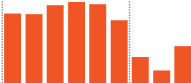


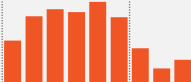


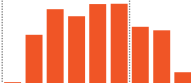


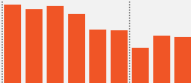

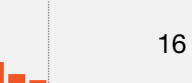
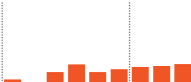




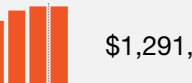
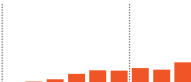



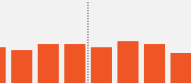
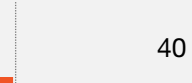
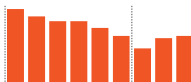


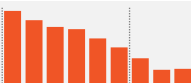

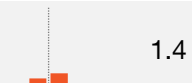



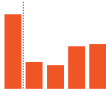
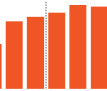

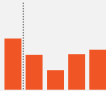
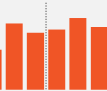

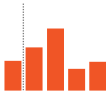
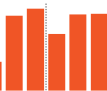




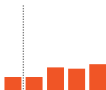
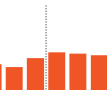


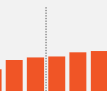

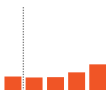
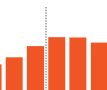

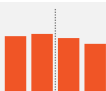



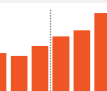


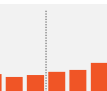
# Single-Family Detached Activity Overview

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

Key Metrics	Historical Sparkbars			5-2021	5-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
	05-2020	05-2021	05-2022						
New Listings				1,430	<b>1,210</b>	- 15.4%	6,173	<b>5,561</b>	- 9.9%
Pending Sales				1,219	<b>863</b>	- 29.2%	5,312	<b>4,393</b>	- 17.3%
Closed Sales				1,118	<b>941</b>	- 15.8%	4,863	<b>4,222</b>	- 13.2%
Days on Market				16	<b>11</b>	- 31.3%	18	<b>14</b>	- 22.2%
Median Sales Price				\$950,000	<b>\$1,100,000</b>	+ 15.8%	\$889,000	<b>\$1,035,000</b>	+ 16.4%
Average Sales Price				\$1,291,686	<b>\$1,485,380</b>	+ 15.0%	\$1,213,207	<b>\$1,421,462</b>	+ 17.2%
Pct. of Orig. Price Received				104.8%	<b>104.9%</b>	+ 0.1%	103.0%	<b>105.6%</b>	+ 2.5%
Housing Affordability Index				40	<b>28</b>	- 30.0%	43	<b>29</b>	- 32.6%
Inventory of Homes for Sale				1,578	<b>1,186</b>	- 24.8%	--	--	--
Months Supply of Inventory				1.4	<b>1.3</b>	- 7.1%	--	--	--

# Single-Family Attached Activity Overview

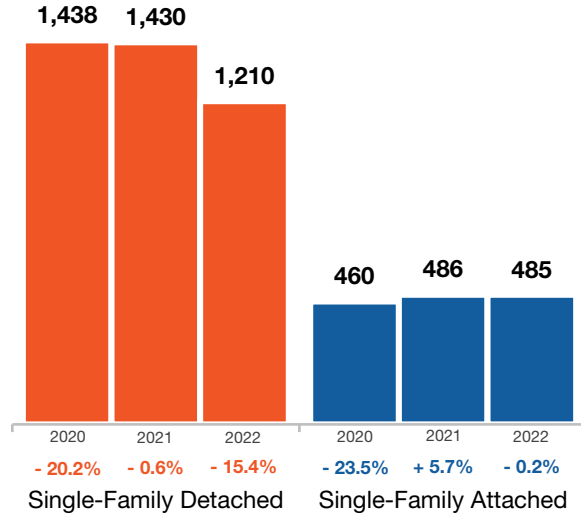
Key metrics by report month and for year-to-date (YTD) starting from the first of the year. **Attached homes only.**

Key Metrics	Historical Sparkbars			5-2021	5-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
	05-2020	05-2021	05-2022						
New Listings				486	<b>485</b>	- 0.2%	2,161	<b>2,073</b>	- 4.1%
Pending Sales				416	<b>371</b>	- 10.8%	1,956	<b>1,702</b>	- 13.0%
Closed Sales				383	<b>356</b>	- 7.0%	1,858	<b>1,598</b>	- 14.0%
Days on Market				10	<b>10</b>	0.0%	15	<b>11</b>	- 26.7%
Median Sales Price				\$590,000	<b>\$700,000</b>	+ 18.6%	\$555,000	<b>\$685,000</b>	+ 23.4%
Average Sales Price				\$662,514	<b>\$843,132</b>	+ 27.3%	\$639,221	<b>\$800,199</b>	+ 25.2%
Pct. of Orig. Price Received				104.4%	<b>105.2%</b>	+ 0.8%	102.4%	<b>106.2%</b>	+ 3.7%
Housing Affordability Index				64	<b>44</b>	- 31.3%	68	<b>45</b>	- 33.8%
Inventory of Homes for Sale				408	<b>369</b>	- 9.6%	--	--	--
Months Supply of Inventory				1.1	<b>1.0</b>	- 9.1%	--	--	--

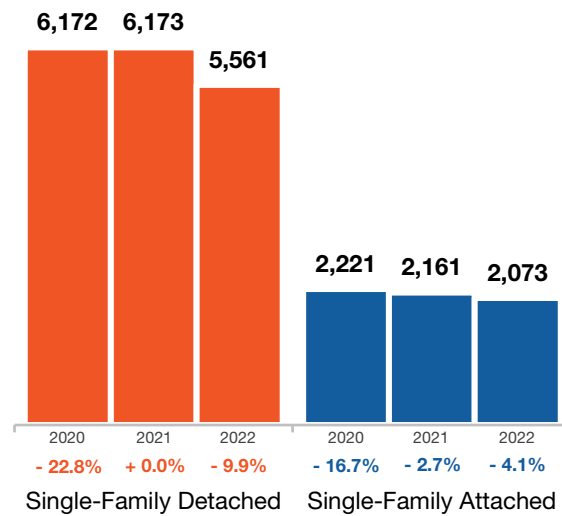
# New Listings

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

## May

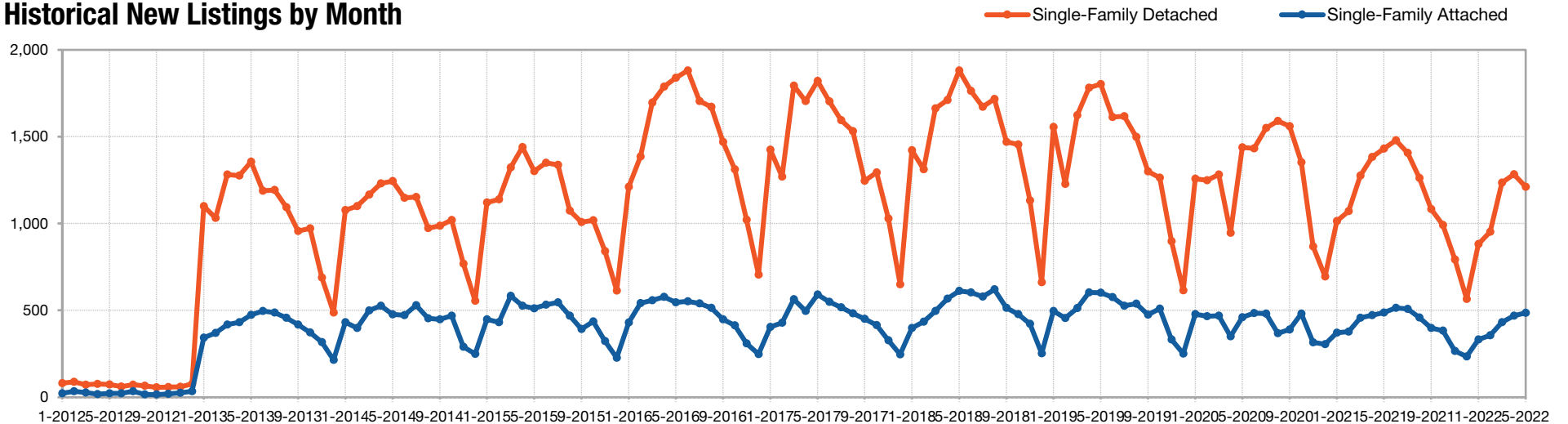


## Year to Date



New Listings	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jun-2021	1,479	+3.3%	513	+6.2%
Jul-2021	1,407	-9.2%	507	+5.6%
Aug-2021	1,262	-20.6%	458	+24.5%
Sep-2021	1,083	-30.6%	398	+2.6%
Oct-2021	991	-26.7%	382	-20.6%
Nov-2021	792	-8.8%	265	-15.9%
Dec-2021	565	-18.7%	234	-23.0%
Jan-2022	881	-13.0%	332	-10.3%
Feb-2022	952	-11.1%	356	-5.6%
Mar-2022	1,235	-3.2%	431	-5.5%
Apr-2022	1,283	-7.2%	469	-0.6%
<b>May-2022</b>	<b>1,210</b>	<b>-15.4%</b>	<b>485</b>	<b>-0.2%</b>
12-Month Avg	1,095	-13.7%	403	-3.0%

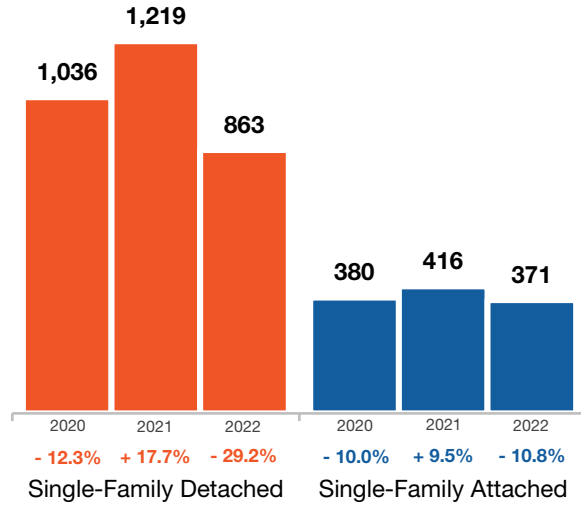
## Historical New Listings by Month



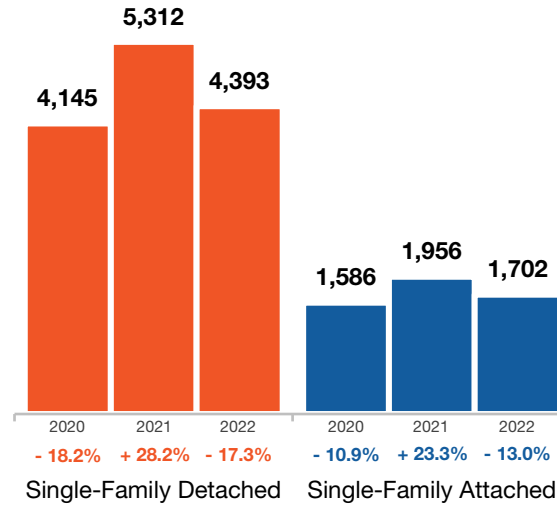
# Pending Sales

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

## May

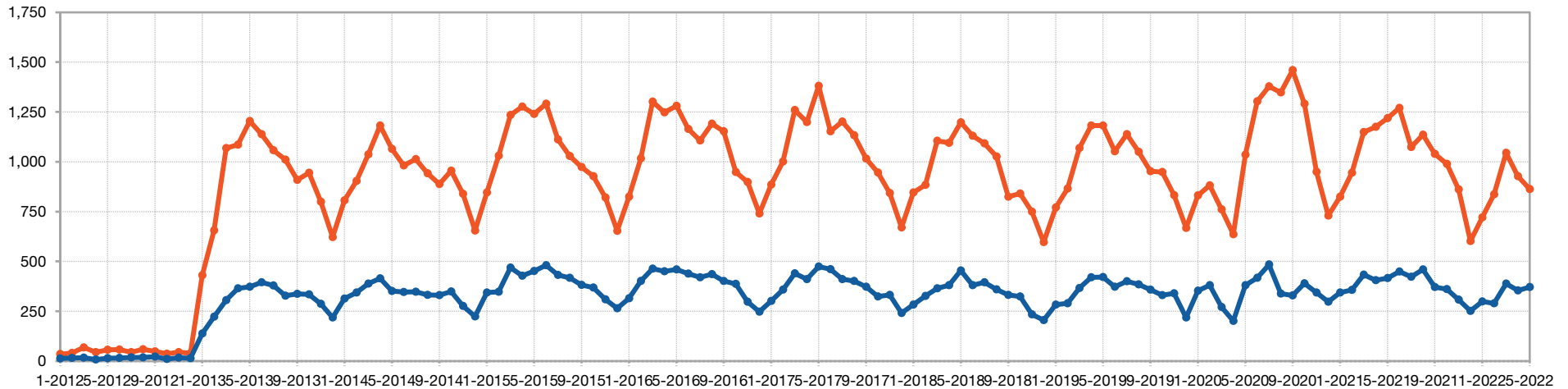


## Year to Date



Pending Sales	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jun-2021	1,270	-2.5%	449	+7.4%
Jul-2021	1,073	-22.1%	423	-12.6%
Aug-2021	1,136	-15.7%	460	+36.1%
Sep-2021	1,039	-28.8%	371	+12.8%
Oct-2021	989	-23.4%	361	-7.4%
Nov-2021	862	-9.3%	308	-10.2%
Dec-2021	602	-17.5%	252	-15.4%
Jan-2022	721	-12.6%	299	-13.1%
Feb-2022	837	-11.3%	289	-19.0%
Mar-2022	1,045	-9.1%	389	-10.2%
Apr-2022	927	-21.1%	354	-12.8%
<b>May-2022</b>	<b>863</b>	<b>-29.2%</b>	<b>371</b>	<b>-10.8%</b>
12-Month Avg	1,148	-17.5%	380	-5.0%

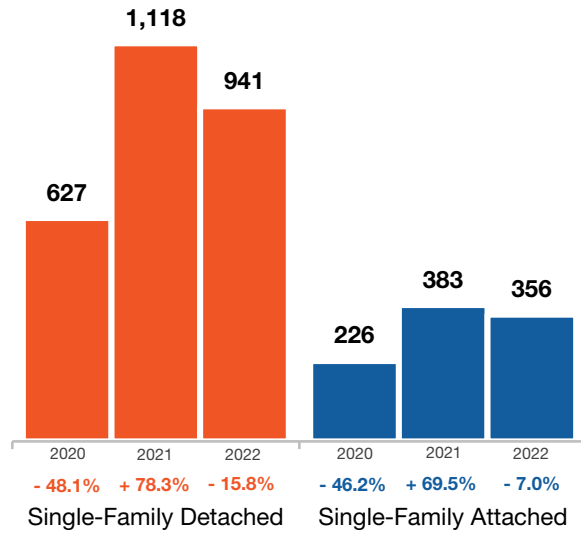
## Historical Pending Sales by Month



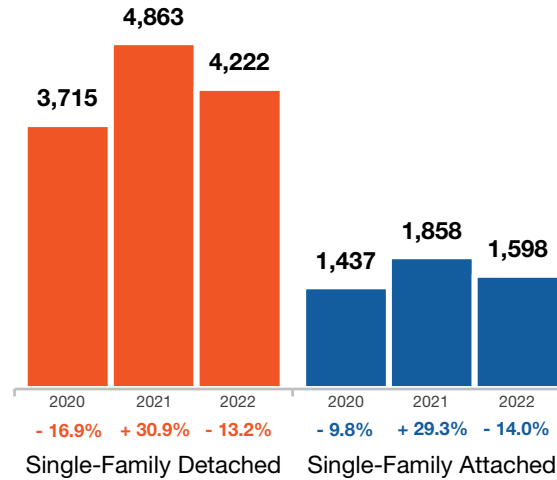
# Closed Sales

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

## May

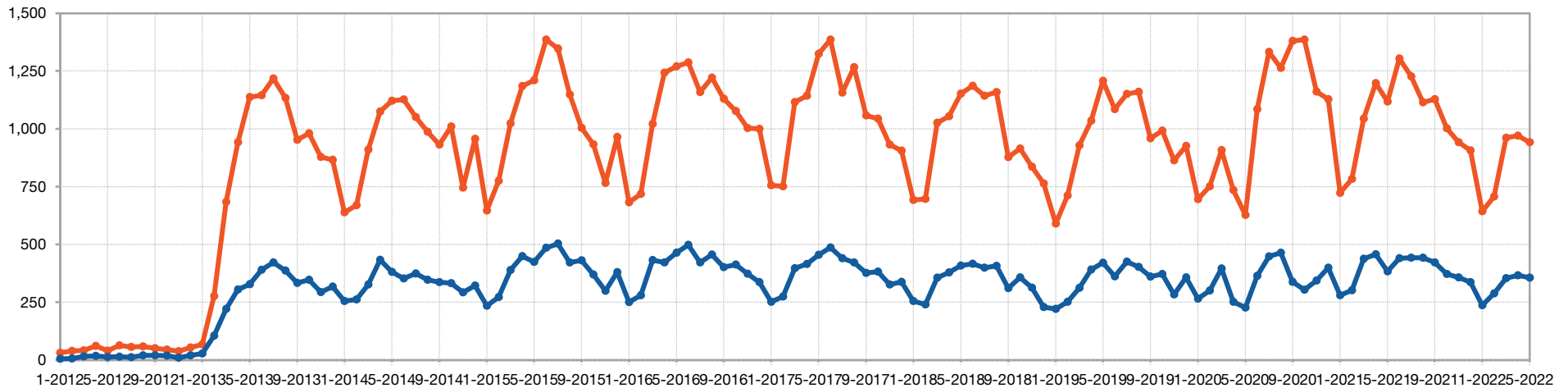


## Year to Date



Closed Sales	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jun-2021	1,304	+20.2%	440	+20.9%
Jul-2021	1,226	-8.0%	442	-1.3%
Aug-2021	1,114	-11.8%	442	-4.5%
Sep-2021	1,128	-18.3%	421	+24.6%
Oct-2021	1,002	-27.7%	372	+22.8%
Nov-2021	941	-18.9%	357	+4.1%
Dec-2021	906	-19.7%	336	-15.8%
Jan-2022	643	-10.9%	236	-15.7%
Feb-2022	707	-9.6%	287	-4.7%
Mar-2022	961	-8.0%	353	-19.2%
Apr-2022	970	-19.0%	366	-19.9%
<b>May-2022</b>	<b>941</b>	<b>-15.8%</b>	<b>356</b>	<b>-7.0%</b>
12-Month Avg	1,133	-12.9%	376	-2.4%

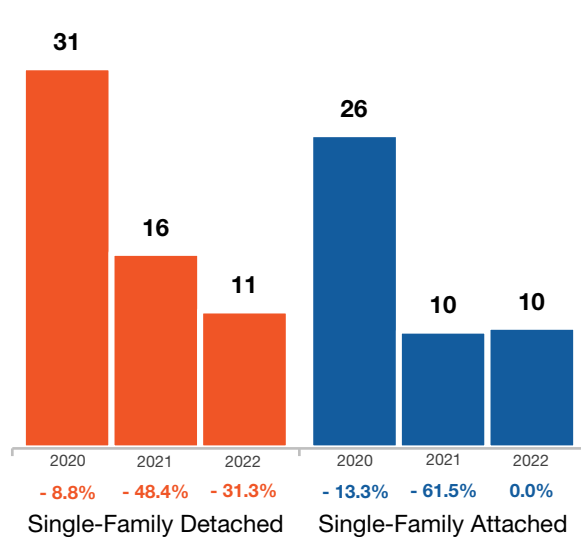
## Historical Closed Sales by Month



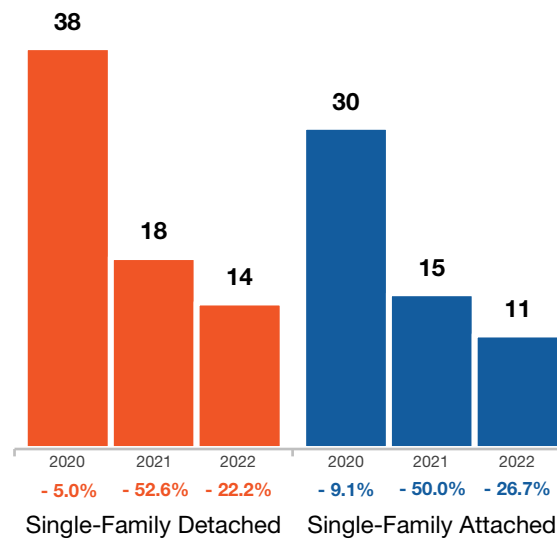
# Days on Market Until Sale

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

## May



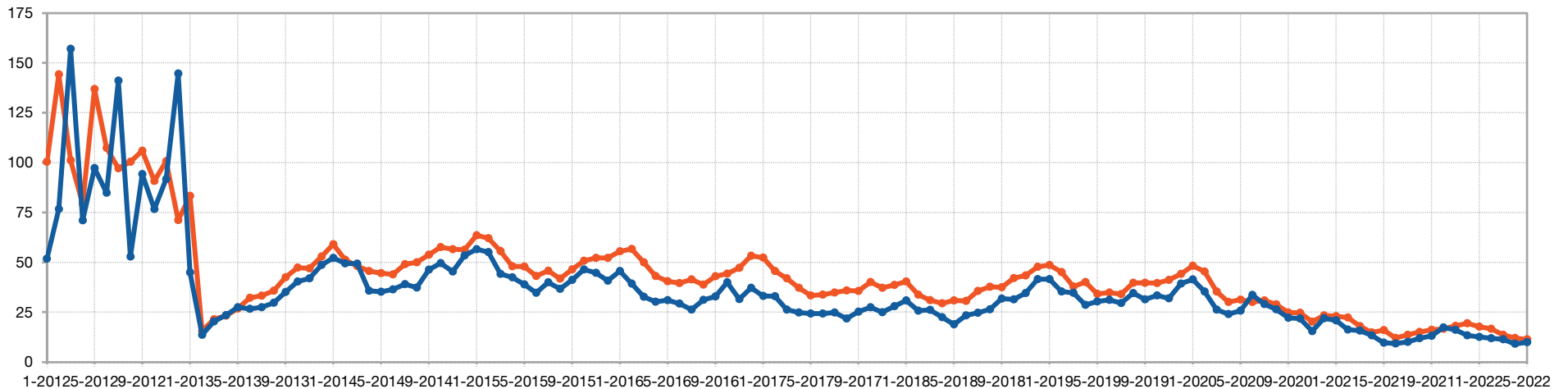
## Year to Date



Days on Market	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jun-2021	12	-60.0%	9	-73.5%
Jul-2021	14	-54.8%	10	-65.5%
Aug-2021	15	-48.3%	12	-53.8%
Sep-2021	16	-36.0%	13	-40.9%
Oct-2021	17	-32.0%	17	-22.7%
Nov-2021	18	-10.0%	16	+6.7%
Dec-2021	19	-17.4%	13	-40.9%
Jan-2022	18	-21.7%	13	-38.1%
Feb-2022	17	-22.7%	12	-25.0%
Mar-2022	14	-22.2%	11	-31.3%
Apr-2022	12	-20.0%	9	-30.8%
<b>May-2022</b>	<b>11</b>	<b>-31.3%</b>	<b>10</b>	<b>0.0%</b>
12-Month Avg*	23	-35.8%	21	-41.4%

\* Days on Market for all properties from June 2021 through May 2022. This is not the average of the individual figures above.

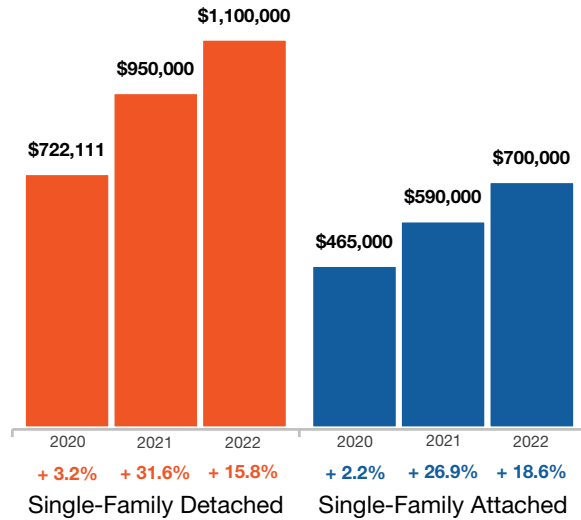
## Historical Days on Market Until Sale by Month



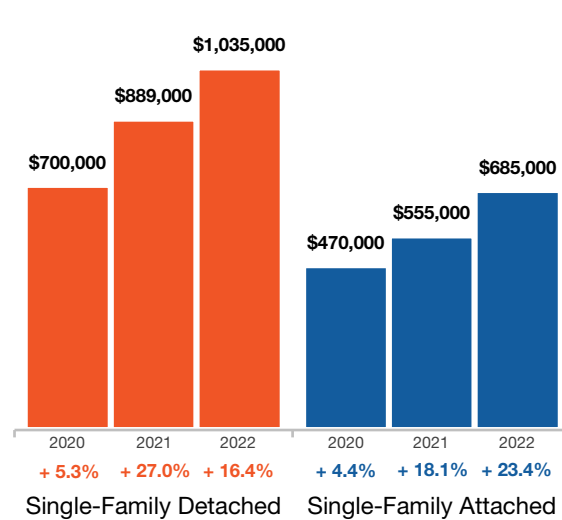
# Median Sales Price

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

## May



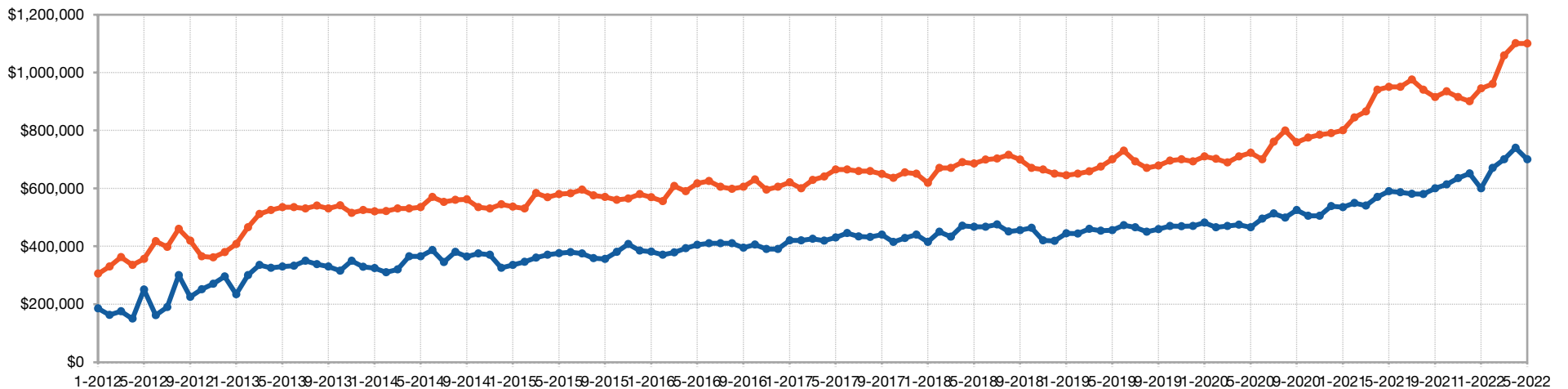
## Year to Date



Median Sales Price	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jun-2021	\$950,000	+35.7%	\$585,980	+18.4%
Jul-2021	\$975,000	+28.3%	\$580,500	+13.2%
Aug-2021	\$940,000	+17.6%	\$580,000	+16.3%
Sep-2021	\$915,000	+20.6%	\$600,000	+14.3%
Oct-2021	\$935,000	+20.6%	\$613,500	+21.5%
Nov-2021	\$915,000	+16.6%	\$635,000	+25.7%
Dec-2021	\$900,000	+13.9%	\$651,500	+21.1%
Jan-2022	\$945,000	+18.1%	\$600,000	+12.3%
Feb-2022	\$960,000	+13.7%	\$670,000	+22.0%
Mar-2022	\$1,058,000	+22.3%	\$700,000	+29.6%
Apr-2022	\$1,100,506	+17.1%	\$740,000	+29.8%
<b>May-2022</b>	<b>\$1,100,000</b>	<b>+15.8%</b>	<b>\$700,000</b>	<b>+18.6%</b>
12-Month Avg*	\$807,000	+20.2%	\$527,000	+20.5%

\* Median Sales Price for all properties from June 2021 through May 2022. This is not the average of the individual figures above.

## Historical Median Sales Price by Month

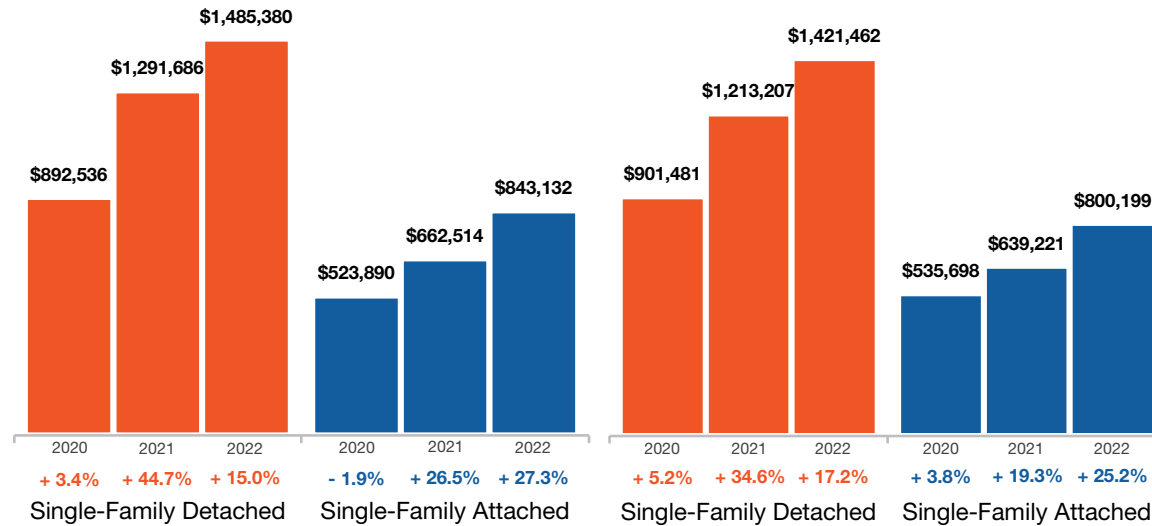


# Average Sales Price

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

## May

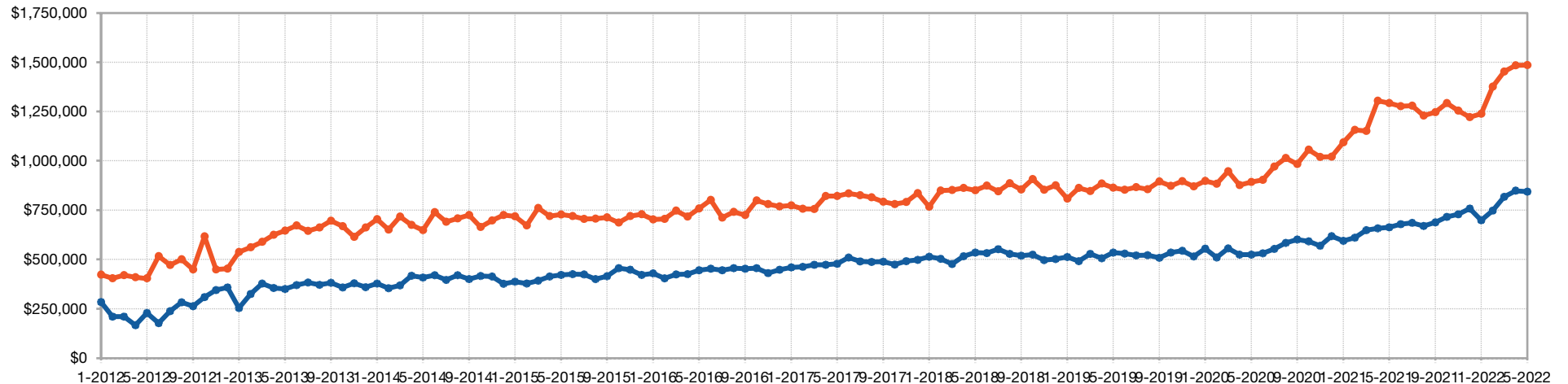
## Year to Date



Avg. Sales Price	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jun-2021	\$1,276,653	+41.3%	\$678,686	+27.7%
Jul-2021	\$1,279,074	+31.9%	\$684,661	+23.7%
Aug-2021	\$1,229,041	+21.2%	\$669,467	+14.7%
Sep-2021	\$1,245,633	+26.7%	\$687,989	+14.6%
Oct-2021	\$1,291,847	+22.4%	\$716,192	+21.2%
Nov-2021	\$1,253,299	+23.0%	\$729,097	+28.1%
Dec-2021	\$1,220,322	+19.6%	\$758,069	+22.8%
Jan-2022	\$1,238,719	+13.4%	\$698,947	+17.5%
Feb-2022	\$1,375,081	+18.9%	\$747,412	+22.4%
Mar-2022	\$1,452,370	+26.2%	\$817,696	+26.2%
Apr-2022	\$1,483,775	+13.8%	\$848,362	+29.0%
<b>May-2022</b>	<b>\$1,485,380</b>	<b>+15.0%</b>	<b>\$843,132</b>	<b>+27.3%</b>
12-Month Avg*	\$1,319,266	+22.5%	\$739,976	+22.1%

\* Avg. Sales Price for all properties from June 2021 through May 2022. This is not the average of the individual figures above.

## Historical Average Sales Price by Month



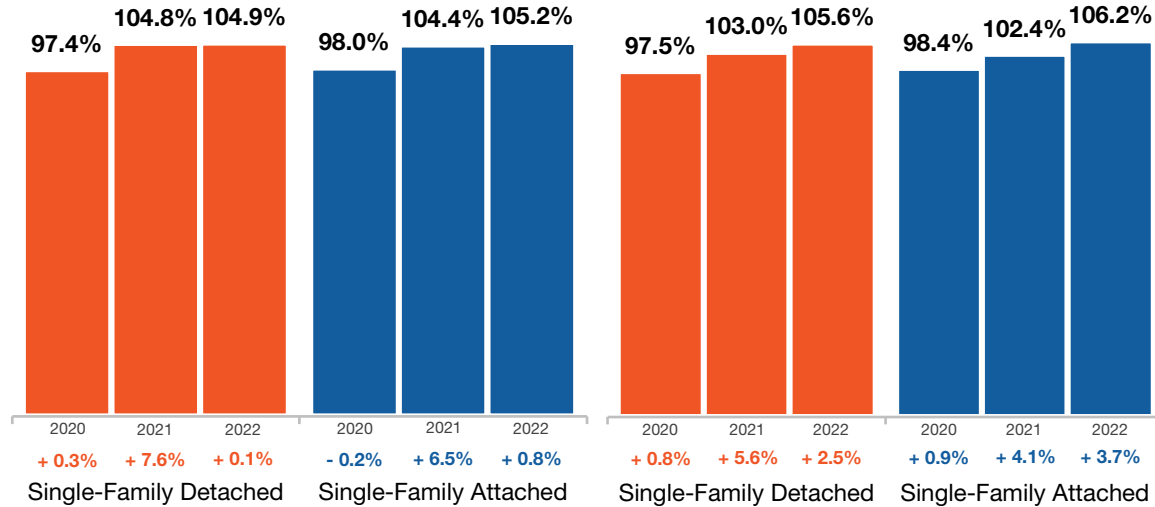


# Percent of Original List Price Received

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.

## May

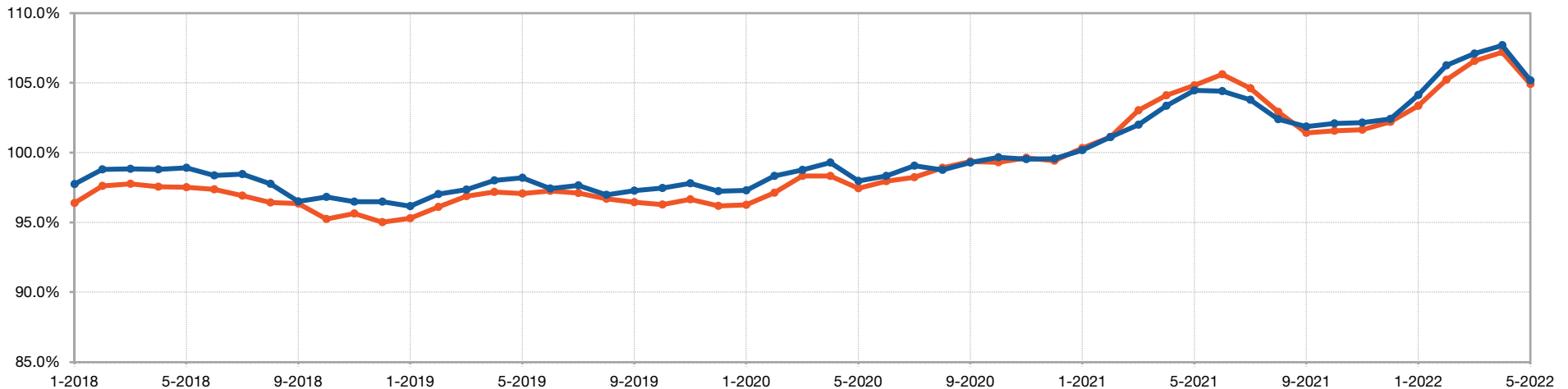
## Year to Date



Pct. of Orig. Price Received	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jun-2021	105.6%	+7.9%	104.4%	+6.2%
Jul-2021	104.6%	+6.5%	103.8%	+4.8%
Aug-2021	102.9%	+4.0%	102.4%	+3.6%
Sep-2021	101.4%	+2.1%	101.9%	+2.6%
Oct-2021	101.6%	+2.3%	102.1%	+2.5%
Nov-2021	101.6%	+2.0%	102.1%	+2.6%
Dec-2021	102.2%	+2.8%	102.4%	+2.8%
Jan-2022	103.3%	+3.0%	104.1%	+3.9%
Feb-2022	105.2%	+4.1%	106.2%	+5.0%
Mar-2022	106.6%	+3.5%	107.1%	+5.0%
Apr-2022	107.2%	+3.0%	107.7%	+4.2%
<b>May-2022</b>	<b>104.9%</b>	<b>+0.1%</b>	<b>105.2%</b>	<b>+0.8%</b>
12-Month Avg*	103.9%	+3.5%	104.1%	+3.5%

\* Pct. of Orig. Price Received for all properties from June 2021 through May 2022. This is not the average of the individual figures above.

## Historical Percent of Original List Price Received by Month

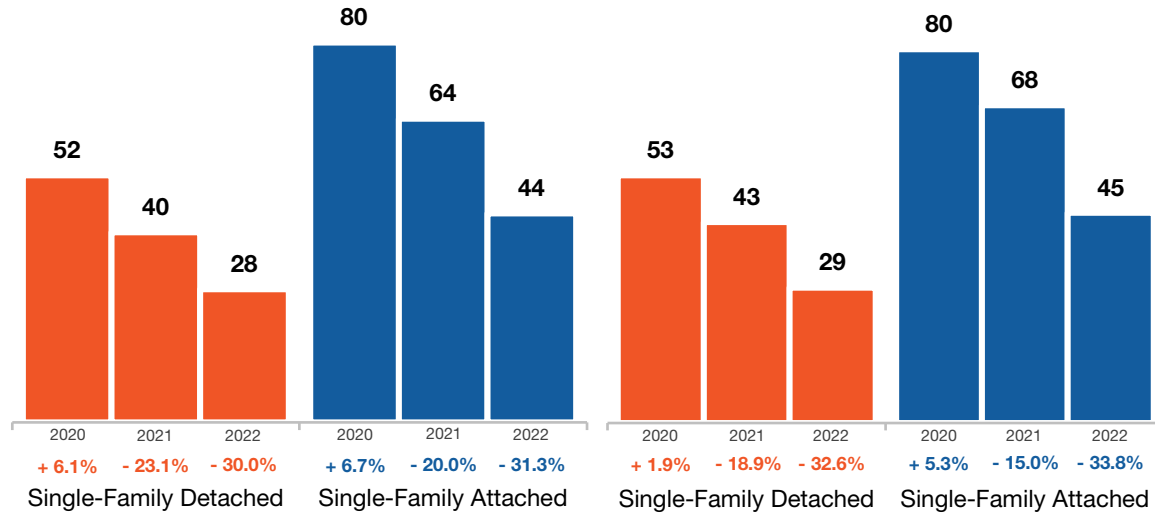


# Housing Affordability Index

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.

## May

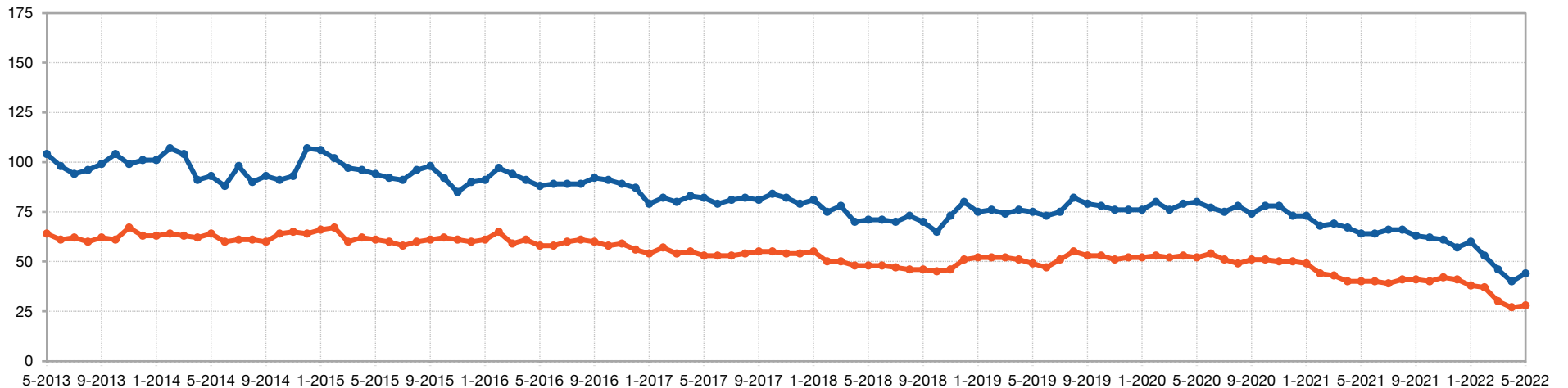
## Year to Date



Affordability Index	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jun-2021	40	-25.9%	64	-16.9%
Jul-2021	39	-23.5%	66	-12.0%
Aug-2021	41	-16.3%	66	-15.4%
Sep-2021	41	-19.6%	63	-14.9%
Oct-2021	40	-21.6%	62	-20.5%
Nov-2021	42	-16.0%	61	-21.8%
Dec-2021	41	-18.0%	57	-21.9%
Jan-2022	38	-22.4%	60	-17.8%
Feb-2022	37	-15.9%	53	-22.1%
Mar-2022	30	-30.2%	46	-33.3%
Apr-2022	27	-32.5%	40	-40.3%
<b>May-2022</b>	<b>28</b>	<b>-30.0%</b>	<b>44</b>	<b>-31.3%</b>
12-Month Avg*	37	-35.5%	57	-35.8%

\* Affordability Index for all properties from June 2021 through May 2022. This is not the average of the individual figures above.

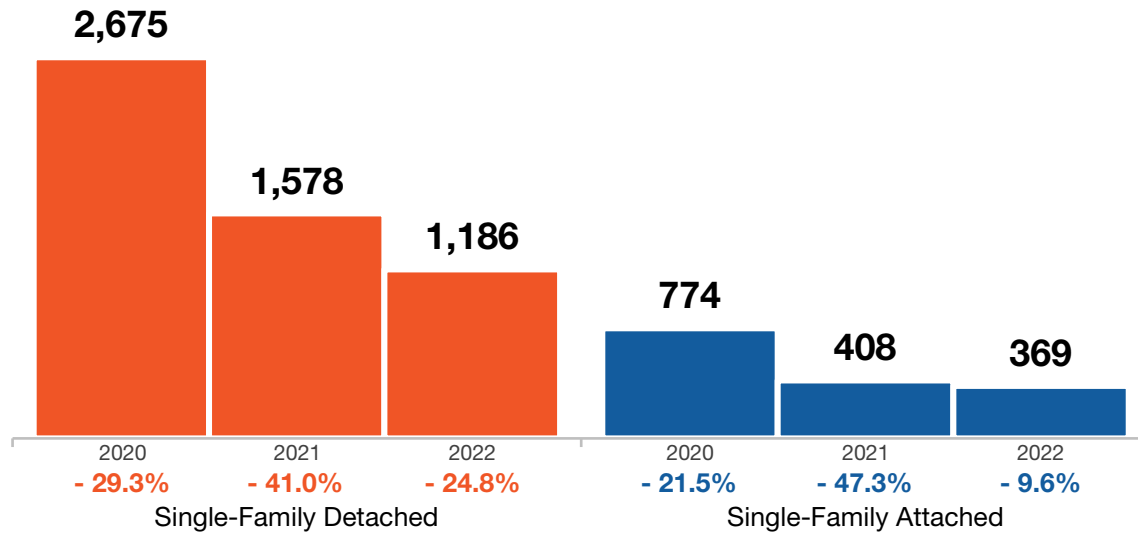
## Historical Housing Affordability Index by Month



# Inventory of Homes for Sale

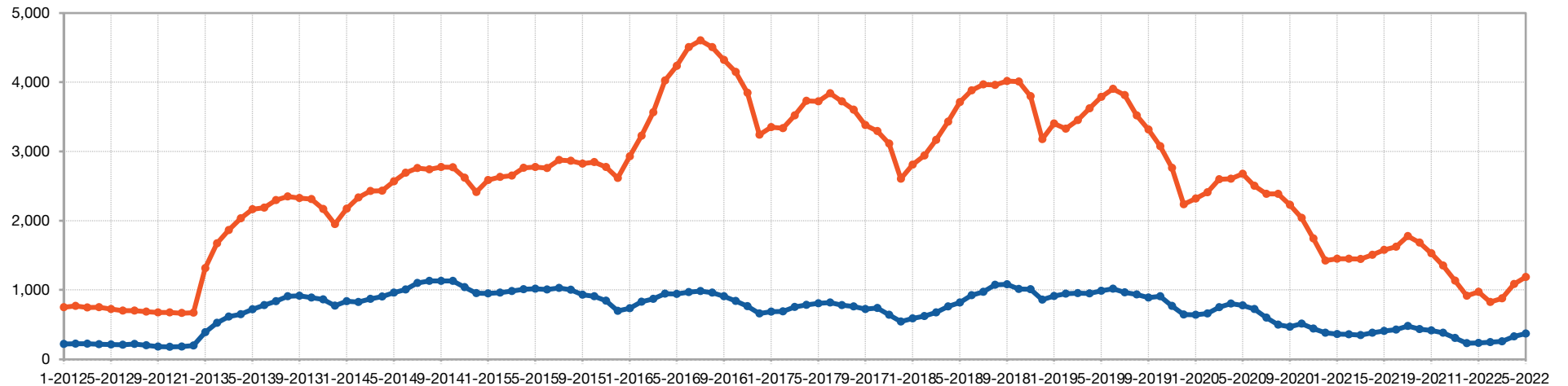
The number of properties available for sale in active status at the end of a given month.

## May



Homes for Sale	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jun-2021	1,621	-35.2%	427	-40.9%
Jul-2021	1,775	-25.5%	480	-20.0%
Aug-2021	1,683	-29.4%	432	-13.4%
Sep-2021	1,529	-31.4%	416	-11.3%
Oct-2021	1,353	-33.7%	380	-25.6%
Nov-2021	1,134	-34.9%	304	-30.9%
Dec-2021	916	-35.6%	232	-38.8%
Jan-2022	972	-32.9%	235	-35.1%
Feb-2022	824	-43.2%	244	-31.7%
Mar-2022	877	-39.3%	255	-26.7%
Apr-2022	1,084	-28.1%	327	-13.7%
<b>May-2022</b>	<b>1,186</b>	<b>-24.8%</b>	<b>369</b>	<b>-9.6%</b>
12-Month Avg	1,845	-32.4%	456	-25.1%

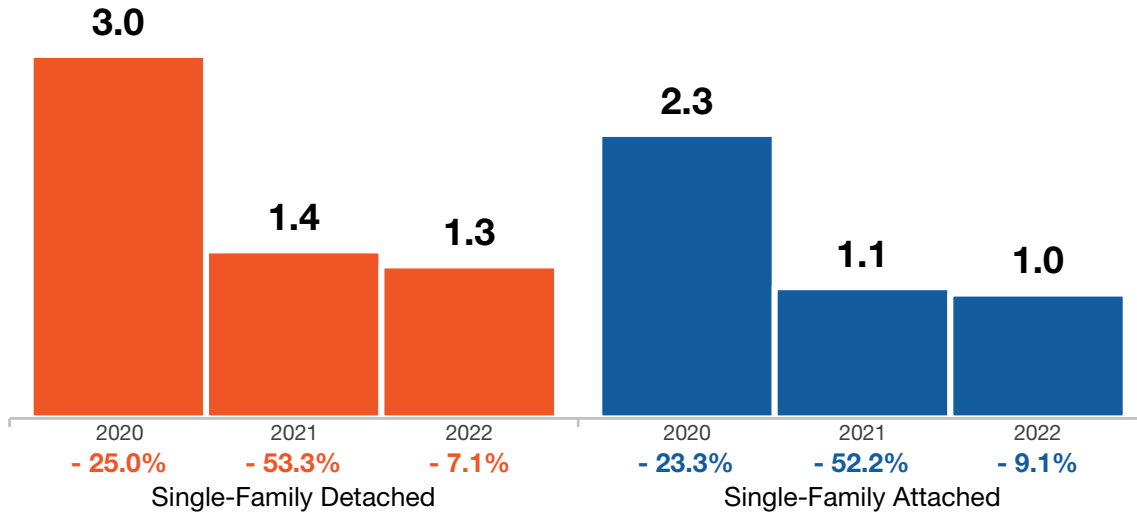
## Historical Inventory of Homes for Sale by Month



# 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.

## May



Months Supply	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jun-2021	1.4	-48.1%	1.1	-50.0%
Jul-2021	1.6	-36.0%	1.3	-23.5%
Aug-2021	1.5	-40.0%	1.1	-26.7%
Sep-2021	1.4	-36.4%	1.1	-21.4%
Oct-2021	1.3	-35.0%	1.0	-33.3%
Nov-2021	1.1	-35.3%	0.8	-38.5%
Dec-2021	0.9	-35.7%	0.6	-45.5%
Jan-2022	1.0	-28.6%	0.6	-40.0%
Feb-2022	0.8	-42.9%	0.7	-30.0%
Mar-2022	0.9	-30.8%	0.7	-30.0%
Apr-2022	1.1	-15.4%	0.9	-10.0%
<b>May-2022</b>	<b>1.3</b>	<b>-7.1%</b>	<b>1.0</b>	<b>-9.1%</b>
12-Month Avg*	1.8	-34.3%	1.3	-31.2%

\* Months Supply for all properties from June 2021 through May 2022. This is not the average of the individual figures above.

## Historical Months Supply of Inventory by Month

