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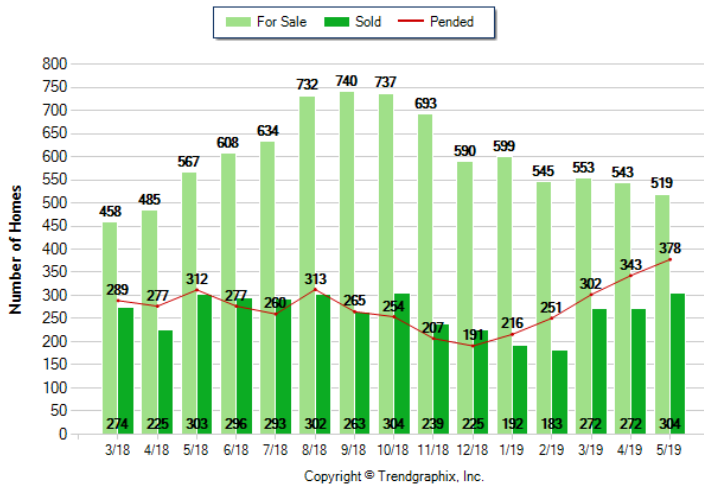
Published: June 2019*

Property Types: Single Family Homes - All Properties - All Properties
Price Range: \$0 - No Limit
Bedrooms: 0 - No Limit
Half Baths: 0 - No Limit
SQFT Range: 0 - No Limit
Full Baths: 0 - No Limit
Year Built: 0 - No Limit

May 2019 is a Seller's market! The number of for sale listings was down **8.5%** from one year earlier and down **4.4%** from the previous month. The number of sold listings increased **0.3%** year over year and increased **11.8%** month over month. The number of under contract listings was up **10.2%** compared to previous month and up **21.2%** compared to previous year. The Months of Inventory based on Closed Sales is 1.7, down **10.7%** from the previous year.

The Average Sold Price per Square Footage was up **4.3%** compared to previous month and up **3.2%** compared to last year. The Median Sold Price increased by **1%** from last month. The Average Sold Price also increased by **4.5%** from last month. Based on the 6 month trend, the Average Sold Price trend is "Appreciating" and the Median Sold Price trend is "Appreciating".

The Average Days on Market showed a downward trend, an increase of **26.7%** compared to previous year. The ratio of Sold Price vs. Original List Price is 98%, was the same compared to previous year.



It is a Seller's Market

Property Sales (Sold)

May property sales were 304, up **0.3%** from 303 in May of 2018 and **11.8%** higher than the 272 sales last month.

Current Inventory (For Sale)

Versus last year, the total number of properties available this month is lower by 48 units of **8.5%**. This year's smaller inventory means that buyers who waited to buy may have smaller selection to choose from. The number of current inventory is down **4.4%** compared to the previous month.

Property Under Contract (Pended)

There was an increase of **10.2%** in the pended properties in May, with 378 properties versus 343 last month. This month's pended property sales were **21.2%** higher than at this time last year.

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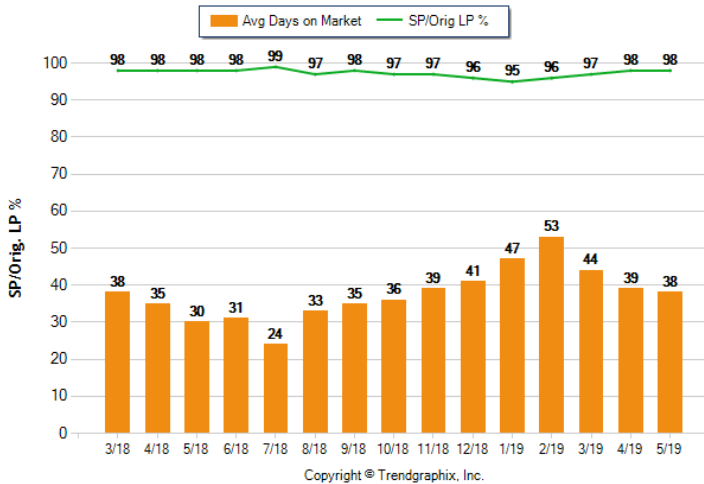
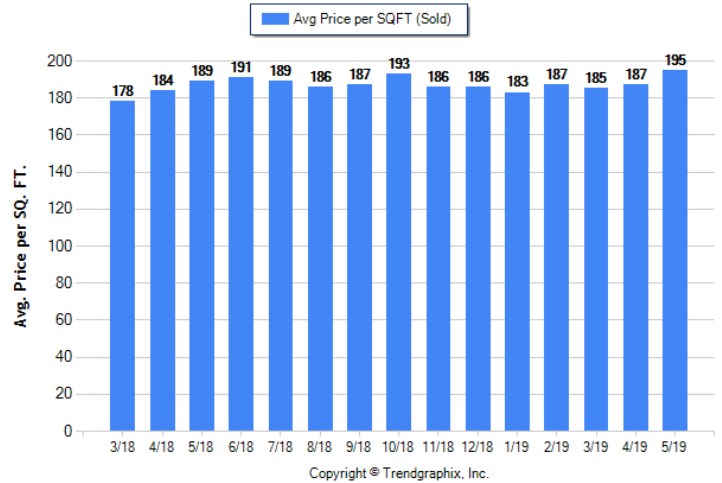
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The Average Sold Price per Square Footage is Appreciating*

The Average Sold Price per Square Footage is a great indicator for the direction of property values. Since Median Sold Price and Average Sold Price can be impacted by the 'mix' of high or low end properties in the market, the Average Sold Price per Square Footage is a more normalized indicator on the direction of property values. The May 2019 Average Sold Price per Square Footage of \$195 was up **4.3%** from \$187 last month and up **3.2%** from \$189 in May of last year.

* Based on 6 month trend – Appreciating/Depreciating/Neutral



The Days on Market Shows Downward Trend*

The average Days on Market (DOM) shows how many days the average property is on the market before it sells. An upward trend in DOM trends to indicate a move towards more of a Buyer's market, a downward trend indicates a move towards more of a Seller's market. The DOM for May 2019 was 38, down **2.6%** from 39 days last month and up **26.7%** from 30 days in May of last year.

The Sold/Original List Price Ratio is Rising**

The Sold Price vs. Original List Price reveals the average amount that sellers are agreeing to come down from their original list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. This month Sold Price vs. Original List Price of 98% is the same as last month and the same as in May of last year.

* Based on 6 month trend – Upward/Downward/Neutral

** Based on 6 month trend – Rising/Falling/Remains Steady



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The Average For Sale Price is Appreciating*

The Average For Sale Price in May was \$397,000, up **5.9%** from \$375,000 in May of 2018 and up **1.8%** from \$390,000 last month.

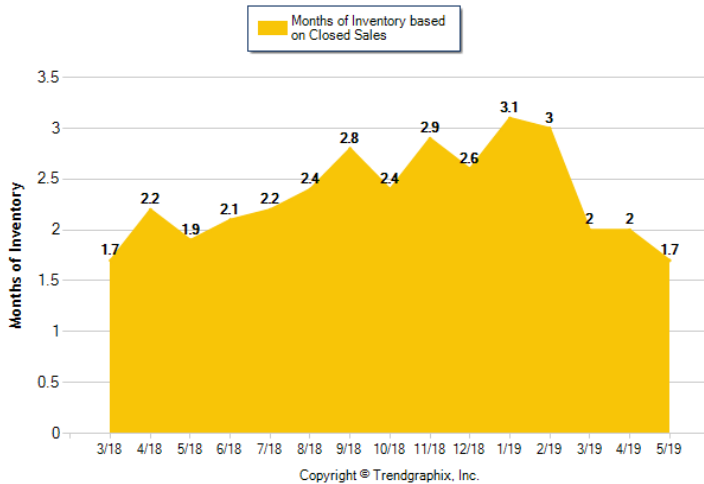
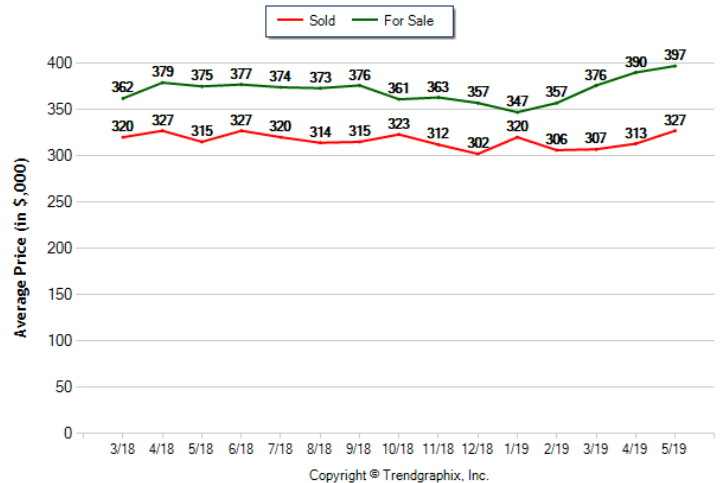
The Average Sold Price is Appreciating*

The Average Sold Price in May was \$327,000, up **3.8%** from \$315,000 in May of 2018 and up **4.5%** from \$313,000 last month.

The Median Sold Price is Appreciating*

The Median Sold Price in May was \$311,000, up **5.4%** from \$295,000 in May of 2018 and up **1%** from \$308,000 last month.

* Based on 6 month trend – Appreciating/Depreciating/Neutral



It is a Seller's Market*

A comparatively lower Months of Inventory is more beneficial for sellers while a higher months of inventory is better for buyers.

*Buyer's market: more than 6 months of inventory
 Seller's market: less than 3 months of inventory
 Neutral market: 3 – 6 months of inventory

Months of Inventory based on Closed Sales

The May 2019 Months of Inventory based on Closed Sales of 1.7 was decreased by **10.7%** compared to last year and down **15%** compared to last month. May 2019 is Seller's market.

Months of Inventory based on Pended Sales

The May 2019 Months of Inventory based on Pended Sales of 1.4 was decreased by **22%** compared to last year and down **12.6%** compared to last month. May 2019 is Seller's market.

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It is a Seller's Market*

Absorption Rate measures the inverse of Months of Inventory and represents how much of the current active listings (as a percentage) are being absorbed each month.

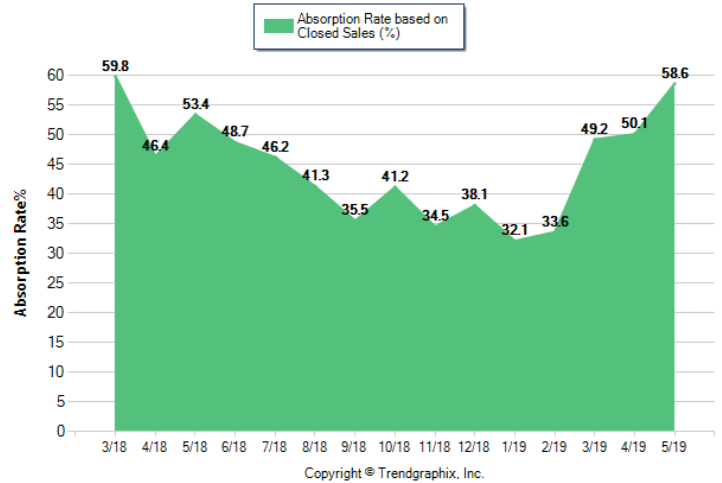
*Buyer's market: 16.67% and below
 Seller's market: 33.33% and above
 Neutral market: 16.67% - 33.33%

Absorption Rate based on Closed Sales

The May 2019 Absorption Rate based on Closed Sales of 58.6 was increased by **9.7%** compared to last year and up **17%** compared to last month.

Absorption Rate based on Pended Sales

The May 2019 Absorption Rate based on Pended Sales of 72.8 was increased by **32.3%** compared to last year and up **15.2%** compared to last month.



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