

# Local Market Update – December 2020

A Research Tool Provided by Realcomp



## All MLS

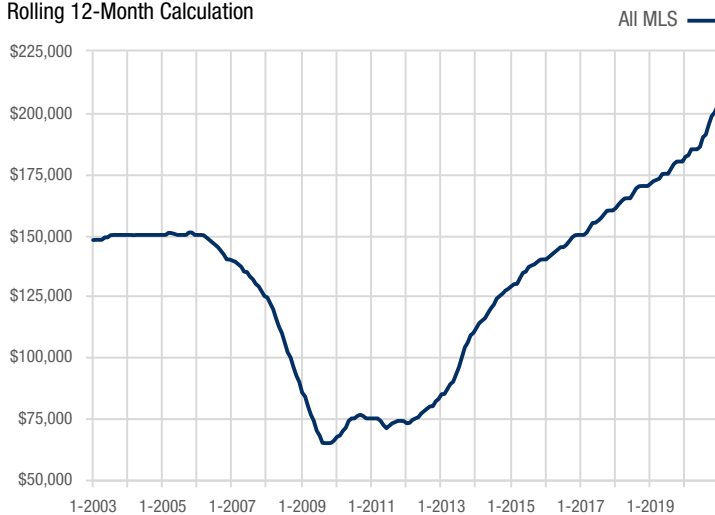
Residential Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	6,286	<b>6,673</b>	+ 6.2%	151,189	<b>131,303</b>	- 13.2%
Pending Sales	5,857	<b>6,748</b>	+ 15.2%	105,639	<b>111,295</b>	+ 5.4%
Closed Sales	8,046	<b>9,339</b>	+ 16.1%	105,199	<b>108,267</b>	+ 2.9%
Days on Market Until Sale	58	<b>43</b>	- 25.9%	52	<b>53</b>	+ 1.9%
Median Sales Price*	\$175,000	<b>\$205,000</b>	+ 17.1%	\$180,000	<b>\$202,500</b>	+ 12.5%
Average Sales Price*	\$213,045	<b>\$249,023</b>	+ 16.9%	\$218,483	<b>\$242,233</b>	+ 10.9%
Percent of List Price Received*	96.9%	<b>99.1%</b>	+ 2.3%	97.7%	<b>98.6%</b>	+ 0.9%
Inventory of Homes for Sale	24,093	<b>12,522</b>	- 48.0%	—	—	—
Months Supply of Inventory	2.7	<b>1.4</b>	- 48.1%	—	—	—

Condo Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	895	<b>956</b>	+ 6.8%	19,776	<b>18,300</b>	- 7.5%
Pending Sales	803	<b>942</b>	+ 17.3%	13,826	<b>14,325</b>	+ 3.6%
Closed Sales	1,032	<b>1,155</b>	+ 11.9%	13,764	<b>13,950</b>	+ 1.4%
Days on Market Until Sale	57	<b>51</b>	- 10.5%	50	<b>57</b>	+ 14.0%
Median Sales Price*	\$175,000	<b>\$190,000</b>	+ 8.6%	\$175,000	<b>\$187,000</b>	+ 6.9%
Average Sales Price*	\$200,288	<b>\$218,870</b>	+ 9.3%	\$203,370	<b>\$215,044</b>	+ 5.7%
Percent of List Price Received*	97.4%	<b>98.2%</b>	+ 0.8%	97.8%	<b>98.0%</b>	+ 0.2%
Inventory of Homes for Sale	3,315	<b>2,315</b>	- 30.2%	—	—	—
Months Supply of Inventory	2.9	<b>1.9</b>	- 34.5%	—	—	—

\* 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.

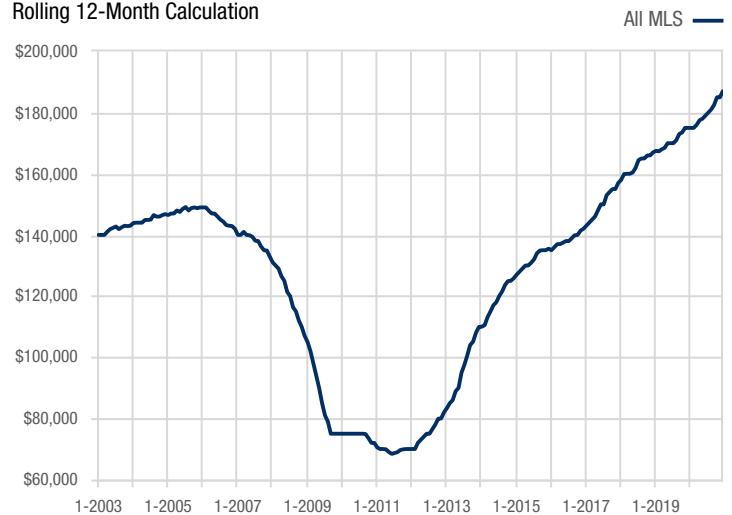
### Median Sales Price - Residential

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.