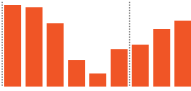


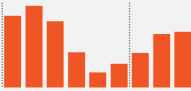


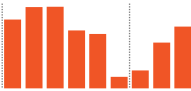


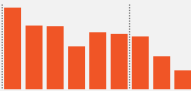


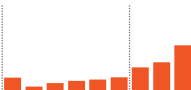

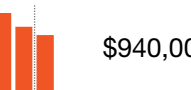


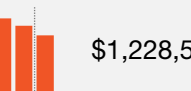
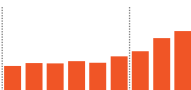

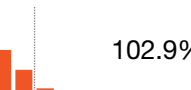


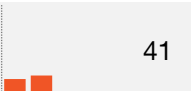








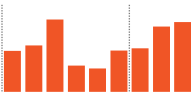
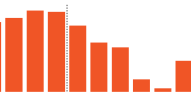
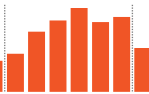
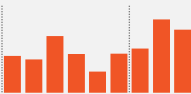
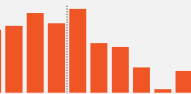

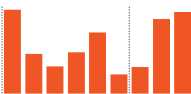
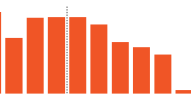







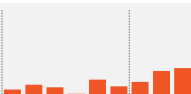
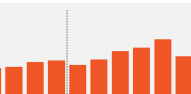
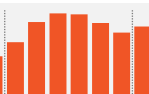






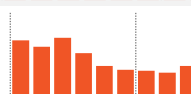





# Single-Family Detached Activity Overview

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			8-2021	8-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
	08-2020	08-2021	08-2022						
<b>New Listings</b>				1,261	<b>931</b>	- 26.2%	10,322	<b>9,151</b>	- 11.3%
<b>Pending Sales</b>				1,136	<b>762</b>	- 32.9%	8,791	<b>6,561</b>	- 25.4%
<b>Closed Sales</b>				1,115	<b>734</b>	- 34.2%	8,509	<b>6,477</b>	- 23.9%
<b>Days on Market</b>				15	<b>24</b>	+ 60.0%	16	<b>15</b>	- 6.3%
<b>Median Sales Price</b>				\$940,000	<b>\$985,000</b>	+ 4.8%	\$917,000	<b>\$1,035,000</b>	+ 12.9%
<b>Average Sales Price</b>				\$1,228,535	<b>\$1,321,156</b>	+ 7.5%	\$1,234,349	<b>\$1,406,534</b>	+ 13.9%
<b>Pct. of Orig. Price Received</b>				102.9%	<b>95.6%</b>	- 7.1%	103.6%	<b>103.2%</b>	- 0.4%
<b>Housing Affordability Index</b>				41	<b>31</b>	- 24.4%	42	<b>29</b>	- 31.0%
<b>Inventory of Homes for Sale</b>				1,691	<b>1,538</b>	- 9.0%	--	--	--
<b>Months Supply of Inventory</b>				1.5	<b>1.8</b>	+ 20.0%	--	--	--

# Single-Family Attached Activity Overview

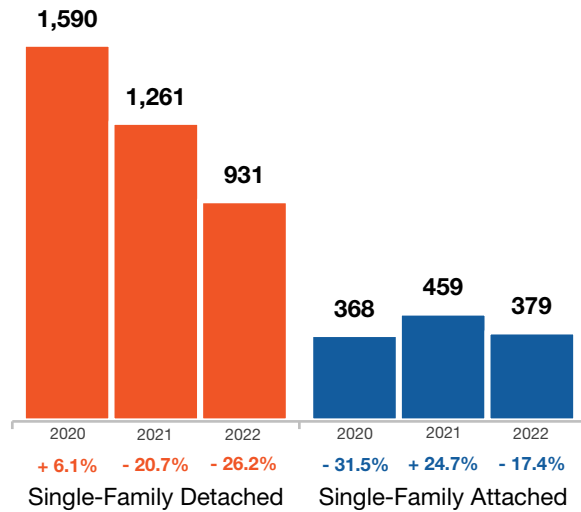
Key metrics by report month and for year-to-date (YTD) starting from the first of the year. **Attached homes only.**

Key Metrics	Historical Sparkbars			8-2021	8-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
	08-2020	08-2021	08-2022						
New Listings				459	<b>379</b>	- 17.4%	3,641	<b>3,468</b>	- 4.8%
Pending Sales				460	<b>316</b>	- 31.3%	3,288	<b>2,617</b>	- 20.4%
Closed Sales				442	<b>322</b>	- 27.1%	3,182	<b>2,568</b>	- 19.3%
Days on Market				12	<b>21</b>	+ 75.0%	13	<b>13</b>	0.0%
Median Sales Price				\$580,000	<b>\$672,500</b>	+ 15.9%	\$570,000	<b>\$684,500</b>	+ 20.1%
Average Sales Price				\$669,467	<b>\$802,382</b>	+ 19.9%	\$655,191	<b>\$800,410</b>	+ 22.2%
Pct. of Orig. Price Received				102.4%	<b>97.6%</b>	- 4.7%	102.9%	<b>103.9%</b>	+ 1.0%
Housing Affordability Index				66	<b>45</b>	- 31.8%	67	<b>45</b>	- 32.8%
Inventory of Homes for Sale				437	<b>531</b>	+ 21.5%	--	--	--
Months Supply of Inventory				1.1	<b>1.6</b>	+ 45.5%	--	--	--

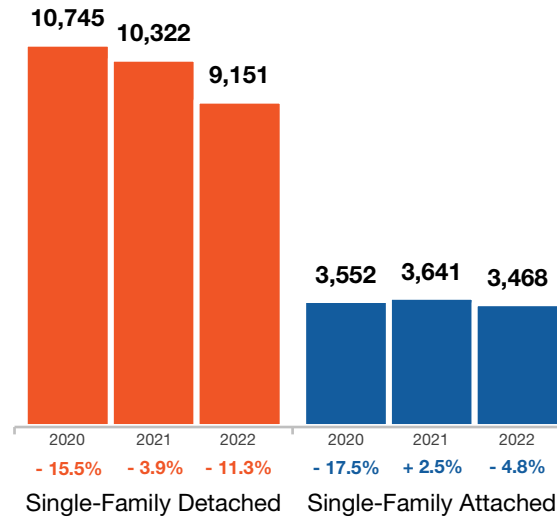
# New Listings

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

## August

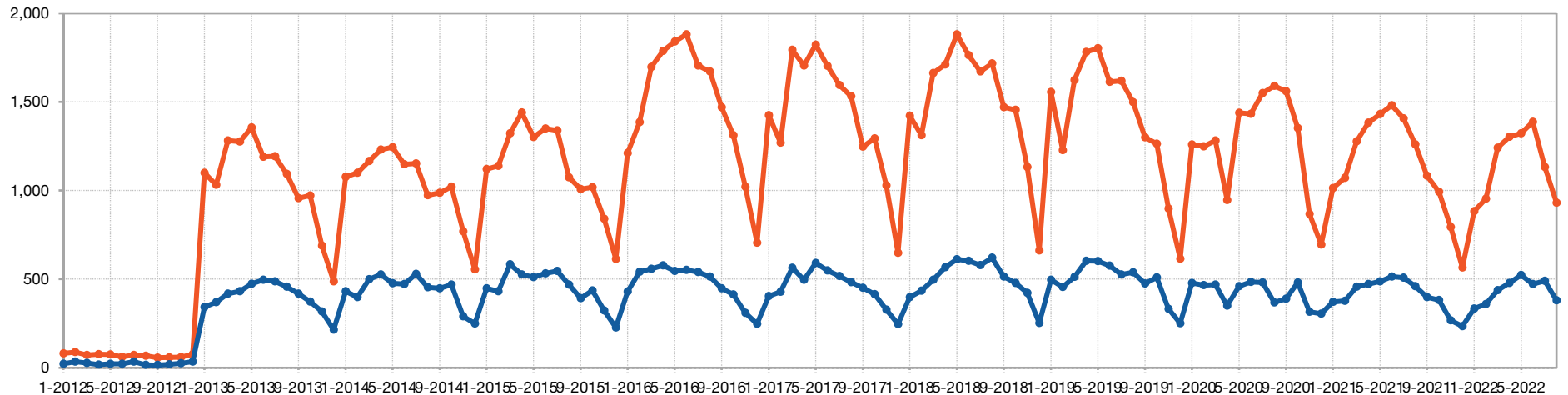


## Year to Date



New Listings	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Sep-2021	1,083	-30.6%	398	+2.6%
Oct-2021	993	-26.6%	381	-20.8%
Nov-2021	794	-8.5%	266	-15.6%
Dec-2021	565	-18.6%	234	-23.3%
Jan-2022	882	-12.9%	333	-10.0%
Feb-2022	953	-11.0%	358	-5.0%
Mar-2022	1,241	-2.8%	437	-4.2%
Apr-2022	1,303	-5.8%	477	+1.1%
May-2022	1,322	-7.6%	522	+7.4%
Jun-2022	1,387	-6.3%	472	-8.0%
Jul-2022	1,132	-19.5%	490	-3.5%
<b>Aug-2022</b>	<b>931</b>	<b>-26.2%</b>	<b>379</b>	<b>-17.4%</b>
12-Month Avg	1,049	-14.9%	396	-7.5%

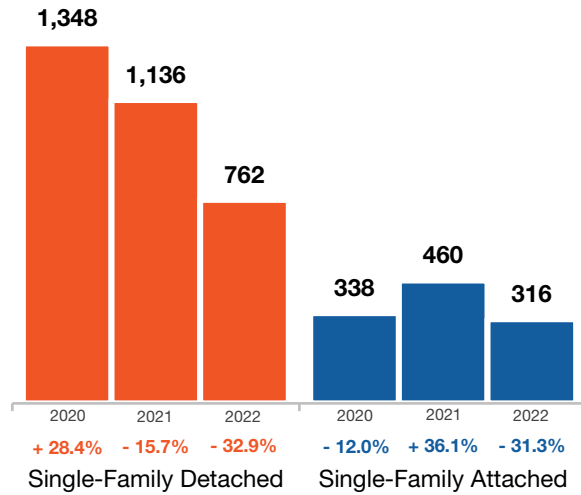
## Historical New Listings by Month



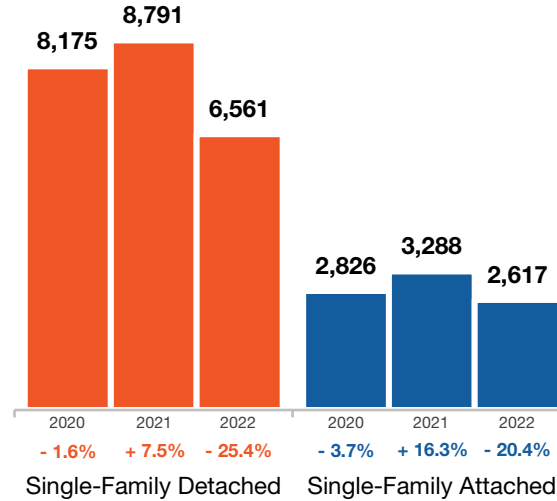
# Pending Sales

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

## August

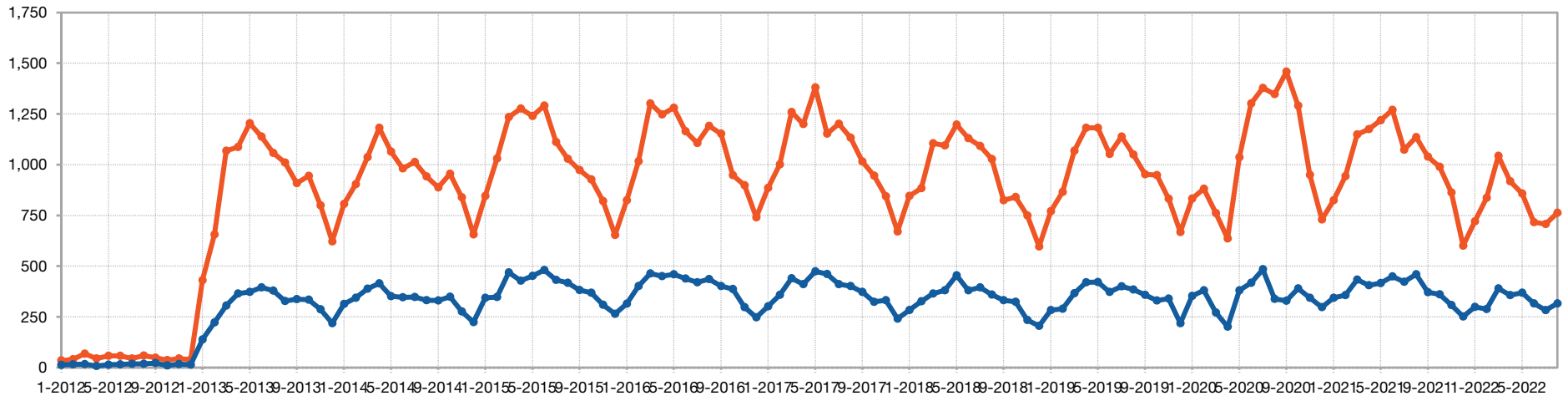


## Year to Date



Pending Sales	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Sep-2021	1,039	-28.7%	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	1,043	-9.2%	390	-9.9%
Apr-2022	918	-21.9%	357	-12.1%
May-2022	857	-29.7%	368	-11.5%
Jun-2022	717	-43.5%	316	-29.6%
Jul-2022	707	-34.2%	283	-33.1%
<b>Aug-2022</b>	<b>762</b>	<b>-32.9%</b>	<b>316</b>	<b>-31.3%</b>
12-Month Avg	1,102	-24.0%	387	-15.9%

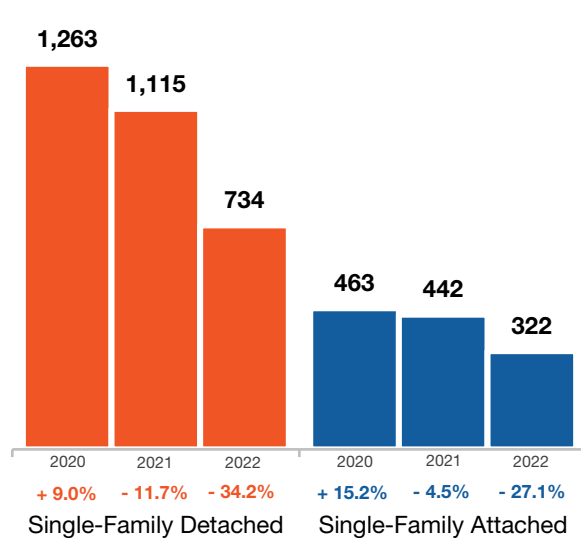
## Historical Pending Sales by Month



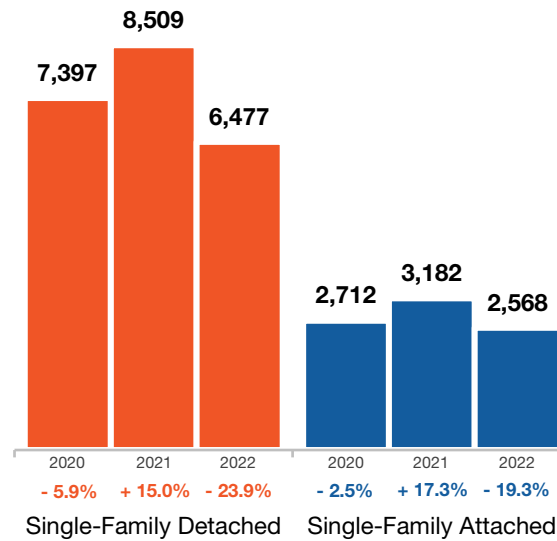
# Closed Sales

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

## August

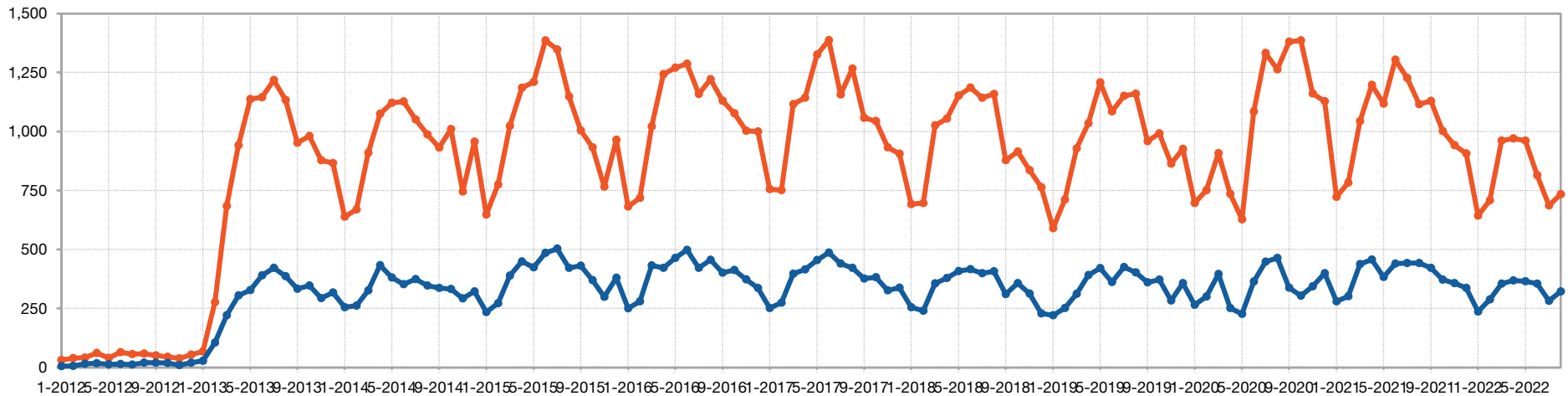


## Year to Date



Closed Sales	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	970	-19.0%	368	-19.5%
May-2022	961	-14.0%	365	-4.7%
Jun-2022	814	-37.6%	354	-19.5%
Jul-2022	686	-44.1%	282	-36.2%
<b>Aug-2022</b>	<b>734</b>	<b>-34.2%</b>	<b>322</b>	<b>-27.1%</b>
12-Month Avg	1,130	-22.9%	380	-11.2%

## Historical Closed Sales by Month

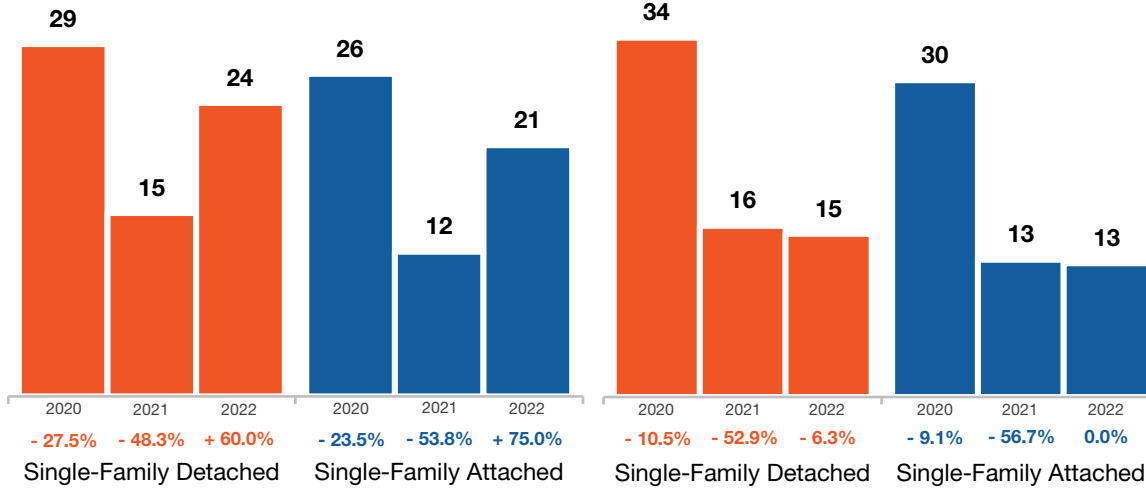


# Days on Market Until Sale

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

## August

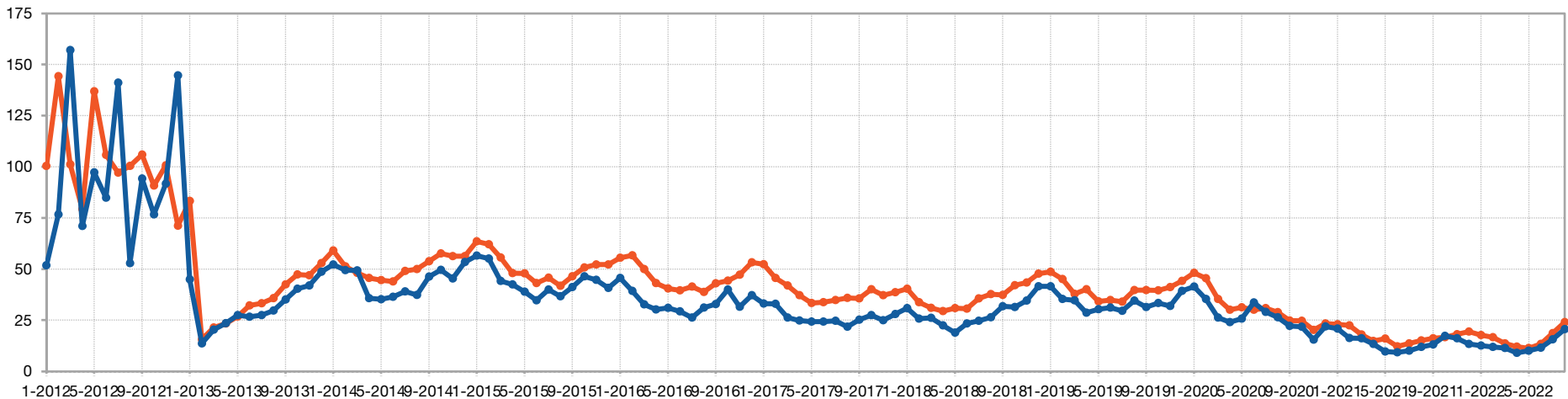
## Year to Date



Days on Market	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%
Jul-2022	19	+35.7%	16	+60.0%
<b>Aug-2022</b>	<b>24</b>	<b>+60.0%</b>	<b>21</b>	<b>+75.0%</b>
12-Month Avg*	19	-14.2%	15	-11.3%

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

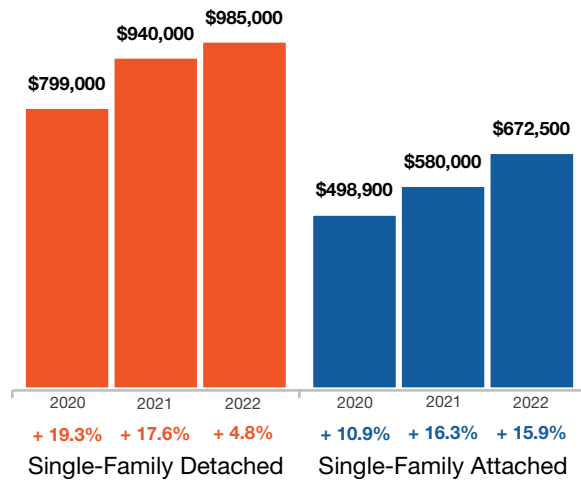
## Historical Days on Market Until Sale by Month



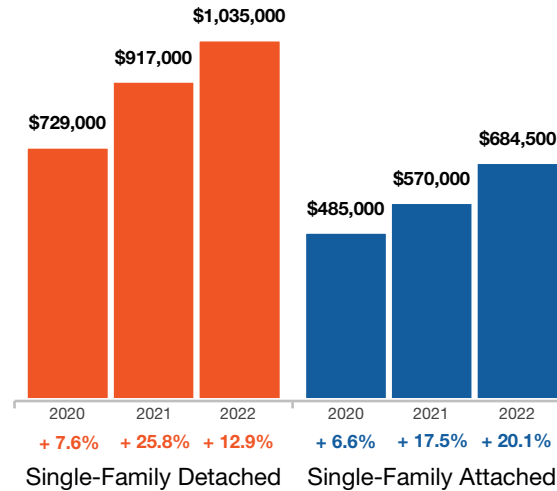
# Median Sales Price

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

## August



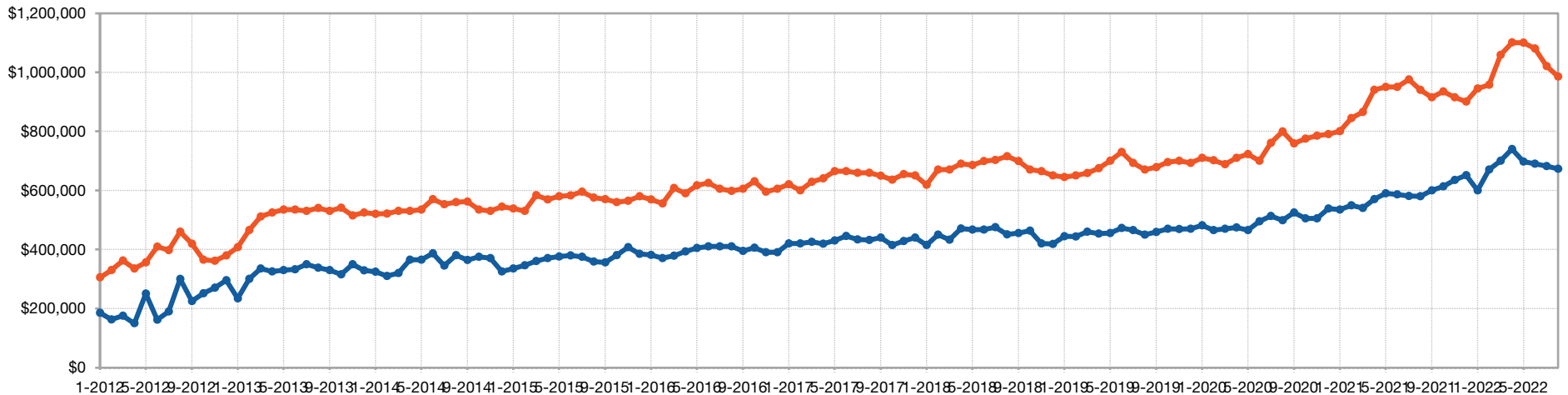
## Year to Date



Median Sales Price	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	\$1,100,506	+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%
Jul-2022	\$1,020,000	+4.6%	\$681,505	+17.4%
<b>Aug-2022</b>	<b>\$985,000</b>	<b>+4.8%</b>	<b>\$672,500</b>	<b>+15.9%</b>
12-Month Avg*	\$860,000	+14.5%	\$550,000	+19.3%

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

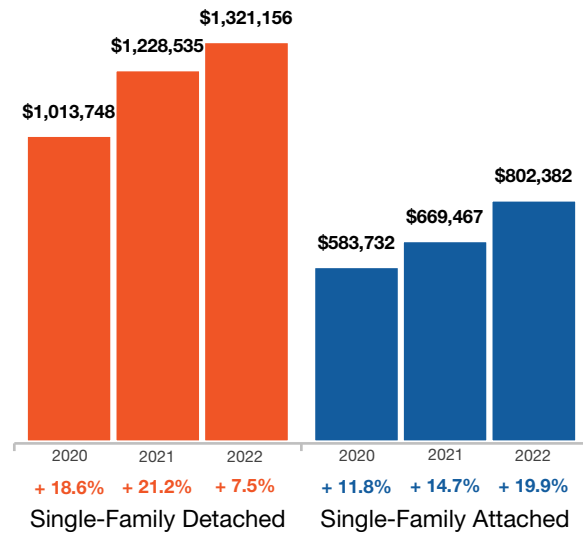
## Historical Median Sales Price by Month



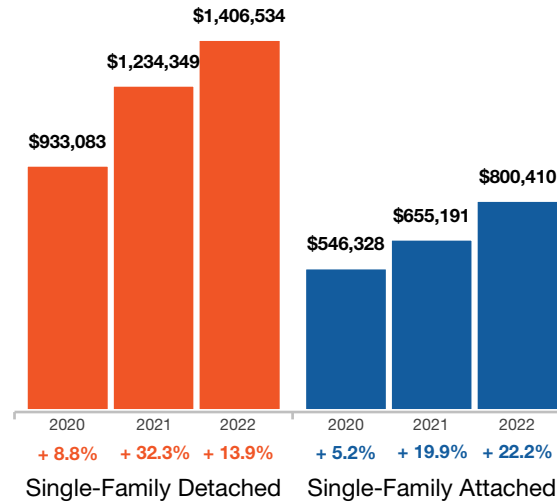
# Average Sales Price

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

## August



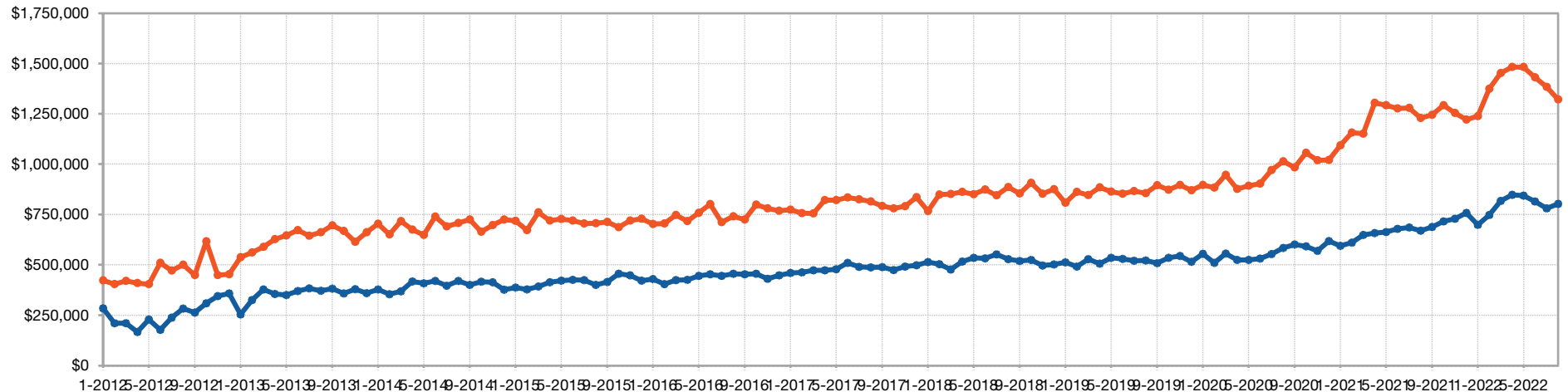
## Year to Date



Avg. Sales Price	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	\$1,481,659	+13.7%	\$847,555	+28.9%
May-2022	\$1,482,031	+14.7%	\$843,908	+27.4%
Jun-2022	\$1,430,597	+12.1%	\$813,964	+19.9%
Jul-2022	\$1,383,186	+8.2%	\$780,542	+14.0%
<b>Aug-2022</b>	<b>\$1,321,156</b>	<b>+7.5%</b>	<b>\$802,382</b>	<b>+19.9%</b>
12-Month Avg*	\$1,347,896	+16.8%	\$770,321	+21.0%

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

## Historical Average Sales Price by Month



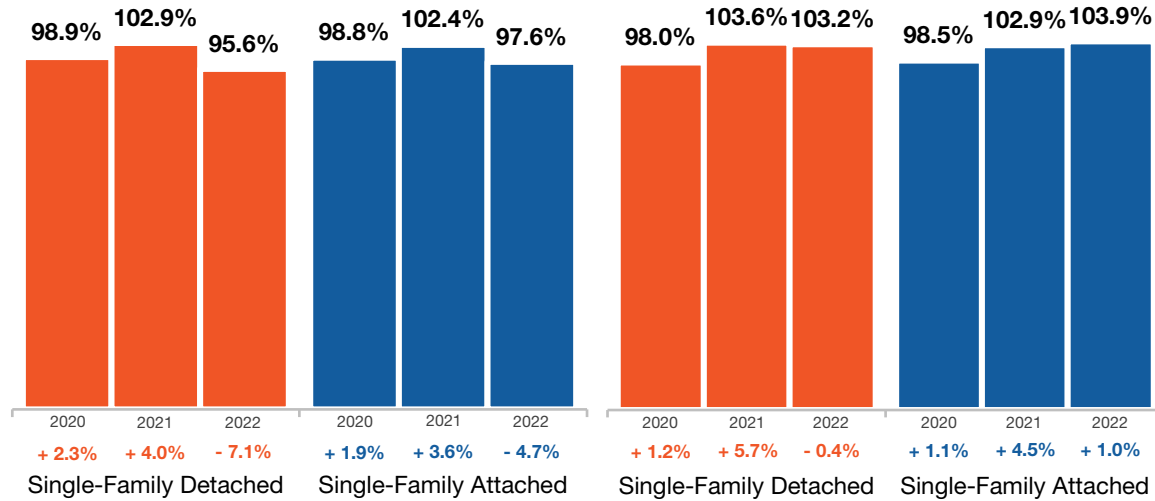


# Percent of Original List Price Received

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.

## August

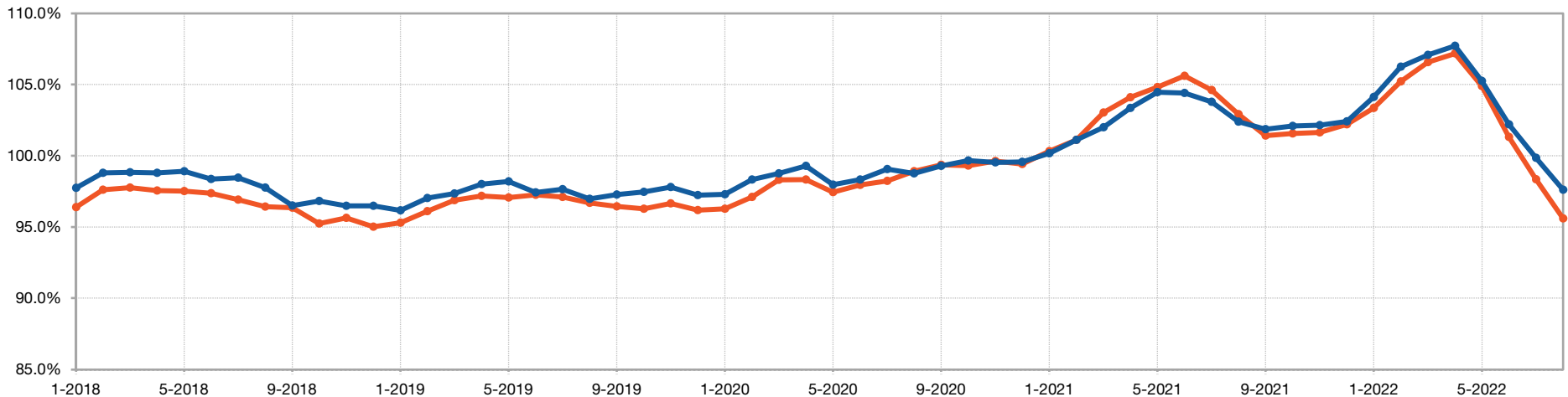
## Year to Date



Pct. of Orig. Price Received	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%
Jul-2022	98.3%	-6.0%	99.8%	-3.9%
<b>Aug-2022</b>	<b>95.6%</b>	<b>-7.1%</b>	<b>97.6%</b>	<b>-4.7%</b>
12-Month Avg*	102.4%	+0.5%	103.2%	+1.3%

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

## Historical Percent of Original List Price Received by Month

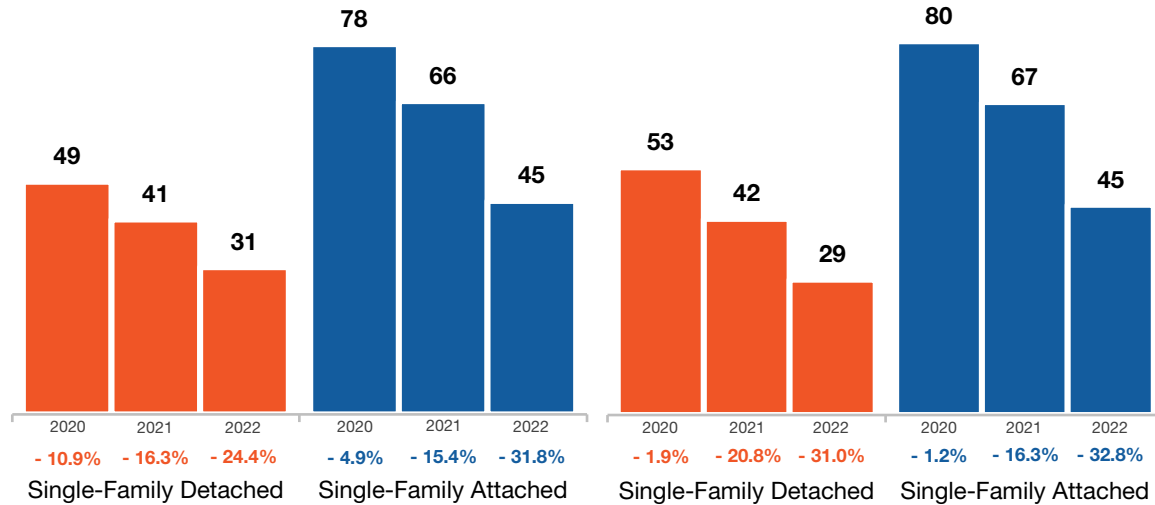


# Housing Affordability Index

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.

## August

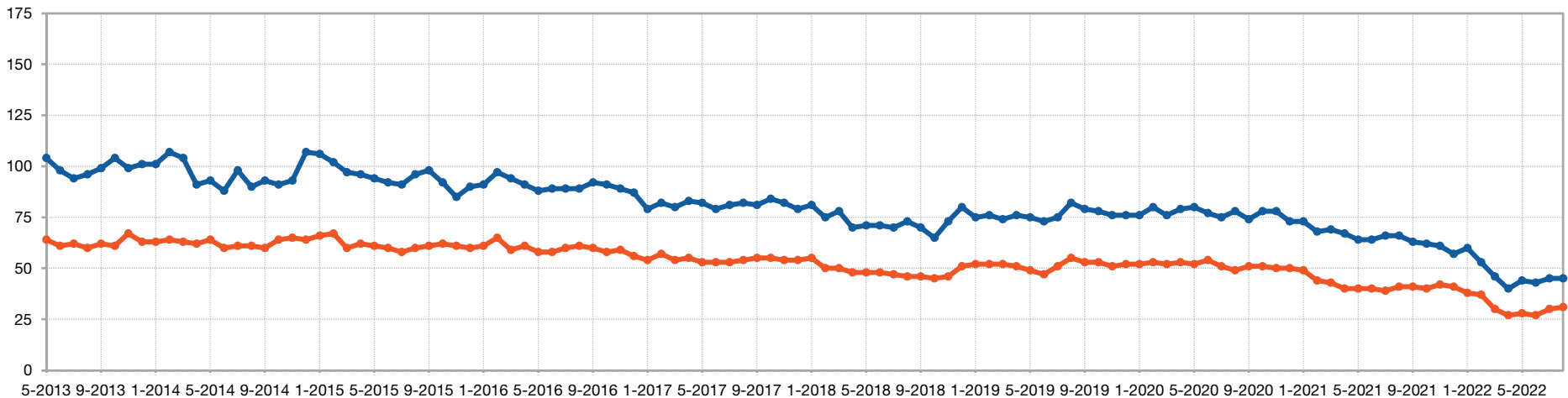
## Year to Date



Affordability Index	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%
Jul-2022	30	-23.1%	45	-31.8%
<b>Aug-2022</b>	<b>31</b>	<b>-24.4%</b>	<b>45</b>	<b>-31.8%</b>
12-Month Avg*	34	-31.6%	52	-34.4%

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

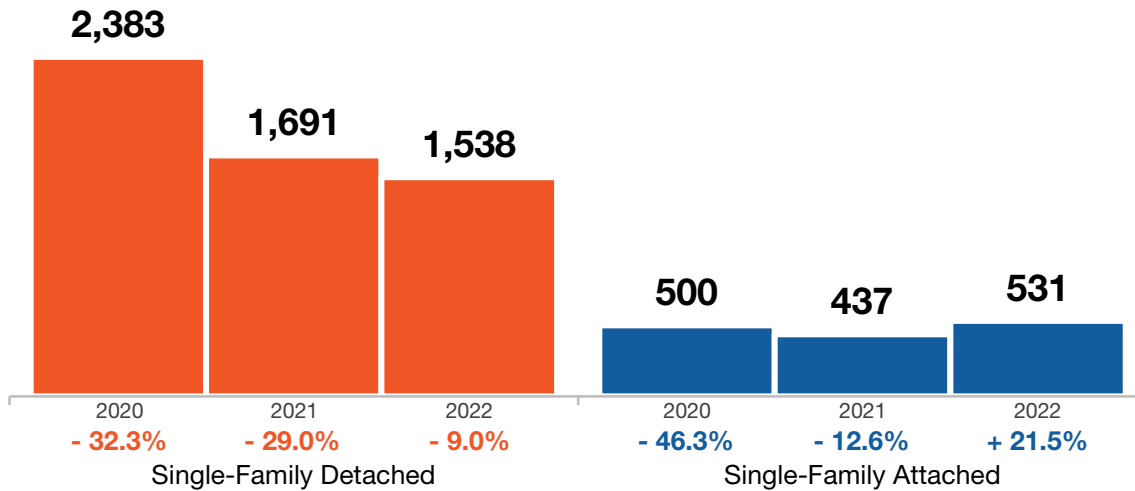
## Historical Housing Affordability Index by Month



# Inventory of Homes for Sale

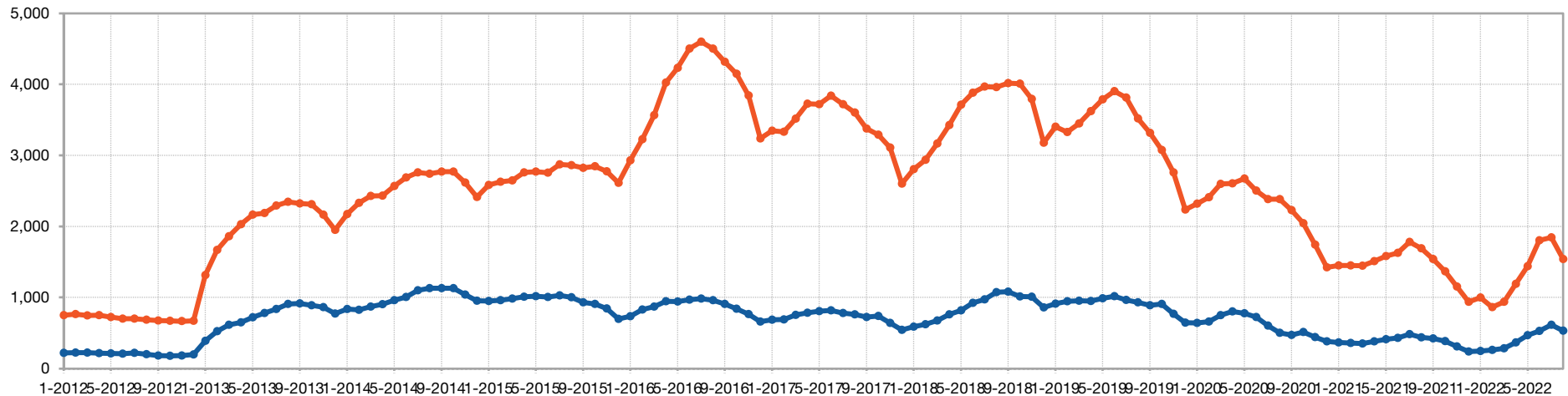
The number of properties available for sale in active status at the end of a given month.

## August



Homes for Sale	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Sep-2021	1,539	-31.0%	422	-10.2%
Oct-2021	1,368	-33.0%	385	-24.8%
Nov-2021	1,151	-34.0%	310	-29.7%
Dec-2021	938	-34.0%	238	-37.5%
Jan-2022	998	-31.1%	246	-32.4%
Feb-2022	864	-40.5%	260	-27.6%
Mar-2022	938	-35.1%	284	-18.9%
Apr-2022	1,191	-21.0%	366	-3.9%
May-2022	1,437	-9.1%	467	+13.9%
Jun-2022	1,804	+10.9%	527	+22.6%
Jul-2022	1,844	+3.5%	613	+26.7%
<b>Aug-2022</b>	<b>1,538</b>	<b>-9.0%</b>	<b>531</b>	<b>+21.5%</b>
12-Month Avg	1,664	-21.8%	418	-7.4%

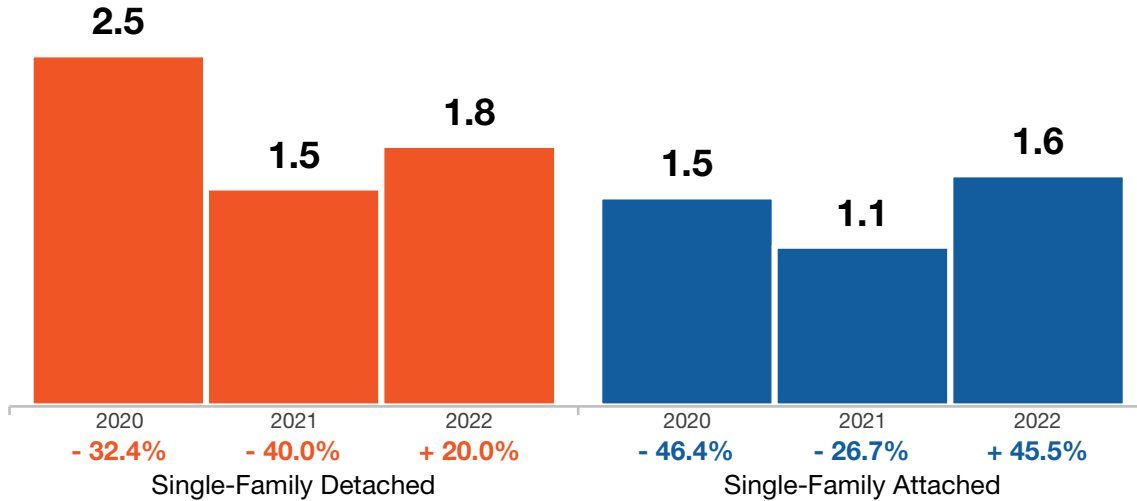
## Historical Inventory of Homes for Sale by Month



# 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.

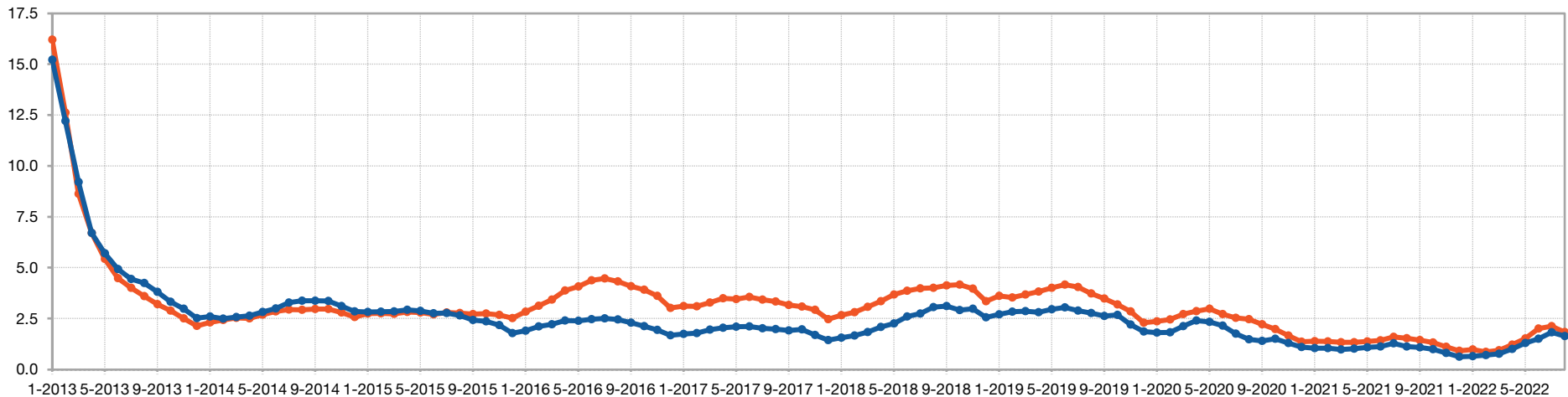
## August



Months Supply	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%	0.7	-30.0%
Feb-2022	0.9	-35.7%	0.7	-30.0%
Mar-2022	0.9	-30.8%	0.8	-20.0%
Apr-2022	1.2	-7.7%	1.0	0.0%
May-2022	1.5	+7.1%	1.3	+18.2%
Jun-2022	2.0	+42.9%	1.5	+36.4%
Jul-2022	2.1	+31.3%	1.8	+38.5%
<b>Aug-2022</b>	<b>1.8</b>	<b>+20.0%</b>	<b>1.6</b>	<b>+45.5%</b>
12-Month Avg*	1.5	-12.3%	1.2	-7.8%


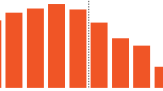
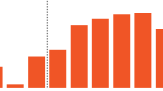

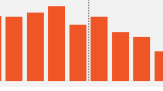


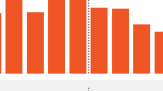





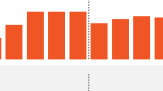
















\* Months Supply for all properties from September 2021 through August 2022. This is not the average of the individual figures above.

## 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			8-2021	8-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
	08-2020	08-2021	08-2022						
New Listings				1,721	<b>1,313</b>	- 23.7%	14,058	<b>12,647</b>	- 10.0%
Pending Sales				1,597	<b>1,080</b>	- 32.4%	12,168	<b>9,201</b>	- 24.4%
Closed Sales				1,559	<b>1,058</b>	- 32.1%	11,785	<b>9,069</b>	- 23.0%
Days on Market				14	<b>23</b>	+ 64.3%	15	<b>15</b>	0.0%
Median Sales Price				\$810,000	<b>\$875,000</b>	+ 8.0%	\$804,110	<b>\$915,000</b>	+ 13.8%
Average Sales Price				\$1,074,594	<b>\$1,162,476</b>	+ 8.2%	\$1,079,923	<b>\$1,234,475</b>	+ 14.3%
Pct. of Orig. Price Received				102.7%	<b>96.2%</b>	- 6.3%	103.4%	<b>103.4%</b>	0.0%
Housing Affordability Index				47	<b>35</b>	- 25.5%	47	<b>33</b>	- 29.8%
Inventory of Homes for Sale				2,160	<b>2,078</b>	- 3.8%	--	--	--
Months Supply of Inventory				1.4	<b>1.8</b>	+ 28.6%	--	--	--