

Sold Summary

	Dec 2018	Dec 2017	% Change
Sold Dollar Volume	\$2,076,488,008	\$2,151,890,957	-3.50%
Avg Sold Price	\$326,646	\$307,677	6.17%
Median Sold Price	\$261,000	\$245,000	6.53%
Units Sold	6,357	6,994	-9.11%
Avg Days on Market	66	68	-2.94%
Avg List Price for Solds	\$333,731	\$315,475	5.79%
Avg SP to OLP Ratio	96.5%	96.4%	0.10%
Ratio of Avg SP to Avg OLP	95.8%	95.6%	0.25%
SF Det Avg Sold Price	\$349,924	\$328,049	6.67%
All Other Avg Sold Price	\$240,264	\$227,870	5.44%
Manufactured Avg Sold Price	\$141,269	\$135,127	4.55%
SF Det Units Sold	5,152	5,705	-9.69%
All Other Units Sold	1,045	1,145	-8.73%
Manufactured Units Sold	160	144	11.11%

Notes:

- SP = Sold Price
- OLP = Original List Price
- SF Det = Single Family Detached
- All Other = Patio Home, Townhouse, Apartment Style/Flat, Gemini/Twin Home, Loft Style
- Manufactured = Mfg/Mobile, Modular
- New = Listing counts within a time period

Inventory

	Dec 2018	Dec 2017	% Change
Active Listings	16,623	15,812	5.13%
All Contracts	6,230	7,483	-16.74%
New Listings	5,771	5,950	-3.01%
New Contracts	5,981	6,588	-9.21%

Financing (Sold)

Cash	1,390
Conventional	3,599
FHA	847
Other	25
Owner	13
VA	466

Days on Market (Sold)

0	99
1 to 10	863
11 to 20	608
21 to 30	584
31 to 60	1,878
61 to 90	954
91 to 120	483
121 to 180	481
181 to 360	329
361 to 720	70
721+	8

Sold Detail

Price Ranges	2 or Less BR		3 BR		4 or More BR		All	Total	Active Listings		
	SF Det	All Other	SF Det	All Other	SF Det	All Other	Manu		SF Det	All Other	Manu
<= \$50,000	4	2	3	0	1	0	19	29	3	4	36
\$50,001 to \$100K	6	38	11	11	4	1	33	104	32	67	72
\$100,001 to \$150K	23	183	48	22	10	0	37	323	136	247	104
\$150,001 to \$200K	101	228	383	46	124	5	39	926	847	357	100
\$200,001 to \$300K	253	195	1,246	101	790	9	29	2,623	4,243	651	74
\$300,001 to \$400K	85	63	379	36	563	1	1	1,129	2,869	358	17
\$400,001 to \$500K	26	24	152	22	298	3	1	526	1,619	200	7
\$500,001 to \$600K	7	16	66	12	162	2	1	266	965	117	1
\$600,001 to \$800K	4	7	44	6	131	0	0	192	1,011	88	5
\$800,001 to \$1M	0	0	19	6	72	0	0	97	631	51	2
\$1,000,001 to \$2.5M	1	0	25	5	100	0	0	131	1,187	76	1
\$2,500,001 to \$5M	0	0	1	1	7	0	0	9	337	4	2
\$5,000,001 +	0	0	0	0	2	0	0	2	102	0	0
Total	510	756	2,377	268	2,264	21	160	6,357	13,982	2,220	421
Avg Sold Price	\$261,088	\$212,062	\$295,131	\$315,919	\$427,445	\$290,029	\$141,269	\$326,646			
Prev Year - Avg Sold Price	\$254,672	\$196,178	\$276,314	\$309,154	\$404,586	\$331,739	\$135,127	\$307,677			
Avg Sold % Change	2.52%	8.10%	6.81%	2.19%	5.65%	-12.57%	4.55%	6.17%			
Prev Year - # of Solds	587	828	2,718	296	2,400	21	144	6,994			

Active Detail