

# Monthly Indicators



## September 2018

Some economy observers are pointing to 2018 as the final period in a long string of sentences touting several happy years of buyer demand and sales excitement for the housing industry. Although residential real estate should continue along a mostly positive line for the rest of the year, rising prices and interest rates coupled with salary stagnation and a generational trend toward home purchase delay or even disinterest could create an environment of declining sales.

New Listings increased 0.6 percent to 729. Pending Sales were down 0.2 percent to 433. Inventory levels shrank 10.5 percent to 2,973 units.

Prices were even with last year. The Median Sales Price held steady at \$120,000. Days on Market was down 7.1 percent to 78 days. Sellers were encouraged as Months Supply of Inventory was down 17.3 percent to 6.2 months.

Tracking reputable news sources for housing market predictions makes good sense, as does observing trends based on meaningful statistics. By the numbers, we continue to see pockets of unprecedented price heights combined with low days on market and an economic backdrop conducive to consistent demand. We were reminded by Hurricane Florence of how quickly a situation can change. Rather than dwelling on predictions of a somber future, it is worth the effort to manage the fundamentals that will lead to an ongoing display of healthy balance.

## Activity Snapshot

**+ 7.7%**      **0.0%**      **- 10.5%**

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.

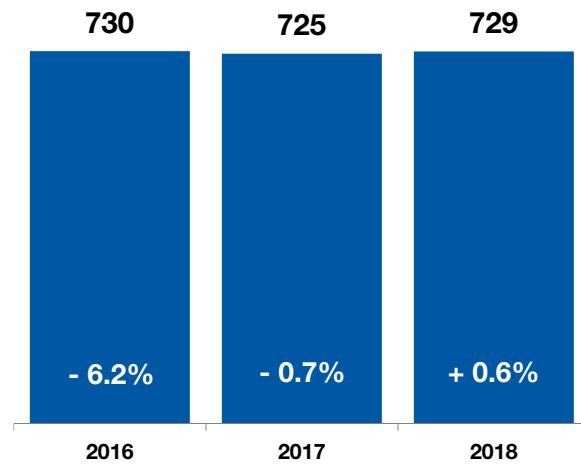
Key Metrics	Historical Sparkbars	9-2017	9-2018	Percent Change	YTD 2017	YTD 2018	Percent Change
<b>New Listings</b>		725	<b>729</b>	+ 0.6%	7,369	<b>7,337</b>	- 0.4%
<b>Pending Sales</b>		434	<b>433</b>	- 0.2%	4,357	<b>4,629</b>	+ 6.2%
<b>Closed Sales</b>		508	<b>547</b>	+ 7.7%	4,156	<b>4,457</b>	+ 7.2%
<b>Days on Market</b>		84	<b>78</b>	- 7.1%	81	<b>86</b>	+ 6.2%
<b>Median Sales Price</b>		\$120,000	<b>\$120,000</b>	0.0%	\$120,000	<b>\$123,500</b>	+ 2.9%
<b>Average Sales Price</b>		\$146,882	<b>\$148,028</b>	+ 0.8%	\$143,370	<b>\$146,423</b>	+ 2.1%
<b>Pct. of Orig. Price Received</b>		90.8%	<b>90.7%</b>	- 0.1%	91.3%	<b>91.0%</b>	- 0.3%
<b>Affordability Index</b>		280	<b>252</b>	- 10.0%	280	<b>244</b>	- 12.9%
<b>Inventory of Homes for Sale</b>		3,323	<b>2,973</b>	- 10.5%	--	<b>--</b>	--
<b>Months Supply of Inventory</b>		7.5	<b>6.2</b>	- 17.3%	--	<b>--</b>	--

# New Listings

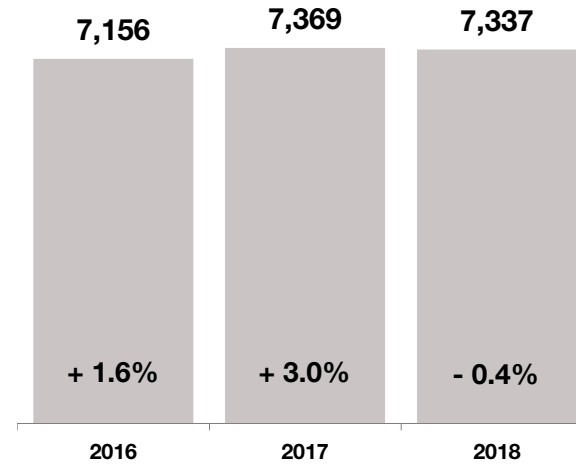
A count of the properties that have been newly listed on the market in a given month.



## September



## Year to Date



	New Listings	Prior Year	Percent Change
October 2017	688	709	-3.0%
November 2017	556	578	-3.8%
December 2017	400	391	+2.3%
January 2018	600	550	+9.1%
February 2018	637	747	-14.7%
March 2018	912	877	+4.0%
April 2018	871	881	-1.1%
May 2018	950	913	+4.1%
June 2018	936	888	+5.4%
July 2018	893	911	-2.0%
August 2018	809	877	-7.8%
<b>September 2018</b>	<b>729</b>	<b>725</b>	<b>+0.6%</b>
12-Month Avg	748	754	-0.8%

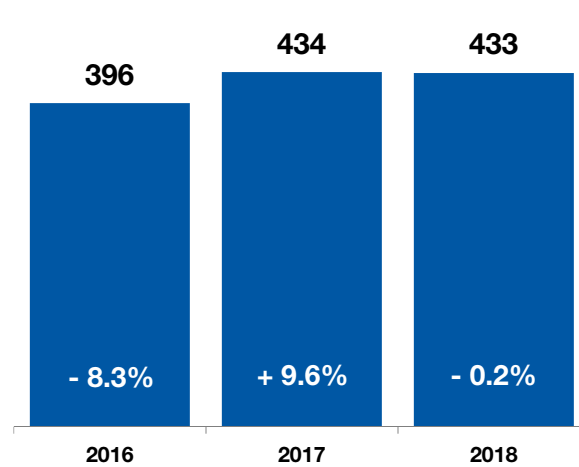
## Historical New Listings by Month



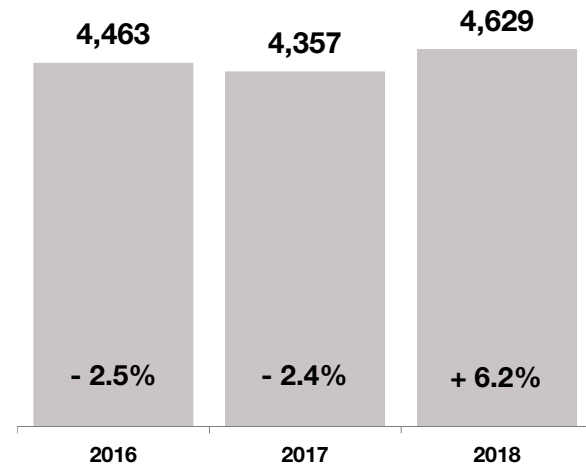
# Pending Sales

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

## September



## Year to Date



Pending Sales	Prior Year	Percent Change
October 2017	420	+7.4%
November 2017	286	+32.2%
December 2017	283	+11.3%
January 2018	367	-7.6%
February 2018	422	-1.2%
March 2018	503	+11.3%
April 2018	525	+5.7%
May 2018	558	+7.5%
June 2018	541	+8.9%
July 2018	484	+18.8%
August 2018	523	+7.3%
<b>September 2018</b>	<b>433</b>	<b>-0.2%</b>
12-Month Avg	481	+7.8%

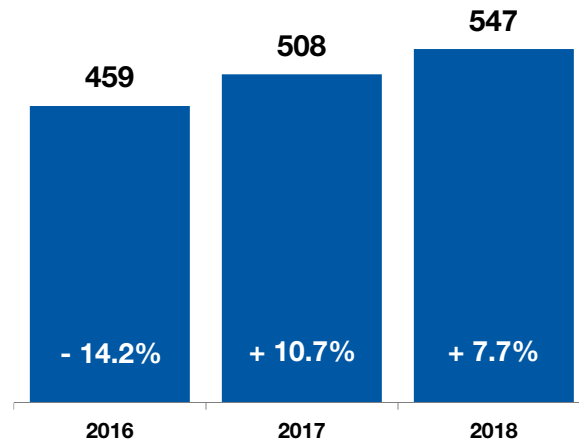
## Historical Pending Sales by Month



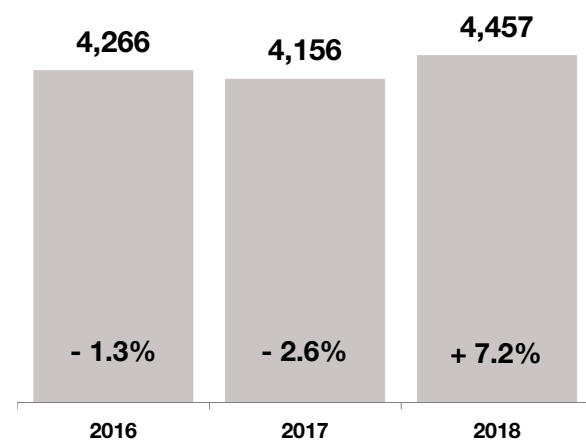
# Closed Sales

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

## September



## Year to Date



	Closed Sales	Prior Year	Percent Change
October 2017	473	450	+5.1%
November 2017	430	391	+10.0%
December 2017	420	352	+19.3%
January 2018	282	262	+7.6%
February 2018	317	320	-0.9%
March 2018	418	433	-3.5%
April 2018	514	417	+23.3%
May 2018	521	553	-5.8%
June 2018	648	627	+3.3%
July 2018	602	509	+18.3%
August 2018	608	527	+15.4%
<b>September 2018</b>	<b>547</b>	<b>508</b>	<b>+7.7%</b>
12-Month Avg	482	446	+8.1%

## Historical Closed Sales by Month

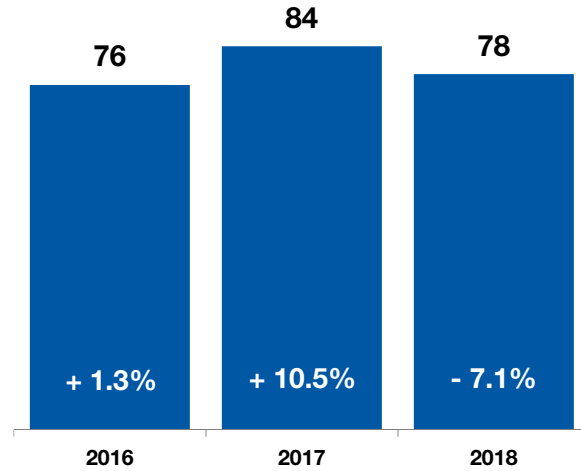


# Days on Market Until Sale

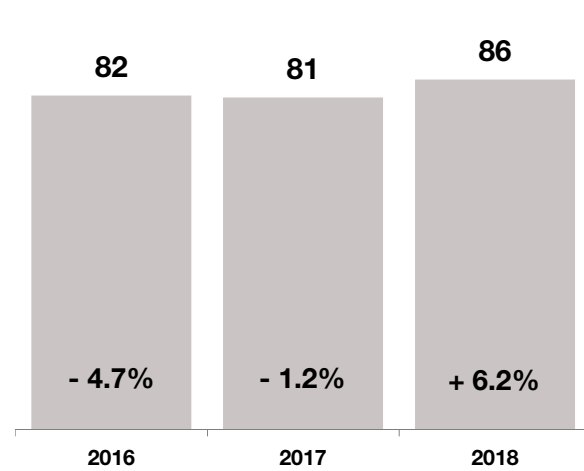
Average number of days between when a property is listed and when an offer is accepted in a given month.



## September



## Year to Date



Days on Market	Prior Year	Percent Change
October 2017	71	+15.5%
November 2017	85	+4.7%
December 2017	77	+13.0%
January 2018	91	+5.5%
February 2018	94	+14.9%
March 2018	91	+5.5%
April 2018	81	+24.7%
May 2018	78	+10.3%
June 2018	77	+2.6%
July 2018	69	+7.2%
August 2018	80	-5.0%
<b>September 2018</b>	<b>78</b>	<b>-7.1%</b>
12-Month Avg*	86	+6.2%

\* Average Days on Market of all properties from October 2017 through September 2018. This is not the average of the individual figures above.

## Historical Days on Market Until Sale by Month

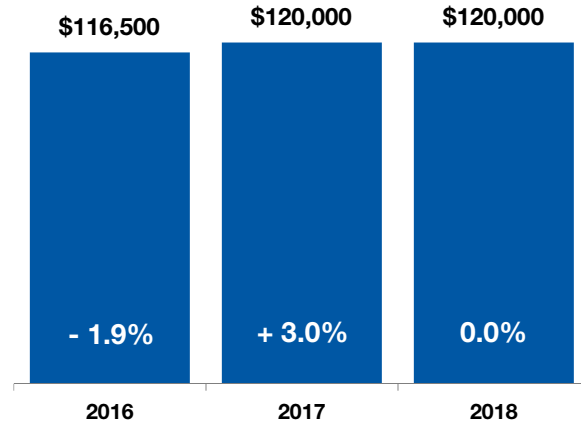


# Median Sales Price

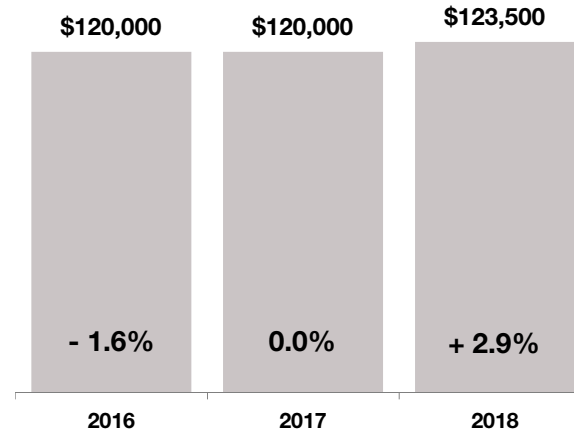
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## September



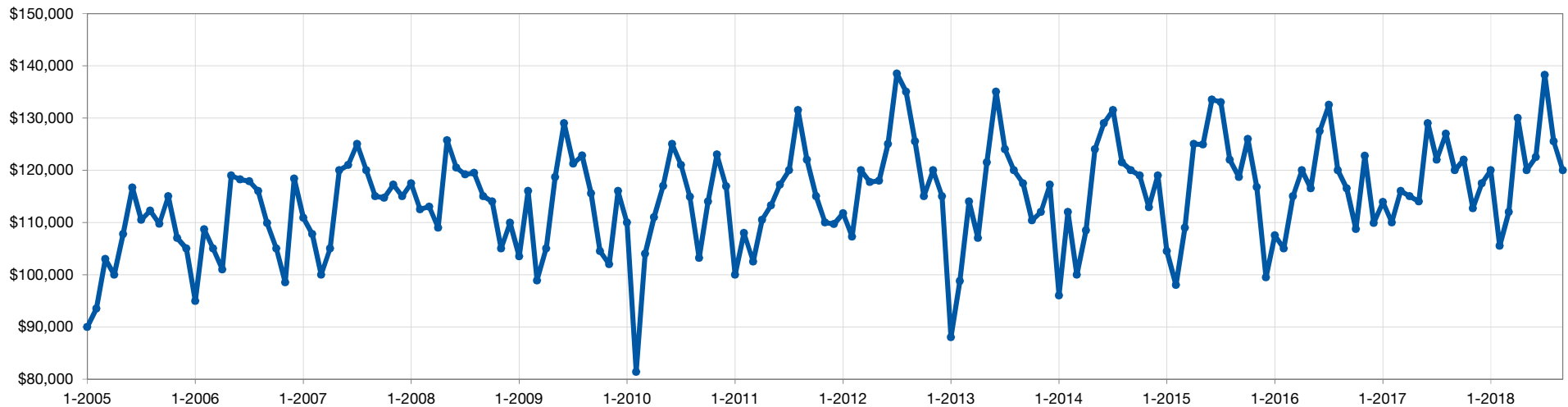
## Year to Date



	Median Sales Price	Prior Year	Percent Change
October 2017	\$122,000	\$108,750	+12.2%
November 2017	\$112,725	\$122,750	-8.2%
December 2017	\$117,500	\$109,900	+6.9%
January 2018	\$120,000	\$113,900	+5.4%
February 2018	\$105,500	\$110,000	-4.1%
March 2018	\$112,000	\$116,000	-3.4%
April 2018	\$130,000	\$115,000	+13.0%
May 2018	\$120,000	\$114,000	+5.3%
June 2018	\$122,500	\$129,000	-5.0%
July 2018	\$138,250	\$122,000	+13.3%
August 2018	\$125,500	\$127,000	-1.2%
<b>September 2018</b>	<b>\$120,000</b>	<b>\$120,000</b>	<b>0.0%</b>
12-Month Med*	\$122,000	\$118,700	+2.8%

\* Median Sales Price of all properties from October 2017 through September 2018. This is not the average of the individual figures above.

## Historical Median Sales Price by Month

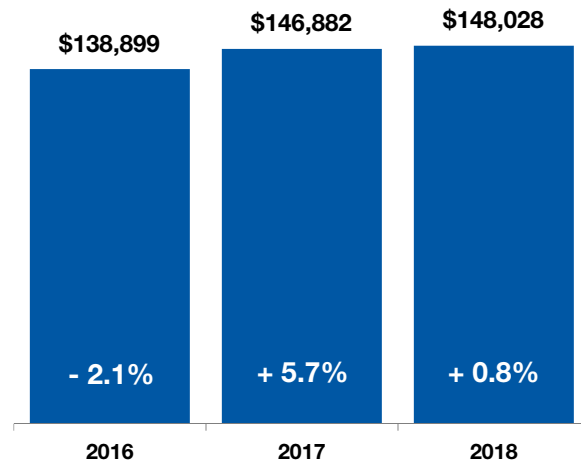


# Average Sales Price

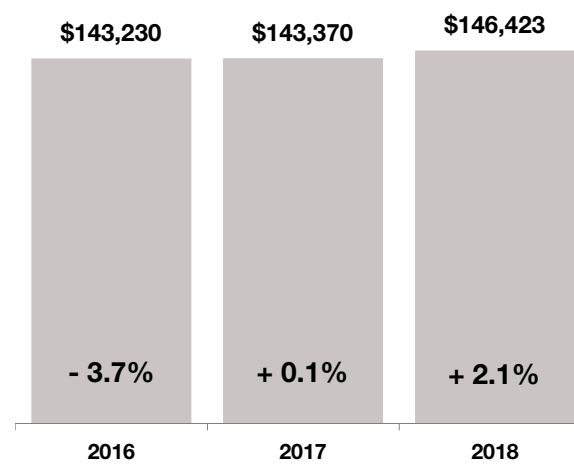
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## September



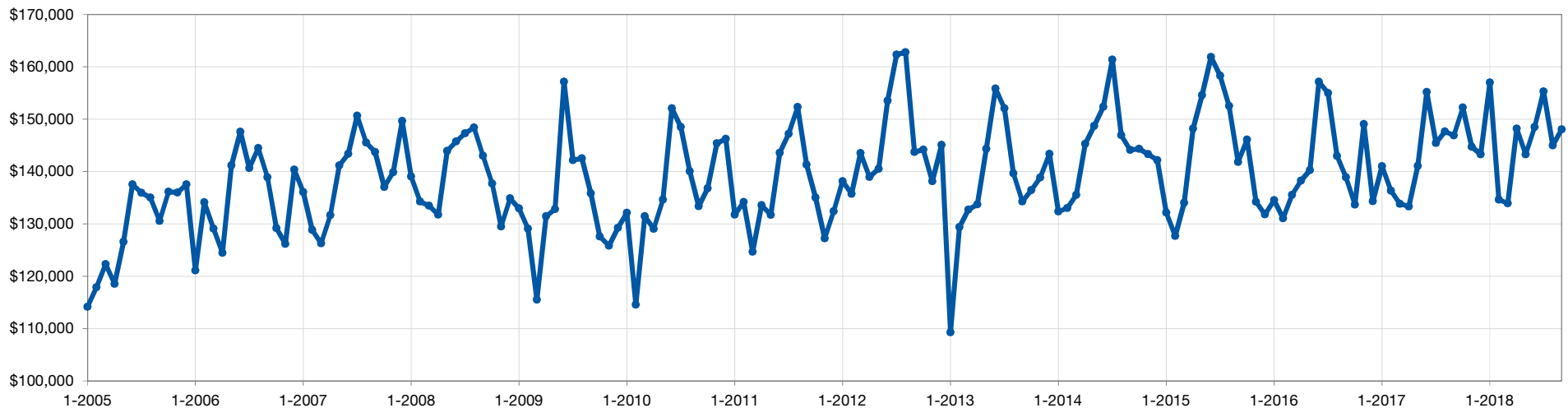
## Year to Date



	Avg. Sales Price	Prior Year	Percent Change
October 2017	\$152,199	\$133,681	+13.9%
November 2017	\$144,705	\$149,049	-2.9%
December 2017	\$143,249	\$134,304	+6.7%
January 2018	\$156,969	\$141,003	+11.3%
February 2018	\$134,624	\$136,328	-1.2%
March 2018	\$133,895	\$133,797	+0.1%
April 2018	\$148,206	\$133,312	+11.2%
May 2018	\$143,253	\$141,059	+1.6%
June 2018	\$148,509	\$155,188	-4.3%
July 2018	\$155,259	\$145,412	+6.8%
August 2018	\$144,965	\$147,632	-1.8%
<b>September 2018</b>	<b>\$148,028</b>	<b>\$146,882</b>	<b>+0.8%</b>
12-Month Avg*	\$146,535	\$142,380	+2.9%

\* Avg. Sales Price of all properties from October 2017 through September 2018. This is not the average of the individual figures above.

## Historical Average Sales Price by Month

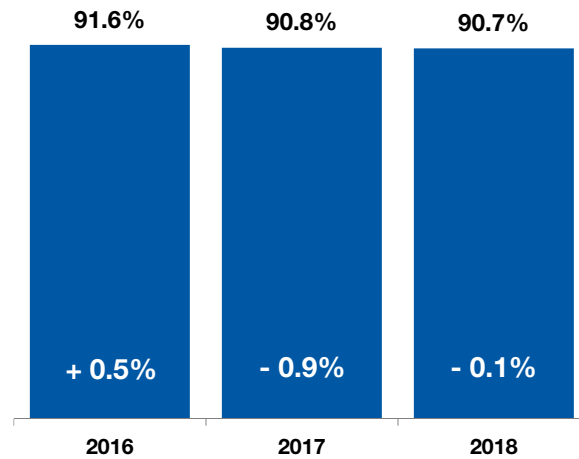




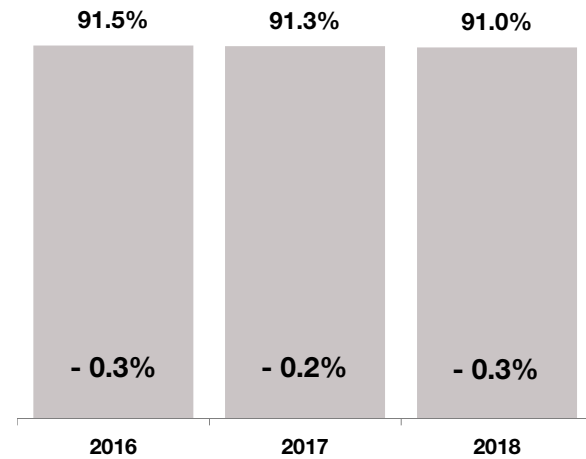
# Percent of Original List Price Received

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.

## September



## Year to Date



	Pct. of Orig. Price Received	Prior Year	Percent Change
October 2017	90.2%	90.5%	-0.3%
November 2017	89.4%	90.3%	-1.0%
December 2017	90.0%	90.1%	-0.1%
January 2018	89.4%	89.8%	-0.4%
February 2018	89.4%	89.7%	-0.3%
March 2018	90.1%	91.3%	-1.3%
April 2018	91.0%	92.3%	-1.4%
May 2018	91.4%	91.9%	-0.5%
June 2018	91.7%	92.2%	-0.5%
July 2018	92.1%	92.1%	0.0%
August 2018	91.2%	90.5%	+0.8%
<b>September 2018</b>	<b>90.7%</b>	<b>90.8%</b>	<b>-0.1%</b>
12-Month Avg*	90.7%	91.1%	-0.4%

\* Average Pct. of Orig. Price Received for all properties from October 2017 through September 2018. This is not the average of the individual figures above.

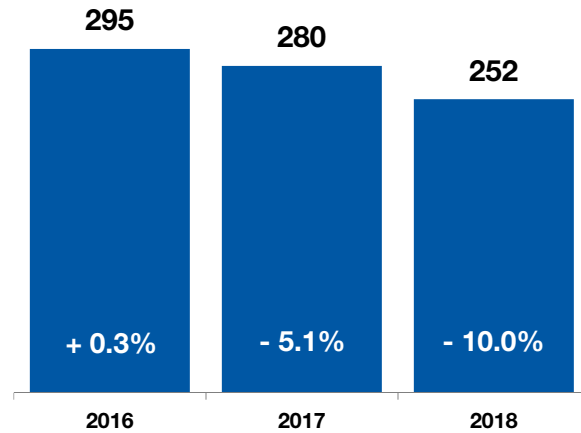
## Historical Percent of Original List Price Received by Month



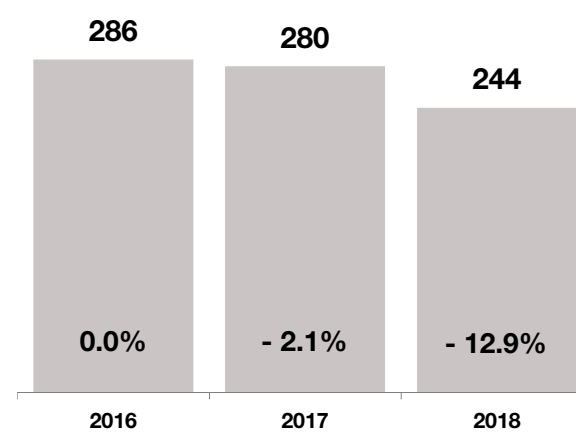
# Housing Affordability Index

This index measures housing affordability for the region. For example, 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.

## September



## Year to Date



Affordability Index		Prior Year	Percent Change
October 2017	271	320	-15.3%
November 2017	296	269	+10.0%
December 2017	281	290	-3.1%
January 2018	266	277	-4.0%
February 2018	302	295	+2.4%
March 2018	283	279	+1.4%
April 2018	240	287	-16.4%
May 2018	260	292	-11.0%
June 2018	257	258	-0.4%
July 2018	228	273	-16.5%
August 2018	249	265	-6.0%
<b>September 2018</b>	<b>252</b>	<b>280</b>	<b>-10.0%</b>
12-Month Avg	265	282	-5.9%

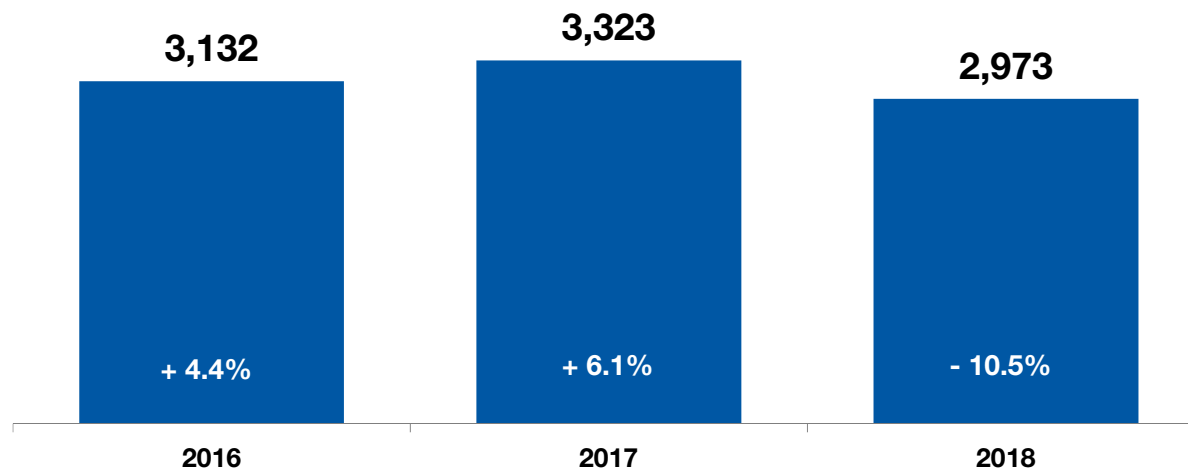
## Historical Housing Affordability Index by Month



# Inventory of Homes for Sale

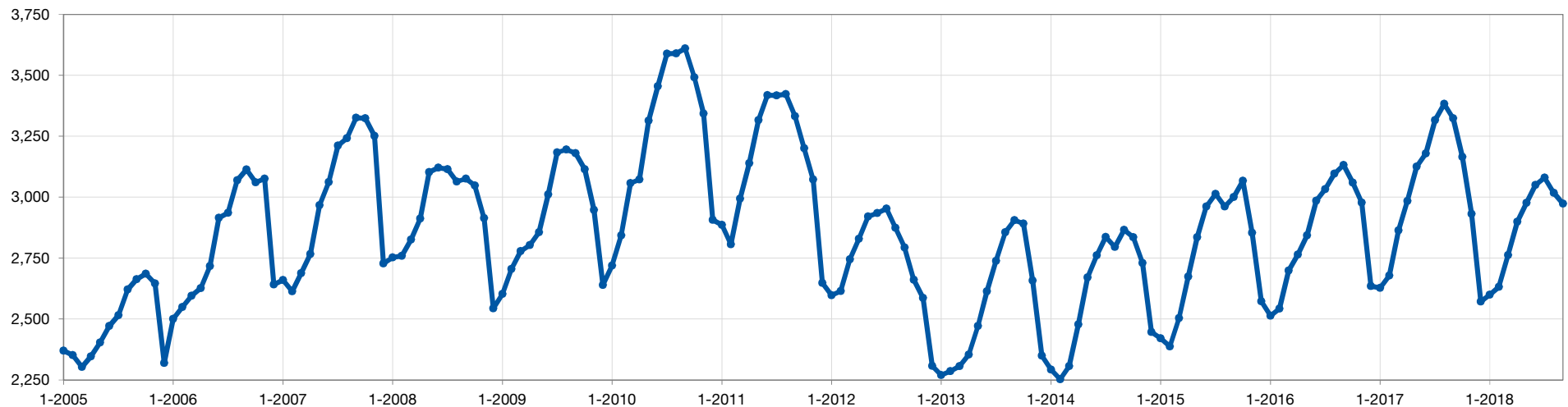
The number of properties available for sale in active status at the end of a given month.

## September



Homes for Sale		Prior Year	Percent Change
October 2017	3,165	3,060	+3.4%
November 2017	2,931	2,978	-1.6%
December 2017	2,572	2,635	-2.4%
January 2018	2,599	2,627	-1.1%
February 2018	2,632	2,678	-1.7%
March 2018	2,762	2,864	-3.6%
April 2018	2,899	2,984	-2.8%
May 2018	2,977	3,125	-4.7%
June 2018	3,050	3,179	-4.1%
July 2018	3,080	3,316	-7.1%
August 2018	3,018	3,383	-10.8%
<b>September 2018</b>	<b>2,973</b>	<b>3,323</b>	<b>-10.5%</b>
12-Month Avg	2,888	3,013	-4.1%

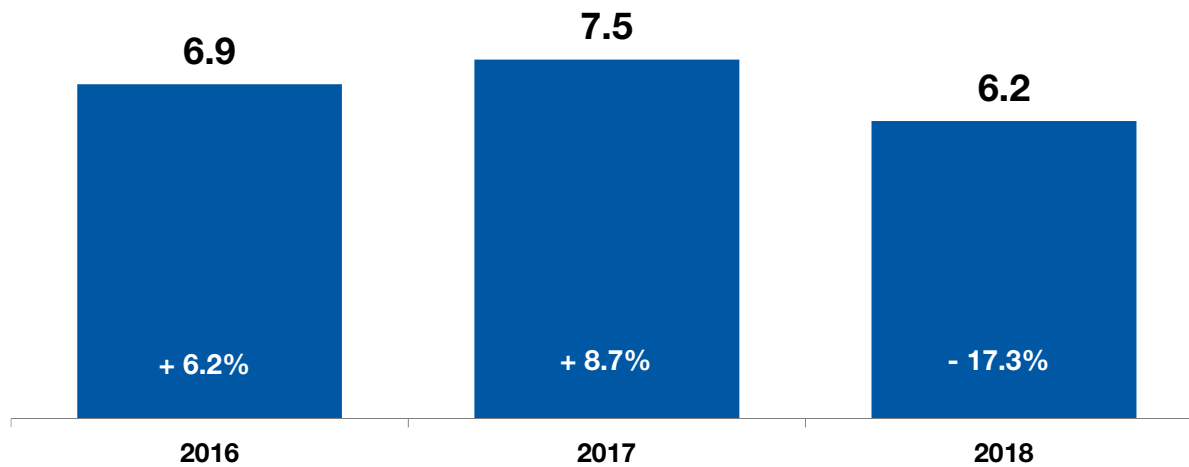
## Historical Inventory of Homes for Sale by Month



# 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.

## September



Months Supply		Prior Year	Percent Change
October 2017	7.1	6.7	+6.0%
November 2017	6.4	6.6	-3.0%
December 2017	5.6	5.8	-3.4%
January 2018	5.7	5.8	-1.7%
February 2018	5.8	5.9	-1.7%
March 2018	6.0	6.4	-6.3%
April 2018	6.3	6.7	-6.0%
May 2018	6.4	7.1	-9.9%
June 2018	6.5	7.3	-11.0%
July 2018	6.4	7.6	-15.8%
August 2018	6.3	7.6	-17.1%
<b>September 2018</b>	<b>6.2</b>	<b>7.5</b>	<b>-17.3%</b>
12-Month Avg	6.2	6.7	-7.5%

## Historical Months Supply of Inventory by Month



# Housing Supply Overview

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



## September 2018

According to a recent study by Fannie Mae, 24 percent of Americans feel that now is a good time to buy a house. That number was 54 percent five years ago. Feelings change rapidly when incomes do not match well with home prices and frustration sets in. For the 12-month period spanning October 2017 through September 2018, Closed Sales in the Peoria region were up 8.1 percent overall. The price range with the largest gain in sales was the \$300,001 to \$400,000 range, where they increased 25.8 percent.

The overall Median Sales Price was up 2.8 percent to \$122,000. The property type with the largest price gain was the Single-Family Detached segment, where prices increased 3.3 percent to \$121,900. The price range that tended to sell the quickest was the \$125,001 to \$175,000 range at 70 days; the price range that tended to sell the slowest was the \$500,000 and above range at 127 days.

Market-wide, inventory levels were down 10.5 percent. The property type that lost the least inventory was the Condo-Townhouse Attached segment, where it decreased 8.9 percent. That amounts to 6.1 months supply for Single-Family Detached homes and 7.4 months supply for Condo-Townhouse Attached properties.

## Quick Facts

<b>+ 25.8%</b>	<b>+ 8.7%</b>	<b>+ 9.8%</b>
Price Range With Strongest Sales: <b>\$300,001 to \$400,000</b>	Construction Status With Strongest Sales: <b>Previously Owned</b>	Property Type With Strongest Sales: <b>Condo-Townhouse Attached</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>



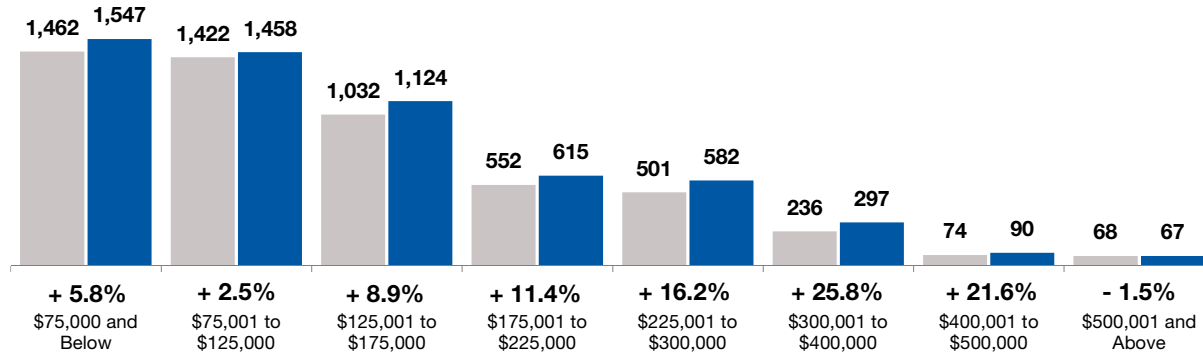
# Closed Sales

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



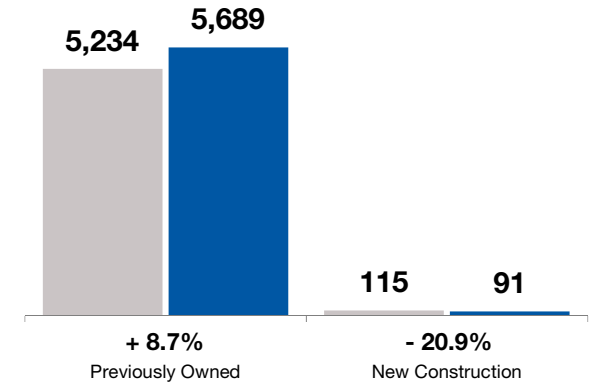
## By Price Range

■ 9-2017 ■ 9-2018



## By Construction Status

■ 9-2017 ■ 9-2018



### All Properties

#### By Price Range

	9-2017	9-2018	Change
\$75,000 and Below	1,462	1,547	+ 5.8%
\$75,001 to \$125,000	1,422	1,458	+ 2.5%
\$125,001 to \$175,000	1,032	1,124	+ 8.9%
\$175,001 to \$225,000	552	615	+ 11.4%
\$225,001 to \$300,000	501	582	+ 16.2%
\$300,001 to \$400,000	236	297	+ 25.8%
\$400,001 to \$500,000	74	90	+ 21.6%
\$500,001 and Above	68	67	- 1.5%
<b>All Price Ranges</b>	<b>5,349</b>	<b>5,780</b>	<b>+ 8.1%</b>

### Single-Family Detached

	9-2017	9-2018	Change
\$75,000 and Below	1,380	1,457	+ 5.6%
\$75,001 to \$125,000	1,344	1,372	+ 2.1%
\$125,001 to \$175,000	946	1,035	+ 9.4%
\$175,001 to \$225,000	510	561	+ 10.0%
\$225,001 to \$300,000	473	547	+ 15.6%
\$300,001 to \$400,000	230	295	+ 28.3%
\$400,001 to \$500,000	73	89	+ 21.9%
\$500,001 and Above	67	67	0.0%
<b>All Price Ranges</b>	<b>5,024</b>	<b>5,423</b>	<b>+ 7.9%</b>

### Condo-Townhouse Attached

	9-2017	9-2018	Change
\$75,000 and Below	82	90	+ 9.8%
\$75,001 to \$125,000	78	86	+ 10.3%
\$125,001 to \$175,000	86	89	+ 3.5%
\$175,001 to \$225,000	42	54	+ 28.6%
\$225,001 to \$300,000	28	35	+ 25.0%
\$300,001 to \$400,000	6	2	- 66.7%
\$400,001 to \$500,000	1	1	0.0%
\$500,001 and Above	1	0	- 100.0%
<b>All Price Ranges</b>	<b>325</b>	<b>357</b>	<b>+ 9.8%</b>

#### By Construction Status

	9-2017	9-2018	Change
Previously Owned	5,234	5,689	+ 8.7%
New Construction	115	91	- 20.9%
<b>All Construction Statuses</b>	<b>5,349</b>	<b>5,780</b>	<b>+ 8.1%</b>

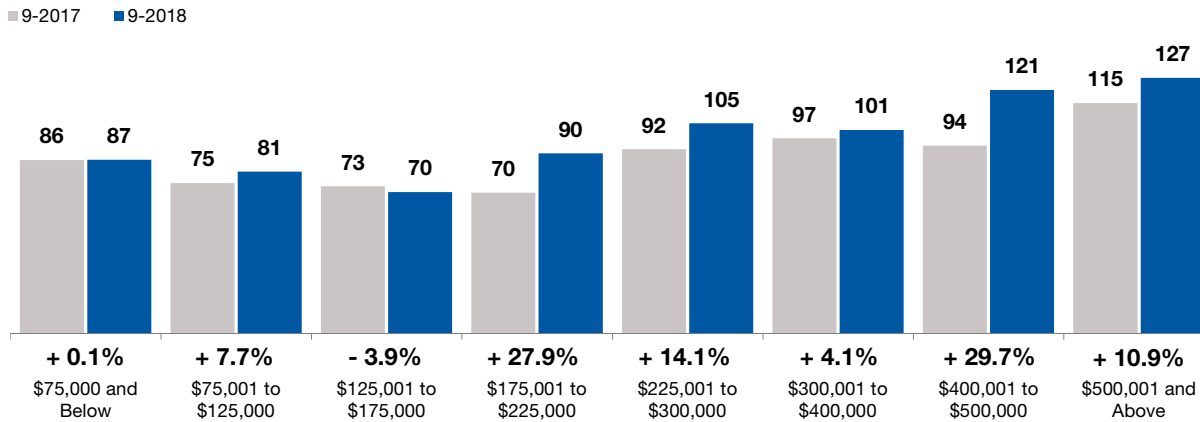
	9-2017	9-2018	Change
\$75,000 and Below	4,922	5,342	+ 8.5%
\$75,001 to \$125,000	102	81	- 20.6%
<b>All Price Ranges</b>	<b>5,024</b>	<b>5,423</b>	<b>+ 7.9%</b>

# Days on Market Until Sale

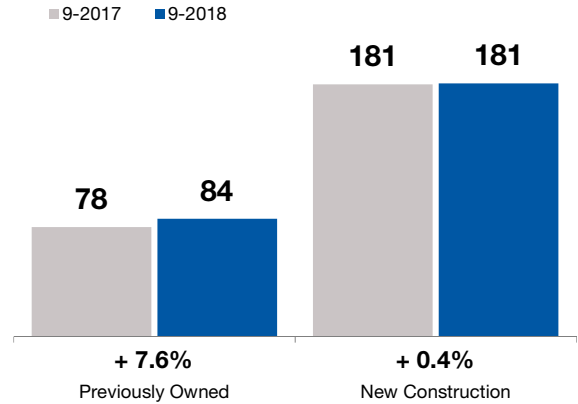
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



## By Price Range



## By Construction Status



### All Properties

By Price Range	9-2017	9-2018	Change
\$75,000 and Below	86	87	+ 0.1%
\$75,001 to \$125,000	75	81	+ 7.7%
\$125,001 to \$175,000	73	70	- 3.9%
\$175,001 to \$225,000	70	90	+ 27.9%
\$225,001 to \$300,000	92	105	+ 14.1%
\$300,001 to \$400,000	97	101	+ 4.1%
\$400,001 to \$500,000	94	121	+ 29.7%
\$500,001 and Above	115	127	+ 10.9%
<b>All Price Ranges</b>	<b>81</b>	<b>86</b>	<b>+ 6.5%</b>

### Single-Family Detached

9-2017	9-2018	Change
85	84	- 1.0%
74	78	+ 4.9%
72	70	- 3.4%
69	84	+ 21.4%
88	105	+ 20.2%
97	101	+ 4.6%
93	122	+ 30.5%
116	127	+ 10.1%
<b>79</b>	<b>84</b>	<b>+ 5.7%</b>

### Condo-Townhouse Attached

9-2017	9-2018	Change
116	129	+ 11.2%
81	120	+ 47.4%
84	77	- 7.9%
78	146	+ 86.2%
161	95	- 41.0%
111	91	- 18.2%
104	68	- 34.6%
58	0	- 100.0%
<b>98</b>	<b>113</b>	<b>+ 15.6%</b>

By Construction Status	9-2017	9-2018	Change
Previously Owned	78	84	+ 7.6%
New Construction	181	181	+ 0.4%
<b>All Construction Statuses</b>	<b>81</b>	<b>86</b>	<b>+ 6.5%</b>

9-2017	9-2018	Change
77	82	+ 6.5%
178	189	+ 5.9%
<b>79</b>	<b>84</b>	<b>+ 5.7%</b>

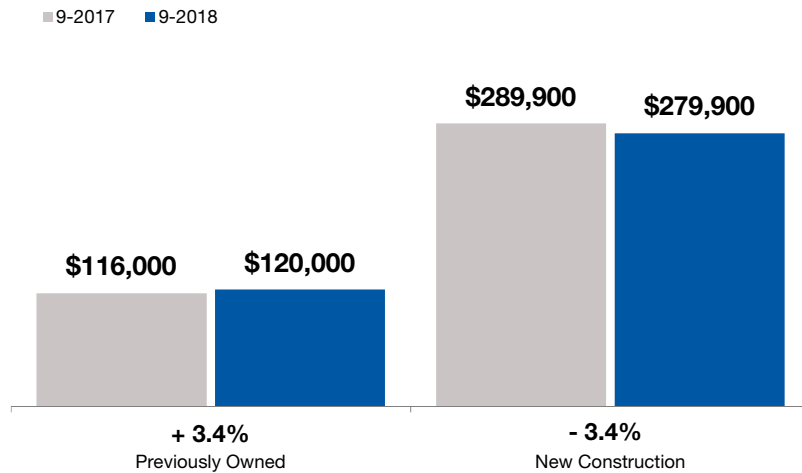
9-2017	9-2018	Change
93	112	+ 20.6%
200	124	- 38.1%
<b>98</b>	<b>113</b>	<b>+ 15.6%</b>

# Median Sales Price

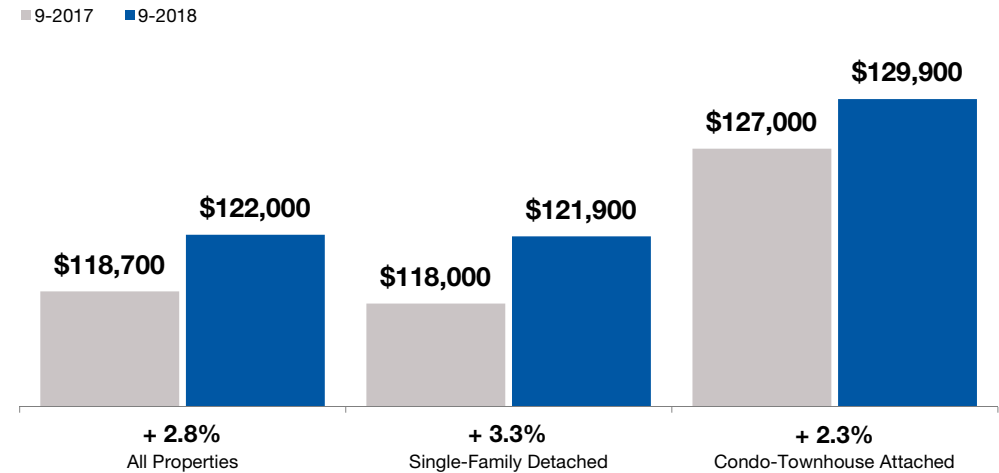
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



## By Construction Status



## By Property Type



### All Properties

By Construction Status	9-2017	9-2018	Change
Previously Owned	\$116,000	\$120,000	+ 3.4%
New Construction	\$289,900	\$279,900	- 3.4%
<b>All Construction Statuses</b>	<b>\$118,700</b>	<b>\$122,000</b>	<b>+ 2.8%</b>

### Single-Family Detached

9-2017	9-2018	Change
\$115,000	\$120,000	+ 4.3%
\$293,750	\$285,000	- 3.0%
<b>\$118,000</b>	<b>\$121,900</b>	<b>+ 3.3%</b>

### Condo-Townhouse Attached

9-2017	9-2018	Change
\$124,250	\$125,000	+ 0.6%
\$242,500	\$187,450	- 22.7%
<b>\$127,000</b>	<b>\$129,900</b>	<b>+ 2.3%</b>

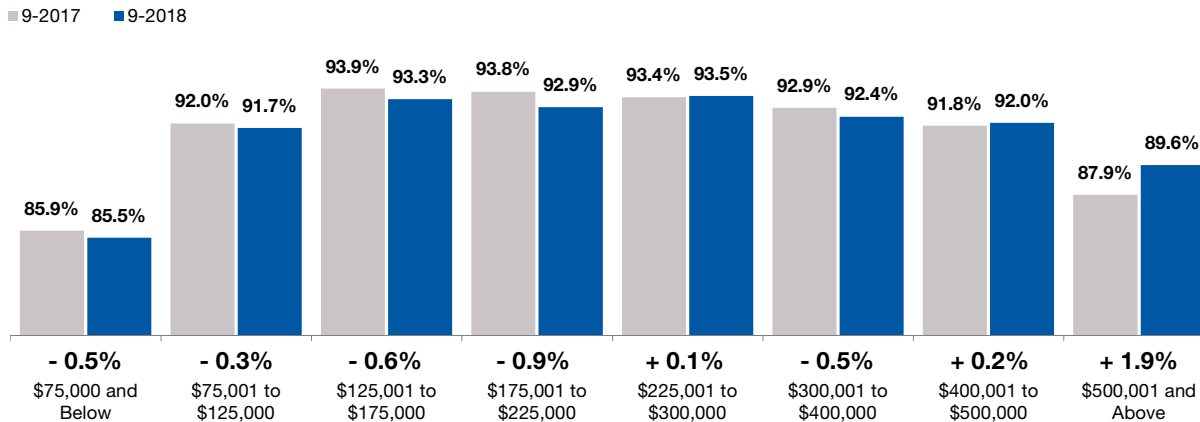


# Percent of Original List Price Received

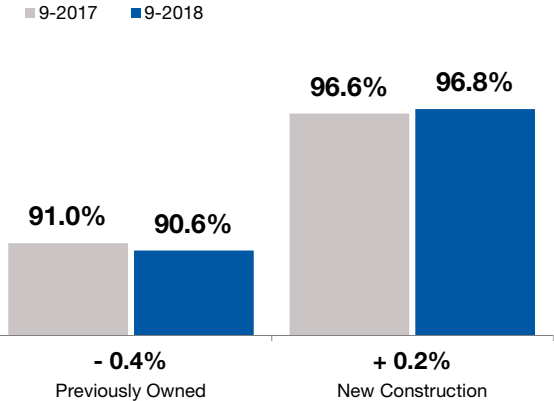
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. Based on a rolling 12-month average.



## By Price Range



## By Construction Status



### All Properties

#### By Price Range

	9-2017	9-2018	Change
\$75,000 and Below	85.9%	85.5%	-0.5%
\$75,001 to \$125,000	92.0%	91.7%	-0.3%
\$125,001 to \$175,000	93.9%	93.3%	-0.6%
\$175,001 to \$225,000	93.8%	92.9%	-0.9%
\$225,001 to \$300,000	93.4%	93.5%	+0.1%
\$300,001 to \$400,000	92.9%	92.4%	-0.5%
\$400,001 to \$500,000	91.8%	92.0%	+0.2%
\$500,001 and Above	87.9%	89.6%	+1.9%
<b>All Price Ranges</b>	<b>91.1%</b>	<b>90.7%</b>	<b>-0.4%</b>

### Single-Family Detached

	9-2017	9-2018	Change
\$75,000 and Below	85.9%	85.5%	-0.4%
\$75,001 to \$125,000	91.9%	91.8%	-0.1%
\$125,001 to \$175,000	93.8%	93.3%	-0.6%
\$175,001 to \$225,000	93.7%	93.0%	-0.8%
\$225,001 to \$300,000	93.4%	93.4%	-0.0%
\$300,001 to \$400,000	92.7%	92.3%	-0.4%
\$400,001 to \$500,000	91.8%	92.0%	+0.2%
\$500,001 and Above	87.8%	89.6%	+2.0%
<b>All Price Ranges</b>	<b>91.0%</b>	<b>90.7%</b>	<b>-0.3%</b>

### Condo-Townhouse Attached

	9-2017	9-2018	Change
\$75,000 and Below	85.9%	85.2%	-0.8%
\$75,001 to \$125,000	93.1%	90.3%	-3.0%
\$125,001 to \$175,000	95.0%	93.9%	-1.2%
\$175,001 to \$225,000	94.3%	92.1%	-2.3%
\$225,001 to \$300,000	93.5%	95.0%	+1.6%
\$300,001 to \$400,000	100.4%	96.3%	-4.1%
\$400,001 to \$500,000	95.1%	96.9%	+1.9%
\$500,001 and Above	94.0%	0.0%	-100.0%
<b>All Price Ranges</b>	<b>92.2%</b>	<b>90.7%</b>	<b>-1.6%</b>

#### By Construction Status

	9-2017	9-2018	Change
Previously Owned	91.0%	90.6%	-0.4%
New Construction	96.6%	96.8%	+0.2%
<b>All Construction Statuses</b>	<b>91.1%</b>	<b>90.7%</b>	<b>-0.4%</b>

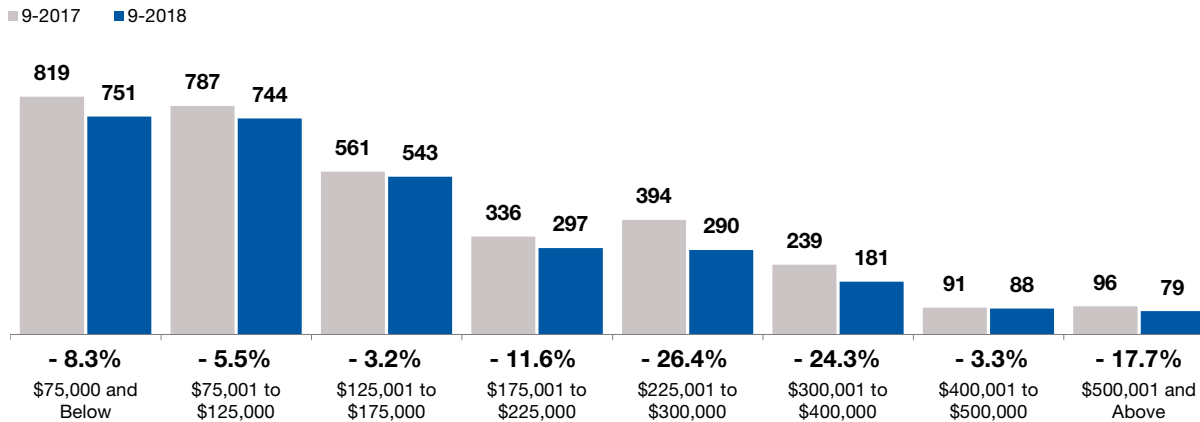
	9-2017	9-2018	Change
Previously Owned	90.9%	90.7%	-0.3%
New Construction	96.1%	96.5%	+0.4%
<b>All Construction Statuses</b>	<b>91.0%</b>	<b>90.7%</b>	<b>-0.3%</b>

# Inventory of Homes for Sale

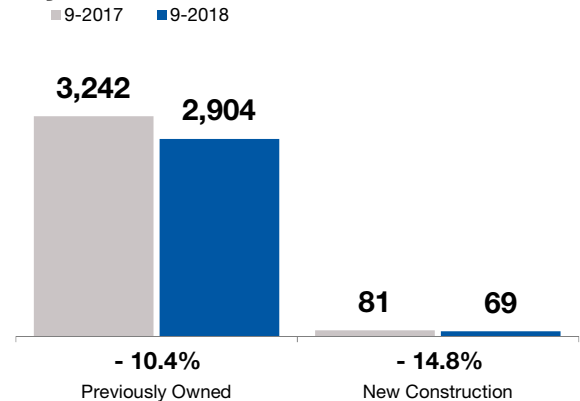
The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.



## By Price Range



## By Construction Status



### All Properties

#### By Price Range

	9-2017	9-2018	Change
\$75,000 and Below	819	751	- 8.3%
\$75,001 to \$125,000	787	744	- 5.5%
\$125,001 to \$175,000	561	543	- 3.2%
\$175,001 to \$225,000	336	297	- 11.6%
\$225,001 to \$300,000	394	290	- 26.4%
\$300,001 to \$400,000	239	181	- 24.3%
\$400,001 to \$500,000	91	88	- 3.3%
\$500,001 and Above	96	79	- 17.7%
<b>All Price Ranges</b>	<b>3,323</b>	<b>2,973</b>	<b>- 10.5%</b>

### Single-Family Detached

	9-2017	9-2018	Change
752	709	- 5.7%	
731	679	- 7.1%	
510	492	- 3.5%	
302	277	- 8.3%	
371	272	- 26.7%	
235	167	- 28.9%	
91	84	- 7.7%	
95	78	- 17.9%	
<b>3,087</b>	<b>2,758</b>	<b>- 10.7%</b>	

### Condo-Townhouse Attached

	9-2017	9-2018	Change
67	42	- 37.3%	
56	65	+ 16.1%	
51	51	0.0%	
34	20	- 41.2%	
23	18	- 21.7%	
4	14	+ 250.0%	
0	4	--	
1	1	0.0%	
<b>236</b>	<b>215</b>	<b>- 8.9%</b>	

#### By Construction Status

	9-2017	9-2018	Change
Previously Owned	3,242	2,904	- 10.4%
New Construction	81	69	- 14.8%
<b>All Construction Statuses</b>	<b>3,323</b>	<b>2,973</b>	<b>- 10.5%</b>

	9-2017	9-2018	Change
3,013	2,700	- 10.4%	
74	58	- 21.6%	
<b>3,087</b>	<b>2,758</b>	<b>- 10.7%</b>	

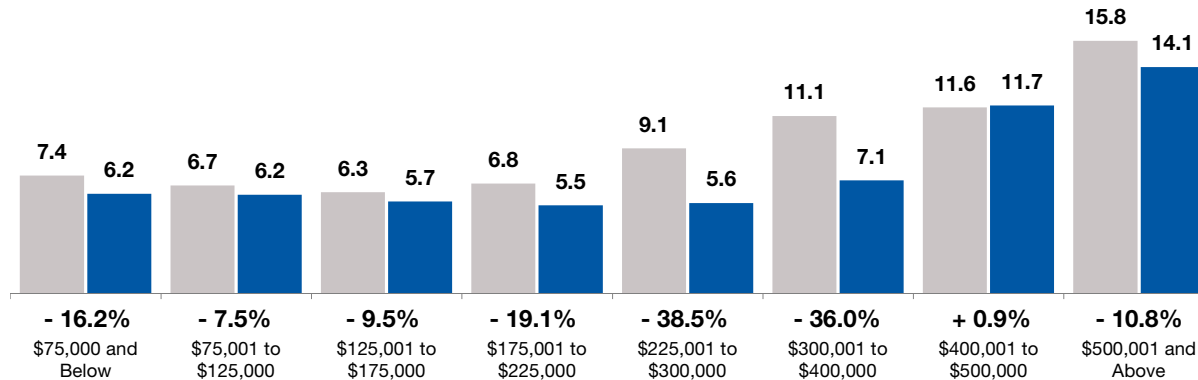
# Months Supply of Inventory

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.



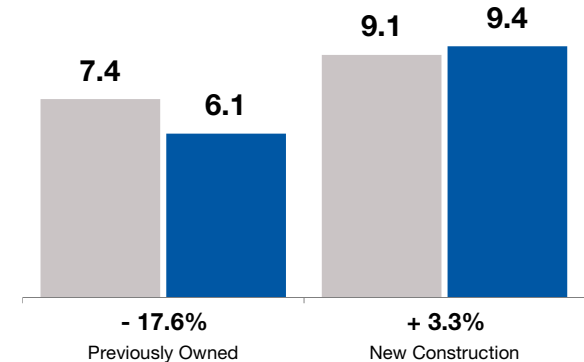
## By Price Range

■ 9-2017 ■ 9-2018



## By Construction Status

■ 9-2017 ■ 9-2018



### All Properties

#### By Price Range

	9-2017	9-2018	Change
\$75,000 and Below	7.4	6.2	-16.2%
\$75,001 to \$125,000	6.7	6.2	-7.5%
\$125,001 to \$175,000	6.3	5.7	-9.5%
\$175,001 to \$225,000	6.8	5.5	-19.1%
\$225,001 to \$300,000	9.1	5.6	-38.5%
\$300,001 to \$400,000	11.1	7.1	-36.0%
\$400,001 to \$500,000	11.6	11.7	+0.9%
\$500,001 and Above	15.8	14.1	-10.8%
<b>All Price Ranges</b>	<b>7.5</b>	<b>6.2</b>	<b>-17.3%</b>

### Single-Family Detached

	9-2017	9-2018	Change
\$75,000 and Below	7.1	6.2	-12.7%
\$75,001 to \$125,000	6.6	5.9	-10.6%
\$125,001 to \$175,000	6.3	5.6	-11.1%
\$175,001 to \$225,000	6.7	5.6	-16.4%
\$225,001 to \$300,000	9.0	5.6	-37.8%
\$300,001 to \$400,000	11.2	6.6	-41.1%
\$400,001 to \$500,000	11.7	11.3	-3.4%
\$500,001 and Above	15.8	14.0	-11.4%
<b>All Price Ranges</b>	<b>7.4</b>	<b>6.1</b>	<b>-17.6%</b>

### Condo-Townhouse Attached

	9-2017	9-2018	Change
\$75,000 and Below	11.2	5.9	-47.3%
\$75,001 to \$125,000	8.3	10.1	+21.7%
\$125,001 to \$175,000	6.9	7.3	+5.8%
\$175,001 to \$225,000	8.3	3.9	-53.0%
\$225,001 to \$300,000	9.5	5.2	-45.3%
\$300,001 to \$400,000	2.9	9.3	+220.7%
\$400,001 to \$500,000	0.0	4.0	--
\$500,001 and Above	1.0	0.0	-100.0%
<b>All Price Ranges</b>	<b>8.6</b>	<b>7.4</b>	<b>-14.0%</b>

#### By Construction Status

	9-2017	9-2018	Change
Previously Owned	7.4	6.1	-17.6%
New Construction	9.1	9.4	+3.3%
<b>All Construction Statuses</b>	<b>7.5</b>	<b>6.2</b>	<b>-17.3%</b>

	9-2017	9-2018	Change
Previously Owned	7.3	6.1	-16.4%
New Construction	9.3	8.9	-4.3%
<b>All Construction Statuses</b>	<b>7.4</b>	<b>6.1</b>	<b>-17.6%</b>