





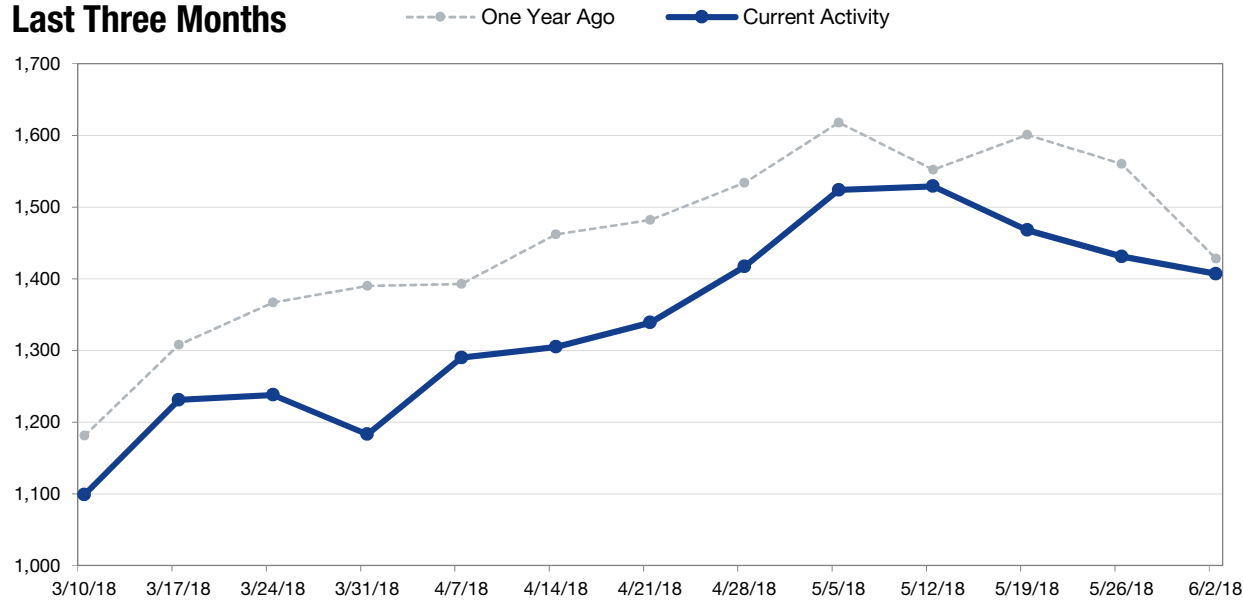
# Pending Sales

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



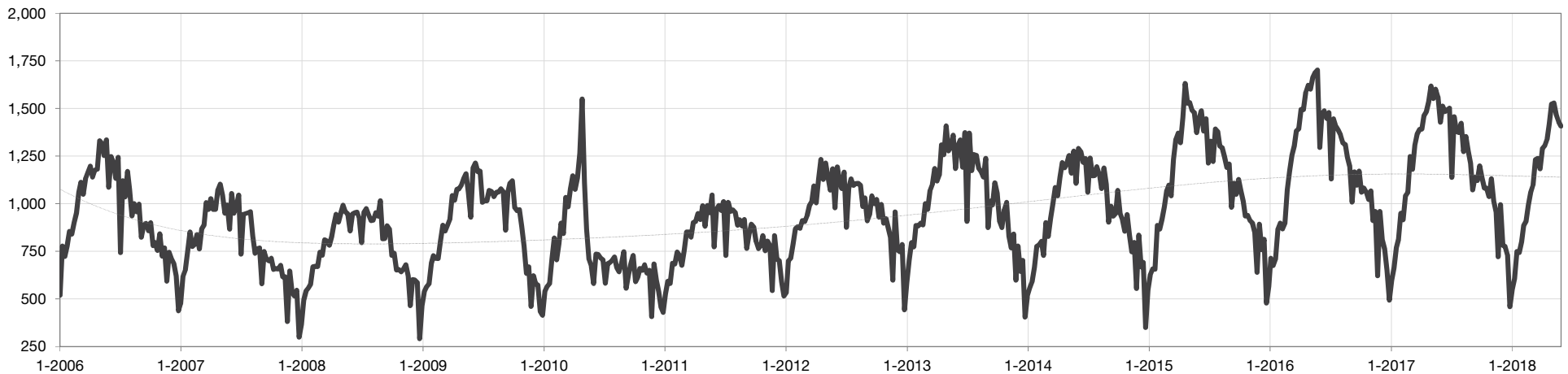
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## Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
3/10/2018	1,099	1,181	- 6.9%
3/17/2018	1,231	1,308	- 5.9%
3/24/2018	1,238	1,367	- 9.4%
3/31/2018	1,183	1,390	- 14.9%
4/7/2018	1,290	1,393	- 7.4%
4/14/2018	1,305	1,462	- 10.7%
4/21/2018	1,339	1,482	- 9.6%
4/28/2018	1,417	1,534	- 7.6%
5/5/2018	1,524	1,618	- 5.8%
5/12/2018	1,529	1,552	- 1.5%
5/19/2018	1,468	1,601	- 8.3%
5/26/2018	1,431	1,560	- 8.3%
6/2/2018	1,407	1,428	- 1.5%
<b>3-Month Total</b>	<b>17,461</b>	<b>18,876</b>	<b>- 7.5%</b>

## Historical Pending Sales



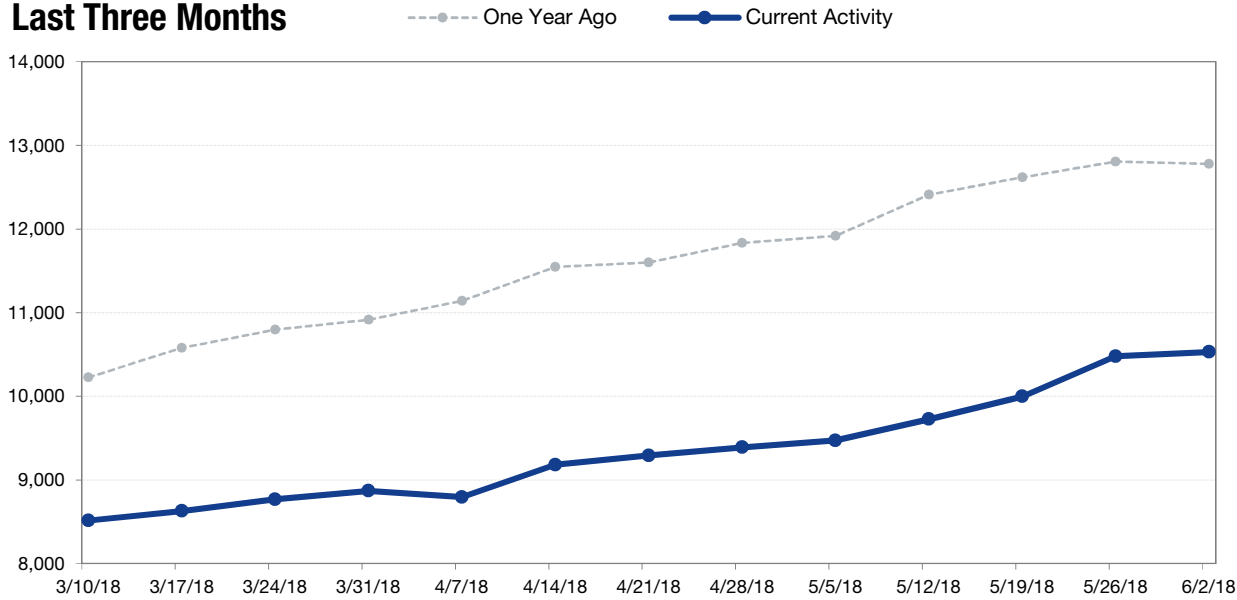
# Inventory of Homes for Sale

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



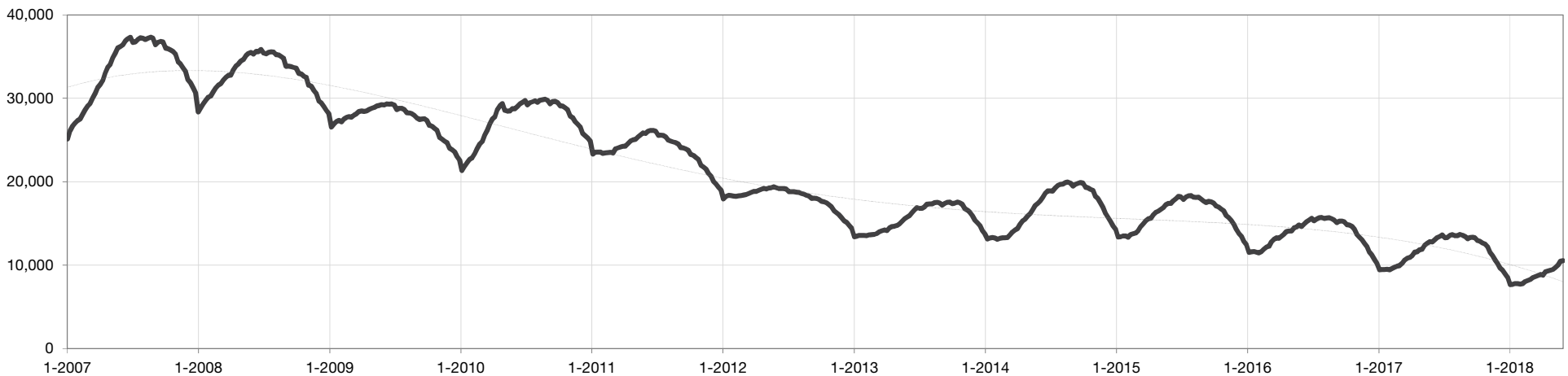
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## Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
3/10/2018	8,514	10,226	- 16.7%
3/17/2018	8,628	10,580	- 18.4%
3/24/2018	8,768	10,798	- 18.8%
3/31/2018	8,869	10,915	- 18.7%
4/7/2018	8,795	11,141	- 21.1%
4/14/2018	9,181	11,548	- 20.5%
4/21/2018	9,293	11,599	- 19.9%
4/28/2018	9,389	11,833	- 20.7%
5/5/2018	9,471	11,918	- 20.5%
5/12/2018	9,726	12,412	- 21.6%
5/19/2018	9,998	12,620	- 20.8%
5/26/2018	10,478	12,807	- 18.2%
6/2/2018	10,530	12,780	- 17.6%
<b>3-Month Avg</b>	<b>9,357</b>	<b>11,629</b>	<b>- 19.5%</b>

## Historical Inventory Levels



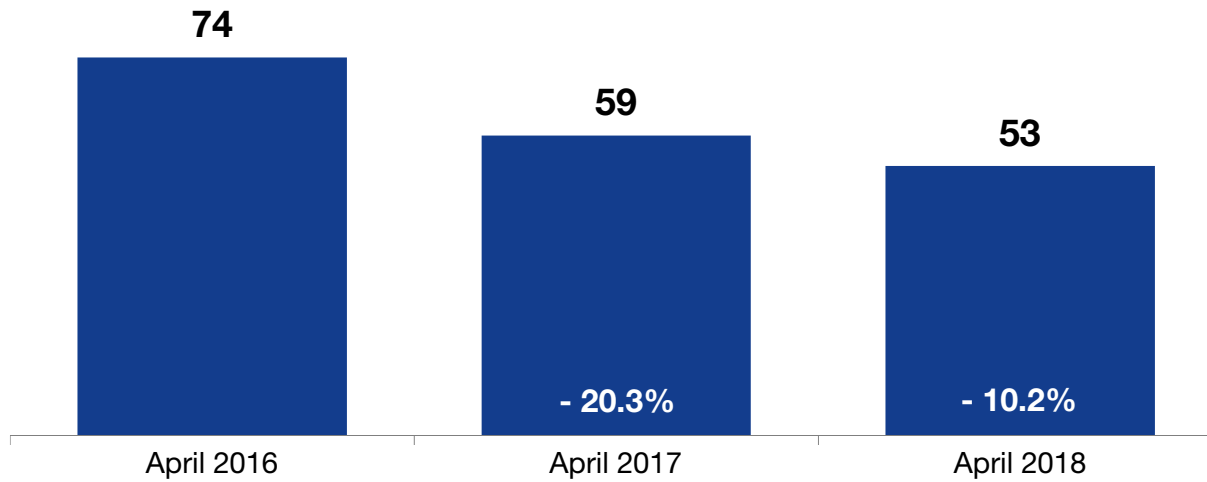
# Days on Market Until Sale

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



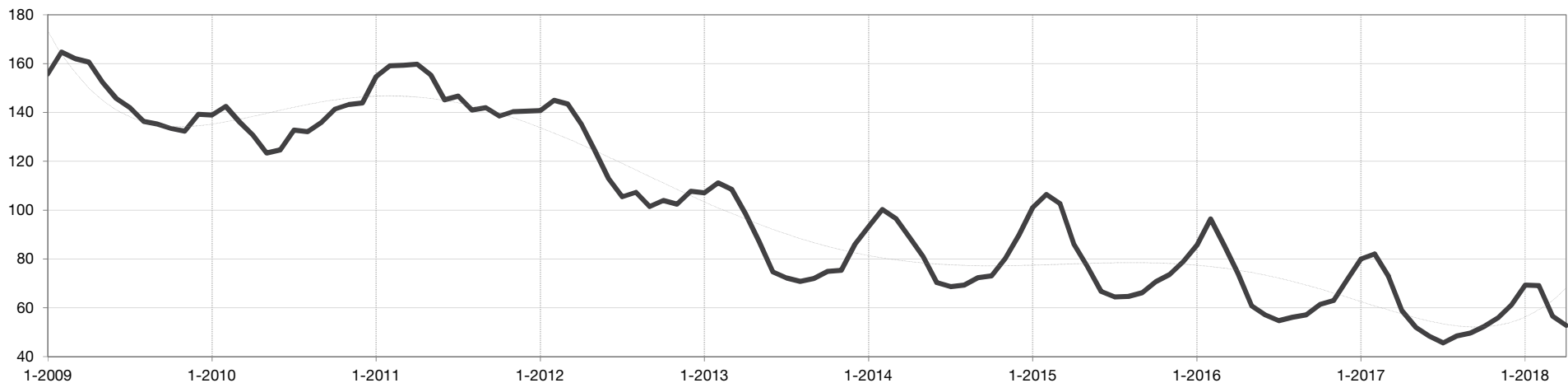
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## April



Month	Current Activity	One Year Previous	+ / -
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%
December 2017	61	72	- 15.3%
January 2018	69	80	- 13.8%
February 2018	69	82	- 15.9%
March 2018	57	73	- 21.9%
April 2018	53	59	- 10.2%
<b>12-Month Avg</b>	<b>53</b>	<b>62</b>	<b>- 14.5%</b>

## Historical Days on Market Until Sale



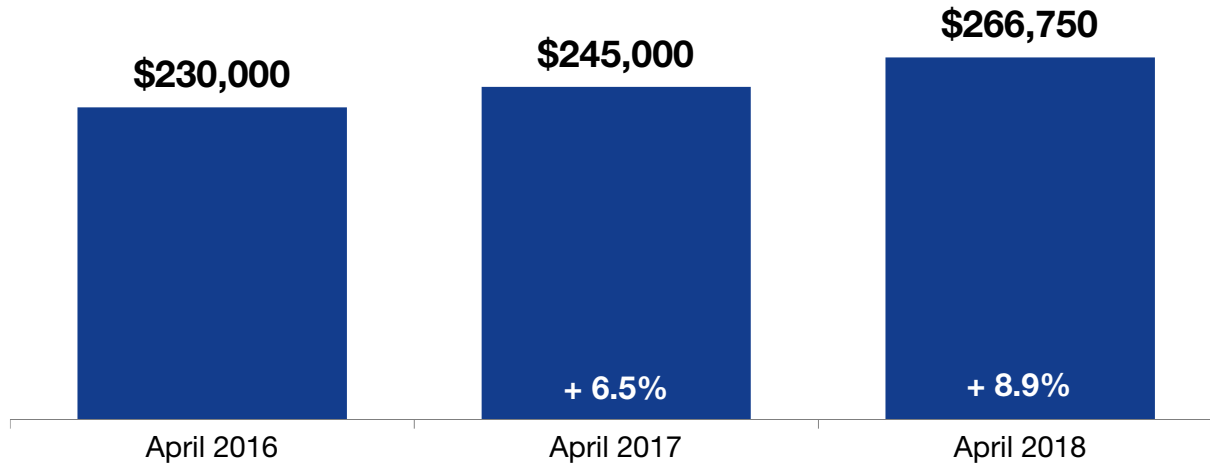
# Median Sales Price

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



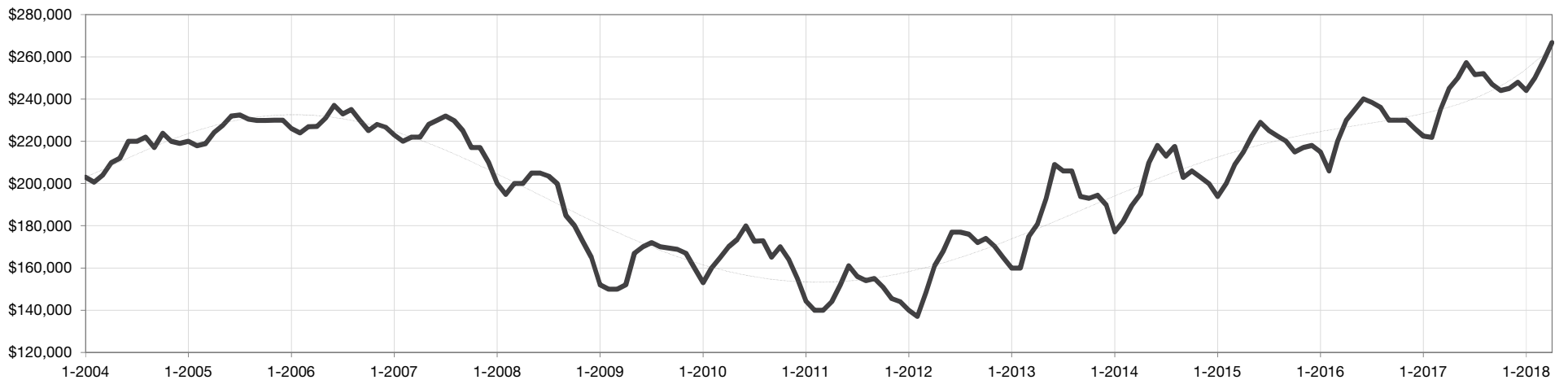
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## April



Month	Current Activity	One Year Previous	+ / -
May 2017	\$250,000	\$235,000	+ 6.4%
June 2017	\$257,250	\$240,041	+ 7.2%
July 2017	\$251,500	\$238,400	+ 5.5%
August 2017	\$252,000	\$236,000	+ 6.8%
September 2017	\$247,000	\$230,000	+ 7.4%
October 2017	\$244,000	\$230,000	+ 6.1%
November 2017	\$245,000	\$230,000	+ 6.5%
December 2017	\$248,000	\$226,000	+ 9.7%
January 2018	\$244,000	\$222,500	+ 9.7%
February 2018	\$250,000	\$221,800	+ 12.7%
March 2018	\$258,000	\$235,000	+ 9.8%
April 2018	\$266,750	\$245,000	+ 8.9%
<b>12-Month Med</b>	<b>\$250,000</b>	<b>\$235,000</b>	<b>+ 6.4%</b>

## Historical Median Sales Price



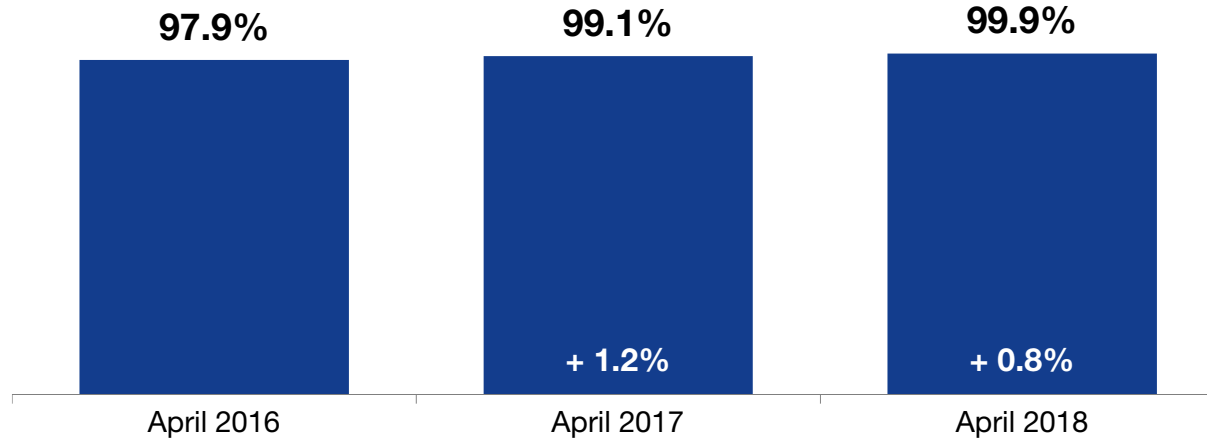
# Percent of Original List Price Received

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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## April



Month	Current Activity	One Year Previous	+ / -
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%
December 2017	97.1%	95.9%	+ 1.3%
January 2018	96.9%	95.9%	+ 1.0%
February 2018	98.0%	96.5%	+ 1.6%
March 2018	99.1%	98.0%	+ 1.1%
April 2018	99.9%	99.1%	+ 0.8%
<b>12-Month Avg</b>	<b>98.6%</b>	<b>97.7%</b>	<b>+ 0.9%</b>

## Historical Percent of Original List Price Received



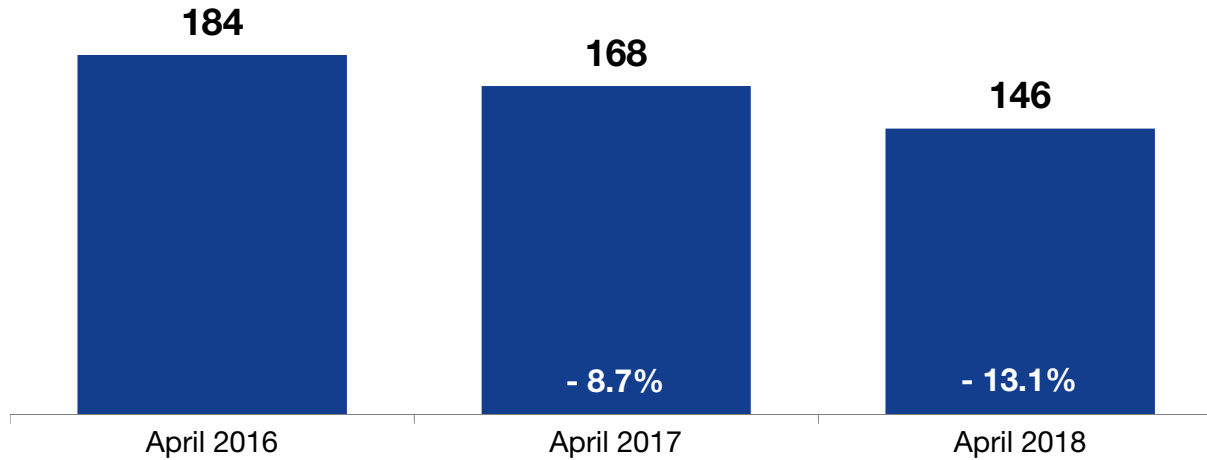
# Housing Affordability Index

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.



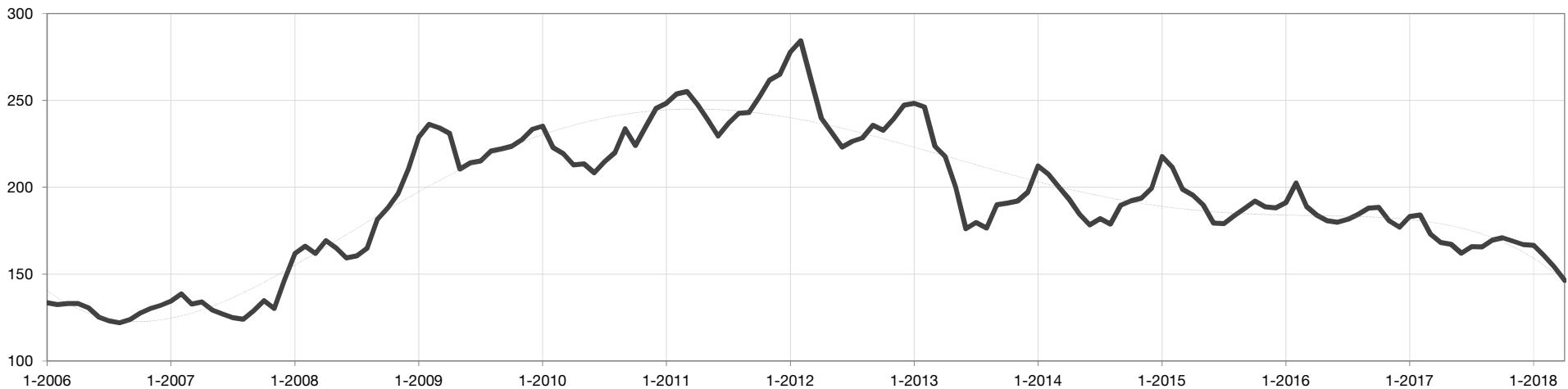
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## April



Month	Current Activity	One Year Previous	+ / -
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%
December 2017	167	177	- 5.6%
January 2018	167	183	- 8.7%
February 2018	161	184	- 12.5%
March 2018	154	173	- 11.0%
April 2018	146	168	- 13.1%
<b>12-Month Avg</b>	<b>164</b>	<b>181</b>	<b>- 9.4%</b>

## Historical Housing Affordability Index





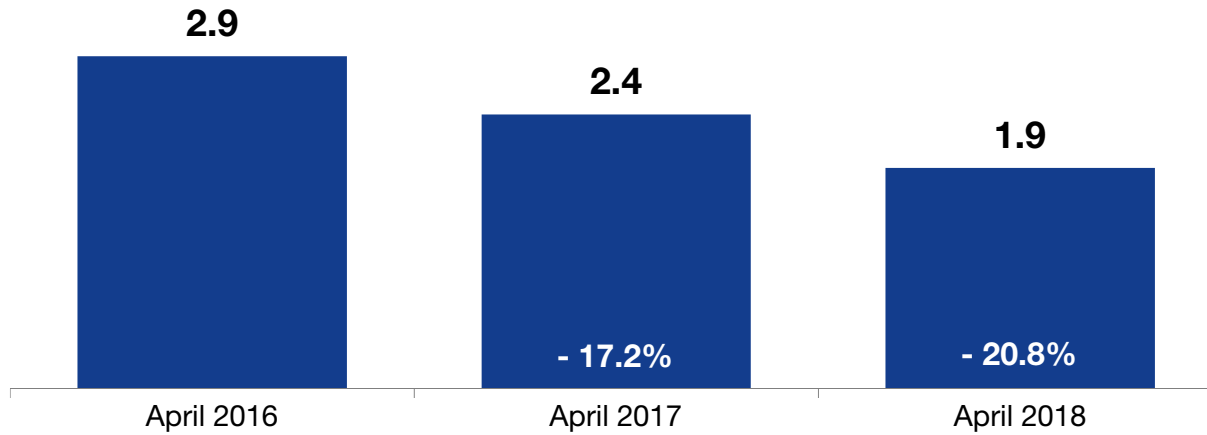
# Months Supply of Homes for Sale

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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## April



Month	Current Activity	One Year Previous	+ / -
May 2017	2.5	2.9	- 13.8%
June 2017	2.7	3.1	- 12.9%
July 2017	2.7	3.1	- 12.9%
August 2017	2.6	3.0	- 13.3%
September 2017	2.6	3.0	- 13.3%
October 2017	2.3	2.7	- 14.8%
November 2017	1.9	2.3	- 17.4%
December 2017	1.5	1.9	- 21.1%
January 2018	1.5	1.8	- 16.7%
February 2018	1.6	1.9	- 15.8%
March 2018	1.8	2.2	- 18.2%
April 2018	1.9	2.4	- 20.8%
<b>12-Month Avg</b>	<b>2.1</b>	<b>2.5</b>	<b>- 16.0%</b>

## Historical Months Supply of Homes for Sale

