





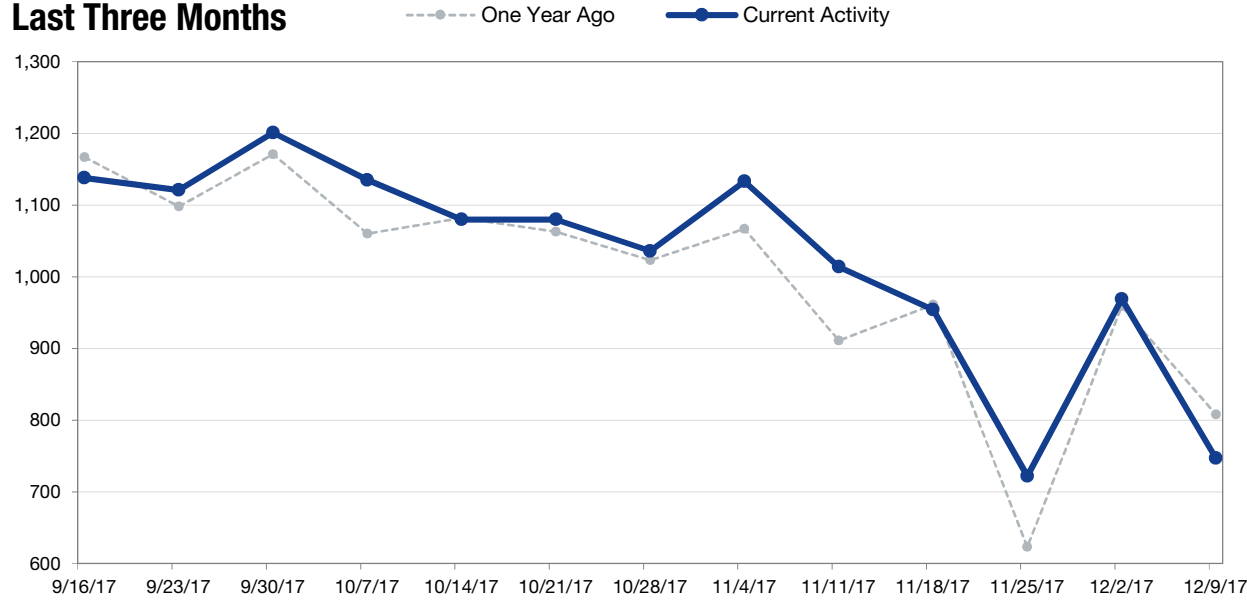
# Pending Sales

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



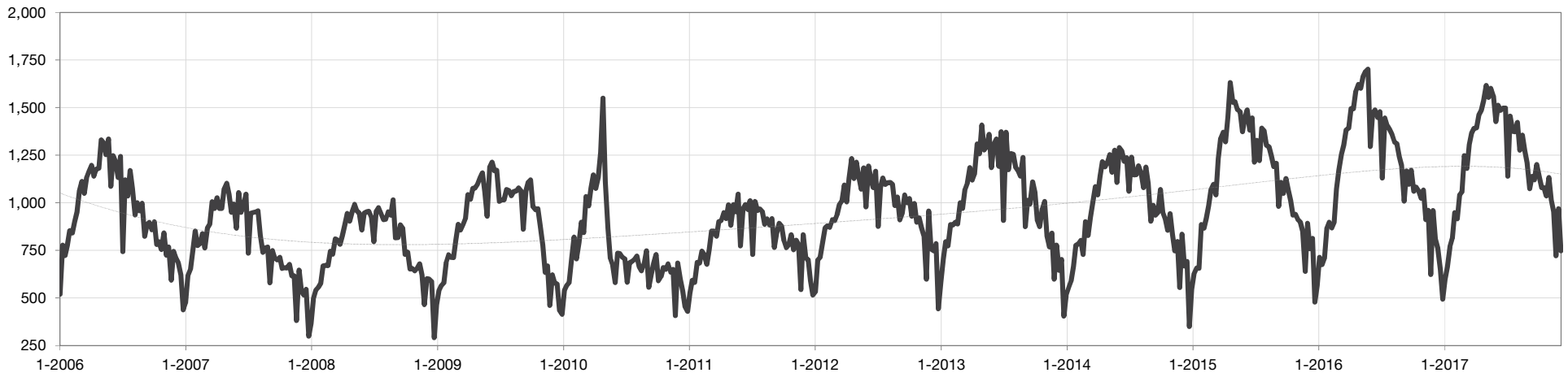
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## Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
9/16/2017	1,138	1,167	- 2.5%
9/23/2017	1,121	1,098	+ 2.1%
9/30/2017	1,201	1,171	+ 2.6%
10/7/2017	1,135	1,060	+ 7.1%
10/14/2017	1,080	1,082	- 0.2%
10/21/2017	1,080	1,063	+ 1.6%
10/28/2017	1,036	1,023	+ 1.3%
11/4/2017	1,133	1,067	+ 6.2%
11/11/2017	1,014	911	+ 11.3%
11/18/2017	954	961	- 0.7%
11/25/2017	722	623	+ 15.9%
12/2/2017	969	959	+ 1.0%
12/9/2017	747	808	- 7.5%
<b>3-Month Total</b>	<b>13,330</b>	<b>12,993</b>	<b>+ 2.6%</b>

## Historical Pending Sales



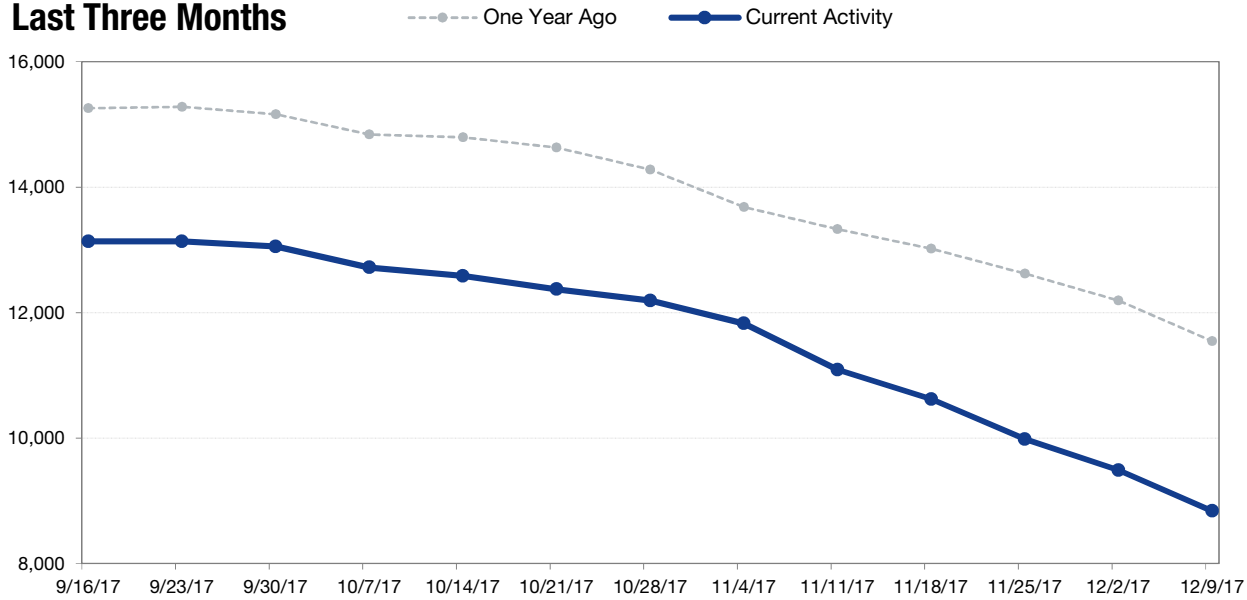
# Inventory of Homes for Sale

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



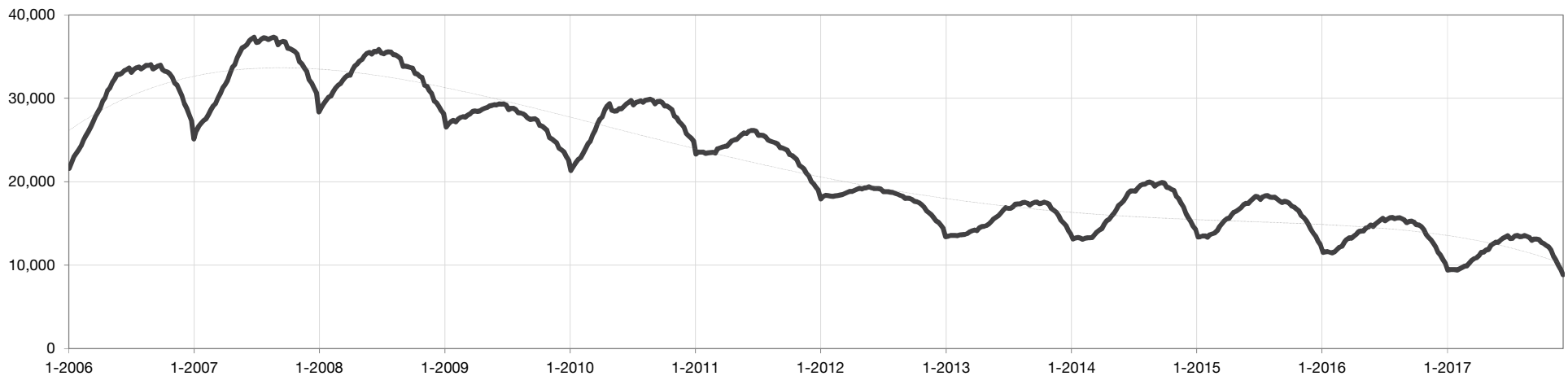
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## Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
9/16/2017	13,136	15,259	- 13.9%
9/23/2017	13,137	15,282	- 14.0%
9/30/2017	13,054	15,164	- 13.9%
10/7/2017	12,719	14,840	- 14.3%
10/14/2017	12,584	14,795	- 14.9%
10/21/2017	12,373	14,634	- 15.5%
10/28/2017	12,192	14,281	- 14.6%
11/4/2017	11,827	13,682	- 13.6%
11/11/2017	11,090	13,333	- 16.8%
11/18/2017	10,621	13,020	- 18.4%
11/25/2017	9,983	12,623	- 20.9%
12/2/2017	9,489	12,195	- 22.2%
12/9/2017	8,837	11,545	- 23.5%
<b>3-Month Avg</b>	<b>11,619</b>	<b>13,896</b>	<b>- 16.4%</b>

## Historical Inventory Levels



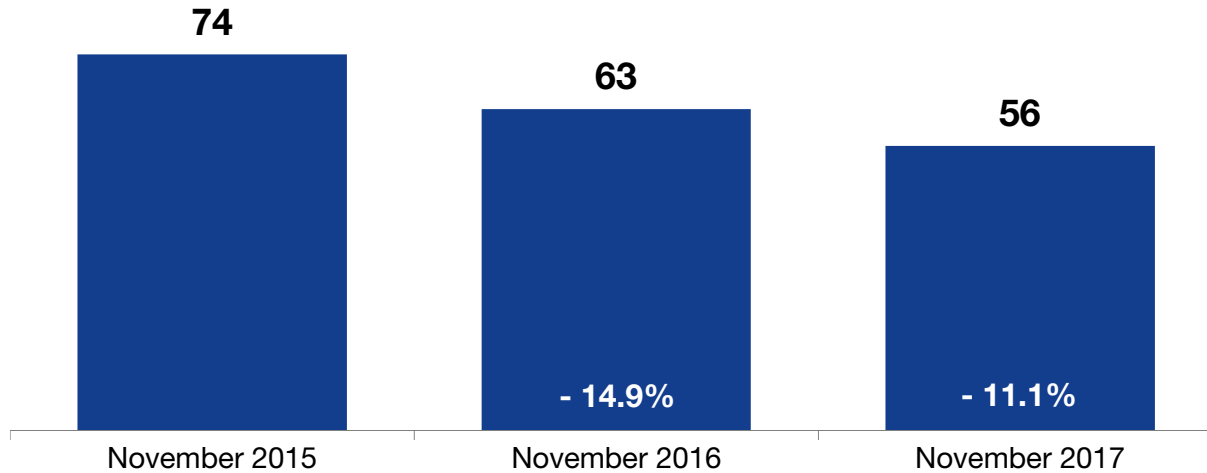
# Days on Market Until Sale

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



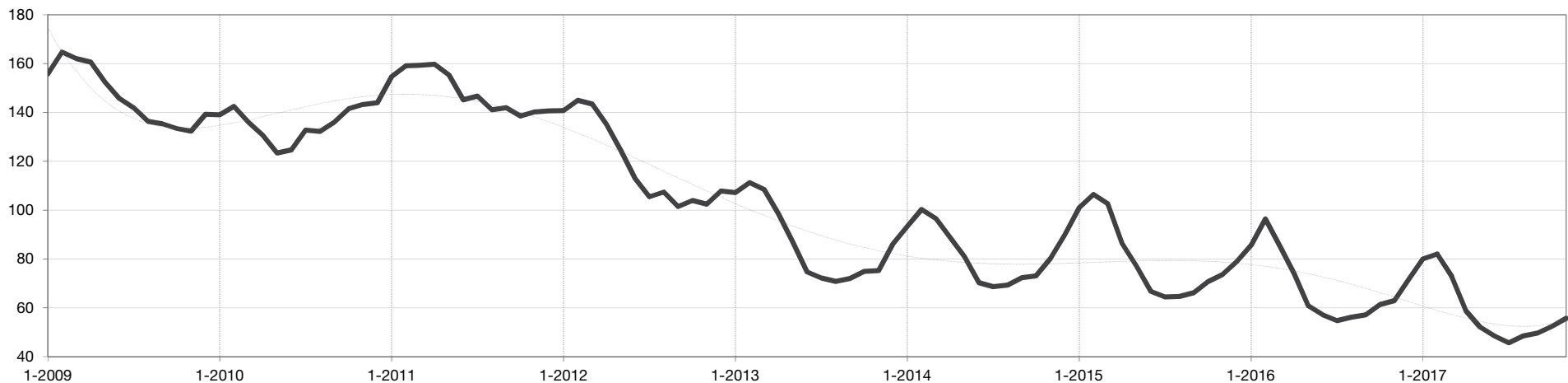
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## November



Month	Current Activity	One Year Previous	+ / -
December 2016	72	79	- 8.9%
January 2017	80	86	- 7.0%
February 2017	82	96	- 14.6%
March 2017	73	86	- 15.1%
April 2017	59	74	- 20.3%
May 2017	52	61	- 14.8%
June 2017	48	57	- 15.8%
July 2017	46	55	- 16.4%
August 2017	48	56	- 14.3%
September 2017	50	57	- 12.3%
October 2017	52	61	- 14.8%
November 2017	56	63	- 11.1%
<b>12-Month Avg</b>	<b>57</b>	<b>66</b>	<b>- 13.6%</b>

## Historical Days on Market Until Sale



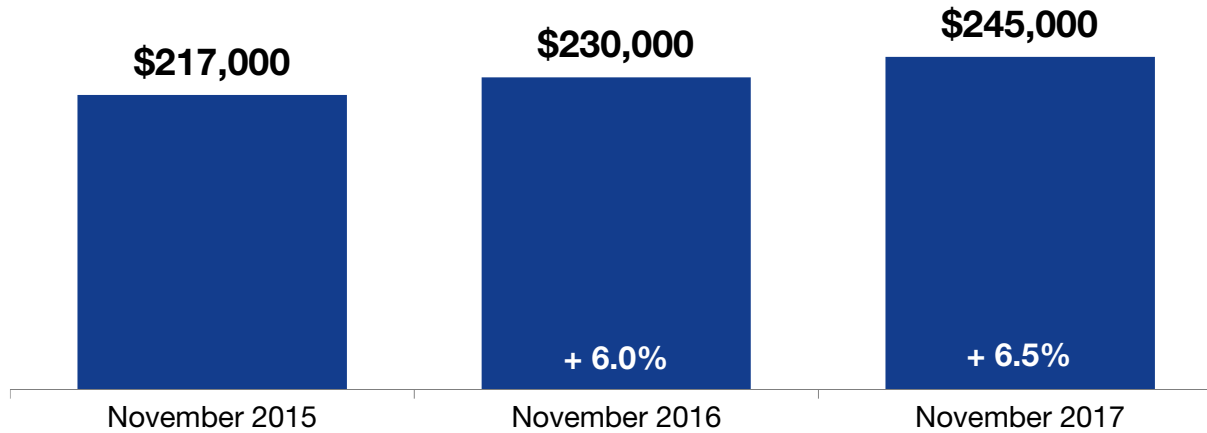
# Median Sales Price

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



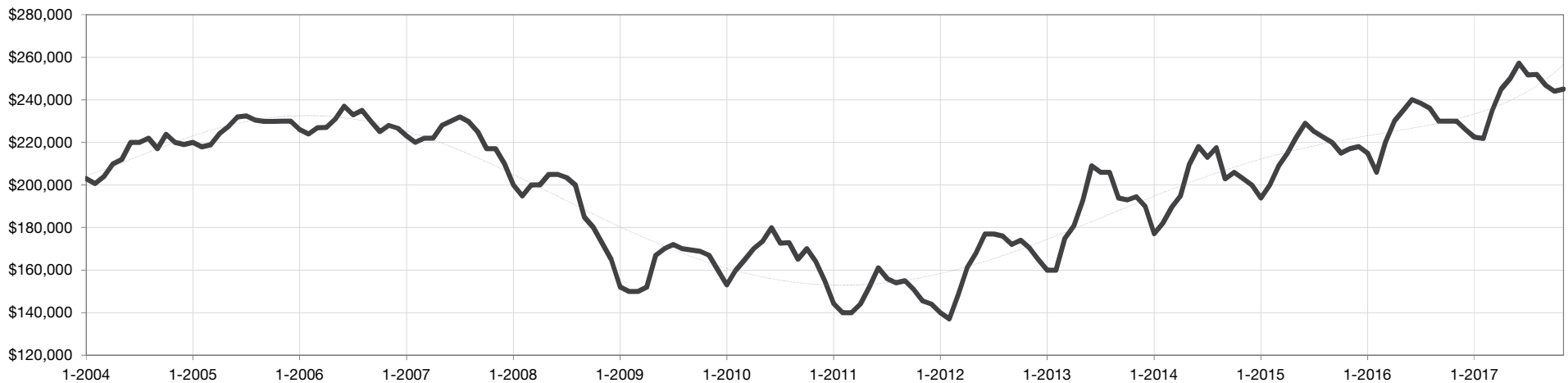
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## November



Month	Current Activity	One Year Previous	+ / -
December 2016	\$226,000	\$218,000	+ 3.7%
January 2017	\$222,500	\$215,000	+ 3.5%
February 2017	\$221,900	\$206,000	+ 7.7%
March 2017	\$235,000	\$220,000	+ 6.8%
April 2017	\$245,000	\$230,000	+ 6.5%
May 2017	\$250,000	\$235,000	+ 6.4%
June 2017	\$257,250	\$240,041	+ 7.2%
July 2017	\$251,725	\$238,400	+ 5.6%
August 2017	\$251,950	\$236,000	+ 6.8%
September 2017	\$246,900	\$230,000	+ 7.3%
October 2017	\$244,000	\$230,000	+ 6.1%
November 2017	\$245,000	\$230,000	+ 6.5%
<b>12-Month Med</b>	<b>\$245,000</b>	<b>\$230,000</b>	<b>+ 6.5%</b>

## Historical Median Sales Price



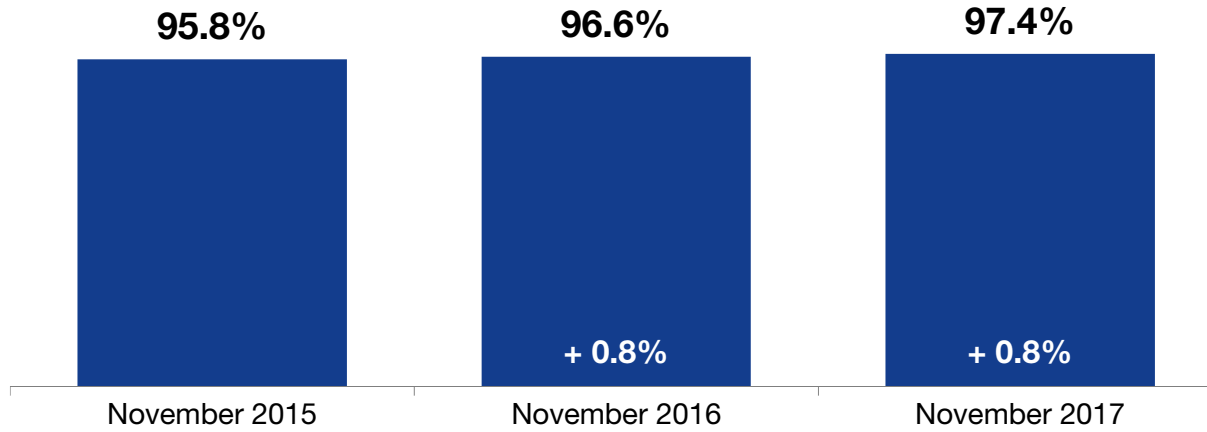
# Percent of Original List Price Received

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



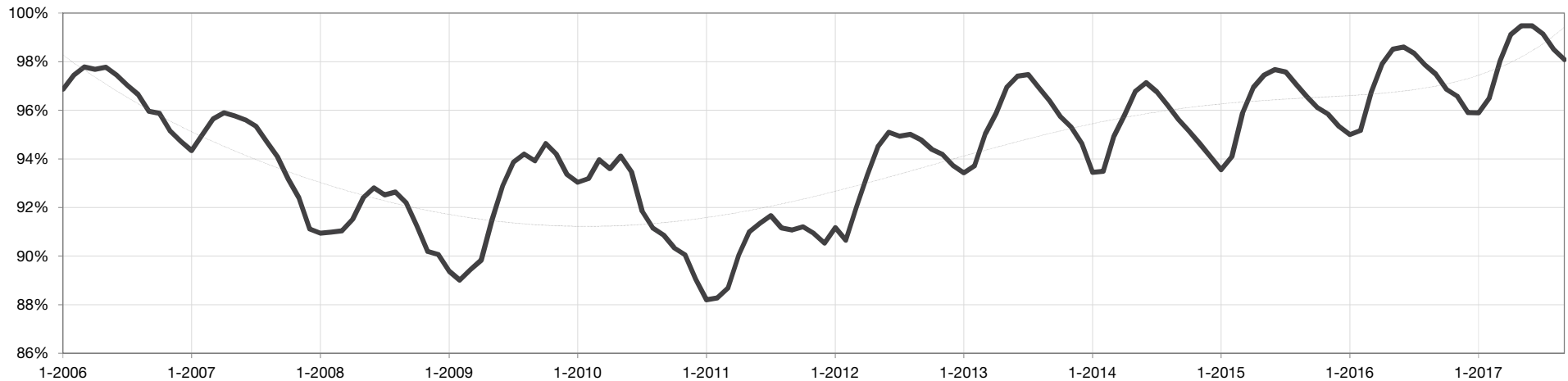
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## November



Month	Current Activity	One Year Previous	+ / -
December 2016	95.9%	95.3%	+ 0.6%
January 2017	95.9%	95.0%	+ 0.9%
February 2017	96.5%	95.2%	+ 1.4%
March 2017	98.0%	96.8%	+ 1.2%
April 2017	99.1%	97.9%	+ 1.2%
May 2017	99.5%	98.5%	+ 1.0%
June 2017	99.5%	98.6%	+ 0.9%
July 2017	99.1%	98.3%	+ 0.8%
August 2017	98.5%	97.9%	+ 0.6%
September 2017	98.1%	97.5%	+ 0.6%
October 2017	97.7%	96.9%	+ 0.8%
November 2017	97.4%	96.6%	+ 0.8%
<b>12-Month Avg</b>	<b>98.2%</b>	<b>97.4%</b>	<b>+ 0.8%</b>

## Historical Percent of Original List Price Received



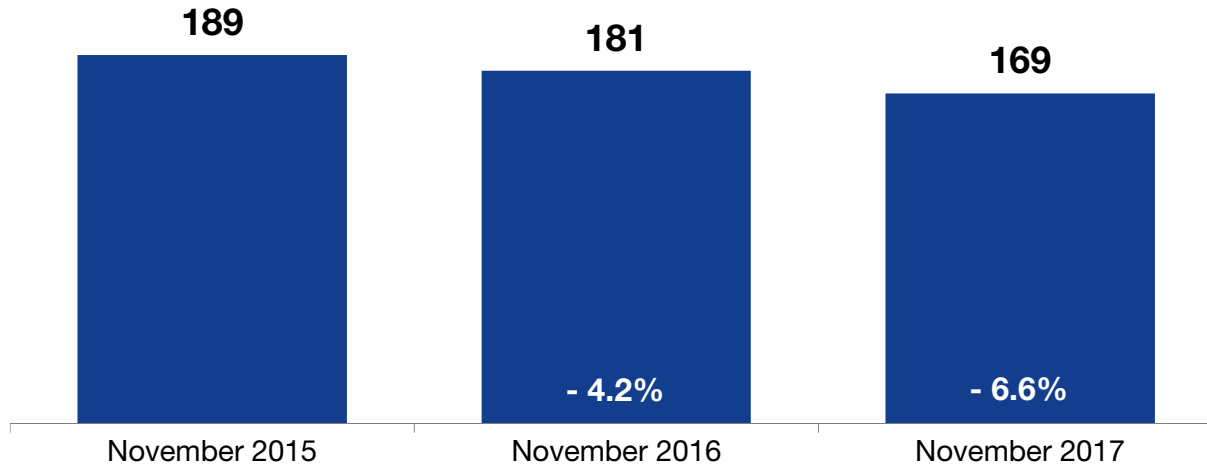
# Housing Affordability Index

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.



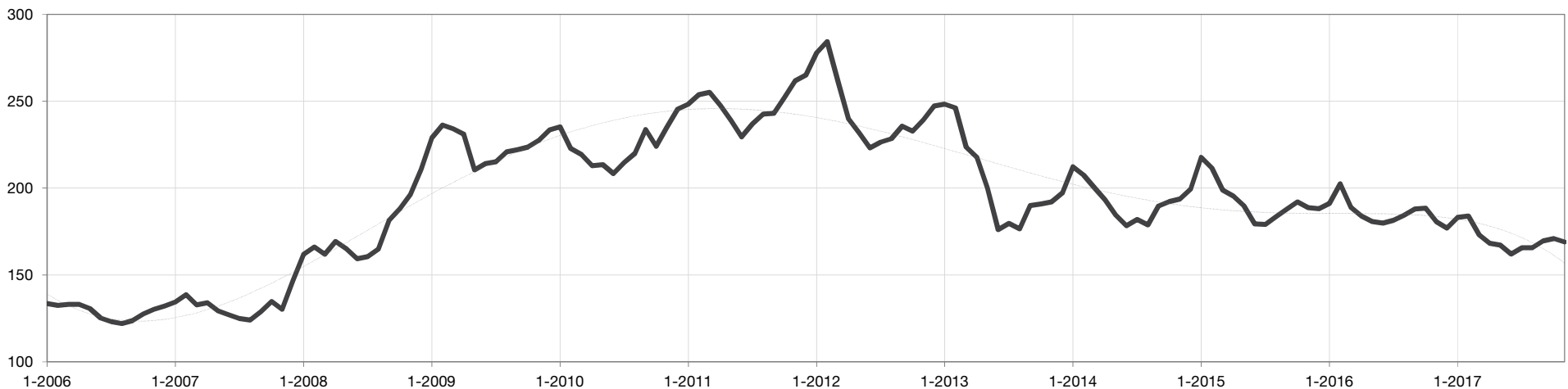
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## November



Month	Current Activity	One Year Previous	+ / -
December 2016	177	188	- 5.9%
January 2017	183	191	- 4.2%
February 2017	184	203	- 9.4%
March 2017	173	189	- 8.5%
April 2017	168	184	- 8.7%
May 2017	167	181	- 7.7%
June 2017	162	180	- 10.0%
July 2017	166	181	- 8.3%
August 2017	166	184	- 9.8%
September 2017	170	188	- 9.6%
October 2017	171	188	- 9.0%
November 2017	169	181	- 6.6%
<b>12-Month Avg</b>	<b>172</b>	<b>187</b>	<b>- 8.0%</b>

## Historical Housing Affordability Index





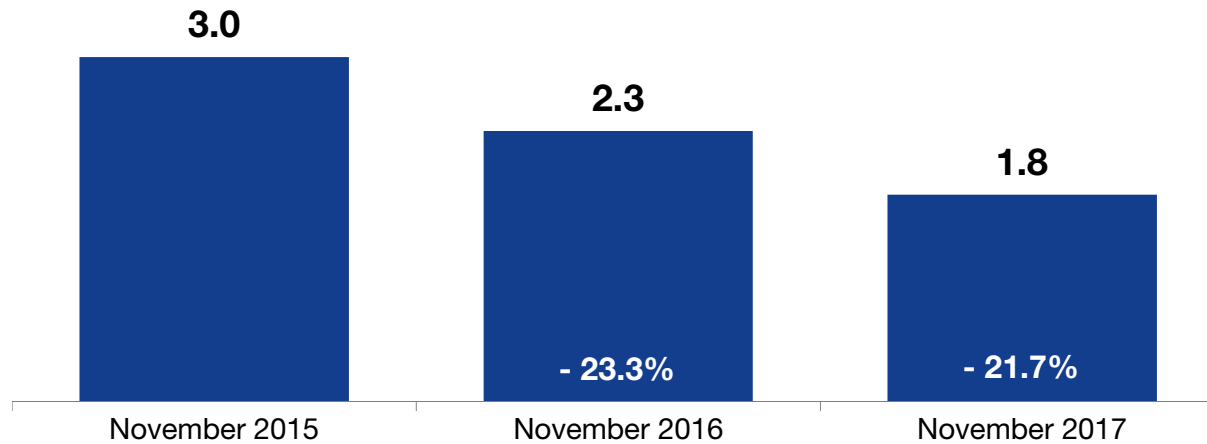
# Months Supply of Homes for Sale

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.



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## November



Month	Current Activity	One Year Previous	+ / -
December 2016	1.9	2.4	- 20.8%
January 2017	1.8	2.4	- 25.0%
February 2017	1.9	2.5	- 24.0%
March 2017	2.2	2.7	- 18.5%
April 2017	2.4	2.9	- 17.2%
May 2017	2.5	2.9	- 13.8%
June 2017	2.6	3.1	- 16.1%
July 2017	2.6	3.1	- 16.1%
August 2017	2.6	3.0	- 13.3%
September 2017	2.5	3.0	- 16.7%
October 2017	2.3	2.7	- 14.8%
November 2017	1.8	2.3	- 21.7%
<b>12-Month Avg</b>	<b>2.3</b>	<b>2.7</b>	<b>- 14.8%</b>

## Historical Months Supply of Homes for Sale

