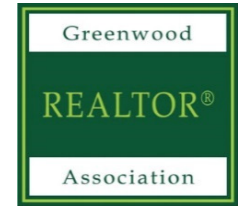


Monthly Indicators



May 2024

U.S. existing-home sales fell for the second month in a row, sliding 1.9% month-over-month and 1.9% year-over-year, according to the National Association of REALTORS® (NAR), with sales down in all four regions of the country. Higher borrowing costs and accelerating home prices continue to weigh on demand, pushing some prospective buyers to the sidelines and causing market activity to slump ahead of summer.

New Listings were down 4.3 percent to 112. Pending Sales increased 15.1 percent to 99. Inventory grew 30.7 percent to 268 units.

Prices moved lower as Median Sales Price was down 4.1 percent to \$254,250. Days on Market increased 4.4 percent to 94 days. Months Supply of Inventory was up 37.5 percent to 3.3 months months.

Home prices have continued to climb nationwide, despite an uptick in inventory this year. Nationally, the median existing-home price reached \$407,600 as of last measure, a 5.7% increase from the same period last year and a record high for the month, according to NAR. Meanwhile, total inventory heading into May stood at 1.21 million units, a 9% increase month-over-month and a 16.3% increase year-over-year, for a 3.5 month's supply at the current sales pace.

Quick Facts

- 13.4%

- 4.1%

+ 37.5%

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.



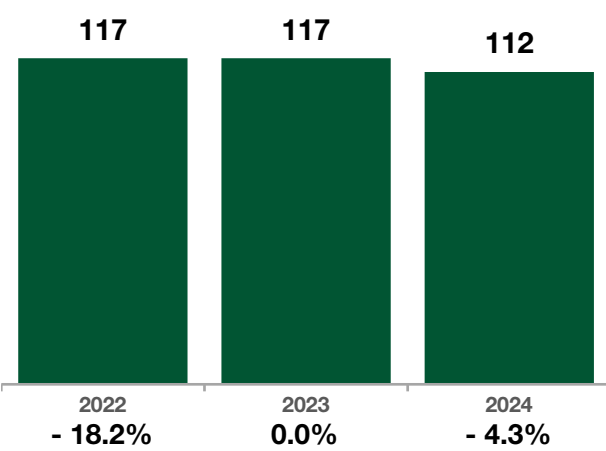
Key Metrics	Historical Sparkbars			05-2023	05-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
	05-2022	05-2023	05-2024						
New Listings				117	112	- 4.3%	495	579	+ 17.0%
Pending Sales				86	99	+ 15.1%	444	423	- 4.7%
Closed Sales				97	84	- 13.4%	397	353	- 11.1%
Days on Market				90	94	+ 4.4%	112	97	- 13.4%
Median Sales Price				\$265,000	\$254,250	- 4.1%	\$240,000	\$249,900	+ 4.1%
Average Sales Price				\$302,032	\$359,144	+ 18.9%	\$277,030	\$316,857	+ 14.4%
Pct. of List Price Received				97.8%	97.9%	+ 0.1%	97.4%	97.1%	- 0.3%
Housing Affordability Index				116	114	- 1.7%	128	116	- 9.4%
Inventory of Homes for Sale				205	268	+ 30.7%	--	--	--
Months Supply of Inventory				2.4	3.3	+ 37.5%	--	--	--

New Listings

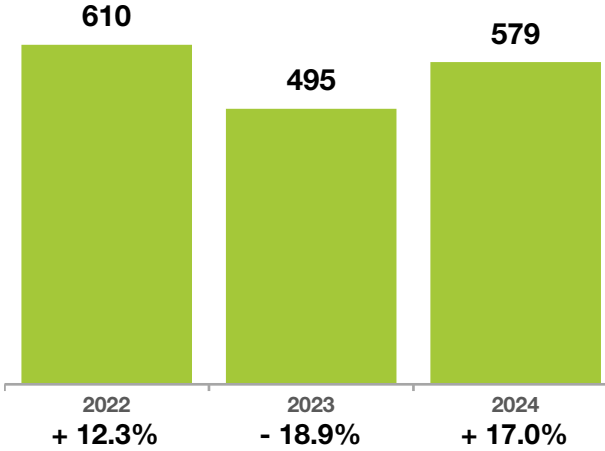
A count of the properties that have been newly listed on the market in a given month.



May

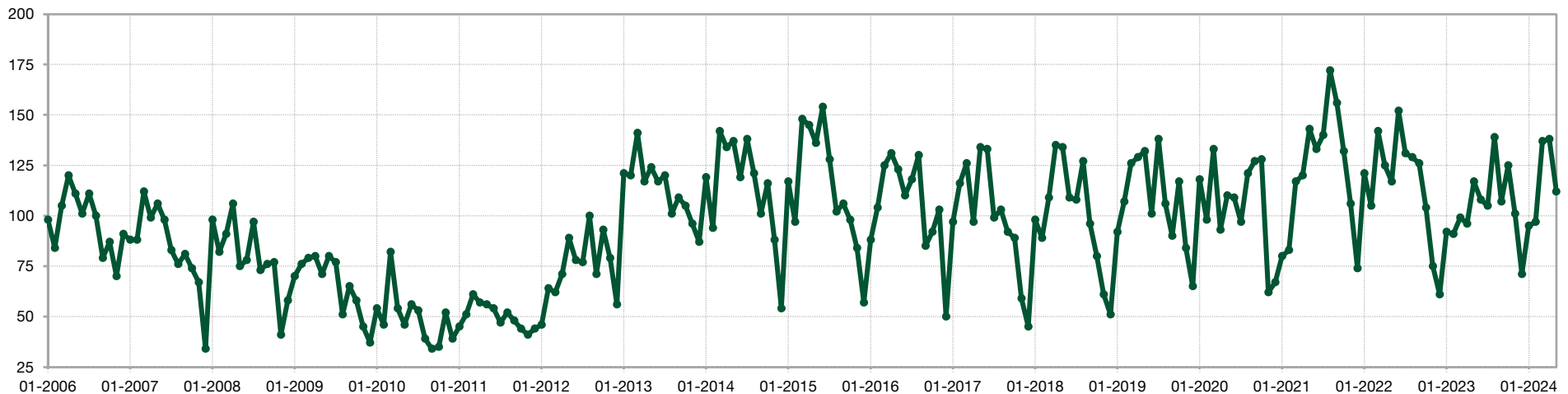


Year to Date



	New Listings	Prior Year	Percent Change
June 2023	108	152	-28.9%
July 2023	105	131	-19.8%
August 2023	139	129	+7.8%
September 2023	107	126	-15.1%
October 2023	125	104	+20.2%
November 2023	101	75	+34.7%
December 2023	71	61	+16.4%
January 2024	95	92	+3.3%
February 2024	97	91	+6.6%
March 2024	137	99	+38.4%
April 2024	138	96	+43.8%
May 2024	112	117	-4.3%
12-Month Avg	111	106	+5.0%

Historical New Listings by Month

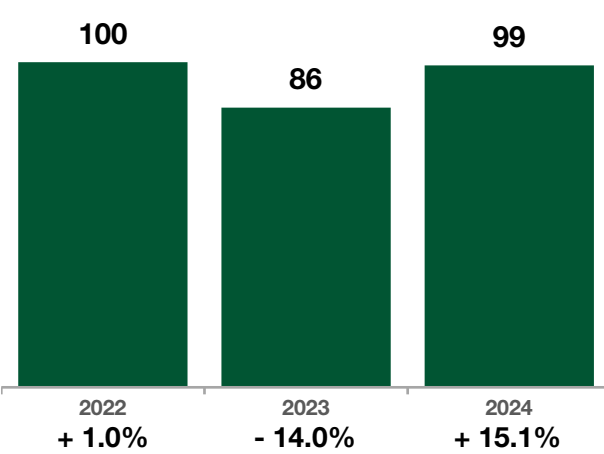


Pending Sales

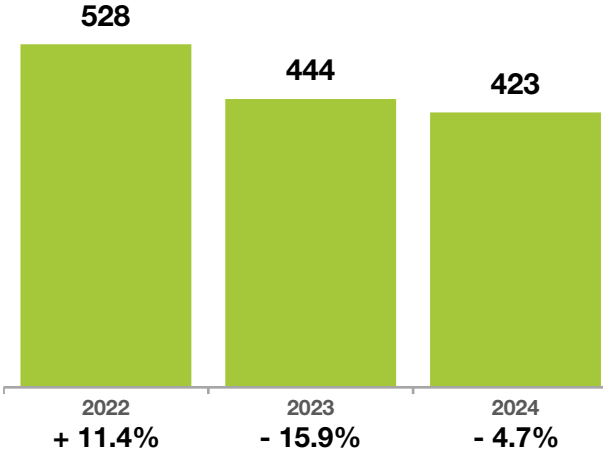
A count of the properties on which offers have been accepted in a given month.



May

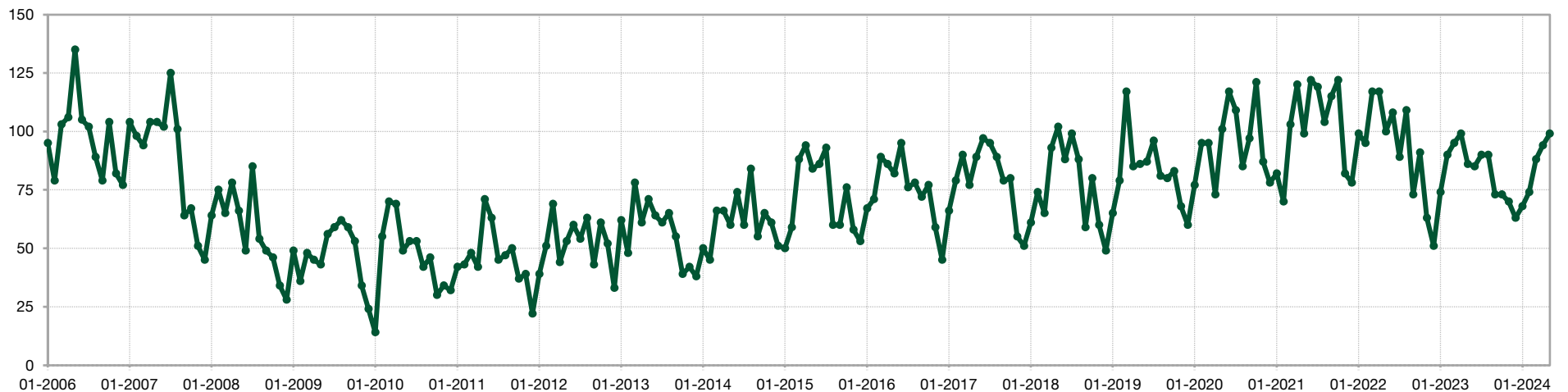


Year to Date



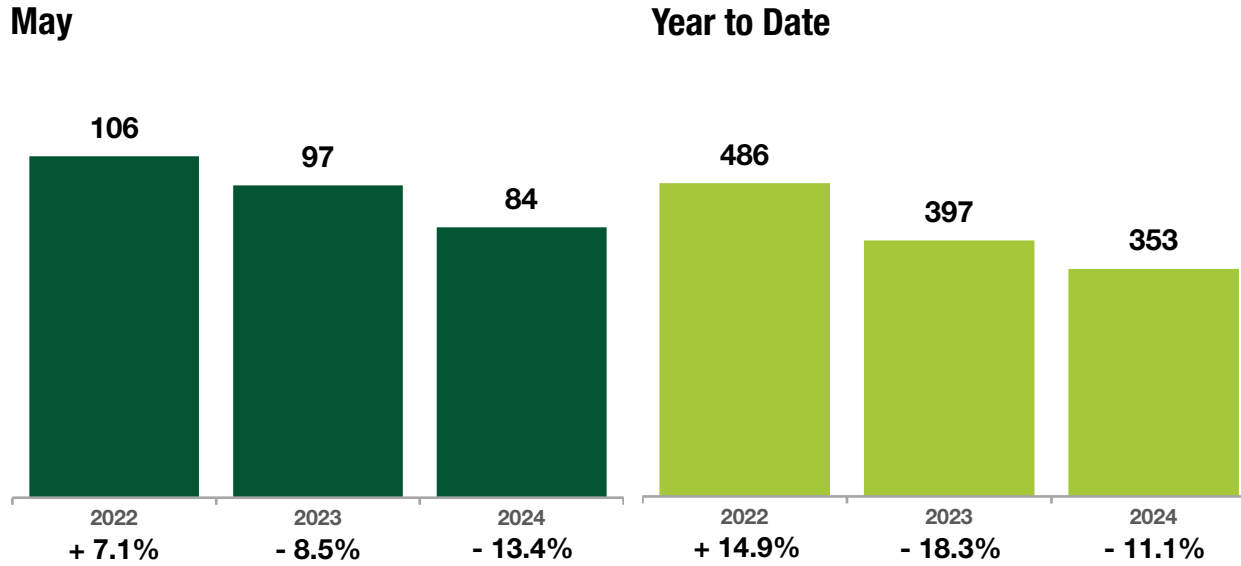
	Pending Sales	Prior Year	Percent Change
June 2023	85	108	-21.3%
July 2023	90	89	+1.1%
August 2023	90	109	-17.4%
September 2023	73	73	0.0%
October 2023	73	91	-19.8%
November 2023	70	63	+11.1%
December 2023	63	51	+23.5%
January 2024	68	74	-8.1%
February 2024	74	90	-17.8%
March 2024	88	95	-7.4%
April 2024	94	99	-5.1%
May 2024	99	86	+15.1%
12-Month Avg	81	86	-6.3%

Historical Pending Sales by Month



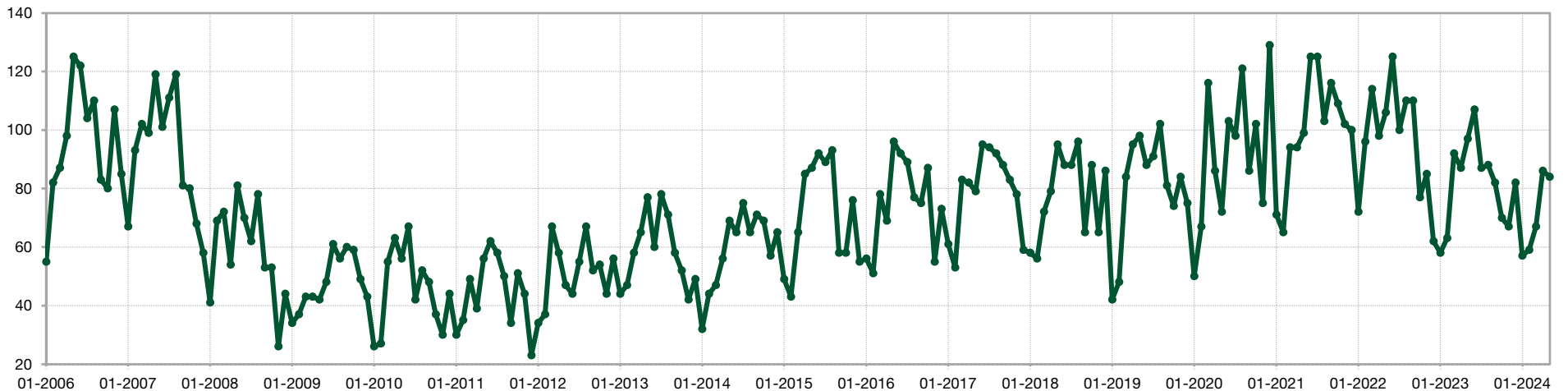
Closed Sales

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



	Closed Sales	Prior Year	Percent Change
June 2023	107	125	-14.4%
July 2023	87	100	-13.0%
August 2023	88	110	-20.0%
September 2023	82	110	-25.5%
October 2023	70	77	-9.1%
November 2023	67	85	-21.2%
December 2023	82	62	+32.3%
January 2024	57	58	-1.7%
February 2024	59	63	-6.3%
March 2024	67	92	-27.2%
April 2024	86	87	-1.1%
May 2024	84	97	-13.4%
12-Month Avg	78	89	-12.4%

Historical Closed Sales by Month

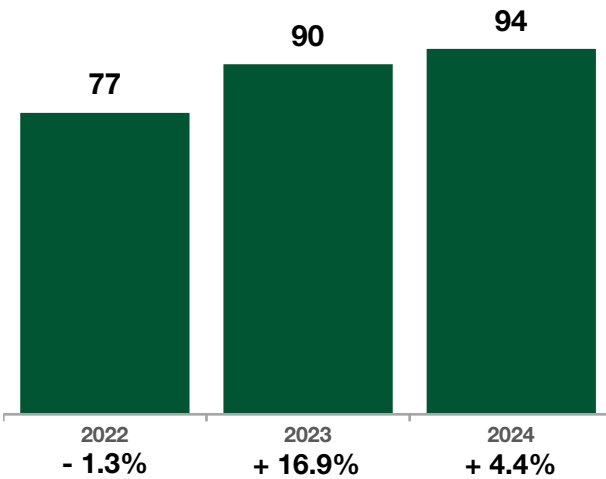


Days on Market Until Sale

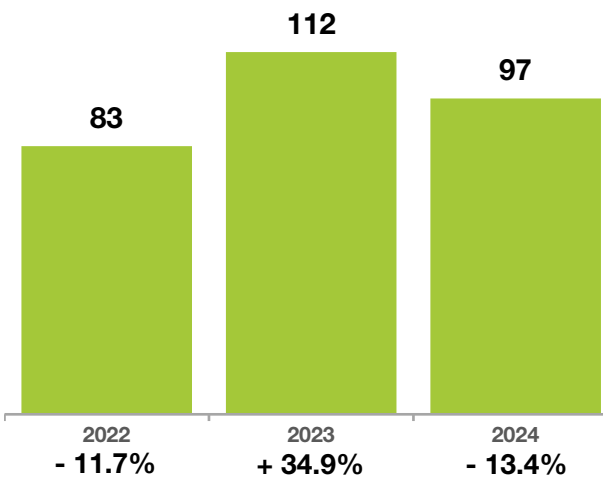
Average number of days between when a property is listed and when an offer is accepted in a given month.



May



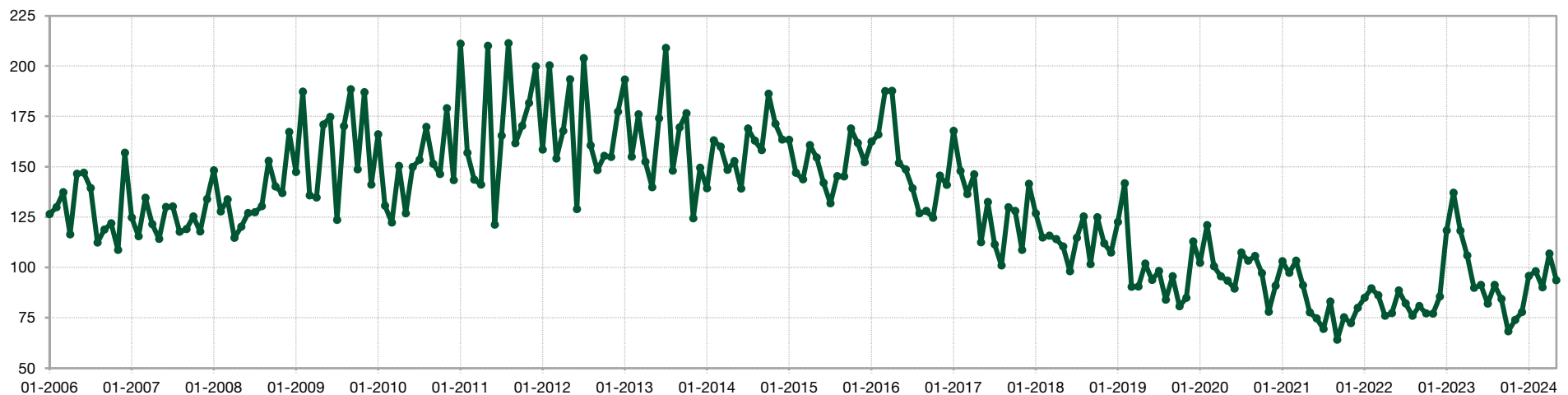
Year to Date



Days on Market	Prior Year	Percent Change	
June 2023	91	88	+3.4%
July 2023	82	82	0.0%
August 2023	91	76	+19.7%
September 2023	84	81	+3.7%
October 2023	68	77	-11.7%
November 2023	74	77	-3.9%
December 2023	78	85	-8.2%
January 2024	96	118	-18.6%
February 2024	98	137	-28.5%
March 2024	90	118	-23.7%
April 2024	107	106	+0.9%
May 2024	94	90	+4.4%
12-Month Avg*	88	92	-4.3%

* Average Days on Market of all properties from June 2023 through May 2024. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

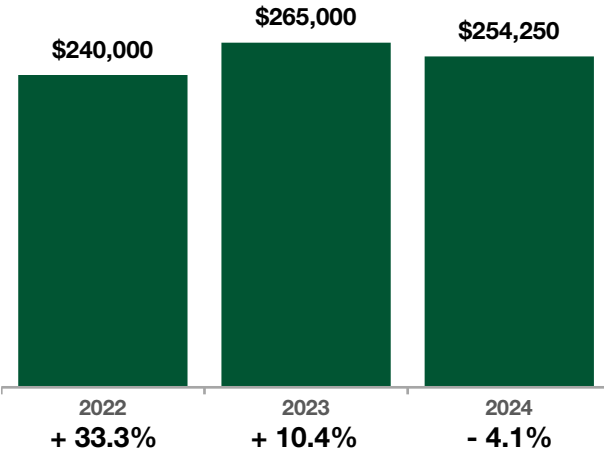


Median Sales Price

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



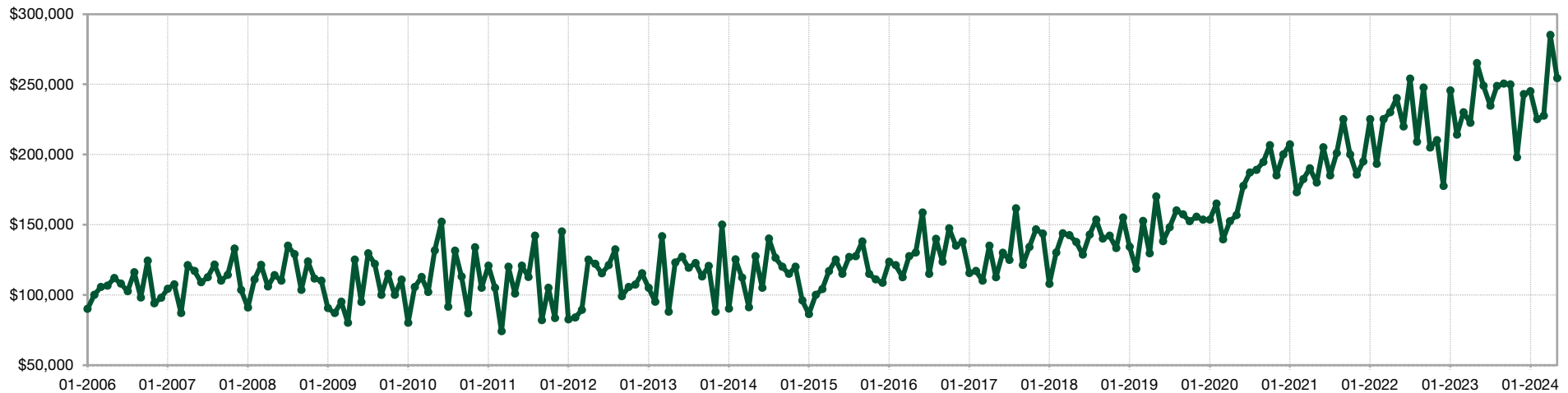
Year to Date



	Median Sales Price	Prior Year	Percent Change
June 2023	\$248,950	\$219,900	+13.2%
July 2023	\$234,700	\$253,900	-7.6%
August 2023	\$248,750	\$209,000	+19.0%
September 2023	\$250,450	\$247,500	+1.2%
October 2023	\$249,900	\$204,900	+22.0%
November 2023	\$198,000	\$210,000	-5.7%
December 2023	\$242,893	\$177,450	+36.9%
January 2024	\$245,000	\$245,500	-0.2%
February 2024	\$225,000	\$214,000	+5.1%
March 2024	\$227,500	\$229,950	-1.1%
April 2024	\$285,000	\$222,500	+28.1%
May 2024	\$254,250	\$265,000	-4.1%
12-Month Med*	\$244,600	\$225,000	+8.7%

* Median Sales Price of all properties from June 2023 through May 2024. This is not the median of the individual figures above.

Historical Median Sales Price by Month



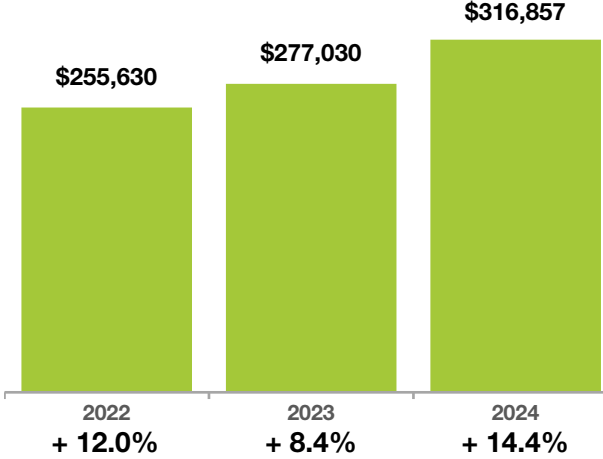
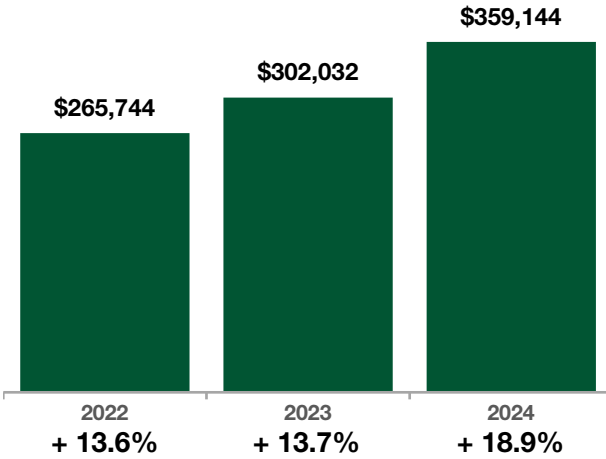
Average Sales Price

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



May

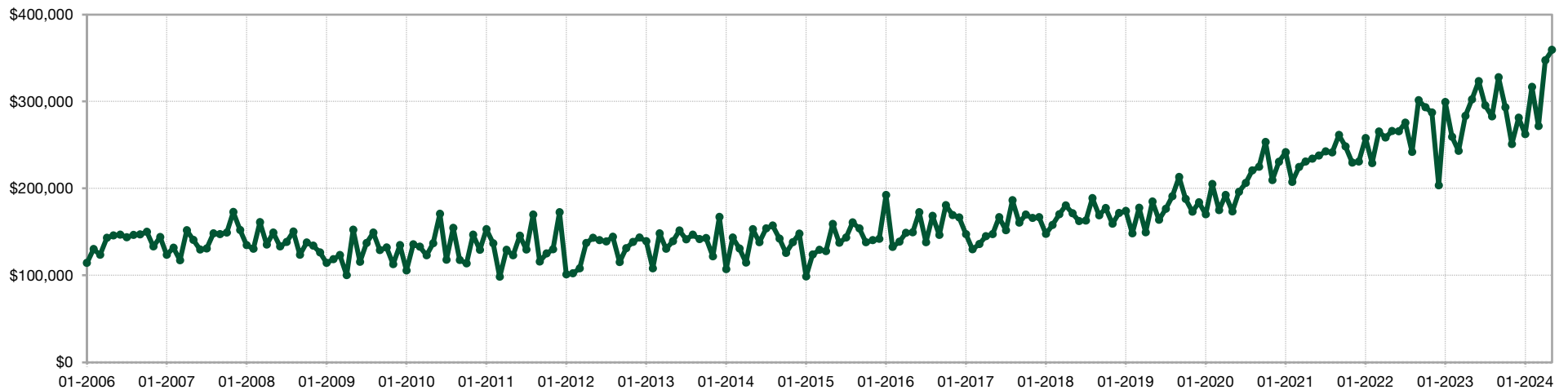
Year to Date



	Avg. Sales Price	Prior Year	Percent Change
June 2023	\$323,040	\$265,599	+21.6%
July 2023	\$295,374	\$275,336	+7.3%
August 2023	\$282,519	\$241,916	+16.8%
September 2023	\$327,540	\$301,212	+8.7%
October 2023	\$293,300	\$293,279	+0.0%
November 2023	\$250,687	\$287,042	-12.7%
December 2023	\$281,050	\$203,489	+38.1%
January 2024	\$262,235	\$299,314	-12.4%
February 2024	\$316,625	\$259,102	+22.2%
March 2024	\$271,544	\$243,114	+11.7%
April 2024	\$347,217	\$283,299	+22.6%
May 2024	\$359,144	\$302,032	+18.9%
12-Month Avg*	\$300,856	\$272,137	+10.6%

* Avg. Sales Price of all properties from June 2023 through May 2024. This is not the average of the individual figures above.

Historical Average Sales Price by Month

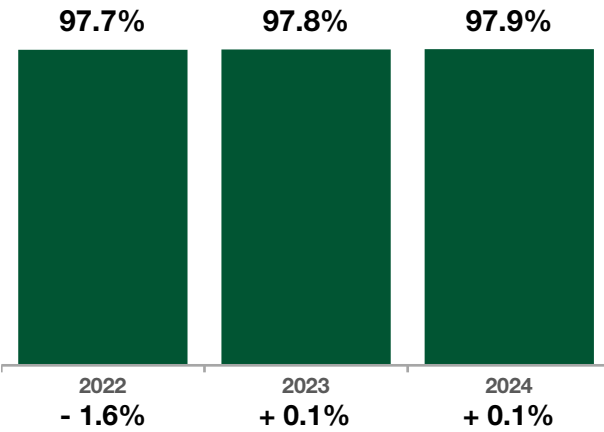


Percent of List Price Received

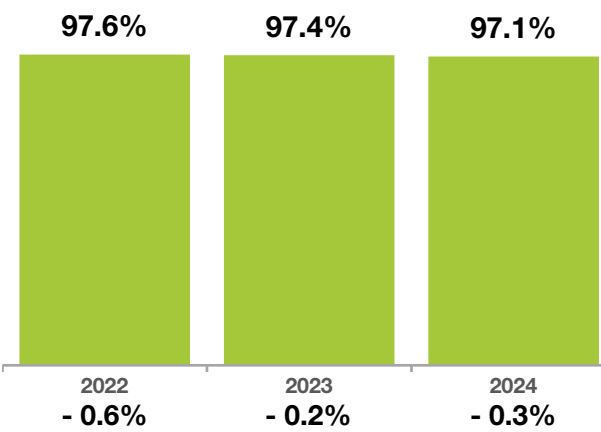


Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

May



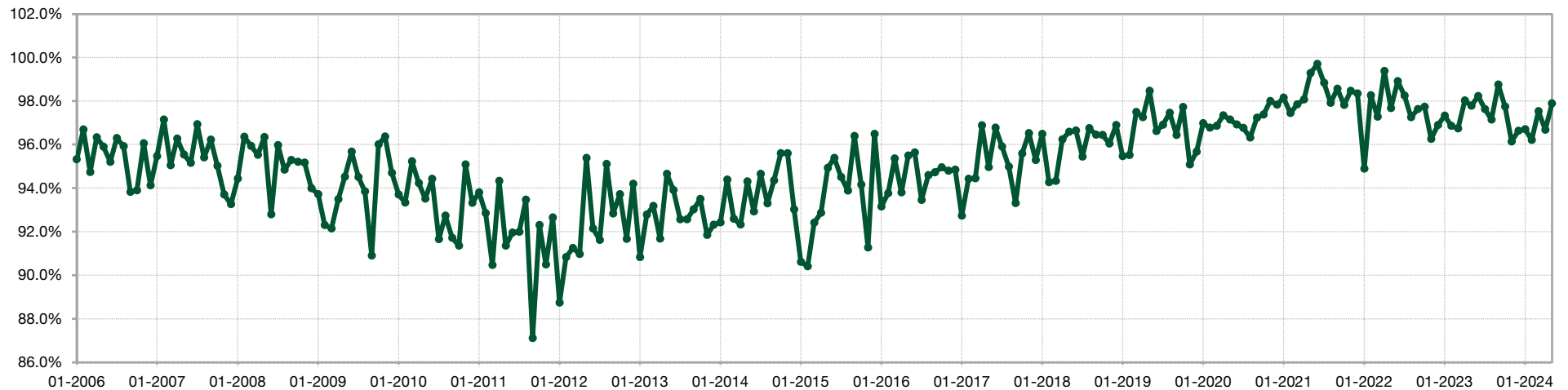
Year to Date



	Pct. of List Price Received	Prior Year	Percent Change
June 2023	98.2%	98.9%	-0.7%
July 2023	97.6%	98.2%	-0.6%
August 2023	97.1%	97.3%	-0.2%
September 2023	98.8%	97.6%	+1.2%
October 2023	97.7%	97.7%	0.0%
November 2023	96.1%	96.3%	-0.2%
December 2023	96.6%	96.9%	-0.3%
January 2024	96.7%	97.3%	-0.6%
February 2024	96.2%	96.9%	-0.7%
March 2024	97.5%	96.7%	+0.8%
April 2024	96.7%	98.0%	-1.3%
May 2024	97.9%	97.8%	+0.1%
12-Month Avg*	97.3%	97.6%	-0.3%

* Average Pct. of List Price Received for all properties from June 2023 through May 2024. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month

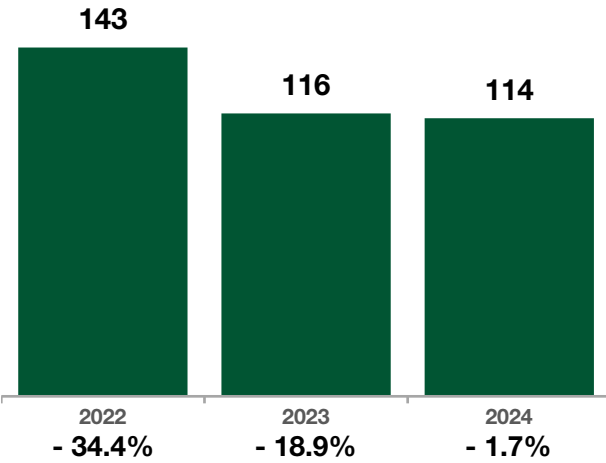


Housing Affordability Index

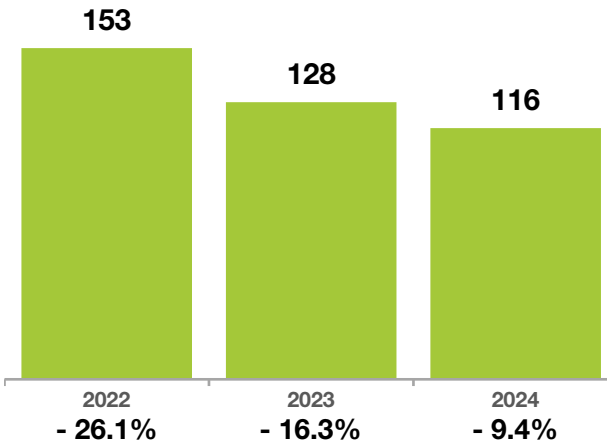


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

May

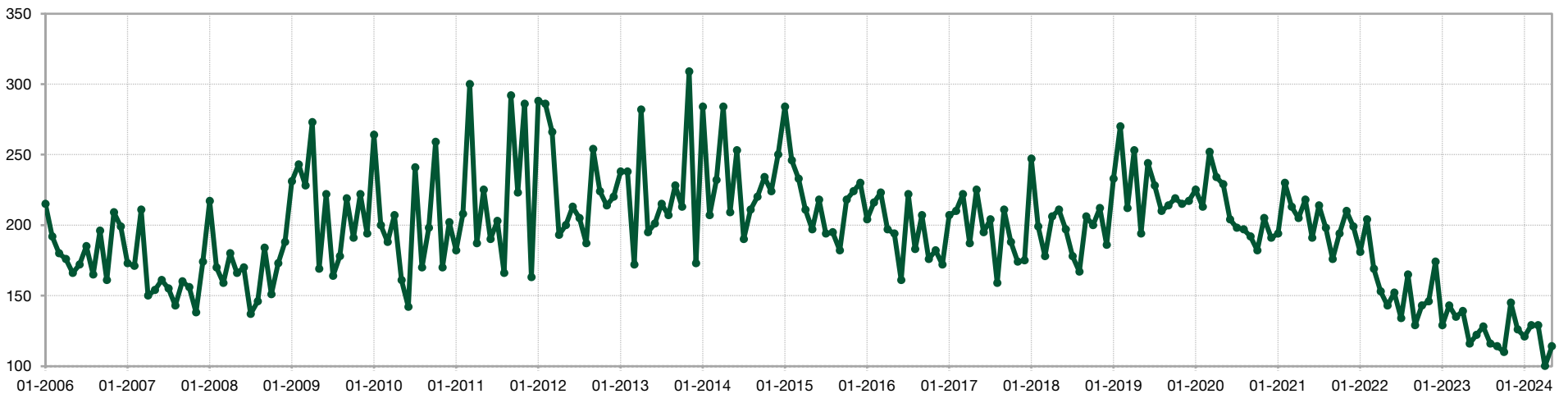


Year to Date



	Affordability Index	Prior Year	Percent Change
June 2023	122	152	-19.7%
July 2023	128	134	-4.5%
August 2023	116	165	-29.7%
September 2023	114	129	-11.6%
October 2023	110	143	-23.1%
November 2023	145	146	-0.7%
December 2023	126	174	-27.6%
January 2024	121	129	-6.2%
February 2024	129	143	-9.8%
March 2024	129	135	-4.4%
April 2024	100	139	-28.1%
May 2024	114	116	-1.7%
12-Month Avg	121	142	-14.7%

Historical Housing Affordability Index by Month

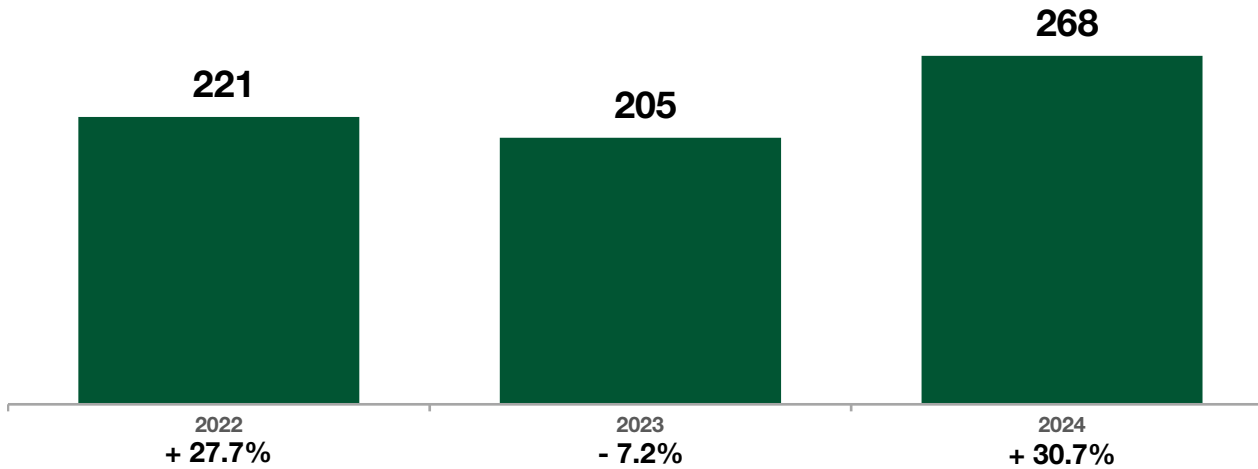


Inventory of Homes for Sale

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



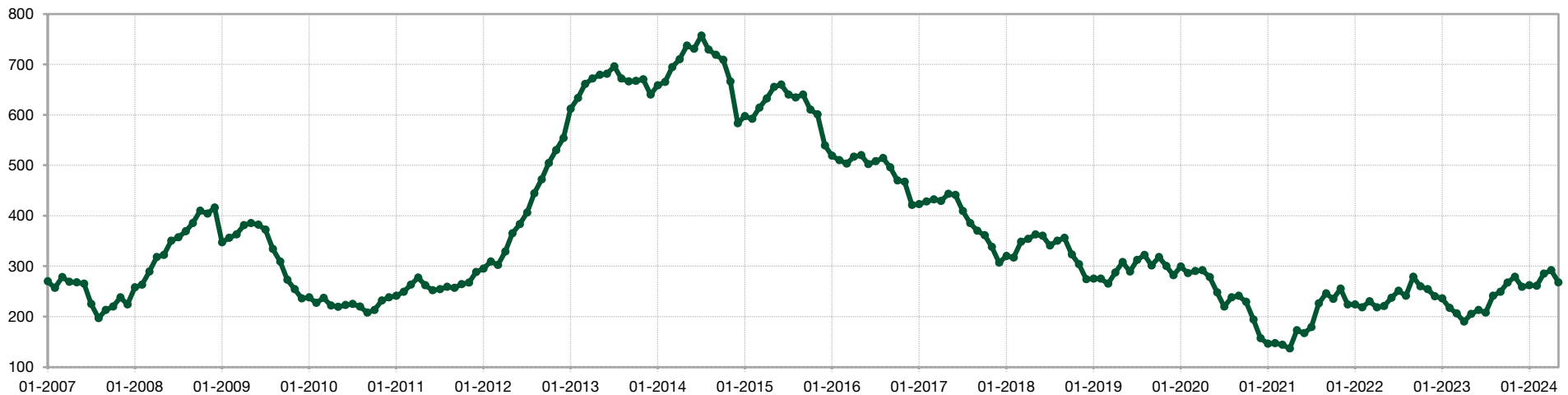
May



Homes for Sale	Prior Year	Percent Change
June 2023	213	-10.1%
July 2023	208	-17.1%
August 2023	241	0.0%
September 2023	249	-10.8%
October 2023	267	+2.7%
November 2023	279	+9.8%
December 2023	259	+7.9%
January 2024	262	+11.0%
February 2024	261	+20.3%
March 2024	285	+38.3%
April 2024	292	+53.7%
May 2024	268	+30.7%
12-Month Avg*	257	+9.4%

* Homes for Sale for all properties from June 2023 through May 2024. This is not the average of the individual figures above.

Historical Inventory of Homes for Sale by Month

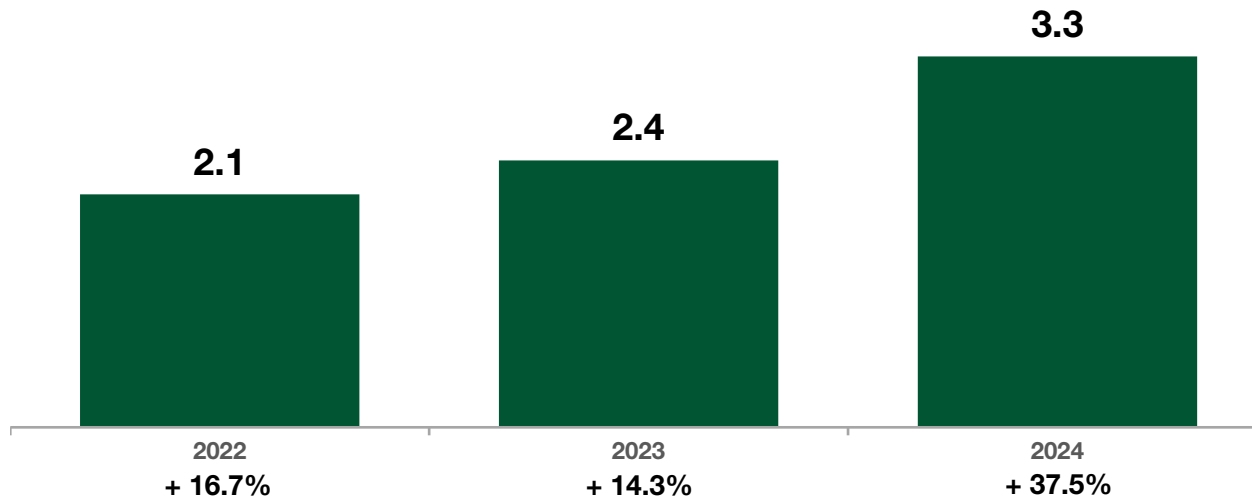


Months Supply of Inventory

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 2023	2.5	2.3	+8.7%
July 2023	2.5	2.5	0.0%
August 2023	2.9	2.3	+26.1%
September 2023	3.0	2.8	+7.1%
October 2023	3.3	2.7	+22.2%
November 2023	3.4	2.7	+25.9%
December 2023	3.1	2.6	+19.2%
January 2024	3.2	2.6	+23.1%
February 2024	3.2	2.4	+33.3%
March 2024	3.6	2.3	+56.5%
April 2024	3.7	2.2	+68.2%
May 2024	3.3	2.4	+37.5%
12-Month Avg*	3.2	2.5	+28.0%

* Months Supply for all properties from June 2023 through May 2024. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month

