

Sold Summary

	Oct 2018	Oct 2017	% Change
Sold Dollar Volume	\$2,298,752,186	\$2,120,685,472	8.40%
Avg Sold Price	\$326,110	\$296,599	9.95%
Median Sold Price	\$262,500	\$245,000	7.14%
Units Sold	7,049	7,150	-1.41%
Avg Days on Market	59	64	-7.81%
Avg List Price for Solds	\$333,133	\$303,248	9.85%
Avg SP to OLP Ratio	97.0%	96.8%	0.18%
Ratio of Avg SP to Avg OLP	95.9%	95.8%	0.13%
SF Det Avg Sold Price	\$349,374	\$316,931	10.24%
All Other Avg Sold Price	\$225,016	\$208,258	8.05%
Manufactured Avg Sold Price	\$140,810	\$118,282	19.05%
SF Det Units Sold	5,836	5,934	-1.65%
All Other Units Sold	1,057	1,069	-1.12%
Manufactured Units Sold	156	147	6.12%

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

	Oct 2018	Oct 2017	% Change
Active Listings	16,509	17,231	-4.19%
All Contracts	8,027	9,293	-13.62%
New Listings	9,275	9,437	-1.72%
New Contracts	7,878	8,624	-8.65%

Financing (Sold)

Cash	1,568
Conventional	3,991
FHA	951
Other	24
Owner	20
VA	481

Days on Market (Sold)

0	152
1 to 10	1,221
11 to 20	690
21 to 30	805
31 to 60	1,954
61 to 90	938
91 to 120	440
121 to 180	454
181 to 360	316
361 to 720	71
721+	5

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	6	2	0	0	0	0	14	22	5	3	31
\$50,001 to \$100K	10	54	6	4	1	0	35	110	34	70	92
\$100,001 to \$150K	31	230	53	30	10	0	44	398	124	216	119
\$150,001 to \$200K	124	218	425	75	147	4	45	1,038	764	397	81
\$200,001 to \$300K	251	182	1,453	87	851	9	14	2,847	4,158	653	73
\$300,001 to \$400K	99	49	498	30	612	3	2	1,293	2,976	338	18
\$400,001 to \$500K	28	24	174	12	358	0	1	597	1,611	213	6
\$500,001 to \$600K	10	5	66	11	187	0	1	280	981	114	1
\$600,001 to \$800K	12	6	56	8	146	0	0	228	1,020	83	2
\$800,001 to \$1M	2	3	14	5	68	0	0	92	639	48	2
\$1,000,001 to \$2.5M	0	1	10	5	112	0	0	128	1,170	69	0
\$2,500,001 to \$5M	0	0	4	0	12	0	0	16	304	6	1
\$5,000,001 +	0	0	0	0	0	0	0	0	87	0	0
Total	573	774	2,759	267	2,504	16	156	7,049	13,873	2,210	426
Avg Sold Price	\$263,079	\$200,617	\$291,752	\$294,484	\$432,611	\$246,065	\$140,810	\$326,110			
Prev Year - Avg Sold Price	\$232,604	\$182,482	\$269,358	\$273,864	\$386,541	\$300,482	\$118,282	\$296,599			
Avg Sold % Change	13.10%	9.94%	8.31%	7.53%	11.92%	-18.11%	19.05%	9.95%			
Prev Year - # of Solds	561	773	2,788	277	2,585	19	147	7,150			

Active Detail