

# Monthly Indicators



## December 2018

Home prices were consistently up again in most markets in 2018 but at reduced levels compared to recent years. High demand for few homes for sale fueled price increases, but evidence is mounting that inventory will finally improve in 2019. This may apply some downward pressure on prices for beleaguered home buyers. A fourth interest rate hike by the Federal Reserve in 2018 spooked the stock market to close out the year. The Fed has indicated that the number of rate increases in 2019 will be halved, which may be of little comfort to an already compressed consumer.

New Listings were down 1.4 percent to 860. Pending Sales decreased 59.0 percent to 307. Inventory grew 14.0 percent to 4,056 units.

Prices moved higher as Median Sales Price was up 9.1 percent to \$208,305. Days on Market increased 5.2 percent to 61 days. Months Supply of Inventory was up 12.1 percent to 3.7 months, indicating that supply increased relative to demand.

Unemployment rates remained remarkably low again in 2018, and wages continued to improve for many U.S. households. It is generally good for all parties involved in real estate transactions when wages grow, but the percentage of increase, on average, has not kept pace with home price increases. This created an affordability crux in the second half of 2018. Housing affordability will remain an important storyline in 2019.

## Quick Facts

<b>- 8.3%</b>	<b>+ 9.1%</b>	<b>+ 12.1%</b>
One-Year Change in <b>Closed Sales</b>	One-Year Change in <b>Median Sales Price</b>	One-Year Change in <b>Months Supply</b>

A research tool provided by the Greater Greenville Association of REALTORS®. Percent changes are calculated using rounded figures.

Market Overview	<b>2</b>
New Listings	<b>3</b>
Pending Sales	<b>4</b>
Closed Sales	<b>5</b>
Days on Market Until Sale	<b>6</b>
Median Sales Price	<b>7</b>
Average Sales Price	<b>8</b>
Percent of List Price Received	<b>9</b>
Housing Affordability Index	<b>10</b>
Inventory of Homes for Sale	<b>11</b>
Months Supply of Inventory	<b>12</b>

# Market Overview

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



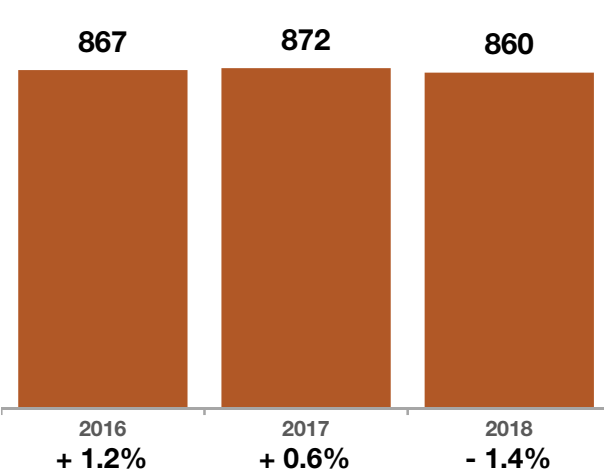
Key Metrics	Historical Sparkbars			12-2017	12-2018	Percent Change	YTD 2017	YTD 2018	Percent Change
	12-2016	12-2017	12-2018						
New Listings				872	<b>860</b>	- 1.4%	17,779	<b>18,434</b>	+ 3.7%
Pending Sales				748	<b>307</b>	- 59.0%	13,068	<b>13,020</b>	- 0.4%
Closed Sales				1,070	<b>981</b>	- 8.3%	12,977	<b>13,678</b>	+ 5.4%
Days on Market				58	<b>61</b>	+ 5.2%	53	<b>51</b>	- 3.8%
Median Sales Price				\$191,000	<b>\$208,305</b>	+ 9.1%	\$189,000	<b>\$205,000</b>	+ 8.5%
Average Sales Price				\$225,273	<b>\$238,948</b>	+ 6.1%	\$223,331	<b>\$239,522</b>	+ 7.2%
Pct. of List Price Received				97.9%	<b>97.7%</b>	- 0.2%	97.9%	<b>98.1%</b>	+ 0.2%
Housing Affordability Index				124	<b>114</b>	- 8.1%	125	<b>116</b>	- 7.2%
Inventory of Homes for Sale				3,557	<b>4,056</b>	+ 14.0%	--	--	--
Months Supply of Inventory				3.3	<b>3.7</b>	+ 12.1%	--	--	--

# New Listings

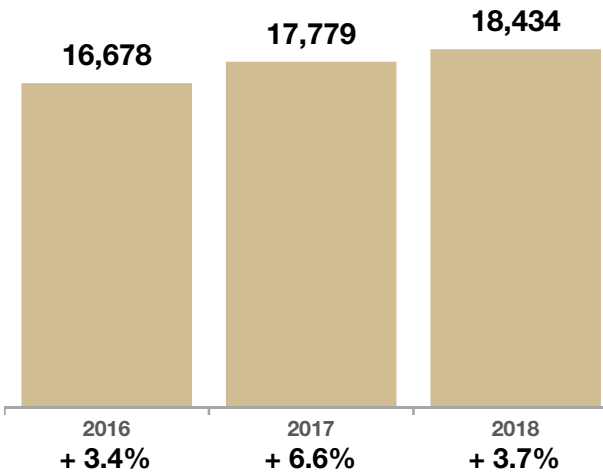
A count of the properties that have been newly listed on the market in a given month.



## December

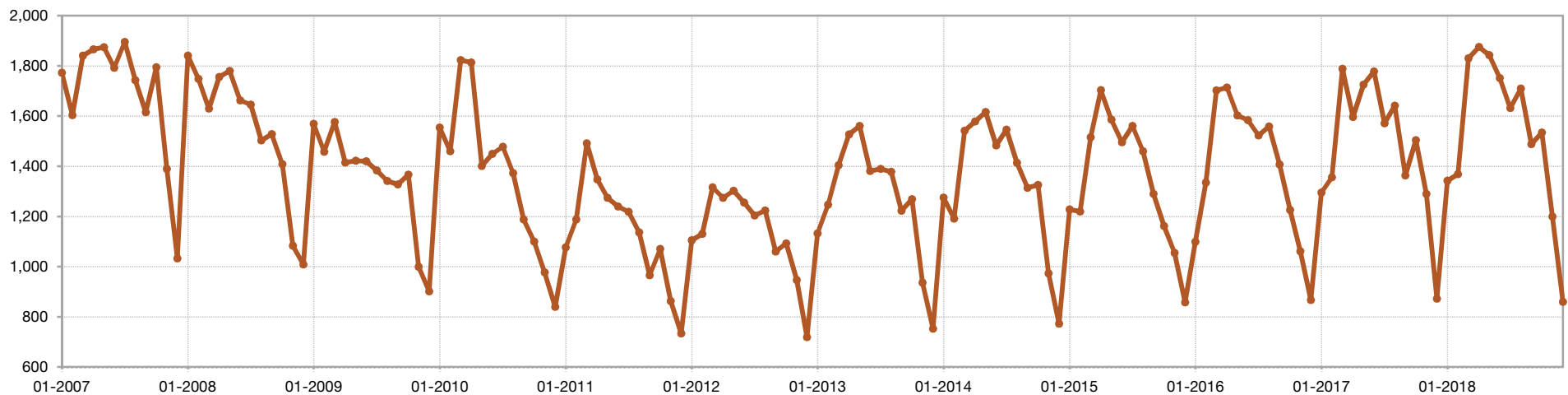


## Year to Date



	New Listings	Prior Year	Percent Change
January 2018	1,342	1,295	+3.6%
February 2018	1,369	1,356	+1.0%
March 2018	1,830	1,788	+2.3%
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	1,632	1,571	+3.9%
August 2018	1,710	1,641	+4.2%
September 2018	1,488	1,363	+9.2%
October 2018	1,534	1,504	+2.0%
November 2018	1,200	1,290	-7.0%
<b>December 2018</b>	<b>860</b>	<b>872</b>	<b>-1.4%</b>
12-Month Avg	1,536	1,482	+3.7%

## Historical New Listings by Month

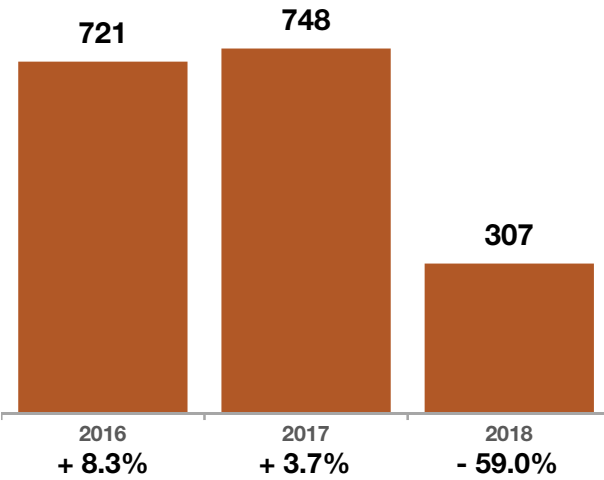


# Pending Sales

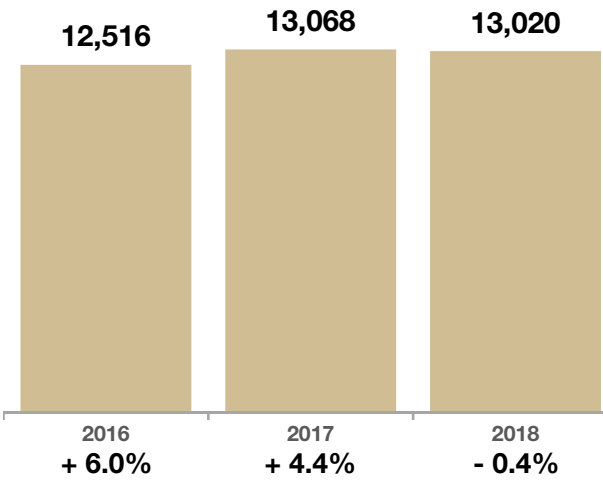
A count of the properties on which offers have been accepted in a given month.



## December

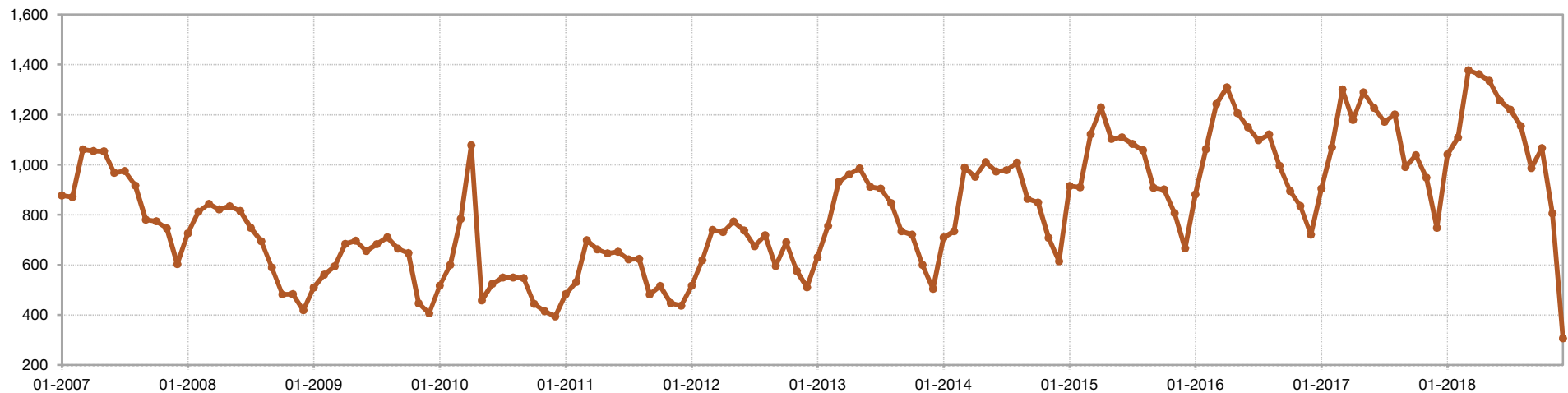


## Year to Date



Pending Sales	Prior Year	Percent Change
January 2018	1,041	905 +15.0%
February 2018	1,108	1,069 +3.6%
March 2018	1,377	1,301 +5.8%
April 2018	1,362	1,179 +15.5%
May 2018	1,335	1,289 +3.6%
June 2018	1,257	1,227 +2.4%
July 2018	1,220	1,171 +4.2%
August 2018	1,155	1,201 -3.8%
September 2018	986	991 -0.5%
October 2018	1,066	1,038 +2.7%
November 2018	806	949 -15.1%
<b>December 2018</b>	<b>307</b>	<b>748 -59.0%</b>
12-Month Avg	1,085	1,089 -0.4%

## Historical Pending Sales by Month

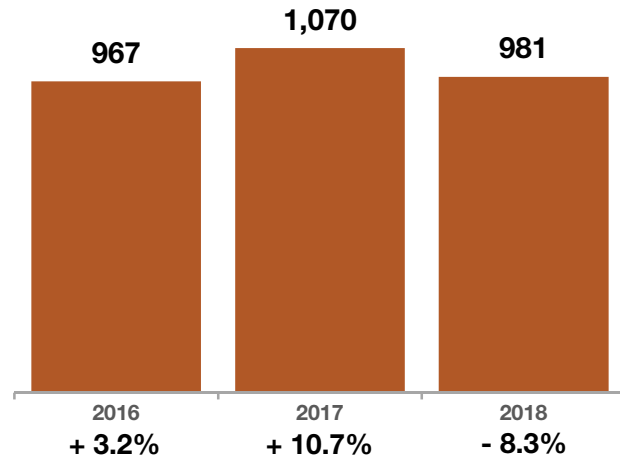


# Closed Sales

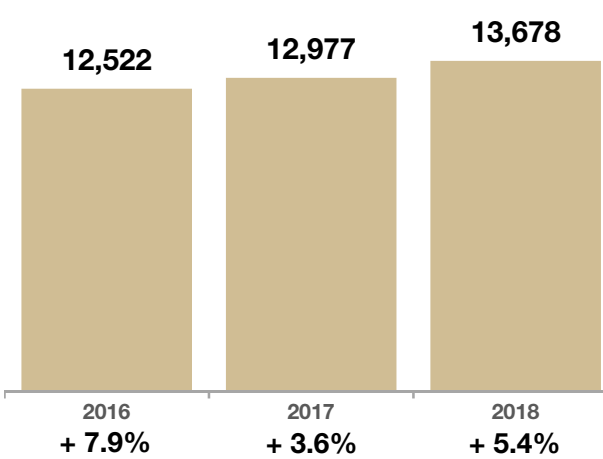
A count of the actual sales that closed in a given month.



## December

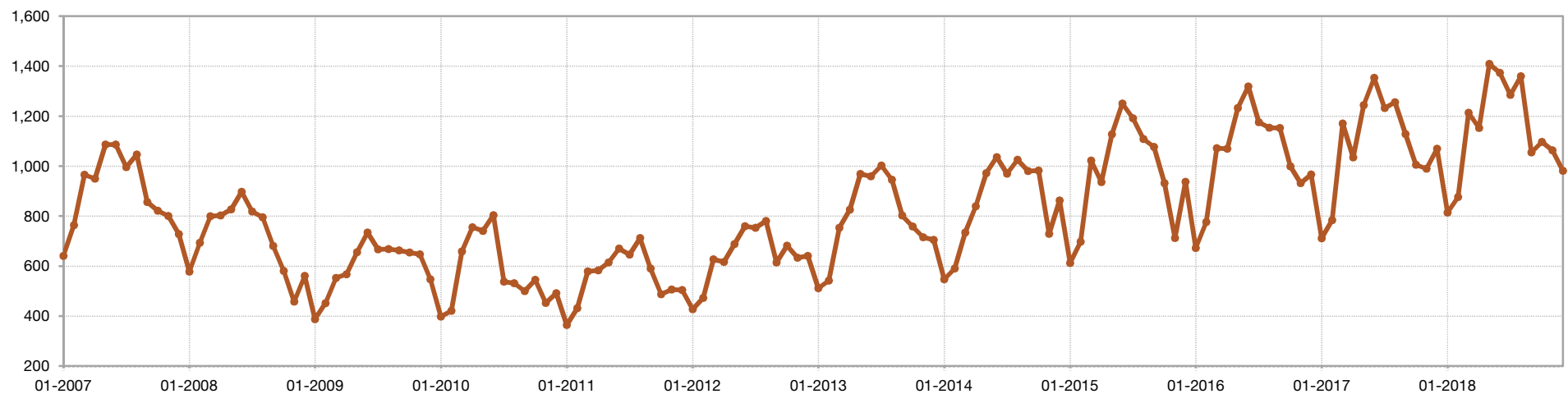


## Year to Date



Closed Sales	Prior Year	Percent Change
January 2018	711	+14.5%
February 2018	784	+11.7%
March 2018	1,170	+3.7%
April 2018	1,035	+11.4%
May 2018	1,244	+13.3%
June 2018	1,353	+1.5%
July 2018	1,232	+4.3%
August 2018	1,255	+8.3%
September 2018	1,128	-6.5%
October 2018	1,005	+9.2%
November 2018	990	+7.4%
<b>December 2018</b>	<b>1,070</b>	<b>-8.3%</b>
12-Month Avg	1,140	+5.4%

## Historical Closed Sales by Month

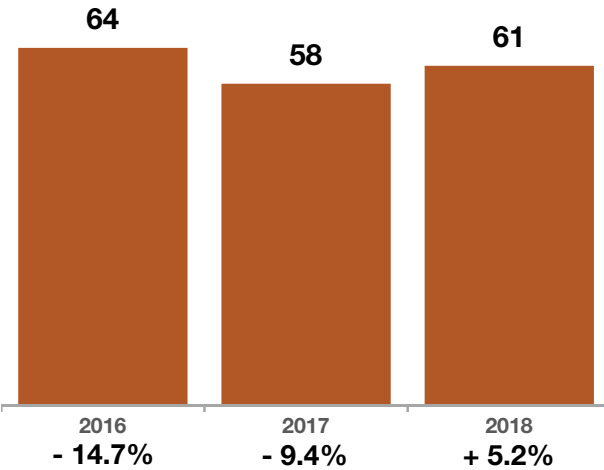


# Days on Market Until Sale

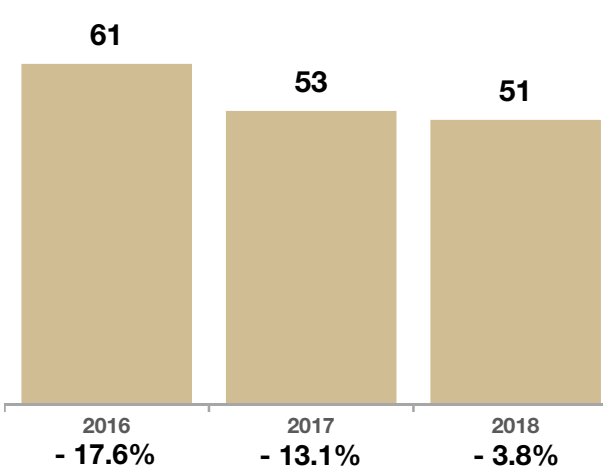
Average number of days between when a property is listed and when an offer is accepted in a given month.



## December



## Year to Date



Days on Market	Prior Year	Percent Change
January 2018	56	-3.4%
February 2018	60	-11.8%
March 2018	61	+3.4%
April 2018	53	-11.7%
May 2018	52	0.0%
June 2018	43	-8.5%
July 2018	47	0.0%
August 2018	46	0.0%
September 2018	45	0.0%
October 2018	47	-7.8%
November 2018	50	-5.7%
<b>December 2018</b>	<b>61</b>	<b>+5.2%</b>
12-Month Avg*	51	-3.8%

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

## Historical Days on Market Until Sale by Month

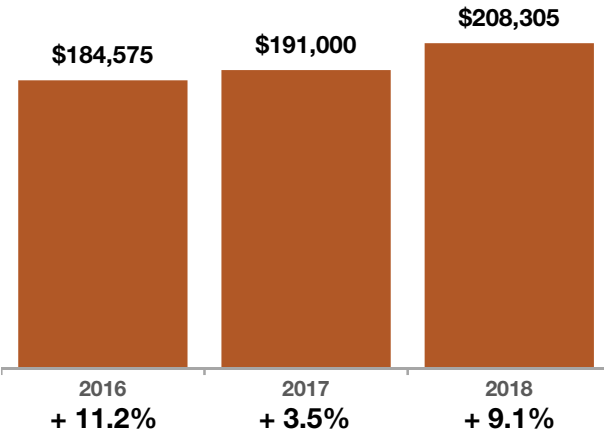


# Median Sales Price

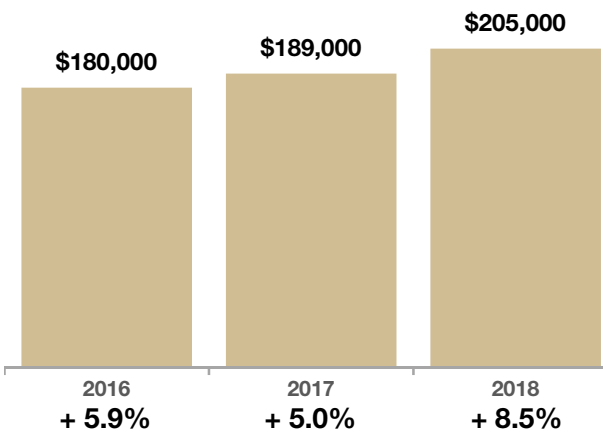
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## December



## Year to Date



	Median Sales Price	Prior Year	Percent Change
January 2018	\$191,000	\$172,925	+10.5%
February 2018	\$195,000	\$175,000	+11.4%
March 2018	\$203,500	\$180,995	+12.4%
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	\$207,990	\$190,000	+9.5%
October 2018	\$206,500	\$191,000	+8.1%
November 2018	\$200,000	\$189,000	+5.8%
<b>December 2018</b>	<b>\$208,305</b>	<b>\$191,000</b>	<b>+9.1%</b>
12-Month Med*	\$205,000	\$189,000	+8.5%

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

## Historical Median Sales Price by Month

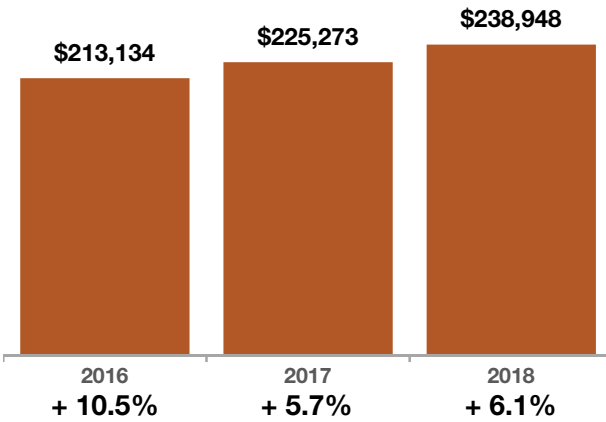


# Average Sales Price

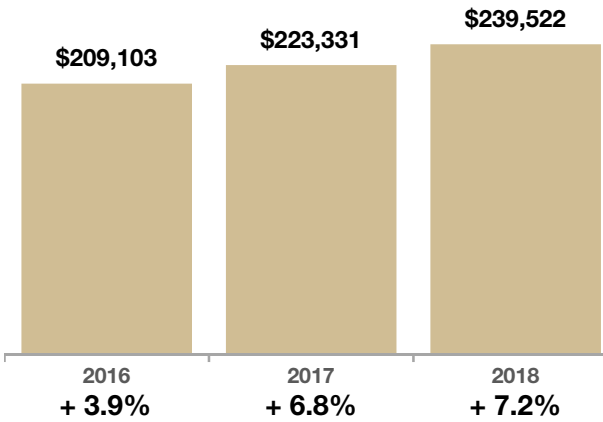
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## December



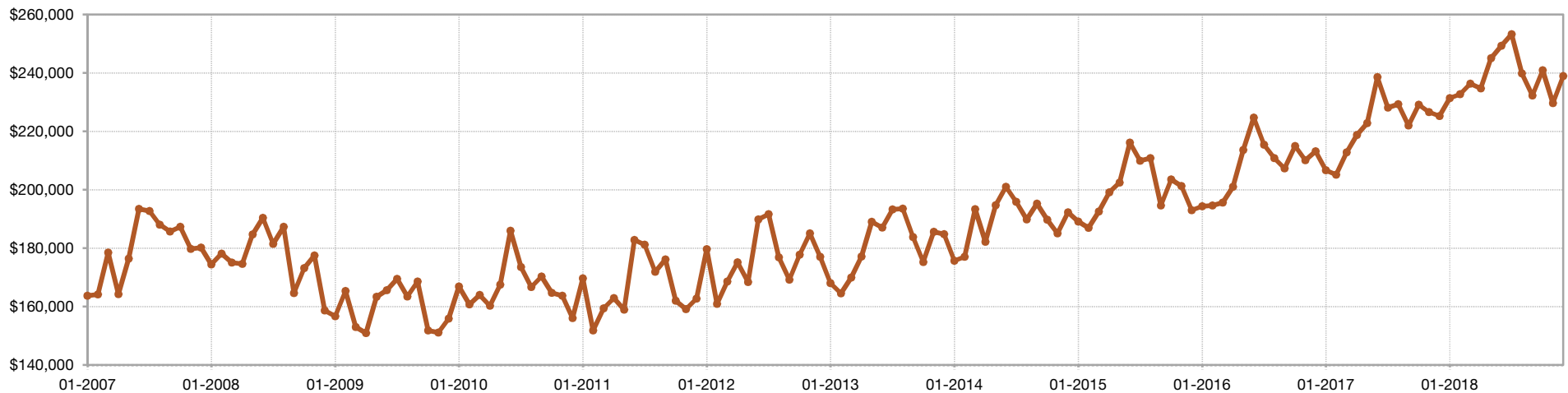
## Year to Date



	Avg. Sales Price	Prior Year	Percent Change
January 2018	\$231,360	\$206,714	+11.9%
February 2018	\$232,743	\$205,178	+13.4%
March 2018	\$236,370	\$212,798	+11.1%
April 2018	\$234,722	\$218,733	+7.3%
May 2018	\$245,048	\$222,812	+10.0%
June 2018	\$249,256	\$238,613	+4.5%
July 2018	\$253,249	\$228,157	+11.0%
August 2018	\$239,802	\$229,343	+4.6%
September 2018	\$232,246	\$222,032	+4.6%
October 2018	\$240,891	\$229,099	+5.1%
November 2018	\$229,649	\$226,593	+1.3%
<b>December 2018</b>	<b>\$238,948</b>	<b>\$225,273</b>	<b>+6.1%</b>
12-Month Avg*	\$238,690	\$222,112	+7.5%

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

## Historical Average Sales Price by Month



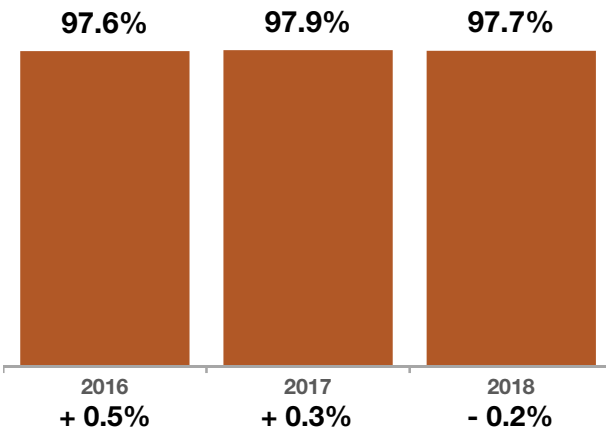


# Percent of List Price Received

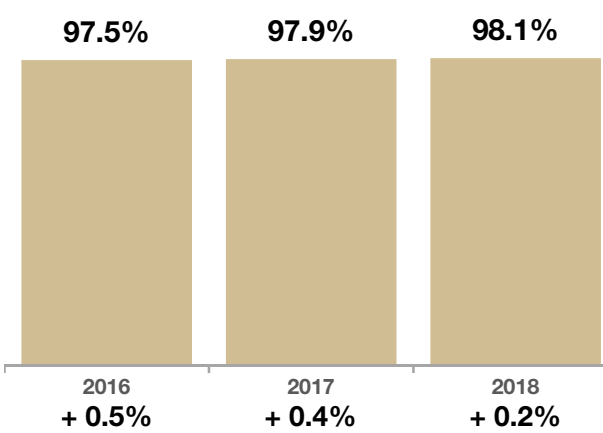
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## December



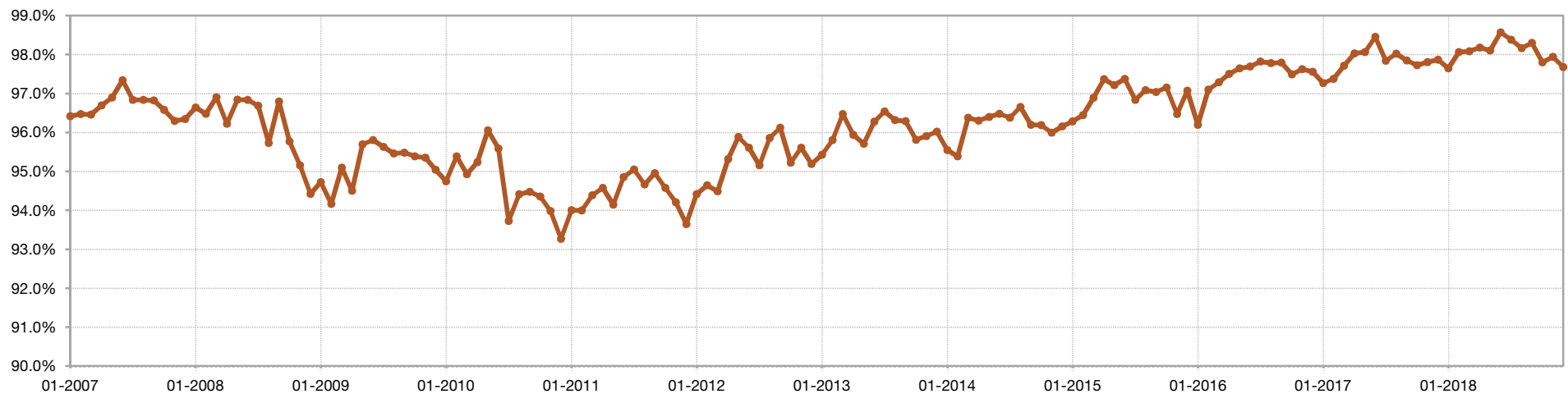
## Year to Date



	Pct. of List Price Received	Prior Year	Percent Change
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%
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%
<b>December 2018</b>	<b>97.7%</b>	<b>97.9%</b>	<b>-0.2%</b>
12-Month Avg*	98.1%	97.9%	+0.2%

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

## Historical Percent of List Price Received by Month

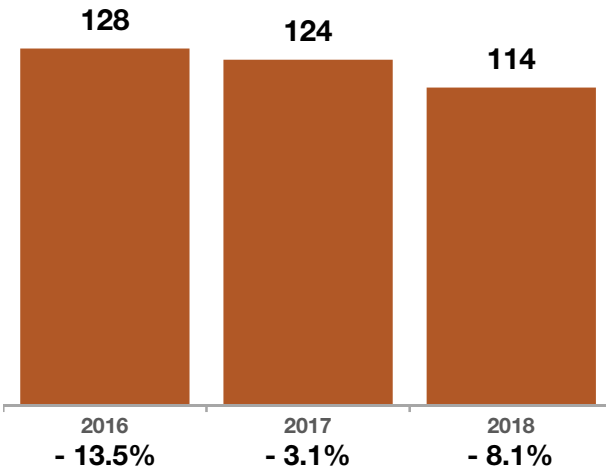


# Housing Affordability Index

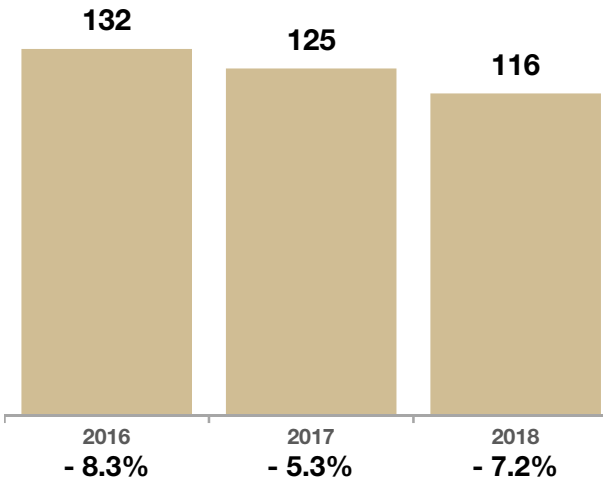
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



## December



## Year to Date



	Affordability Index	Prior Year	Percent Change
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%
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%
<b>December 2018</b>	<b>114</b>	<b>124</b>	<b>-8.1%</b>
12-Month Avg	116	126	-8.1%

## Historical Housing Affordability Index by Month

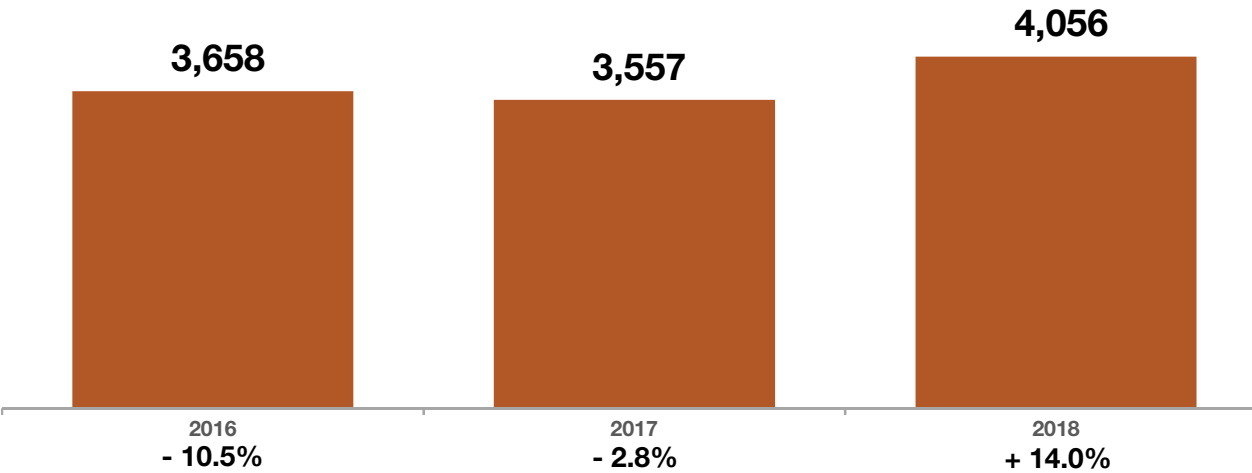


# Inventory of Homes for Sale

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



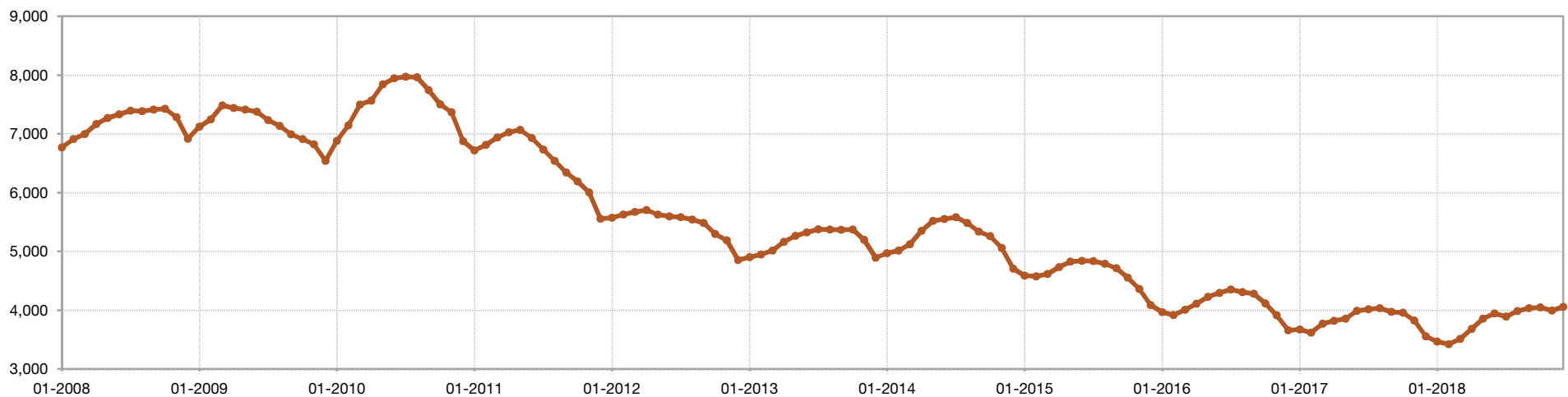
## December



	Homes for Sale	Prior Year	Percent Change
January 2018	3,466	3,671	-5.6%
February 2018	3,421	3,620	-5.5%
March 2018	3,511	3,770	-6.9%
April 2018	3,684	3,819	-3.5%
May 2018	3,858	3,855	+0.1%
June 2018	3,947	3,992	-1.1%
July 2018	3,892	4,016	-3.1%
August 2018	3,987	4,035	-1.2%
September 2018	4,037	3,971	+1.7%
October 2018	4,050	3,960	+2.3%
November 2018	3,995	3,825	+4.4%
<b>December 2018</b>	<b>4,056</b>	<b>3,557</b>	<b>+14.0%</b>
12-Month Avg*	3,825	3,691	+3.6%

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

## Historical Inventory of Homes for Sale by Month

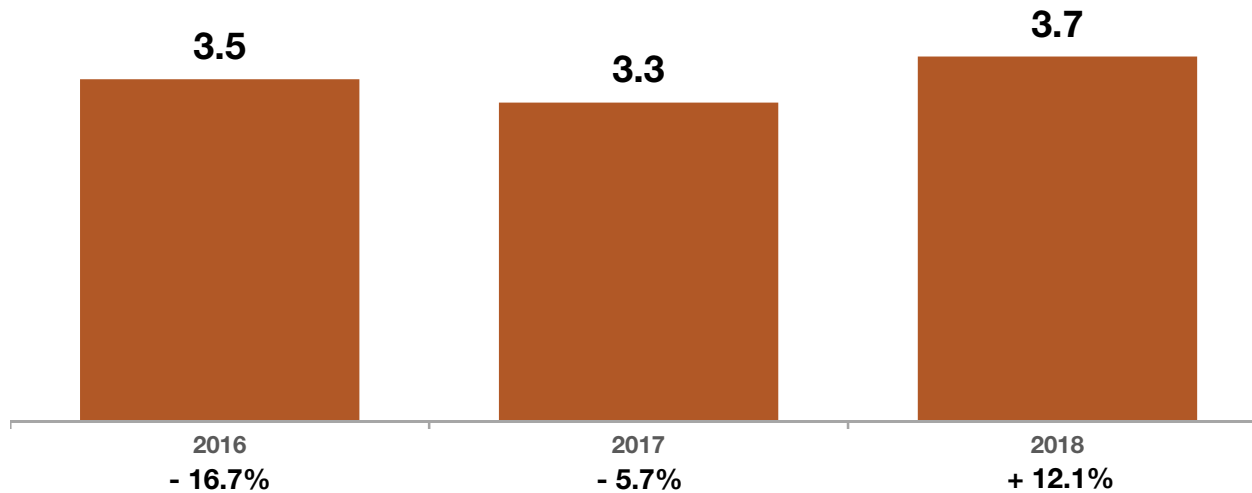


# Months Supply of Inventory

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.



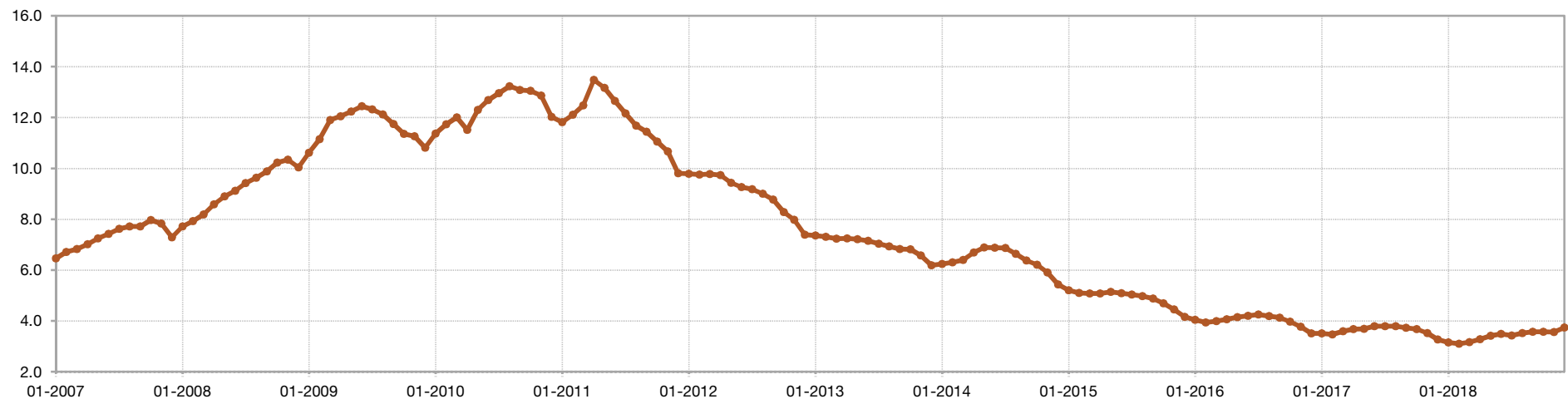
## December



Months Supply		Prior Year	Percent Change
January 2018	3.1	3.5	-11.4%
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	3.5	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	3.6	3.7	-2.7%
November 2018	3.6	3.5	+2.9%
<b>December 2018</b>	<b>3.7</b>	<b>3.3</b>	<b>+12.1%</b>
12-Month Avg*	3.4	3.6	-5.6%

\* Months Supply for all properties from January 2018 through December 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®



## December 2018

Housing affordability was a growing concern in 2018, and that is expected to intensify in 2019. Although inventory is poised to improve in 2019, the homes that become available may prove to be too costly for first-time buyers to afford. For the 12-month period spanning January 2018 through December 2018, Closed Sales in the Greater Greenville region were up 5.4 percent overall. The price range with the largest gain in sales was the \$200,001 to \$300,000 range, where they increased 22.2 percent.

The overall Median Sales Price was up 8.5 percent to \$205,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 8.3 percent to \$211,221. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 35 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 78 days.

Market-wide, inventory levels were up 14.0 percent. The property type that gained the most inventory was the Condos segment, where it increased 29.1 percent. That amounts to 3.8 months supply for Single-Family homes and 3.5 months supply for Condos.

## Quick Facts

**+ 22.2%**

**+ 8.9%**

**+ 5.8%**

Price Range With the Strongest Sales:

**\$200,001 to \$300,000**

Bedroom Count With Strongest Sales:

**4 Bedrooms or More**

Property Type With Strongest Sales:

**Single-Family**

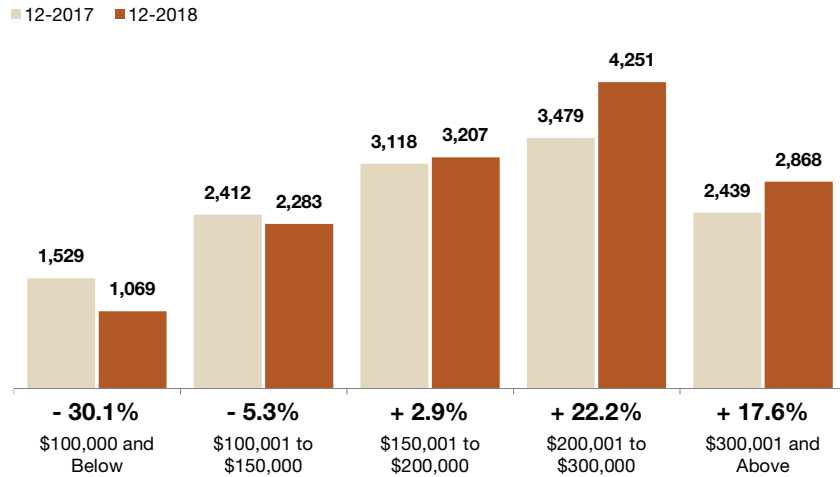
Closed Sales	<b>2</b>
Days on Market Until Sale	<b>3</b>
Median Sales Price	<b>4</b>
Percent of List Price Received	<b>5</b>
Inventory of Homes for Sale	<b>6</b>
Months Supply of Inventory	<b>7</b>

# Closed Sales

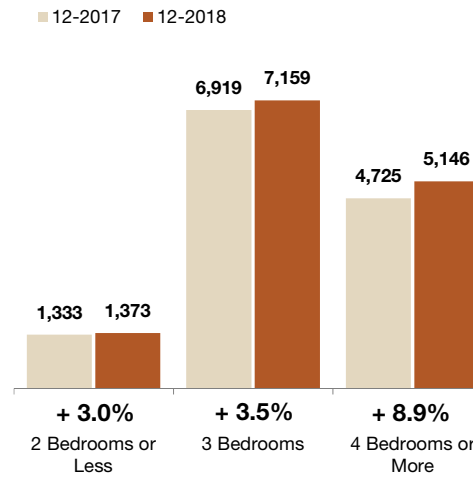
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



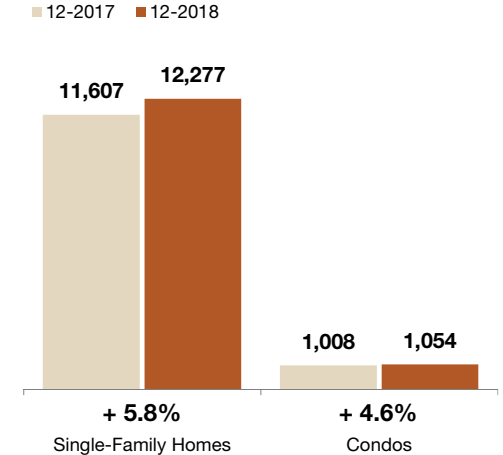
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	12-2017	12-2018	Change
\$100,000 and Below	1,529	1,069	- 30.1%
\$100,001 to \$150,000	2,412	2,283	- 5.3%
\$150,001 to \$200,000	3,118	3,207	+ 2.9%
\$200,001 to \$300,000	3,479	4,251	+ 22.2%
\$300,001 and Above	2,439	2,868	+ 17.6%
<b>All Price Ranges</b>	<b>12,977</b>	<b>13,678</b>	<b>+ 5.4%</b>

### Single-Family Homes

12-2017	12-2018	Change
1,088	771	- 29.1%
2,052	1,849	- 9.9%
2,875	2,880	+ 0.2%
3,294	4,059	+ 23.2%
2,298	2,718	+ 18.3%
<b>11,607</b>	<b>12,277</b>	<b>+ 5.8%</b>

### Condos

12-2017	12-2018	Change
164	98	- 40.2%
292	328	+ 12.3%
232	304	+ 31.0%
181	179	- 1.1%
139	145	+ 4.3%
<b>1,008</b>	<b>1,054</b>	<b>+ 4.6%</b>

## By Bedroom Count

By Bedroom Count	12-2017	12-2018	Change
2 Bedrooms or Less	1,333	1,373	+ 3.0%
3 Bedrooms	6,919	7,159	+ 3.5%
4 Bedrooms or More	4,725	5,146	+ 8.9%
<b>All Bedroom Counts</b>	<b>12,977</b>	<b>13,678</b>	<b>+ 5.4%</b>

12-2017	12-2018	Change	12-2017	12-2018	Change
843	855	+ 1.4%	455	481	+ 5.7%
6,180	6,412	+ 3.8%	504	523	+ 3.8%
4,584	5,010	+ 9.3%	49	50	+ 2.0%
<b>11,607</b>	<b>12,277</b>	<b>+ 5.8%</b>	<b>1,008</b>	<b>1,054</b>	<b>+ 4.6%</b>

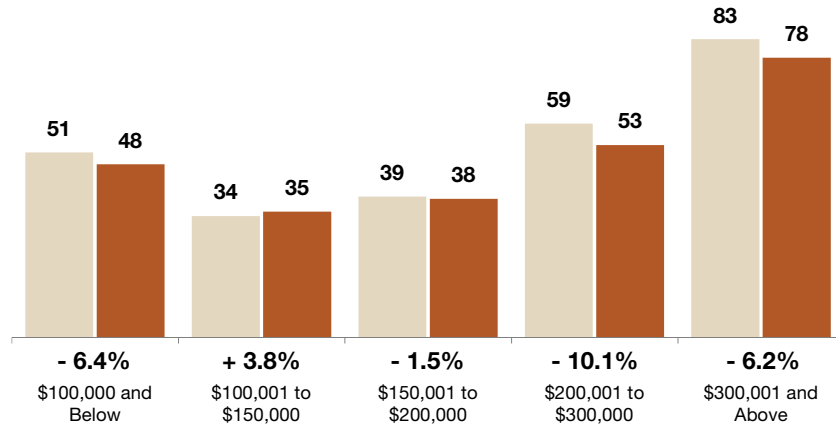
# Days on Market Until Sale

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



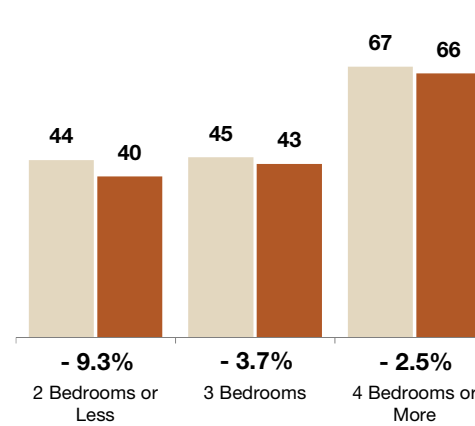
## By Price Range

■ 12-2017 ■ 12-2018



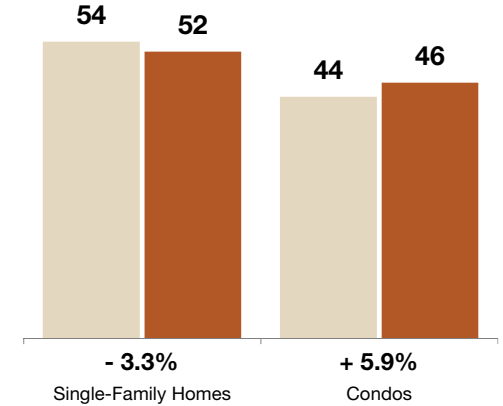
## By Bedroom Count

■ 12-2017 ■ 12-2018



## By Property Type

■ 12-2017 ■ 12-2018



### All Properties

#### By Price Range

	12-2017	12-2018	Change
\$100,000 and Below	51	48	- 6.4%
\$100,001 to \$150,000	34	35	+ 3.8%
\$150,001 to \$200,000	39	38	- 1.5%
\$200,001 to \$300,000	59	53	- 10.1%
\$300,001 and Above	83	78	- 6.2%
<b>All Price Ranges</b>	<b>53</b>	<b>51</b>	<b>- 3.1%</b>

### Single-Family Homes

	12-2017	12-2018	Change
2 Bedrooms or Less	55	50	- 8.8%
3 Bedrooms	34	36	+ 4.9%
4 Bedrooms or More	38	38	- 1.1%
	60	53	- 11.1%
	82	77	- 6.2%
<b>All Single-Family Homes</b>	<b>54</b>	<b>52</b>	<b>- 3.3%</b>

### Condos

	12-2017	12-2018	Change
	23	56	+ 145.5%
	27	24	- 8.7%
	48	44	- 8.4%
	49	53	+ 8.0%
	94	90	- 3.3%
<b>All Condos</b>	<b>44</b>	<b>46</b>	<b>+ 5.9%</b>

#### By Bedroom Count

	12-2017	12-2018	Change
2 Bedrooms or Less	44	40	- 9.3%
3 Bedrooms	45	43	- 3.7%
4 Bedrooms or More	67	66	- 2.5%
<b>All Bedroom Counts</b>	<b>53</b>	<b>51</b>	<b>- 3.1%</b>

	12-2017	12-2018	Change
2 Bedrooms or Less	49	41	- 16.6%
3 Bedrooms	44	43	- 3.2%
4 Bedrooms or More	68	66	- 2.8%
<b>All Single-Family Homes</b>	<b>54</b>	<b>52</b>	<b>- 3.3%</b>

	12-2017	12-2018	Change
2 Bedrooms or Less	33	38	+ 15.8%
3 Bedrooms	53	52	- 1.2%
4 Bedrooms or More	53	66	+ 24.9%
<b>All Condos</b>	<b>44</b>	<b>46</b>	<b>+ 5.9%</b>

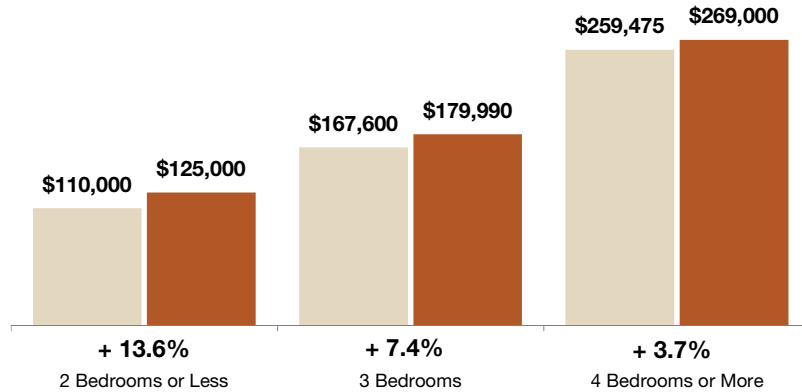
# Median Sales Price

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



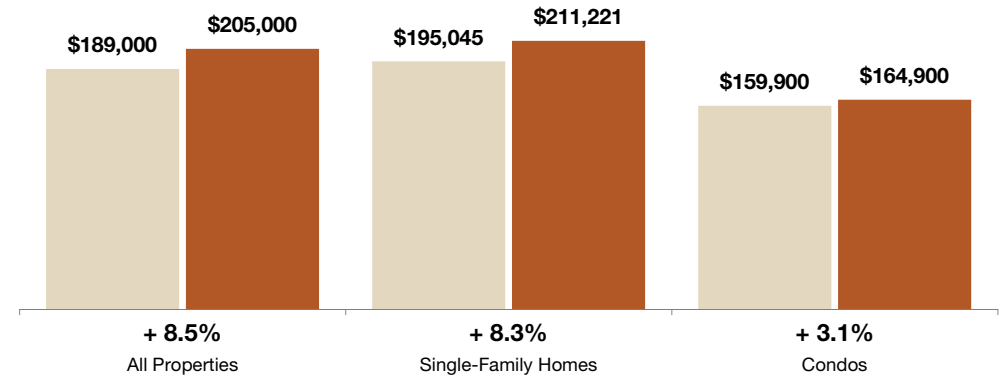
## By Bedroom Count

■ 12-2017 ■ 12-2018



## By Property Type

■ 12-2017 ■ 12-2018



### All Properties

#### By Bedroom Count

	12-2017	12-2018	Change
2 Bedrooms or Less	\$110,000	\$125,000	+ 13.6%
3 Bedrooms	\$167,600	\$179,990	+ 7.4%
4 Bedrooms or More	\$259,475	\$269,000	+ 3.7%
<b>All Bedroom Counts</b>	<b>\$189,000</b>	<b>\$205,000</b>	<b>+ 8.5%</b>

### Single-Family Homes

	12-2017	12-2018	Change	12-2017	12-2018	Change
	\$98,000	\$116,100	+ 18.5%	\$128,500	\$140,000	+ 8.9%
	\$169,900	\$182,500	+ 7.4%	\$173,750	\$178,561	+ 2.8%
	\$261,130	\$270,000	+ 3.4%	\$245,000	\$200,000	- 18.4%
<b>All</b>	<b>\$195,045</b>	<b>\$211,221</b>	<b>+ 8.3%</b>	<b>\$159,900</b>	<b>\$164,900</b>	<b>+ 3.1%</b>

### Condos

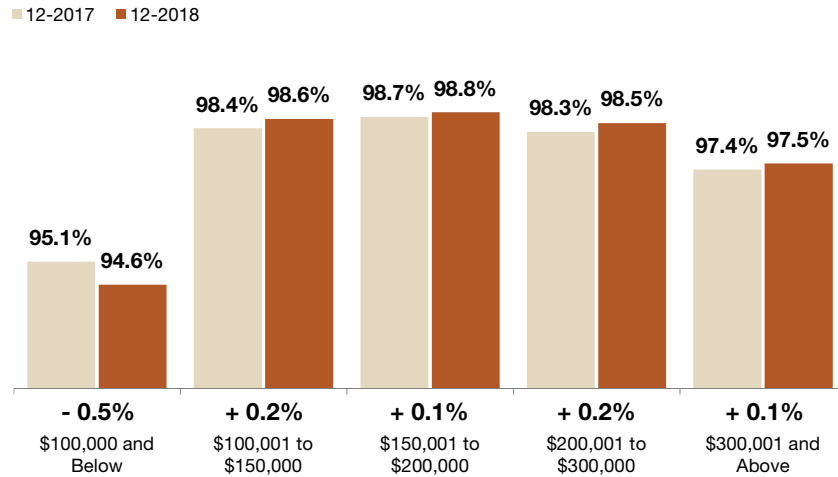


# Percent of List Price Received

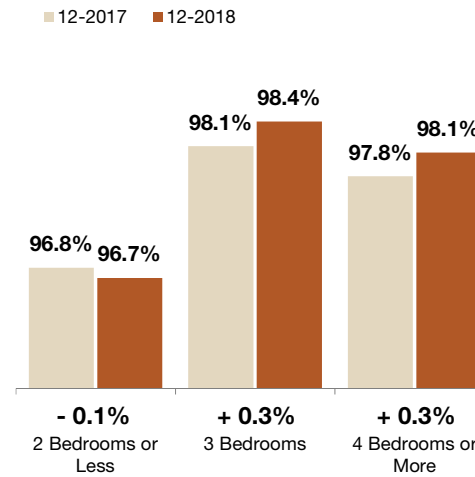
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



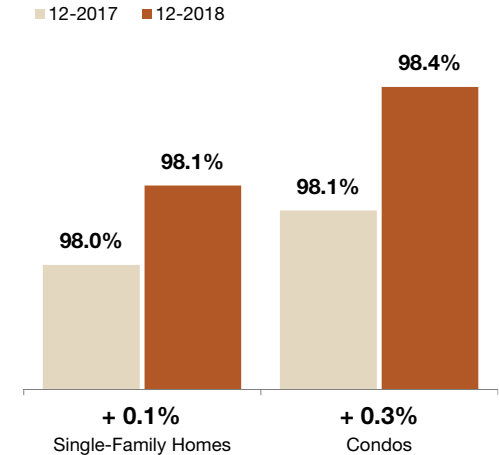
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	12-2017	12-2018	Change
\$100,000 and Below	95.1%	94.6%	- 0.5%
\$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%	97.5%	+ 0.1%
<b>All Price Ranges</b>	<b>97.9%</b>	<b>98.1%</b>	<b>+ 0.2%</b>

### Single-Family Homes

12-2017	12-2018	Change
95.2%	94.1%	- 1.2%
98.5%	98.7%	+ 0.2%
98.8%	98.9%	+ 0.1%
98.4%	98.6%	+ 0.2%
97.2%	97.5%	+ 0.3%
<b>98.0%</b>	<b>98.1%</b>	<b>+ 0.1%</b>

### Condos

12-2017	12-2018	Change
96.7%	96.0%	- 0.7%
98.1%	98.6%	+ 0.5%
98.0%	98.6%	+ 0.6%
98.0%	98.0%	0.0%
100.1%	99.4%	- 0.7%
<b>98.1%</b>	<b>98.4%</b>	<b>+ 0.3%</b>

## By Bedroom Count

12-2017	12-2018	Change
96.8%	96.7%	- 0.1%
98.1%	98.4%	+ 0.3%
97.8%	98.1%	+ 0.3%
<b>97.9%</b>	<b>98.1%</b>	<b>+ 0.2%</b>

12-2017	12-2018	Change
96.7%	96.3%	- 0.4%
98.3%	98.4%	+ 0.1%
97.8%	98.1%	+ 0.3%
<b>98.0%</b>	<b>98.1%</b>	<b>+ 0.1%</b>

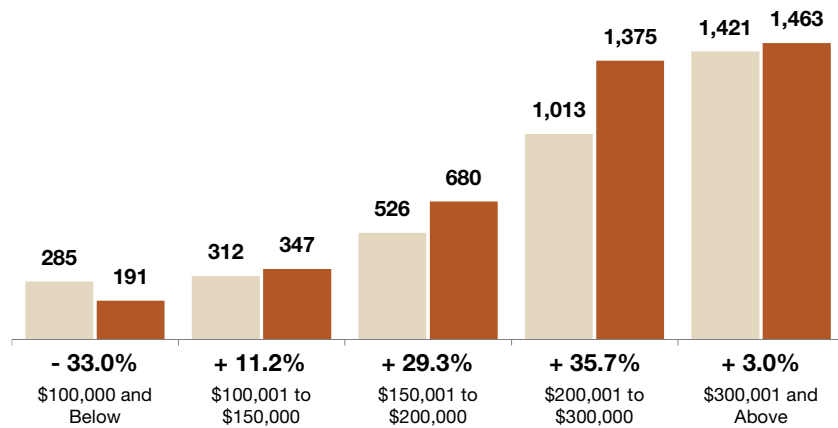
# Inventory of Homes for Sale

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



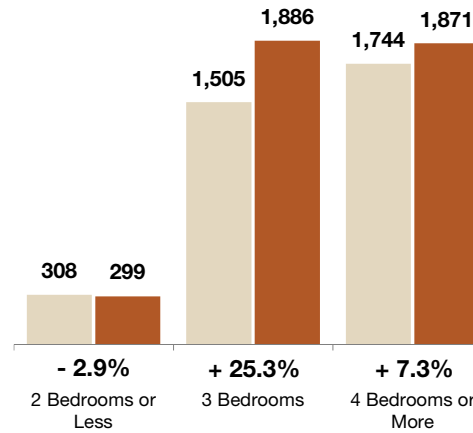
## By Price Range

■ 12-2017 ■ 12-2018



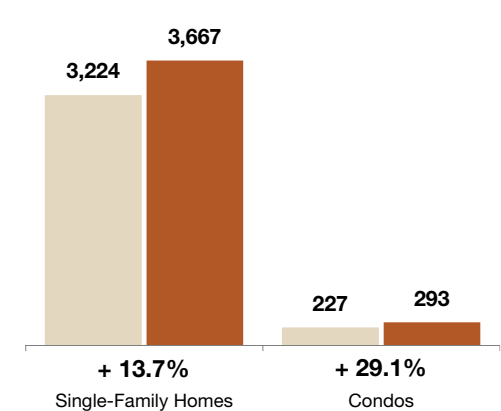
## By Bedroom Count

■ 12-2017 ■ 12-2018



## By Property Type

■ 12-2017 ■ 12-2018



### All Properties

By Price Range	12-2017	12-2018	Change
\$100,000 and Below	285	191	- 33.0%
\$100,001 to \$150,000	312	347	+ 11.2%
\$150,001 to \$200,000	526	680	+ 29.3%
\$200,001 to \$300,000	1,013	1,375	+ 35.7%
\$300,001 and Above	1,421	1,463	+ 3.0%
<b>All Price Ranges</b>	<b>3,557</b>	<b>4,056</b>	<b>+ 14.0%</b>

### Single-Family Homes

12-2017	12-2018	Change
205	140	- 31.7%
255	250	- 2.0%
474	602	+ 27.0%
945	1,282	+ 35.7%
1,345	1,393	+ 3.6%
<b>3,224</b>	<b>3,667</b>	<b>+ 13.7%</b>

### Condos

12-2017	12-2018	Change
27	11	- 59.3%
30	63	+ 110.0%
44	69	+ 56.8%
58	85	+ 46.6%
68	65	- 4.4%
<b>227</b>	<b>293</b>	<b>+ 29.1%</b>

### By Bedroom Count

12-2017	12-2018	Change
308	299	- 2.9%
1,505	1,886	+ 25.3%
1,744	1,871	+ 7.3%
<b>3,557</b>	<b>4,056</b>	<b>+ 14.0%</b>

12-2017	12-2018	Change
189	217	+ 14.8%
1,334	1,622	+ 21.6%
1,701	1,828	+ 7.5%
<b>3,224</b>	<b>3,667</b>	<b>+ 13.7%</b>

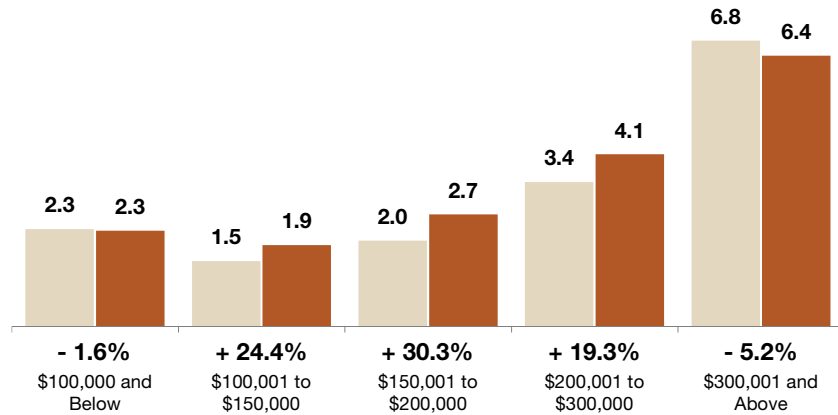
# Months Supply of Inventory

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.**



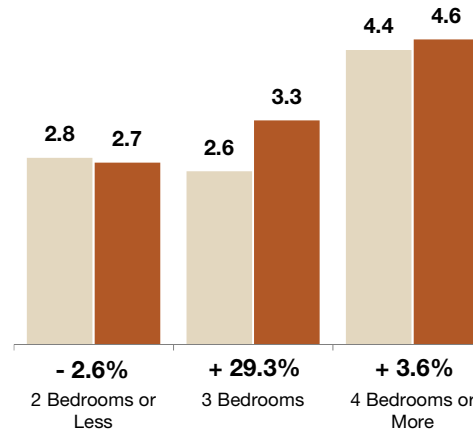
## By Price Range

■ 12-2017 ■ 12-2018



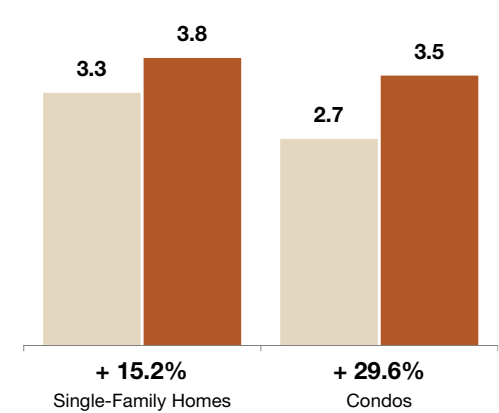
## By Bedroom Count

■ 12-2017 ■ 12-2018



## By Property Type

■ 12-2017 ■ 12-2018



### All Properties

#### By Price Range

	12-2017	12-2018	Change
\$100,000 and Below	2.3	2.3	- 1.6%
\$100,001 to \$150,000	1.5	1.9	+ 24.4%
\$150,001 to \$200,000	2.0	2.7	+ 30.3%
\$200,001 to \$300,000	3.4	4.1	+ 19.3%
\$300,001 and Above	6.8	6.4	- 5.2%
<b>All Price Ranges</b>	<b>3.3</b>	<b>3.7</b>	<b>+ 12.1%</b>

### Single-Family Homes

	12-2017	12-2018	Change
\$100,000 and Below	2.3	2.3	0.0%
\$100,001 to \$150,000	1.5	1.7	+ 14.5%
\$150,001 to \$200,000	2.0	2.6	+ 31.5%
\$200,001 to \$300,000	3.4	4.0	+ 18.8%
\$300,001 and Above	6.8	6.4	- 5.9%
<b>All Price Ranges</b>	<b>3.3</b>	<b>3.8</b>	<b>+ 15.2%</b>

### Condos

	12-2017	12-2018	Change
\$100,000 and Below	2.1	1.4	- 34.2%
\$100,001 to \$150,000	1.2	2.4	+ 103.2%
\$150,001 to \$200,000	2.3	2.8	+ 24.0%
\$200,001 to \$300,000	3.9	5.7	+ 46.5%
\$300,001 and Above	5.8	6.8	+ 17.4%
<b>All Price Ranges</b>	<b>2.7</b>	<b>3.5</b>	<b>+ 29.6%</b>

#### By Bedroom Count

	12-2017	12-2018	Change
2 Bedrooms or Less	2.8	2.7	- 2.6%
3 Bedrooms	2.6	3.3	+ 29.3%
4 Bedrooms or More	4.4	4.6	+ 3.6%
<b>All Bedroom Counts</b>	<b>3.3</b>	<b>3.7</b>	<b>+ 12.1%</b>

	12-2017	12-2018	Change
2 Bedrooms or Less	2.7	3.2	+ 19.3%
3 Bedrooms	2.6	3.2	+ 24.5%
4 Bedrooms or More	4.4	4.6	+ 3.7%
<b>All Bedroom Counts</b>	<b>3.3</b>	<b>3.8</b>	<b>+ 15.2%</b>

	12-2017	12-2018	Change
2 Bedrooms or Less	2.7	1.7	- 36.3%
3 Bedrooms	2.5	5.1	+ 104.5%
4 Bedrooms or More	5.6	5.1	- 7.7%
<b>All Bedroom Counts</b>	<b>2.7</b>	<b>3.5</b>	<b>+ 29.6%</b>