

# Monthly Indicators

## January 2016

The natural ending point that is each December gives way every year to the optimism of January. This is particularly pronounced when the economy is strong and economists across the land are predicting increases in both prices and home sales. Granted, there has been some measured language surrounding the positive thinking. Although we are looking forward to a mostly decent year in real estate, it should be the kind of activity akin to a sure and steady life being lived rather than the jolt of a lottery win, which is just the way we want it.

New Listings increased 5.3 percent to 519. Pending Sales were down 2.3 percent to 301. Inventory levels shrank 0.8 percent to 2,397 units.

Prices continued to gain traction. The Median Sales Price increased 4.6 percent to \$108,750. Days on Market was down 9.7 percent to 84 days. Sellers were encouraged as Months Supply of Inventory was down 7.1 percent to 5.2 months.

Other than the change of another month and year, little else is changed in residential real estate both nationally and locally. Unemployment is solidly about the same, housing metric trends are running about the same for now and the sunny outlook is still at about high noon. Same is the sound of 2016, so get curled up and comfy with the song, because we are likely to sing it a lot this year.

## Activity Snapshot

**+ 14.3%**      **+ 4.6%**      **- 0.8%**

One-Year Change in **Closed Sales**      One-Year Change in **Median Sales Price**      One-Year Change in **Homes for Sale**

Residential real estate activity comprised of single-family properties and condominiums combined. Percent changes are calculated using rounded figures.

Activity Overview	<b>2</b>
New Listings	<b>3</b>
Pending Sales	<b>4</b>
Closed Sales	<b>5</b>
Days on Market Until Sale	<b>6</b>
Median Sales Price	<b>7</b>
Average Sales Price	<b>8</b>
Percent of Original List Price Received	<b>9</b>
Housing Affordability Index	<b>10</b>
Inventory of Homes for Sale	<b>11</b>
Months Supply of Inventory	<b>12</b>

# Market Overview

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

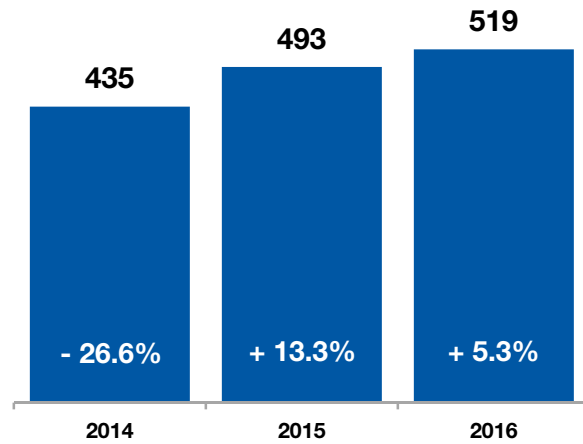


Key Metrics	Historical Sparkbars	1-2015	1-2016	Percent Change	YTD 2015	YTD 2016	Percent Change
<b>New Listings</b>		493	<b>519</b>	+ 5.3%	493	<b>519</b>	+ 5.3%
<b>Pending Sales</b>		308	<b>301</b>	- 2.3%	308	<b>301</b>	- 2.3%
<b>Closed Sales</b>		231	<b>264</b>	+ 14.3%	231	<b>264</b>	+ 14.3%
<b>Days on Market</b>		93	<b>84</b>	- 9.7%	93	<b>84</b>	- 9.7%
<b>Median Sales Price</b>		\$104,000	<b>\$108,750</b>	+ 4.6%	\$104,000	<b>\$108,750</b>	+ 4.6%
<b>Avg. Sales Price</b>		\$131,299	<b>\$134,302</b>	+ 2.3%	\$131,299	<b>\$134,302</b>	+ 2.3%
<b>Pct. of Orig. Price Received</b>		87.8%	<b>88.4%</b>	+ 0.7%	87.8%	<b>88.4%</b>	+ 0.7%
<b>Affordability Index</b>		340	<b>317</b>	- 6.8%	340	<b>317</b>	- 6.8%
<b>Homes for Sale</b>		2,416	<b>2,397</b>	- 0.8%	--	--	--
<b>Months Supply</b>		5.6	<b>5.2</b>	- 7.1%	--	--	--

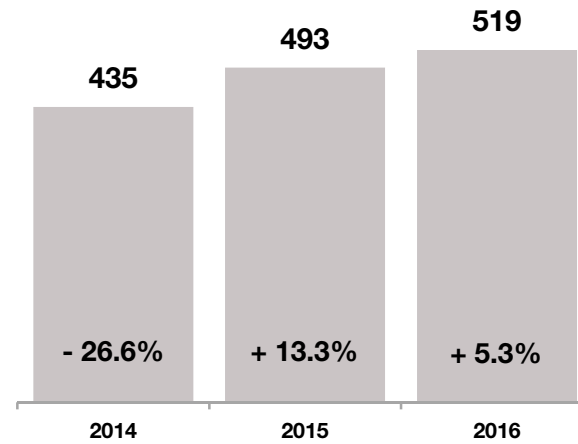
# New Listings

A count of the properties that have been newly listed on the market in a given month.

## January



## Year to Date



	New Listings	Prior Year	Percent Change
February 2015	528	408	+29.4%
March 2015	810	672	+20.5%
April 2015	955	900	+6.1%
May 2015	913	917	-0.4%
June 2015	934	890	+4.9%
July 2015	826	834	-1.0%
August 2015	784	710	+10.4%
September 2015	776	778	-0.3%
October 2015	781	689	+13.4%
November 2015	481	505	-4.8%
December 2015	385	405	-4.9%
<b>January 2016</b>	<b>519</b>	<b>493</b>	<b>+5.3%</b>
12-Month Avg	724	683	+6.0%

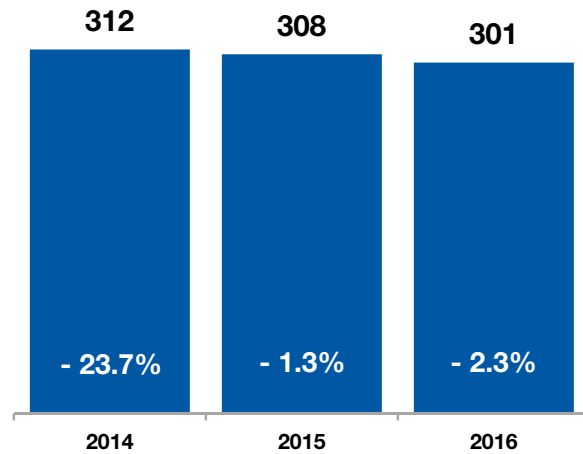
## Historical New Listings by Month



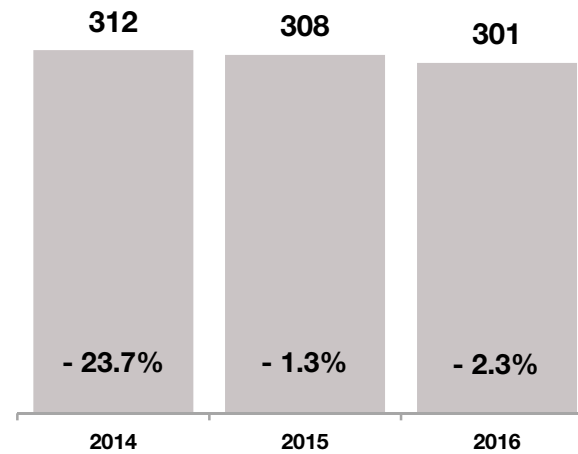
# Pending Sales

A count of the properties on which offers have been accepted in a given month.

## January

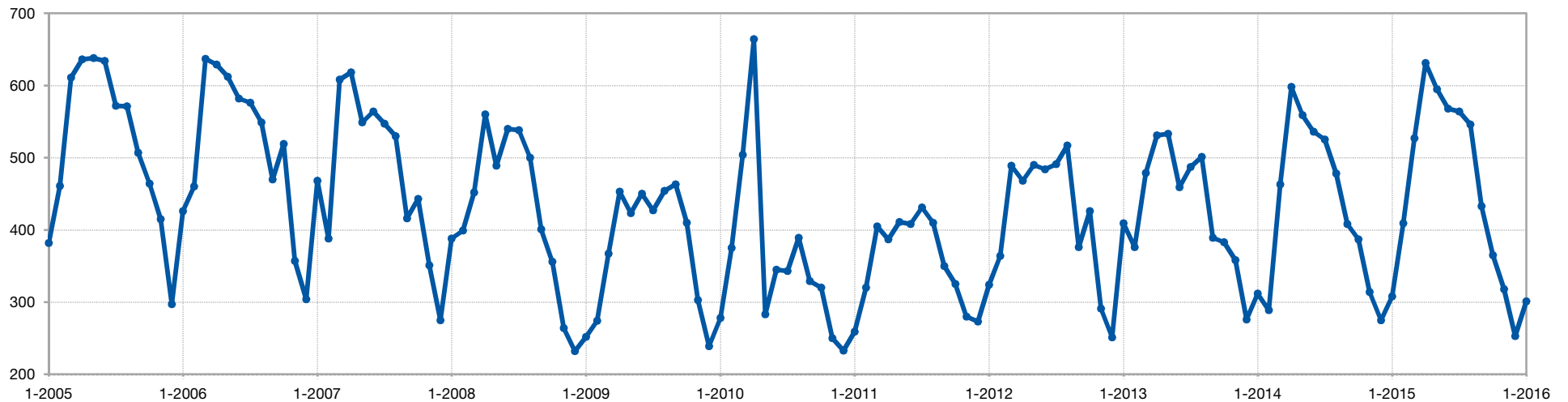


## Year to Date



	Pending Sales	Prior Year	Percent Change
February 2015	409	289	+41.5%
March 2015	527	463	+13.8%
April 2015	631	598	+5.5%
May 2015	595	559	+6.4%
June 2015	568	536	+6.0%
July 2015	564	525	+7.4%
August 2015	546	478	+14.2%
September 2015	433	408	+6.1%
October 2015	365	387	-5.7%
November 2015	318	314	+1.3%
December 2015	253	275	-8.0%
<b>January 2016</b>	<b>301</b>	<b>308</b>	<b>-2.3%</b>
12-Month Avg	459	428	+7.2%

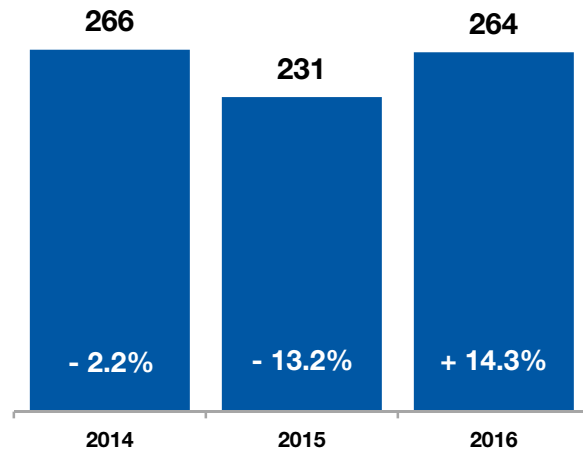
## Historical Pending Sales by Month



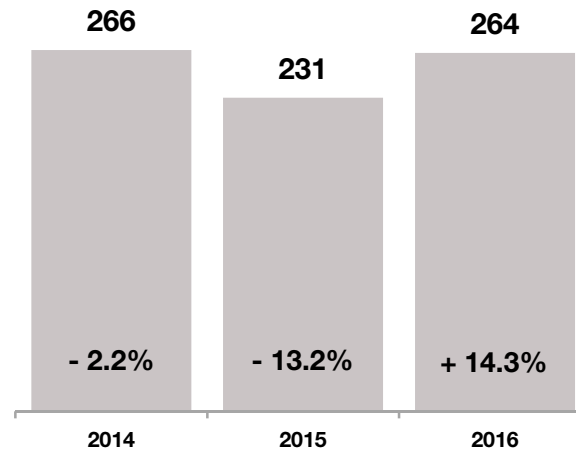
# Closed Sales

A count of the actual sales that closed in a given month.

## January

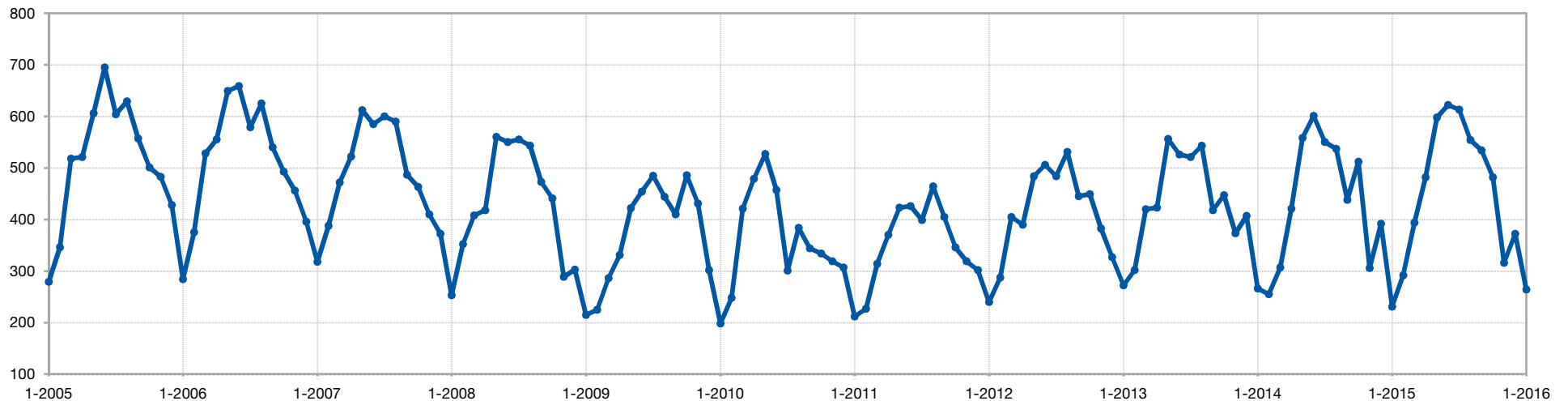


## Year to Date



	Closed Sales	Prior Year	Percent Change
February 2015	292	255	+14.5%
March 2015	394	307	+28.3%
April 2015	482	421	+14.5%
May 2015	598	558	+7.2%
June 2015	622	601	+3.5%
July 2015	613	550	+11.5%
August 2015	554	537	+3.2%
September 2015	534	438	+21.9%
October 2015	482	512	-5.9%
November 2015	316	306	+3.3%
December 2015	372	392	-5.1%
<b>January 2016</b>	<b>264</b>	<b>231</b>	<b>+14.3%</b>
12-Month Avg	460	426	+8.0%

## Historical Closed Sales by Month

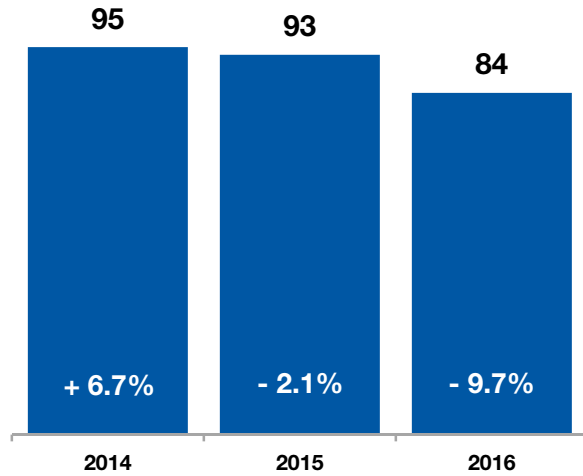


# Days on Market Until Sale

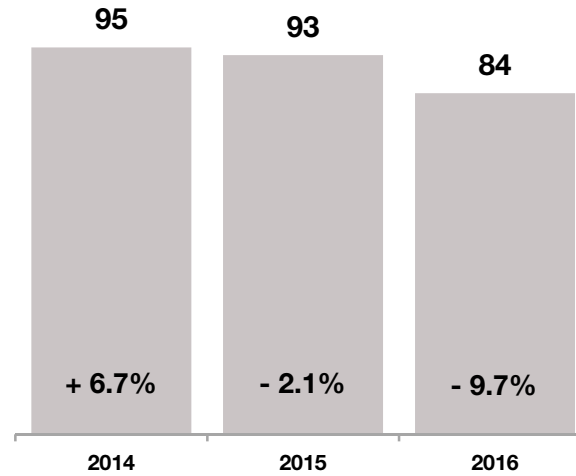
Average number of days between when a property is listed and when an offer is accepted in a given month.



## January



## Year to Date



Days on Market		Prior Year	Percent Change
February 2015	90	100	-10.0%
March 2015	108	115	-6.1%
April 2015	96	95	+1.1%
May 2015	90	90	0.0%
June 2015	92	88	+4.5%
July 2015	72	77	-6.5%
August 2015	83	85	-2.4%
September 2015	79	77	+2.6%
October 2015	84	84	0.0%
November 2015	77	72	+6.9%
December 2015	79	81	-2.5%
<b>January 2016</b>	<b>84</b>	<b>93</b>	<b>-9.7%</b>
12-Month Avg*	86	87	-1.1%

\* Average Days on Market of all properties from February 2015 through January 2016. This is not the average of the individual figures above.

## Historical Days on Market Until Sale by Month

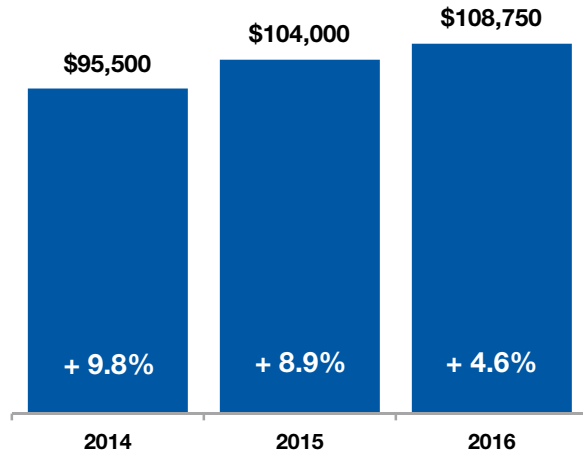


# Median Sales Price

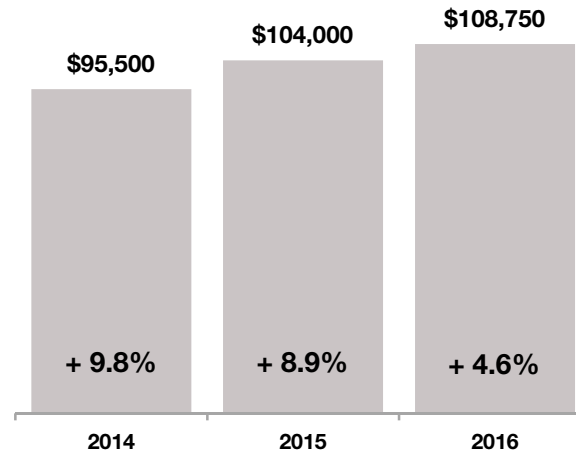
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## January



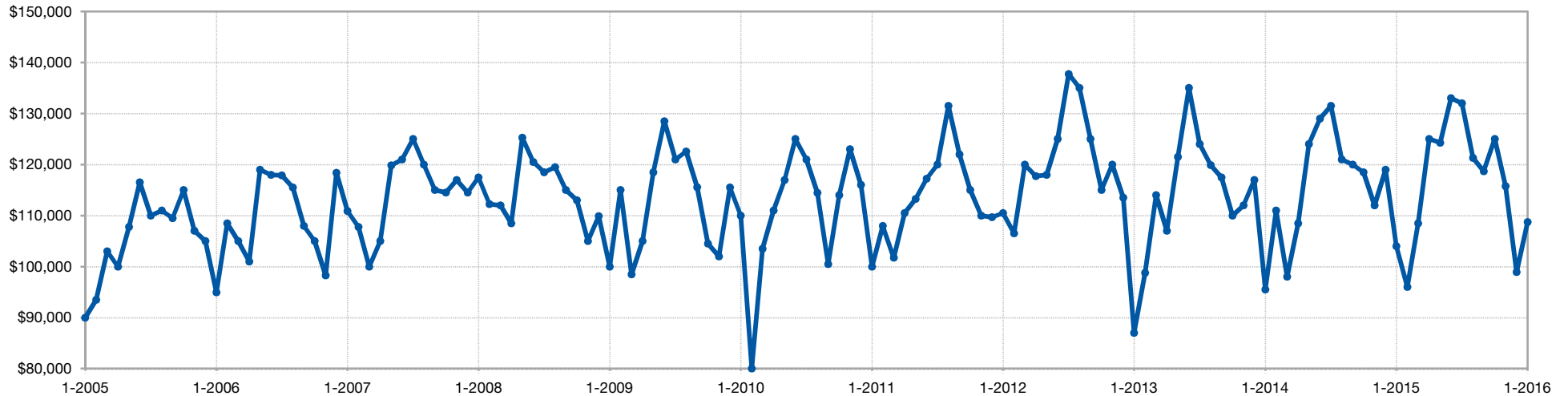
## Year to Date



Month	Median Sales Price	Prior Year	Percent Change
February 2015	\$96,000	\$111,000	-13.5%
March 2015	\$108,500	\$98,000	+10.7%
April 2015	\$125,000	\$108,500	+15.2%
May 2015	\$124,250	\$124,000	+0.2%
June 2015	\$133,000	\$129,000	+3.1%
July 2015	\$132,000	\$131,500	+0.4%
August 2015	\$121,300	\$121,000	+0.2%
September 2015	\$118,700	\$120,000	-1.1%
October 2015	\$125,000	\$118,500	+5.5%
November 2015	\$115,750	\$112,000	+3.3%
December 2015	\$98,950	\$119,000	-16.8%
<b>January 2016</b>	<b>\$108,750</b>	<b>\$104,000</b>	<b>+4.6%</b>
12-Month Med*	\$120,000	\$119,900	+0.1%

\* Median Sales Price of all properties from February 2015 through January 2016. This is not the average of the individual figures above.

## Historical Median Sales Price by Month

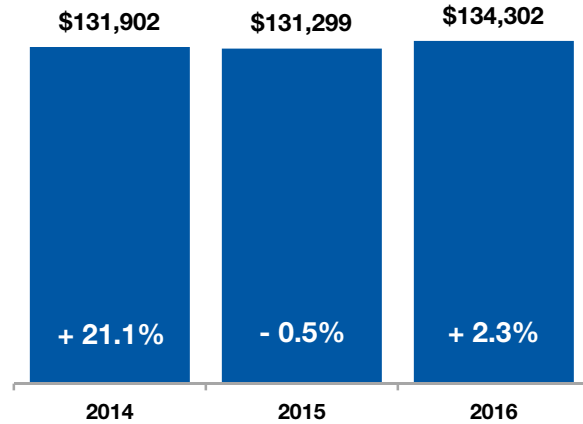


# Average Sales Price

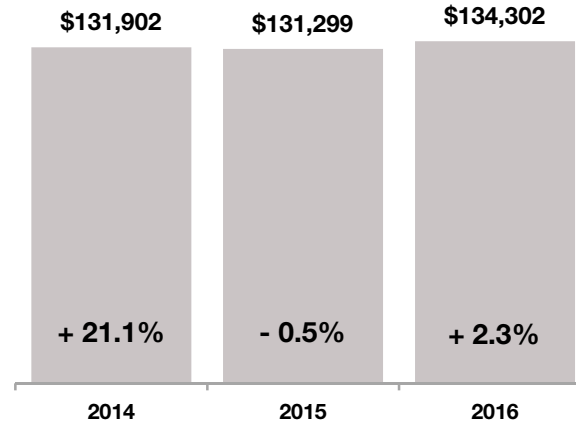
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## January



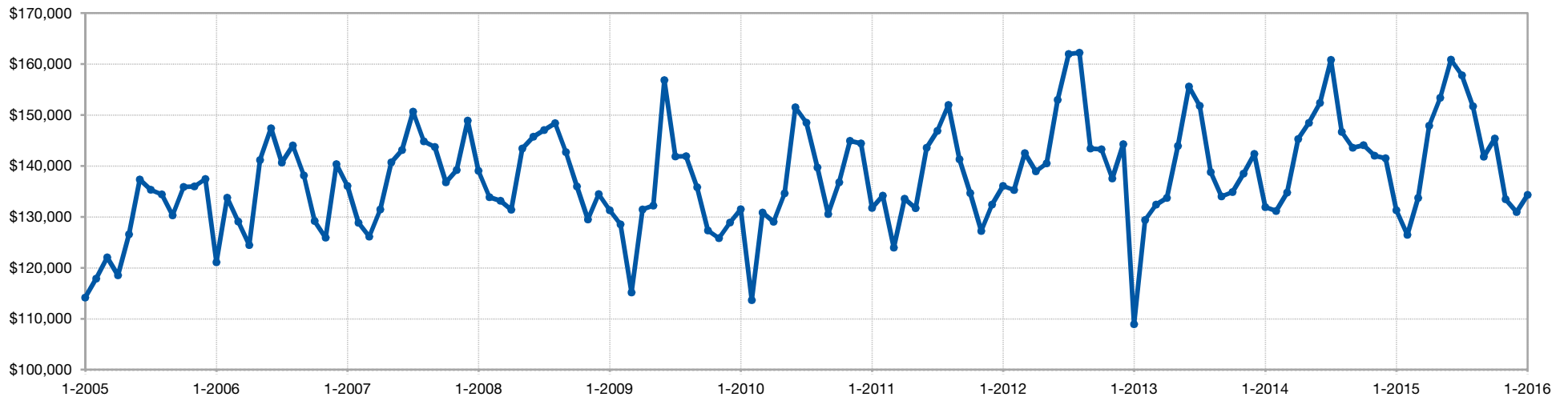
## Year to Date



	Avg. Sales Price	Prior Year	Percent Change
February 2015	\$126,446	\$131,158	-3.6%
March 2015	\$133,706	\$134,750	-0.8%
April 2015	\$147,891	\$145,289	+1.8%
May 2015	\$153,361	\$148,446	+3.3%
June 2015	\$160,870	\$152,380	+5.6%
July 2015	\$157,789	\$160,820	-1.9%
August 2015	\$151,707	\$146,676	+3.4%
September 2015	\$141,817	\$143,543	-1.2%
October 2015	\$145,361	\$144,055	+0.9%
November 2015	\$133,441	\$141,997	-6.0%
December 2015	\$130,922	\$141,482	-7.5%
<b>January 2016</b>	<b>\$134,302</b>	<b>\$131,299</b>	<b>+2.3%</b>
12-Month Avg*	\$145,856	\$145,549	+0.2%

\* Avg. Sales Price of all properties from February 2015 through January 2016. This is not the average of the individual figures above.

## Historical Average Sales Price by Month



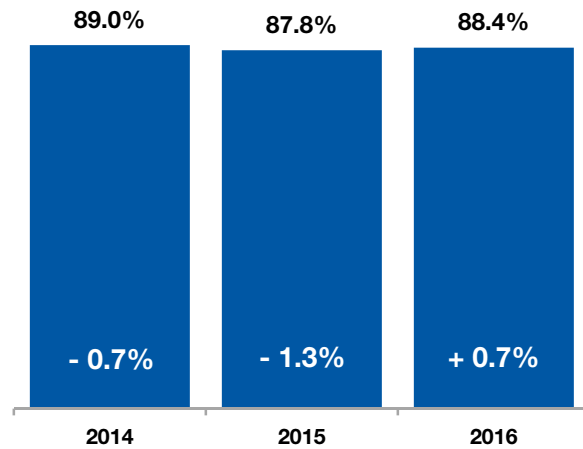


# Percent of Original List Price Received

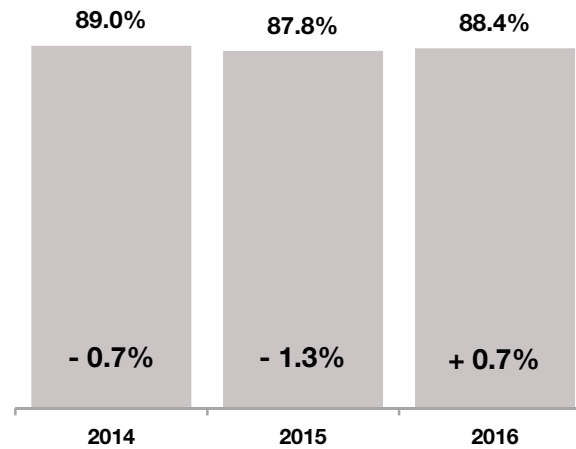
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## January



## Year to Date



	Pct. of Orig. Price Received	Prior Year	Percent Change
February 2015	89.2%	88.9%	+0.3%
March 2015	88.9%	88.3%	+0.7%
April 2015	91.1%	91.0%	+0.1%
May 2015	91.8%	91.7%	+0.1%
June 2015	92.6%	92.7%	-0.1%
July 2015	92.5%	92.0%	+0.5%
August 2015	91.1%	91.9%	-0.9%
September 2015	90.6%	90.1%	+0.6%
October 2015	89.8%	89.8%	0.0%
November 2015	89.1%	89.7%	-0.7%
December 2015	89.1%	88.8%	+0.3%
<b>January 2016</b>	<b>88.4%</b>	<b>87.8%</b>	<b>+0.7%</b>
12-Month Avg*	90.7%	90.6%	+0.1%

\* Average Pct. of Orig. Price Received for all properties from February 2015 through January 2016. This is not the average of the individual figures above.

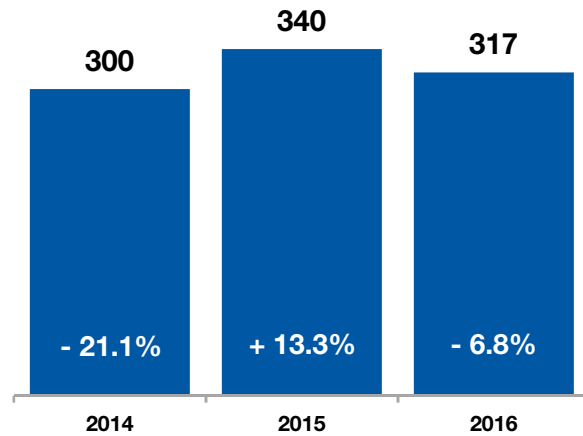
## Historical Percent of Original List Price Received by Month



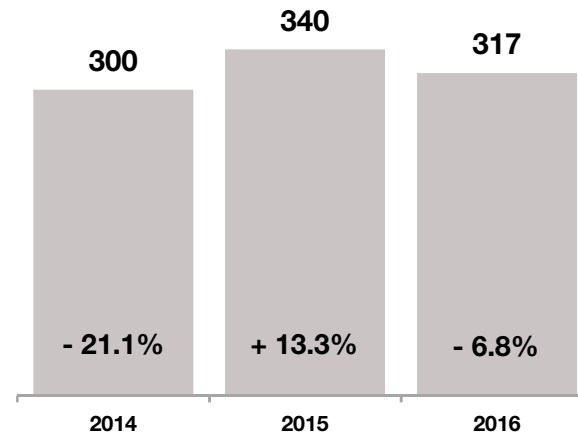
# Housing Affordability Index

This index measures housing affordability for the region. An index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

## January

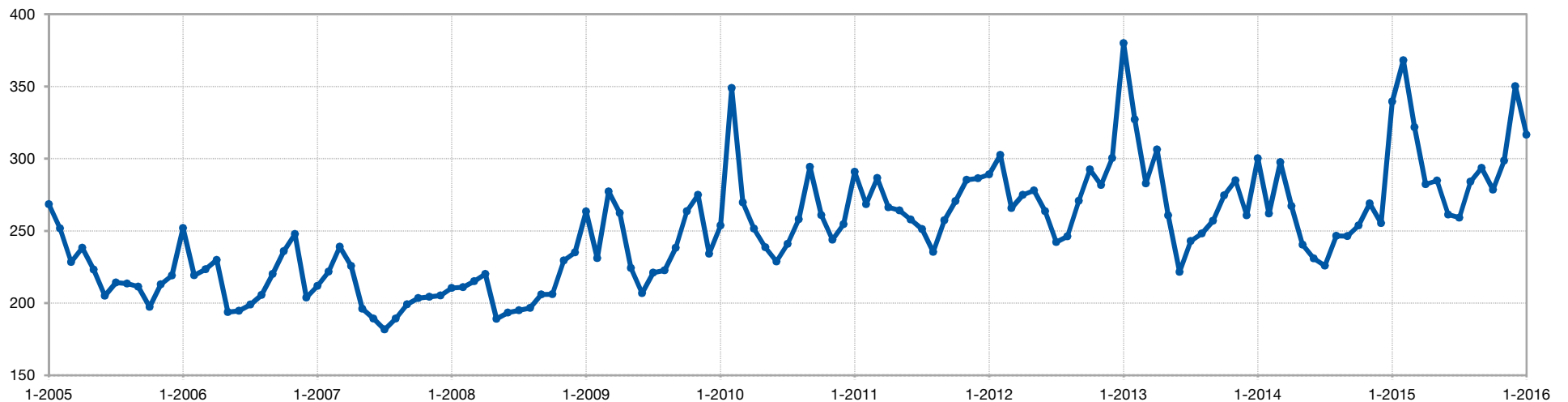


## Year to Date



Affordability Index		Prior Year	Percent Change
February 2015	368	262	+40.5%
March 2015	322	297	+8.4%
April 2015	282	267	+5.6%
May 2015	285	240	+18.8%
June 2015	261	231	+13.0%
July 2015	259	226	+14.6%
August 2015	284	247	+15.0%
September 2015	294	246	+19.5%
October 2015	278	254	+9.4%
November 2015	298	269	+10.8%
December 2015	350	255	+37.3%
<b>January 2016</b>	<b>317</b>	<b>340</b>	<b>-6.8%</b>
12-Month Avg	300	261	+14.8%

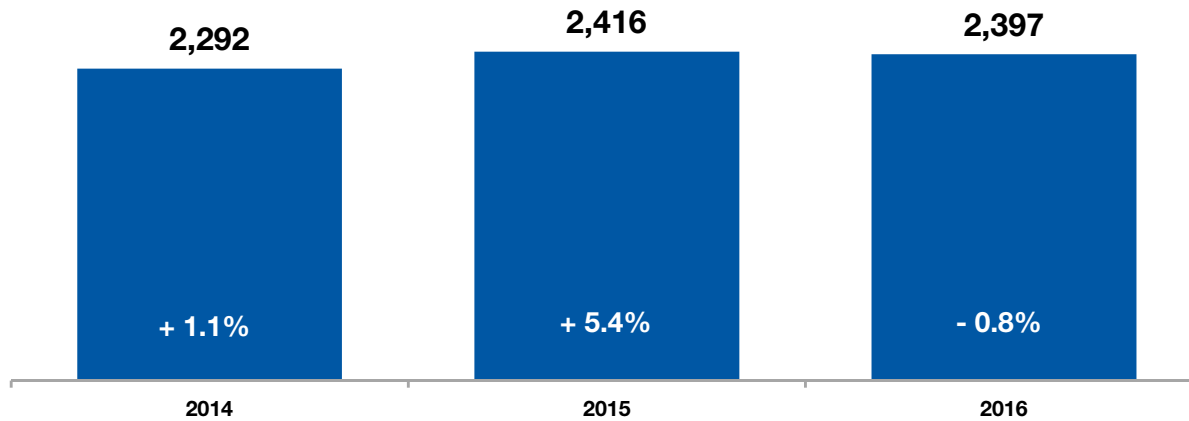
## Historical Housing Affordability Index by Month



# Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.

## January



Homes for Sale		Prior Year	Percent Change
February 2015	2,382	2,252	+5.8%
March 2015	2,495	2,305	+8.2%
April 2015	2,664	2,475	+7.6%
May 2015	2,818	2,670	+5.5%
June 2015	2,941	2,760	+6.6%
July 2015	2,987	2,836	+5.3%
August 2015	2,925	2,793	+4.7%
September 2015	2,955	2,862	+3.2%
October 2015	3,002	2,828	+6.2%
November 2015	2,763	2,724	+1.4%
December 2015	2,461	2,442	+0.8%
<b>January 2016</b>	<b>2,397</b>	<b>2,416</b>	<b>-0.8%</b>
12-Month Avg	2,733	2,614	+4.6%

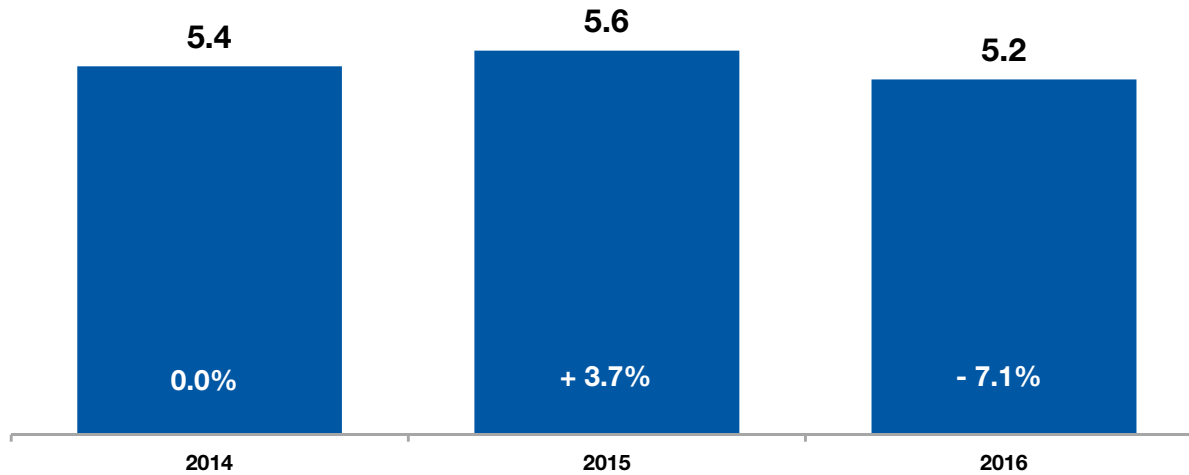
## Historical Inventory of Homes for Sale by Month



# Months Supply of Inventory

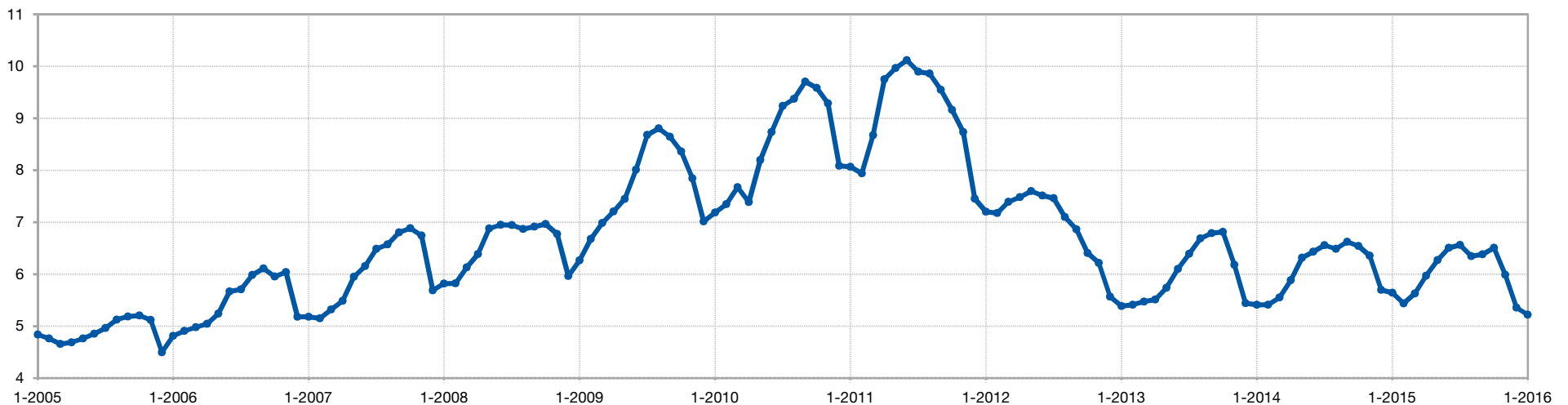
The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

## January



Months Supply		Prior Year	Percent Change
February 2015	5.4	5.4	0.0%
March 2015	5.6	5.6	0.0%
April 2015	6.0	5.9	+1.7%
May 2015	6.3	6.3	0.0%
June 2015	6.5	6.4	+1.6%
July 2015	6.6	6.6	0.0%
August 2015	6.3	6.5	-3.1%
September 2015	6.4	6.6	-3.0%
October 2015	6.5	6.5	0.0%
November 2015	6.0	6.4	-6.3%
December 2015	5.4	5.7	-5.3%
<b>January 2016</b>	<b>5.2</b>	<b>5.6</b>	<b>-7.1%</b>
12-Month Avg	6.0	6.1	-1.6%

## Historical Months Supply of Inventory by Month



# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY THE PEORIA AREA ASSOCIATION OF REALTORS®



## January 2016

The prediction for 2016 is slightly more sales with slightly higher prices. It would be wonderful if there were more homes for sale in the mix, but changing the trend of lower year-over-year totals is going to take many months in a row of sellers singing a new tune. For the 12-month period spanning February 2015 through January 2016, Closed Sales in the Peoria region were up 8.1 percent overall. The price range with the largest gain in sales was the \$400,001 to \$500,000 range, where they increased 35.2 percent.

The overall Median Sales Price was up 0.1 percent to \$120,000. The property type with the largest price gain was the Single-Family Detached segment, where prices increased 1.3 percent to \$119,000. The price range that tended to sell the quickest was the \$125,001 to \$175,000 range at 73 days; the price range that tended to sell the slowest was the \$300,001 to \$400,000 range at 111 days.

Market-wide, inventory levels were down 0.8 percent. The property type that gained the most inventory was the Condo-Townhouse Attached segment, where it increased 3.8 percent. That amounts to 5.1 months supply for Single-Family Detached homes and 6.7 months supply for Condo-Townhouse Attached properties.

## Quick Facts

<b>+ 35.2%</b>	<b>+ 8.1%</b>	<b>+ 8.5%</b>
Price Range With Strongest Sales: <b>\$400,001 to \$500,000</b>	Construction Status With Strongest Sales: <b>Previously Owned</b>	Property Type With Strongest Sales: <b>Single-Family Detached</b>

Closed Sales	<b>2</b>
Days on Market Until Sale	<b>3</b>
Median Sales Price	<b>4</b>
Percent of Original List Price Received	<b>5</b>
Inventory of Homes for Sale	<b>6</b>
Months Supply of Inventory	<b>7</b>

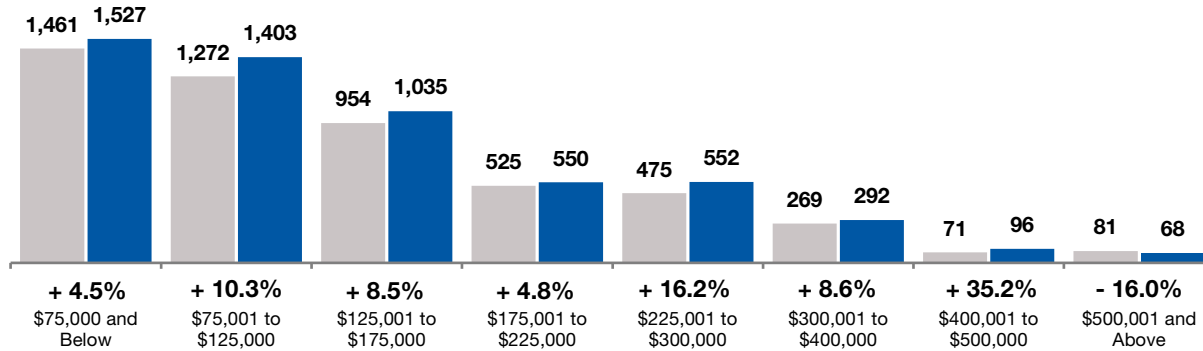
# Closed Sales

A count of the actual sales that closed in a given month. Based on a rolling 12-month total.



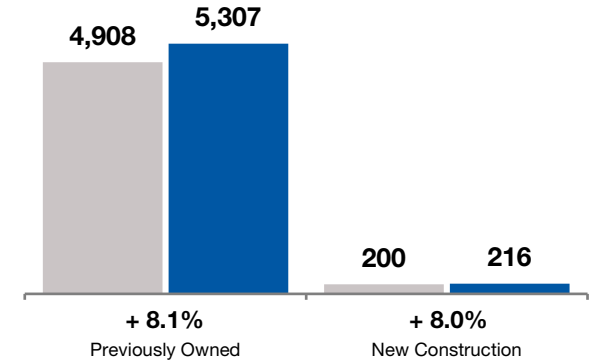
## By Price Range

■ 1-2015 ■ 1-2016



## By Construction Status

■ 1-2015 ■ 1-2016



### All Properties

#### By Price Range

	1-2015	1-2016	Change
\$75,000 and Below	1,461	1,527	+ 4.5%
\$75,001 to \$125,000	1,272	1,403	+ 10.3%
\$125,001 to \$175,000	954	1,035	+ 8.5%
\$175,001 to \$225,000	525	550	+ 4.8%
\$225,001 to \$300,000	475	552	+ 16.2%
\$300,001 to \$400,000	269	292	+ 8.6%
\$400,001 to \$500,000	71	96	+ 35.2%
\$500,001 and Above	81	68	- 16.0%
<b>All Price Ranges</b>	<b>5,108</b>	<b>5,523</b>	<b>+ 8.1%</b>

### Single-Family Detached

	1-2015	1-2016	Change
\$75,000 and Below	1,396	1,470	+ 5.3%
\$75,001 to \$125,000	1,203	1,312	+ 9.1%
\$125,001 to \$175,000	871	945	+ 8.5%
\$175,001 to \$225,000	467	495	+ 6.0%
\$225,001 to \$300,000	435	522	+ 20.0%
\$300,001 to \$400,000	263	287	+ 9.1%
\$400,001 to \$500,000	69	96	+ 39.1%
\$500,001 and Above	81	66	- 18.5%
<b>All Price Ranges</b>	<b>4,785</b>	<b>5,193</b>	<b>+ 8.5%</b>

### Condo-Townhouse Attached

	1-2015	1-2016	Change
\$75,000 and Below	65	57	- 12.3%
\$75,001 to \$125,000	69	91	+ 31.9%
\$125,001 to \$175,000	83	90	+ 8.4%
\$175,001 to \$225,000	58	55	- 5.2%
\$225,001 to \$300,000	40	30	- 25.0%
\$300,001 to \$400,000	6	5	- 16.7%
\$400,001 to \$500,000	2	0	- 100.0%
\$500,001 and Above	0	2	--
<b>All Price Ranges</b>	<b>323</b>	<b>330</b>	<b>+ 2.2%</b>

#### By Construction Status

	1-2015	1-2016	Change
Previously Owned	4,908	5,307	+ 8.1%
New Construction	200	216	+ 8.0%
<b>All Construction Statuses</b>	<b>5,108</b>	<b>5,523</b>	<b>+ 8.1%</b>

	1-2015	1-2016	Change
\$75,000 and Below	4,601	4,999	+ 8.7%
\$75,001 to \$125,000	184	194	+ 5.4%
<b>All Price Ranges</b>	<b>4,785</b>	<b>5,193</b>	<b>+ 8.5%</b>

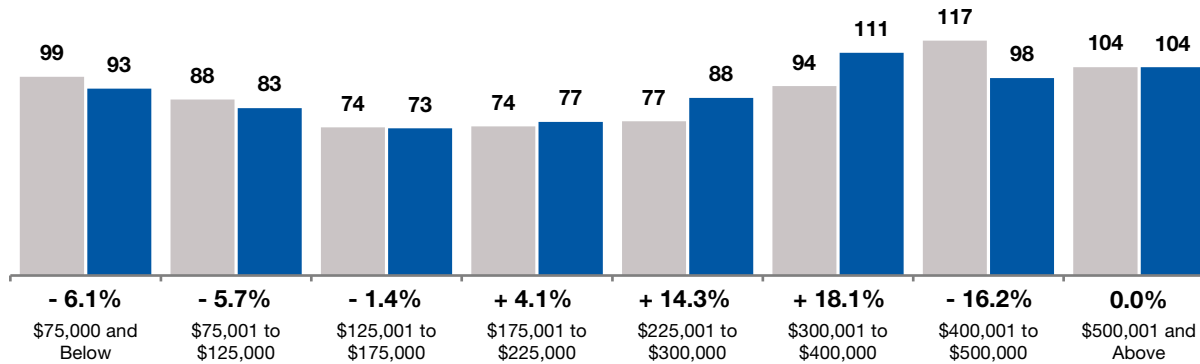
# Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



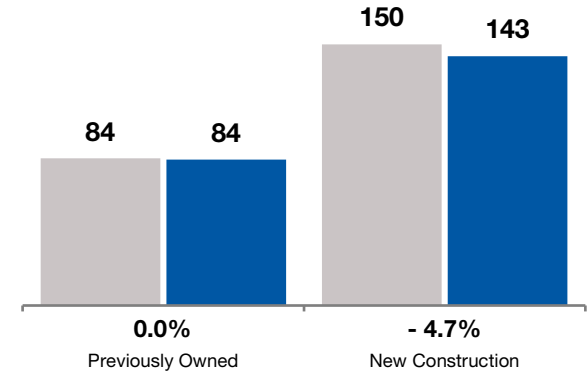
## By Price Range

■ 1-2015 ■ 1-2016



## By Construction Status

■ 1-2015 ■ 1-2016



### All Properties

#### By Price Range

	1-2015	1-2016	Change
\$75,000 and Below	99	93	- 6.1%
\$75,001 to \$125,000	88	83	- 5.7%
\$125,001 to \$175,000	74	73	- 1.4%
\$175,001 to \$225,000	74	77	+ 4.1%
\$225,001 to \$300,000	77	88	+ 14.3%
\$300,001 to \$400,000	94	111	+ 18.1%
\$400,001 to \$500,000	117	98	- 16.2%
\$500,001 and Above	104	104	0.0%
<b>All Price Ranges</b>	<b>87</b>	<b>86</b>	<b>- 1.1%</b>

### Single-Family Detached

	1-2015	1-2016	Change
\$75,000 and Below	98	93	- 5.1%
\$75,001 to \$125,000	85	81	- 4.7%
\$125,001 to \$175,000	75	71	- 5.3%
\$175,001 to \$225,000	70	72	+ 2.9%
\$225,001 to \$300,000	77	88	+ 14.3%
\$300,001 to \$400,000	94	111	+ 18.1%
\$400,001 to \$500,000	120	98	- 18.3%
\$500,001 and Above	104	105	+ 1.0%
<b>All Price Ranges</b>	<b>86</b>	<b>85</b>	<b>- 1.2%</b>

### Condo-Townhouse Attached

	1-2015	1-2016	Change
\$75,000 and Below	111	108	- 2.7%
\$75,001 to \$125,000	136	117	- 14.0%
\$125,001 to \$175,000	66	98	+ 48.5%
\$175,001 to \$225,000	105	119	+ 13.3%
\$225,001 to \$300,000	70	104	+ 48.6%
\$300,001 to \$400,000	116	99	- 14.7%
\$400,001 to \$500,000	26	0	- 100.0%
\$500,001 and Above	0	63	--
<b>All Price Ranges</b>	<b>98</b>	<b>109</b>	<b>+ 11.2%</b>

#### By Construction Status

	1-2015	1-2016	Change
Previously Owned	84	84	0.0%
New Construction	150	143	- 4.7%
<b>All Construction Statuses</b>	<b>87</b>	<b>86</b>	<b>- 1.1%</b>

	1-2015	1-2016	Change
Previously Owned	84	82	- 2.4%
New Construction	146	143	- 2.1%
<b>All Price Ranges</b>	<b>86</b>	<b>85</b>	<b>- 1.2%</b>

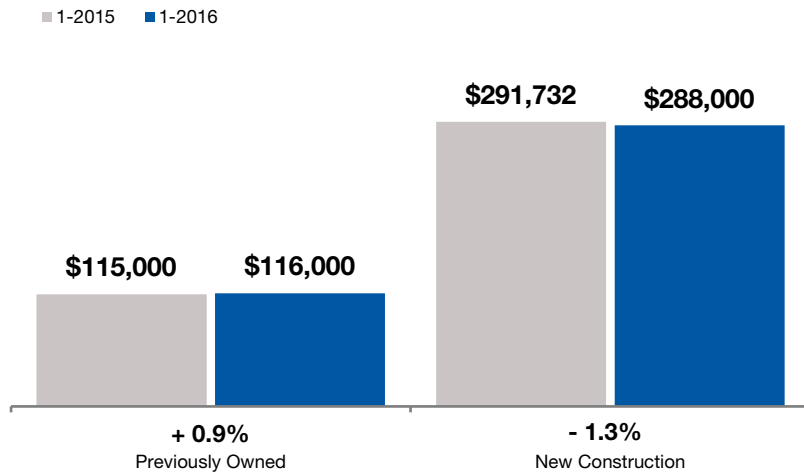
	1-2015	1-2016	Change
Previously Owned	93	107	+ 15.1%
New Construction	197	140	- 28.9%
<b>All Price Ranges</b>	<b>98</b>	<b>109</b>	<b>+ 11.2%</b>

# Median Sales Price

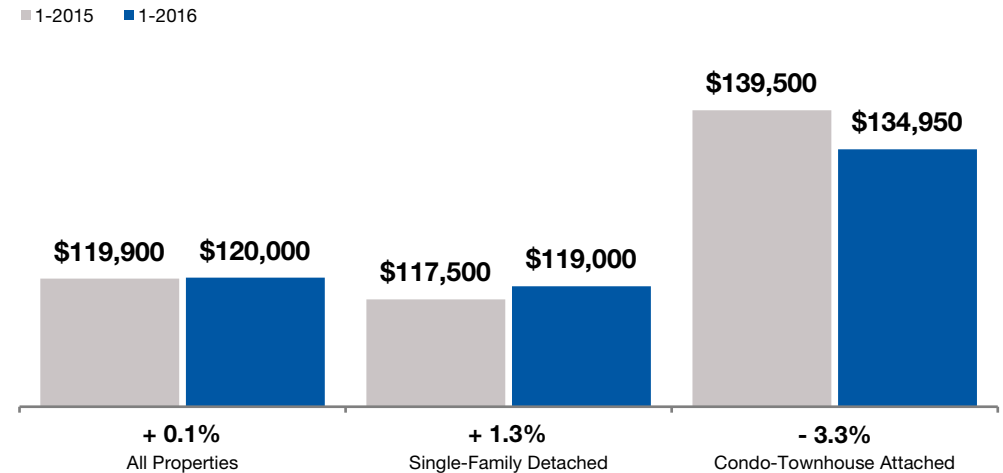
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



## By Construction Status



## By Property Type



### All Properties

By Construction Status	1-2015	1-2016	Change
Previously Owned	\$115,000	\$116,000	+ 0.9%
New Construction	\$291,732	\$288,000	- 1.3%
<b>All Construction Statuses</b>	<b>\$119,900</b>	<b>\$120,000</b>	<b>+ 0.1%</b>

### Single-Family Detached

1-2015	1-2016	Change
\$113,500	\$115,000	+ 1.3%
\$302,950	\$299,200	- 1.2%
<b>\$117,500</b>	<b>\$119,000</b>	<b>+ 1.3%</b>

### Condo-Townhouse Attached

1-2015	1-2016	Change
\$135,000	\$132,500	- 1.9%
\$243,950	\$197,675	- 19.0%
<b>\$139,500</b>	<b>\$134,950</b>	<b>- 3.3%</b>

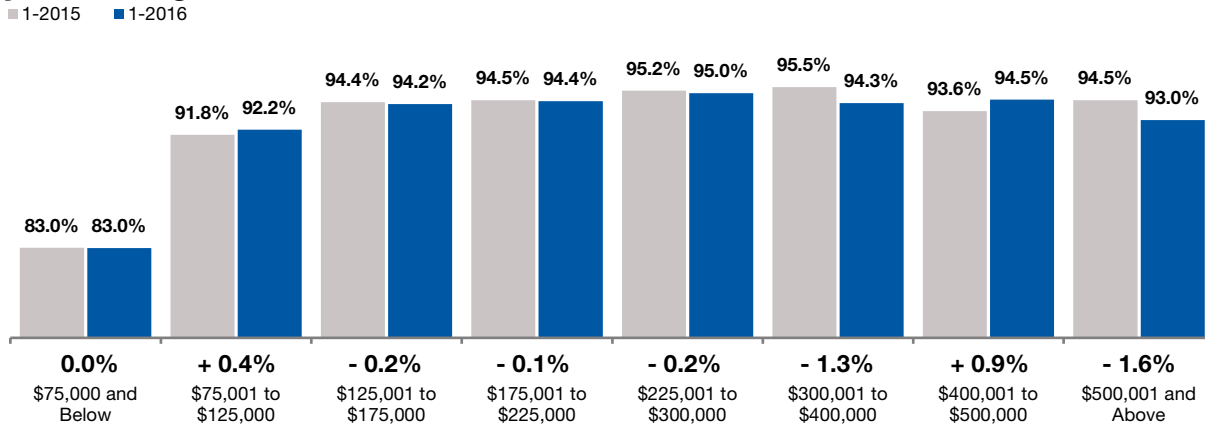


# Percent of Original List Price Received

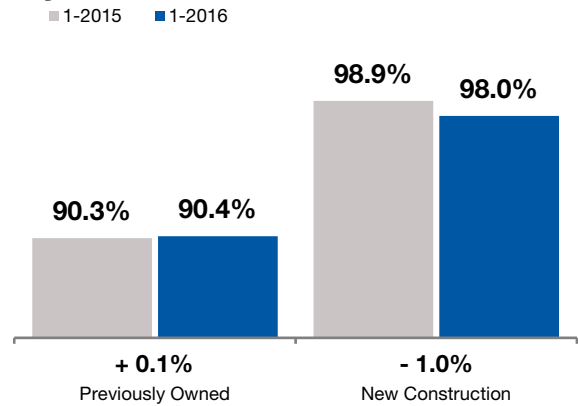
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. Based on a rolling 12-month average.



## By Price Range



## By Construction Status



### All Properties

#### By Price Range

	1-2015	1-2016	Change
\$75,000 and Below	83.0%	83.0%	0.0%
\$75,001 to \$125,000	91.8%	92.2%	+ 0.4%
\$125,001 to \$175,000	94.4%	94.2%	- 0.2%
\$175,001 to \$225,000	94.5%	94.4%	- 0.1%
\$225,001 to \$300,000	95.2%	95.0%	- 0.2%
\$300,001 to \$400,000	95.5%	94.3%	- 1.3%
\$400,001 to \$500,000	93.6%	94.5%	+ 0.9%
\$500,001 and Above	94.5%	93.0%	- 1.6%
<b>All Price Ranges</b>	<b>90.6%</b>	<b>90.7%</b>	<b>+ 0.1%</b>

### Single-Family Detached

	1-2015	1-2016	Change
\$75,000 and Below	82.8%	82.8%	0.0%
\$75,001 to \$125,000	91.8%	92.2%	+ 0.5%
\$125,001 to \$175,000	94.3%	94.2%	- 0.1%
\$175,001 to \$225,000	94.6%	94.5%	- 0.1%
\$225,001 to \$300,000	95.2%	95.0%	- 0.2%
\$300,001 to \$400,000	95.5%	94.2%	- 1.3%
\$400,001 to \$500,000	93.7%	94.5%	+ 0.9%
\$500,001 and Above	94.5%	92.8%	- 1.8%
<b>All Price Ranges</b>	<b>90.5%</b>	<b>90.6%</b>	<b>+ 0.1%</b>

### Condo-Townhouse Attached

	1-2015	1-2016	Change
\$75,000 and Below	87.8%	88.4%	+ 0.7%
\$75,001 to \$125,000	92.6%	92.4%	- 0.2%
\$125,001 to \$175,000	94.6%	94.2%	- 0.4%
\$175,001 to \$225,000	93.8%	94.1%	+ 0.4%
\$225,001 to \$300,000	95.8%	96.2%	+ 0.4%
\$300,001 to \$400,000	97.2%	96.2%	- 1.1%
\$400,001 to \$500,000	92.3%	0.0%	- 100.0%
\$500,001 and Above	0.0%	97.5%	--
<b>All Price Ranges</b>	<b>92.8%</b>	<b>92.9%</b>	<b>+ 0.1%</b>

#### By Construction Status

	1-2015	1-2016	Change
Previously Owned	90.3%	90.4%	+ 0.1%
New Construction	98.9%	98.0%	- 1.0%
<b>All Construction Statuses</b>	<b>90.6%</b>	<b>90.7%</b>	<b>+ 0.1%</b>

	1-2015	1-2016	Change
Previously Owned	90.1%	90.3%	+ 0.1%
New Construction	99.0%	98.0%	- 1.1%
<b>All Construction Statuses</b>	<b>90.5%</b>	<b>90.6%</b>	<b>+ 0.1%</b>

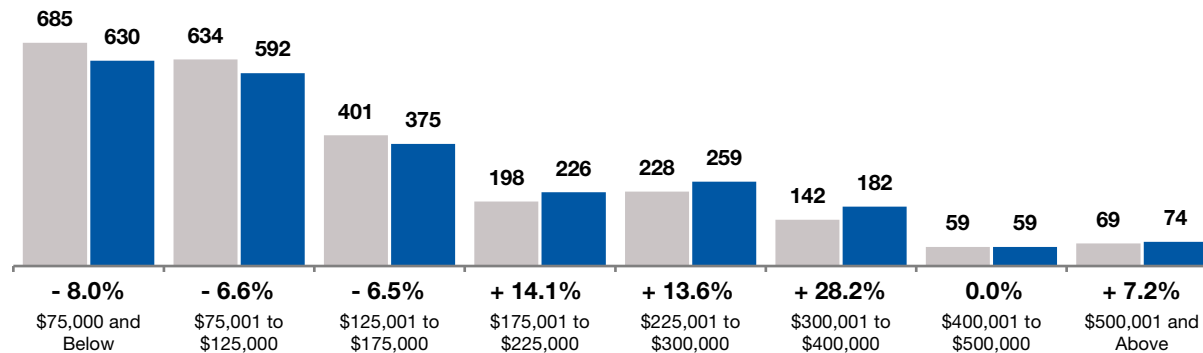
# Inventory of Homes for Sale

The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.



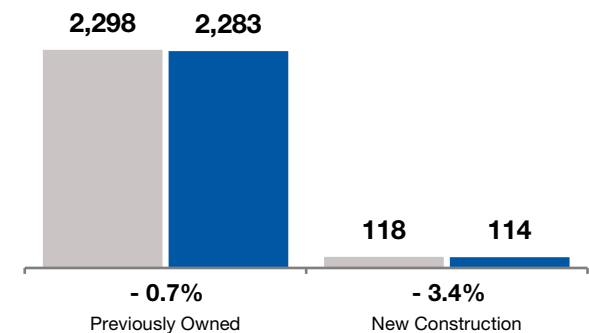
## By Price Range

■ 1-2015 ■ 1-2016



## By Construction Status

■ 1-2015 ■ 1-2016



### All Properties

#### By Price Range

	1-2015	1-2016	Change
\$75,000 and Below	685	630	- 8.0%
\$75,001 to \$125,000	634	592	- 6.6%
\$125,001 to \$175,000	401	375	- 6.5%
\$175,001 to \$225,000	198	226	+ 14.1%
\$225,001 to \$300,000	228	259	+ 13.6%
\$300,001 to \$400,000	142	182	+ 28.2%
\$400,001 to \$500,000	59	59	0.0%
\$500,001 and Above	69	74	+ 7.2%
<b>All Price Ranges</b>	<b>2,416</b>	<b>2,397</b>	<b>- 0.8%</b>

### Single-Family Detached

	1-2015	1-2016	Change
\$75,000 and Below	655	587	- 10.4%
\$75,001 to \$125,000	580	546	- 5.9%
\$125,001 to \$175,000	351	339	- 3.4%
\$175,001 to \$225,000	172	193	+ 12.2%
\$225,001 to \$300,000	208	238	+ 14.4%
\$300,001 to \$400,000	137	172	+ 25.5%
\$400,001 to \$500,000	58	55	- 5.2%
\$500,001 and Above	69	74	+ 7.2%
<b>All Price Ranges</b>	<b>2,230</b>	<b>2,204</b>	<b>- 1.2%</b>

### Condo-Townhouse Attached

	1-2015	1-2016	Change
\$75,000 and Below	30	43	+ 43.3%
\$75,001 to \$125,000	54	46	- 14.8%
\$125,001 to \$175,000	50	36	- 28.0%
\$175,001 to \$225,000	26	33	+ 26.9%
\$225,001 to \$300,000	20	21	+ 5.0%
\$300,001 to \$400,000	5	10	+ 100.0%
\$400,001 to \$500,000	1	4	+ 300.0%
\$500,001 and Above	0	0	--
<b>All Price Ranges</b>	<b>186</b>	<b>193</b>	<b>+ 3.8%</b>

#### By Construction Status

	1-2015	1-2016	Change
Previously Owned	2,298	2,283	- 0.7%
New Construction	118	114	- 3.4%
<b>All Construction Statuses</b>	<b>2,416</b>	<b>2,397</b>	<b>- 0.8%</b>

	1-2015	1-2016	Change
Previously Owned	2,125	2,106	- 0.9%
New Construction	105	98	- 6.7%
<b>All Construction Statuses</b>	<b>2,230</b>	<b>2,204</b>	<b>- 1.2%</b>

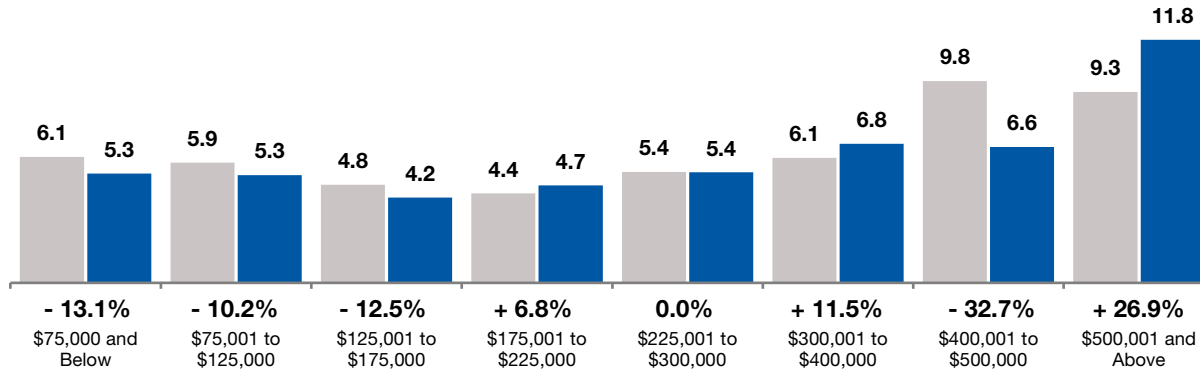
# Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, based on one month of activity, divided by the average monthly pending sales from the last 12 months.



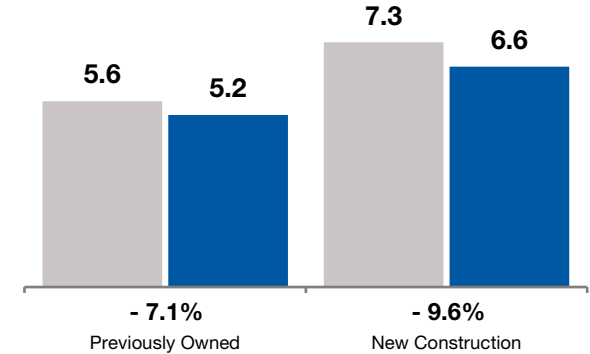
## By Price Range

■ 1-2015 ■ 1-2016



## By Construction Status

■ 1-2015 ■ 1-2016



### All Properties

#### By Price Range

	1-2015	1-2016	Change
\$75,000 and Below	6.1	5.3	-13.1%
\$75,001 to \$125,000	5.9	5.3	-10.2%
\$125,001 to \$175,000	4.8	4.2	-12.5%
\$175,001 to \$225,000	4.4	4.7	+6.8%
\$225,001 to \$300,000	5.4	5.4	0.0%
\$300,001 to \$400,000	6.1	6.8	+11.5%
\$400,001 to \$500,000	9.8	6.6	-32.7%
\$500,001 and Above	9.3	11.8	+26.9%
<b>All Price Ranges</b>	<b>5.6</b>	<b>5.2</b>	<b>-7.1%</b>

### Single-Family Detached

	1-2015	1-2016	Change
\$75,000 and Below	6.1	5.2	-14.8%
\$75,001 to \$125,000	5.7	5.2	-8.8%
\$125,001 to \$175,000	4.5	4.1	-8.9%
\$175,001 to \$225,000	4.3	4.5	+4.7%
\$225,001 to \$300,000	5.4	5.3	-1.9%
\$300,001 to \$400,000	6.0	6.6	+10.0%
\$400,001 to \$500,000	9.9	6.2	-37.4%
\$500,001 and Above	9.3	12.2	+31.2%
<b>All Price Ranges</b>	<b>5.5</b>	<b>5.1</b>	<b>-7.3%</b>

### Condo-Townhouse Attached

	1-2015	1-2016	Change
\$75,000 and Below	6.0	9.1	+51.7%
\$75,001 to \$125,000	9.3	6.7	-28.0%
\$125,001 to \$175,000	7.3	4.3	-41.1%
\$175,001 to \$225,000	5.2	7.2	+38.5%
\$225,001 to \$300,000	4.8	6.6	+37.5%
\$300,001 to \$400,000	4.0	6.7	+67.5%
\$400,001 to \$500,000	1.0	0.0	-100.0%
\$500,001 and Above	0.0	0.0	--
<b>All Price Ranges</b>	<b>7.1</b>	<b>6.7</b>	<b>-5.6%</b>

#### By Construction Status

	1-2015	1-2016	Change
Previously Owned	5.6	5.2	-7.1%
New Construction	7.3	6.6	-9.6%
<b>All Construction Statuses</b>	<b>5.6</b>	<b>5.2</b>	<b>-7.1%</b>

	1-2015	1-2016	Change
Previously Owned	5.5	5.1	-7.3%
New Construction	6.9	6.4	-7.2%
<b>All Price Ranges</b>	<b>5.5</b>	<b>5.1</b>	<b>-7.3%</b>