Multi-Family Housing Activity Report

July 2017

Key Metrics	Historical Sparkbars	Jul-2016	Jul-2017	+ / −	YTD 2016	YTD 2017	+ / −
Closed Sales A count of sales that have closed within a given month.	7-2014 · 7-2015 · 7-2016 · 7-2017	626	**617**	- 1.4%	3,593	**3,792**	+ 5.5%
Median Sales Price The point at which half of the homes sold in a given month were priced higher and one half priced lower.	7-2014 · 7-2015 · 7-2016 · 7-2017	$367,500	**$380,000**	+ 3.4%	$346,500	**$360,000**	+ 3.9%
Inventory of Homes for Sale The number of properties available for sale in an active status at the end of the month.	7-2014 · 7-2015 · 7-2016 · 7-2017	2,517	**1,463**	- 41.9%	--	--	--
Months Supply of Homes for Sale Compares the number of active listings available to the average monthly pending sales* for the last 12 months.	7-2014 · 7-2015 · 7-2016 · 7-2017	4.6	**2.5**	- 46.1%	--	--	--
Cumulative Days on Market The average number of days between when a listing first goes active and when it goes into its final pending status.*	7-2014 · 7-2015 · 7-2016 · 7-2017	72	**47**	- 35.1%	89	**62**	- 30.6%
Pct. of Org. List Price Received The average percentage found when dividing a property's sales price by the original list price.	7-2014 · 7-2015 · 7-2016 · 7-2017	97.3%	**100.3%**	+ 3.1%	96.2%	**98.5%**	+ 2.4%
New Listings A count of the properties that have been newly listed on the market in a given month.	7-2014 · 7-2015 · 7-2016 · 7-2017	888	**905**	+ 1.9%	6,038	**5,801**	- 3.9%

*A pending sale is defined as something classified as Pending, Active with a Flag, Contingent or Under Agreement.