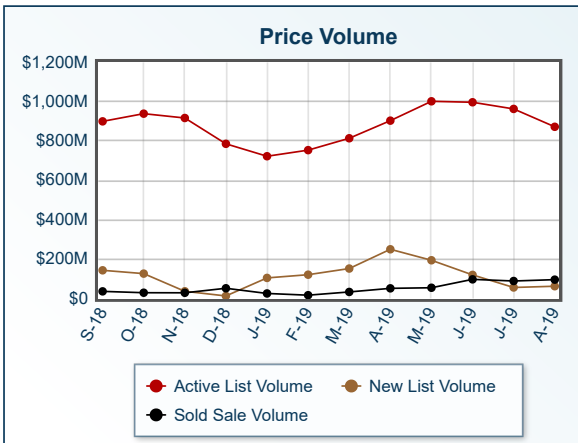
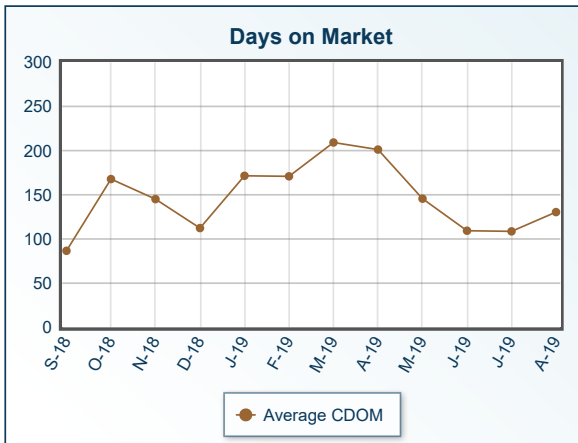
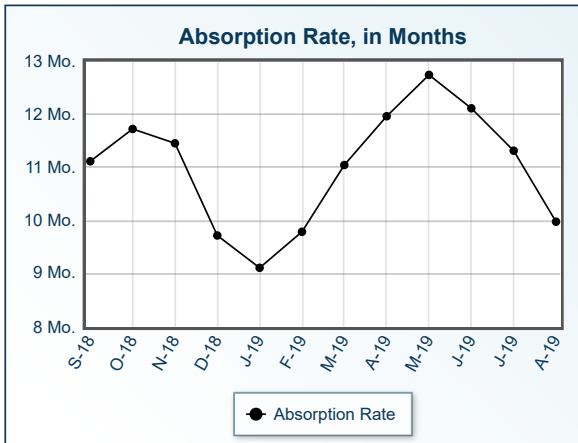
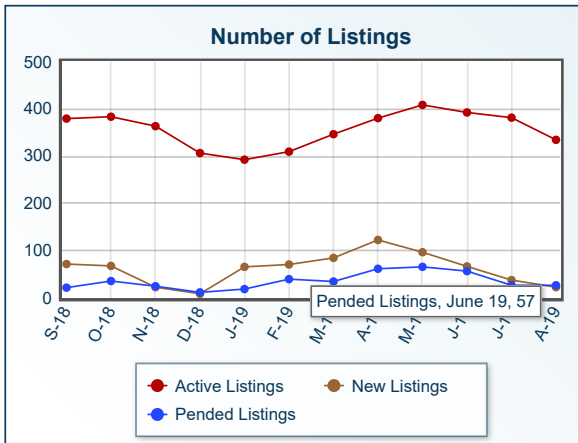


# Market Summary

Single Family, August 2019



Summary Statistics						
	Aug-19	Aug-18	% Chg	2019 YTD	2018 YTD	% Chg
Absorption Rate	9.98	10.7	-6.73	11.01	9.59	14.81
Average List Price	\$2,604,801	\$2,373,905	9.73	\$2,079,474	\$2,129,159	-2.33
Median List Price	\$1,635,000	\$1,599,000	2.25	\$1,495,000	\$1,587,500	-5.83
Average Sale Price	\$1,771,940	\$1,551,147	14.23	\$1,488,586	\$1,628,153	-8.57
Median Sale Price	\$1,258,750	\$1,269,500	-0.85	\$1,220,000	\$1,349,500	-9.60
Average CDOM	130	121	7.44	134	118	13.56
Median CDOM	77	76	1.32	90	75	20.00

	Sold Listings			Year to Date		
	This Month			Year to Date		
	2019	2018	% Chg	2019	2018	% Chg
0-499,999	2	0	N/A	15	5	200.0
500,000-699,999	4	2	100.0	27	30	-10.0
700,000-999,999	13	11	18.2	67	62	8.1
1,000,000-2,999,999	31	30	3.3	186	162	14.8
3,000,000-3,999,999	1	1	0.0	9	14	-35.7
4,000,000-4,999,999	1	2	-50.0	3	6	-50.0
5,000,000-6,999,999	0	0	0.0	1	5	-80.0
7,000,000+	2	0	N/A	3	2	50.0
Totals	54	46	17.4	311	286	8.7

	Pending Listings			Year to Date		
	This Month			Year to Date		
	2019	2018	% Chg	2019	2018	% Chg
0-499,999	1	0	N/A	16	2	700.0
500,000-699,999	1	6	-83.3	26	38	-31.6
700,000-999,999	6	2	200.0	66	55	20.0
1,000,000-2,999,999	16	17	-5.9	204	162	25.9
3,000,000-3,999,999	1	1	0.0	14	19	-26.3
4,000,000-4,999,999	1	0	N/A	3	2	50.0
5,000,000-6,999,999	0	0	0.0	1	8	-87.5
7,000,000+	1	1	0.0	3	4	-25.0
Totals	27	27	0.0	333	290	14.8

	Active Listings			Year to Date		
	This Month			Year to Date		
	2019	2018	% Chg	2019	2018	% Chg
0-499,999	6	1	500.0	23	5	360.0
500,000-699,999	25	29	-13.8	60	72	-16.7
700,000-999,999	46	53	-13.2	141	140	0.7
1,000,000-2,999,999	197	242	-18.6	513	519	-1.2
3,000,000-3,999,999	22	25	-12.0	49	53	-7.5
4,000,000-4,999,999	17	9	88.9	28	17	64.7
5,000,000-6,999,999	10	12	-16.7	12	25	-52.0
7,000,000+	12	9	33.3	18	19	-5.3
Totals	335	380	-11.8	844	850	-0.7

	New Listings			Year to Date		
	This Month			Year to Date		
	2019	2018	% Chg	2019	2018	% Chg
0-499,999	1	0	N/A	18	3	500.0
500,000-699,999	1	4	-75.0	48	56	-14.3
700,000-999,999	5	7	-28.6	102	105	-2.9
1,000,000-2,999,999	14	12	16.7	339	384	-11.7
3,000,000-3,999,999	0	0	0.0	26	32	-18.7
4,000,000-4,999,999	0	0	0.0	19	9	111.1
5,000,000-6,999,999	0	0	0.0	8	13	-38.5
7,000,000+	2	0	N/A	10	8	25.0
Totals	23	23	0.0	570	610	-6.6

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