

Local Market Update – August 2021

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Western Counties

Defiance, Fulton, Henry, Paulding, Putnam and Williams

The booming U.S. housing market has spilled over to the rental market, which has seen demand for apartment and single-family rentals skyrocket this year, as high sales prices and an inadequate supply of available housing have forced many prospective buyers to rent for the foreseeable future. Increased demand for housing, along with an improving economy, has competition for rental units soaring, and landlords are taking note, with the national median rent increasing 11.4% in 2021 so far, according to Apartment List.

In new construction, home builders continue to struggle to meet buyer demand, as housing starts nationwide dropped 7% last month, according to the Commerce Department. Single-family home construction declined 4.5%, and multi-family home construction, which includes condos and apartment buildings, was also down, falling by 13%. Labor shortages, rising material costs, and supply-chain setbacks continue to challenge builders, with some projects temporarily paused due to availability and cost of materials.

Single Family Key Metrics	August			Year to Date		
	2020	2021	% Change	Thru 8 2020	Thru 8 2021	% Change
New Listings	184	205	+11.4%	1,232	1,369	+11.1%
Closed Sales	176	161	-8.5%	1,089	1,132	+3.9%
Days on Market	90	64	-28.9%	96	70	-27.1%
SP\$/SqFt	\$90.89	\$103.44	+13.8%	\$80.80	\$95.26	+14.2%
Median Sales Price*	\$141,950	\$152,500	+7.4%	\$125,800	\$141,650	+12.6%
Average Sales Price*	\$152,687	\$167,510	+9.7%	\$135,316	\$159,543	+17.9%
Percent of List Price Received*	102%	99%	-2.9%	96%	268%	+179.2%
Months Supply of Inventory	3	3	---	---	---	---
Total Volume	\$26,872,979	\$26,969,112	+0.4%	\$147,359,289	180,602,813	+22.6%

Condo Key Metrics	August			Year to Date		
	2020	2021	% Change	Thru 8 2020	Thru 8 2021	% Change
New Listings	4	6	+50.0%	37	28	-24.3%
Closed Sales	3	4	+33.3%	25	21	-16.0%
Days on Market	72	43	-40.3%	76	62	-18.4%
SP\$/SqFt	\$114.99	\$131.17	+14.1%	\$99.89	\$109.69	+9.8%
Median Sales Price*	\$159,900	263,500	+64.8%	\$137,000	\$155,000	-16.1%
Average Sales Price*	\$165,568	\$224,250	+35.4%	\$129,861	\$164,152	+26.4%
Percent of List Price Received*	99%	107%	+8.1%	96%	100%	+4.2%
Months Supply of Inventory	5	2	-60.0%	---	---	---
Total Volume	\$469,704	\$897,000	+91.0%	\$3,246,525	\$3,447,200	+6.2%

*Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

All Properties Combined

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	8-2020	8-2021	% Change	YTD 2020	YTD 2021	% Change
New Listings		1,241	1,365	+ 10.0%	8,616	9,381	+ 8.9%
Pending Sales		1,114	1,148	+ 3.1%	7,159	7,869	+ 9.9%
Closed Sales		1,127	1,130	+ 0.3%	7,051	7,673	+ 8.8%
Days on Market Until Sale		72	59	- 18.1%	84	65	- 22.6%
Median Sales Price		\$150,000	\$170,000	+ 13.3%	\$143,000	\$160,000	+ 11.9%
Average Sales Price		\$177,716	\$201,480	+ 13.4%	\$167,878	\$191,982	+ 14.4%
Percent of List Price Received		98.6%	100.6%	+ 2.0%	97.8%	100.0%	+ 2.2%
Housing Affordability Index		262	237	- 9.5%	275	252	- 8.4%
Inventory of Homes for Sale		2,601	2,444	- 6.0%	—	—	—
Months Supply of Inventory		3.0	2.5	- 16.7%	—	—	—

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Defiance

MLS Area 61: 43512

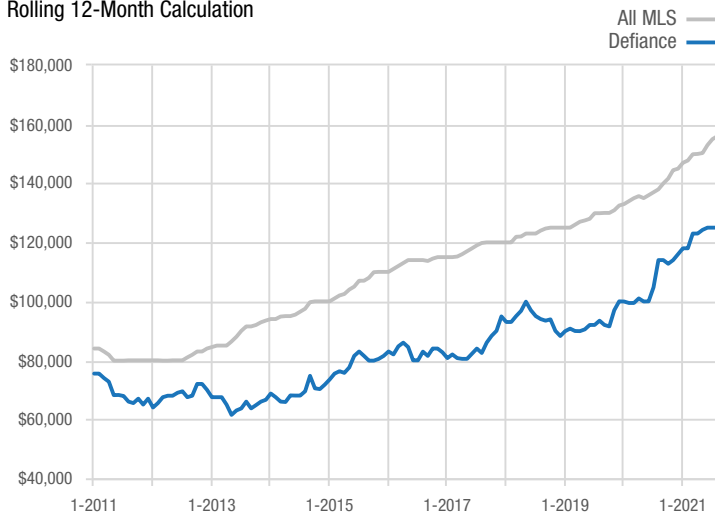
Single Family	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
Key Metrics						
New Listings	17	28	+ 64.7%	155	196	+ 26.5%
Pending Sales	15	27	+ 80.0%	146	162	+ 11.0%
Closed Sales	23	29	+ 26.1%	147	155	+ 5.4%
Days on Market Until Sale	91	58	- 36.3%	86	65	- 24.4%
Median Sales Price*	\$140,100	\$140,000	- 0.1%	\$118,875	\$130,250	+ 9.6%
Average Sales Price*	\$142,378	\$167,421	+ 17.6%	\$120,608	\$155,990	+ 29.3%
Percent of List Price Received*	95.6%	99.7%	+ 4.3%	96.7%	100.1%	+ 3.5%
Inventory of Homes for Sale	43	50	+ 16.3%	—	—	—
Months Supply of Inventory	2.3	2.6	+ 13.0%	—	—	—

Condo-Villa	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
Key Metrics						
New Listings	1	3	+ 200.0%	13	8	- 38.5%
Pending Sales	0	3	—	9	8	- 11.1%
Closed Sales	2	1	- 50.0%	8	6	- 25.0%
Days on Market Until Sale	76	64	- 15.8%	56	44	- 21.4%
Median Sales Price*	\$168,402	\$95,000	- 43.6%	\$153,821	\$146,500	- 4.8%
Average Sales Price*	\$168,402	\$95,000	- 43.6%	\$139,678	\$161,600	+ 15.7%
Percent of List Price Received*	99.1%	105.7%	+ 6.7%	97.5%	99.6%	+ 2.2%
Inventory of Homes for Sale	3	1	- 66.7%	—	—	—
Months Supply of Inventory	1.9	0.8	- 57.9%	—	—	—

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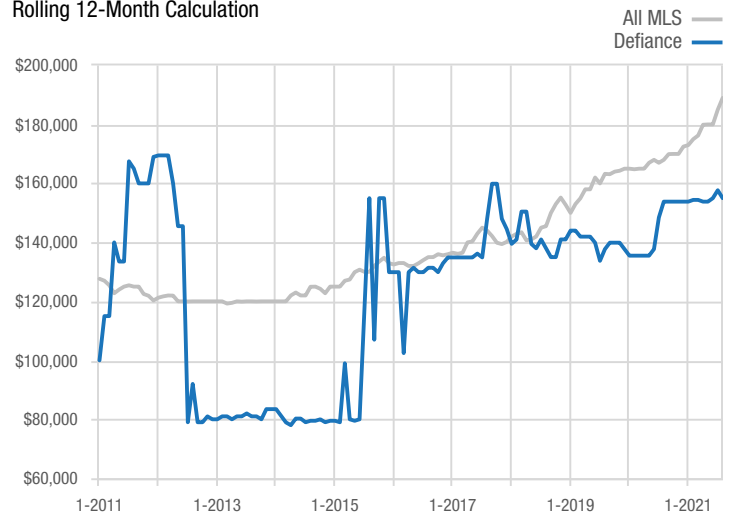
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

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Napoleon

MLS Area 76: 43545

Single Family	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
Key Metrics						
New Listings	14	13	- 7.1%	78	79	+ 1.3%
Pending Sales	9	12	+ 33.3%	73	66	- 9.6%
Closed Sales	13	7	- 46.2%	73	62	- 15.1%
Days on Market Until Sale	102	52	- 49.0%	92	76	- 17.4%
Median Sales Price*	\$164,900	\$149,500	- 9.3%	\$139,900	\$148,500	+ 6.1%
Average Sales Price*	\$164,246	\$164,179	- 0.0%	\$153,470	\$168,298	+ 9.7%
Percent of List Price Received*	98.7%	97.8%	- 0.9%	97.4%	98.8%	+ 1.4%
Inventory of Homes for Sale	30	20	- 33.3%	—	—	—
Months Supply of Inventory	3.3	2.2	- 33.3%	—	—	—

Condo-Villa	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
Key Metrics						
New Listings	0	0	—	5	0	- 100.0%
Pending Sales	0	0	—	1	1	0.0%
Closed Sales	0	0	—	1	1	0.0%
Days on Market Until Sale	—	—	—	72	281	+ 290.3%
Median Sales Price*	—	—	—	\$65,000	\$160,000	+ 146.2%
Average Sales Price*	—	—	—	\$65,000	\$160,000	+ 146.2%
Percent of List Price Received*	—	—	—	86.8%	97.0%	+ 11.8%
Inventory of Homes for Sale	4	0	- 100.0%	—	—	—
Months Supply of Inventory	4.0	—	—	—	—	—

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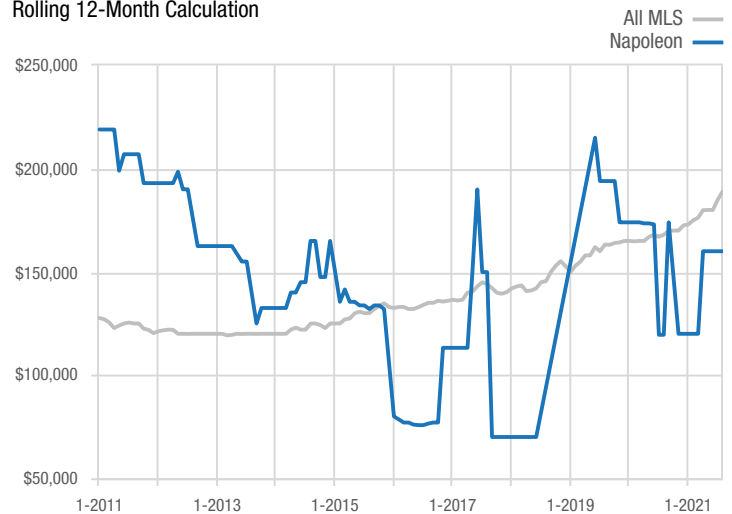
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Bryan

MLS Area 87: 43506

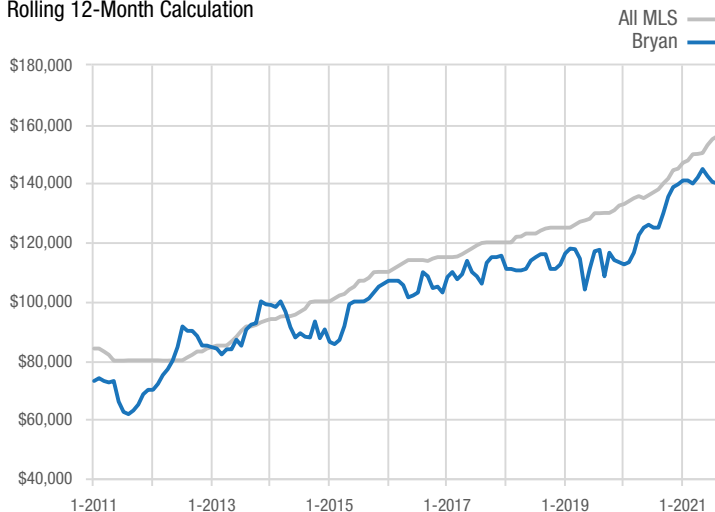
Single Family	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
Key Metrics						
New Listings	31	19	- 38.7%	134	155	+ 15.7%
Pending Sales	14	16	+ 14.3%	115	141	+ 22.6%
Closed Sales	14	16	+ 14.3%	118	143	+ 21.2%
Days on Market Until Sale	80	55	- 31.3%	94	69	- 26.6%
Median Sales Price*	\$145,000	\$151,400	+ 4.4%	\$132,000	\$134,125	+ 1.6%
Average Sales Price*	\$156,335	\$145,181	- 7.1%	\$140,191	\$149,363	+ 6.5%
Percent of List Price Received*	97.1%	100.7%	+ 3.7%	96.7%	99.1%	+ 2.5%
Inventory of Homes for Sale	53	42	- 20.8%	—	—	—
Months Supply of Inventory	3.5	2.3	- 34.3%	—	—	—

Condo-Villa	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
Key Metrics						
New Listings	1	0	- 100.0%	4	2	- 50.0%
Pending Sales	0	0	—	2	3	+ 50.0%
Closed Sales	0	1	—	2	4	+ 100.0%
Days on Market Until Sale	—	19	—	55	95	+ 72.7%
Median Sales Price*	—	\$262,000	—	\$168,750	\$172,750	+ 2.4%
Average Sales Price*	—	\$262,000	—	\$168,750	\$173,175	+ 2.6%
Percent of List Price Received*	—	116.4%	—	92.4%	100.1%	+ 8.3%
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	1.5	0.8	- 46.7%	—	—	—

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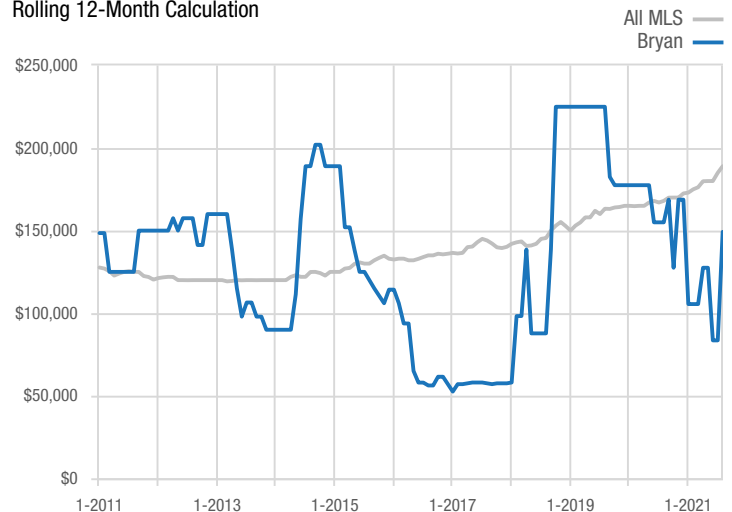
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wauseon

MLS Area 96: 43567

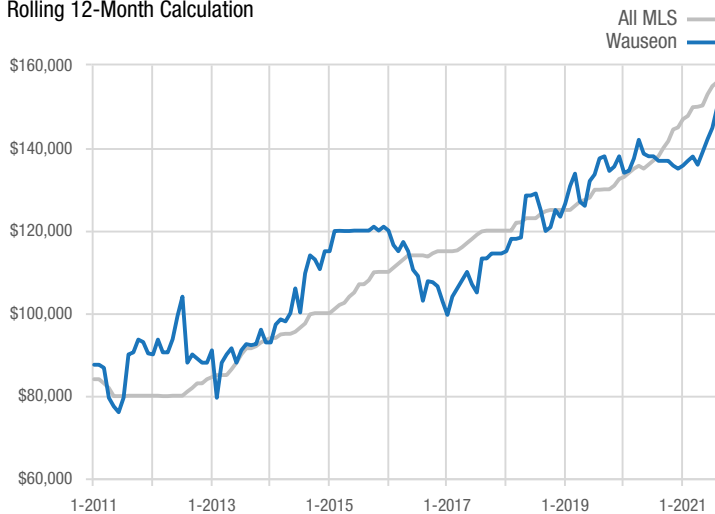
Single Family	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
Key Metrics						
New Listings	12	18	+ 50.0%	92	92	0.0%
Pending Sales	14	10	- 28.6%	76	74	- 2.6%
Closed Sales	17	12	- 29.4%	75	72	- 4.0%
Days on Market Until Sale	71	52	- 26.8%	82	64	- 22.0%
Median Sales Price*	\$124,000	\$175,000	+ 41.1%	\$136,500	\$162,889	+ 19.3%
Average Sales Price*	\$128,289	\$181,281	+ 41.3%	\$137,017	\$180,632	+ 31.8%
Percent of List Price Received*	96.8%	98.2%	+ 1.4%	98.5%	99.7%	+ 1.2%
Inventory of Homes for Sale	28	31	+ 10.7%	—	—	—
Months Supply of Inventory	3.4	3.0	- 11.8%	—	—	—

Condo-Villa	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
Key Metrics						
New Listings	0	3	—	2	5	+ 150.0%
Pending Sales	0	0	—	3	3	0.0%
Closed Sales	0	0	—	3	3	0.0%
Days on Market Until Sale	—	—	—	127	25	- 80.3%
Median Sales Price*	—	—	—	\$62,500	\$69,900	+ 11.8%
Average Sales Price*	—	—	—	\$69,800	\$98,300	+ 40.8%
Percent of List Price Received*	—	—	—	93.3%	99.9%	+ 7.1%
Inventory of Homes for Sale	0	3	—	—	—	—
Months Supply of Inventory	—	3.0	—	—	—	—

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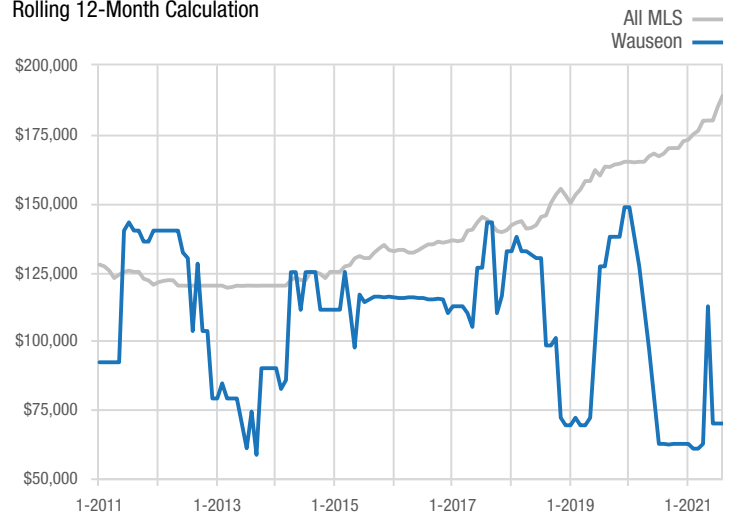
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Archbold

MLS Area 98: 43502

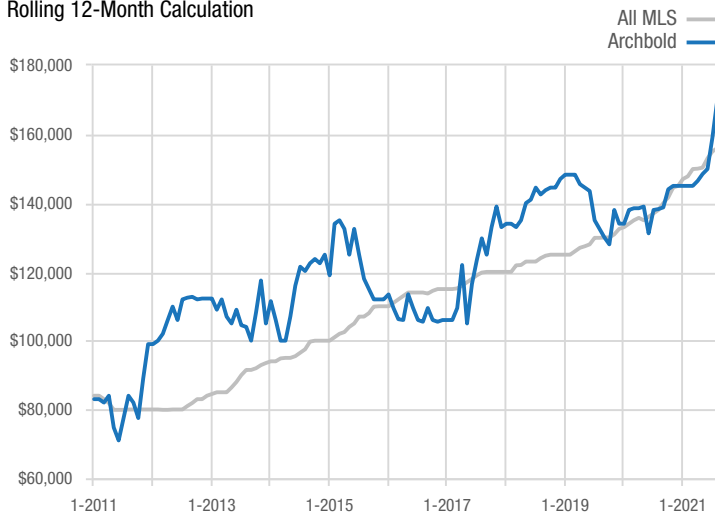
Single Family	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	12	3	- 75.0%	53	37	- 30.2%
Pending Sales	5	6	+ 20.0%	43	37	- 14.0%
Closed Sales	6	6	0.0%	43	37	- 14.0%
Days on Market Until Sale	80	53	- 33.8%	102	61	- 40.2%
Median Sales Price*	\$145,000	\$164,950	+ 13.8%	\$137,500	\$172,800	+ 25.7%
Average Sales Price*	\$163,583	\$162,333	- 0.8%	\$168,171	\$208,987	+ 24.3%
Percent of List Price Received*	95.2%	99.1%	+ 4.1%	98.0%	98.8%	+ 0.8%
Inventory of Homes for Sale	24	8	- 66.7%	—	—	—
Months Supply of Inventory	4.9	1.5	- 69.4%	—	—	—

Condo-Villa	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	0	0	—	3	3	0.0%
Pending Sales	0	0	—	2	0	- 100.0%
Closed Sales	0	0	—	2	0	- 100.0%
Days on Market Until Sale	—	—	—	24	—	—
Median Sales Price*	—	—	—	\$130,250	—	—
Average Sales Price*	—	—	—	\$130,250	—	—
Percent of List Price Received*	—	—	—	99.0%	—	—
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.5	0.8	+ 60.0%	—	—	—

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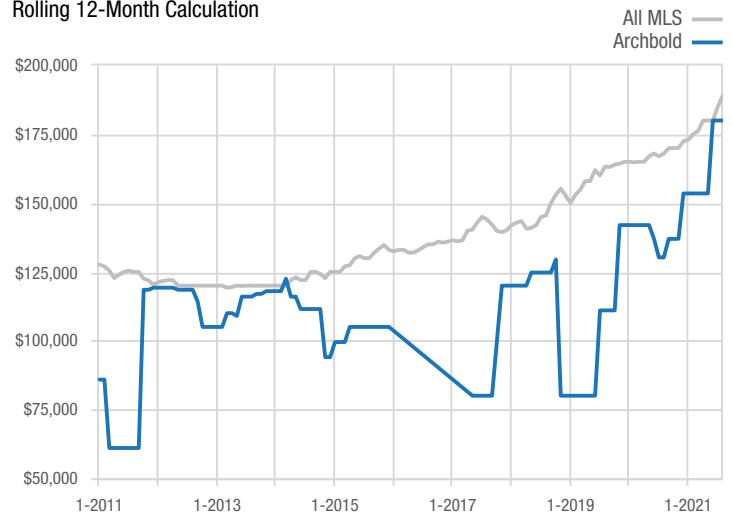
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Defiance County

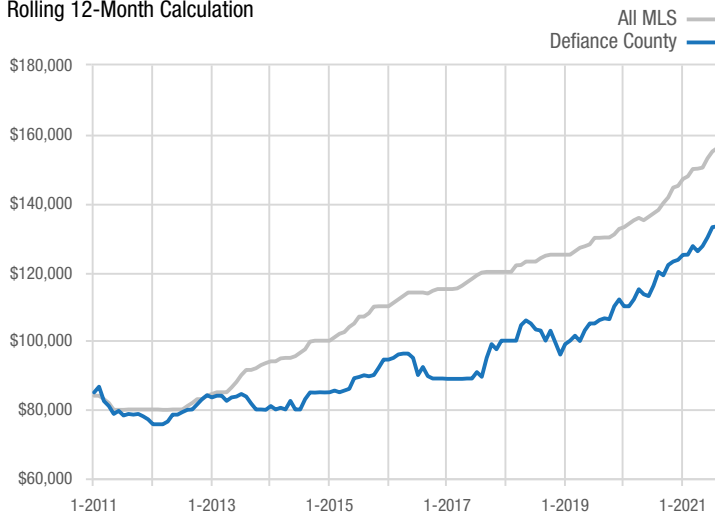
Single Family	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
Key Metrics						
New Listings	36	56	+ 55.6%	284	346	+ 21.8%
Pending Sales	28	44	+ 57.1%	255	287	+ 12.5%
Closed Sales	38	45	+ 18.4%	257	282	+ 9.7%
Days on Market Until Sale	89	58	- 34.8%	90	67	- 25.6%
Median Sales Price*	\$152,450	\$147,500	- 3.2%	\$125,000	\$138,000	+ 10.4%
Average Sales Price*	\$158,007	\$167,259	+ 5.9%	\$130,321	\$164,100	+ 25.9%
Percent of List Price Received*	96.9%	99.9%	+ 3.1%	96.9%	99.6%	+ 2.8%
Inventory of Homes for Sale	89	96	+ 7.9%	—	—	—
Months Supply of Inventory	2.7	2.6	- 3.7%	—	—	—

Condo-Villa	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
Key Metrics						
New Listings	2	3	+ 50.0%	20	14	- 30.0%
Pending Sales	0	3	—	16	12	- 25.0%
Closed Sales	3	2	- 33.3%	15	10	- 33.3%
Days on Market Until Sale	72	54	- 25.0%	78	44	- 43.6%
Median Sales Price*	\$159,900	\$180,000	+ 12.6%	\$153,821	\$146,500	- 4.8%
Average Sales Price*	\$165,568	\$180,000	+ 8.7%	\$134,808	\$169,460	+ 25.7%
Percent of List Price Received*	99.4%	105.9%	+ 6.5%	97.9%	99.7%	+ 1.8%
Inventory of Homes for Sale	5	1	- 80.0%	—	—	—
Months Supply of Inventory	2.3	0.5	- 78.3%	—	—	—

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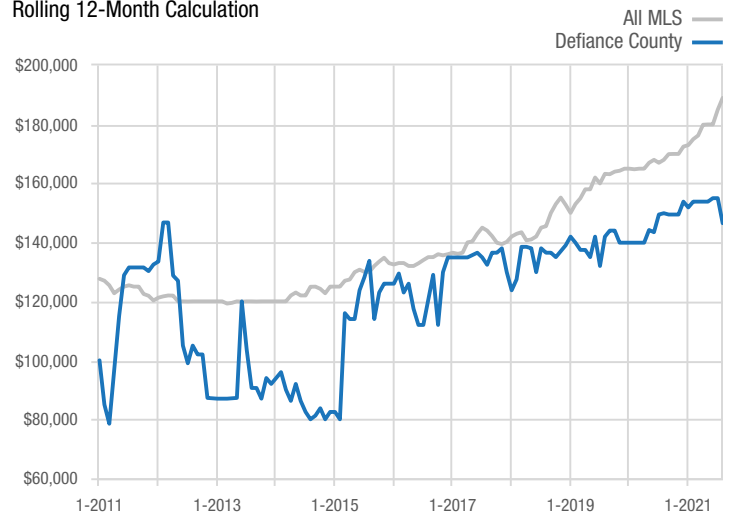
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Fulton County

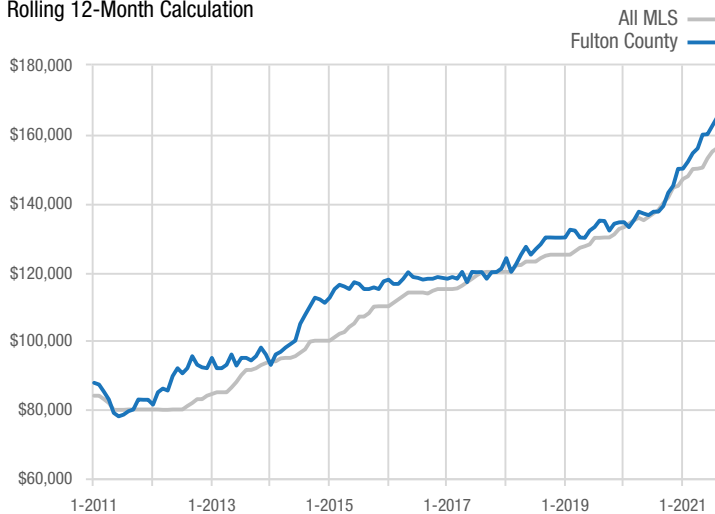
Single Family	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	51	41	- 19.6%	322	306	- 5.0%
Pending Sales	44	39	- 11.4%	257	266	+ 3.5%
Closed Sales	50	42	- 16.0%	256	261	+ 2.0%
Days on Market Until Sale	80	58	- 27.5%	86	66	- 23.3%
Median Sales Price*	\$152,000	\$177,450	+ 16.7%	\$141,000	\$169,000	+ 19.9%
Average Sales Price*	\$163,013	\$200,706	+ 23.1%	\$154,223	\$191,883	+ 24.4%
Percent of List Price Received*	98.6%	98.8%	+ 0.2%	98.8%	100.1%	+ 1.3%
Inventory of Homes for Sale	111	87	- 21.6%	—	—	—
Months Supply of Inventory	3.7	2.3	- 37.8%	—	—	—

Condo-Villa	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	1	3	+ 200.0%	7	12	+ 71.4%
Pending Sales	0	0	—	6	6	0.0%
Closed Sales	0	1	—	6	6	0.0%
Days on Market Until Sale	—	47	—	78	35	- 55.1%
Median Sales Price*	—	\$275,000	—	\$110,250	\$130,500	+ 18.4%
Average Sales Price*	—	\$275,000	—	\$114,483	\$149,983	+ 31.0%
Percent of List Price Received*	—	100.0%	—	95.7%	99.9%	+ 4.4%
Inventory of Homes for Sale	2	5	+ 150.0%	—	—	—
Months Supply of Inventory	1.8	3.8	+ 111.1%	—	—	—

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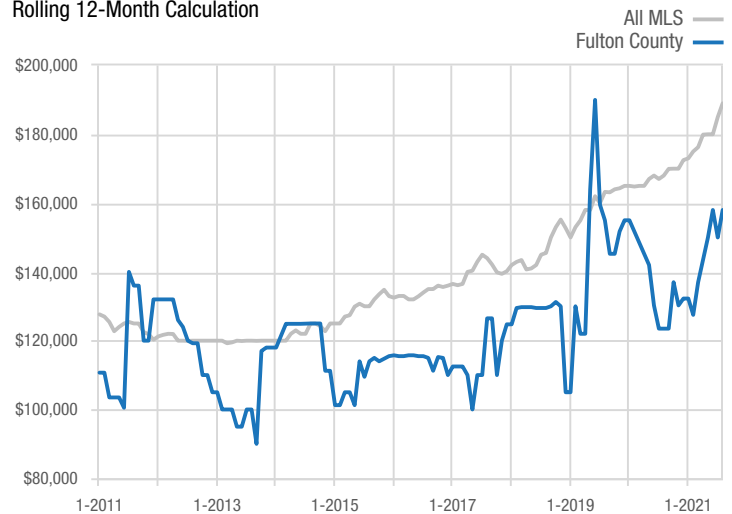
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Henry County

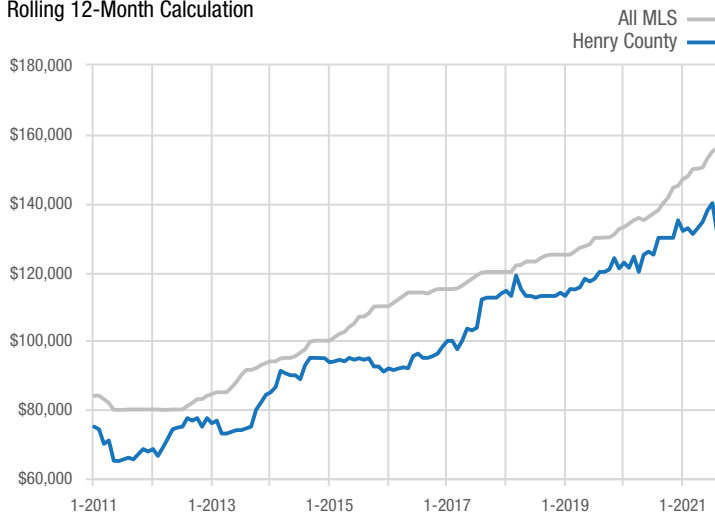
Single Family	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
Key Metrics						
New Listings	32	21	- 34.4%	159	151	- 5.0%
Pending Sales	21	20	- 4.8%	137	134	- 2.2%
Closed Sales	24	14	- 41.7%	136	131	- 3.7%
Days on Market Until Sale	89	61	- 31.5%	94	74	- 21.3%
Median Sales Price*	\$169,200	\$133,000	- 21.4%	\$137,625	\$135,500	- 1.5%
Average Sales Price*	\$176,113	\$143,268	- 18.6%	\$147,430	\$153,808	+ 4.3%
Percent of List Price Received*	99.5%	99.2%	- 0.3%	96.9%	98.3%	+ 1.4%
Inventory of Homes for Sale	61	41	- 32.8%	—	—	—
Months Supply of Inventory	3.5	2.2	- 37.1%	—	—	—

Condo-Villa	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
Key Metrics						
New Listings	0	0	—	5	0	- 100.0%
Pending Sales	0	0	—	1	1	0.0%
Closed Sales	0	0	—	1	1	0.0%
Days on Market Until Sale	—	—	—	72	281	+ 290.3%
Median Sales Price*	—	—	—	\$65,000	\$160,000	+ 146.2%
Average Sales Price*	—	—	—	\$65,000	\$160,000	+ 146.2%
Percent of List Price Received*	—	—	—	86.8%	97.0%	+ 11.8%
Inventory of Homes for Sale	4	0	- 100.0%	—	—	—
Months Supply of Inventory	4.0	—	—	—	—	—

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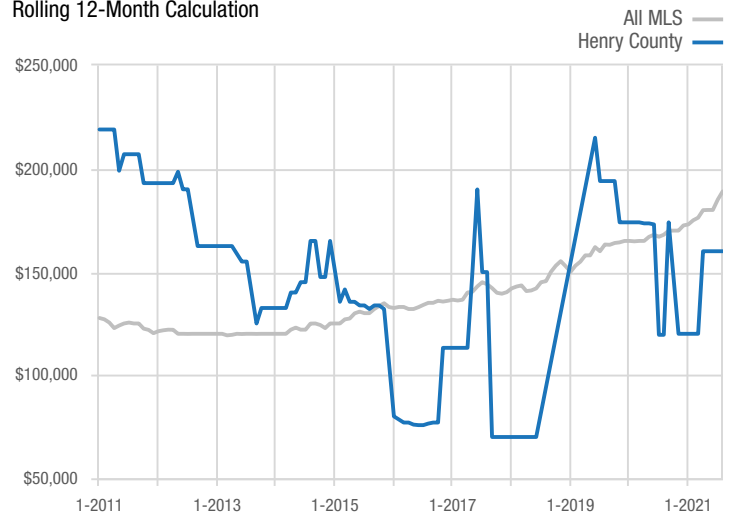
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – August 2021

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Paulding County

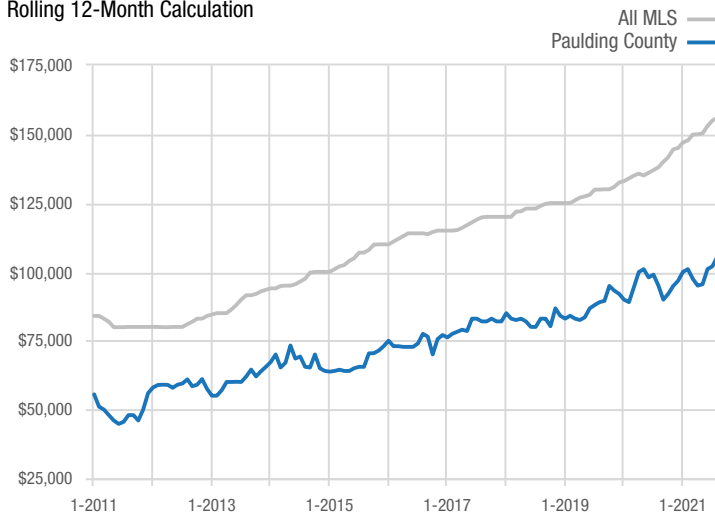
Single Family	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
Key Metrics						
New Listings	9	14	+ 55.6%	91	105	+ 15.4%
Pending Sales	15	10	- 33.3%	91	87	- 4.4%
Closed Sales	16	9	- 43.8%	94	84	- 10.6%
Days on Market Until Sale	115	49	- 57.4%	100	67	- 33.0%
Median Sales Price*	\$96,250	\$145,000	+ 50.6%	\$95,500	\$109,000	+ 14.1%
Average Sales Price*	\$109,500	\$156,567	+ 43.0%	\$105,245	\$117,400	+ 11.5%
Percent of List Price Received*	97.8%	97.3%	- 0.5%	95.5%	98.6%	+ 3.2%
Inventory of Homes for Sale	28	28	0.0%	—	—	—
Months Supply of Inventory	2.5	2.8	+ 12.0%	—	—	—

Condo-Villa	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
Key Metrics						
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	1	0	- 100.0%
Closed Sales	0	0	—	1	0	- 100.0%
Days on Market Until Sale	—	—	—	82	—	—
Median Sales Price*	—	—	—	\$135,000	—	—
Average Sales Price*	—	—	—	\$135,000	—	—
Percent of List Price Received*	—	—	—	97.9%	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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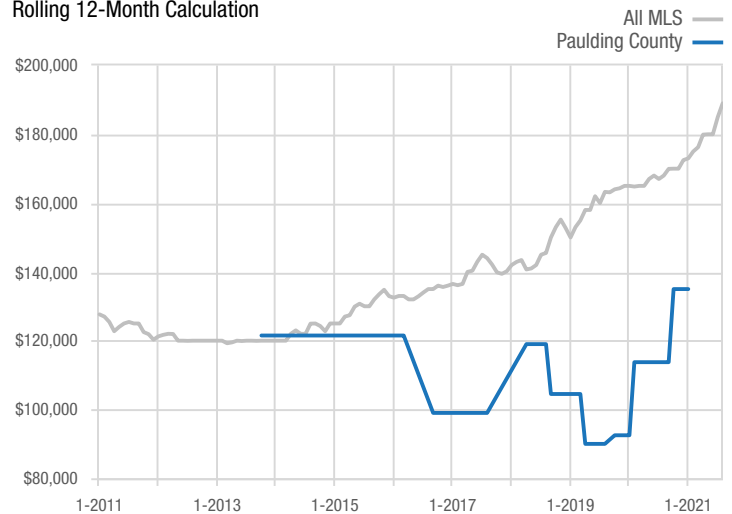
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Putnam County

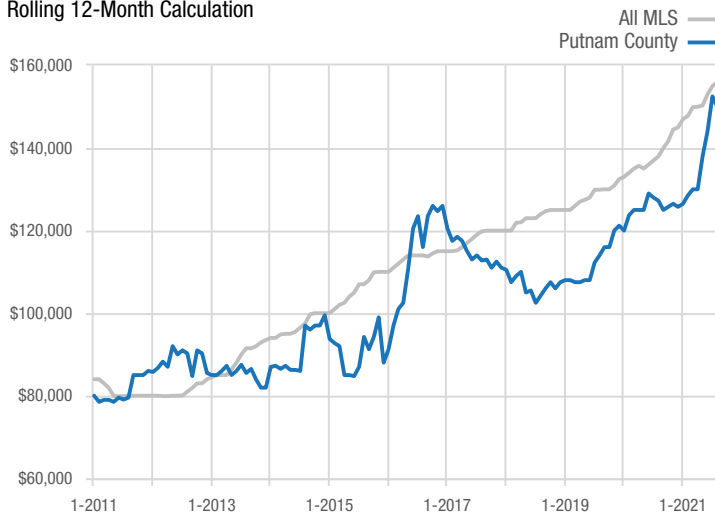
Single Family	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
Key Metrics						
New Listings	8	14	+ 75.0%	81	95	+ 17.3%
Pending Sales	7	9	+ 28.6%	72	72	0.0%
Closed Sales	10	11	+ 10.0%	73	71	- 2.7%
Days on Market Until Sale	73	75	+ 2.7%	120	84	- 30.0%
Median Sales Price*	\$136,053	\$145,000	+ 6.6%	\$123,000	\$155,475	+ 26.4%
Average Sales Price*	\$138,751	\$160,980	+ 16.0%	\$144,711	\$170,910	+ 18.1%
Percent of List Price Received*	98.9%	100.5%	+ 1.6%	95.7%	98.9%	+ 3.3%
Inventory of Homes for Sale	33	32	- 3.0%	—	—	—
Months Supply of Inventory	4.0	3.7	- 7.5%	—	—	—

Condo-Villa	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
Key Metrics						
New Listings	0	0	—	1	0	- 100.0%
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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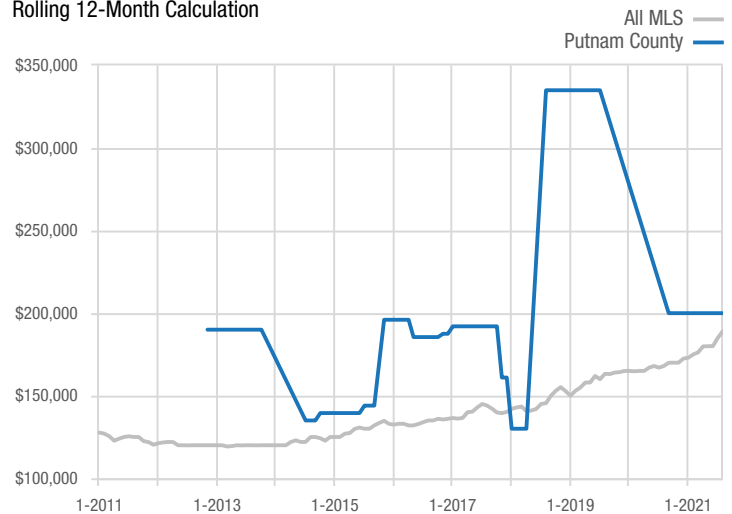
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Williams County

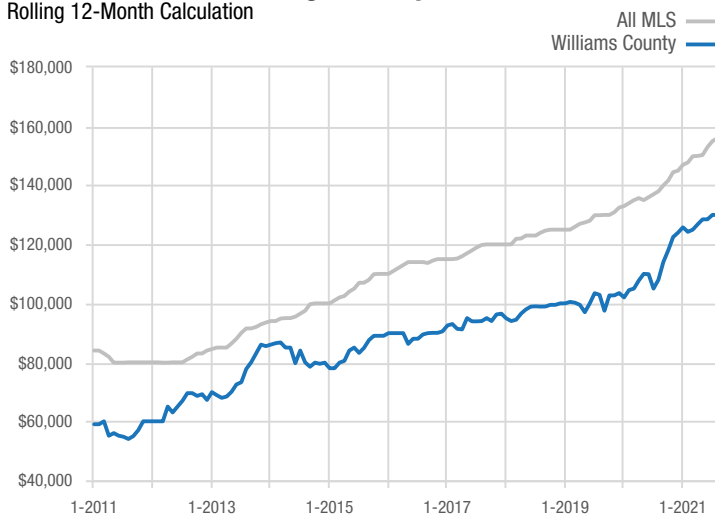
Single Family	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	48	51	+ 6.3%	296	357	+ 20.6%
Pending Sales	38	43	+ 13.2%	273	305	+ 11.7%
Closed Sales	38	40	+ 5.3%	273	303	+ 11.0%
Days on Market Until Sale	98	56	- 42.9%	103	70	- 32.0%
Median Sales Price*	\$133,400	\$139,950	+ 4.9%	\$109,000	\$128,500	+ 17.9%
Average Sales Price*	\$141,288	\$141,690	+ 0.3%	\$124,465	\$140,035	+ 12.5%
Percent of List Price Received*	96.8%	100.5%	+ 3.8%	96.5%	98.6%	+ 2.2%
Inventory of Homes for Sale	99	104	+ 5.1%	—	—	—
Months Supply of Inventory	2.8	2.8	0.0%	—	—	—

Condo-Villa	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	1	0	- 100.0%	4	2	- 50.0%
Pending Sales	0	0	—	2	3	+ 50.0%
Closed Sales	0	1	—	2	4	+ 100.0%
Days on Market Until Sale	—	19	—	55	95	+ 72.7%
Median Sales Price*	—	\$262,000	—	\$168,750	\$172,750	+ 2.4%
Average Sales Price*	—	\$262,000	—	\$168,750	\$173,175	+ 2.6%
Percent of List Price Received*	—	116.4%	—	92.4%	100.1%	+ 8.3%
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	1.5	0.8	- 46.7%	—	—	—

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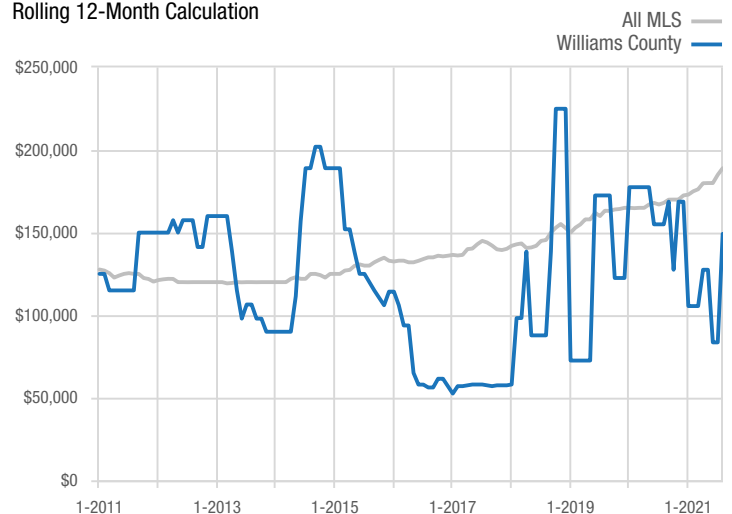
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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