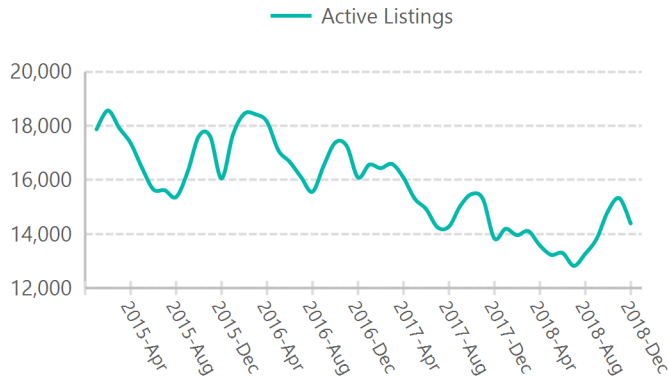
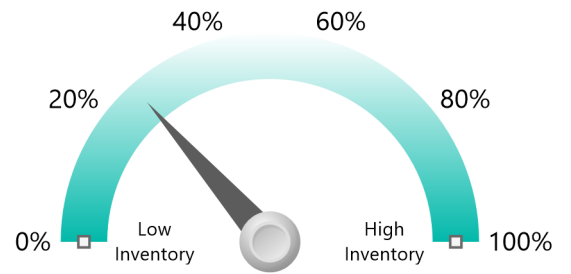


Active Listings (Supply)

Active Listings

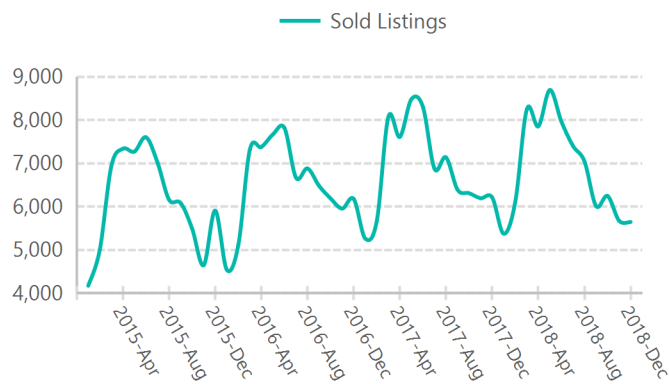


Seasonally Adjusted Current Supply Index

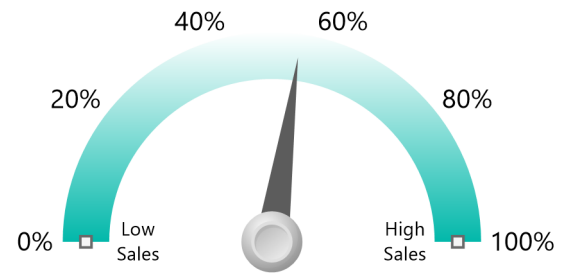


Sold Listings (Demand)

Sold Listings

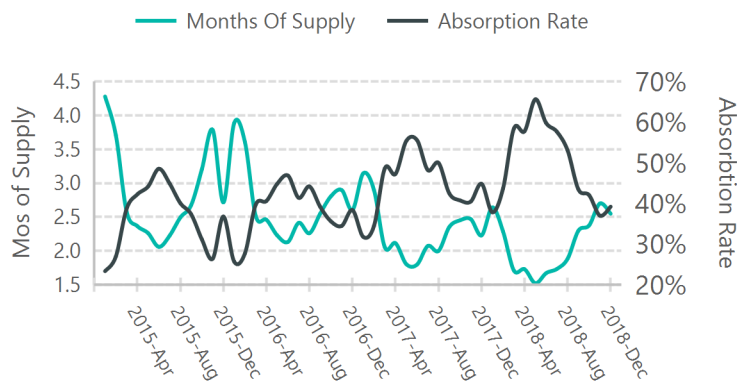


Seasonally Adjusted Current Demand Index

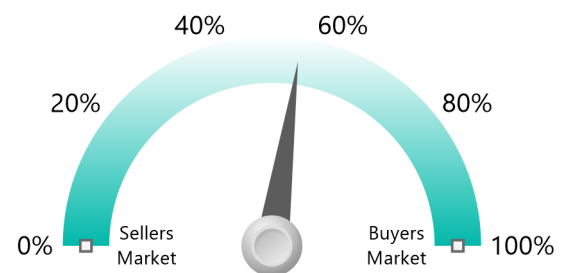


Supply vs Demand

Months of Supply/Absorption Rate



Seasonally Adjusted MOS Relative Strength



Supply vs Demand - Monthly Breakdown

Year - Month	Supply	Supply Index (Seasonal)	Demand	Demand Index (Seasonal)	Months Of Supply	Mos of Supply Index (Seasonal)
2018						
December	14,397	27.01%	5,646	54.48%	2.55	54.48%
November	15,325	20.12%	5,674	49.50%	2.70	32.19%
October	14,846	13.84%	6,246	41.59%	2.38	18.74%
September	13,826	9.90%	6,015	72.16%	2.30	16.17%
August	13,274	10.34%	7,043	70.45%	1.88	15.57%
July	12,829	10.34%	7,402	85.60%	1.73	9.47%
June	13,306	9.90%	7,962	81.26%	1.67	13.30%
May	13,237	9.05%	8,693	87.23%	1.52	11.27%
April	13,587	8.65%	7,856	74.62%	1.73	9.05%
March	14,110	8.65%	8,246	89.20%	1.71	10.80%
February	13,962	9.05%	6,108	88.25%	2.29	10.34%
January	14,198	7.89%	5,373	72.16%	2.64	12.25%

Glossary Category	Term	Alias	Term Definition
Report Section			
	Active Listings (Supply)		The Active Listings chart shows the historical trend of how many listings were active each month. The Seasonally Adjusted Current Supply Index is a gauge that shows as of the end of last month, if there was more or less inventory available than the historical average. This can help show if the buyers or the sellers have more strength in a given market.
	Sold Listings (Demand)		The Sold Listings chart shows the historical trend of how many listings were sold each month. The Seasonally Adjusted Current Demand Index is a gauge that shows as of the end of last month, if there was more or less Sales than the seasonal historical average. This can help show if the buyers or the sellers have more strength in a given market.
	Supply vs Demand		The Months of Supply/Absorption rate chart shows the inverse relationship of how many sales happened each month compared to how many active listings existed for that month. The Seasonally Adjusted Supply vs Demand Relative Strength looks at the supply vs demand and compares it to historical values for the same season. How far off of center that number falls can help show if the buyers or the sellers have more strength in a given market.
	Supply vs Demand - Monthly Breakdown		This detail grid shows the numbers that are resented in the charts and gauges included in the reports for the last 12-month period.
General			
	Months of supply	MOS	The number of active listings compared to the number of sold listings for the same period of time.
	Seasonally adjusted		The value is compared only to the average value for the same month in prior years.
Calculation			
	Demand Index		How strong the amount of demand is compared to seasonally adjusted historic norms. A value of 50% means the number is in line with the historic norm, whereas a higher or lower value is comparatively more or less demand respectively.
	Mos of Supply Index	Months of Supply Index	The supply index measured against the demand index and compared to historic norms. This is an indicator of a buyers or sellers market. A value of 50% means the number is in line with the historic norm, whereas a higher or lower value is comparatively buyers market or sellers market respectively.
	Supply Index		How strong the amount of supply is compared to seasonally adjusted historic norms. A value of 50% means the number is in line with the historic norm, whereas a higher or lower value is comparatively more or less supply respectively.