

Local Market Update – July 2020

A Research Tool Provided by Realcomp



All MLS

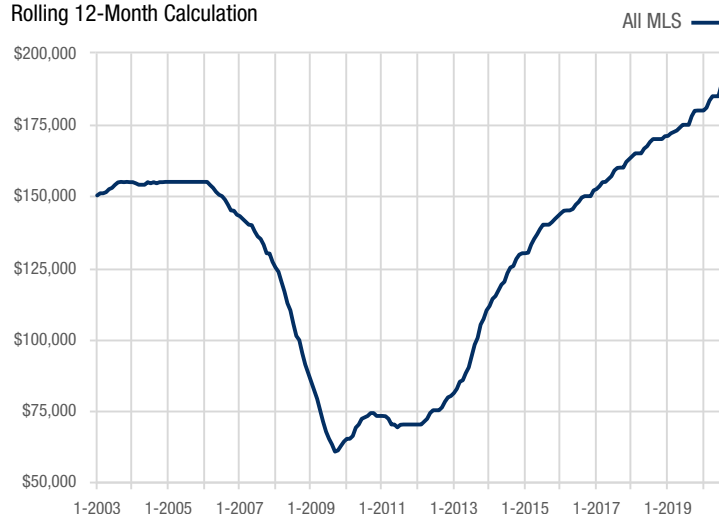
Residential	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	12,330	10,899	- 11.6%	71,992	56,684	- 21.3%
Pending Sales	7,806	9,020	+ 15.6%	48,201	43,952	- 8.8%
Closed Sales	7,969	8,150	+ 2.3%	44,211	36,771	- 16.8%
Days on Market Until Sale	33	41	+ 24.2%	43	49	+ 14.0%
Median Sales Price*	\$190,500	\$218,750	+ 14.8%	\$178,000	\$193,000	+ 8.4%
Average Sales Price*	\$231,649	\$254,986	+ 10.1%	\$217,176	\$230,026	+ 5.9%
Percent of List Price Received*	98.1%	98.8%	+ 0.7%	97.6%	97.7%	+ 0.1%
Inventory of Homes for Sale	22,898	14,738	- 35.6%	—	—	—
Months Supply of Inventory	3.5	2.4	- 31.4%	—	—	—

Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	1,662	1,641	- 1.3%	9,956	8,592	- 13.7%
Pending Sales	1,070	1,341	+ 25.3%	6,925	6,189	- 10.6%
Closed Sales	1,143	1,151	+ 0.7%	6,456	5,249	- 18.7%
Days on Market Until Sale	35	43	+ 22.9%	38	48	+ 26.3%
Median Sales Price*	\$171,000	\$178,000	+ 4.1%	\$167,000	\$172,500	+ 3.3%
Average Sales Price*	\$196,639	\$200,482	+ 2.0%	\$196,493	\$197,667	+ 0.6%
Percent of List Price Received*	97.9%	98.0%	+ 0.1%	97.7%	97.5%	- 0.2%
Inventory of Homes for Sale	2,882	2,565	- 11.0%	—	—	—
Months Supply of Inventory	3.1	2.9	- 6.5%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

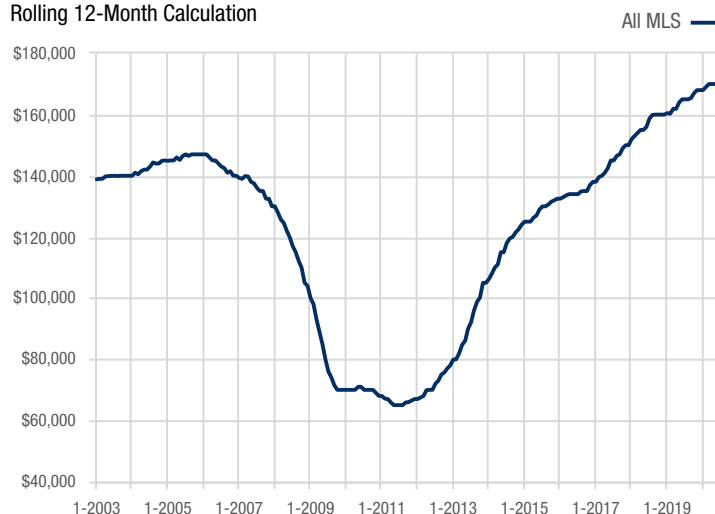
Median Sales Price - Residential

Rolling 12-Month Calculation



Median Sales Price - Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.