

# Market Overview

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

Key Metrics	Historical Sparkbars	2-2018	2-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
<b>New Listings</b>		643	<b>539</b>	- 16.2%	1,247	<b>1,117</b>	- 10.4%
<b>Pending Sales</b>		427	<b>386</b>	- 9.6%	770	<b>747</b>	- 3.0%
<b>Closed Sales</b>		319	<b>304</b>	- 4.7%	604	<b>564</b>	- 6.6%
<b>Days on Market</b>		108	<b>92</b>	- 14.8%	102	<b>88</b>	- 13.7%
<b>Median Sales Price</b>		\$105,500	<b>\$107,000</b>	+ 1.4%	\$117,113	<b>\$106,250</b>	- 9.3%
<b>Average Sales Price</b>		\$134,247	<b>\$124,874</b>	- 7.0%	\$144,825	<b>\$127,354</b>	- 12.1%
<b>Pct. of Orig. Price Received</b>		89.4%	<b>88.8%</b>	- 0.7%	89.5%	<b>88.8%</b>	- 0.8%
<b>Affordability Index</b>		302	<b>299</b>	- 1.0%	272	<b>301</b>	+ 10.7%
<b>Inventory of Homes for Sale</b>		2,639	<b>2,288</b>	- 13.3%	--	<b>--</b>	--
<b>Months Supply of Inventory</b>		5.8	<b>4.7</b>	- 19.0%	--	<b>--</b>	--