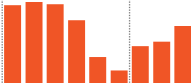


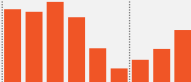


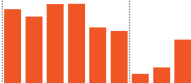


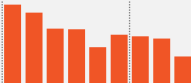







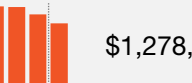
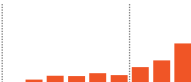

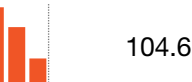



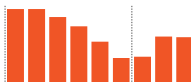





































# Single-Family Detached Activity Overview

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			7-2021	7-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
	07-2020	07-2021	07-2022						
New Listings				1,407	<b>1,054</b>	- 25.1%	9,060	<b>8,136</b>	- 10.2%
Pending Sales				1,075	<b>702</b>	- 34.7%	7,656	<b>5,802</b>	- 24.2%
Closed Sales				1,227	<b>675</b>	- 45.0%	7,394	<b>5,730</b>	- 22.5%
Days on Market				14	<b>19</b>	+ 35.7%	16	<b>14</b>	- 12.5%
Median Sales Price				\$975,000	<b>\$1,020,425</b>	+ 4.7%	\$914,500	<b>\$1,045,000</b>	+ 14.3%
Average Sales Price				\$1,278,435	<b>\$1,371,366</b>	+ 7.3%	\$1,235,226	<b>\$1,416,200</b>	+ 14.7%
Pct. of Orig. Price Received				104.6%	<b>98.3%</b>	- 6.0%	103.7%	<b>104.1%</b>	+ 0.4%
Housing Affordability Index				39	<b>30</b>	- 23.1%	42	<b>29</b>	- 31.0%
Inventory of Homes for Sale				1,778	<b>1,702</b>	- 4.3%	--	<b>--</b>	--
Months Supply of Inventory				1.6	<b>2.0</b>	+ 25.0%	--	<b>--</b>	--

# Single-Family Attached Activity Overview

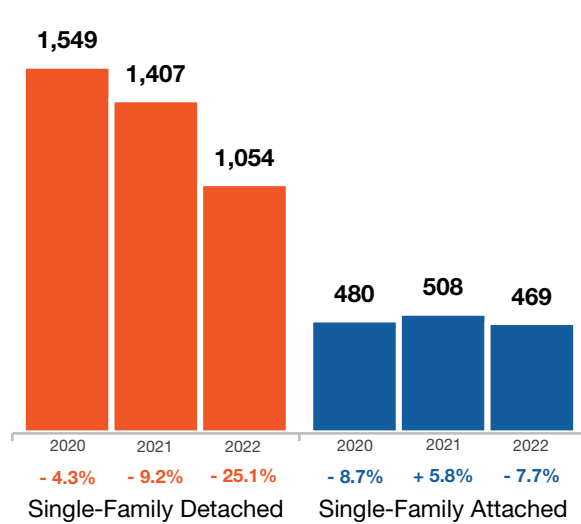
Key metrics by report month and for year-to-date (YTD) starting from the first of the year. **Attached homes only.**

Key Metrics	Historical Sparkbars			7-2021	7-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
	07-2020	07-2021	07-2022						
New Listings				508	469	- 7.7%	3,182	3,062	- 3.8%
Pending Sales				423	284	- 32.9%	2,828	2,304	- 18.5%
Closed Sales				442	272	- 38.5%	2,740	2,236	- 18.4%
Days on Market				10	16	+ 60.0%	13	12	- 7.7%
Median Sales Price				\$580,500	\$684,005	+ 17.8%	\$565,000	\$685,000	+ 21.2%
Average Sales Price				\$684,661	\$787,903	+ 15.1%	\$652,888	\$801,111	+ 22.7%
Pct. of Orig. Price Received				103.8%	99.8%	- 3.9%	102.9%	104.8%	+ 1.8%
Housing Affordability Index				66	45	- 31.8%	67	45	- 32.8%
Inventory of Homes for Sale				483	567	+ 17.4%	--	--	--
Months Supply of Inventory				1.3	1.7	+ 30.8%	--	--	--

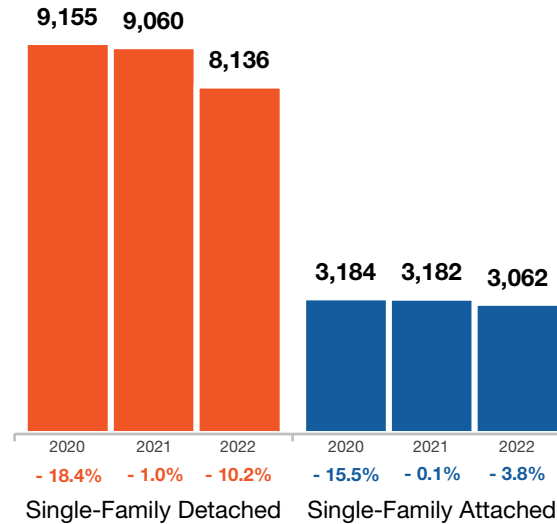
# New Listings

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

## July

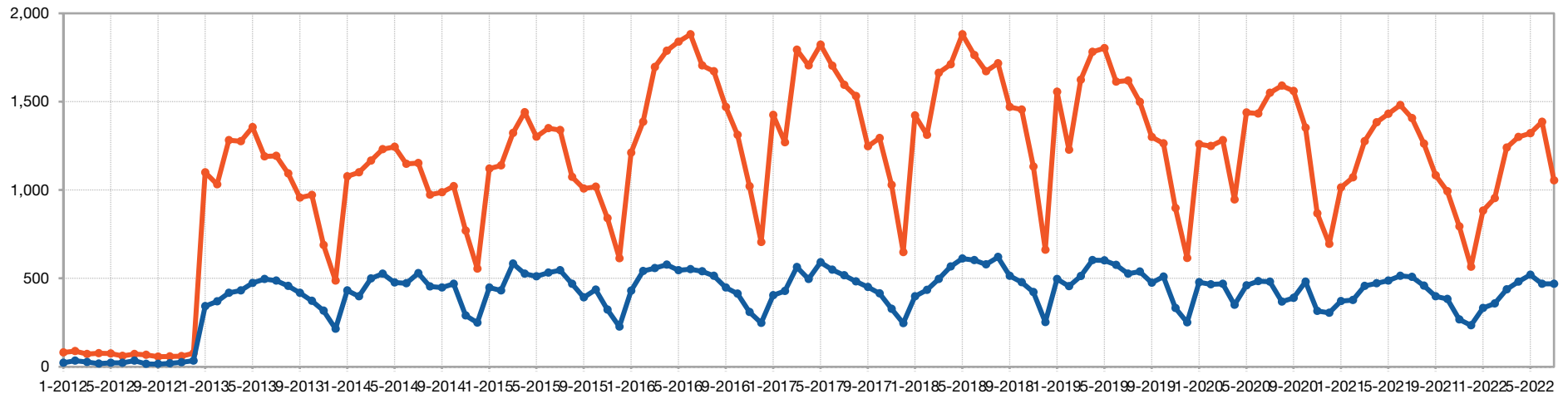


## Year to Date



New Listings	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Aug-2021	1,262	-20.6%	458	+24.5%
Sep-2021	1,083	-30.6%	398	+2.6%
Oct-2021	992	-26.6%	382	-20.6%
Nov-2021	794	-8.5%	266	-15.6%
Dec-2021	565	-18.6%	234	-23.3%
Jan-2022	882	-12.9%	332	-10.3%
Feb-2022	954	-10.9%	357	-5.3%
Mar-2022	1,240	-2.8%	437	-4.2%
Apr-2022	1,300	-6.0%	480	+1.7%
May-2022	1,321	-7.6%	519	+6.8%
Jun-2022	1,385	-6.4%	468	-8.8%
<b>Jul-2022</b>	<b>1,054</b>	<b>-25.1%</b>	<b>469</b>	<b>-7.7%</b>
12-Month Avg	1,069	-15.2%	400	-4.7%

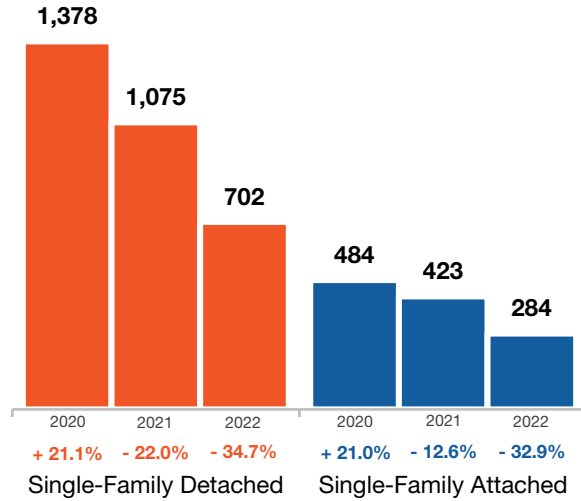
## Historical New Listings by Month



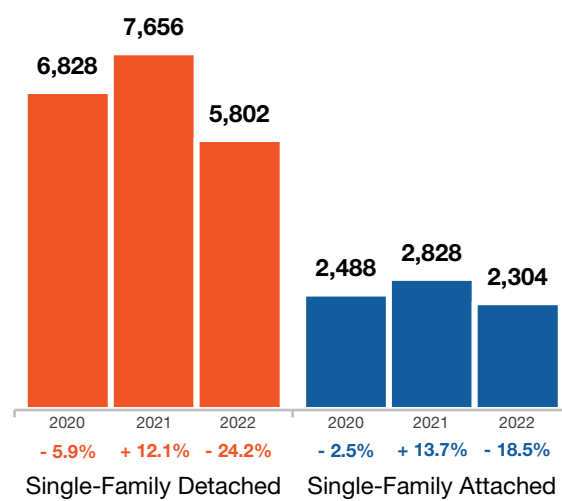
# Pending Sales

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

## July

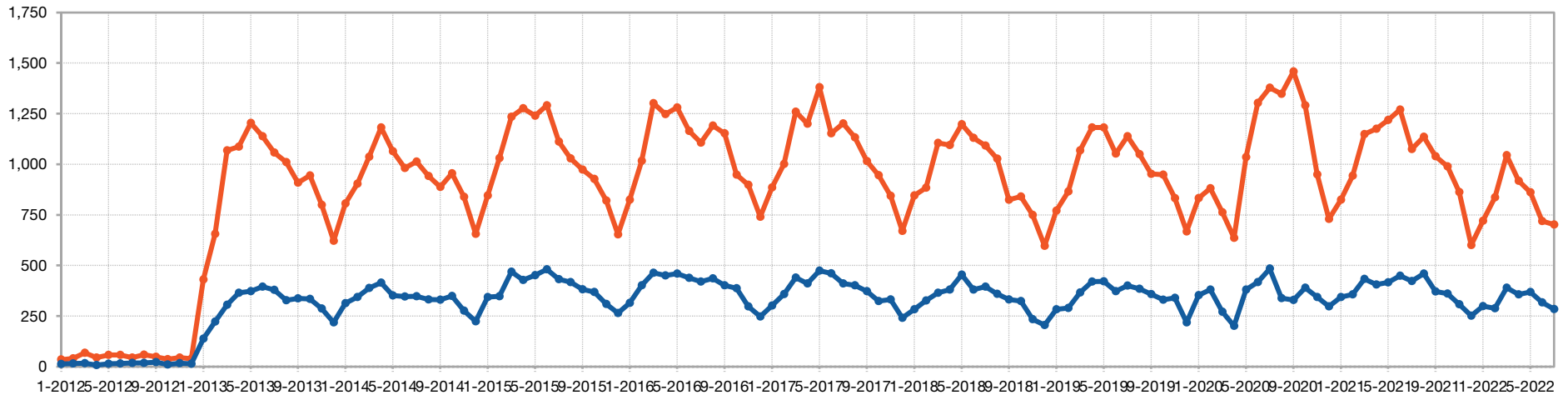


## Year to Date



Pending Sales	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	863	-9.2%	308	-10.2%
Dec-2021	601	-17.7%	252	-15.4%
Jan-2022	721	-12.6%	299	-13.1%
Feb-2022	836	-11.3%	288	-19.3%
Mar-2022	1,044	-9.1%	390	-9.9%
Apr-2022	918	-21.9%	357	-12.1%
May-2022	862	-29.3%	369	-11.3%
Jun-2022	719	-43.4%	317	-29.4%
<b>Jul-2022</b>	<b>702</b>	<b>-34.7%</b>	<b>284</b>	<b>-32.9%</b>
12-Month Avg	1,120	-22.4%	377	-10.4%

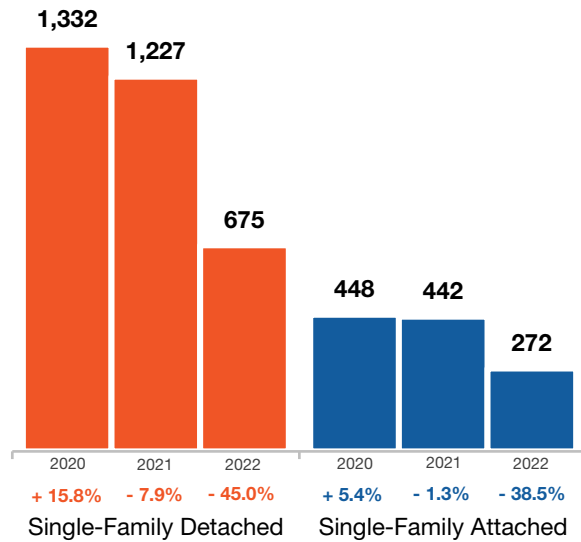
## Historical Pending Sales by Month



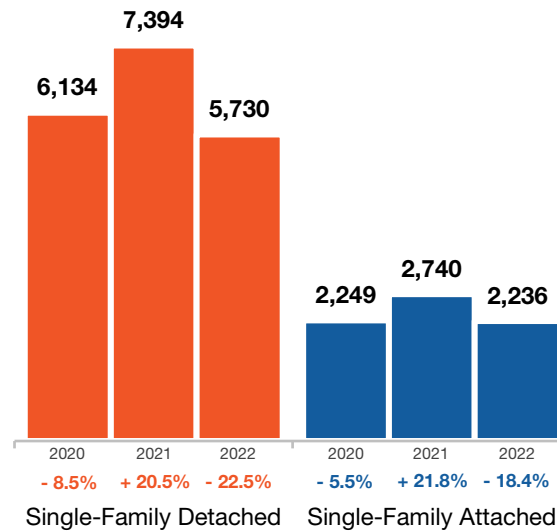
# Closed Sales

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

## July

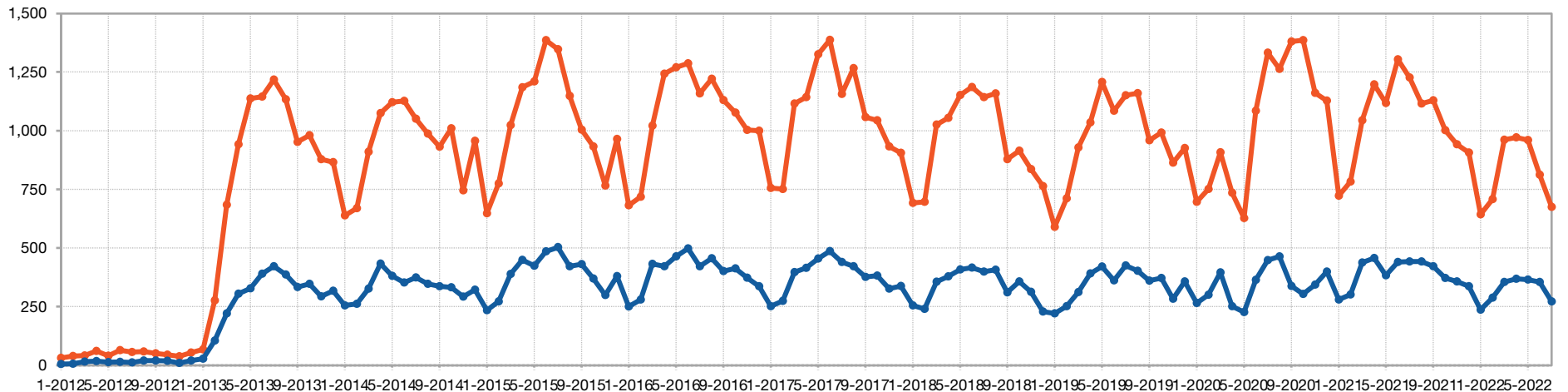


## Year to Date



Closed Sales	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Aug-2021	1,115	-11.7%	442	-4.5%
Sep-2021	1,129	-18.2%	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	708	-9.5%	287	-4.7%
Mar-2022	961	-8.0%	354	-19.0%
Apr-2022	971	-18.9%	368	-19.5%
May-2022	960	-14.1%	365	-4.7%
Jun-2022	812	-37.7%	354	-19.5%
<b>Jul-2022</b>	<b>675</b>	<b>-45.0%</b>	<b>272</b>	<b>-38.5%</b>
12-Month Avg	1,143	-21.1%	382	-9.2%

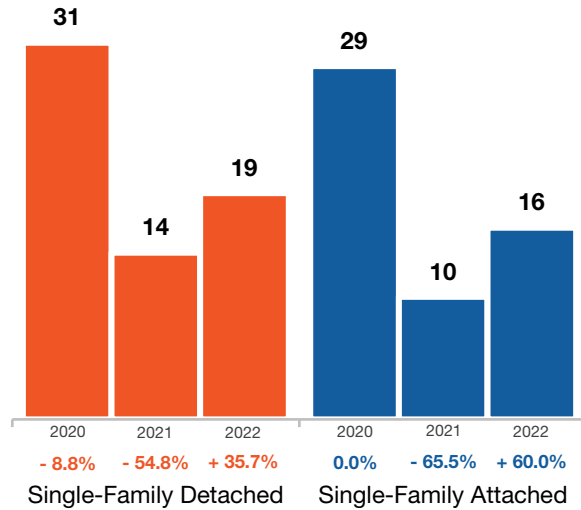
## Historical Closed Sales by Month



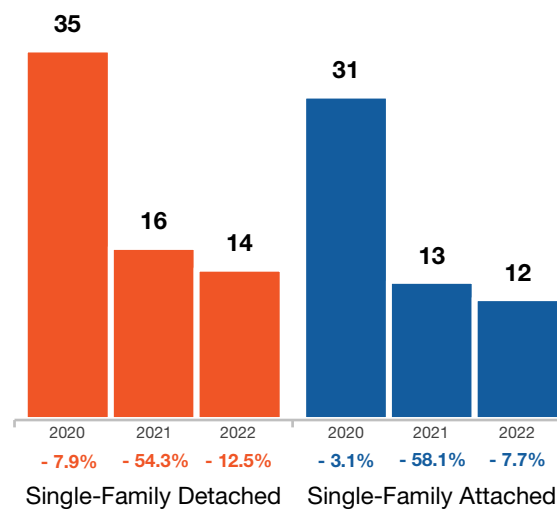
# Days on Market Until Sale

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

## July



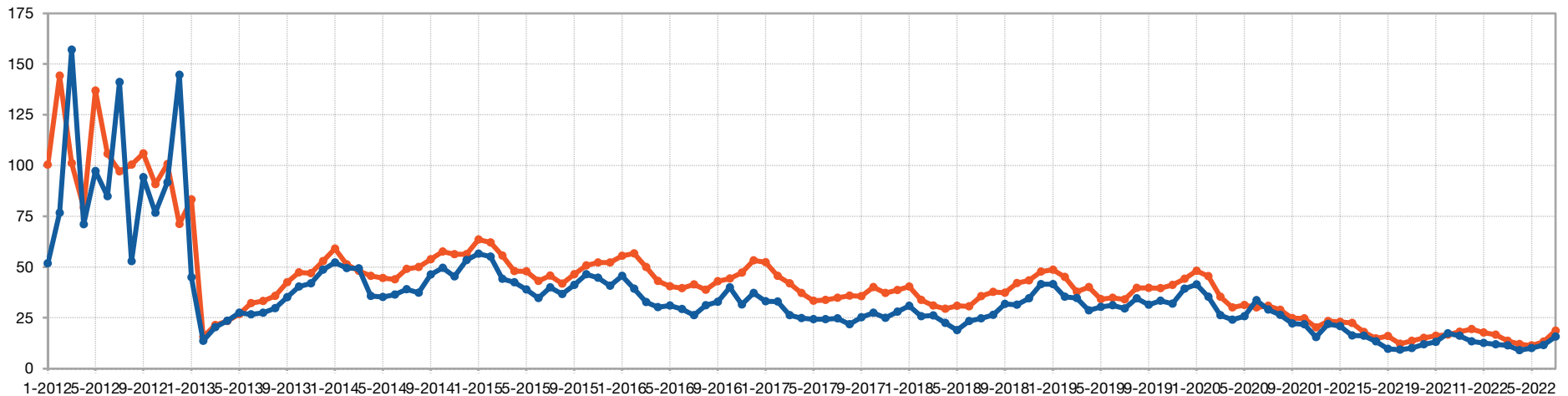
## Year to Date



Days on Market	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%
May-2022	11	-31.3%	10	0.0%
Jun-2022	13	+8.3%	12	+33.3%
<b>Jul-2022</b>	<b>19</b>	<b>+35.7%</b>	<b>16</b>	<b>+60.0%</b>
12-Month Avg*	20	-22.7%	17	-23.3%

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

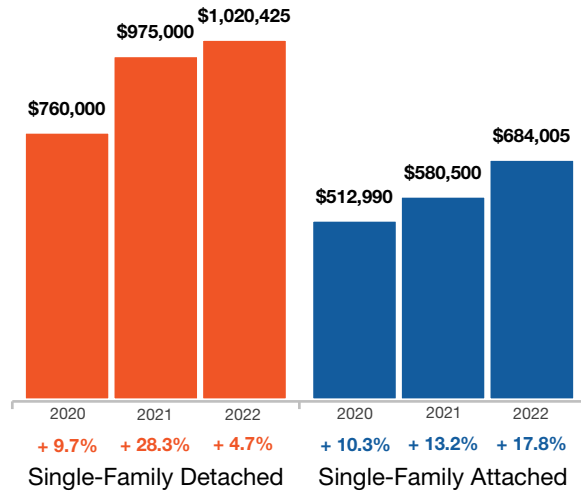
## Historical Days on Market Until Sale by Month



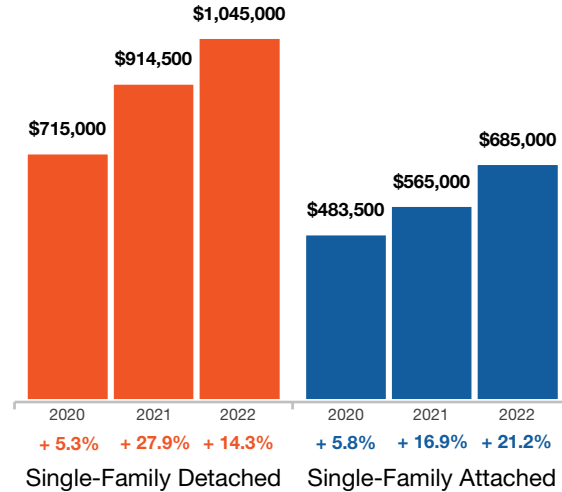
# Median Sales Price

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

## July



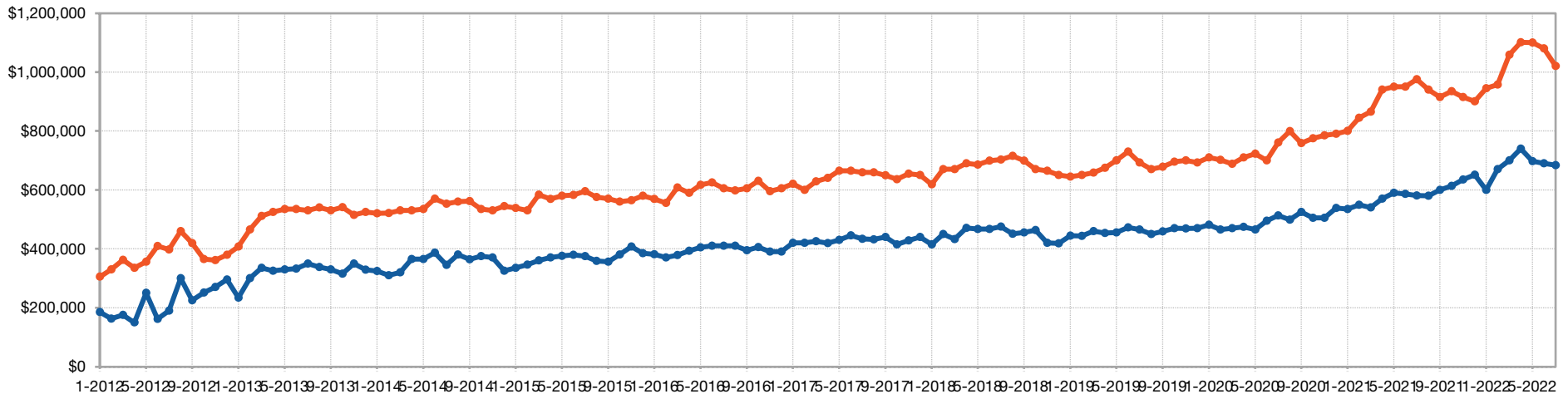
## Year to Date



Median Sales Price	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	\$957,500	+13.4%	\$670,000	+22.0%
Mar-2022	\$1,058,000	+22.3%	\$700,000	+29.6%
Apr-2022	\$1,101,011	+17.1%	\$740,000	+29.8%
May-2022	\$1,100,000	+15.8%	\$697,500	+18.2%
Jun-2022	\$1,080,000	+13.7%	\$690,000	+17.8%
<b>Jul-2022</b>	<b>\$1,020,425</b>	<b>+4.7%</b>	<b>\$684,005</b>	<b>+17.8%</b>
12-Month Avg*	\$850,000	+15.3%	\$541,995	+19.9%

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

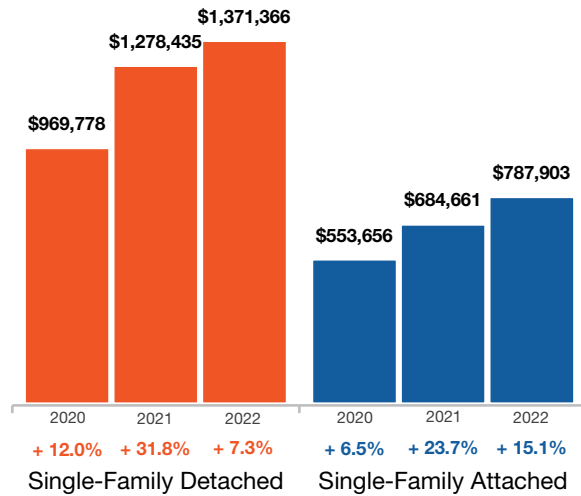
## Historical Median Sales Price by Month



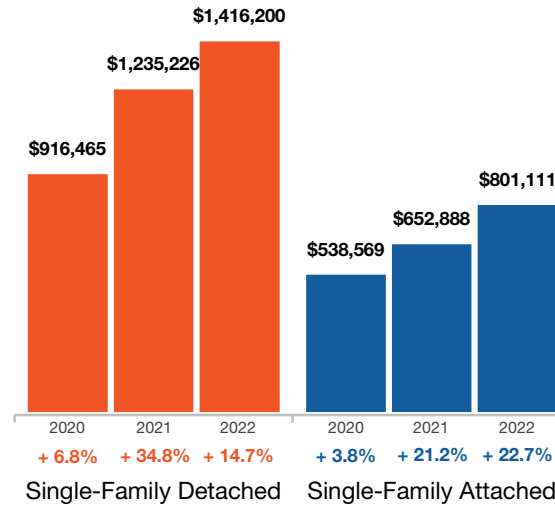
# Average Sales Price

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

## July



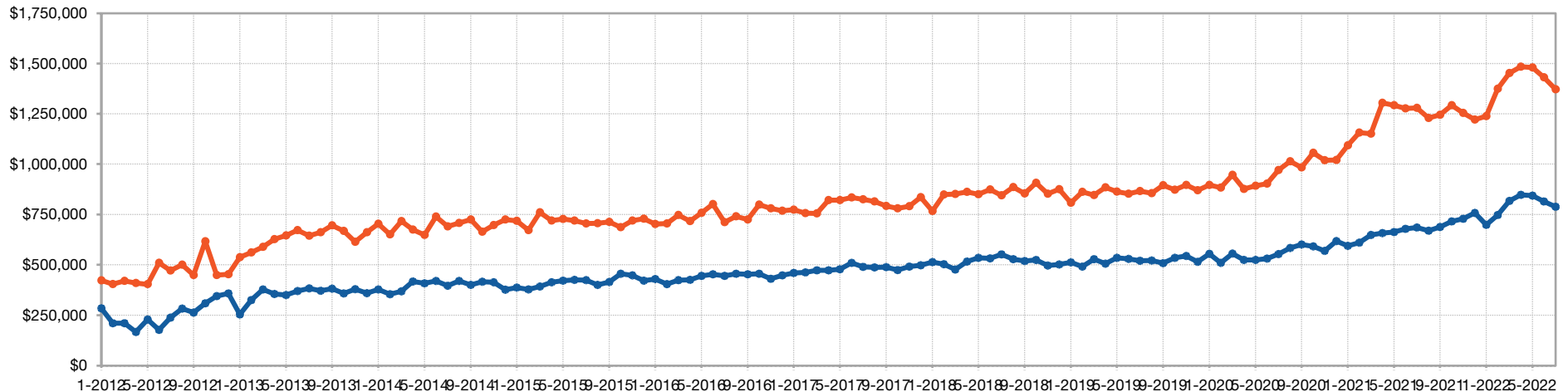
## Year to Date



Avg. Sales Price	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Aug-2021	\$1,228,535	+21.2%	\$669,467	+14.7%
Sep-2021	\$1,245,216	+26.7%	\$687,989	+14.6%
Oct-2021	\$1,291,857	+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	\$1,374,338	+18.8%	\$747,412	+22.4%
Mar-2022	\$1,452,370	+26.2%	\$817,801	+26.3%
Apr-2022	\$1,483,892	+13.8%	\$847,555	+28.9%
May-2022	\$1,479,929	+14.6%	\$843,908	+27.4%
Jun-2022	\$1,431,212	+12.1%	\$813,964	+19.9%
<b>Jul-2022</b>	<b>\$1,371,366</b>	<b>+7.3%</b>	<b>\$787,903</b>	<b>+15.1%</b>
12-Month Avg*	\$1,339,255	+17.8%	\$759,859	+20.6%

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

## Historical Average Sales Price by Month



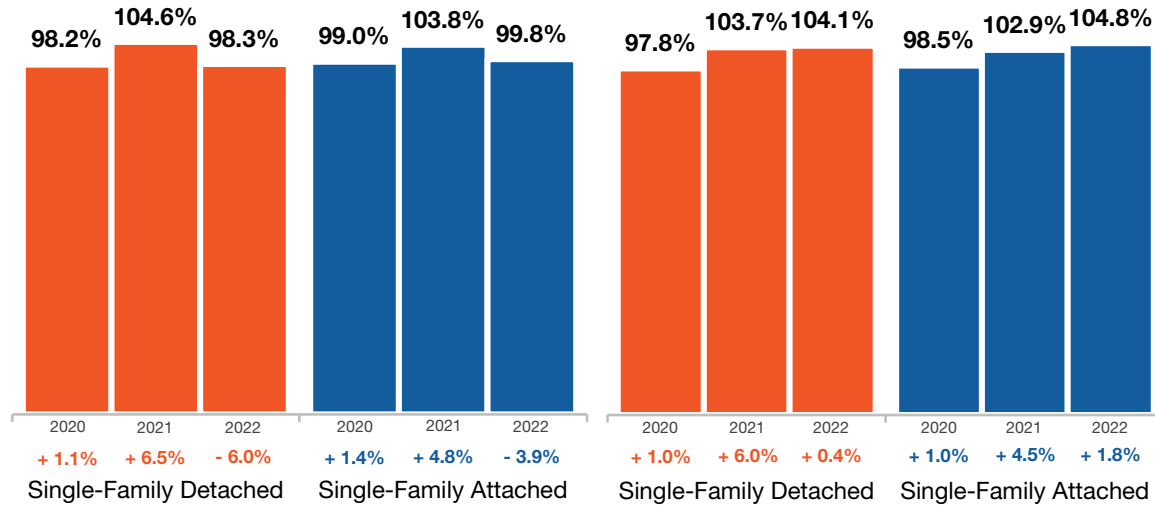


# Percent of Original List Price Received

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.

## July

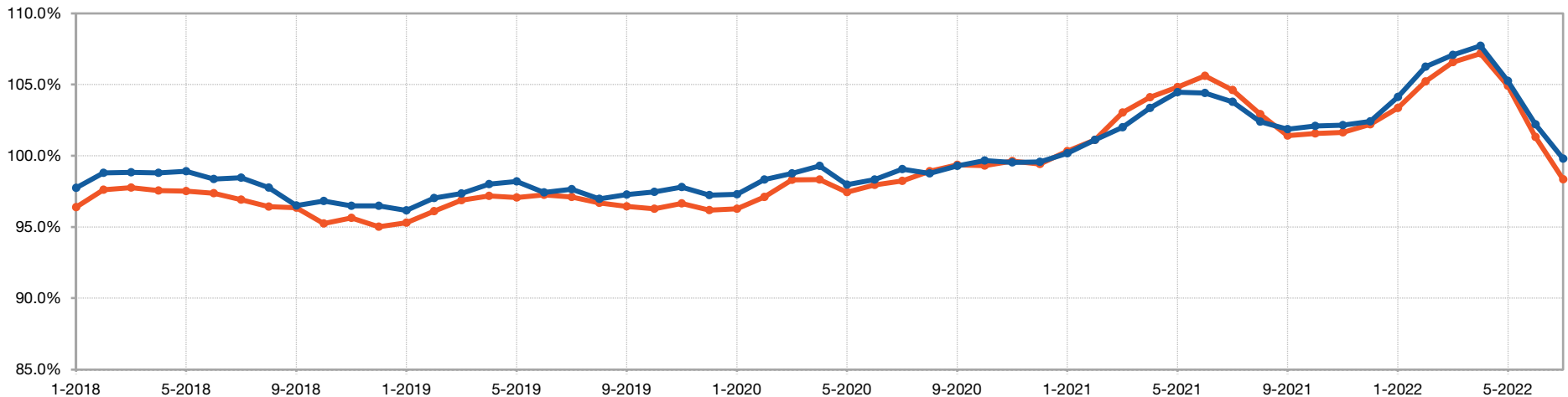
## Year to Date



Pct. of Orig. Price Received	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%
May-2022	104.9%	+0.1%	105.2%	+0.8%
Jun-2022	101.3%	-4.1%	102.2%	-2.1%
<b>Jul-2022</b>	<b>98.3%</b>	<b>-6.0%</b>	<b>99.8%</b>	<b>-3.9%</b>
12-Month Avg*	103.0%	+1.4%	103.6%	+2.1%

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

## Historical Percent of Original List Price Received by Month

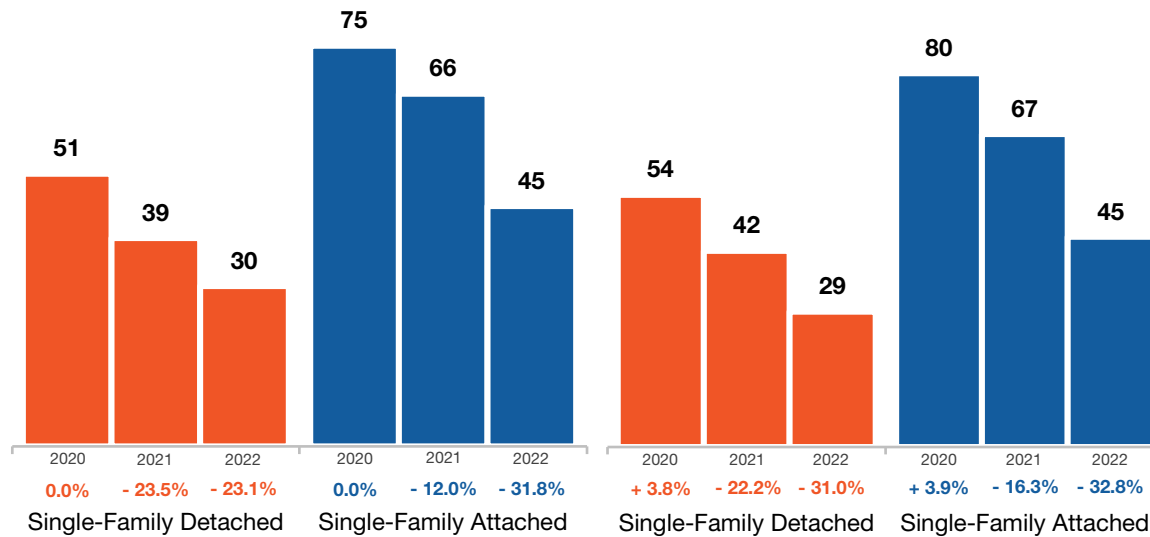


# Housing Affordability Index

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.

## July

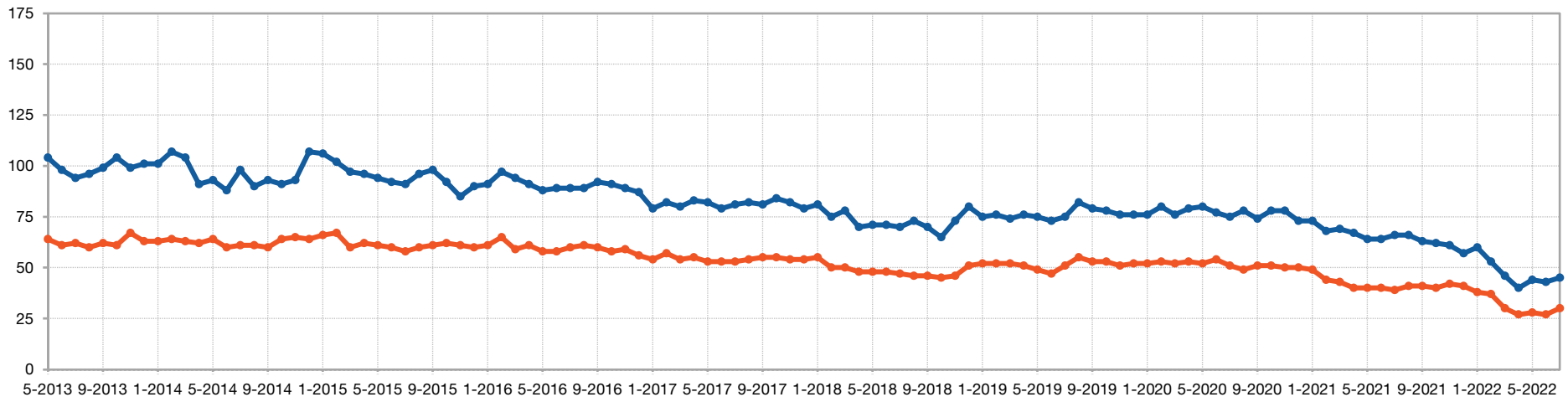
## Year to Date



Affordability Index	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%
May-2022	28	-30.0%	44	-31.3%
Jun-2022	27	-32.5%	43	-32.8%
<b>Jul-2022</b>	<b>30</b>	<b>-23.1%</b>	<b>45</b>	<b>-31.8%</b>
12-Month Avg*	35	-32.2%	53	-35.5%

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

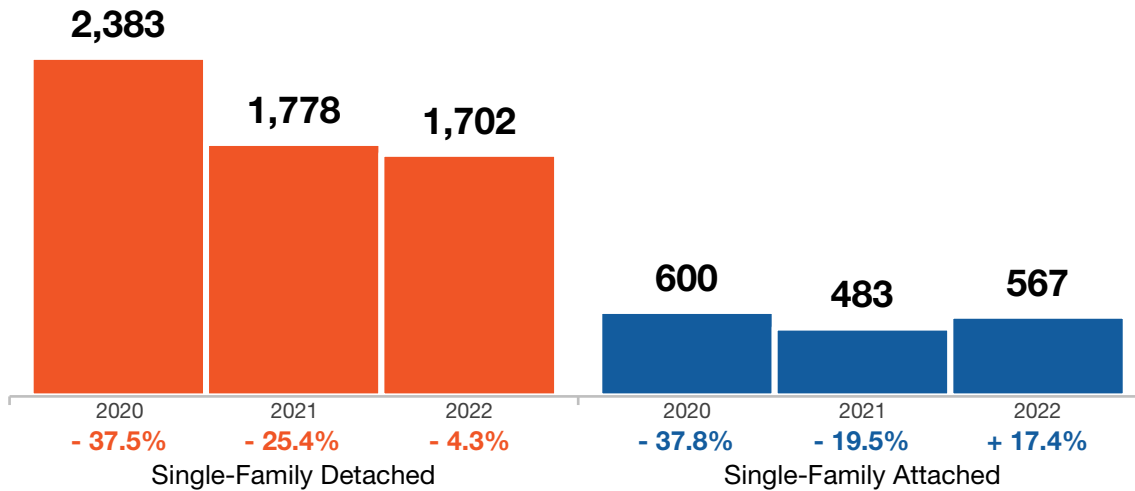
## Historical Housing Affordability Index by Month



# Inventory of Homes for Sale

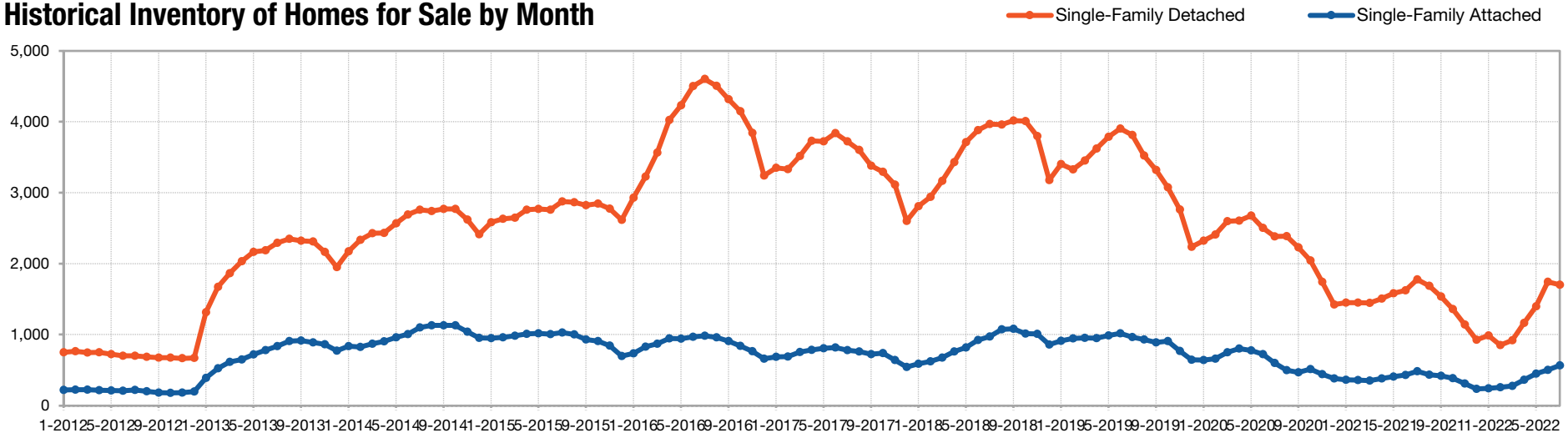
The number of properties available for sale in active status at the end of a given month.

## July



Homes for Sale	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Aug-2021	1,687	-29.2%	435	-12.8%
Sep-2021	1,534	-31.2%	420	-10.4%
Oct-2021	1,360	-33.4%	383	-25.0%
Nov-2021	1,142	-34.5%	308	-30.0%
Dec-2021	928	-34.7%	236	-37.9%
Jan-2022	988	-31.8%	243	-33.1%
Feb-2022	852	-41.3%	256	-28.5%
Mar-2022	920	-36.3%	276	-20.9%
Apr-2022	1,165	-22.7%	361	-5.0%
May-2022	1,398	-11.5%	449	+9.8%
Jun-2022	1,741	+7.2%	502	+17.0%
<b>Jul-2022</b>	<b>1,702</b>	<b>-4.3%</b>	<b>567</b>	<b>+17.4%</b>
12-Month Avg	1,721	-25.4%	423	-12.5%

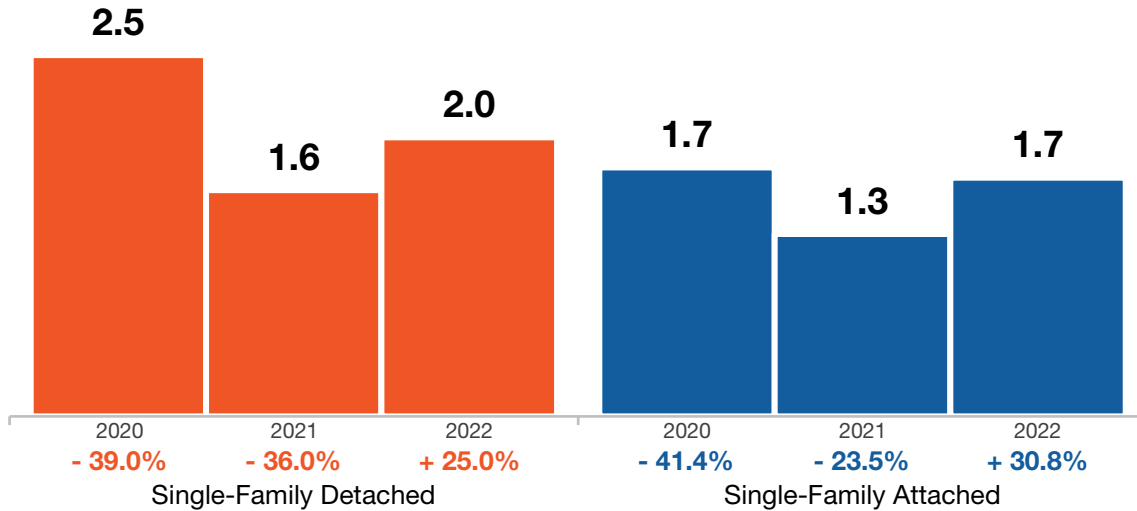
## Historical Inventory of Homes for Sale by Month



# 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.

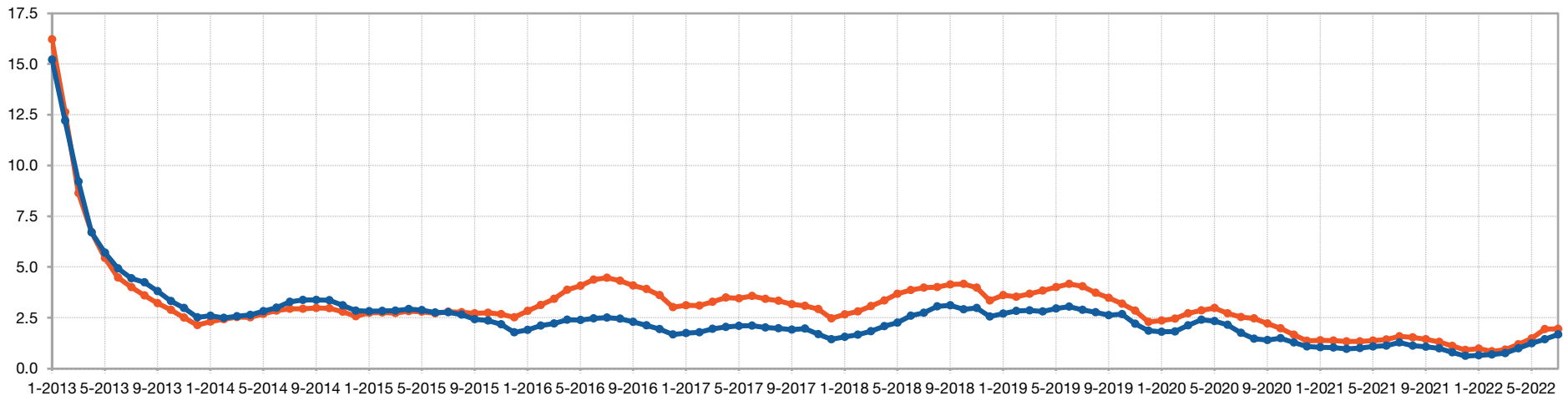
## July



Months Supply	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	1.2	-7.7%	1.0	0.0%
May-2022	1.5	+7.1%	1.2	+9.1%
Jun-2022	1.9	+35.7%	1.4	+27.3%
<b>Jul-2022</b>	<b>2.0</b>	<b>+25.0%</b>	<b>1.7</b>	<b>+30.8%</b>
12-Month Avg*	1.6	-20.0%	1.2	-15.7%

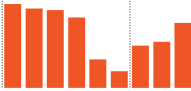

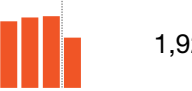


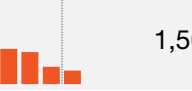








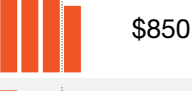


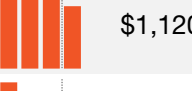












\* Months Supply for all properties from August 2021 through July 2022. This is not the average of the individual figures above.

## Historical Months Supply of Inventory by Month



# All Properties Combined

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

Key Metrics	Historical Sparkbars			7-2021	7-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
	07-2020	07-2021	07-2022						
New Listings				1,920	<b>1,528</b>	- 20.4%	12,335	<b>11,221</b>	- 9.0%
Pending Sales				1,501	<b>988</b>	- 34.2%	10,571	<b>8,126</b>	- 23.1%
Closed Sales				1,674	<b>949</b>	- 43.3%	10,225	<b>7,988</b>	- 21.9%
Days on Market				13	<b>18</b>	+ 38.5%	15	<b>14</b>	- 6.7%
Median Sales Price				\$850,000	<b>\$915,000</b>	+ 7.6%	\$802,000	<b>\$925,000</b>	+ 15.3%
Average Sales Price				\$1,120,327	<b>\$1,201,943</b>	+ 7.3%	\$1,080,778	<b>\$1,243,655</b>	+ 15.1%
Pct. of Orig. Price Received				104.4%	<b>98.7%</b>	- 5.5%	103.5%	<b>104.3%</b>	+ 0.8%
Housing Affordability Index				45	<b>34</b>	- 24.4%	47	<b>33</b>	- 29.8%
Inventory of Homes for Sale				2,292	<b>2,276</b>	- 0.7%	--	--	--
Months Supply of Inventory				1.5	<b>1.9</b>	+ 26.7%	--	--	--