

# All Properties Market Overview

Key market metrics for the current month and year-to-date figures for all properties.



Key Metrics	Historical Sparklines	8-2018	8-2019	+ / -	YTD 2018	YTD 2019	+ / -
<b>New Listings</b>		4,891	<b>4,748</b>	- 2.9%	40,427	<b>41,518</b>	+ 2.7%
<b>Closed Sales</b>		2,753	<b>2,573</b>	- 6.5%	19,815	<b>18,509</b>	- 6.6%
<b>Under Contract</b> (Contingent and Pending)		2,192	<b>2,315</b>	+ 5.6%	20,571	<b>19,942</b>	- 3.1%
<b>Median Sales Price</b>		\$280,000	<b>\$289,250</b>	+ 3.3%	\$299,000	<b>\$300,000</b>	+ 0.3%
<b>Average Sales Price</b>		\$396,043	<b>\$400,589</b>	+ 1.1%	\$396,898	<b>\$399,052</b>	+ 0.5%
<b>Average List Price</b>		\$438,913	<b>\$435,090</b>	- 0.9%	\$475,647	<b>\$481,959</b>	+ 1.3%
<b>Percent of Original List Price Received</b>		96.5%	<b>96.7%</b>	+ 0.2%	96.9%	<b>96.5%</b>	- 0.4%
<b>Housing Affordability Index</b>		116	<b>123</b>	+ 6.2%	112	<b>122</b>	+ 8.9%
<b>Market Time</b>		65	<b>69</b>	+ 6.2%	76	<b>80</b>	+ 5.3%
<b>Months Supply of Inventory</b>		4.3	<b>4.4</b>	+ 2.3%	--	--	--
<b>Inventory of Homes for Sale</b>		9,903	<b>9,706</b>	- 2.0%	--	--	--