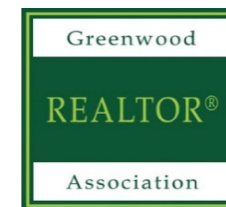


Monthly Indicators



May 2022

After two years of record-setting activity, there are signs the housing market might be cooling. High home prices and a surge in mortgage interest rates are slowing buyer activity, with home sales declining for the third consecutive month under the weight of soaring homeownership costs. The National Association of REALTORS® (NAR) reports existing home sales were down 2.4% from the previous month, while pending sales fell 3.9% as of last measure, extending the trend of recent months. Economists predict sales will continue to soften in the near future, which may put downward pressure on home prices.

New Listings were down 25.2 percent to 107. Pending Sales increased 5.1 percent to 104. Inventory grew 3.2 percent to 193 units.

Prices moved higher as Median Sales Price was up 33.3 percent to \$240,000. Days on Market held steady at 78. Months Supply of Inventory was down 5.3 percent to 1.8 months months.

The slowdown in sales has provided a much-needed lift to housing supply, with inventory up 10.8% from the previous month according to NAR, although supply remains down 10.4% compared to this time last year, with only 2.2 months' supply of homes at the current sales pace. As the nation continues to explore ways to solve the ongoing housing shortage, estimated at 5.5 million homes, the Biden administration recently unveiled the Housing Supply Action Plan, which aims to expand housing access through a number of administrative and legislative actions and help relieve the nation's housing crisis over the next 5 years.

Quick Facts

+ 2.0%	+ 33.3%	- 5.3%
One-Year Change in Closed Sales	One-Year Change in Median Sales Price	One-Year Change in Months Supply

A research tool provided by the Greenwood Association of REALTORS®. Percent changes are calculated using rounded figures.

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Market Overview

Key market metrics for the current month and year-to-date figures.



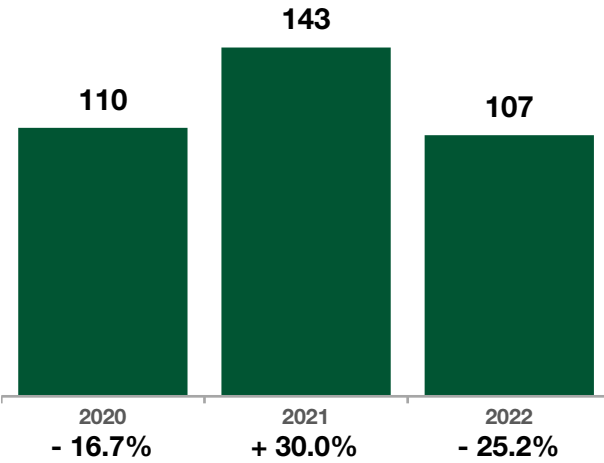
Key Metrics	Historical Sparkbars			05-2021	05-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
	05-2020	05-2021	05-2022						
New Listings				143	107	- 25.2%	543	586	+ 7.9%
Pending Sales				99	104	+ 5.1%	473	537	+ 13.5%
Closed Sales				99	101	+ 2.0%	422	472	+ 11.8%
Days on Market				78	78	0.0%	94	83	- 11.7%
Median Sales Price				\$180,000	\$240,000	+ 33.3%	\$189,450	\$224,000	+ 18.2%
Average Sales Price				\$233,870	\$262,876	+ 12.4%	\$228,256	\$254,901	+ 11.7%
Pct. of List Price Received				99.3%	97.5%	- 1.8%	98.2%	97.6%	- 0.6%
Housing Affordability Index				132	99	- 25.0%	125	106	- 15.2%
Inventory of Homes for Sale				187	193	+ 3.2%	--	--	--
Months Supply of Inventory				1.9	1.8	- 5.3%	--	--	--

New Listings

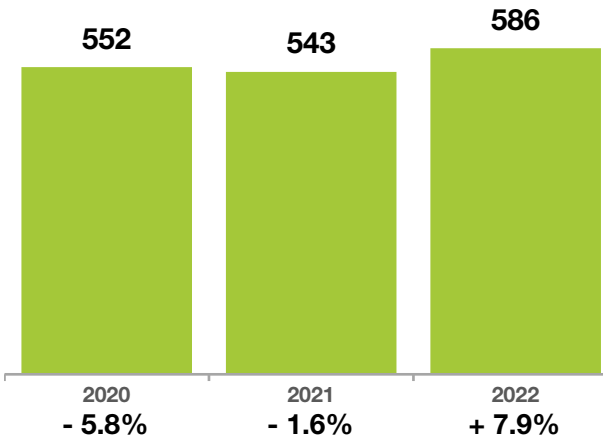
A count of the properties that have been newly listed on the market in a given month.



May

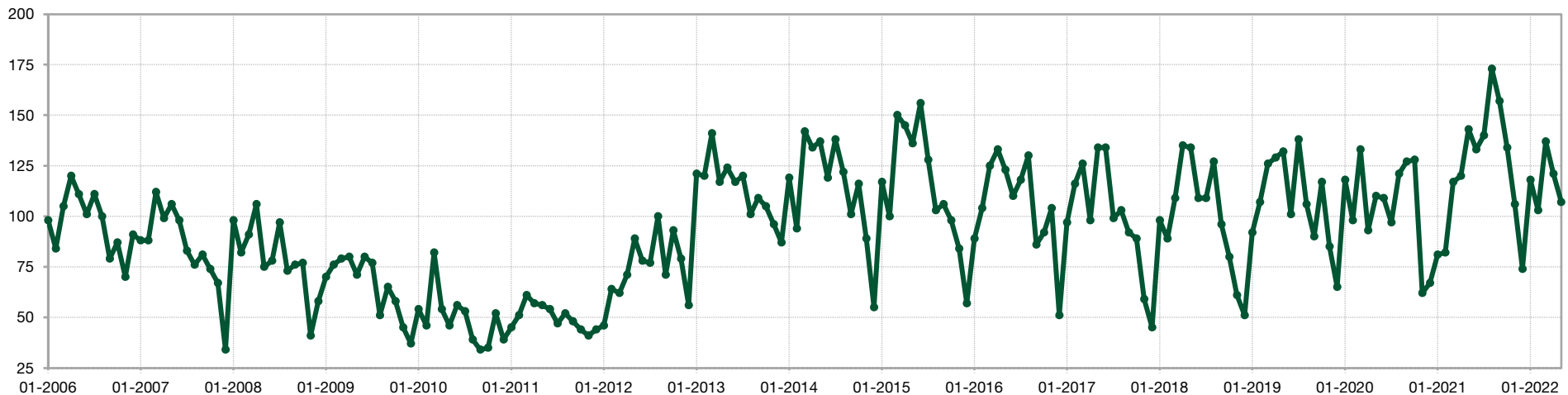


Year to Date



	New Listings	Prior Year	Percent Change
June 2021	133	109	+22.0%
July 2021	140	97	+44.3%
August 2021	173	121	+43.0%
September 2021	157	127	+23.6%
October 2021	134	128	+4.7%
November 2021	106	62	+71.0%
December 2021	74	67	+10.4%
January 2022	118	81	+45.7%
February 2022	103	82	+25.6%
March 2022	137	117	+17.1%
April 2022	121	120	+0.8%
May 2022	107	143	-25.2%
12-Month Avg	125	105	+19.3%

Historical New Listings by Month

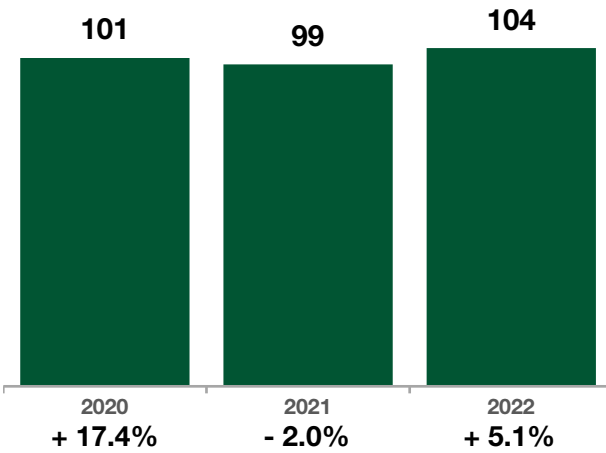


Pending Sales

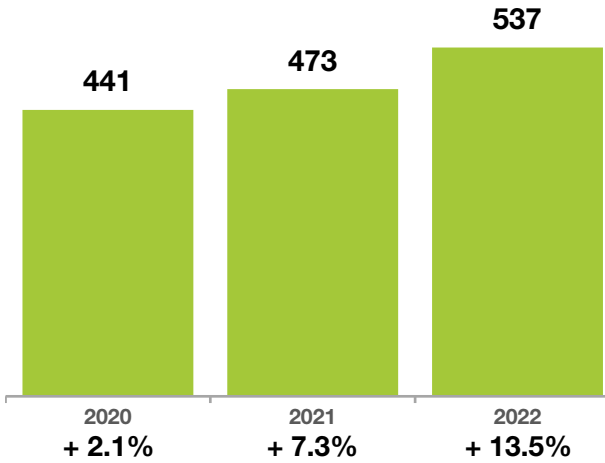
A count of the properties on which offers have been accepted in a given month.



May

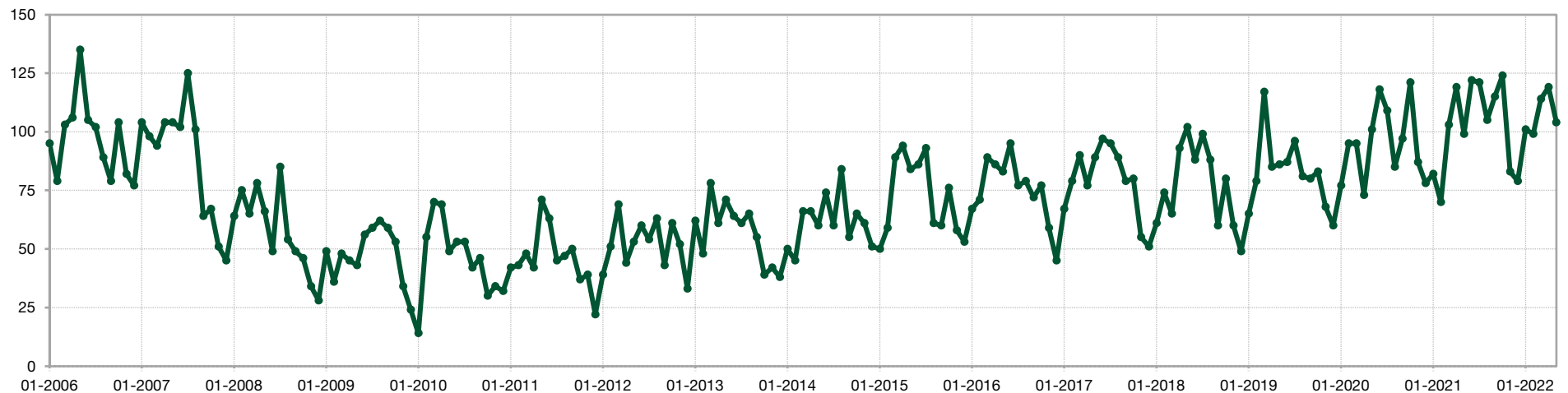


Year to Date



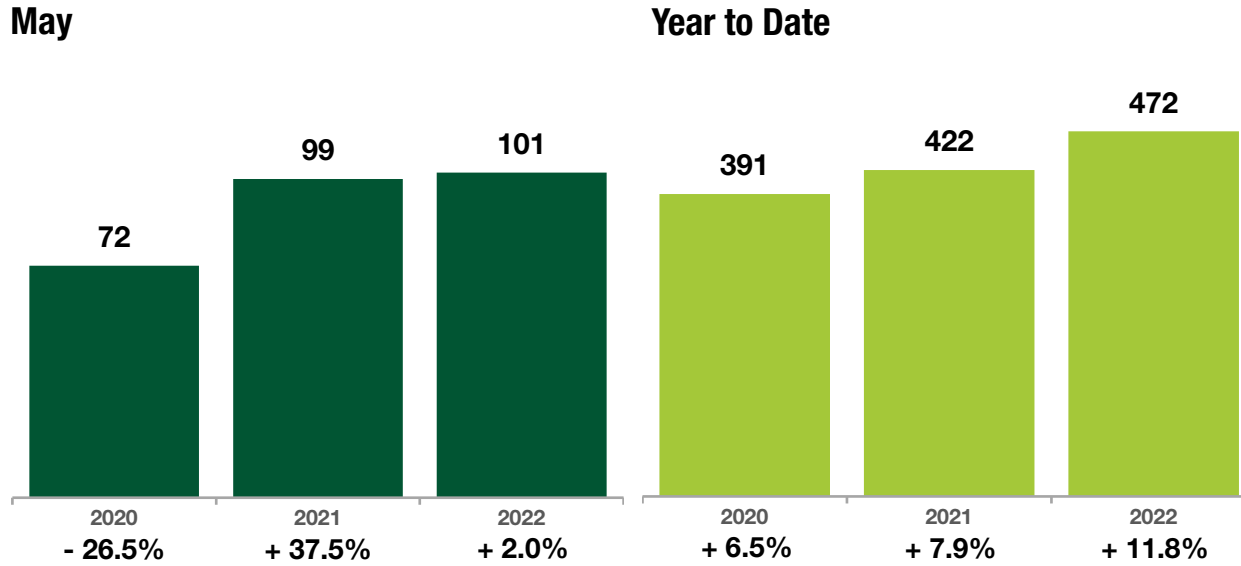
	Pending Sales	Prior Year	Percent Change
June 2021	122	118	+3.4%
July 2021	121	109	+11.0%
August 2021	105	85	+23.5%
September 2021	115	97	+18.6%
October 2021	124	121	+2.5%
November 2021	83	87	-4.6%
December 2021	79	78	+1.3%
January 2022	101	82	+23.2%
February 2022	99	70	+41.4%
March 2022	114	103	+10.7%
April 2022	119	119	0.0%
May 2022	104	99	+5.1%
12-Month Avg	107	97	+10.5%

Historical Pending Sales by Month



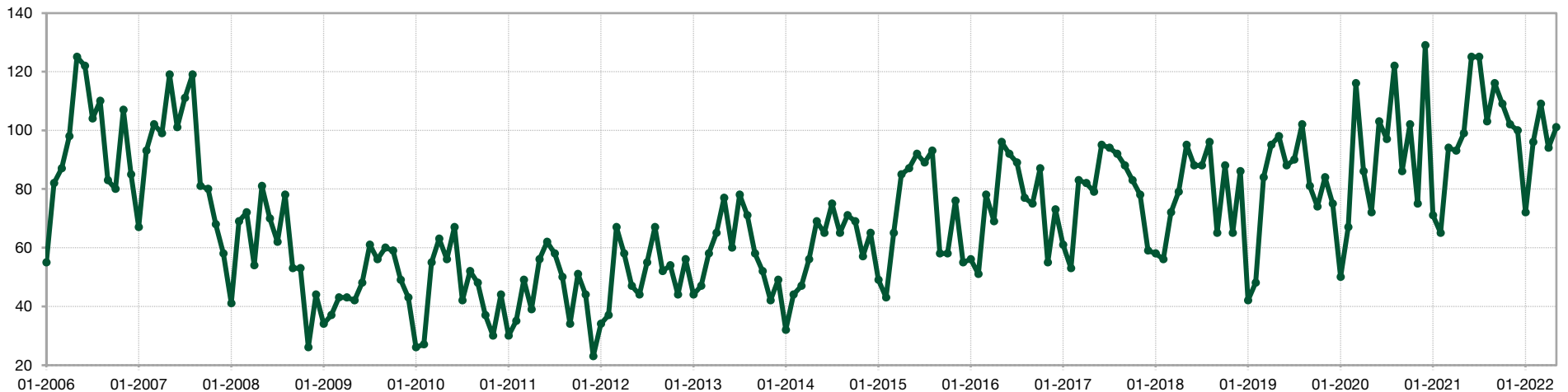
Closed Sales

A count of the actual sales that closed in a given month.



Closed Sales	Prior Year	Percent Change	
June 2021	125	103	+21.4%
July 2021	125	97	+28.9%
August 2021	103	122	-15.6%
September 2021	116	86	+34.9%
October 2021	109	102	+6.9%
November 2021	102	75	+36.0%
December 2021	100	129	-22.5%
January 2022	72	71	+1.4%
February 2022	96	65	+47.7%
March 2022	109	94	+16.0%
April 2022	94	93	+1.1%
May 2022	101	99	+2.0%
12-Month Avg	104	95	+9.8%

Historical Closed Sales by Month

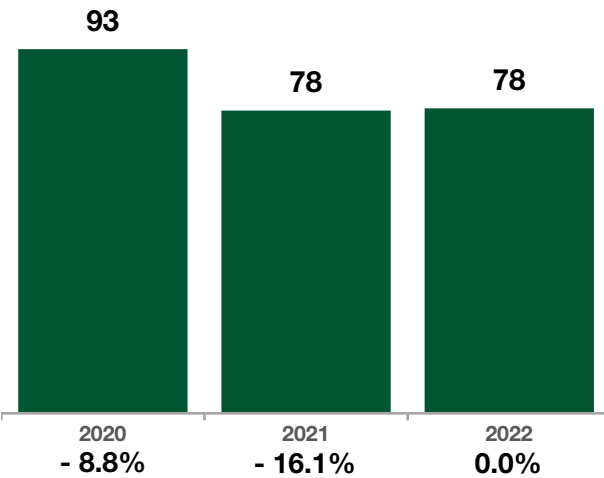


Days on Market Until Sale

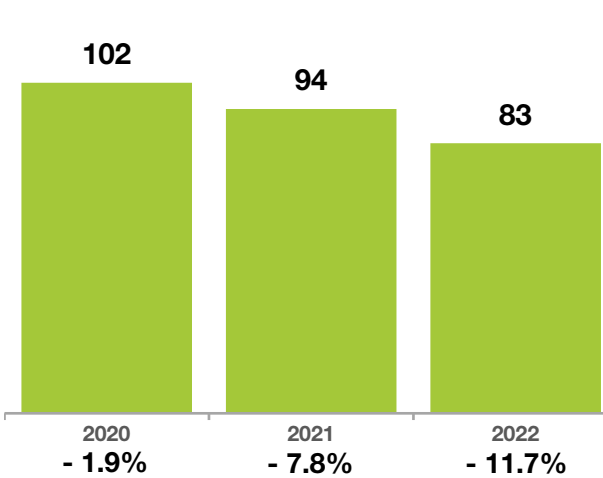
Average number of days between when a property is listed and when an offer is accepted in a given month.



May



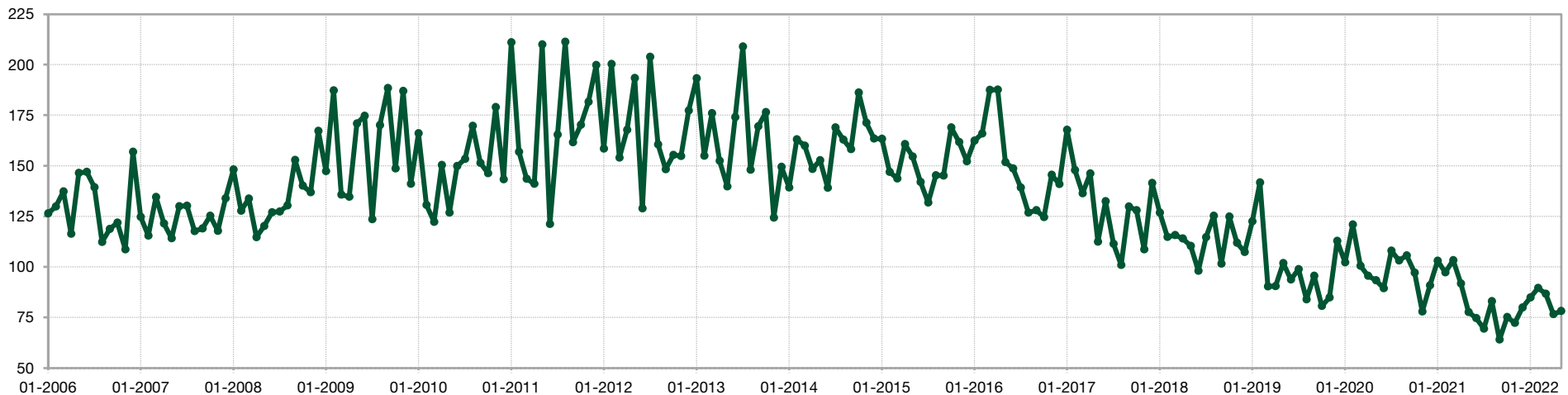
Year to Date



Month	Days on Market	Prior Year	Percent Change
June 2021	75	89	-15.7%
July 2021	69	108	-36.1%
August 2021	83	103	-19.4%
September 2021	64	106	-39.6%
October 2021	75	97	-22.7%
November 2021	72	78	-7.7%
December 2021	80	91	-12.1%
January 2022	85	103	-17.5%
February 2022	89	97	-8.2%
March 2022	87	103	-15.5%
April 2022	77	92	-16.3%
May 2022	78	78	0.0%
12-Month Avg*	77	95	-18.9%

* Average Days on Market of all properties from June 2021 through May 2022. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month



Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



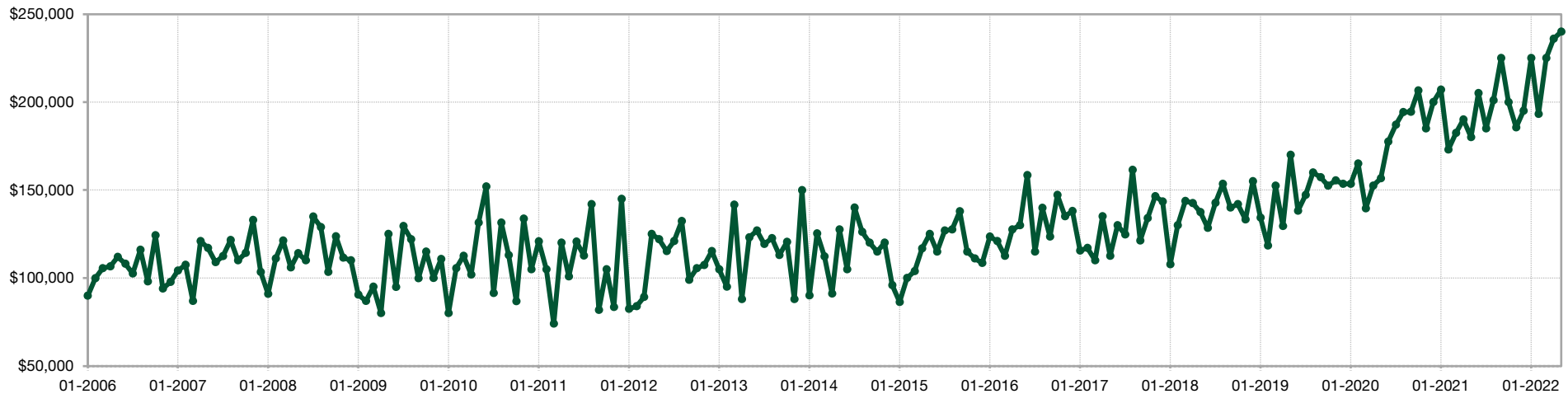
May

Year to Date

Median Sales Price	Prior Year	Percent Change
June 2021	\$177,500	+15.5%
July 2021	\$187,000	-1.1%
August 2021	\$194,200	+3.5%
September 2021	\$194,450	+15.7%
October 2021	\$206,488	-3.1%
November 2021	\$185,000	+0.3%
December 2021	\$200,000	-2.5%
January 2022	\$207,000	+8.7%
February 2022	\$173,000	+11.7%
March 2022	\$182,450	+23.3%
April 2022	\$190,000	+24.2%
May 2022	\$180,000	+33.3%
12-Month Med*	\$205,000	+7.9%



Historical Median Sales Price by Month



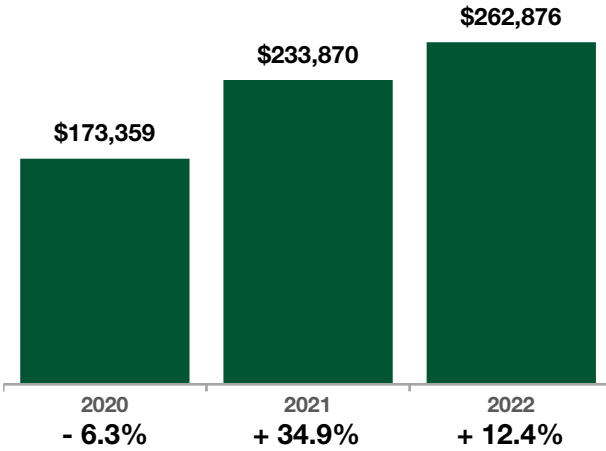
* Median Sales Price of all properties from June 2021 through May 2022. This is not the median of the individual figures above.

Average Sales Price

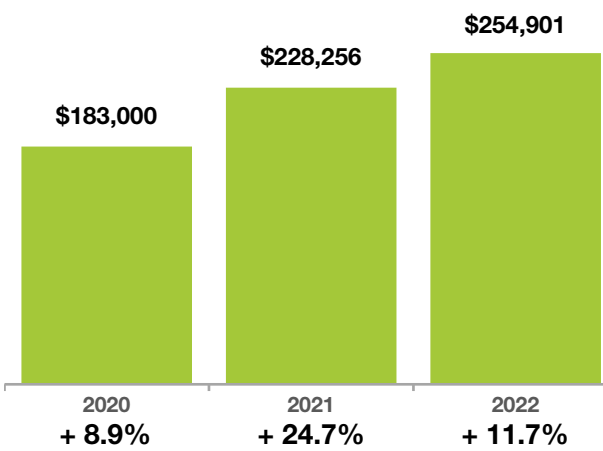
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



May



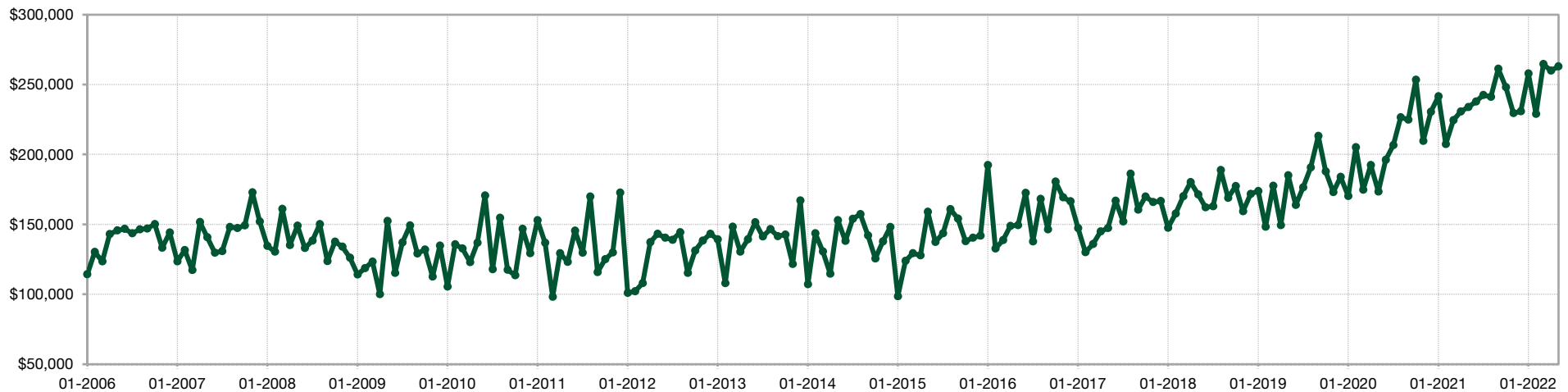
Year to Date



	Avg. Sales Price	Prior Year	Percent Change
June 2021	\$237,758	\$195,981	+21.3%
July 2021	\$242,458	\$206,603	+17.4%
August 2021	\$241,111	\$226,522	+6.4%
September 2021	\$261,242	\$224,789	+16.2%
October 2021	\$248,113	\$253,255	-2.0%
November 2021	\$229,475	\$209,532	+9.5%
December 2021	\$230,731	\$230,409	+0.1%
January 2022	\$257,730	\$241,449	+6.7%
February 2022	\$228,830	\$207,355	+10.4%
March 2022	\$264,504	\$224,446	+17.8%
April 2022	\$259,824	\$230,668	+12.6%
May 2022	\$262,876	\$233,870	+12.4%
12-Month Avg*	\$247,054	\$224,260	+10.2%

* Avg. Sales Price of all properties from June 2021 through May 2022. This is not the average of the individual figures above.

Historical Average Sales Price by Month

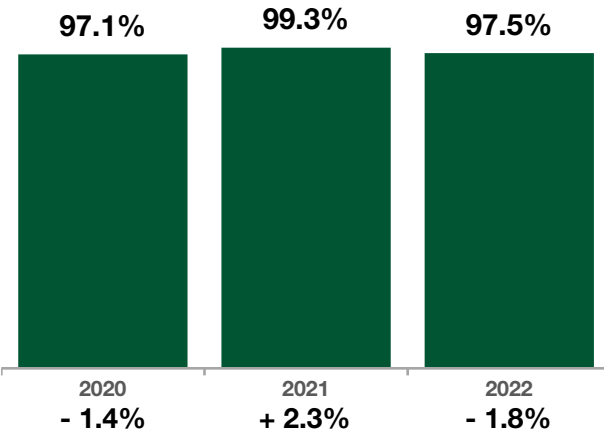


Percent of List Price Received

Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



May



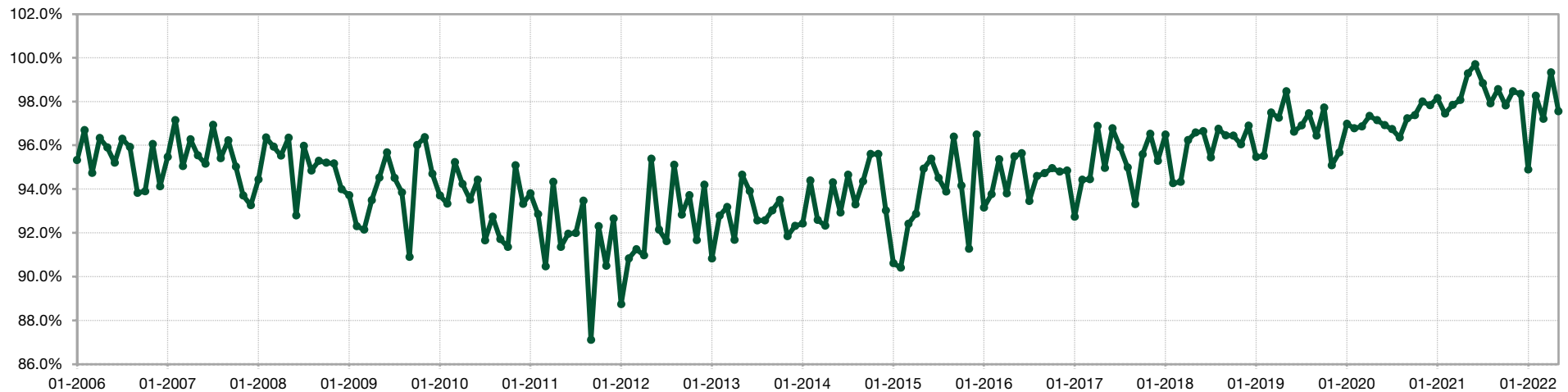
Year to Date



	Pct. of List Price Received	Prior Year	Percent Change
June 2021	99.7%	96.9%	+2.9%
July 2021	98.8%	96.7%	+2.2%
August 2021	97.9%	96.4%	+1.6%
September 2021	98.6%	97.2%	+1.4%
October 2021	97.8%	97.4%	+0.4%
November 2021	98.5%	98.0%	+0.5%
December 2021	98.3%	97.8%	+0.5%
January 2022	94.9%	98.1%	-3.3%
February 2022	98.3%	97.4%	+0.9%
March 2022	97.2%	97.8%	-0.6%
April 2022	99.3%	98.1%	+1.2%
May 2022	97.5%	99.3%	-1.8%
12-Month Avg*	98.2%	97.6%	+0.6%

* Average Pct. of List Price Received for all properties from June 2021 through May 2022. This is not the average of the individual figures above.

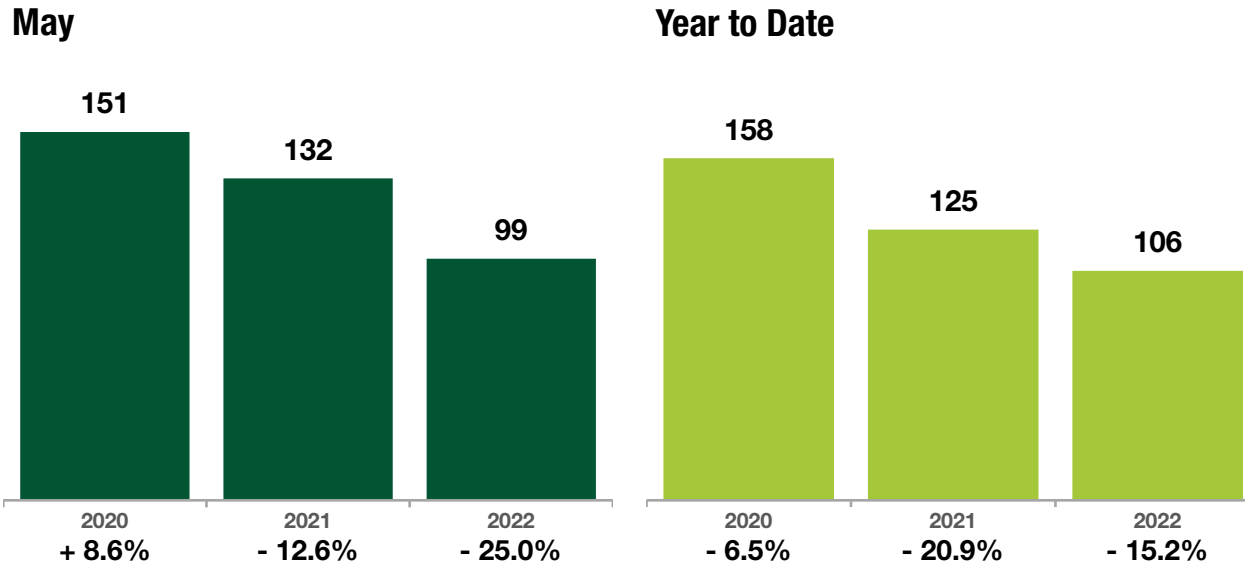
Historical Percent of List Price Received by Month



Housing Affordability Index

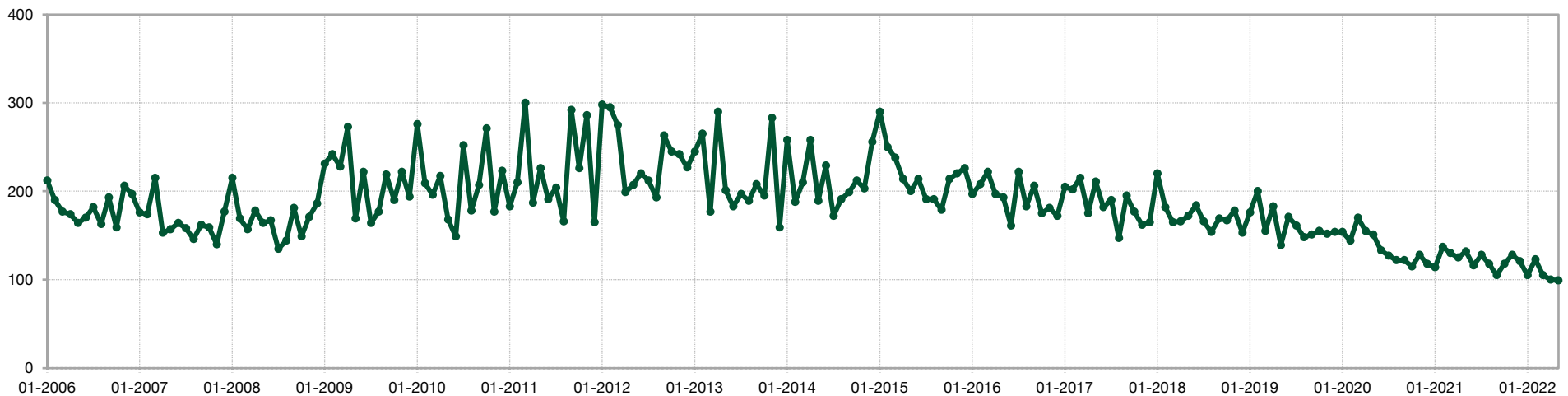


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



	Affordability Index	Prior Year	Percent Change
June 2021	116	133	-12.8%
July 2021	128	127	+0.8%
August 2021	118	122	-3.3%
September 2021	105	122	-13.9%
October 2021	118	115	+2.6%
November 2021	128	128	0.0%
December 2021	121	118	+2.5%
January 2022	105	114	-7.9%
February 2022	123	137	-10.2%
March 2022	105	130	-19.2%
April 2022	100	125	-20.0%
May 2022	99	132	-25.0%
12-Month Avg	114	125	-9.1%

Historical Housing Affordability Index by Month

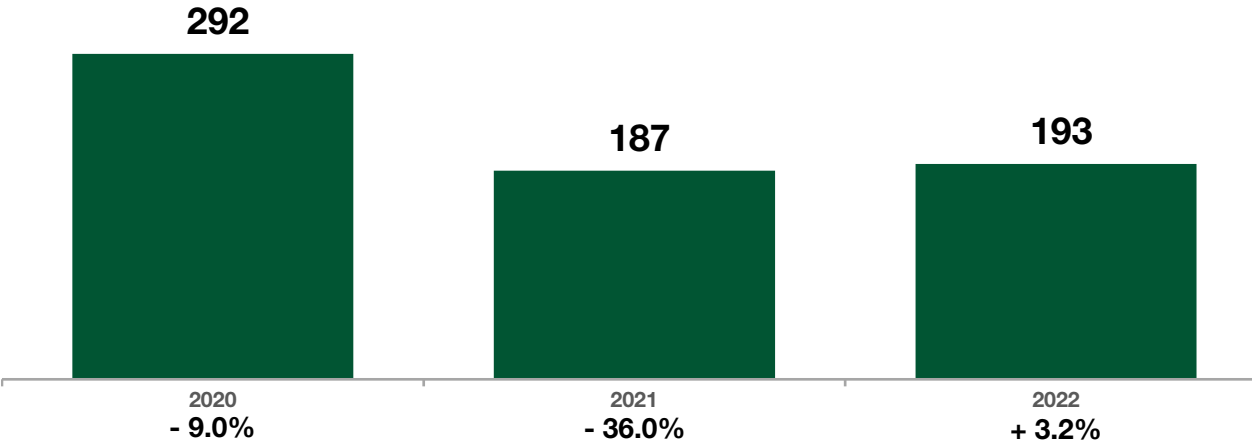


Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.



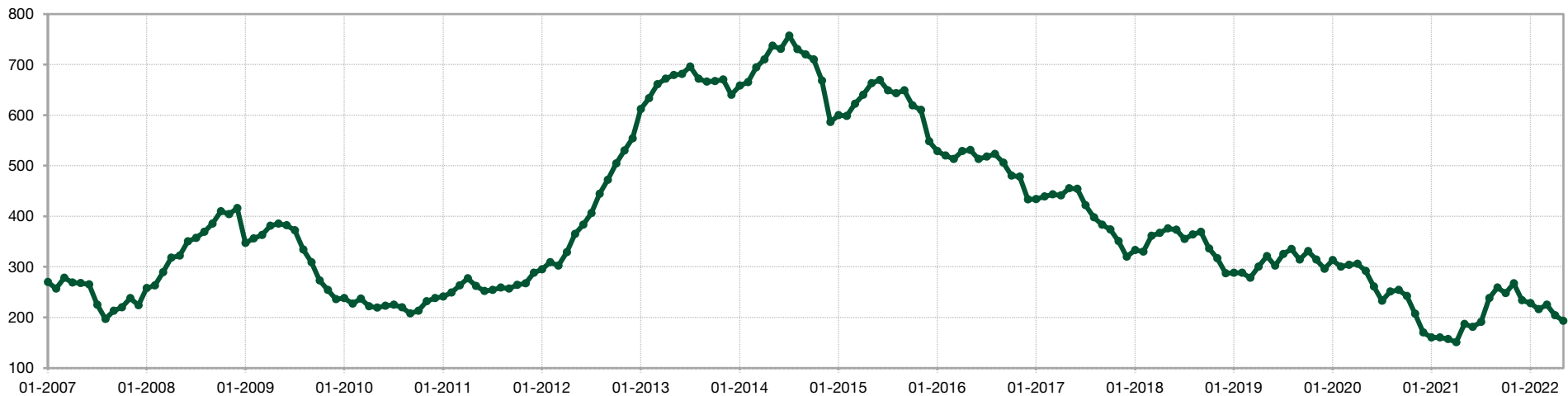
May



Homes for Sale	Prior Year	Percent Change
June 2021	261	-30.7%
July 2021	233	-18.0%
August 2021	251	-5.2%
September 2021	254	+2.0%
October 2021	242	+2.5%
November 2021	207	+29.0%
December 2021	170	+37.6%
January 2022	160	+42.5%
February 2022	160	+35.0%
March 2022	157	+43.3%
April 2022	151	+35.1%
May 2022	187	+3.2%
12-Month Avg*	224	+10.3%

* Homes for Sale for all properties from June 2021 through May 2022. This is not the average of the individual figures above.

Historical Inventory of Homes for Sale by Month

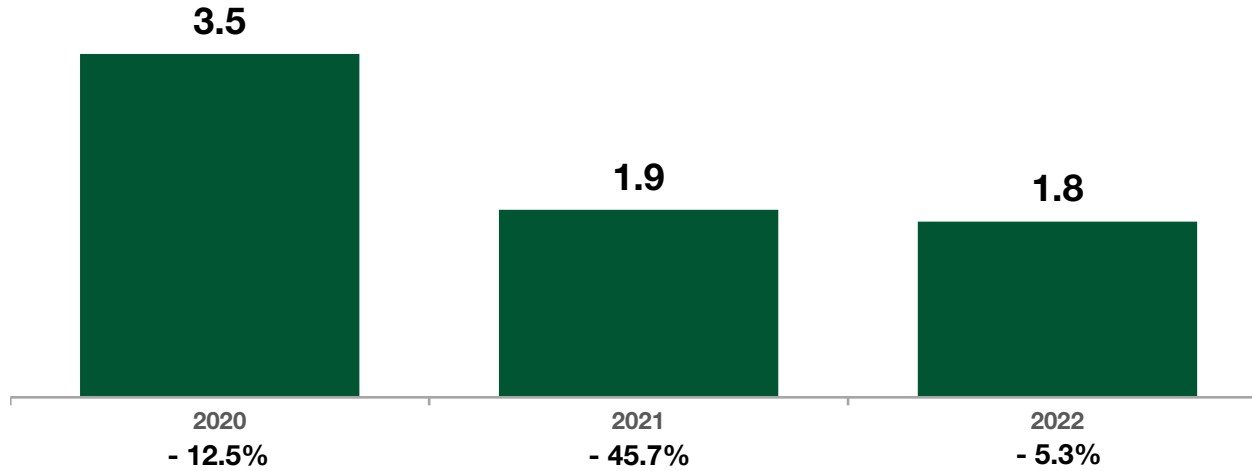


Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



May



Months Supply		Prior Year	Percent Change
June 2021	1.9	3.0	-36.7%
July 2021	1.9	2.7	-29.6%
August 2021	2.4	2.9	-17.2%
September 2021	2.5	2.9	-13.8%
October 2021	2.4	2.6	-7.7%
November 2021	2.6	2.2	+18.2%
December 2021	2.3	1.8	+27.8%
January 2022	2.2	1.7	+29.4%
February 2022	2.0	1.7	+17.6%
March 2022	2.1	1.7	+23.5%
April 2022	1.9	1.5	+26.7%
May 2022	1.8	1.9	-5.3%
12-Month Avg*	2.2	2.2	0.0%

* Months Supply for all properties from June 2021 through May 2022. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month

