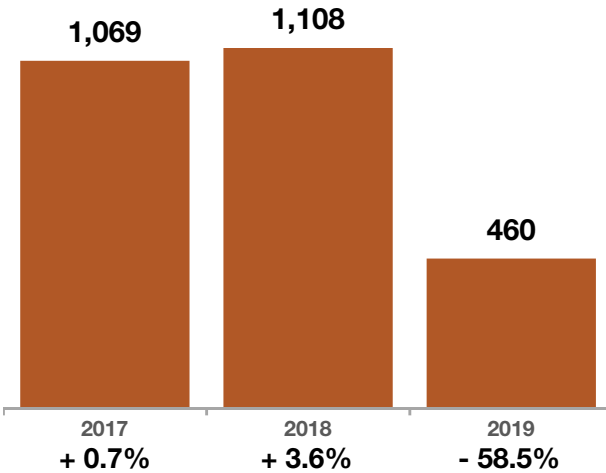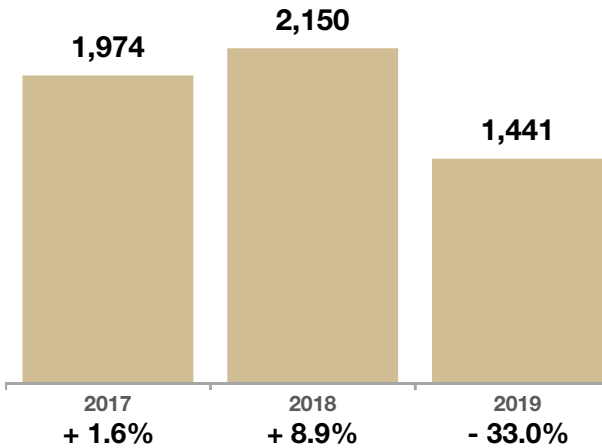
Pending Sales		Prior Year	Percent Change
March 2018	1,380	1,303	+5.9%
April 2018	1,362	1,179	+15.5%
May 2018	1,337	1,289	+3.7%
June 2018	1,258	1,227	+2.5%
July 2018	1,219	1,172	+4.0%
August 2018	1,164	1,201	-3.1%
September 2018	998	991	+0.7%
October 2018	1,088	1,039	+4.7%
November 2018	883	950	-7.1%
December 2018	613	748	-18.0%
January 2019	981	1,042	-5.9%
February 2019	**460**	**1,108**	**-58.5%**
12-Month Avg	1,062	1,104	-3.8%

Historical Pending Sales by Month

Closed Sales

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

February

	2017	2018	2019
	784	875	981
	+ 1.0%	+ 11.6%	+ 12.1%

Year to Date

	2017	2018	2019
	1,495	1,689	1,636
	+ 3.2%	+ 13.0%	- 3.1%
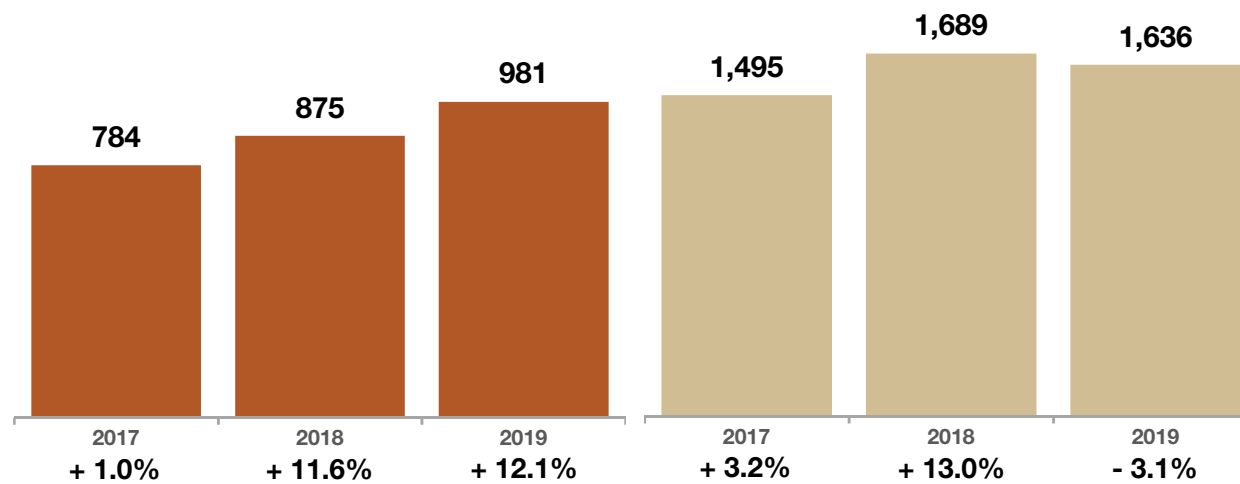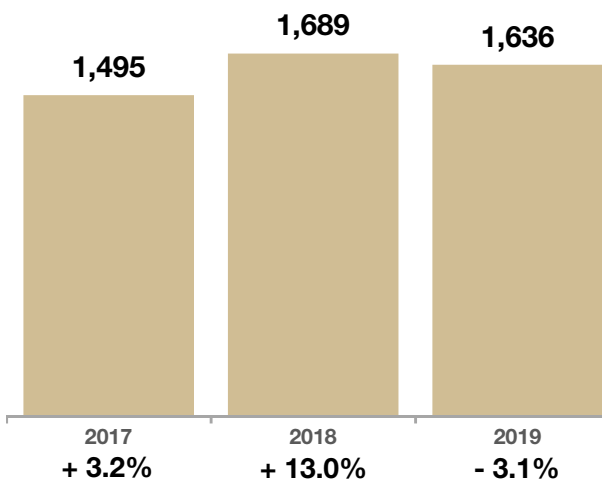
Closed Sales		Prior Year	Percent Change
March 2018	1,212	1,170	+3.6%
April 2018	1,154	1,035	+11.5%
May 2018	1,409	1,244	+13.3%
June 2018	1,373	1,353	+1.5%
July 2018	1,284	1,232	+4.2%
August 2018	1,359	1,256	+8.2%
September 2018	1,056	1,128	-6.4%
October 2018	1,097	1,005	+9.2%
November 2018	1,066	990	+7.7%
December 2018	989	1,070	-7.6%
January 2019	655	814	-19.5%
February 2019	**981**	**875**	**+12.1%**
12-Month Avg	1,136	1,098	+3.5%

Historical Closed Sales by Month
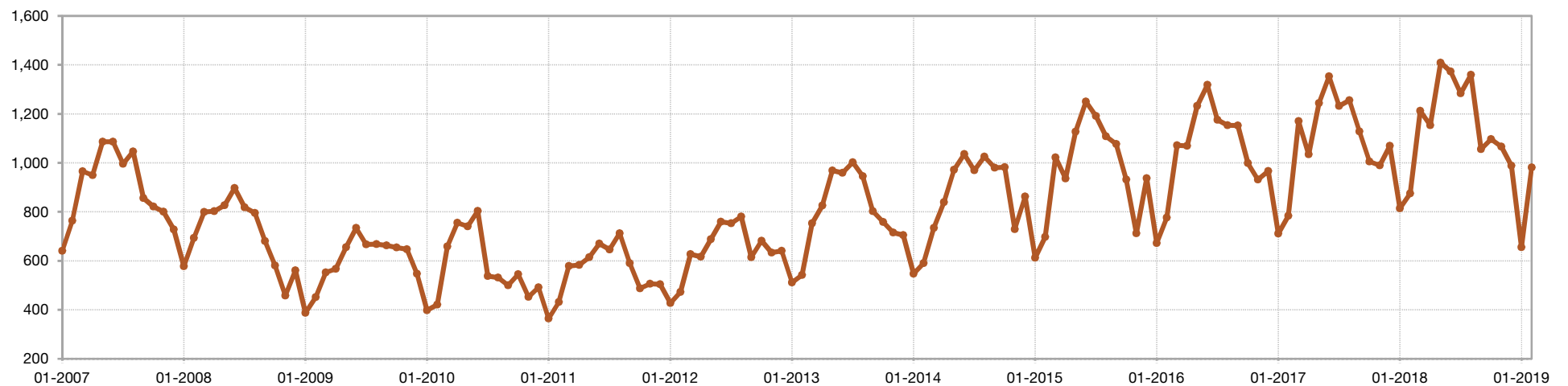
Days on Market Until Sale

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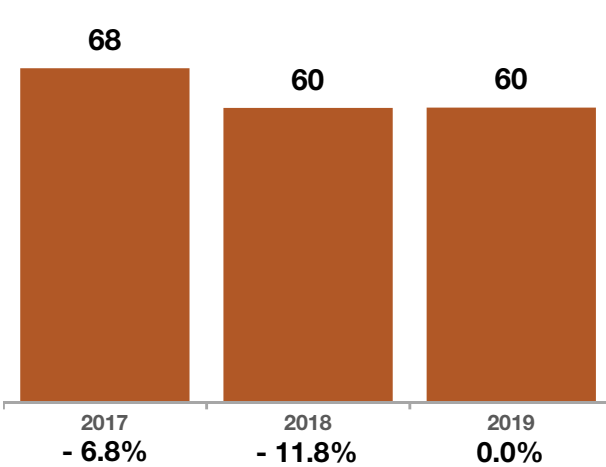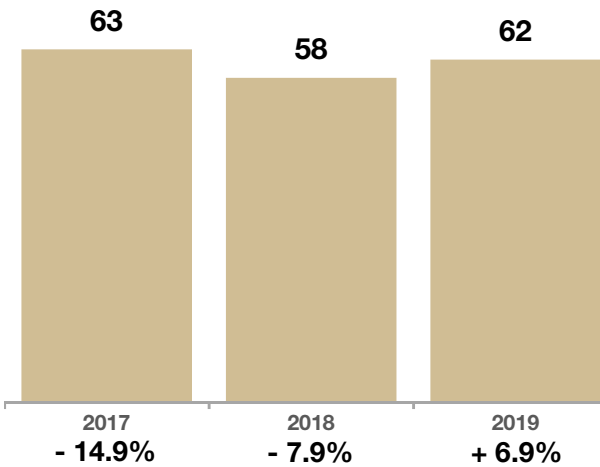
February

Year	Value	Percent Change
2017	68	- 6.8%
2018	60	- 11.8%
2019	60	0.0%

Year to Date

Year	Value	Percent Change
2017	63	- 14.9%
2018	58	- 7.9%
2019	62	+ 6.9%

Days on Market		Prior Year	Percent Change
March 2018	61	59	+3.4%
April 2018	53	60	-11.7%
May 2018	52	52	0.0%
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	**60**	**60**	**0.0%**
12-Month Avg*	52	52	0.0%

* Average Days on Market of all properties from March 2018 through February 2019. This is not the average of the individual figures above.
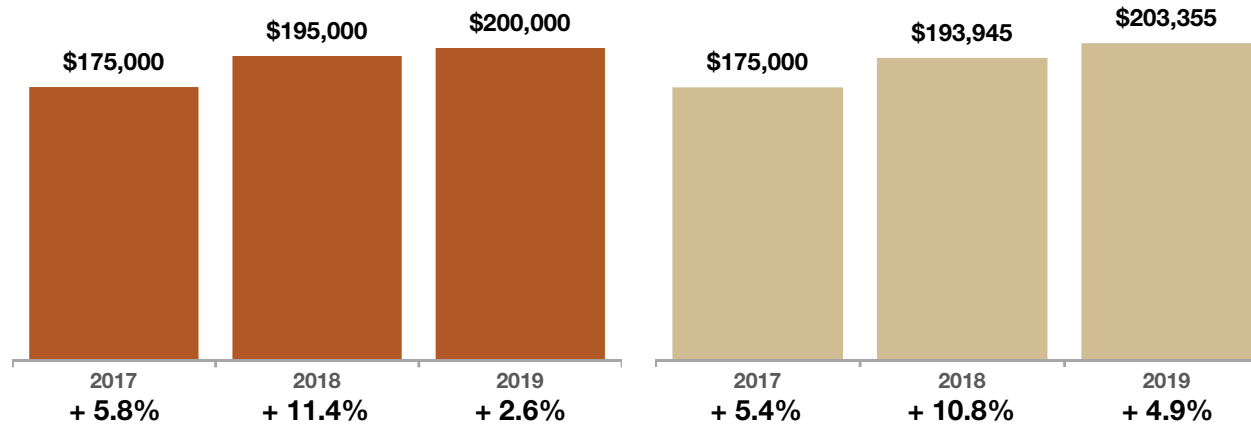
Historical Days on Market Until Sale by Month

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.

February

$175,000	$195,000	$200,000
2017	2018	2019
+ 5.8%	+ 11.4%	+ 2.6%

Year to Date

$175,000	$193,945	$203,355
2017	2018	2019
+ 5.4%	+ 10.8%	+ 4.9%

Median Sales Price		Prior Year	Percent Change
March 2018	$203,250	$180,995	+12.3%
April 2018	$200,000	$190,000	+5.3%
May 2018	$208,000	$188,000	+10.6%
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	$209,000	$191,000	+9.4%
January 2019	$210,000	$191,000	+9.9%
February 2019	**$200,000**	**$195,000**	**+2.6%**
12-Month Med*	$206,700	$191,150	+8.1%

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

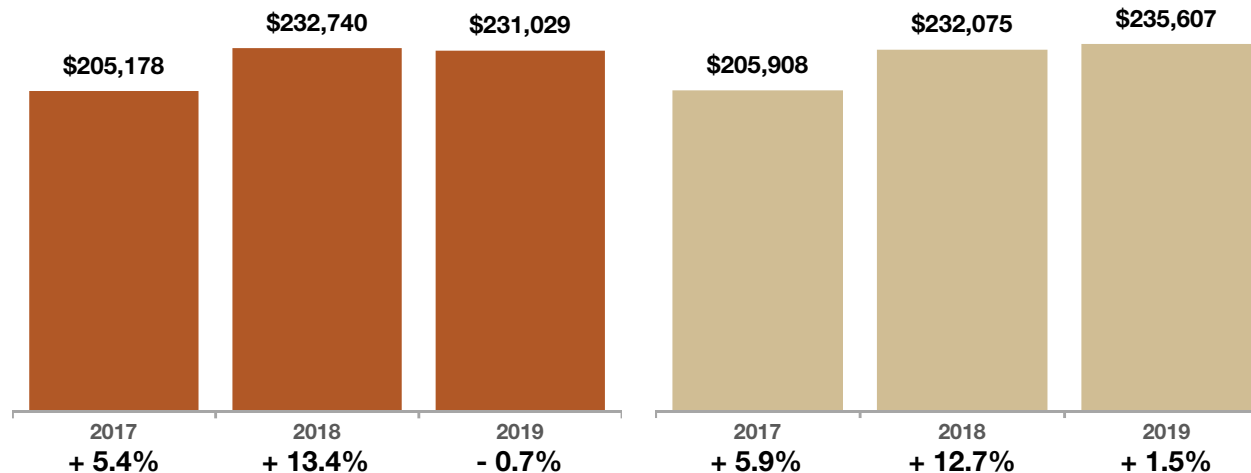## Historical Median Sales Price by Month

Average Sales Price

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

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February

2017	2018	2019
$205,178	$232,740	$231,029
+ 5.4%	+ 13.4%	- 0.7%

Year to Date

2017	2018	2019
$205,908	$232,075	$235,607
+ 5.9%	+ 12.7%	+ 1.5%

Avg. Sales Price		Prior Year	Percent Change
March 2018	$236,314	$212,798	+11.1%
April 2018	$234,787	$218,733	+7.3%
May 2018	$245,048	$222,812	+10.0%
June 2018	$249,249	$238,613	+4.5%
July 2018	$253,236	$228,157	+11.0%
August 2018	$239,794	$229,463	+4.5%
September 2018	$232,137	$222,032	+4.6%
October 2018	$240,891	$229,099	+5.1%
November 2018	$229,617	$226,593	+1.3%
December 2018	$239,217	$225,273	+6.2%
January 2019	$242,462	$231,360	+4.8%
February 2019	**$231,029**	**$232,740**	**-0.7%**
12-Month Avg*	$239,482	$226,473	+5.7%

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

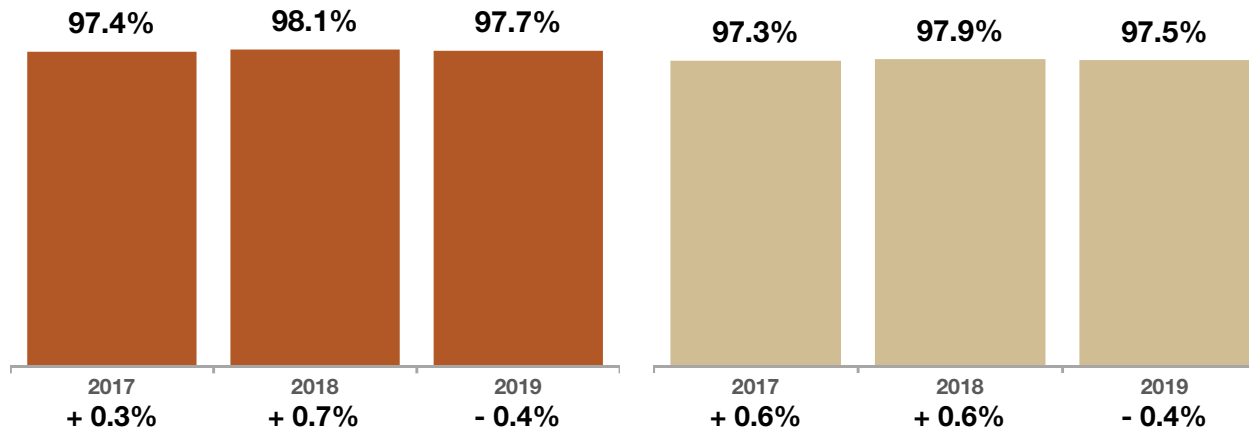## Historical Average Sales Price by Month
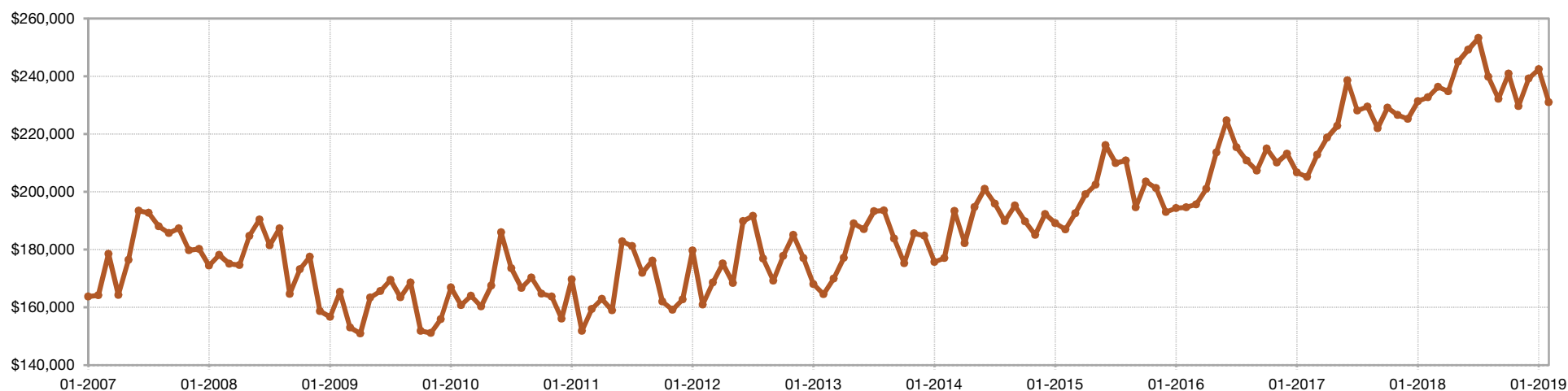
Percent of List Price Received

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.

February

97.4% (2017) + 0.3%
98.1% (2018) + 0.7%
97.7% (2019) - 0.4%

Year to Date

97.3% (2017) + 0.6%
97.9% (2018) + 0.6%
97.5% (2019) - 0.4%

Pct. of List Price Received		Prior Year	Percent Change
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%
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%**
12-Month Avg*	98.1%	97.9%	+0.2%

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

Historical Percent of List Price Received by Month
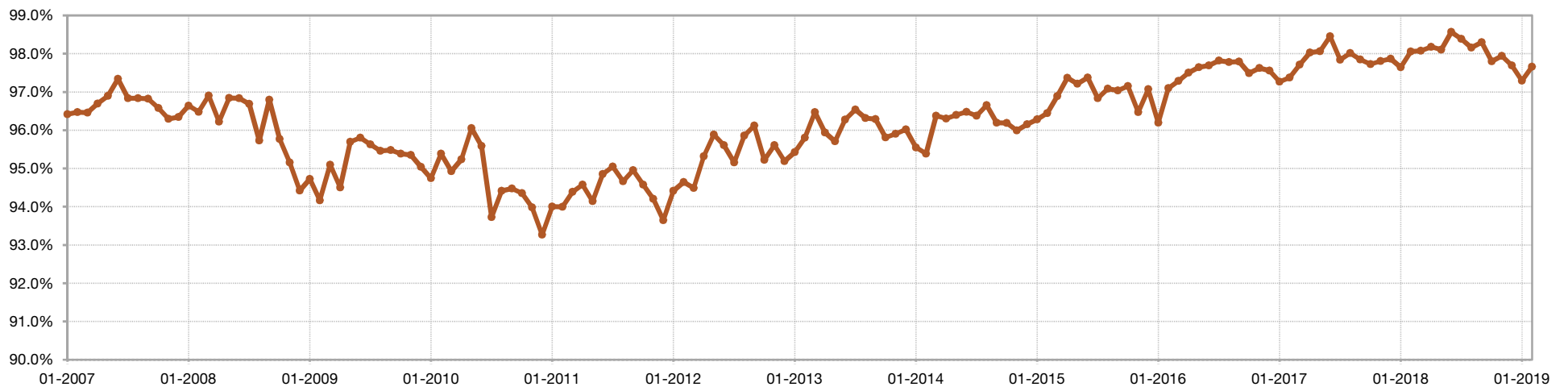
Housing Affordability Index

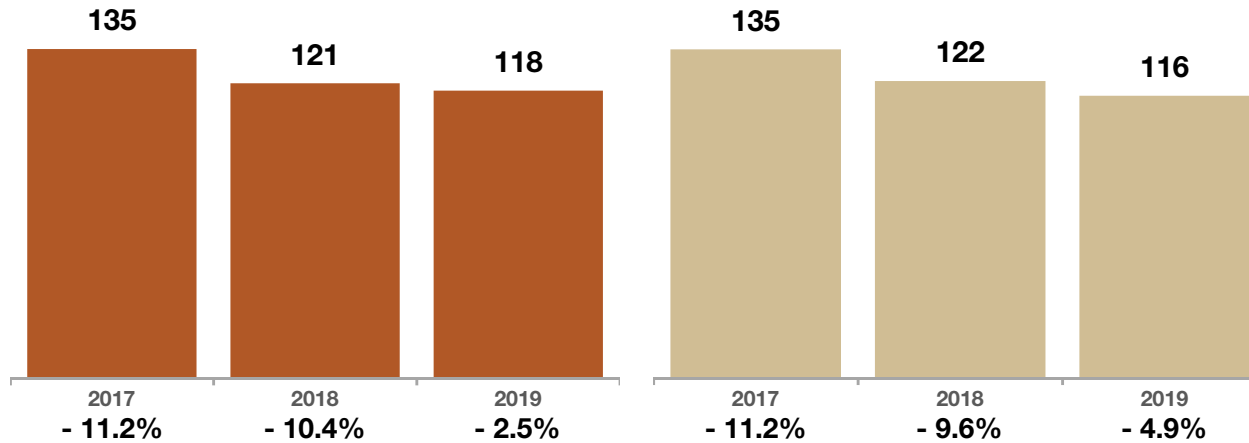This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

February

2017	2018	2019
135	121	118
- 11.2%	- 10.4%	- 2.5%

Year to Date

2017	2018	2019
135	122	116
- 11.2%	- 9.6%	- 4.9%

Affordability Index		Prior Year	Percent Change
March 2018	117	131	-10.7%
April 2018	118	125	-5.6%
May 2018	114	126	-9.5%
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%**
12-Month Avg	115	124	-7.4%

Historical Housing Affordability Index by Month
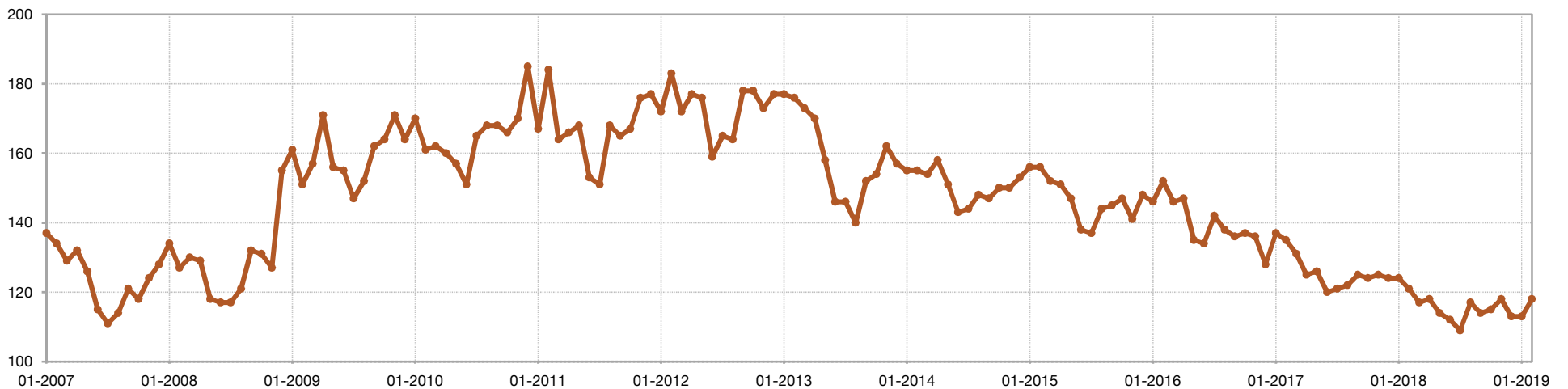
Inventory of Homes for Sale

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

February

	2017	2018	2019
	3,620	3,424	4,444
	- 7.6%	- 5.4%	+ 29.8%

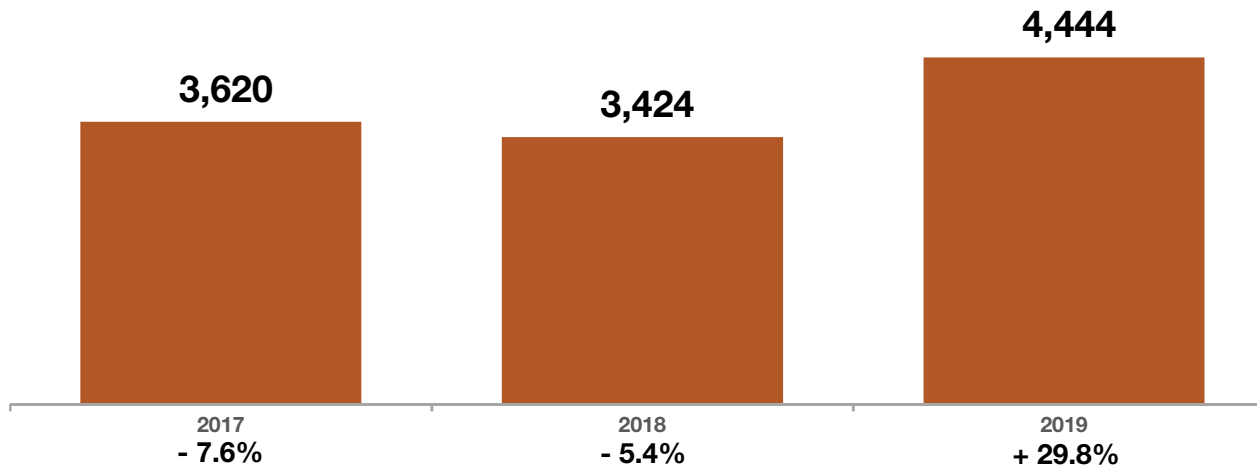| Homes for Sale		Prior Year	Percent Change
March 2018	3,515	3,769	-6.7%
April 2018	3,688	3,818	-3.4%
May 2018	3,858	3,854	+0.1%
June 2018	3,948	3,991	-1.1%
July 2018	3,894	4,016	-3.0%
August 2018	3,993	4,036	-1.1%
September 2018	4,034	3,971	+1.6%
October 2018	4,034	3,959	+1.9%
November 2018	3,932	3,825	+2.8%
December 2018	3,752	3,557	+5.5%
January 2019	3,805	3,468	+9.7%
February 2019	**4,444**	**3,424**	**+29.8%**
12-Month Avg*	3,908	3,446	+13.4%

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

Historical Inventory of Homes for Sale by Month
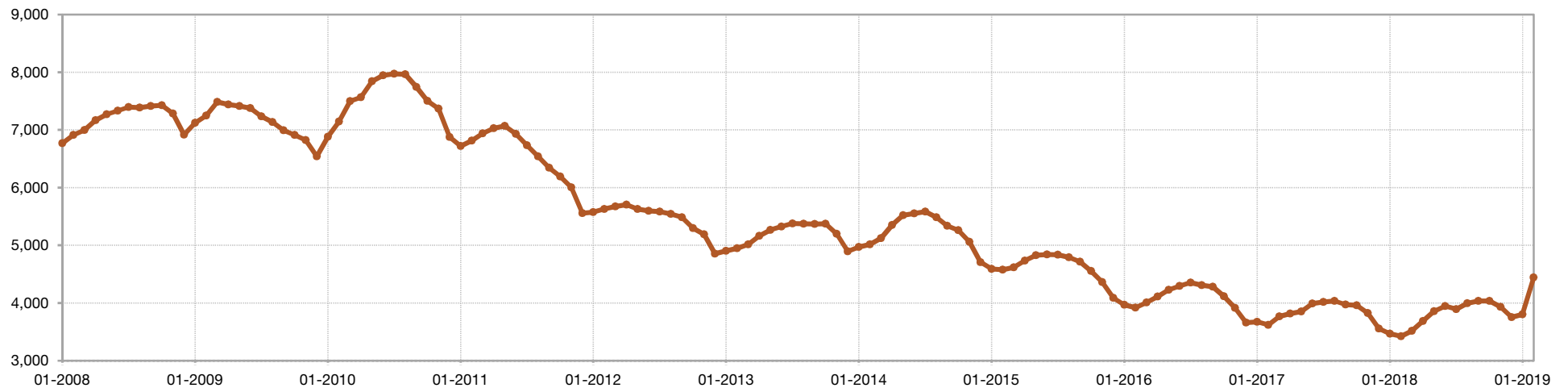
Months Supply of Inventory

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.

February

2017	2018	2019
3.5	3.1	4.2
- 10.3%	- 11.4%	+ 35.5%
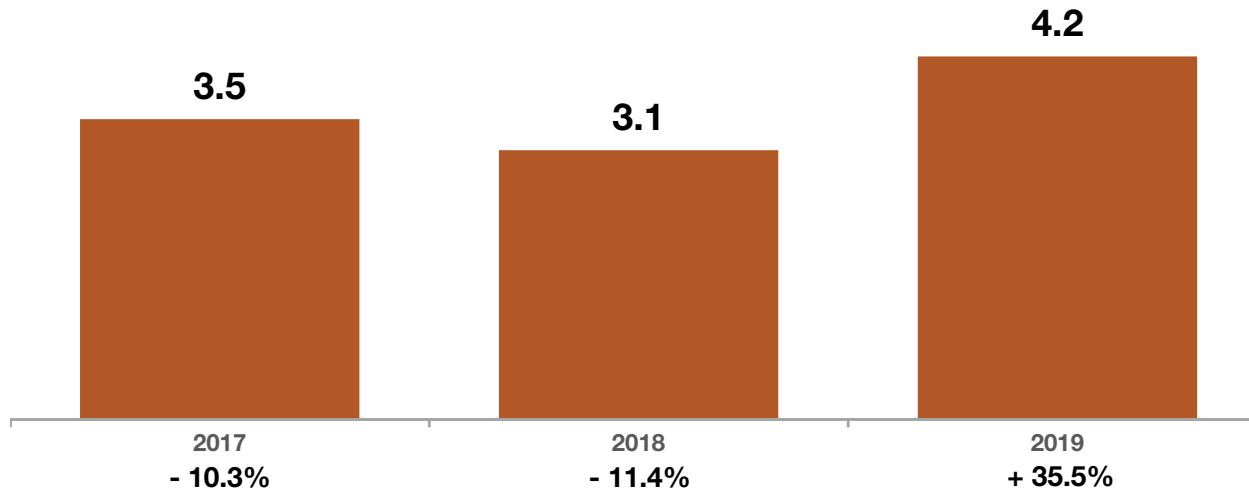
Months Supply		Prior Year	Percent Change
March 2018	3.2	3.6	-11.1%
April 2018	3.3	3.7	-10.8%
May 2018	3.4	3.7	-8.1%
June 2018	3.5	3.8	-7.9%
July 2018	3.4	3.8	-10.5%
August 2018	3.5	3.8	-7.9%
September 2018	3.6	3.7	-2.7%
October 2018	3.5	3.7	-5.4%
November 2018	3.5	3.5	0.0%
December 2018	3.3	3.3	0.0%
January 2019	3.4	3.2	+6.3%
February 2019	**4.2**	**3.1**	**+35.5%**
12-Month Avg*	3.5	3.6	-2.8%

* Months Supply for all properties from March 2018 through February 2019. This is not the average of the individual figures above.

## Historical Months Supply of Inventory by Month
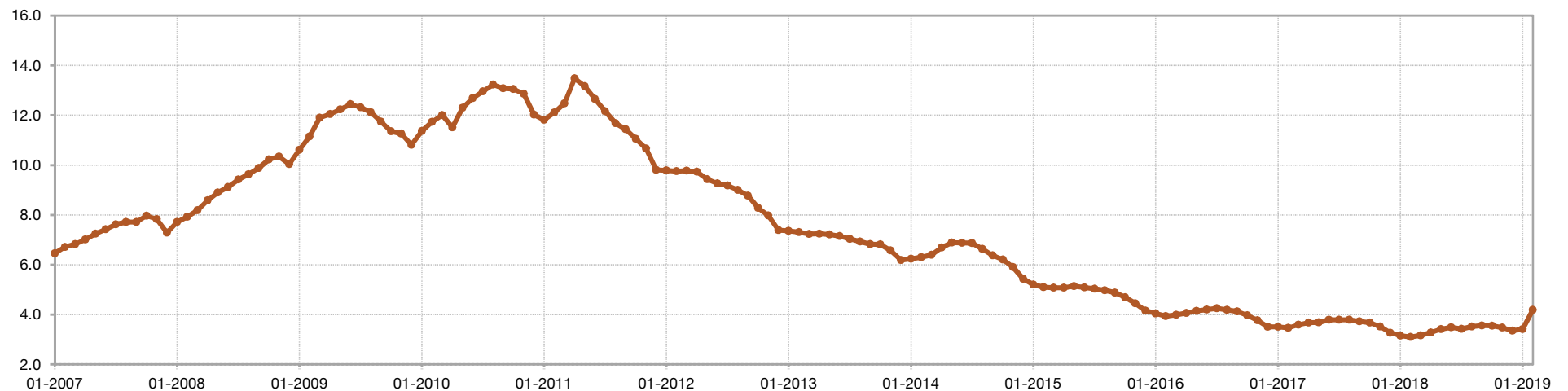
Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®

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February 2019

Although inventory continues to show signs of improvement across the country – especially in markets in the western part of the U.S. – the national increase seems to be coinciding with a reduction in sales. This could be because the inventory increases are in higher price ranges that many buyers cannot currently afford. For the 12-month period spanning March 2018 through February 2019, Closed Sales in the Greater Greenville region were up 3.5 percent overall. The price range with the largest gain in sales was the $200,001 to $300,000 range, where they increased 20.3 percent.

The overall Median Sales Price was up 8.1 percent to $206,700. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 7.7 percent to $213,531. The price range that tended to sell the quickest was the $100,001 to $150,000 range at 34 days; the price range that tended to sell the slowest was the $300,001 and Above range at 77 days.

Market-wide, inventory levels were up 29.8 percent. The property type that gained the most inventory was the Condos segment, where it increased 42.3 percent. That amounts to 4.2 months supply for Single-Family homes and 4.0 months supply for Condos.

Quick Facts

+ 20.3%	+ 6.9%	+ 3.7%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
$200,001 to $300,000	**4 Bedrooms or More**	**Single-Family**

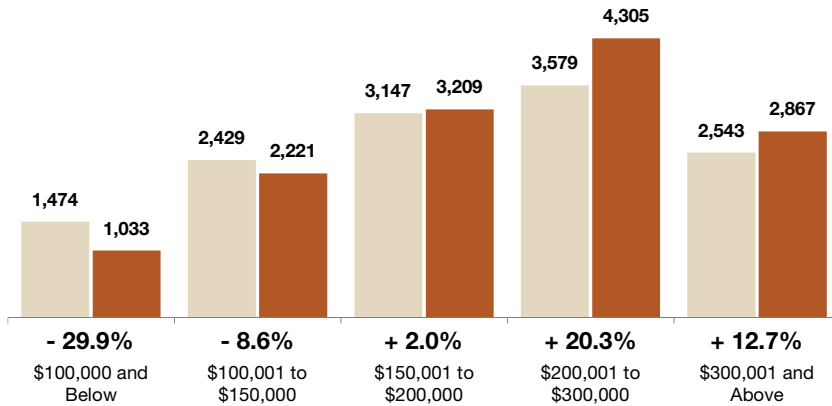|	
Closed Sales	**2**
Days on Market Until Sale	**3**
Median Sales Price	**4**
Percent of List Price Received	**5**
Inventory of Homes for Sale	**6**
Months Supply of Inventory	**7**

Closed Sales

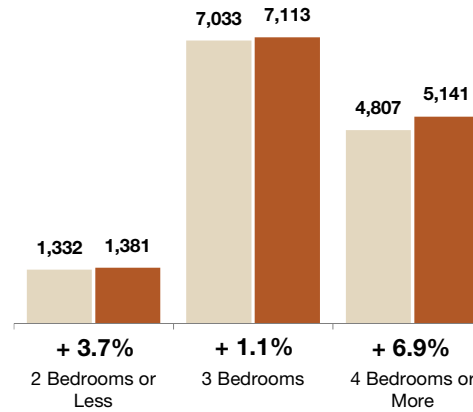A count of properties on which offers have been accepted. **Based on a rolling 12-month total.**
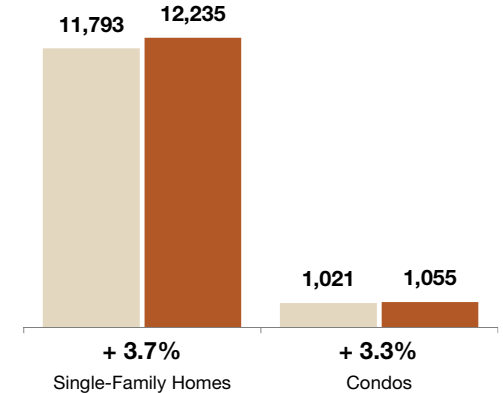
By Price Range

■ 2-2018 ■ 2-2019

1,474 / 1,033	2,429 / 2,221	3,147 / 3,209	3,579 / 4,305	2,543 / 2,867
- 29.9%	**- 8.6%**	**+ 2.0%**	**+ 20.3%**	**+ 12.7%**
$100,000 and Below	$100,001 to $150,000	$150,001 to $200,000	$200,001 to $300,000	$300,001 and Above

By Bedroom Count

■ 2-2018 ■ 2-2019

1,332 / 1,381	7,033 / 7,113	4,807 / 5,141
+ 3.7%	**+ 1.1%**	**+ 6.9%**
2 Bedrooms or Less	3 Bedrooms	4 Bedrooms or More

By Property Type

■ 2-2018 ■ 2-2019

11,793 / 12,235	1,021 / 1,055
+ 3.7%	**+ 3.3%**
Single-Family Homes	Condos

	All Properties			Single-Family Homes			Condos		
By Price Range	**2-2018**	**2-2019**	**Change**	**2-2018**	**2-2019**	**Change**	**2-2018**	**2-2019**	**Change**
$100,000 and Below	1,474	1,033	- 29.9%	1,058	733	- 30.7%	154	100	- 35.1%
$100,001 to $150,000	2,429	2,221	- 8.6%	2,051	1,796	- 12.4%	303	324	+ 6.9%
$150,001 to $200,000	3,147	3,209	+ 2.0%	2,891	2,880	- 0.4%	243	304	+ 25.1%
$200,001 to $300,000	3,579	4,305	+ 20.3%	3,392	4,102	+ 20.9%	181	189	+ 4.4%
$300,001 and Above	2,543	2,867	+ 12.7%	2,401	2,724	+ 13.5%	140	138	- 1.4%
All Price Ranges	**13,172**	**13,635**	**+ 3.5%**	**11,793**	**12,235**	**+ 3.7%**	**1,021**	**1,055**	**+ 3.3%**

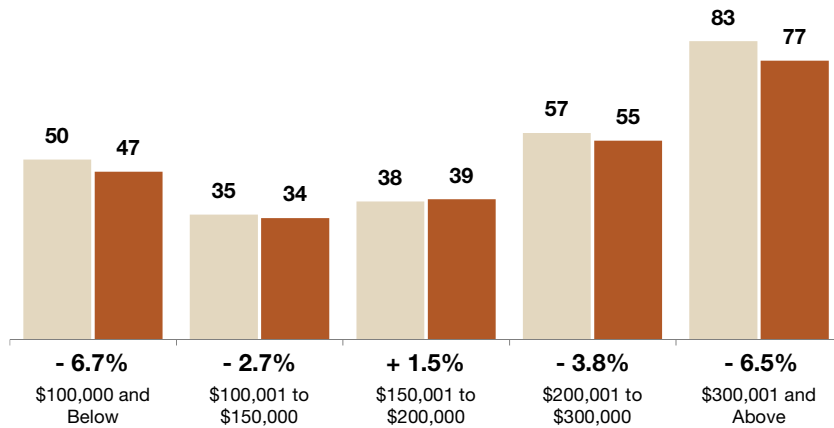|	2-2018	2-2019	Change	2-2018	2-2019	Change	2-2018	2-2019	Change
By Bedroom Count	**2-2018**	**2-2019**	**Change**	**2-2018**	**2-2019**	**Change**	**2-2018**	**2-2019**	**Change**
2 Bedrooms or Less	1,332	1,381	+ 3.7%	844	867	+ 2.7%	455	477	+ 4.8%
3 Bedrooms	7,033	7,113	+ 1.1%	6,283	6,358	+ 1.2%	516	533	+ 3.3%
4 Bedrooms or More	4,807	5,141	+ 6.9%	4,666	5,010	+ 7.4%	50	45	- 10.0%
All Bedroom Counts	**13,172**	**13,635**	**+ 3.5%**	**11,793**	**12,235**	**+ 3.7%**	**1,021**	**1,055**	**+ 3.3%**

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.**
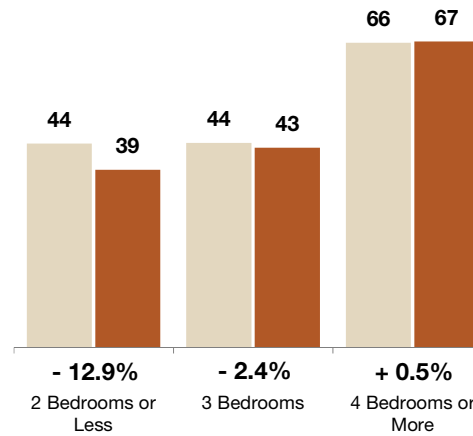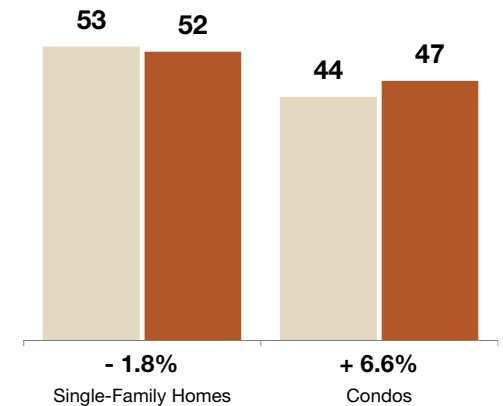
By Price Range

■ 2-2018 ■ 2-2019

	- 6.7%	- 2.7%	+ 1.5%	- 3.8%	- 6.5%
	$100,000 and Below	$100,001 to $150,000	$150,001 to $200,000	$200,001 to $300,000	$300,001 and Above

(50 / 47, 35 / 34, 38 / 39, 57 / 55, 83 / 77)

By Bedroom Count

■ 2-2018 ■ 2-2019

	- 12.9%	- 2.4%	+ 0.5%
	2 Bedrooms or Less	3 Bedrooms	4 Bedrooms or More

(44 / 39, 44 / 43, 66 / 67)

By Property Type

■ 2-2018 ■ 2-2019

	- 1.8%	+ 6.6%
	Single-Family Homes	Condos

(53 / 52, 44 / 47)

All Properties

By Price Range	2-2018	2-2019	Change
$100,000 and Below	50	47	- 6.7%
$100,001 to $150,000	35	34	- 2.7%
$150,001 to $200,000	38	39	+ 1.5%
$200,001 to $300,000	57	55	- 3.8%
$300,001 and Above	83	77	- 6.5%
All Price Ranges	**52**	**52**	**- 1.4%**

Single-Family Homes

	2-2018	2-2019	Change
	53	49	- 8.6%
	35	34	- 3.0%
	38	38	+ 1.0%
	58	55	- 4.6%
	82	77	- 6.6%
	53	**52**	**- 1.8%**

Condos

	2-2018	2-2019	Change
	25	54	+ 115.2%
	28	25	- 11.9%
	46	47	+ 2.6%
	48	53	+ 9.2%
	93	91	- 1.7%
	44	**47**	**+ 6.6%**

By Bedroom Count	2-2018	2-2019	Change
2 Bedrooms or Less	44	39	- 12.9%
3 Bedrooms	44	43	- 2.4%
4 Bedrooms or More	66	67	+ 0.5%
All Bedroom Counts	**52**	**52**	**- 1.4%**

	2-2018	2-2019	Change
	49	38	- 22.0%
	44	43	- 2.3%
	67	67	+ 0.2%
	53	**52**	**- 1.8%**

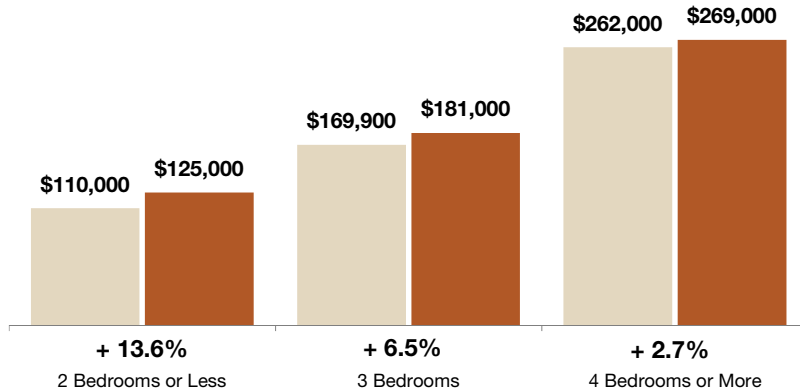|	2-2018	2-2019	Change
	35	39	+ 11.6%
	52	54	+ 4.4%
	54	55	+ 2.9%
	44	**47**	**+ 6.6%**

Median Sales Price

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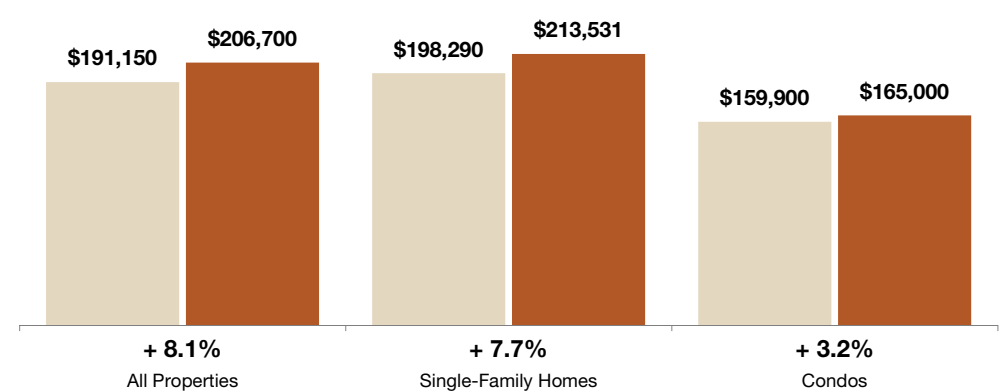
By Bedroom Count

■ 2-2018 ■ 2-2019

	2 Bedrooms or Less	3 Bedrooms	4 Bedrooms or More
2-2018	$110,000	$169,900	$262,000
2-2019	$125,000	$181,000	$269,000
Change	+ 13.6%	+ 6.5%	+ 2.7%

By Property Type

■ 2-2018 ■ 2-2019

	All Properties	Single-Family Homes	Condos
2-2018	$191,150	$198,290	$159,900
2-2019	$206,700	$213,531	$165,000
Change	+ 8.1%	+ 7.7%	+ 3.2%

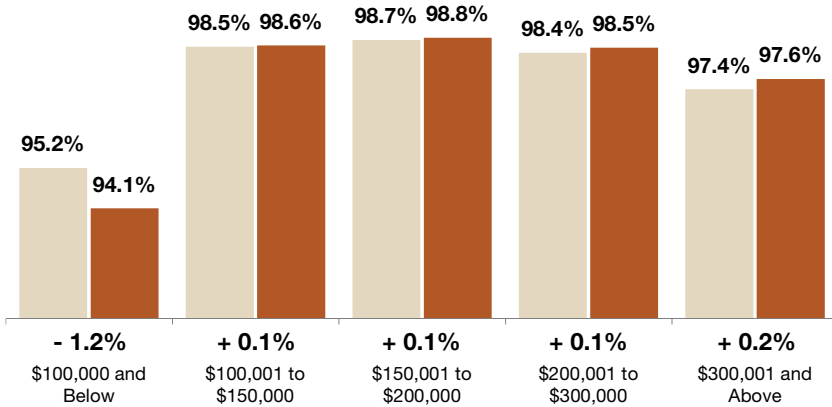|	All Properties			Single-Family Homes			Condos		
By Bedroom Count	**2-2018**	**2-2019**	**Change**	**2-2018**	**2-2019**	**Change**	**2-2018**	**2-2019**	**Change**
2 Bedrooms or Less	$110,000	$125,000	+ 13.6%	$97,875	$117,000	+ 19.5%	$128,500	$140,000	+ 8.9%
3 Bedrooms	$169,900	$181,000	+ 6.5%	$170,945	$184,900	+ 8.2%	$174,000	$179,415	+ 3.1%
4 Bedrooms or More	$262,000	$269,000	+ 2.7%	$265,000	$270,111	+ 1.9%	$265,850	$185,000	- 30.4%
All Bedroom Counts	**$191,150**	**$206,700**	**+ 8.1%**	**$198,290**	**$213,531**	**+ 7.7%**	**$159,900**	**$165,000**	**+ 3.2%**

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.**
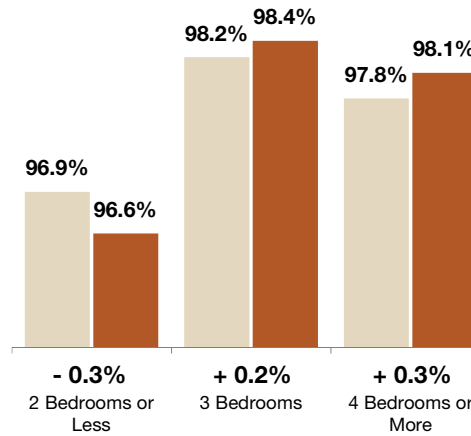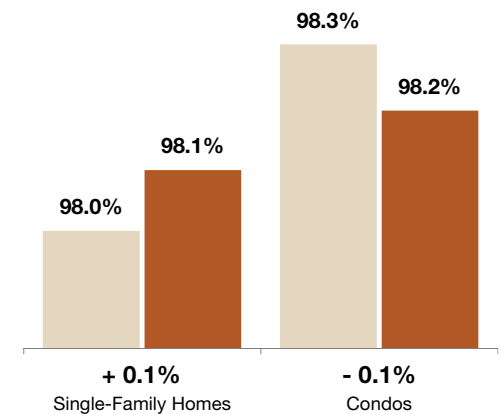
By Price Range

■ 2-2018　■ 2-2019

95.2% / 94.1%	98.5% / 98.6%	98.7% / 98.8%	98.4% / 98.5%	97.4% / 97.6%
- 1.2%	+ 0.1%	+ 0.1%	+ 0.1%	+ 0.2%
$100,000 and Below	$100,001 to $150,000	$150,001 to $200,000	$200,001 to $300,000	$300,001 and Above

By Bedroom Count

■ 2-2018　■ 2-2019

96.9% / 96.6%	98.2% / 98.4%	97.8% / 98.1%
- 0.3%	+ 0.2%	+ 0.3%
2 Bedrooms or Less	3 Bedrooms	4 Bedrooms or More

By Property Type

■ 2-2018　■ 2-2019

98.0% / 98.1%	98.3% / 98.2%
+ 0.1%	- 0.1%
Single-Family Homes	Condos

	All Properties			**Single-Family Homes**			**Condos**		
By Price Range	2-2018	2-2019	Change	2-2018	2-2019	Change	2-2018	2-2019	Change
$100,000 and Below	95.2%	94.1%	- 1.2%	95.2%	93.3%	- 2.0%	96.9%	95.4%	- 1.5%
$100,001 to $150,000	98.5%	98.6%	+ 0.1%	98.6%	98.7%	+ 0.1%	98.3%	98.5%	+ 0.2%
$150,001 to $200,000	98.7%	98.8%	+ 0.1%	98.8%	98.8%	0.0%	98.0%	98.5%	+ 0.5%
$200,001 to $300,000	98.4%	98.5%	+ 0.1%	98.4%	98.5%	+ 0.1%	98.1%	98.1%	0.0%
$300,001 and Above	97.4%	97.6%	+ 0.2%	97.2%	97.6%	+ 0.4%	100.5%	99.1%	- 1.4%
All Price Ranges	**97.9%**	**98.1%**	**+ 0.2%**	**98.0%**	**98.1%**	**+ 0.1%**	**98.3%**	**98.2%**	**- 0.1%**

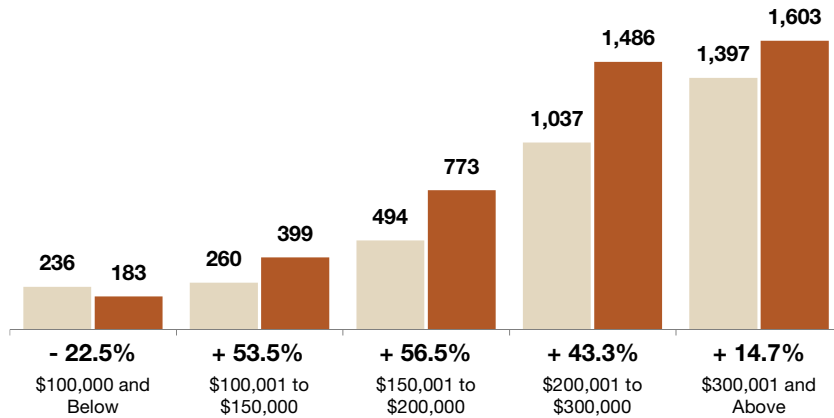|	2-2018	2-2019	Change	2-2018	2-2019	Change	2-2018	2-2019	Change
By Bedroom Count									
2 Bedrooms or Less	96.9%	96.6%	- 0.3%	96.8%	96.0%	- 0.8%	97.9%	97.9%	0.0%
3 Bedrooms	98.2%	98.4%	+ 0.2%	98.3%	98.4%	+ 0.1%	98.7%	98.5%	- 0.2%
4 Bedrooms or More	97.8%	98.1%	+ 0.3%	97.8%	98.1%	+ 0.3%	97.3%	97.3%	0.0%
All Bedroom Counts	**97.9%**	**98.1%**	**+ 0.2%**	**98.0%**	**98.1%**	**+ 0.1%**	**98.3%**	**98.2%**	**- 0.1%**

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.**
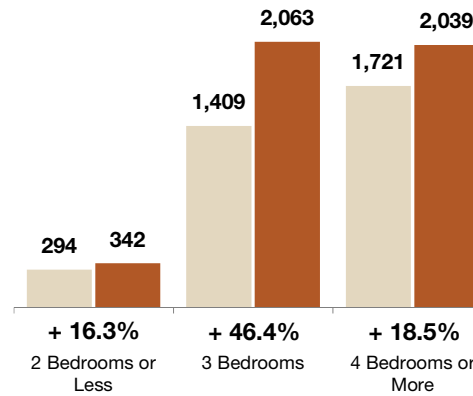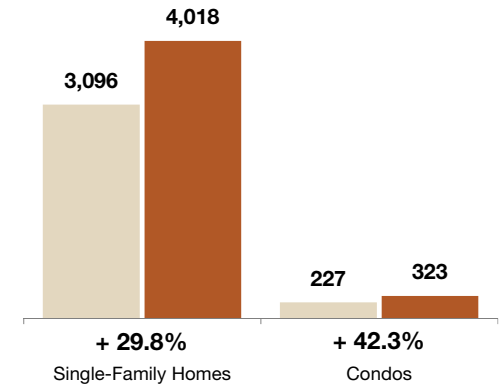
By Price Range

■ 2-2018 ■ 2-2019

	$100,000 and Below	$100,001 to $150,000	$150,001 to $200,000	$200,001 to $300,000	$300,001 and Above
2-2018	236	260	494	1,037	1,397
2-2019	183	399	773	1,486	1,603
Change	- 22.5%	+ 53.5%	+ 56.5%	+ 43.3%	+ 14.7%

By Bedroom Count

■ 2-2018 ■ 2-2019

	2 Bedrooms or Less	3 Bedrooms	4 Bedrooms or More
2-2018	294	1,409	1,721
2-2019	342	2,063	2,039
Change	+ 16.3%	+ 46.4%	+ 18.5%

By Property Type

■ 2-2018 ■ 2-2019

	Single-Family Homes	Condos
2-2018	3,096	227
2-2019	4,018	323
Change	+ 29.8%	+ 42.3%

All Properties

By Price Range	2-2018	2-2019	Change
$100,000 and Below	236	183	- 22.5%
$100,001 to $150,000	260	399	+ 53.5%
$150,001 to $200,000	494	773	+ 56.5%
$200,001 to $300,000	1,037	1,486	+ 43.3%
$300,001 and Above	1,397	1,603	+ 14.7%
All Price Ranges	**3,424**	**4,444**	**+ 29.8%**

Single-Family Homes / Condos

	2-2018	2-2019	Change	2-2018	2-2019	Change
$100,000 and Below	164	138	- 15.9%	27	6	- 77.8%
$100,001 to $150,000	201	290	+ 44.3%	32	66	+ 106.3%
$150,001 to $200,000	433	676	+ 56.1%	53	89	+ 67.9%
$200,001 to $300,000	976	1,388	+ 42.2%	48	93	+ 93.8%
$300,001 and Above	1,322	1,526	+ 15.4%	67	69	+ 3.0%
All Price Ranges	**3,096**	**4,018**	**+ 29.8%**	**227**	**323**	**+ 42.3%**

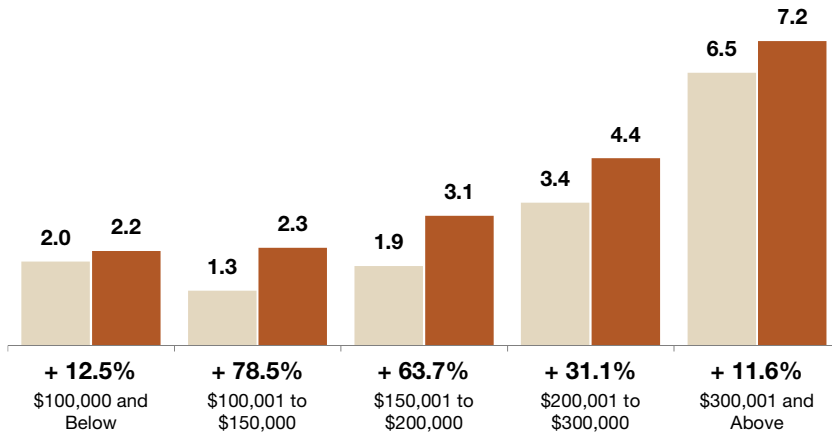| By Bedroom Count	2-2018	2-2019	Change	2-2018	2-2019	Change
2 Bedrooms or Less	294	342	+ 16.3%	182	243	+ 33.5%	91	77	- 15.4%
3 Bedrooms	1,409	2,063	+ 46.4%	1,238	1,786	+ 44.3%	113	223	+ 97.3%
4 Bedrooms or More	1,721	2,039	+ 18.5%	1,676	1,989	+ 18.7%	23	23	0.0%
All Bedroom Counts	**3,424**	**4,444**	**+ 29.8%**	**3,096**	**4,018**	**+ 29.8%**	**227**	**323**	**+ 42.3%**

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.**
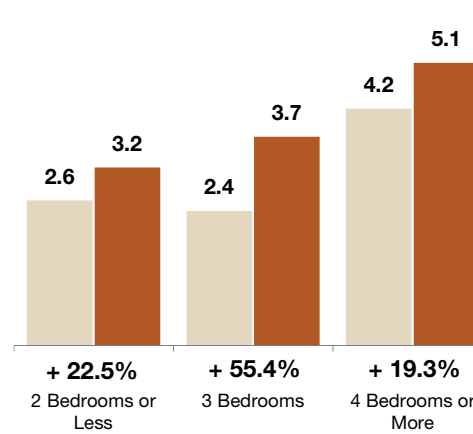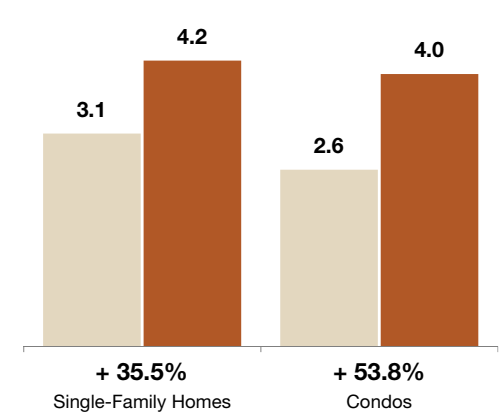
By Price Range

■ 2-2018 ■ 2-2019

+ 12.5%	+ 78.5%	+ 63.7%	+ 31.1%	+ 11.6%
$100,000 and Below	$100,001 to $150,000	$150,001 to $200,000	$200,001 to $300,000	$300,001 and Above

By Bedroom Count

■ 2-2018 ■ 2-2019

+ 22.5%	+ 55.4%	+ 19.3%
2 Bedrooms or Less	3 Bedrooms	4 Bedrooms or More

By Property Type

■ 2-2018 ■ 2-2019

+ 35.5%	+ 53.8%
Single-Family Homes	Condos

	All Properties			**Single-Family Homes**			**Condos**		
By Price Range	2-2018	2-2019	Change	2-2018	2-2019	Change	2-2018	2-2019	Change
$100,000 and Below	2.0	2.2	+ 12.5%	1.9	2.4	+ 24.5%	2.2	0.7	- 67.4%
$100,001 to $150,000	1.3	2.3	+ 78.5%	1.2	2.1	+ 72.7%	1.2	2.7	+ 121.0%
$150,001 to $200,000	1.9	3.1	+ 63.7%	1.8	3.0	+ 66.8%	2.5	3.7	+ 49.3%
$200,001 to $300,000	3.4	4.4	+ 31.1%	3.4	4.4	+ 29.4%	3.0	6.4	+ 110.4%
$300,001 and Above	6.5	7.2	+ 11.6%	6.5	7.2	+ 10.9%	5.8	7.7	+ 32.6%
All Price Ranges	**3.1**	**4.2**	**+ 35.5%**	**3.1**	**4.2**	**+ 35.5%**	**2.6**	**4.0**	**+ 53.8%**

	2-2018	2-2019	Change	2-2018	2-2019	Change	2-2018	2-2019	Change
By Bedroom Count									
2 Bedrooms or Less	2.6	3.2	+ 22.5%	2.5	3.6	+ 42.6%	2.4	2.1	- 11.6%
3 Bedrooms	2.4	3.7	+ 55.4%	2.4	3.6	+ 52.2%	2.5	5.5	+ 119.4%
4 Bedrooms or More	4.2	5.1	+ 19.3%	4.3	5.1	+ 19.2%	5.9	5.9	+ 0.4%
All Bedroom Counts	**3.1**	**4.2**	**+ 35.5%**	**3.1**	**4.2**	**+ 35.5%**	**2.6**	**4.0**	**+ 53.8%**