

Sold Summary

	Feb 2019	Feb 2018	% Change
Sold Dollar Volume	\$2,089,767,279	\$2,121,733,644	-1.51%
Avg Sold Price	\$328,580	\$308,930	6.36%
Median Sold Price	\$264,900	\$252,000	5.12%
Units Sold	6,360	6,868	-7.40%
Avg Days on Market	72	73	-1.37%
Avg List Price for Solds	\$337,004	\$316,074	6.62%
Avg SP to OLP Ratio	96.6%	96.8%	-0.25%
Ratio of Avg SP to Avg OLP	95.4%	95.8%	-0.45%
SF Det Avg Sold Price	\$352,865	\$331,353	6.49%
All Other Avg Sold Price	\$239,729	\$225,461	6.33%
Manufactured Avg Sold Price	\$137,830	\$115,782	19.04%
SF Det Units Sold	5,129	5,596	-8.35%
All Other Units Sold	1,082	1,096	-1.28%
Manufactured Units Sold	149	176	-15.34%

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

	Feb 2019	Feb 2018	% Change
Active Listings	17,571	15,685	12.02%
All Contracts	10,359	11,609	-10.77%
New Listings	9,013	9,360	-3.71%
New Contracts	9,364	9,960	-5.98%

Financing (Sold)

Cash	1,478
Conventional	3,463
FHA	894
Other	13
Owner	21
VA	474

Days on Market (Sold)

0	107
1 to 10	859
11 to 20	555
21 to 30	566
31 to 60	1,539
61 to 90	1,020
91 to 120	673
121 to 180	602
181 to 360	367
361 to 720	59
721+	12

Sold Detail

Price Ranges	2 or Less BR		3 BR		4 or More BR		All		Active Listings		
	SF Det	All Other	SF Det	All Other	SF Det	All Other	Manu	Total	SF Det	All Other	Manu
<= \$50,000	5	1	5	0	0	0	16	27	2	5	39
\$50,001 to \$100K	8	51	6	3	1	0	32	101	22	86	65
\$100,001 to \$150K	28	185	55	21	6	2	38	335	118	269	106
\$150,001 to \$200K	128	243	333	57	116	2	43	922	756	414	107
\$200,001 to \$300K	274	203	1,278	102	710	4	18	2,589	4,151	718	78
\$300,001 to \$400K	90	66	422	41	540	0	2	1,161	2,973	425	21
\$400,001 to \$500K	42	29	166	17	277	2	0	533	1,746	229	5
\$500,001 to \$600K	8	13	66	9	162	0	0	258	1,126	112	2
\$600,001 to \$800K	5	10	59	9	141	0	0	224	1,159	114	4
\$800,001 to \$1M	1	3	21	2	50	1	0	78	730	62	2
\$1,000,001 to \$2.5M	2	4	22	1	88	0	0	117	1,343	93	2
\$2,500,001 to \$5M	0	0	1	1	9	0	0	11	366	10	1
\$5,000,001 +	0	0	0	0	4	0	0	4	110	0	0
Total	591	808	2,434	263	2,104	11	149	6,360	14,602	2,537	432
Avg Sold Price	\$262,448	\$221,424	\$300,796	\$293,330	\$438,497	\$302,814	\$137,830	\$328,580			
Prev Year - Avg Sold Price	\$254,322	\$199,585	\$290,331	\$287,723	\$402,670	\$330,764	\$115,782	\$308,930			
Avg Sold % Change	3.20%	10.94%	3.60%	1.95%	8.90%	-8.45%	19.04%	6.36%			
Prev Year - # of Solds	685	784	2,648	292	2,263	20	176	6,868			

Active Detail