

# Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	8-2017	8-2018	Percent Change	YTD 2017	YTD 2018	Percent Change
<b>New Listings</b>		877	<b>802</b>	- 8.6%	6,643	<b>6,595</b>	- 0.7%
<b>Pending Sales</b>		523	<b>569</b>	+ 8.8%	3,924	<b>4,201</b>	+ 7.1%
<b>Closed Sales</b>		527	<b>600</b>	+ 13.9%	3,648	<b>3,903</b>	+ 7.0%
<b>Days on Market</b>		80	<b>77</b>	- 3.8%	81	<b>87</b>	+ 7.4%
<b>Median Sales Price</b>		\$127,000	<b>\$125,000</b>	- 1.6%	\$120,000	<b>\$124,000</b>	+ 3.3%
<b>Average Sales Price</b>		\$147,632	<b>\$144,705</b>	- 2.0%	\$142,882	<b>\$146,143</b>	+ 2.3%
<b>Pct. of Orig. Price Received</b>		90.5%	<b>91.1%</b>	+ 0.7%	91.4%	<b>91.0%</b>	- 0.4%
<b>Affordability Index</b>		265	<b>250</b>	- 5.7%	280	<b>252</b>	- 10.0%
<b>Inventory of Homes for Sale</b>		3,382	<b>2,958</b>	- 12.5%	--	<b>--</b>	--
<b>Months Supply of Inventory</b>		7.6	<b>6.1</b>	- 19.7%	--	<b>--</b>	--