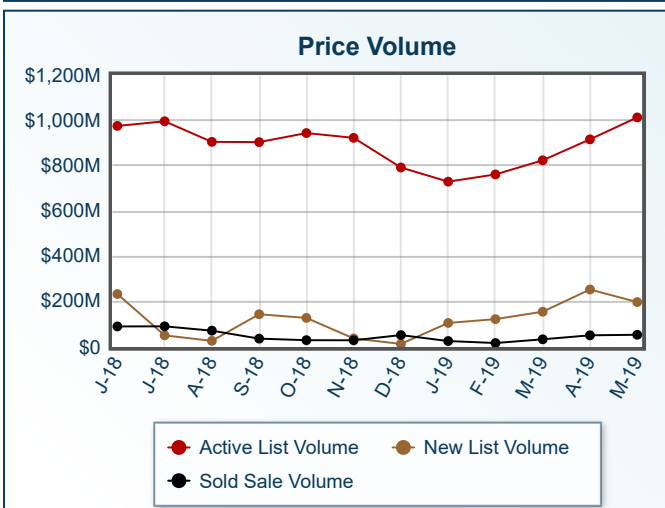
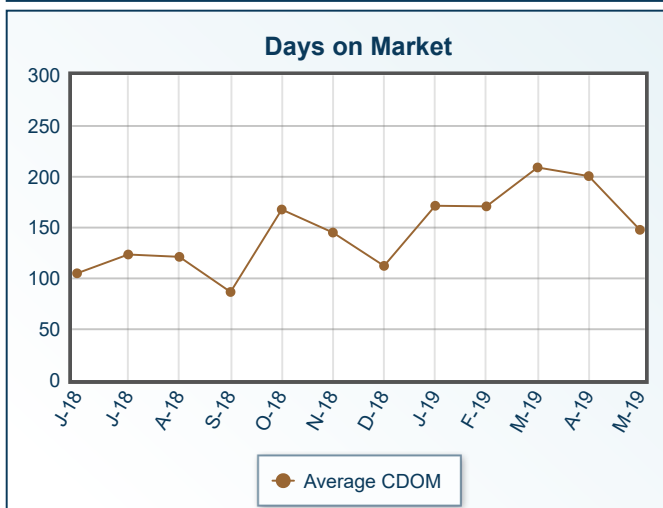
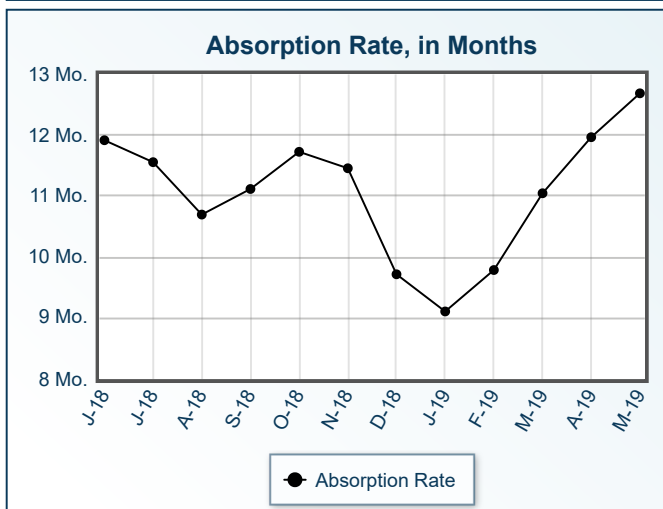
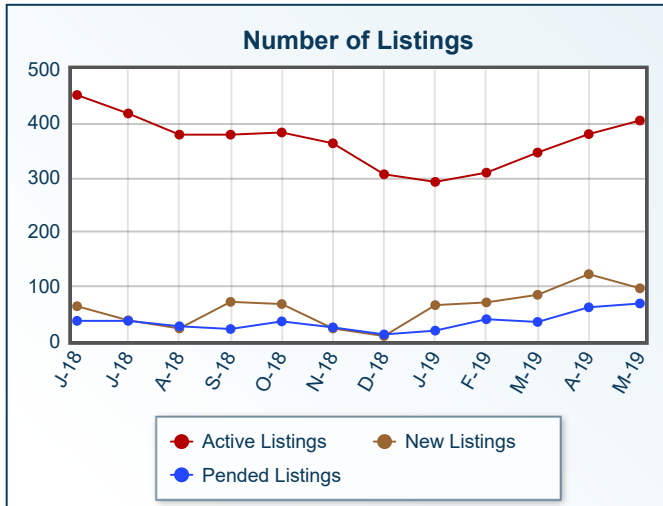


# Market Summary

Single Family, May 2019



Summary Statistics								
	May-19		May-18		% Chg	2019 YTD	2018 YTD	% Chg
Absorption Rate	12.69		10.94		16.00	10.92	8.51	28.32
Average List Price	\$2,497,810		\$2,178,145		14.68	\$2,144,300	\$2,073,700	3.40
Median List Price	\$1,667,500		\$1,695,000		-1.62	\$1,499,000	\$1,645,000	-8.88
Average Sale Price	\$1,331,744		\$1,741,669		-23.54	\$1,359,095	\$1,631,208	-16.68
Median Sale Price	\$1,216,250		\$1,551,000		-21.58	\$1,157,000	\$1,400,000	-17.36
Average CDOM	147		124		18.55	171	133	28.57
Median CDOM	89		51		74.51	142	83	71.08

Sold Listings	This Month			Year to Date		
	2019	2018	% Chg	2019	2018	% Chg
	0-499,999	3	0	N/A	9	3
500,000-699,999	3	4	-25.0	12	18	-33.3
700,000-999,999	7	7	0.0	30	28	7.1
1,000,000-2,999,999	25	21	19.0	75	69	8.7
3,000,000-3,999,999	2	3	-33.3	5	6	-16.7
4,000,000-4,999,999	0	2	-100.0	0	3	-100.0
5,000,000-6,999,999	0	0	0.0	0	3	-100.0
7,000,000+	0	0	0.0	1	1	0.0
Totals	40	37	8.1	132	131	0.8

Pending Listings	This Month			Year to Date		
	2019	2018	% Chg	2019	2018	% Chg
	0-499,999	7	1	600.0	13	1
500,000-699,999	6	5	20.0	20	24	-16.7
700,000-999,999	5	12	-58.3	40	37	8.1
1,000,000-2,999,999	49	28	75.0	139	105	32.4
3,000,000-3,999,999	1	4	-75.0	10	15	-33.3
4,000,000-4,999,999	1	1	0.0	2	2	0.0
5,000,000-6,999,999	0	0	0.0	0	4	-100.0
7,000,000+	0	0	0.0	1	1	0.0
Totals	69	51	35.3	225	189	19.0

Active Listings	This Month			Year to Date		
	2019	2018	% Chg	2019	2018	% Chg
	0-499,999	5	2	150.0	17	5
500,000-699,999	21	24	-12.5	46	56	-17.9
700,000-999,999	55	59	-6.8	116	115	0.9
1,000,000-2,999,999	256	271	-5.5	437	445	-1.8
3,000,000-3,999,999	28	27	3.7	49	50	-2.0
4,000,000-4,999,999	18	11	63.6	23	15	53.3
5,000,000-6,999,999	10	15	-33.3	13	21	-38.1
7,000,000+	13	12	8.3	15	18	-16.7
Totals	406	421	-3.6	716	725	-1.2

New Listings	This Month			Year to Date		
	2019	2018	% Chg	2019	2018	% Chg
	0-499,999	4	2	100.0	12	3
500,000-699,999	4	8	-50.0	34	40	-15.0
700,000-999,999	14	21	-33.3	78	80	-2.5
1,000,000-2,999,999	61	80	-23.7	263	310	-15.2
3,000,000-3,999,999	5	6	-16.7	26	29	-10.3
4,000,000-4,999,999	4	0	N/A	14	7	100.0
5,000,000-6,999,999	4	3	33.3	8	9	-11.1
7,000,000+	1	1	0.0	7	7	0.0
Totals	97	121	-19.8	442	485	-8.9

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