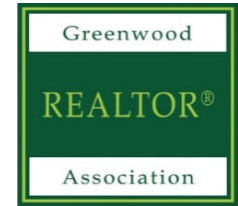


Monthly Indicators



August 2024

U.S. existing-home sales increased for the first time in 5 months, as lower mortgage rates and rising supply helped boost market activity. According to the National Association of REALTORS® (NAR), sales of previously owned homes rose 1.3% month-over-month to a seasonally adjusted annual rate of 3.95 million units, exceeding economists' expectations and ending the downward trend of recent months.

New Listings were down 16.5 percent to 116. Pending Sales decreased 8.9 percent to 82. Inventory shrank 25.2 percent to 300 units.

Prices moved higher as Median Sales Price was up 8.1 percent to \$269,000. Days on Market increased 7.7 percent to 98 days. Months Supply of Inventory was down 24.5 percent to 3.7 months.

Nationally, total housing inventory edged up 0.8% from the previous month to 1.33 million units heading into August, for a 4.0-month supply at the current sales pace, NAR data shows. Although inventory is up nearly 20% compared to the same time last year, demand continues to outpace supply, putting upward pressure on sales prices. According to NAR, the nationwide median existing-home price rose 4.2% year-over-year to \$422,600 at last measure, marking the 13th consecutive month of annual price increases.

Quick Facts

- 5.7%	+ 8.1%	- 24.5%
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.



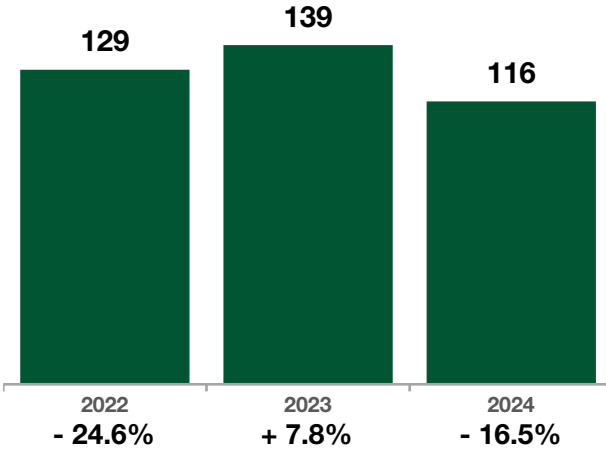
Key Metrics	Historical Sparkbars			08-2023	08-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
	08-2022	08-2023	08-2024						
New Listings				139	116	- 16.5%	847	969	+ 14.4%
Pending Sales				90	82	- 8.9%	709	683	- 3.7%
Closed Sales				88	83	- 5.7%	679	633	- 6.8%
Days on Market				91	98	+ 7.7%	102	95	- 6.9%
Median Sales Price				\$248,750	\$269,000	+ 8.1%	\$243,000	\$250,000	+ 2.9%
Average Sales Price				\$282,519	\$330,155	+ 16.9%	\$287,323	\$315,710	+ 9.9%
Pct. of List Price Received				97.1%	97.3%	+ 0.2%	97.5%	97.2%	- 0.3%
Housing Affordability Index				116	116	0.0%	119	125	+ 5.0%
Inventory of Homes for Sale				401	300	- 25.2%	--	--	--
Months Supply of Inventory				4.9	3.7	- 24.5%	--	--	--

New Listings

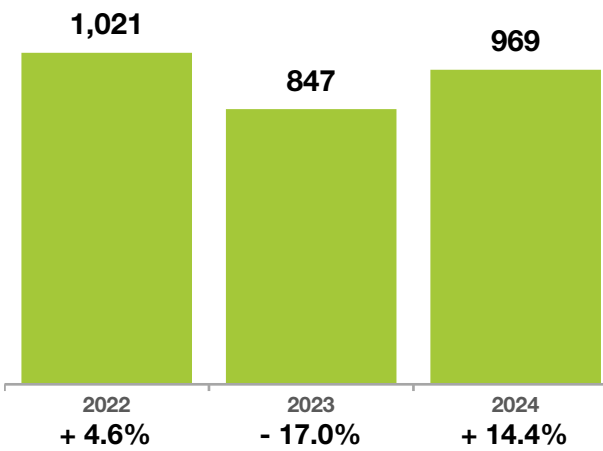
A count of the properties that have been newly listed on the market in a given month.



August

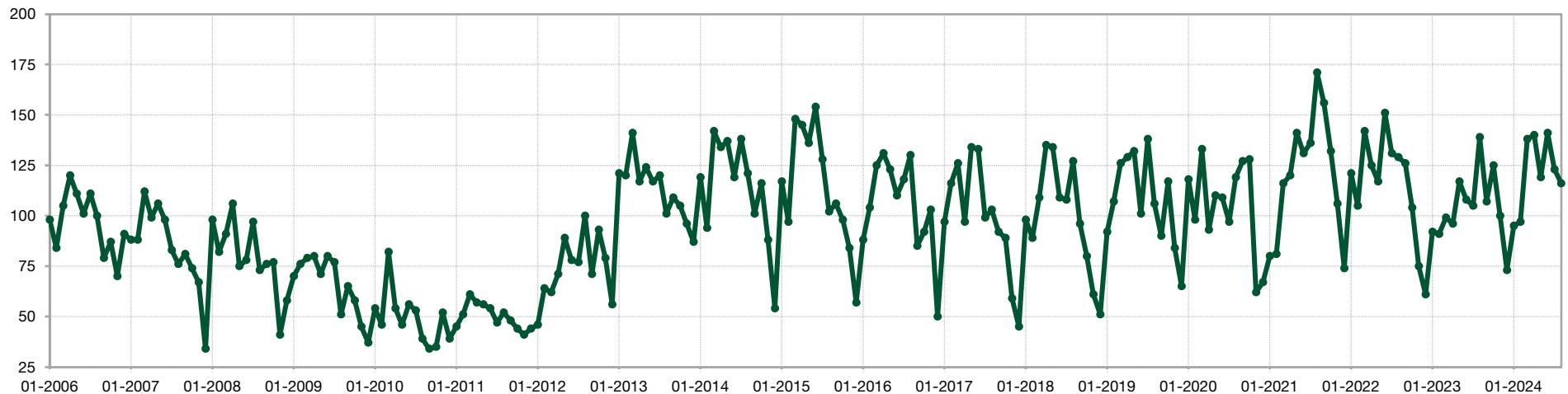


Year to Date



	New Listings	Prior Year	Percent Change
September 2023	107	126	-15.1%
October 2023	125	104	+20.2%
November 2023	100	75	+33.3%
December 2023	73	61	+19.7%
January 2024	95	92	+3.3%
February 2024	97	91	+6.6%
March 2024	138	99	+39.4%
April 2024	140	96	+45.8%
May 2024	119	117	+1.7%
June 2024	141	108	+30.6%
July 2024	123	105	+17.1%
August 2024	116	139	-16.5%
12-Month Avg	115	101	+13.4%

Historical New Listings by Month

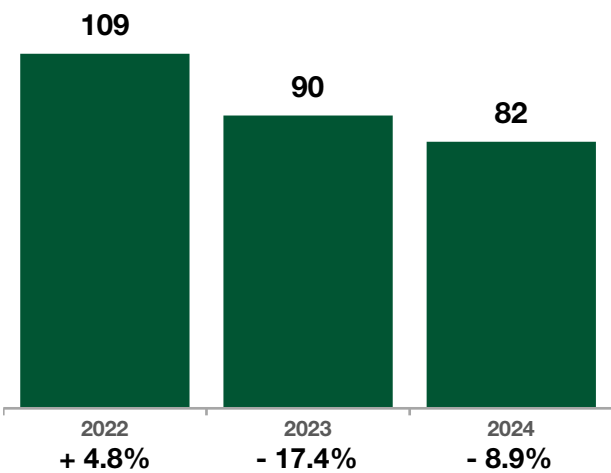


Pending Sales

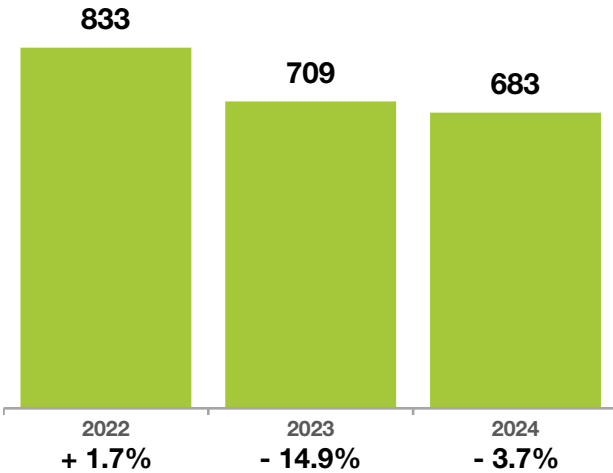
A count of the properties on which offers have been accepted in a given month.



August

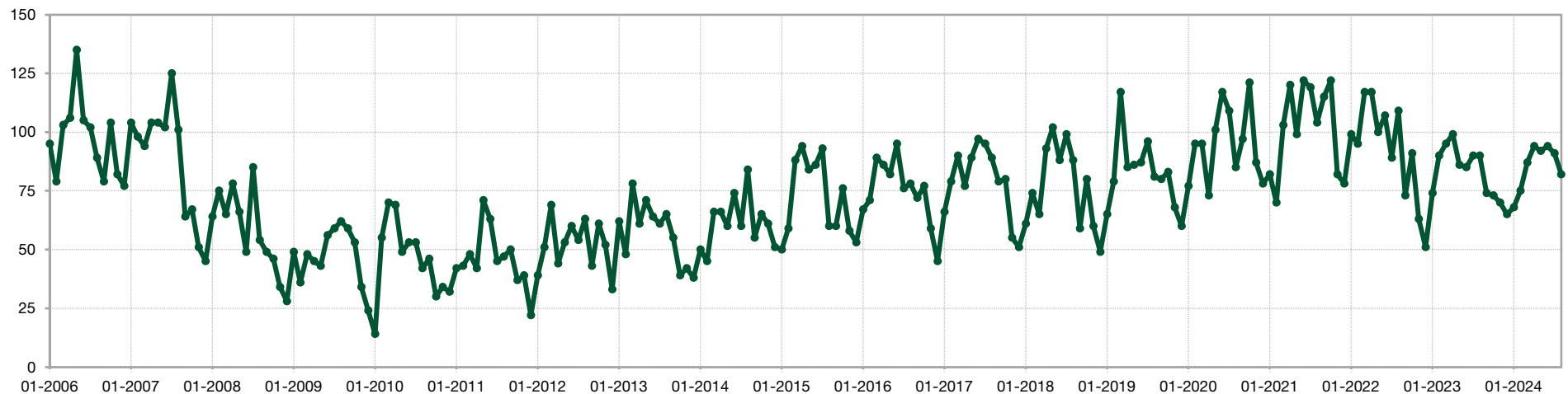


Year to Date



	Pending Sales	Prior Year	Percent Change
September 2023	74	73	+1.4%
October 2023	73	91	-19.8%
November 2023	70	63	+11.1%
December 2023	65	51	+27.5%
January 2024	68	74	-8.1%
February 2024	75	90	-16.7%
March 2024	87	95	-8.4%
April 2024	94	99	-5.1%
May 2024	92	86	+7.0%
June 2024	94	85	+10.6%
July 2024	91	90	+1.1%
August 2024	82	90	-8.9%
12-Month Avg	80	82	-1.9%

Historical Pending Sales by Month

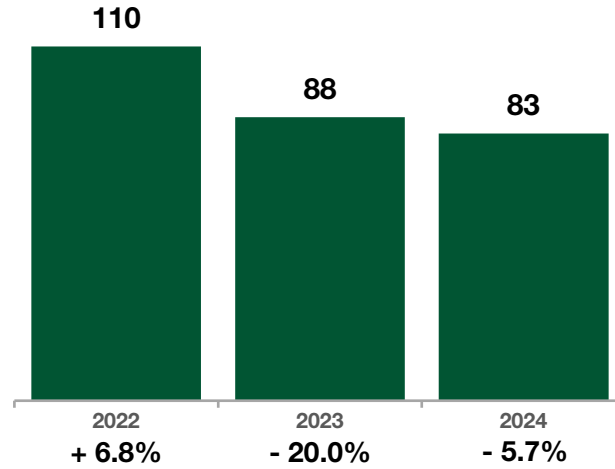


Closed Sales

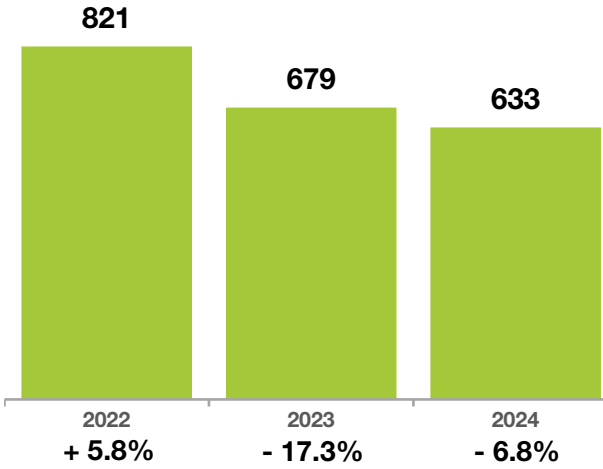
A count of the actual sales that closed in a given month.



August

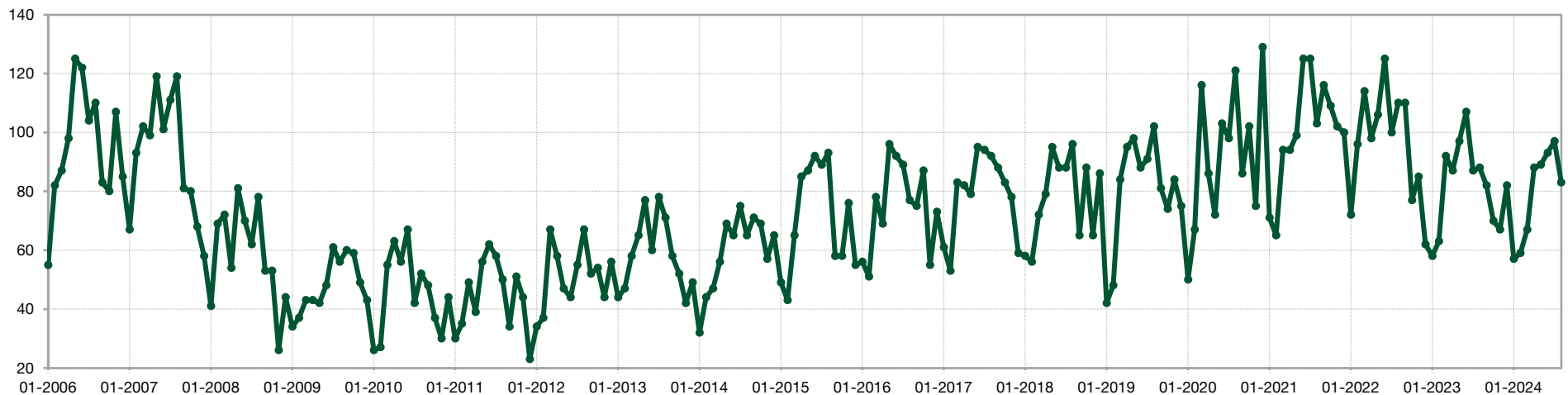


Year to Date



	Closed Sales	Prior Year	Percent Change
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	88	87	+1.1%
May 2024	89	97	-8.2%
June 2024	93	107	-13.1%
July 2024	97	87	+11.5%
August 2024	83	88	-5.7%
12-Month Avg	78	84	-7.3%

Historical Closed Sales by Month

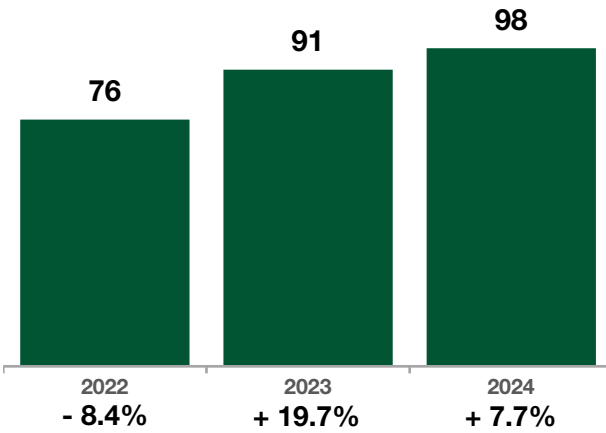


Days on Market Until Sale

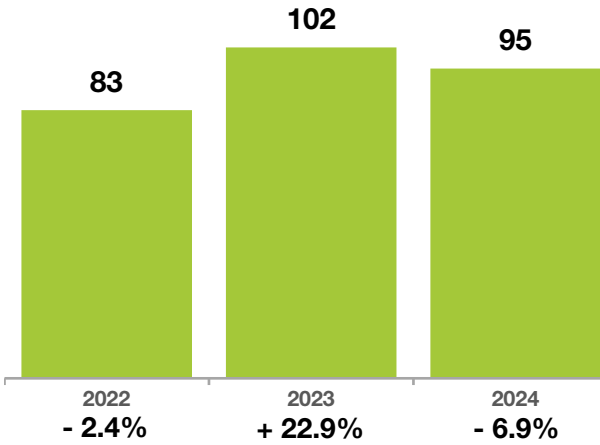
Average number of days between when a property is listed and when an offer is accepted in a given month.



August



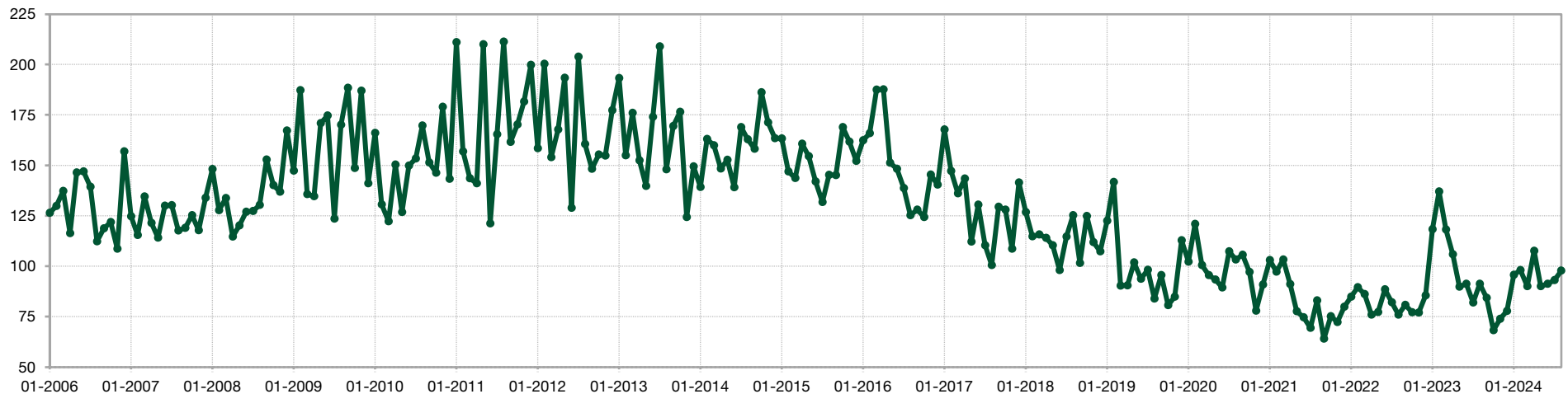
Year to Date



	Days on Market	Prior Year	Percent Change
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	108	106	+1.9%
May 2024	90	90	0.0%
June 2024	91	91	0.0%
July 2024	93	82	+13.4%
August 2024	98	91	+7.7%
12-Month Avg*	89	95	-6.3%

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

Historical Days on Market Until Sale by Month

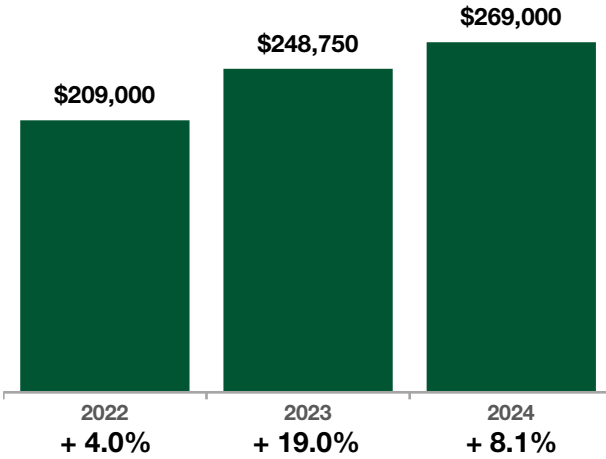


Median Sales Price

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



August



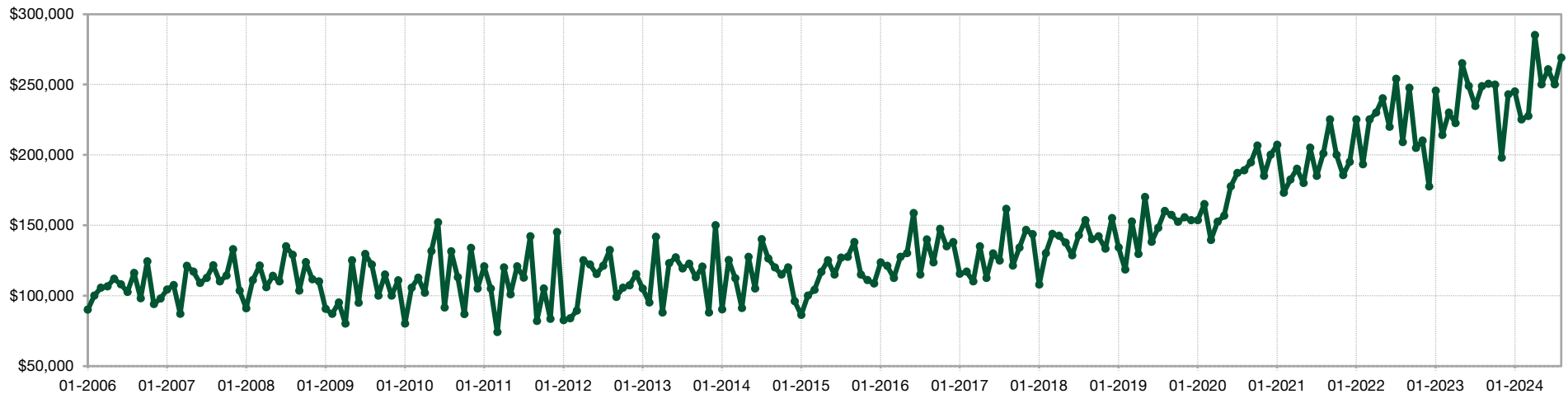
Year to Date



	Median Sales Price	Prior Year	Percent Change
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	\$250,000	\$265,000	-5.7%
June 2024	\$260,750	\$248,950	+4.7%
July 2024	\$250,000	\$234,700	+6.5%
August 2024	\$269,000	\$248,750	+8.1%
12-Month Med*	\$247,400	\$235,000	+5.3%

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

Historical Median Sales Price by Month

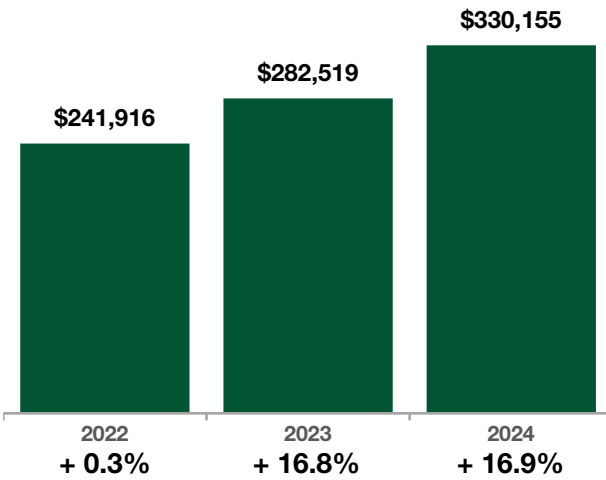


Average Sales Price

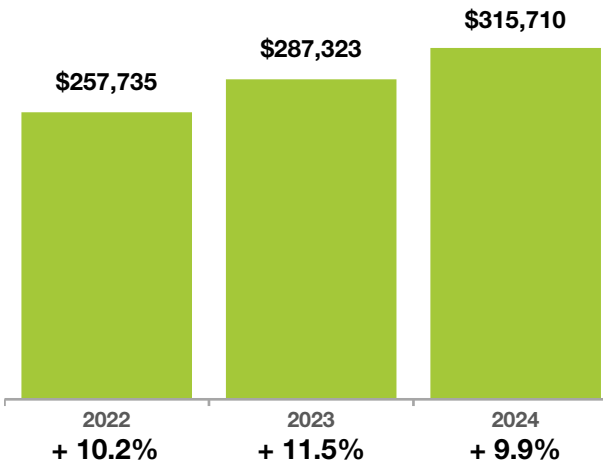
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



August



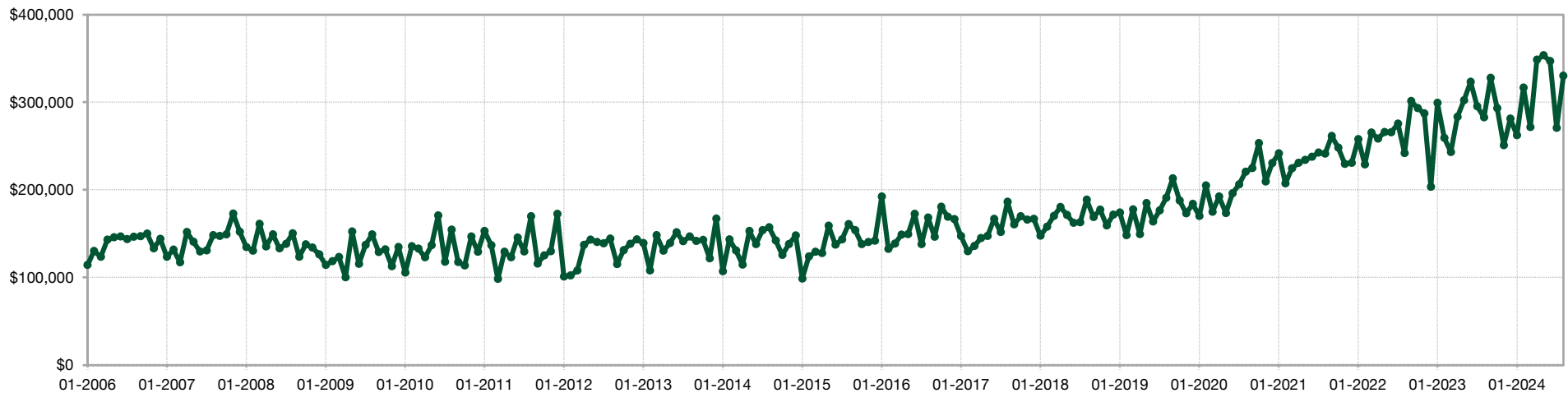
Year to Date



	Avg. Sales Price	Prior Year	Percent Change
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	\$348,291	\$283,299	+22.9%
May 2024	\$353,462	\$302,032	+17.0%
June 2024	\$346,863	\$323,040	+7.4%
July 2024	\$270,516	\$295,374	-8.4%
August 2024	\$330,155	\$282,519	+16.9%
12-Month Avg*	\$304,356	\$284,114	+7.1%

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

Historical Average Sales Price by Month

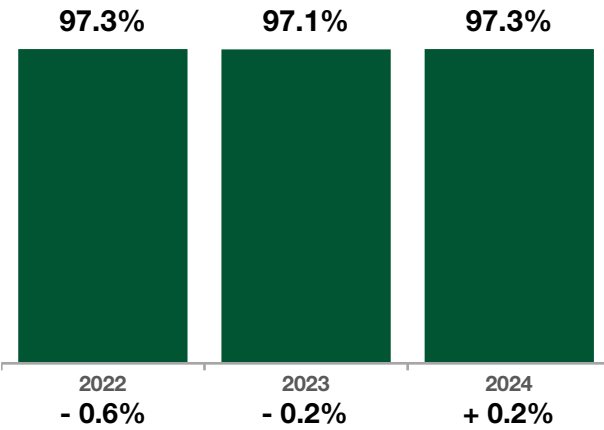


Percent of List Price Received

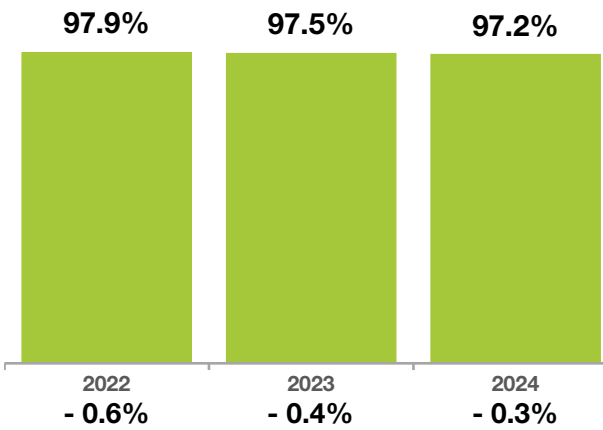
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



August



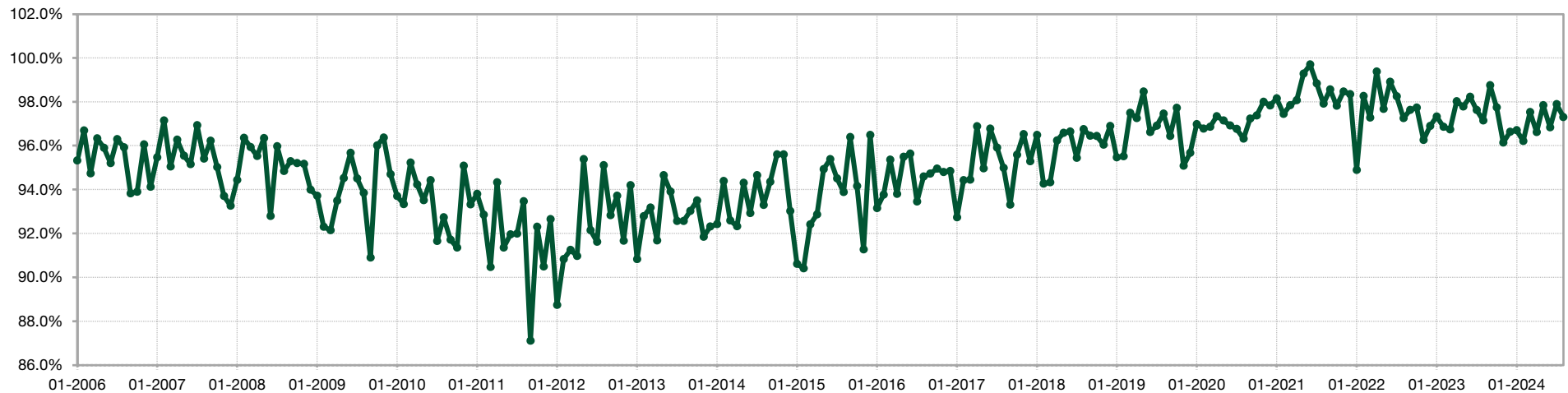
Year to Date



	Pct. of List Price Received	Prior Year	Percent Change
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	96.6%	98.0%	-1.4%
May 2024	97.8%	97.8%	0.0%
June 2024	96.8%	98.2%	-1.4%
July 2024	97.9%	97.6%	+0.3%
August 2024	97.3%	97.1%	+0.2%
12-Month Avg*	97.2%	97.4%	-0.2%

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

Historical Percent of List Price Received by Month

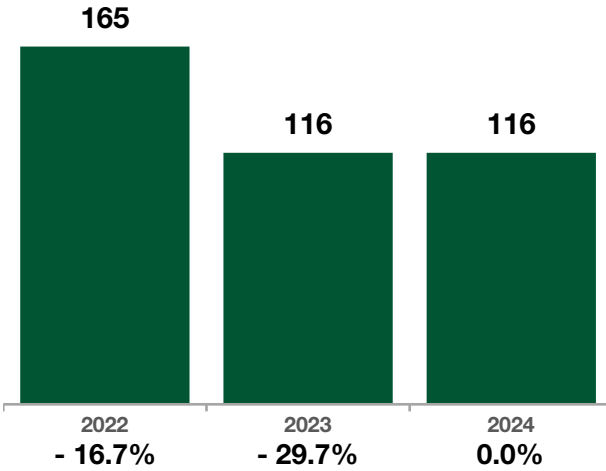


Housing Affordability Index

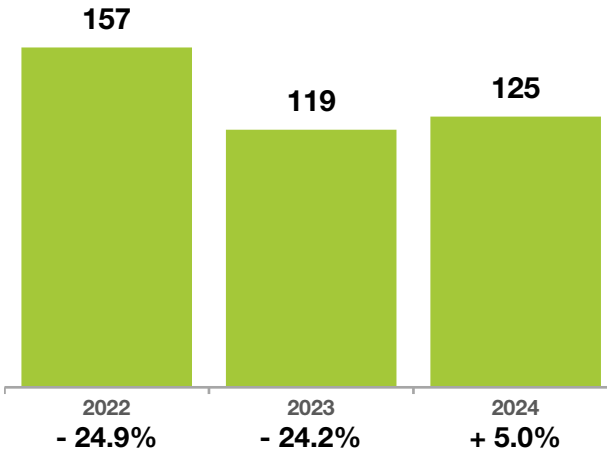


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

August

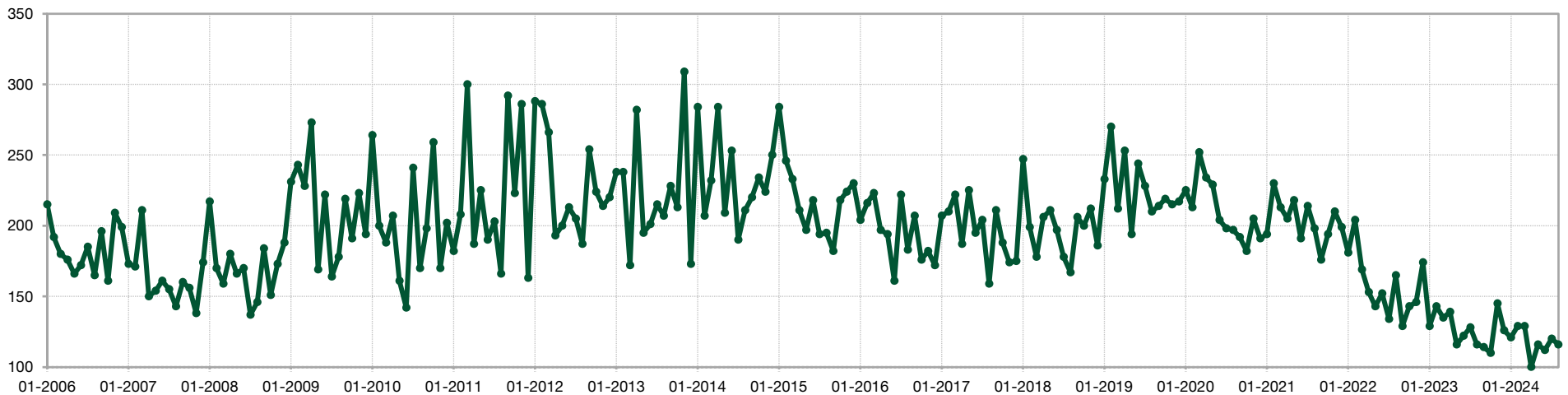


Year to Date



	Affordability Index	Prior Year	Percent Change
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	116	116	0.0%
June 2024	112	122	-8.2%
July 2024	120	128	-6.3%
August 2024	116	116	0.0%
12-Month Avg	120	135	-11.2%

Historical Housing Affordability Index by Month

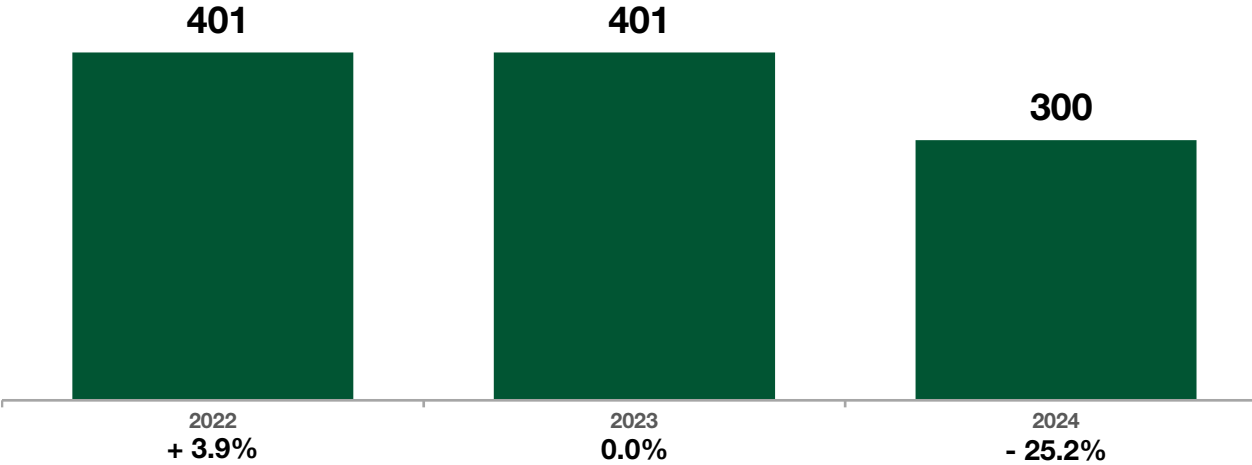


Inventory of Homes for Sale

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



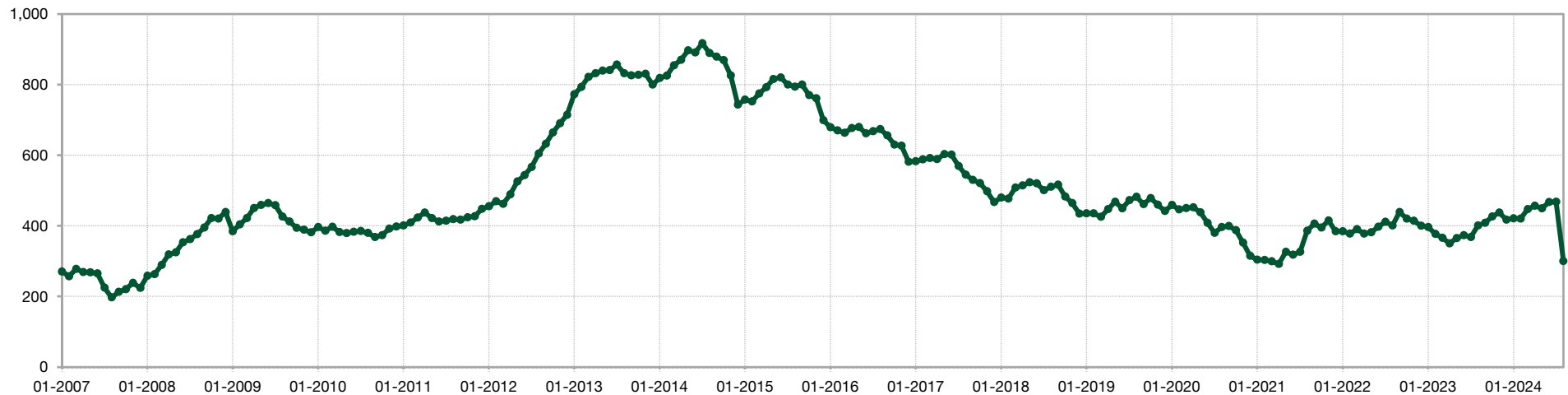
August



	Homes for Sale	Prior Year	Percent Change
September 2023	408	439	-7.1%
October 2023	426	420	+1.4%
November 2023	437	414	+5.6%
December 2023	417	400	+4.3%
January 2024	421	396	+6.3%
February 2024	420	377	+11.4%
March 2024	447	366	+22.1%
April 2024	457	350	+30.6%
May 2024	449	365	+23.0%
June 2024	467	373	+25.2%
July 2024	468	368	+27.2%
August 2024	300	401	-25.2%
12-Month Avg*	426	389	+9.5%

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

Historical Inventory of Homes for Sale by Month

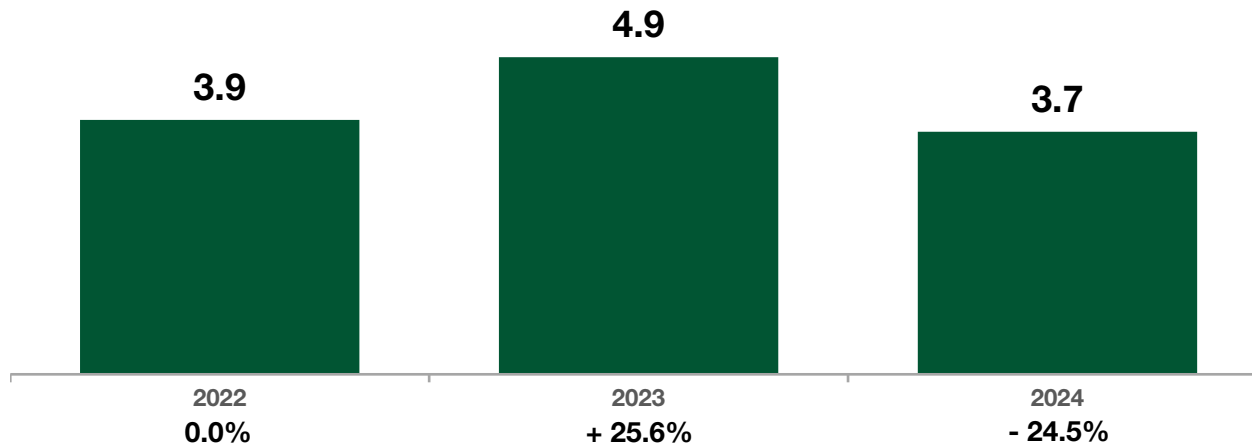


Months Supply of Inventory

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.



August



Months Supply		Prior Year	Percent Change
September 2023	5.0	4.4	+13.6%
October 2023	5.3	4.4	+20.5%
November 2023	5.4	4.4	+22.7%
December 2023	5.0	4.3	+16.3%
January 2024	5.1	4.4	+15.9%
February 2024	5.2	4.2	+23.8%
March 2024	5.6	4.1	+36.6%
April 2024	5.7	4.0	+42.5%
May 2024	5.6	4.3	+30.2%
June 2024	5.8	4.5	+28.9%
July 2024	5.8	4.4	+31.8%
August 2024	3.7	4.9	-24.5%
12-Month Avg*	5.3	4.4	+20.5%

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

Historical Months Supply of Inventory by Month

