

# All Properties Market Overview

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



Key Metrics	Historical Sparklines	4-2019	4-2020	+ / -	YTD 2019	YTD 2020	+ / -
<b>New Listings</b>		6,018	<b>2,787</b>	- 53.7%	19,838	<b>15,768</b>	- 20.5%
<b>Closed Sales</b>		2,594	<b>2,039</b>	- 21.4%	7,452	<b>7,104</b>	- 4.7%
<b>Under Contract</b> (Contingent and Pending)		3,070	<b>1,486</b>	- 51.6%	9,847	<b>8,000</b>	- 18.8%
<b>Median Sales Price</b>		\$310,000	<b>\$338,500</b>	+ 9.2%	\$288,000	<b>\$305,000</b>	+ 5.9%
<b>Average Sales Price</b>		\$409,970	<b>\$403,914</b>	- 1.5%	\$383,958	<b>\$385,919</b>	+ 0.5%
<b>Average List Price</b>		\$491,385	<b>\$488,187</b>	- 0.7%	\$498,940	<b>\$500,635</b>	+ 0.3%
<b>Percent of Original List Price Received</b>		96.8%	<b>97.1%</b>	+ 0.4%	95.9%	<b>96.1%</b>	+ 0.2%
<b>Housing Affordability Index</b>		113	<b>112</b>	- 0.7%	120	<b>123</b>	+ 2.4%
<b>Market Time</b>		84	<b>81</b>	- 3.6%	96	<b>97</b>	+ 0.6%
<b>Months Supply of Inventory</b>		4.3	<b>3.7</b>	- 14.0%	--	--	--
<b>Inventory of Homes for Sale</b>		9,441	<b>7,636</b>	- 19.1%	--	--	--