

# Monthly Indicators



## September 2016

As anticipated at the outset of the year, demand has remained high through the first three quarters of 2016, propping up sales and prices despite heavy reductions in inventory and months of supply across the country. With rental prices and employment opportunities in a consistent climb, year-over-year increases in home buying are probable for the rest of the year but not guaranteed.

New Listings were up 7.7 percent to 1,391. Pending Sales decreased 55.8 percent to 401. Inventory grew 5.3 percent to 4,947 units.

Prices moved higher as Median Sales Price was up 10.5 percent to \$187,800. Days on Market decreased 26.1 percent to 51 days. Months Supply of Inventory was up 4.1 percent to 5.1 months, indicating that supply increased relative to demand.

In general, today's demand is driven by three factors: Millennials are reaching prime home-buying age, growing families are looking for larger homes and empty nesters are downsizing. However, intriguingly low interest rates often prompt refinancing instead of listing, contributing to lower inventory. Recent studies have also shown that short-term rentals are keeping a collection of homes off the market.

## Quick Facts

**+ 6.3%**

One-Year Change in  
Closed Sales

**+ 10.5%**

One-Year Change in  
Median Sales Price

**+ 4.1%**

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			09-2015	09-2016	Percent Change	YTD 2015	YTD 2016	Percent Change
	09-2014	09-2015	09-2016						
New Listings				1,291	<b>1,391</b>	+ 7.7%	13,057	<b>13,473</b>	+ 3.2%
Pending Sales				907	<b>401</b>	- 55.8%	9,436	<b>9,197</b>	- 2.5%
Closed Sales				1,077	<b>1,145</b>	+ 6.3%	9,022	<b>9,609</b>	+ 6.5%
Days on Market				69	<b>51</b>	- 26.1%	75	<b>62</b>	- 17.3%
Median Sales Price				\$170,000	<b>\$187,800</b>	+ 10.5%	\$170,000	<b>\$179,900</b>	+ 5.8%
Average Sales Price				\$194,622	<b>\$207,016</b>	+ 6.4%	\$201,841	<b>\$207,926</b>	+ 3.0%
Pct. of List Price Received				97.0%	<b>97.8%</b>	+ 0.8%	97.0%	<b>97.5%</b>	+ 0.5%
Housing Affordability Index				145	<b>134</b>	- 7.6%	145	<b>140</b>	- 3.4%
Inventory of Homes for Sale				4,697	<b>4,947</b>	+ 5.3%	--	--	--
Months Supply of Inventory				4.9	<b>5.1</b>	+ 4.1%	--	--	--

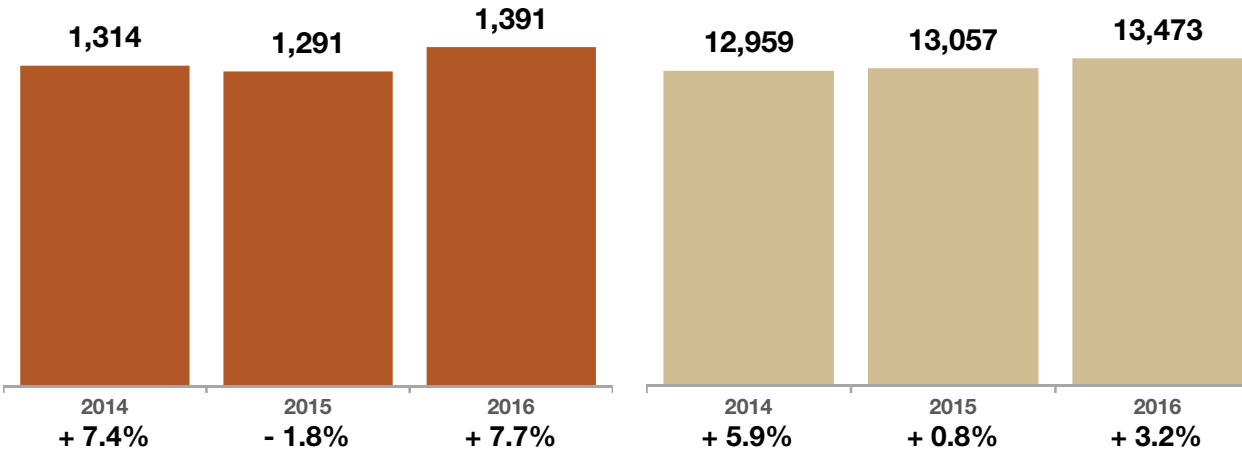
# New Listings

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 2015	1,162	1,325	-12.3%
November 2015	1,057	973	+8.6%
December 2015	854	773	+10.5%
January 2016	1,097	1,228	-10.7%
February 2016	1,332	1,220	+9.2%
March 2016	1,698	1,515	+12.1%
April 2016	1,710	1,703	+0.4%
May 2016	1,598	1,586	+0.8%
June 2016	1,584	1,494	+6.0%
July 2016	1,517	1,560	-2.8%
August 2016	1,546	1,460	+5.9%
<b>September 2016</b>	<b>1,391</b>	<b>1,291</b>	<b>+7.7%</b>
12-Month Avg	1,379	1,344	+2.6%

## Historical New Listings by Month

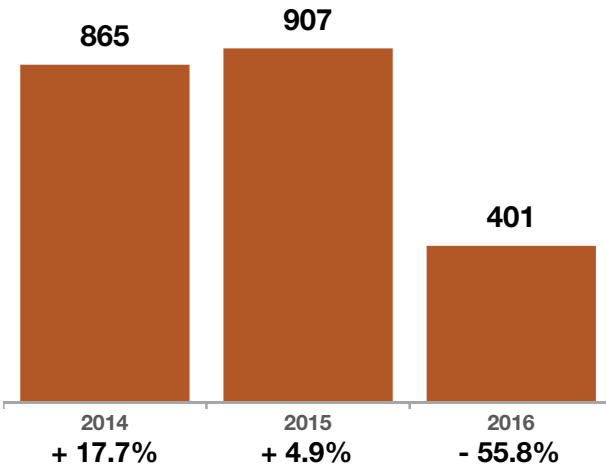


# Pending Sales

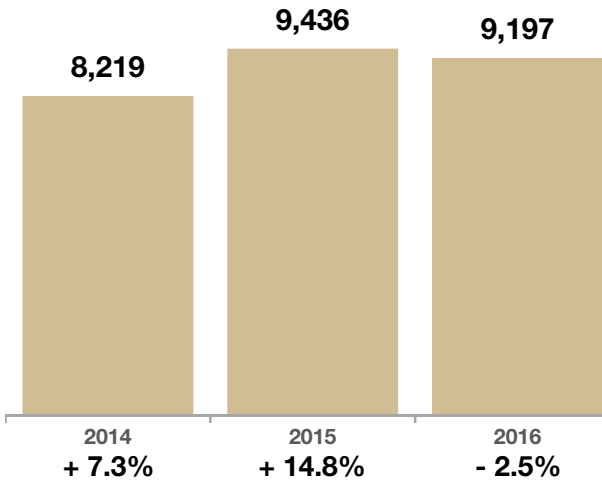
A count of the properties on which offers have been accepted in a given month.



## September

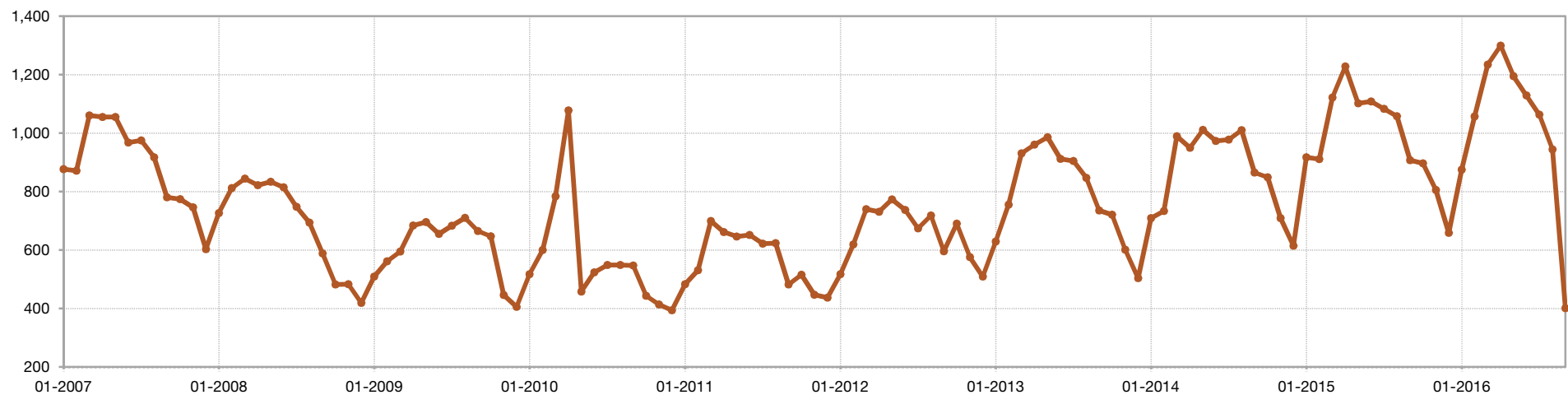


## Year to Date



Pending Sales		Prior Year	Percent Change
October 2015	897	849	+5.7%
November 2015	806	709	+13.7%
December 2015	659	615	+7.2%
January 2016	875	917	-4.6%
February 2016	1,057	911	+16.0%
March 2016	1,234	1,122	+10.0%
April 2016	1,299	1,228	+5.8%
May 2016	1,195	1,102	+8.4%
June 2016	1,129	1,108	+1.9%
July 2016	1,063	1,083	-1.8%
August 2016	944	1,058	-10.8%
<b>September 2016</b>	<b>401</b>	<b>907</b>	<b>-55.8%</b>
12-Month Avg	963	967	-0.4%

## Historical Pending Sales by Month

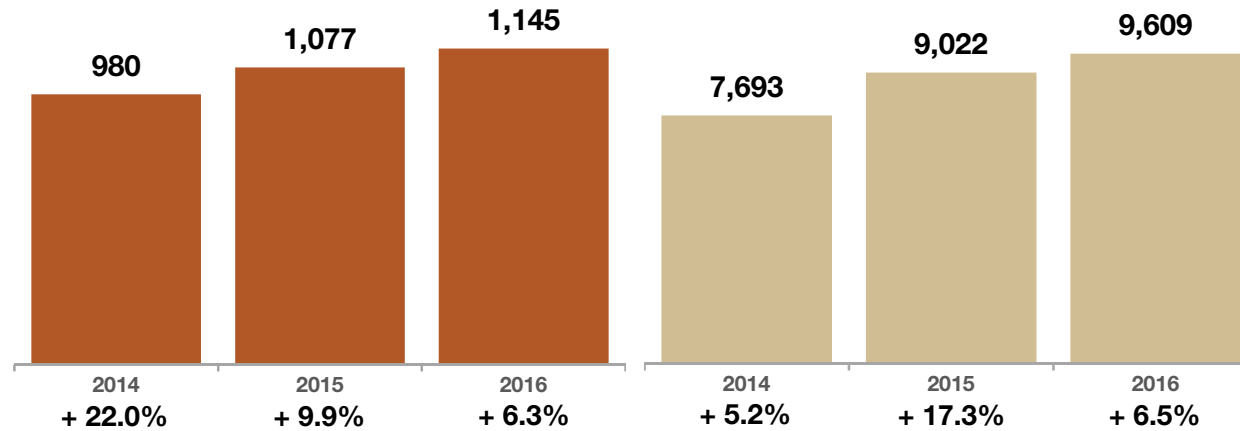


# Closed Sales

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



## September



Closed Sales		Prior Year	Percent Change
October 2015	932	982	-5.1%
November 2015	712	729	-2.3%
December 2015	937	862	+8.7%
January 2016	672	613	+9.6%
February 2016	775	698	+11.0%
March 2016	1,072	1,022	+4.9%
April 2016	1,069	936	+14.2%
May 2016	1,231	1,127	+9.2%
June 2016	1,317	1,250	+5.4%
July 2016	1,175	1,191	-1.3%
August 2016	1,153	1,108	+4.1%
<b>September 2016</b>	<b>1,145</b>	<b>1,077</b>	<b>+6.3%</b>
12-Month Avg	1,016	966	+5.1%

## Historical Closed Sales by Month

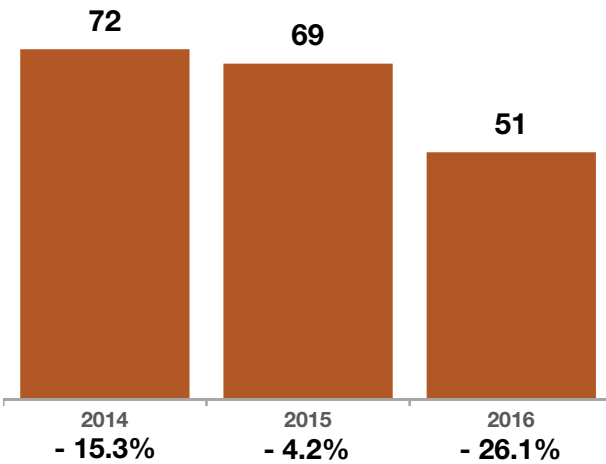


# Days on Market Until Sale

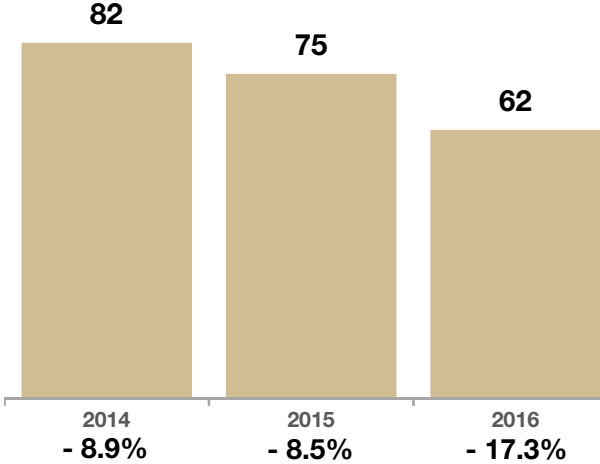
Average number of days between when a property is listed and when an offer is accepted in a given month.



## September



## Year to Date



Days on Market		Prior Year	Percent Change
October 2015	63	78	-19.2%
November 2015	72	85	-15.3%
December 2015	75	81	-7.4%
January 2016	76	97	-21.6%
February 2016	73	88	-17.0%
March 2016	78	88	-11.4%
April 2016	68	77	-11.7%
May 2016	60	74	-18.9%
June 2016	58	68	-14.7%
July 2016	54	65	-16.9%
August 2016	54	68	-20.6%
<b>September 2016</b>	<b>51</b>	<b>69</b>	<b>-26.1%</b>
12-Month Avg*	64	76	-15.8%

\* Average Days on Market of all properties from October 2015 through September 2016. This is not the average of the individual figures above.

## Historical Days on Market Until Sale by Month



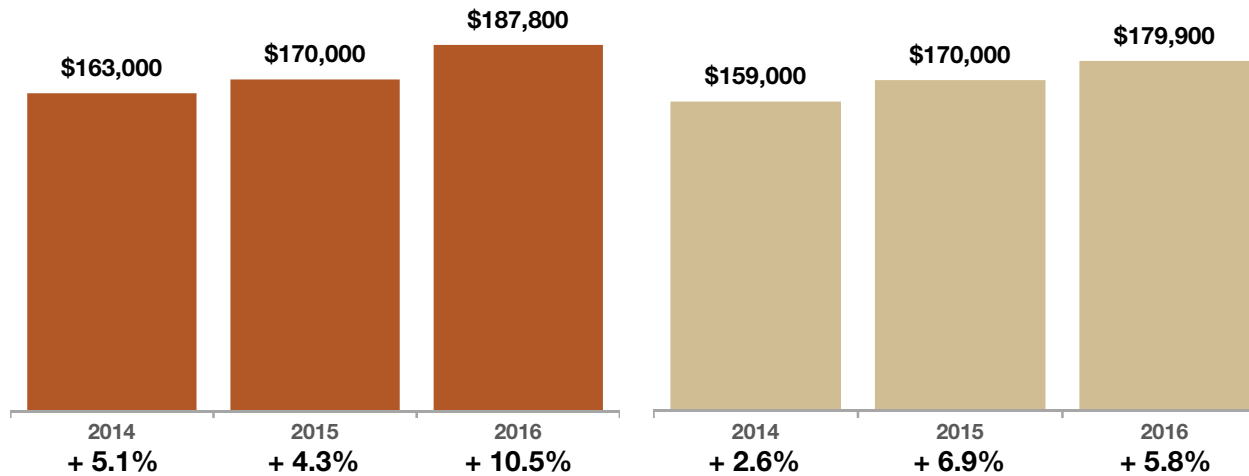
# Median Sales Price

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 2015	\$167,600	\$161,950	+3.5%
November 2015	\$174,000	\$163,054	+6.7%
December 2015	\$166,000	\$160,450	+3.5%
January 2016	\$166,990	\$160,021	+4.4%
February 2016	\$165,500	\$160,000	+3.4%
March 2016	\$170,900	\$162,625	+5.1%
April 2016	\$170,995	\$165,000	+3.6%
May 2016	\$186,638	\$170,750	+9.3%
June 2016	\$189,900	\$178,900	+6.1%
July 2016	\$179,996	\$176,900	+1.8%
August 2016	\$185,200	\$169,000	+9.6%
<b>September 2016</b>	<b>\$187,800</b>	<b>\$170,000</b>	<b>+10.5%</b>
12-Month Med*	\$176,500	\$168,050	+5.0%

\* Median Sales Price of all properties from October 2015 through September 2016. This is not the median of the individual figures above.

## Historical Median Sales Price by Month



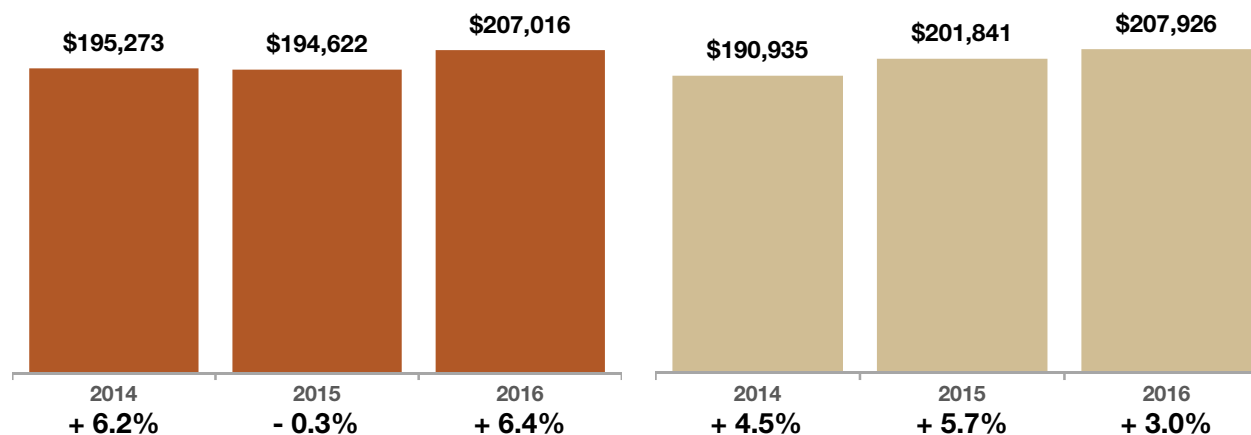
# Average Sales Price

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



## September

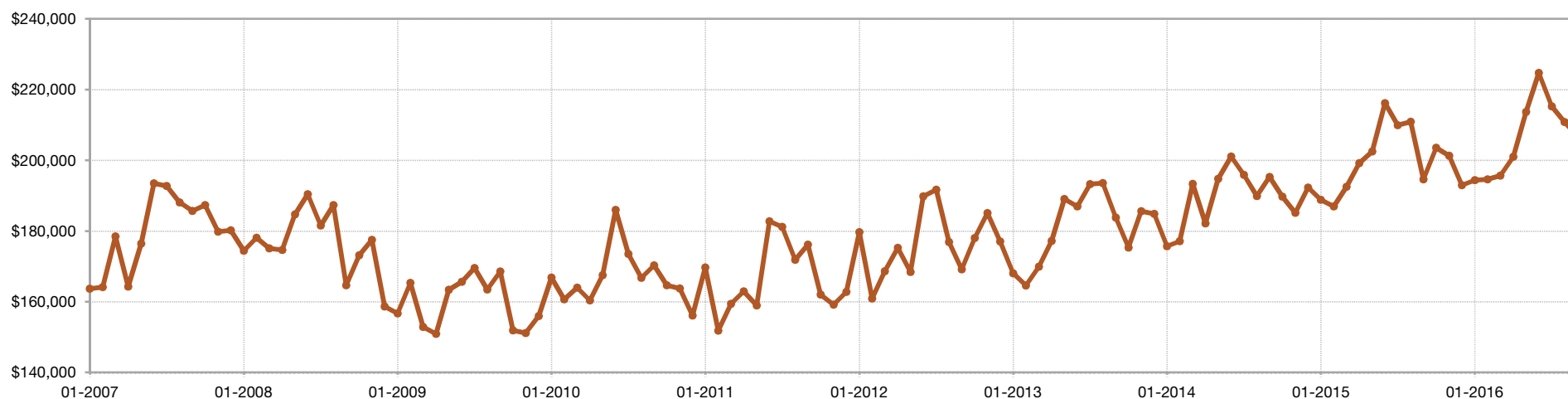
## Year to Date



Avg. Sales Price		Prior Year	Percent Change
October 2015	\$203,549	\$189,715	+7.3%
November 2015	\$201,275	\$185,120	+8.7%
December 2015	\$192,962	\$192,283	+0.4%
January 2016	\$194,362	\$188,815	+2.9%
February 2016	\$194,631	\$186,965	+4.1%
March 2016	\$195,659	\$192,519	+1.6%
April 2016	\$200,953	\$199,156	+0.9%
May 2016	\$213,654	\$202,455	+5.5%
June 2016	\$224,704	\$216,110	+4.0%
July 2016	\$215,218	\$209,916	+2.5%
August 2016	\$210,818	\$210,853	-0.0%
<b>September 2016</b>	<b>\$207,016</b>	<b>\$194,622</b>	<b>+6.4%</b>
12-Month Avg*	\$204,567	\$197,377	+3.6%

\* Avg. Sales Price of all properties from October 2015 through September 2016. This is not the average of the individual figures above.

## Historical Average Sales Price by Month





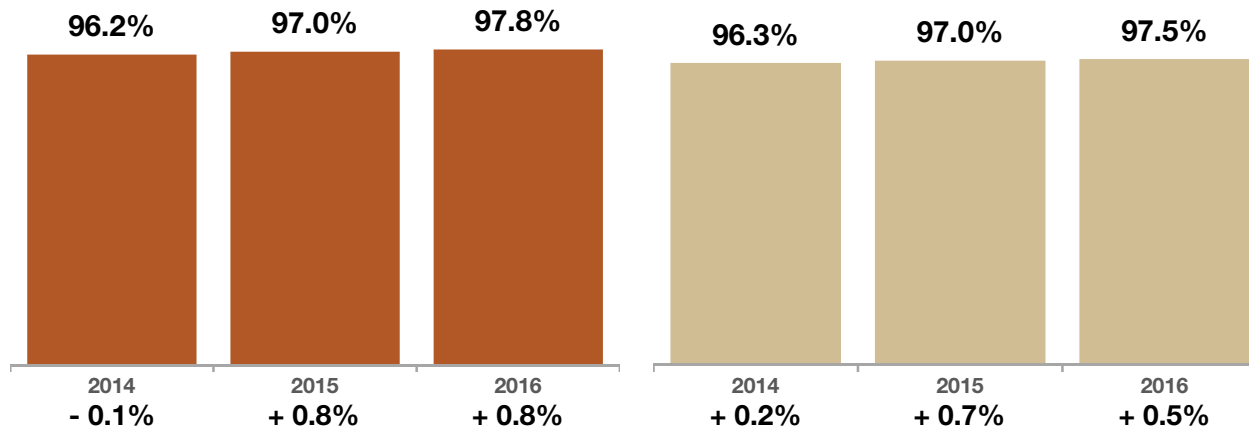
# Percent of List Price Received

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 2015	97.2%	96.2%	+1.0%
November 2015	96.5%	96.0%	+0.5%
December 2015	97.1%	96.2%	+0.9%
January 2016	96.2%	96.3%	-0.1%
February 2016	97.1%	96.4%	+0.7%
March 2016	97.3%	96.9%	+0.4%
April 2016	97.5%	97.4%	+0.1%
May 2016	97.6%	97.2%	+0.4%
June 2016	97.7%	97.4%	+0.3%
July 2016	97.8%	96.8%	+1.0%
August 2016	97.8%	97.1%	+0.7%
<b>September 2016</b>	<b>97.8%</b>	<b>97.0%</b>	<b>+0.8%</b>
12-Month Avg*	97.4%	96.8%	+0.6%

\* Average Pct. of List Price Received for all properties from October 2015 through September 2016. This is not the average of the individual figures above.

## Historical Percent of List Price Received by Month



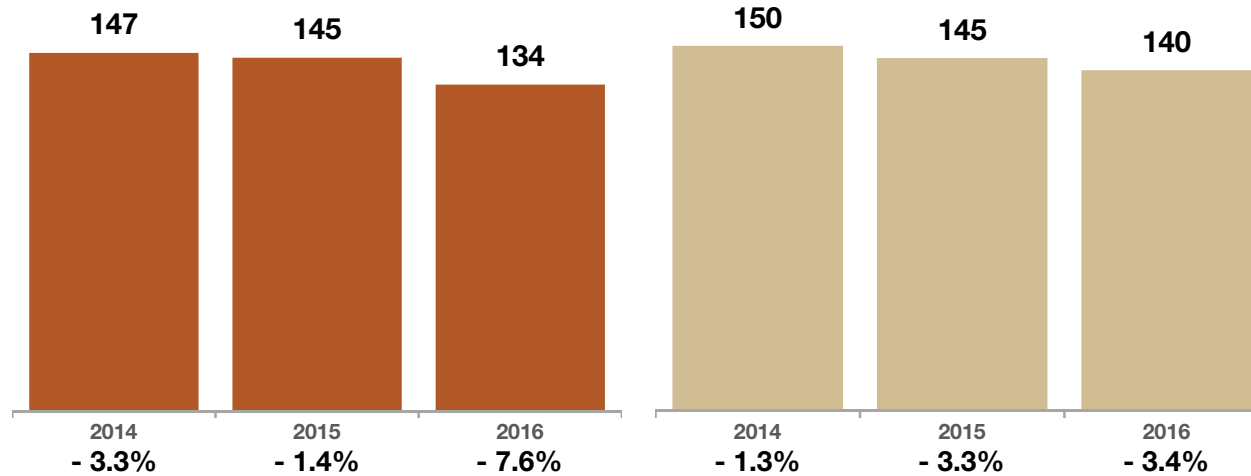
# Housing Affordability Index

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 2015	147	150	-2.0%
November 2015	141	150	-6.0%
December 2015	148	153	-3.3%
January 2016	146	156	-6.4%
February 2016	152	156	-2.6%
March 2016	146	152	-3.9%
April 2016	147	151	-2.6%
May 2016	135	147	-8.2%
June 2016	132	138	-4.3%
July 2016	140	137	+2.2%
August 2016	136	144	-5.6%
<b>September 2016</b>	<b>134</b>	<b>145</b>	<b>-7.6%</b>
12-Month Avg	142	148	-4.2%

## Historical Housing Affordability Index by Month

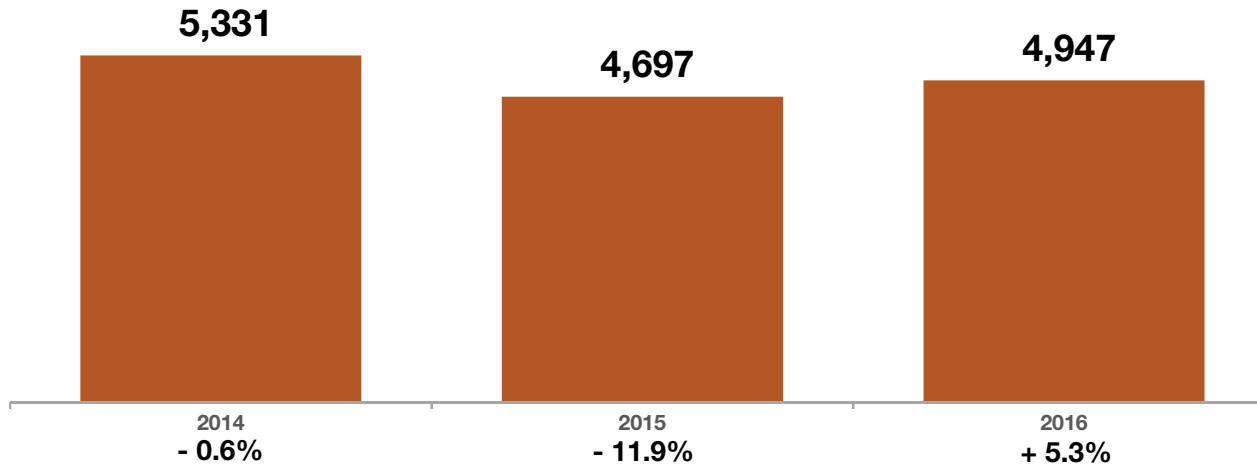


# Inventory of Homes for Sale

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



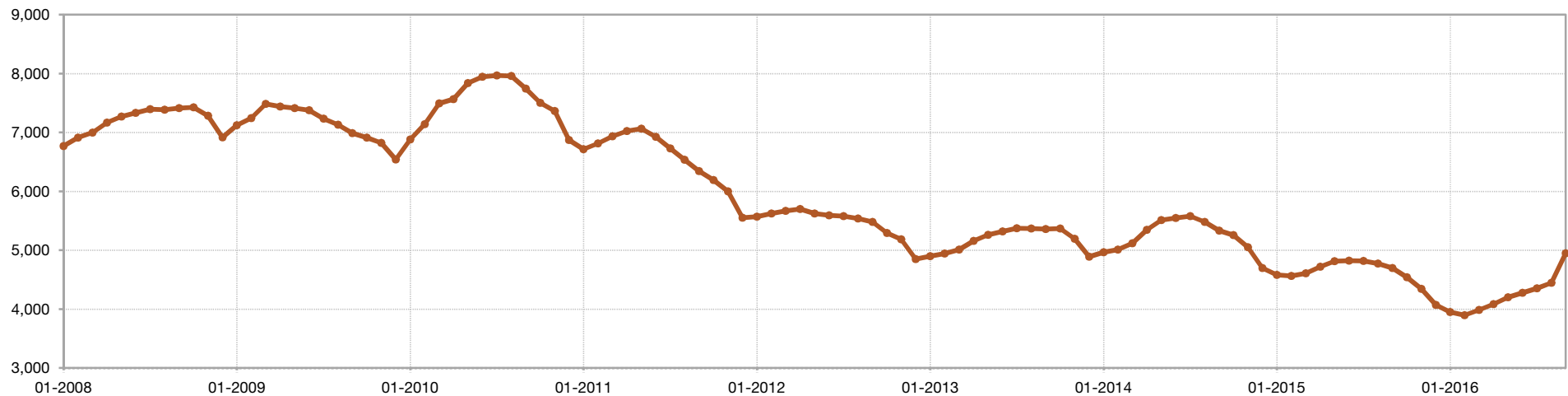
## September



Homes for Sale		Prior Year	Percent Change
October 2015	4,539	5,256	-13.6%
November 2015	4,346	5,053	-14.0%
December 2015	4,072	4,698	-13.3%
January 2016	3,952	4,581	-13.7%
February 2016	3,897	4,563	-14.6%
March 2016	3,986	4,608	-13.5%
April 2016	4,086	4,721	-13.5%
May 2016	4,200	4,812	-12.7%
June 2016	4,275	4,822	-11.3%
July 2016	4,351	4,819	-9.7%
August 2016	4,446	4,772	-6.8%
<b>September 2016</b>	<b>4,947</b>	<b>4,697</b>	<b>+5.3%</b>
12-Month Avg*	4,258	4,735	-10.1%

\* Homes for Sale for all properties from October 2015 through September 2016. This is not the average of the individual figures above.

## Historical Inventory of Homes for Sale by Month

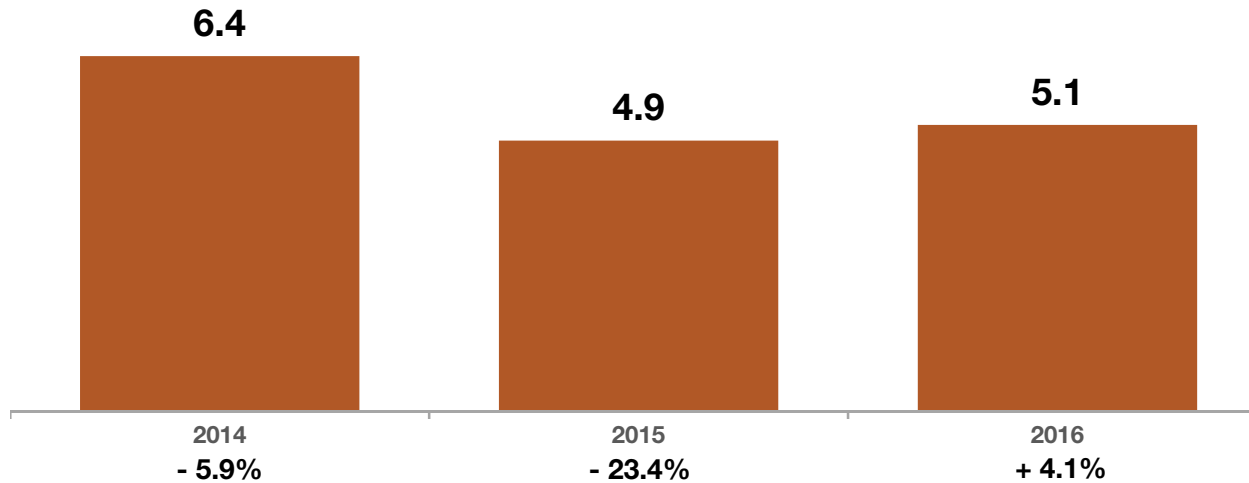


# Months Supply of Inventory

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.



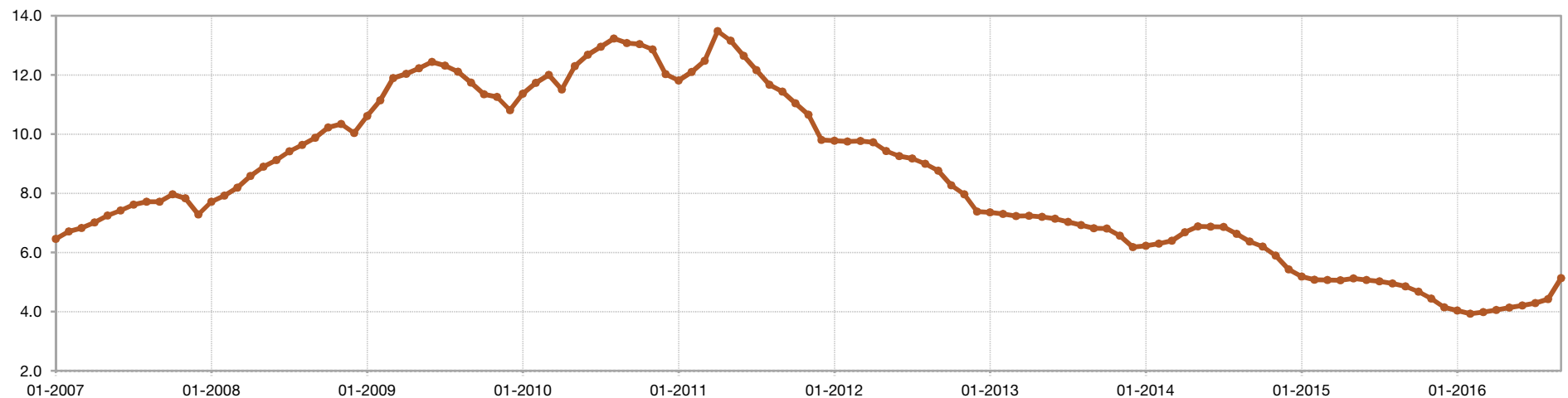
## September



Months Supply		Prior Year	Percent Change
October 2015	4.7	6.2	-24.2%
November 2015	4.4	5.9	-25.4%
December 2015	4.1	5.4	-24.1%
January 2016	4.0	5.2	-23.1%
February 2016	3.9	5.1	-23.5%
March 2016	4.0	5.1	-21.6%
April 2016	4.1	5.1	-19.6%
May 2016	4.1	5.1	-19.6%
June 2016	4.2	5.1	-17.6%
July 2016	4.3	5.0	-14.0%
August 2016	4.4	5.0	-12.0%
<b>September 2016</b>	<b>5.1</b>	<b>4.9</b>	<b>+4.1%</b>
12-Month Avg*	4.3	5.2	-17.3%

\* Months Supply for all properties from October 2015 through September 2016. 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 2016

The housing story for the past 12 months remains the same. Demand is high, supply is low and interest rates have been steady. Finding ways to motivate homeowners to be home sellers will be key over the next year. For the 12-month period spanning October 2015 through September 2016, Closed Sales in the Greater Greenville region were up 5.1 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 5.0 percent to \$176,500. The property type with the largest price gain was the Condos segment, where prices increased 7.7 percent to \$140,000. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 47 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 89 days.

Market-wide, inventory levels were up 5.3 percent. The property type that gained the most inventory was the Condos segment, where it increased 16.2 percent. That amounts to 5.1 months supply for Single-Family homes and 5.1 months supply for Condos.

## Quick Facts

**+ 20.3%**

**+ 9.1%**

**+ 5.1%**

Price Range With the  
Strongest Sales:

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

Bedroom Count With  
Strongest Sales:

**2 Bedrooms or Less**

Property Type With  
Strongest Sales:

**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

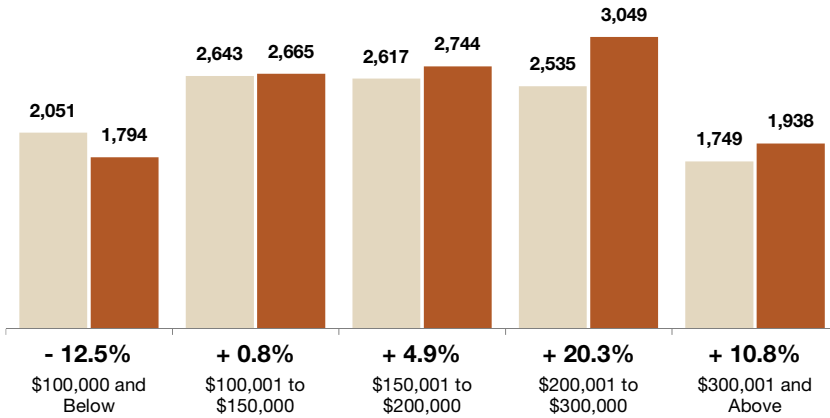
# Closed Sales

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



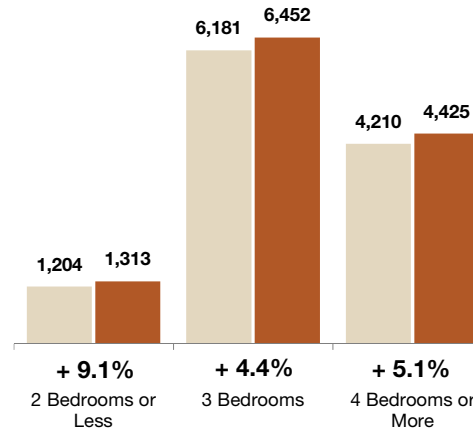
## By Price Range

9-2015 9-2016



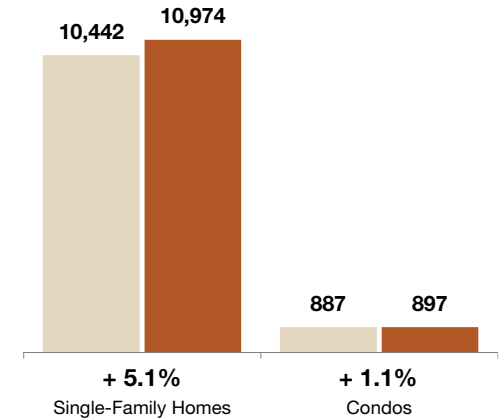
## By Bedroom Count

9-2015 9-2016



## By Property Type

9-2015 9-2016



## All Properties

### By Price Range

	9-2015	9-2016	Change
\$100,000 and Below	2,051	1,794	- 12.5%
\$100,001 to \$150,000	2,643	2,665	+ 0.8%
\$150,001 to \$200,000	2,617	2,744	+ 4.9%
\$200,001 to \$300,000	2,535	3,049	+ 20.3%
\$300,001 and Above	1,749	1,938	+ 10.8%
<b>All Price Ranges</b>	<b>11,595</b>	<b>12,190</b>	<b>+ 5.1%</b>

## Single-Family Homes

9-2015	9-2016	Change	9-2015	9-2016	Change
1,586	1,341	- 15.4%	227	188	- 17.2%
2,325	2,320	- 0.2%	296	304	+ 2.7%
2,456	2,558	+ 4.2%	157	177	+ 12.7%
2,396	2,894	+ 20.8%	138	152	+ 10.1%
1,679	1,861	+ 10.8%	69	76	+ 10.1%
10,442	10,974	+ 5.1%	887	897	+ 1.1%

## Condos

	9-2015	9-2016	Change
	227	188	- 17.2%
	296	304	+ 2.7%
	157	177	+ 12.7%
	138	152	+ 10.1%
	69	76	+ 10.1%
	<b>887</b>	<b>897</b>	<b>+ 1.1%</b>

### By Bedroom Count

	9-2015	9-2016	Change
2 Bedrooms or Less	1,204	1,313	+ 9.1%
3 Bedrooms	6,181	6,452	+ 4.4%
4 Bedrooms or More	4,210	4,425	+ 5.1%
<b>All Bedroom Counts</b>	<b>11,595</b>	<b>12,190</b>	<b>+ 5.1%</b>

9-2015	9-2016	Change	9-2015	9-2016	Change
735	865	+ 17.7%	446	424	- 4.9%
5,602	5,805	+ 3.6%	405	417	+ 3.0%
4,105	4,304	+ 4.8%	36	56	+ 55.6%
10,442	10,974	+ 5.1%	887	897	+ 1.1%

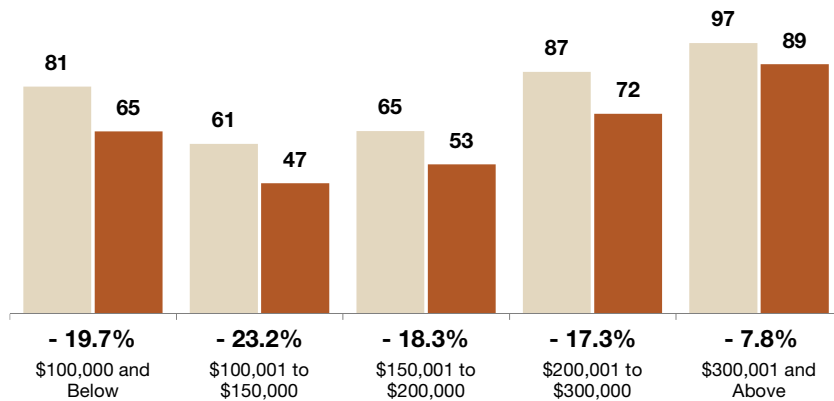
# Days on Market Until Sale

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



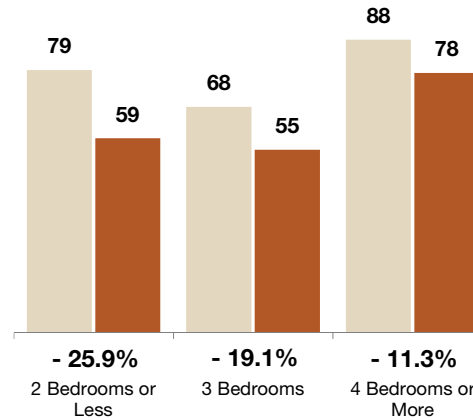
## By Price Range

9-2015 9-2016



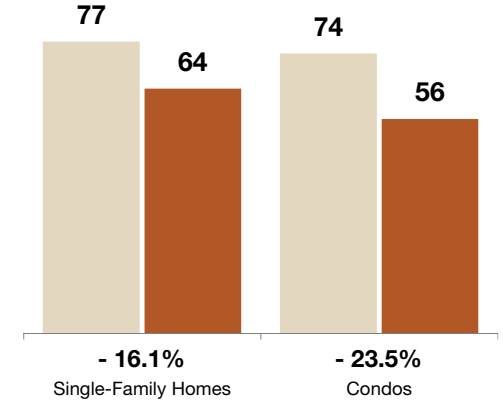
## By Bedroom Count

9-2015 9-2016



## By Property Type

9-2015 9-2016



## All Properties

### By Price Range

	9-2015	9-2016	Change
\$100,000 and Below	81	65	- 19.7%
\$100,001 to \$150,000	61	47	- 23.2%
\$150,001 to \$200,000	65	53	- 18.3%
\$200,001 to \$300,000	87	72	- 17.3%
\$300,001 and Above	97	89	- 7.8%
<b>All Price Ranges</b>	<b>76</b>	<b>64</b>	<b>- 16.6%</b>

## Single-Family Homes

	9-2015	9-2016	Change
\$100,000 and Below	82	68	- 17.7%
\$100,001 to \$150,000	61	48	- 22.0%
\$150,001 to \$200,000	65	52	- 19.2%
\$200,001 to \$300,000	87	71	- 18.1%
\$300,001 and Above	97	90	- 6.8%
<b>All Price Ranges</b>	<b>77</b>	<b>64</b>	<b>- 16.1%</b>

## Condos

	9-2015	9-2016	Change
\$100,000 and Below	86	59	- 31.5%
\$100,001 to \$150,000	55	37	- 33.7%
\$150,001 to \$200,000	77	65	- 15.4%
\$200,001 to \$300,000	78	81	+ 2.9%
\$300,001 and Above	98	68	- 30.7%
<b>All Price Ranges</b>	<b>74</b>	<b>56</b>	<b>- 23.5%</b>

## By Bedroom Count

	9-2015	9-2016	Change
2 Bedrooms or Less	79	59	- 25.9%
3 Bedrooms	68	55	- 19.1%
4 Bedrooms or More	88	78	- 11.3%
<b>All Bedroom Counts</b>	<b>76</b>	<b>64</b>	<b>- 16.6%</b>

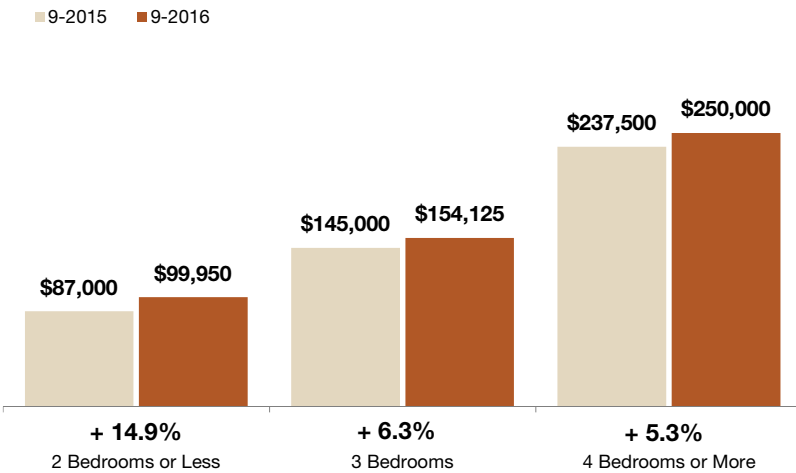
	9-2015	9-2016	Change
2 Bedrooms or Less	82	59	- 28.7%
3 Bedrooms	68	55	- 18.7%
4 Bedrooms or More	88	78	- 11.2%
<b>All Bedroom Counts</b>	<b>77</b>	<b>64</b>	<b>- 16.1%</b>

# Median Sales Price

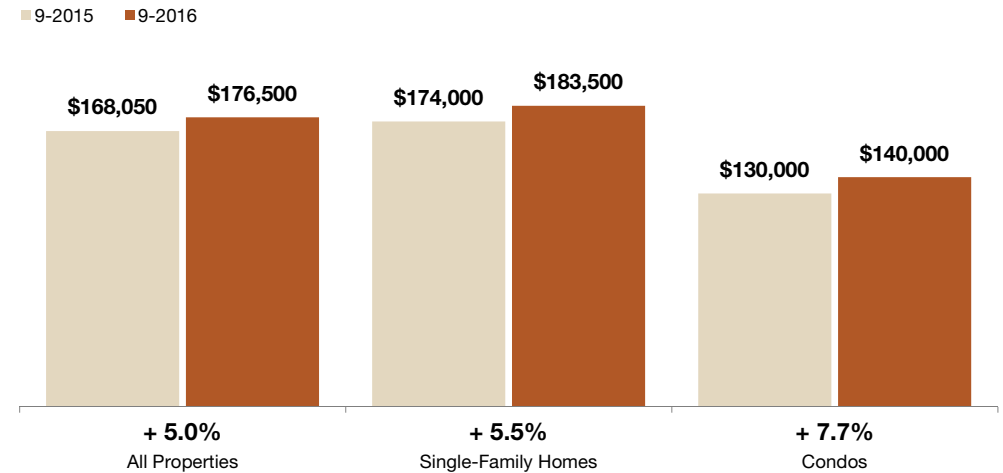
Median price point for all closed sales, not accounting for seller concessions. **Based on a rolling 12-month median.**



## By Bedroom Count



## By Property Type



### All Properties

#### By Bedroom Count

	9-2015	9-2016	Change
2 Bedrooms or Less	\$87,000	\$99,950	+ 14.9%
3 Bedrooms	\$145,000	\$154,125	+ 6.3%
4 Bedrooms or More	\$237,500	\$250,000	+ 5.3%
<b>All Bedroom Counts</b>	<b>\$168,050</b>	<b>\$176,500</b>	<b>+ 5.0%</b>

### Single-Family Homes

9-2015	9-2016	Change	9-2015	9-2016	Change
\$74,500	\$89,900	+ 20.7%	\$109,950	\$118,000	+ 7.3%
\$147,000	\$156,000	+ 6.1%	\$149,500	\$153,500	+ 2.7%
\$240,000	\$253,855	+ 5.8%	\$184,900	\$176,739	- 4.4%
<b>\$174,000</b>	<b>\$183,500</b>	<b>+ 5.5%</b>	<b>\$130,000</b>	<b>\$140,000</b>	<b>+ 7.7%</b>

### Condos

	9-2015	9-2016	Change
	\$109,950	\$118,000	+ 7.3%
	\$149,500	\$153,500	+ 2.7%
	\$184,900	\$176,739	- 4.4%
	<b>\$130,000</b>	<b>\$140,000</b>	<b>+ 7.7%</b>



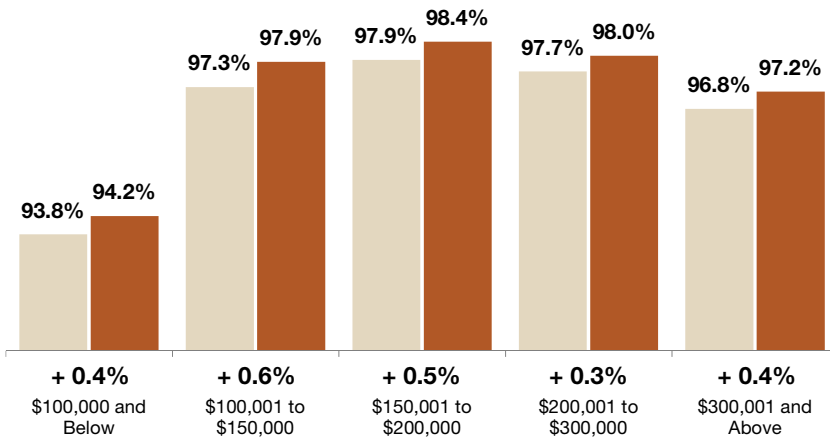
# Percent of List Price Received

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.**



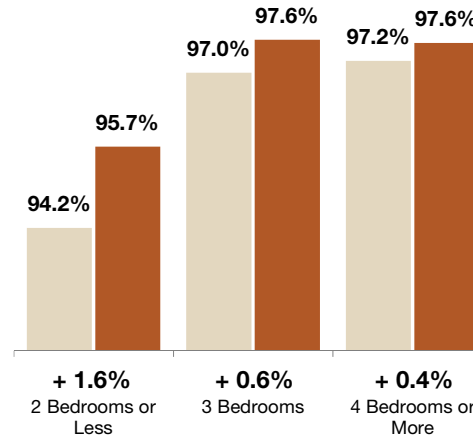
## By Price Range

■ 9-2015 ■ 9-2016



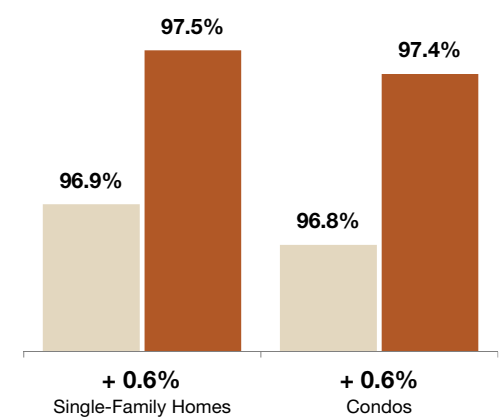
## By Bedroom Count

■ 9-2015 ■ 9-2016



## By Property Type

■ 9-2015 ■ 9-2016



## All Properties

### By Price Range

	9-2015	9-2016	Change
\$100,000 and Below	93.8%	94.2%	+ 0.4%
\$100,001 to \$150,000	97.3%	97.9%	+ 0.6%
\$150,001 to \$200,000	97.9%	98.4%	+ 0.5%
\$200,001 to \$300,000	97.7%	98.0%	+ 0.3%
\$300,001 and Above	96.8%	97.2%	+ 0.4%
<b>All Price Ranges</b>	<b>96.8%</b>	<b>97.4%</b>	<b>+ 0.6%</b>

## Single-Family Homes

	9-2015	9-2016	Change
\$100,000 and Below	93.8%	94.1%	+ 0.3%
\$100,001 to \$150,000	97.4%	98.0%	+ 0.6%
\$150,001 to \$200,000	98.0%	98.4%	+ 0.4%
\$200,001 to \$300,000	97.7%	98.1%	+ 0.4%
\$300,001 and Above	96.8%	97.1%	+ 0.3%
<b>All Price Ranges</b>	<b>96.9%</b>	<b>97.5%</b>	<b>+ 0.6%</b>

## Condos

	9-2015	9-2016	Change
\$100,000 and Below	95.3%	95.3%	0.0%
\$100,001 to \$150,000	96.9%	97.7%	+ 0.8%
\$150,001 to \$200,000	97.7%	98.2%	+ 0.5%
\$200,001 to \$300,000	97.8%	98.0%	+ 0.2%
\$300,001 and Above	97.4%	98.7%	+ 1.3%
<b>All Price Ranges</b>	<b>96.8%</b>	<b>97.4%</b>	<b>+ 0.6%</b>

### By Bedroom Count

	9-2015	9-2016	Change
2 Bedrooms or Less	94.2%	95.7%	+ 1.6%
3 Bedrooms	97.0%	97.6%	+ 0.6%
4 Bedrooms or More	97.2%	97.6%	+ 0.4%
<b>All Bedroom Counts</b>	<b>96.8%</b>	<b>97.4%</b>	<b>+ 0.6%</b>

	9-2015	9-2016	Change
2 Bedrooms or Less	93.2%	95.1%	+ 2.0%
3 Bedrooms	97.2%	97.7%	+ 0.5%
4 Bedrooms or More	97.3%	97.6%	+ 0.3%
<b>All Bedroom Counts</b>	<b>96.9%</b>	<b>97.5%</b>	<b>+ 0.6%</b>

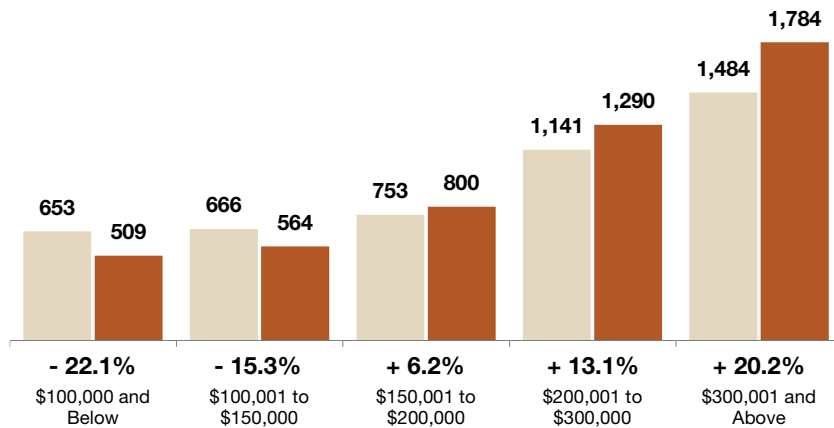
# Inventory of Homes for Sale

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



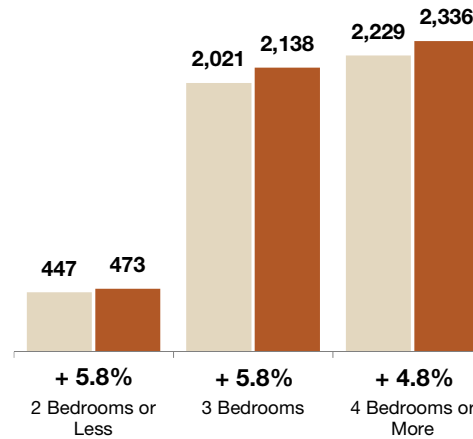
## By Price Range

■ 9-2015 ■ 9-2016



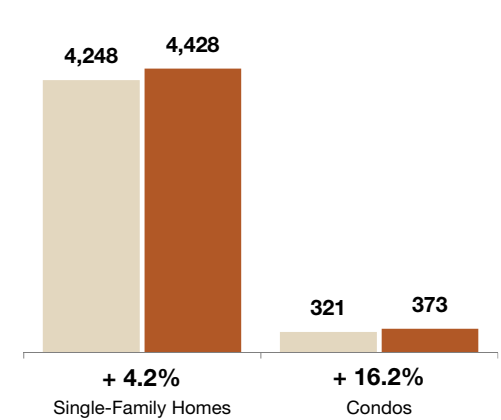
## By Bedroom Count

■ 9-2015 ■ 9-2016



## By Property Type

■ 9-2015 ■ 9-2016



## All Properties

### By Price Range

	9-2015	9-2016	Change
\$100,000 and Below	653	509	- 22.1%
\$100,001 to \$150,000	666	564	- 15.3%
\$150,001 to \$200,000	753	800	+ 6.2%
\$200,001 to \$300,000	1,141	1,290	+ 13.1%
\$300,001 and Above	1,484	1,784	+ 20.2%
<b>All Price Ranges</b>	<b>4,697</b>	<b>4,947</b>	<b>+ 5.3%</b>

## Single-Family Homes

9-2015	9-2016	Change	9-2015	9-2016	Change
501	368	- 26.5%	64	38	- 40.6%
592	499	- 15.7%	57	47	- 17.5%
680	719	+ 5.7%	58	67	+ 15.5%
1,082	1,229	+ 13.6%	56	57	+ 1.8%
1,393	1,613	+ 15.8%	86	164	+ 90.7%
4,248	4,428	+ 4.2%	321	373	+ 16.2%

## Condos

	9-2015	9-2016	Change
	64	38	- 40.6%
	57	47	- 17.5%
	58	67	+ 15.5%
	56	57	+ 1.8%
	86	164	+ 90.7%
	321	373	+ 16.2%

### By Bedroom Count

	9-2015	9-2016	Change
2 Bedrooms or Less	447	473	+ 5.8%
3 Bedrooms	2,021	2,138	+ 5.8%
4 Bedrooms or More	2,229	2,336	+ 4.8%
<b>All Bedroom Counts</b>	<b>4,697</b>	<b>4,947</b>	<b>+ 5.3%</b>

9-2015	9-2016	Change	9-2015	9-2016	Change
291	282	- 3.1%	136	164	+ 20.6%
1,787	1,874	+ 4.9%	154	178	+ 15.6%
2,170	2,272	+ 4.7%	31	31	0.0%
<b>4,248</b>	<b>4,428</b>	<b>+ 4.2%</b>	<b>321</b>	<b>373</b>	<b>+ 16.2%</b>

	9-2015	9-2016	Change
	136	164	+ 20.6%
	154	178	+ 15.6%
	31	31	0.0%
	<b>321</b>	<b>373</b>	<b>+ 16.2%</b>

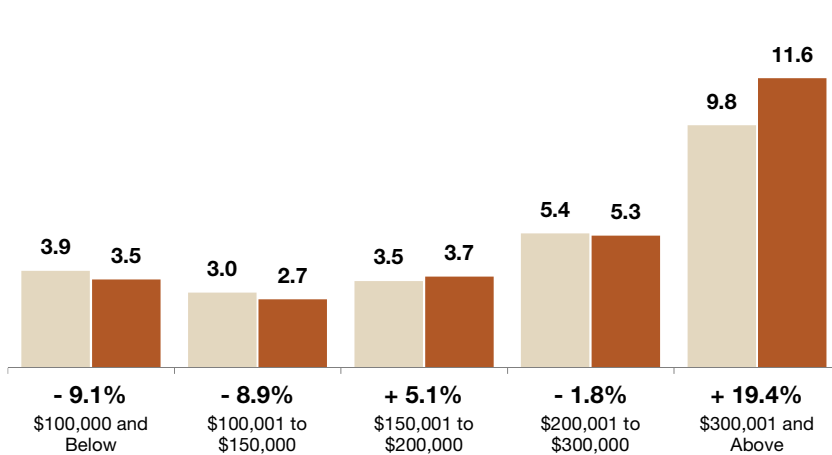
# Months Supply of Inventory

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.**



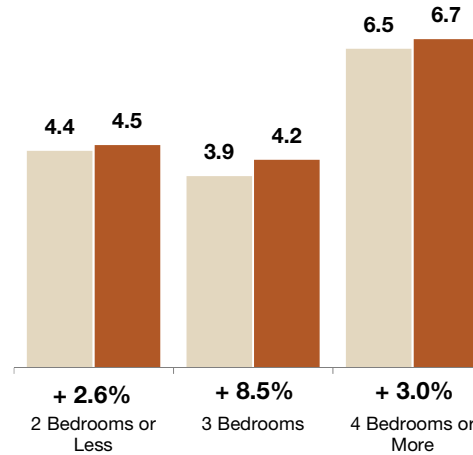
## By Price Range

9-2015 9-2016



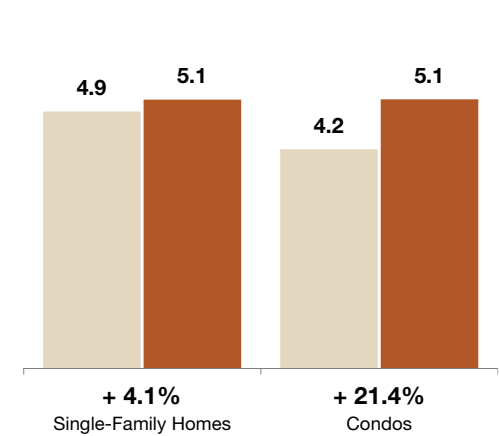
## By Bedroom Count

9-2015 9-2016



## By Property Type

9-2015 9-2016



## All Properties

### By Price Range

	9-2015	9-2016	Change
\$100,000 and Below	3.9	3.5	- 9.1%
\$100,001 to \$150,000	3.0	2.7	- 8.9%
\$150,001 to \$200,000	3.5	3.7	+ 5.1%
\$200,001 to \$300,000	5.4	5.3	- 1.8%
\$300,001 and Above	9.8	11.6	+ 19.4%
<b>All Price Ranges</b>	<b>4.9</b>	<b>5.1</b>	<b>+ 4.1%</b>

## Single-Family Homes

	9-2015	9-2016	Change
\$100,000 and Below	3.9	3.4	- 11.7%
\$100,001 to \$150,000	3.1	2.8	- 8.3%
\$150,001 to \$200,000	3.4	3.5	+ 5.0%
\$200,001 to \$300,000	5.4	5.3	- 1.8%
\$300,001 and Above	9.7	11.1	+ 14.3%
<b>All Price Ranges</b>	<b>4.9</b>	<b>5.1</b>	<b>+ 4.1%</b>

## Condos

	9-2015	9-2016	Change
\$100,000 and Below	3.6	2.6	- 29.0%
\$100,001 to \$150,000	2.3	2.0	- 13.2%
\$150,001 to \$200,000	4.2	4.7	+ 10.8%
\$200,001 to \$300,000	4.8	4.7	- 1.7%
\$300,001 and Above	9.6	20.5	+ 112.5%
<b>All Price Ranges</b>	<b>4.2</b>	<b>5.1</b>	<b>+ 21.4%</b>

### By Bedroom Count

	9-2015	9-2016	Change
2 Bedrooms or Less	4.4	4.5	+ 2.6%
3 Bedrooms	3.9	4.2	+ 8.5%
4 Bedrooms or More	6.5	6.7	+ 3.0%
<b>All Bedroom Counts</b>	<b>4.9</b>	<b>5.1</b>	<b>+ 4.1%</b>

	9-2015	9-2016	Change
2 Bedrooms or Less	4.7	4.1	- 13.1%
3 Bedrooms	3.8	4.1	+ 8.4%
4 Bedrooms or More	6.5	6.7	+ 3.0%
<b>All Bedroom Counts</b>	<b>4.9</b>	<b>5.1</b>	<b>+ 4.1%</b>