

# Monthly Indicators



## September 2017

Every market is unique, yet the national sentiment has given rise to the notion that housing markets are stalling. Although desirous buyers are out on an increasing number of showings, there remains a limited number of desirable listings. And although mortgage rates have remained enticingly low, home prices have reached unaffordable levels for many new entrants into the housing pool at exactly the same time that established owners are proving to be less interested in moving.

New Listings were down 4.3 percent to 1,347. Pending Sales decreased 57.4 percent to 424. Inventory grew 7.3 percent to 4,581 units.

Prices moved higher as Median Sales Price was up 1.1 percent to \$190,000. Days on Market decreased 11.8 percent to 45 days. Months Supply of Inventory was up 12.2 percent to 4.6 months, indicating that supply increased relative to demand.

Last year at this time, the national storyline was about how high demand was propping up sales and prices despite low inventory and months of supply. That has actually continued to be a familiar refrain for many months in 2017 and now for the past couple of years. But with the likes of Hurricanes Harvey and Irma, different employment outlooks, disparate incomes, varying new construction expectations and potential housing policy shifts, regional differences are becoming more prevalent and pronounced.

## Quick Facts

<b>- 2.9%</b>	<b>+ 1.1%</b>	<b>+ 12.2%</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			09-2016	09-2017	Percent Change	YTD 2016	YTD 2017	Percent Change
	09-2015	09-2016	09-2017						
New Listings				1,407	<b>1,347</b>	- 4.3%	13,522	<b>14,063</b>	+ 4.0%
Pending Sales				995	<b>424</b>	- 57.4%	10,065	<b>9,530</b>	- 5.3%
Closed Sales				1,153	<b>1,119</b>	- 2.9%	9,624	<b>9,895</b>	+ 2.8%
Days on Market				51	<b>45</b>	- 11.8%	62	<b>53</b>	- 14.5%
Median Sales Price				\$187,900	<b>\$190,000</b>	+ 1.1%	\$179,900	<b>\$188,945</b>	+ 5.0%
Average Sales Price				\$207,321	<b>\$221,935</b>	+ 7.0%	\$207,999	<b>\$222,192</b>	+ 6.8%
Pct. of List Price Received				97.8%	<b>97.9%</b>	+ 0.1%	97.5%	<b>97.9%</b>	+ 0.4%
Housing Affordability Index				136	<b>125</b>	- 8.1%	142	<b>125</b>	- 12.0%
Inventory of Homes for Sale				4,269	<b>4,581</b>	+ 7.3%	--	--	--
Months Supply of Inventory				4.1	<b>4.6</b>	+ 12.2%	--	--	--

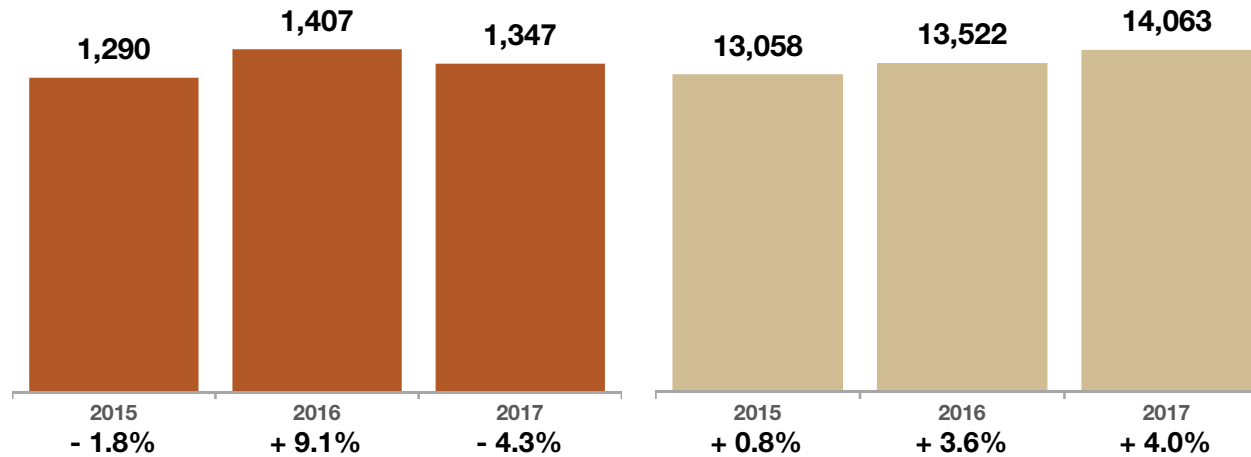
# New Listings

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



## September

## Year to Date



New Listings		Prior Year	Percent Change
October 2016	1,225	1,162	+5.4%
November 2016	1,061	1,055	+0.6%
December 2016	867	857	+1.2%
January 2017	1,294	1,100	+17.6%
February 2017	1,355	1,334	+1.6%
March 2017	1,786	1,701	+5.0%
April 2017	1,592	1,713	-7.1%
May 2017	1,723	1,602	+7.6%
June 2017	1,772	1,584	+11.9%
July 2017	1,568	1,523	+3.0%
August 2017	1,626	1,558	+4.4%
<b>September 2017</b>	<b>1,347</b>	<b>1,407</b>	<b>-4.3%</b>
12-Month Avg	1,435	1,383	+3.7%

## Historical New Listings by Month

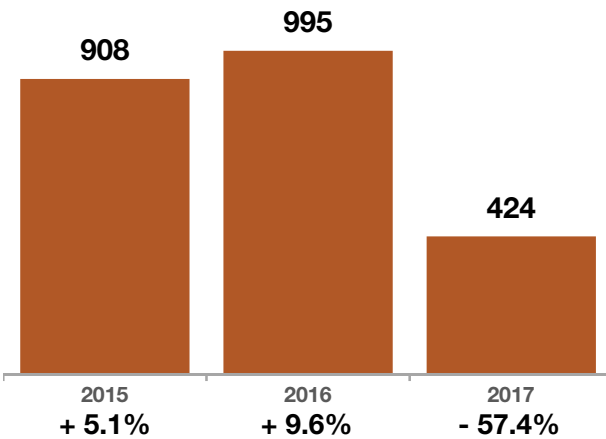


# Pending Sales

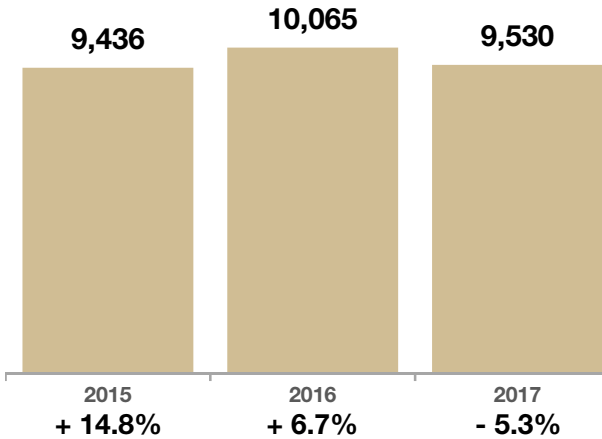
A count of the properties on which offers have been accepted in a given month.



## September



## Year to Date



Pending Sales		Prior Year	Percent Change
October 2016	894	901	-0.8%
November 2016	833	807	+3.2%
December 2016	717	667	+7.5%
January 2017	899	880	+2.2%
February 2017	1,065	1,064	+0.1%
March 2017	1,294	1,243	+4.1%
April 2017	1,170	1,310	-10.7%
May 2017	1,282	1,204	+6.5%
June 2017	1,205	1,149	+4.9%
July 2017	1,128	1,098	+2.7%
August 2017	1,063	1,122	-5.3%
<b>September 2017</b>	<b>424</b>	<b>995</b>	<b>-57.4%</b>
12-Month Avg	998	1,037	-3.7%

## Historical Pending Sales by Month



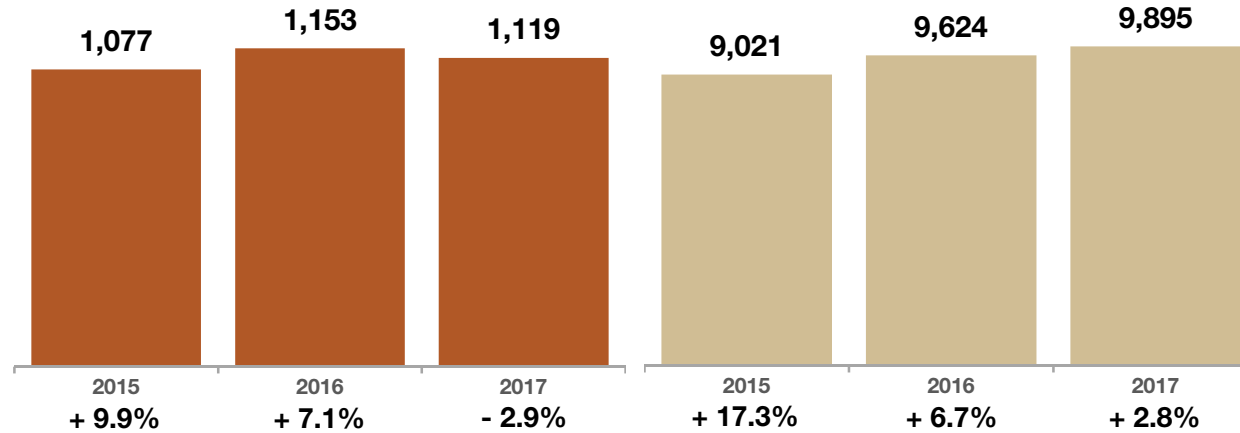
# Closed Sales

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



## September

## Year to Date



Closed Sales		Prior Year	Percent Change
October 2016	999	932	+7.2%
November 2016	932	712	+30.9%
December 2016	967	937	+3.2%
January 2017	711	672	+5.8%
February 2017	784	776	+1.0%
March 2017	1,167	1,072	+8.9%
April 2017	1,034	1,070	-3.4%
May 2017	1,242	1,232	+0.8%
June 2017	1,354	1,319	+2.7%
July 2017	1,231	1,176	+4.7%
August 2017	1,253	1,154	+8.6%
<b>September 2017</b>	<b>1,119</b>	<b>1,153</b>	<b>-2.9%</b>
12-Month Avg	1,066	1,017	+4.8%

## Historical Closed Sales by Month

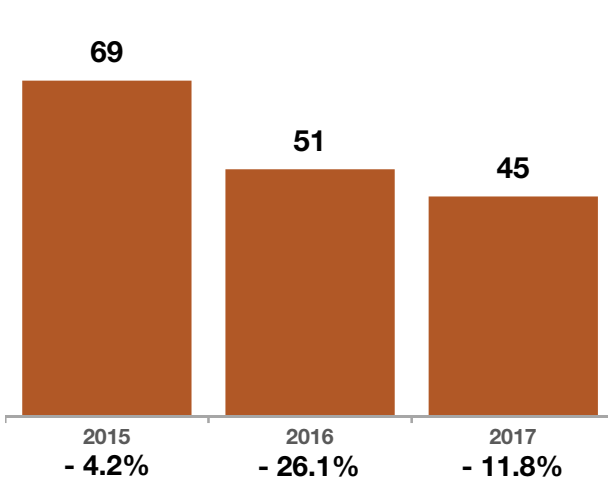


# Days on Market Until Sale

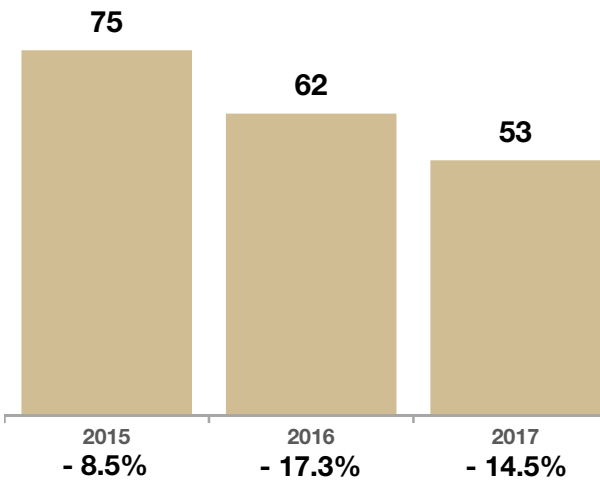
Average number of days between when a property is listed and when an offer is accepted in a given month.



## September



## Year to Date



Days on Market		Prior Year	Percent Change
October 2016	54	63	-14.3%
November 2016	58	72	-19.4%
December 2016	64	75	-14.7%
January 2017	58	76	-23.7%
February 2017	68	73	-6.8%
March 2017	59	78	-24.4%
April 2017	60	68	-11.8%
May 2017	52	60	-13.3%
June 2017	47	58	-19.0%
July 2017	47	54	-13.0%
August 2017	46	54	-14.8%
<b>September 2017</b>	<b>45</b>	<b>51</b>	<b>-11.8%</b>
12-Month Avg*	54	64	-15.6%

\* Average Days on Market of all properties from October 2016 through September 2017. This is not the average of the individual figures above.

## Historical Days on Market Until Sale by Month



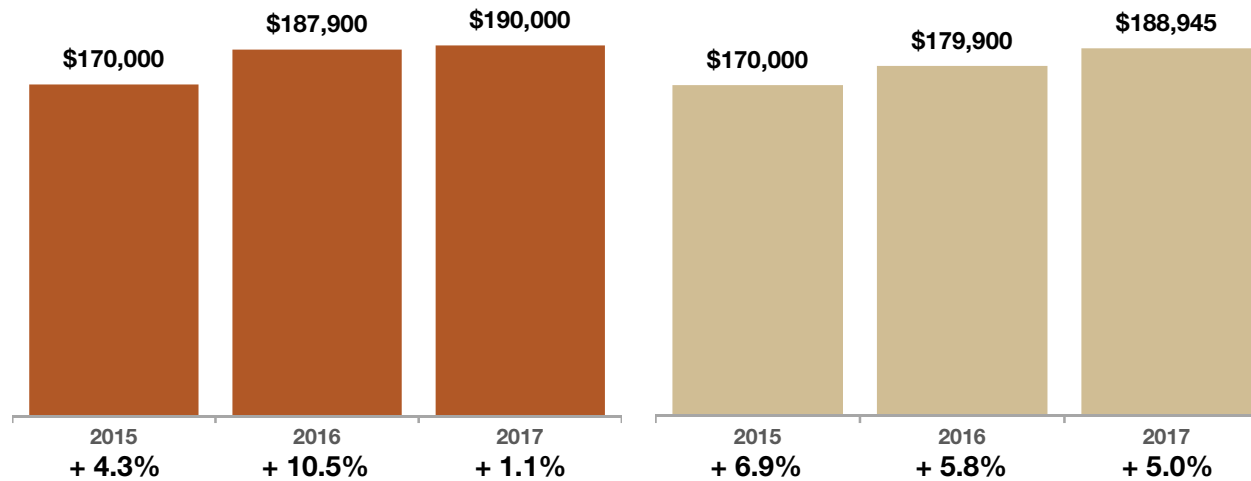
# Median Sales Price

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



## September

## Year to Date



Median Sales Price	Prior Year	Percent Change
October 2016	\$187,988	\$167,600 +12.2%
November 2016	\$179,900	\$174,000 +3.4%
December 2016	\$184,575	\$166,000 +11.2%
January 2017	\$172,925	\$166,990 +3.6%
February 2017	\$175,000	\$165,375 +5.8%
March 2017	\$180,990	\$170,900 +5.9%
April 2017	\$190,000	\$171,000 +11.1%
May 2017	\$188,000	\$186,819 +0.6%
June 2017	\$198,000	\$189,900 +4.3%
July 2017	\$195,000	\$179,998 +8.3%
August 2017	\$194,000	\$185,400 +4.6%
<b>September 2017</b>	<b>\$190,000</b>	<b>\$187,900 +1.1%</b>
12-Month Med*	\$187,490	\$176,776 +6.1%

\* Median Sales Price of all properties from October 2016 through September 2017. This is not the median of the individual figures above.

## Historical Median Sales Price by Month



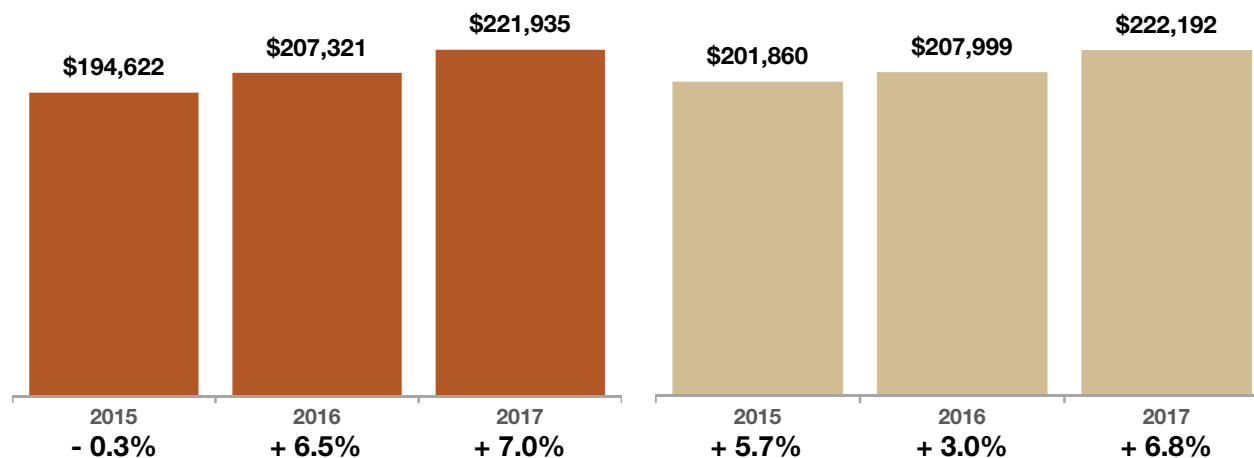
# Average Sales Price

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



## September

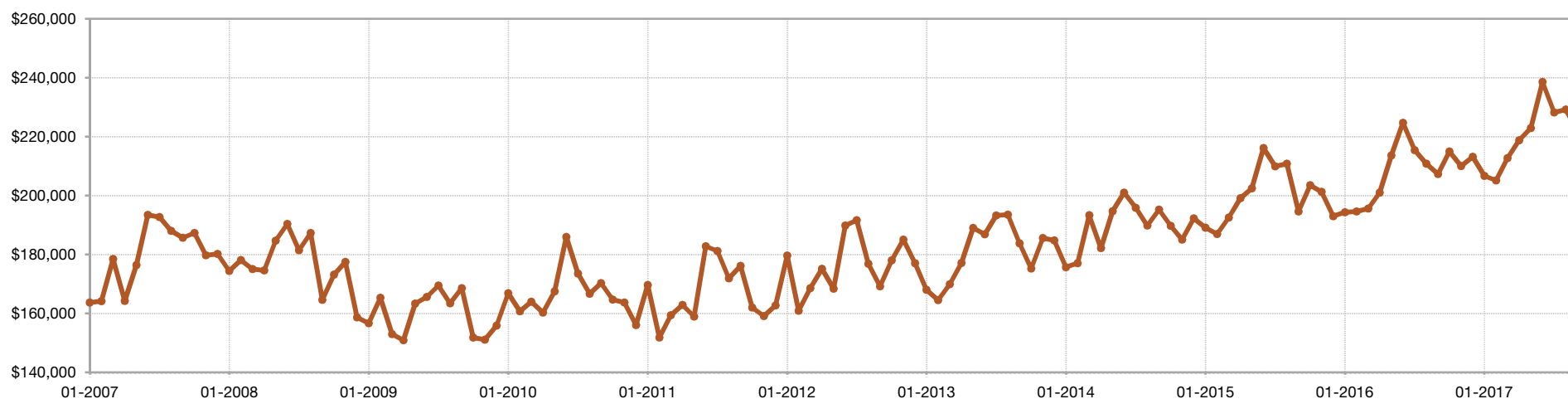
## Year to Date



Avg. Sales Price	Prior Year	Percent Change
October 2016	\$214,952	\$203,549 +5.6%
November 2016	\$210,047	\$201,275 +4.4%
December 2016	\$213,143	\$192,962 +10.5%
January 2017	\$206,714	\$194,366 +6.4%
February 2017	\$205,163	\$194,593 +5.4%
March 2017	\$212,733	\$195,650 +8.7%
April 2017	\$218,791	\$201,051 +8.8%
May 2017	\$222,866	\$213,647 +4.3%
June 2017	\$238,572	\$224,732 +6.2%
July 2017	\$228,235	\$215,397 +6.0%
August 2017	\$229,185	\$210,832 +8.7%
<b>September 2017</b>	<b>\$221,935</b>	<b>\$207,321 +7.0%</b>
12-Month Avg*	\$218,528	\$204,615 +6.8%

\* Avg. Sales Price of all properties from October 2016 through September 2017. This is not the average of the individual figures above.

## Historical Average Sales Price by Month





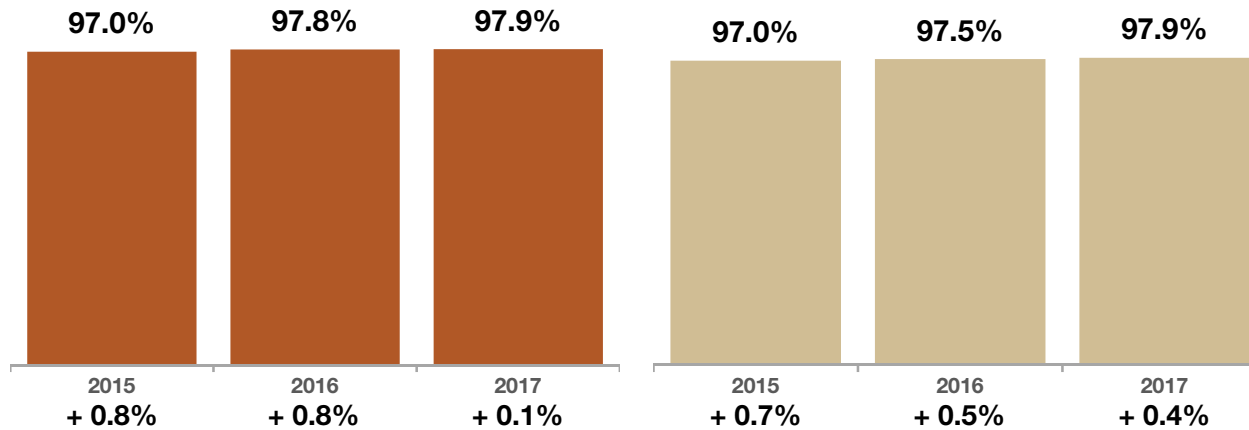
# Percent of List Price Received

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.



## September

## Year to Date



Pct. of List Price Received		Prior Year	Percent Change
October 2016	97.5%	97.2%	+0.3%
November 2016	97.6%	96.5%	+1.1%
December 2016	97.6%	97.1%	+0.5%
January 2017	97.3%	96.2%	+1.1%
February 2017	97.4%	97.1%	+0.3%
March 2017	97.7%	97.3%	+0.4%
April 2017	98.0%	97.5%	+0.5%
May 2017	98.1%	97.6%	+0.5%
June 2017	98.5%	97.7%	+0.8%
July 2017	97.8%	97.8%	0.0%
August 2017	98.0%	97.8%	+0.2%
<b>September 2017</b>	<b>97.9%</b>	<b>97.8%</b>	<b>+0.1%</b>
12-Month Avg*	97.8%	97.4%	+0.4%

\* Average Pct. of List Price Received for all properties from October 2016 through September 2017. This is not the average of the individual figures above.

## Historical Percent of List Price Received by Month



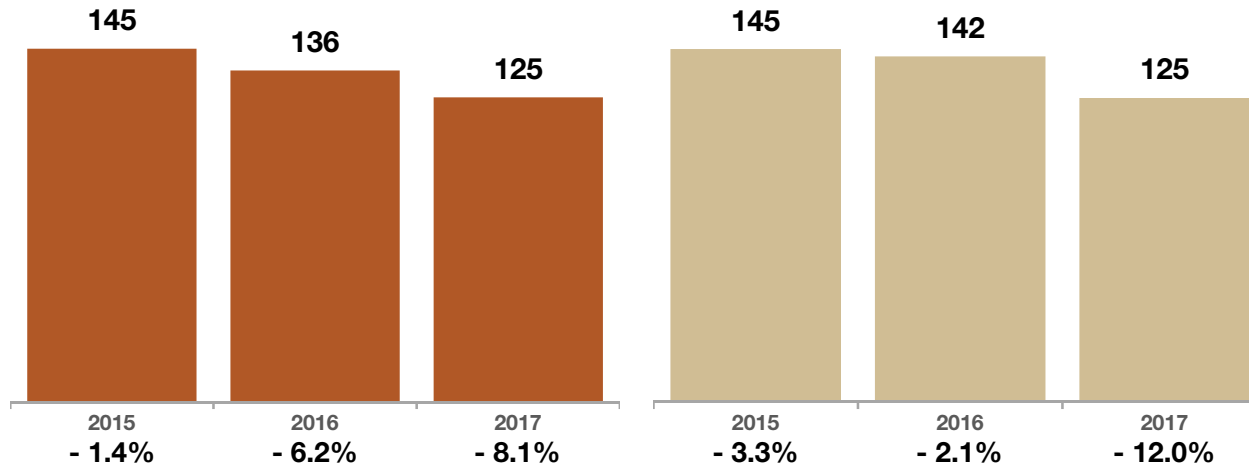
# Housing Affordability Index

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.



## September

## Year to Date



Affordability Index		Prior Year	Percent Change
October 2016	137	147	-6.8%
November 2016	136	141	-3.5%
December 2016	128	148	-13.5%
January 2017	137	146	-6.2%
February 2017	135	152	-11.2%
March 2017	131	146	-10.3%
April 2017	125	147	-15.0%
May 2017	126	135	-6.7%
June 2017	120	134	-10.4%
July 2017	121	142	-14.8%
August 2017	122	138	-11.6%
September 2017	125	136	-8.1%
12-Month Avg	129	143	-9.9%

## Historical Housing Affordability Index by Month

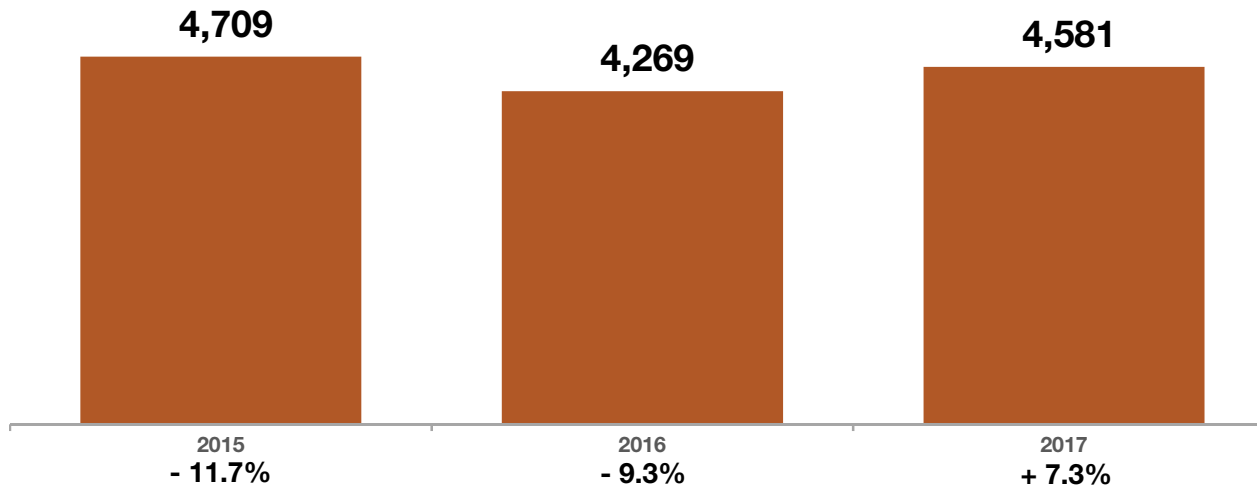


# Inventory of Homes for Sale

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



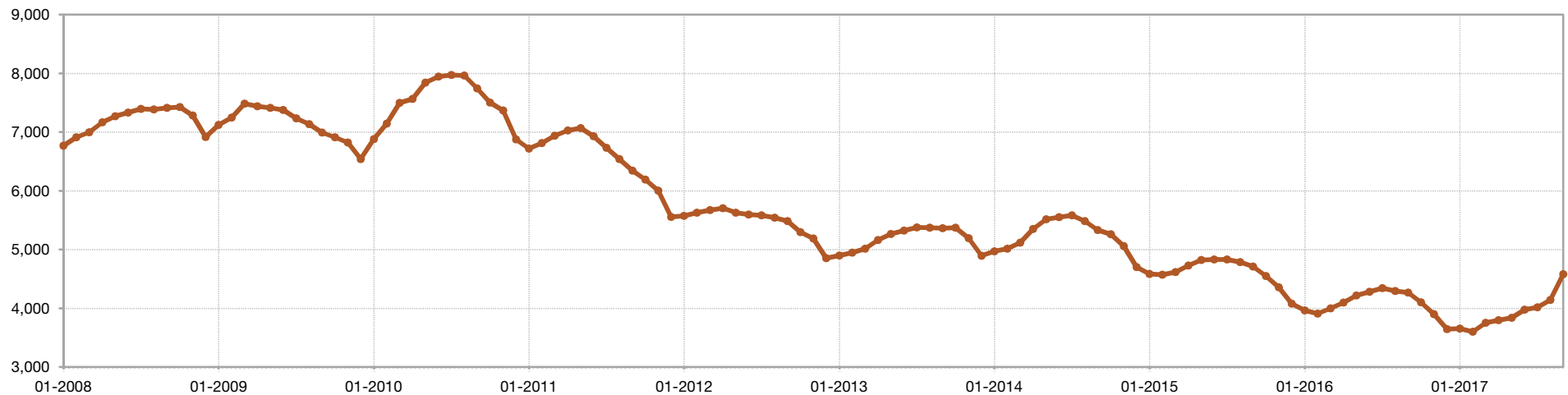
## September



Homes for Sale		Prior Year	Percent Change
October 2016	4,101	4,550	-9.9%
November 2016	3,901	4,356	-10.4%
December 2016	3,644	4,080	-10.7%
January 2017	3,654	3,963	-7.8%
February 2017	3,603	3,910	-7.9%
March 2017	3,755	4,000	-6.1%
April 2017	3,798	4,100	-7.4%
May 2017	3,837	4,218	-9.0%
June 2017	3,978	4,282	-7.1%
July 2017	4,019	4,344	-7.5%
August 2017	4,144	4,296	-3.5%
<b>September 2017</b>	<b>4,581</b>	<b>4,269</b>	<b>+7.3%</b>
12-Month Avg*	3,918	4,283	-8.5%

\* Homes for Sale for all properties from October 2016 through September 2017. This is not the average of the individual figures above.

## Historical Inventory of Homes for Sale by Month

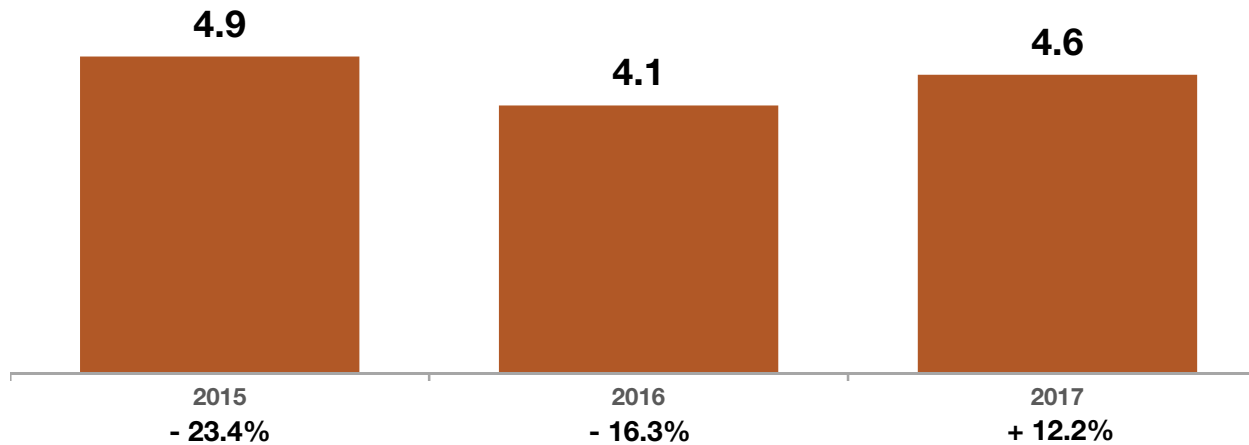


# Months Supply of Inventory

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.



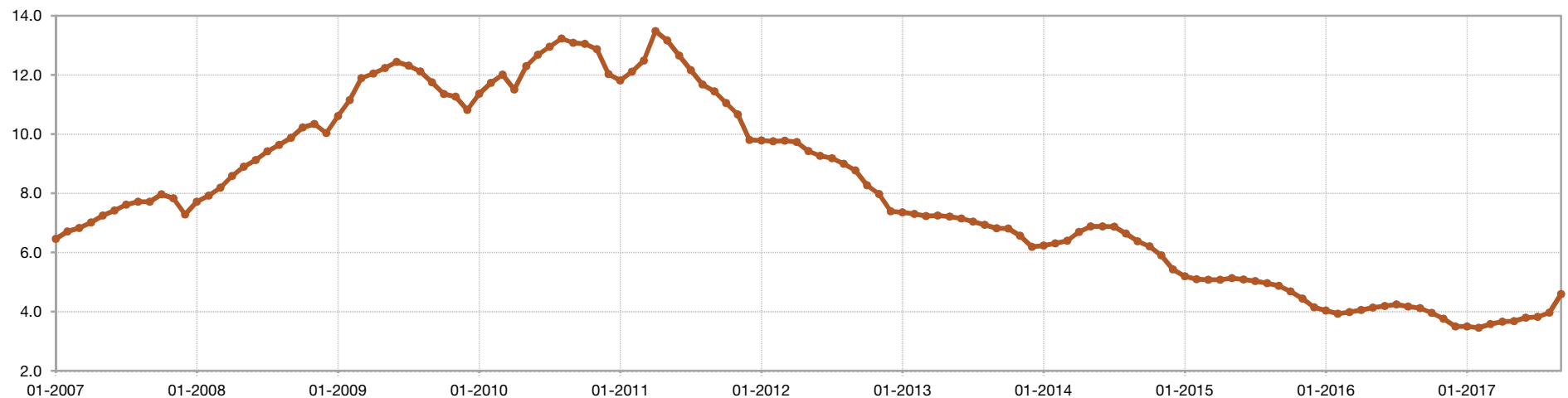
## September



Months Supply		Prior Year	Percent Change
October 2016	4.0	4.7	-14.9%
November 2016	3.8	4.4	-13.6%
December 2016	3.5	4.1	-14.6%
January 2017	3.5	4.0	-12.5%
February 2017	3.5	3.9	-10.3%
March 2017	3.6	4.0	-10.0%
April 2017	3.7	4.1	-9.8%
May 2017	3.7	4.1	-9.8%
June 2017	3.8	4.2	-9.5%
July 2017	3.8	4.2	-9.5%
August 2017	4.0	4.2	-4.8%
<b>September 2017</b>	<b>4.6</b>	<b>4.1</b>	<b>+12.2%</b>
12-Month Avg*	3.8	4.2	-9.5%

\* Months Supply for all properties from October 2016 through September 2017. 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®



## September 2017

Low housing supply is both a month-over-month and now multiple year-over-year happening. Lawrence Yun, Chief Economist for the National Association of REALTORS®, has gone as far as saying that the national housing market is essentially stalled. For the 12-month period spanning October 2016 through September 2017, Closed Sales in the Greater Greenville region were up 4.8 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 19.4 percent.

The overall Median Sales Price was up 6.1 percent to \$187,490. The property type with the largest price gain was the Condos segment, where prices increased 14.3 percent to \$160,000. 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 81 days.

Market-wide, inventory levels were up 7.3 percent. The property type that gained the most inventory was the Single Family segment, where it increased 10.2 percent. That amounts to 4.7 months supply for Single-Family homes and 3.3 months supply for Condos.

## Quick Facts

**+ 19.4%**

**+ 6.3%**

**+ 9.5%**

Price Range With the  
Strongest Sales:

**\$300,001 and Above**

Bedroom Count With  
Strongest Sales:

**3 Bedrooms**

Property Type With  
Strongest Sales:

**Condos**

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

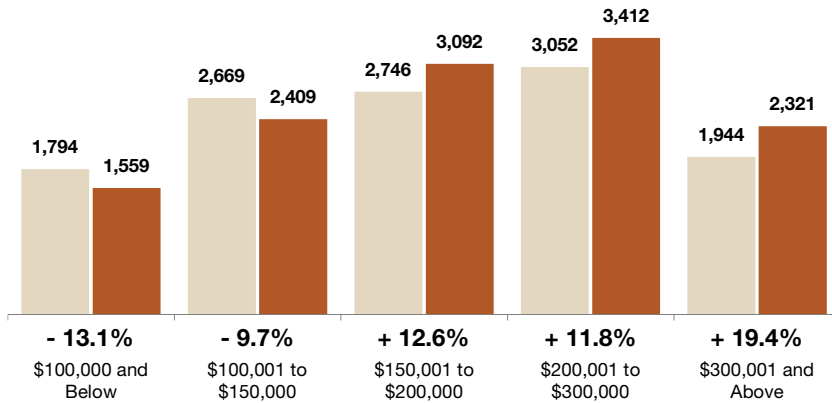
# Closed Sales

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



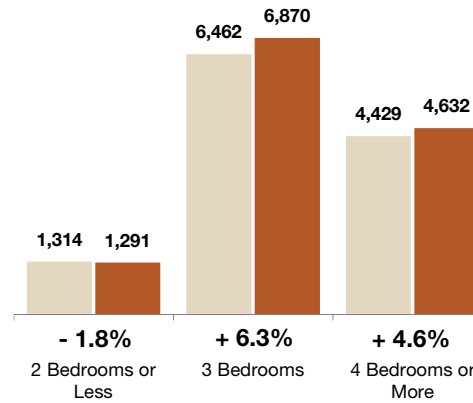
## By Price Range

9-2016 9-2017



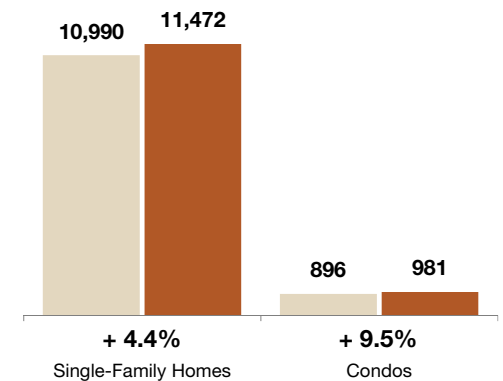
## By Bedroom Count

9-2016 9-2017



## By Property Type

9-2016 9-2017



## All Properties

### By Price Range

	9-2016	9-2017	Change
\$100,000 and Below	1,794	1,559	- 13.1%
\$100,001 to \$150,000	2,669	2,409	- 9.7%
\$150,001 to \$200,000	2,746	3,092	+ 12.6%
\$200,001 to \$300,000	3,052	3,412	+ 11.8%
\$300,001 and Above	1,944	2,321	+ 19.4%
<b>All Price Ranges</b>	<b>12,205</b>	<b>12,793</b>	<b>+ 4.8%</b>

## Single-Family Homes

9-2016	9-2017	Change	9-2016	9-2017	Change
1,341	1,136	- 15.3%	188	162	- 13.8%
2,324	2,066	- 11.1%	304	281	- 7.6%
2,560	2,848	+ 11.3%	177	231	+ 30.5%
2,898	3,222	+ 11.2%	151	187	+ 23.8%
1,867	2,200	+ 17.8%	76	120	+ 57.9%
10,990	11,472	+ 4.4%	896	981	+ 9.5%

## Condos

	9-2016	9-2017	Change
	188	162	- 13.8%
	304	281	- 7.6%
	177	231	+ 30.5%
	151	187	+ 23.8%
	76	120	+ 57.9%
	896	981	+ 9.5%

### By Bedroom Count

	9-2016	9-2017	Change
2 Bedrooms or Less	1,314	1,291	- 1.8%
3 Bedrooms	6,462	6,870	+ 6.3%
4 Bedrooms or More	4,429	4,632	+ 4.6%
<b>All Bedroom Counts</b>	<b>12,205</b>	<b>12,793</b>	<b>+ 4.8%</b>

9-2016	9-2017	Change	9-2016	9-2017	Change
865	815	- 5.8%	425	446	+ 4.9%
5,817	6,169	+ 6.1%	415	479	+ 15.4%
4,308	4,488	+ 4.2%	56	56	0.0%
10,990	11,472	+ 4.4%	896	981	+ 9.5%

	9-2016	9-2017	Change
	425	446	+ 4.9%
	415	479	+ 15.4%
	56	56	0.0%
	896	981	+ 9.5%

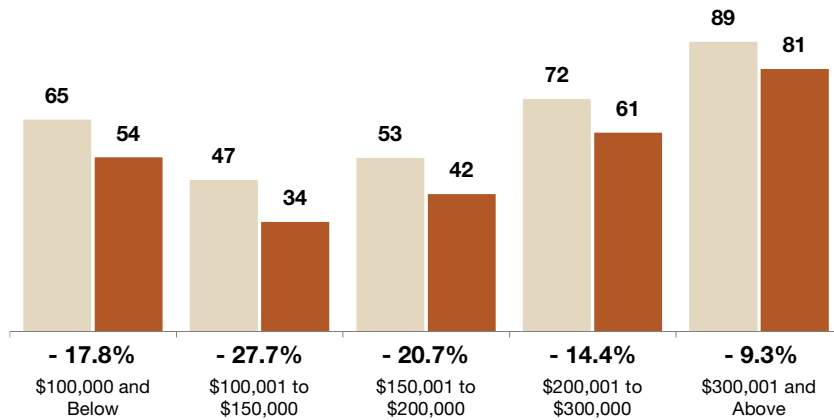
# Days on Market Until Sale

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



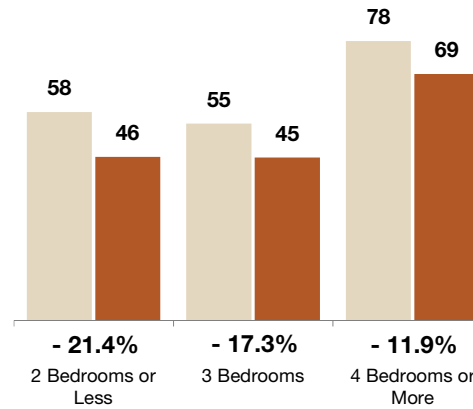
## By Price Range

■ 9-2016 ■ 9-2017



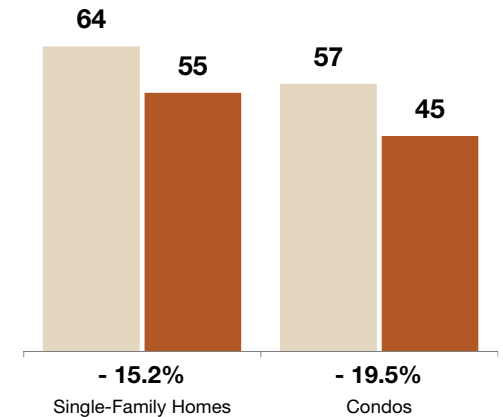
## By Bedroom Count

■ 9-2016 ■ 9-2017



## By Property Type

■ 9-2016 ■ 9-2017



## All Properties

### By Price Range

	9-2016	9-2017	Change
\$100,000 and Below	65	54	- 17.8%
\$100,001 to \$150,000	47	34	- 27.7%
\$150,001 to \$200,000	53	42	- 20.7%
\$200,001 to \$300,000	72	61	- 14.4%
\$300,001 and Above	89	81	- 9.3%
<b>All Price Ranges</b>	<b>64</b>	<b>54</b>	<b>- 15.3%</b>

## Single-Family Homes

	9-2016	9-2017	Change
68	57	- 16.4%	
48	35	- 27.5%	
52	42	- 20.3%	
71	62	- 13.2%	
90	80	- 11.6%	
<b>64</b>	<b>55</b>	<b>- 15.2%</b>	

## Condos

	9-2016	9-2017	Change
59	29	- 50.0%	
37	25	- 31.7%	
65	48	- 26.6%	
81	53	- 34.6%	
68	101	+ 49.2%	
<b>57</b>	<b>45</b>	<b>- 19.5%</b>	

### By Bedroom Count

	9-2016	9-2017	Change
2 Bedrooms or Less	58	46	- 21.4%
3 Bedrooms	55	45	- 17.3%
4 Bedrooms or More	78	69	- 11.9%
<b>All Bedroom Counts</b>	<b>64</b>	<b>54</b>	<b>- 15.3%</b>

	9-2016	9-2017	Change
58	50	- 14.3%	
55	45	- 19.0%	
78	69	- 11.4%	
<b>64</b>	<b>55</b>	<b>- 15.2%</b>	

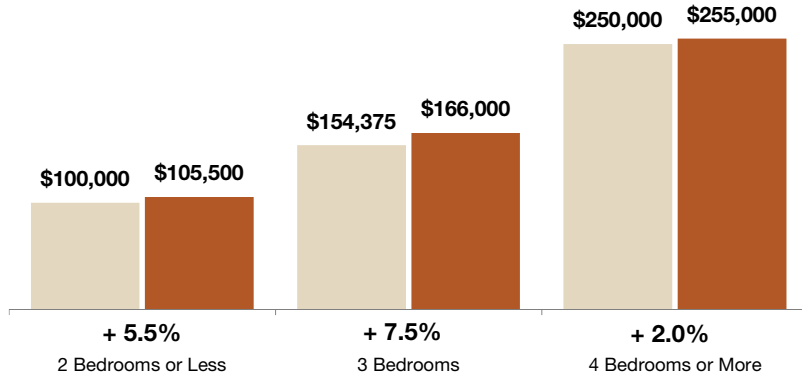
# Median Sales Price

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



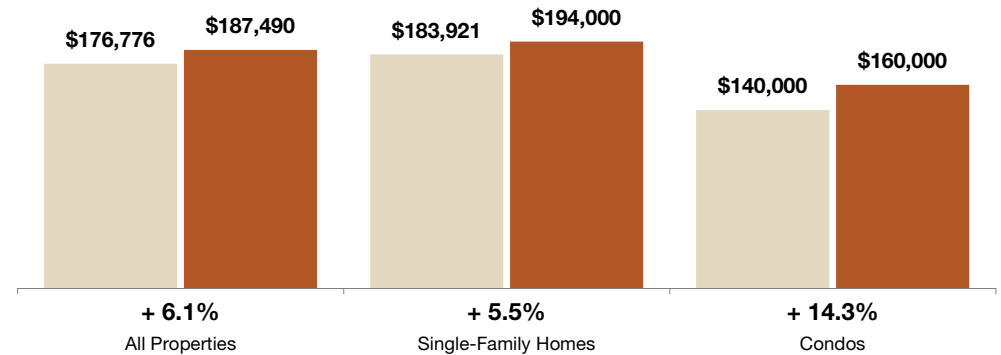
## By Bedroom Count

■ 9-2016 ■ 9-2017



## By Property Type

■ 9-2016 ■ 9-2017



### All Properties

By Bedroom Count	9-2016	9-2017	Change
2 Bedrooms or Less	\$100,000	\$105,500	+ 5.5%
3 Bedrooms	\$154,375	\$166,000	+ 7.5%
4 Bedrooms or More	\$250,000	\$255,000	+ 2.0%
<b>All Bedroom Counts</b>	<b>\$176,776</b>	<b>\$187,490</b>	<b>+ 6.1%</b>

### Single-Family Homes

9-2016	9-2017	Change
\$89,900	\$92,000	+ 2.3%
\$156,000	\$167,626	+ 7.5%
\$253,893	\$258,038	+ 1.6%
<b>\$183,921</b>	<b>\$194,000</b>	<b>+ 5.5%</b>

### Condos

9-2016	9-2017	Change
\$118,000	\$123,850	+ 5.0%
\$153,200	\$174,988	+ 14.2%
\$176,739	\$190,435	+ 7.7%
<b>\$140,000</b>	<b>\$160,000</b>	<b>+ 14.3%</b>



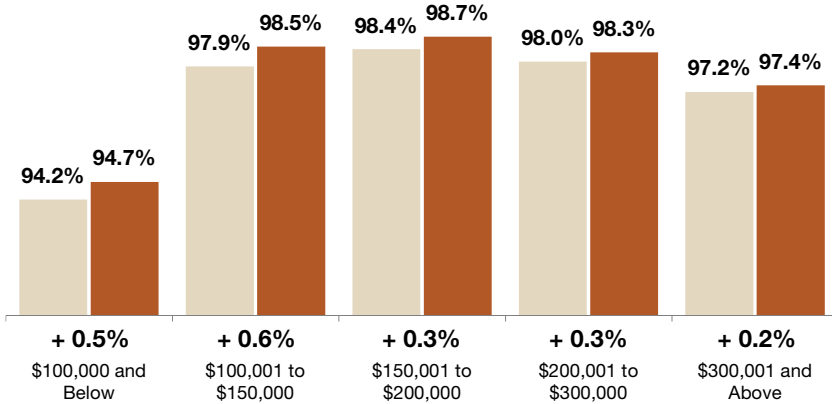
# Percent of List Price Received

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.**



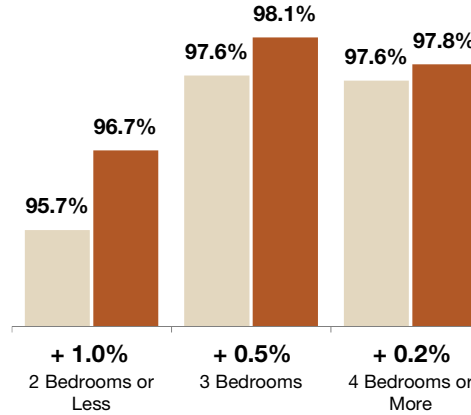
## By Price Range

■ 9-2016 ■ 9-2017



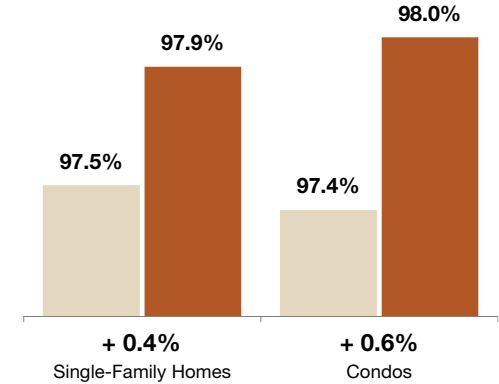
## By Bedroom Count

■ 9-2016 ■ 9-2017



## By Property Type

■ 9-2016 ■ 9-2017



## All Properties

### By Price Range

	9-2016	9-2017	Change
\$100,000 and Below	94.2%	94.7%	+ 0.5%
\$100,001 to \$150,000	97.9%	98.5%	+ 0.6%
\$150,001 to \$200,000	98.4%	98.7%	+ 0.3%
\$200,001 to \$300,000	98.0%	98.3%	+ 0.3%
\$300,001 and Above	97.2%	97.4%	+ 0.2%
<b>All Price Ranges</b>	<b>97.4%</b>	<b>97.8%</b>	<b>+ 0.4%</b>

## Single-Family Homes

	9-2016	9-2017	Change
\$100,000 and Below	94.1%	94.8%	+ 0.7%
\$100,001 to \$150,000	98.0%	98.6%	+ 0.6%
\$150,001 to \$200,000	98.4%	98.8%	+ 0.4%
\$200,001 to \$300,000	98.1%	98.3%	+ 0.2%
\$300,001 and Above	97.1%	97.2%	+ 0.1%
<b>All Price Ranges</b>	<b>97.5%</b>	<b>97.9%</b>	<b>+ 0.4%</b>

## Condos

	9-2016	9-2017	Change
\$100,000 and Below	95.3%	96.6%	+ 1.4%
\$100,001 to \$150,000	97.7%	98.2%	+ 0.5%
\$150,001 to \$200,000	98.2%	98.3%	+ 0.1%
\$200,001 to \$300,000	98.0%	97.8%	- 0.2%
\$300,001 and Above	98.7%	99.6%	+ 0.9%
<b>All Price Ranges</b>	<b>97.4%</b>	<b>98.0%</b>	<b>+ 0.6%</b>

### By Bedroom Count

	9-2016	9-2017	Change
2 Bedrooms or Less	95.7%	96.7%	+ 1.0%
3 Bedrooms	97.6%	98.1%	+ 0.5%
4 Bedrooms or More	97.6%	97.8%	+ 0.2%
<b>All Bedroom Counts</b>	<b>97.4%</b>	<b>97.8%</b>	<b>+ 0.4%</b>

	9-2016	9-2017	Change
2 Bedrooms or Less	95.2%	96.5%	+ 1.4%
3 Bedrooms	97.7%	98.2%	+ 0.5%
4 Bedrooms or More	97.6%	97.8%	+ 0.2%
<b>All Bedroom Counts</b>	<b>97.5%</b>	<b>97.9%</b>	<b>+ 0.4%</b>

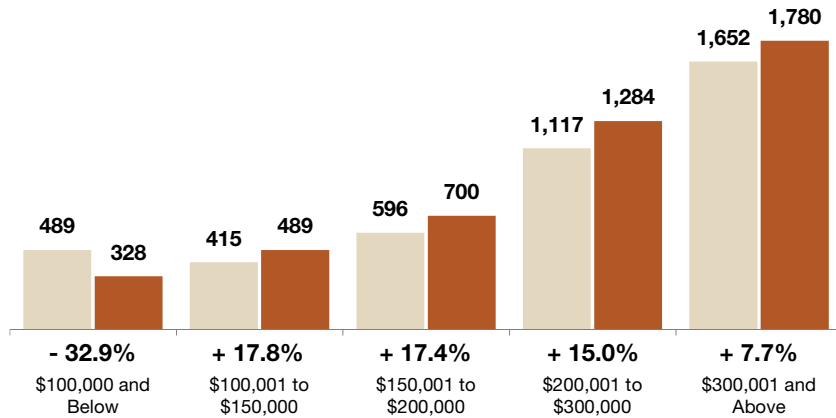
# Inventory of Homes for Sale

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



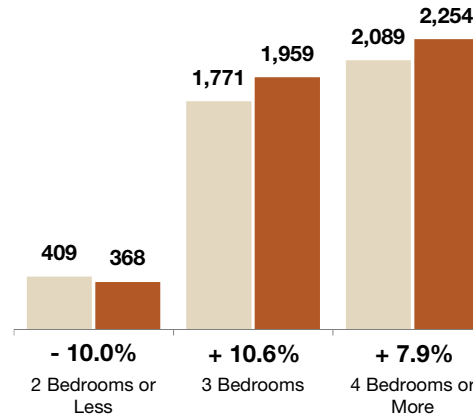
## By Price Range

■ 9-2016 ■ 9-2017



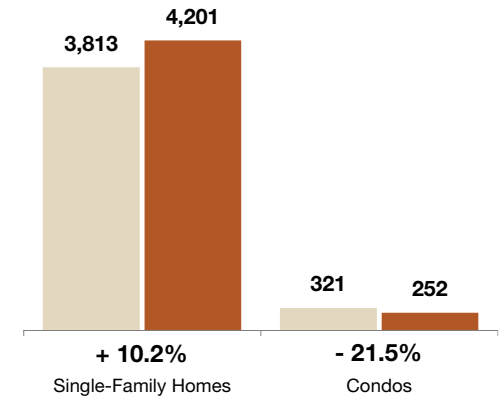
## By Bedroom Count

■ 9-2016 ■ 9-2017



## By Property Type

■ 9-2016 ■ 9-2017



## All Properties

### By Price Range

	9-2016	9-2017	Change
\$100,000 and Below	489	328	- 32.9%
\$100,001 to \$150,000	415	489	+ 17.8%
\$150,001 to \$200,000	596	700	+ 17.4%
\$200,001 to \$300,000	1,117	1,284	+ 15.0%
\$300,001 and Above	1,652	1,780	+ 7.7%
<b>All Price Ranges</b>	<b>4,269</b>	<b>4,581</b>	<b>+ 7.3%</b>

## Single-Family Homes

9-2016	9-2017	Change
361	239	- 33.8%
372	419	+ 12.6%
533	625	+ 17.3%
1,065	1,220	+ 14.6%
1,482	1,698	+ 14.6%
<b>3,813</b>	<b>4,201</b>	<b>+ 10.2%</b>

## Condos

	9-2016	9-2017	Change
	27	17	- 37.0%
	30	45	+ 50.0%
	49	65	+ 32.7%
	50	51	+ 2.0%
	165	74	- 55.2%
	<b>321</b>	<b>252</b>	<b>- 21.5%</b>

### By Bedroom Count

	9-2016	9-2017	Change
2 Bedrooms or Less	409	368	- 10.0%
3 Bedrooms	1,771	1,959	+ 10.6%
4 Bedrooms or More	2,089	2,254	+ 7.9%
<b>All Bedroom Counts</b>	<b>4,269</b>	<b>4,581</b>	<b>+ 7.3%</b>

9-2016	9-2017	Change	9-2016	9-2017	Change
245	243	- 0.8%	140	95	- 32.1%
1,528	1,749	+ 14.5%	163	137	- 16.0%
2,040	2,209	+ 8.3%	18	20	+ 11.1%
<b>3,813</b>	<b>4,201</b>	<b>+ 10.2%</b>	<b>321</b>	<b>252</b>	<b>- 21.5%</b>

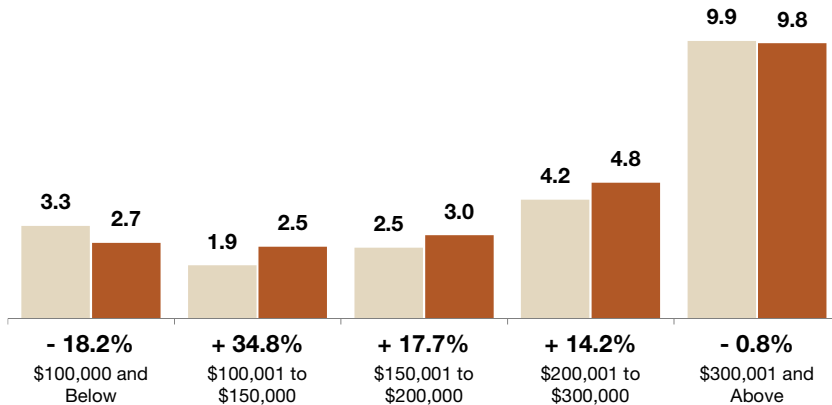
# Months Supply of Inventory

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.**



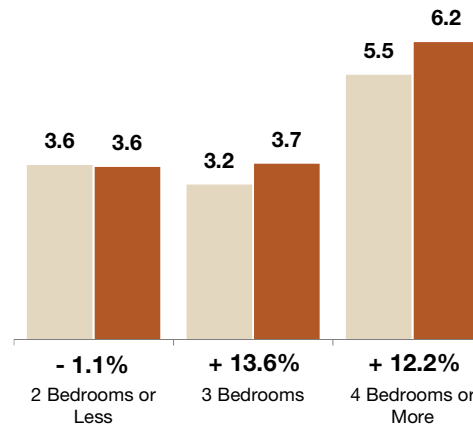
## By Price Range

■ 9-2016 ■ 9-2017



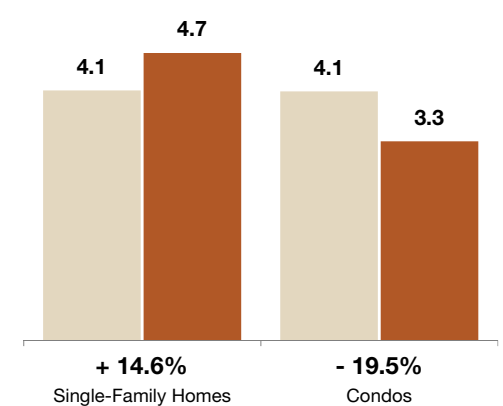
## By Bedroom Count

■ 9-2016 ■ 9-2017



## By Property Type

■ 9-2016 ■ 9-2017



## All Properties

### By Price Range

	9-2016	9-2017	Change
\$100,000 and Below	3.3	2.7	- 18.2%
\$100,001 to \$150,000	1.9	2.5	+ 34.8%
\$150,001 to \$200,000	2.5	3.0	+ 17.7%
\$200,001 to \$300,000	4.2	4.8	+ 14.2%
\$300,001 and Above	9.9	9.8	- 0.8%
<b>All Price Ranges</b>	<b>4.1</b>	<b>4.6</b>	<b>+ 12.2%</b>

## Single-Family Homes

	9-2016	9-2017	Change
\$100,000 and Below	3.3	2.7	- 17.1%
\$100,001 to \$150,000	1.9	2.5	+ 31.0%
\$150,001 to \$200,000	2.4	2.9	+ 18.0%
\$200,001 to \$300,000	4.2	4.9	+ 14.6%
\$300,001 and Above	9.3	10.0	+ 6.6%
<b>All Price Ranges</b>	<b>4.1</b>	<b>4.7</b>	<b>+ 14.6%</b>

## Condos

	9-2016	9-2017	Change
\$100,000 and Below	1.7	1.4	- 13.4%
\$100,001 to \$150,000	1.2	2.0	+ 63.7%
\$150,001 to \$200,000	3.0	3.8	+ 26.2%
\$200,001 to \$300,000	3.9	3.5	- 10.7%
\$300,001 and Above	19.2	6.7	- 65.3%
<b>All Price Ranges</b>	<b>4.1</b>	<b>3.3</b>	<b>- 19.5%</b>

### By Bedroom Count

	9-2016	9-2017	Change
2 Bedrooms or Less	3.6	3.6	- 1.1%
3 Bedrooms	3.2	3.7	+ 13.6%
4 Bedrooms or More	5.5	6.2	+ 12.2%
<b>All Bedroom Counts</b>	<b>4.1</b>	<b>4.6</b>	<b>+ 12.2%</b>

	9-2016	9-2017	Change
2 Bedrooms or Less	3.4	3.8	+ 12.7%
3 Bedrooms	3.1	3.7	+ 18.1%
4 Bedrooms or More	5.6	6.3	+ 12.8%
<b>All Bedroom Counts</b>	<b>4.1</b>	<b>4.7</b>	<b>+ 14.6%</b>