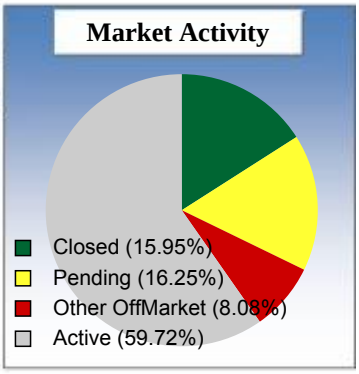
# September 2015

**Richmond Metro - Consisting of Chesterfield, Hanover, Henrico, Richmond City - Single-Family Property Type**

**Absorption:** Last 12 months, an Average of **1,004** Sales/Month

**Active Inventory** as of September 30, 2015 = **3,837**

| SEPTEMBER | 2014 | 2015 | +/-% |
|---|---|---|---|
| Closed Sales | 940 | 1,025 | 9.04% |
| Pending Sales | 863 | 1,044 | 20.97% |
| New Listings | 1,415 | 1,446 | 2.19% |
| Median List Price | 229,950 | 229,000 | -0.41% |
| Median Sale Price | 227,750 | 224,900 | -1.25% |
| Median Percent of Selling Price to List Price | 98.85% | 99.17% | 0.32% |
| Median Days on Market to Sale | 32.00 | 29.00 | -9.38% |
| End of Month Inventory | 4,389 | 3,837 | -12.58% |
| Months Supply of Inventory | 4.89 | 3.82 | -21.85% |




Report Produced on: Oct 14, 2015

# Monthly Inventory Analysis

Data from the **Central Virginia Regional MLS**

## Analysis Wrap-Up

### Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of September 2015 decreased **12.58%** to 3,837 existing homes available for sale. Over the last 12 months this area has had an average of 1,004 closed sales per month. This represents an unsold inventory index of **3.82** MSI for this period.

### Median Sale Prices Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **1.25%** in September 2015 to $224,900 versus the previous year at $227,750.

### Median Days on Market Shortens

The median number of **29.00** days that homes spent on the market before selling decreased by 3.00 days or **9.38%** in September 2015 compared to last year's same month at **32.00** DOM.

### Sales Success for September 2015 is Positive

Overall, with Median Prices falling and Days on Market decreasing, the Listed versus Closed Ratio finished strong this month.

There were 1,446 New Listings in September 2015, up **2.19%** from last year at 1,415. Furthermore, there were 1,025 sales this month versus last year at 940, a **9.04%** increase.

Closed versus Listed trends yielded a **70.9%** ratio, up from last year's September 2015 at **66.4%**, a **6.70%** upswing. This will certainly create pressure on a decreasing Month's Supply of Inventory (MSI) in the following months to come.

## What's in this Issue


| | |
|---|---|
| **Closed Sales** | **1** |
| **Pending Sales** | **2** |
| **New Listings** | **3** |
| **Inventory** | **4** |
| **Months Supply of Inventory** | **5** |
| **Median Days on Market to Sale** | **6** |
| **Median List Price at Closing** | **7** |
| **Median Sale Price at Closing** | **8** |
| **Median Percent of Selling Price to List Price** | **9** |
| **Market Summary** | **10** |


## Real Estate is Local

### Consumers Should Consult with a REALTORS®

Buying or selling real estate, for a majority of consumers, is one of the most important decisions they will make. Choosing a real estate professional continues to be a vital part of this process.

### Identify a Professional to Manage the Procedure

REALTORS® are well-informed about critical factors that affect your specific market area - such as changes in market conditions, consumer attitudes and interest rates.

### Are You Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®

**Reports produced and compiled by RE STATS Inc. Information is deemed reliable but not guaranteed. Does not reflect all market activity.**

# Monthly Inventory Analysis

Data from the **Central Virginia Regional MLS**

## September 2015

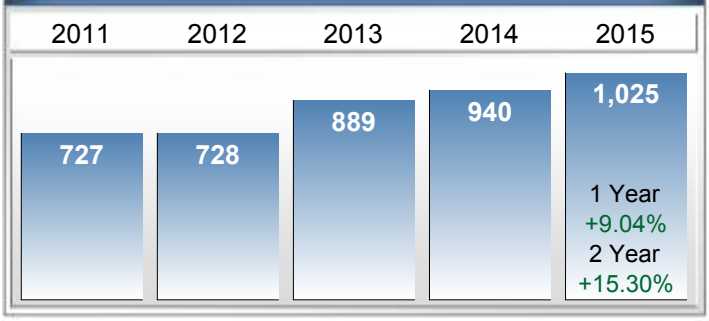
Closed Sales as of Oct 13, 2015

## Closed Sales

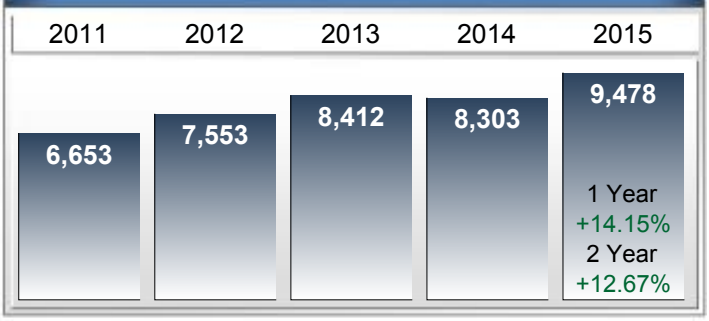
Report Produced on: Oct 14, 2015

Richmond Metro - Consisting of Chesterfield, Hanover, Henrico, Richmond City - Single-Family Property Type

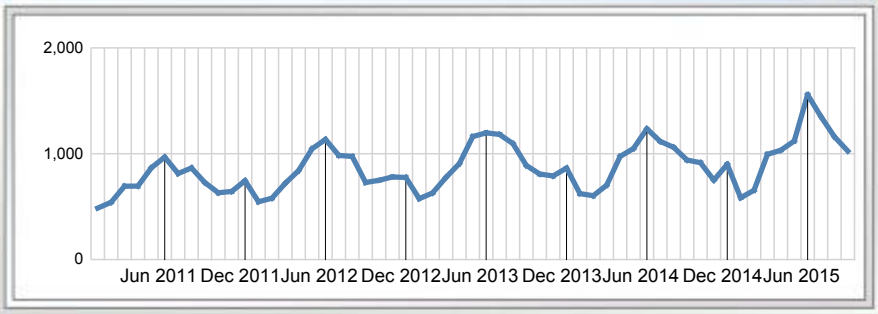
### SEPTEMBER




### YEAR TO DATE (YTD)




### 5 YEAR MARKET ACTIVITY TRENDS




5yr SEP AVG = 862

**High**
Jun 2015 = 1,557
**Low**
Jan 2011 = 486

*Closed Sales* this month at **1,025**, above the 5 yr SEP average of **862**

### 3 MONTHS

| | | |
|---|---|---|
| JUL | 1,350 | |
| AUG | 1,161 | -14.00% |
| SEP | 1,025 | -11.71% |

### CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Closed Sales by Price Range | | % | MDOM | ≤2 Beds | 3 Beds | 4 Beds | 5 Beds+ |
|---|---|---|---|---|---|---|---|
| $100,000 and less | 96 | 9.37% | 22.0 | 25 | 55 | 14 | 2 |
| $100,001 $150,000 | 139 | 13.56% | 29.0 | 8 | 104 | 23 | 4 |
| $150,001 $175,000 | 95 | 9.27% | 34.0 | 3 | 60 | 29 | 3 |
| $175,001 $250,000 | 283 | 27.61% | 28.0 | 8 | 139 | 119 | 17 |
| $250,001 $325,000 | 168 | 16.39% | 34.5 | 0 | 54 | 95 | 19 |
| $325,001 $450,000 | 140 | 13.66% | 26.0 | 0 | 23 | 74 | 43 |
| $450,001 and up | 104 | 10.15% | 39.0 | 0 | 18 | 35 | 51 |
| Total Closed Units: | 1,025 | | 29.0 | 44 | 453 | 389 | 139 |
| Total Closed Volume: | 263,271,448 | | | 4.76M | 90.14M | 110.01M | 58.36M |
| Median Closed Price: | $224,900 | | | $90,650 | $180,500 | $258,400 | $389,000 |

Closed Sales

Ready to Buy or Sell Real Estate?
Contact an experienced REALTOR

# Monthly Inventory Analysis

Data from the **Central Virginia Regional MLS**

# September 2015

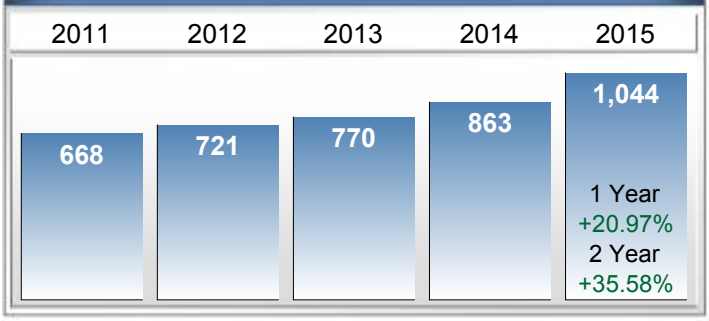
Pending Sales as of Oct 13, 2015

## Pending Sales

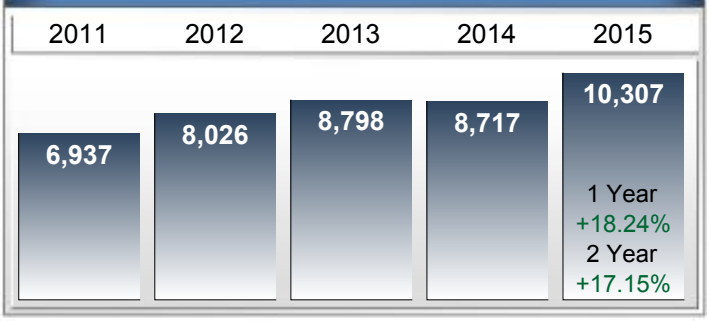
Report Produced on: Oct 14, 2015

Richmond Metro - Consisting of Chesterfield, Hanover, Henrico, Richmond City - Single-Family Property Type

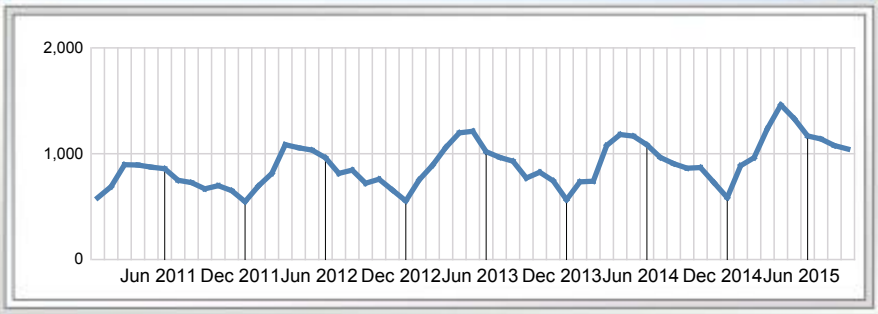
### SEPTEMBER




### YEAR TO DATE (YTD)




### 5 YEAR MARKET ACTIVITY TRENDS




5yr SEP AVG = 813

**High**
Apr 2015 = 1,461
**Low**
Dec 2011 = 547

*Pending Sales* this month at **1,044**, above the 5 yr SEP average of **813**

### 3 MONTHS

| | | |
|---|---|---|
| JUL | 1,139 | |
| AUG | 1,077 | -5.44% |
| SEP | 1,044 | -3.06% |

### PENDING SALES & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Pending Sales by Price Range | | % | MDOM | ≤2 Beds | 3 Beds | 4 Beds | 5 Beds+ |
|---|---|---|---|---|---|---|---|
| $75,000 and less | 66 | 6.32% | 29.0 | 22 | 32 | 11 | 1 |
| $75,001 $125,000 | 111 | 10.63% | 34.0 | 17 | 79 | 15 | 0 |
| $125,001 $175,000 | 183 | 17.53% | 20.0 | 8 | 132 | 39 | 4 |
| $175,001 $225,000 | 205 | 19.64% | 30.0 | 5 | 121 | 70 | 9 |
| $225,001 $300,000 | 224 | 21.46% | 22.5 | 6 | 77 | 115 | 26 |
| $300,001 $425,000 | 142 | 13.60% | 31.5 | 0 | 33 | 70 | 39 |
| $425,001 and up | 113 | 10.82% | 30.0 | 0 | 14 | 46 | 53 |

| | | | | | | |
|---|---|---|---|---|---|---|
| Total Pending Units: | 1,044 | 29.0 | 58 | 488 | 366 | 132 |
| Total Pending Volume: | 259,318,942 | | 6.60M | 93.26M | 102.25M | 57.20M |
| Median Listing Price: | $215,000 | | $99,500 | $178,000 | $252,225 | $389,700 |

Pending Sales

Ready to Buy or Sell Real Estate?
Contact an experienced REALTOR

# Monthly Inventory Analysis

Data from the **Central Virginia Regional MLS**

# September 2015

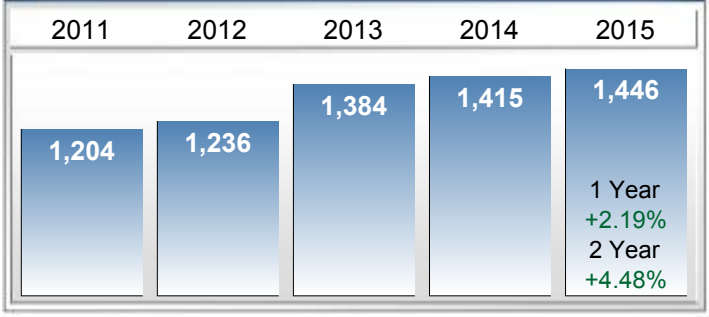
New Listings as of Oct 13, 2015

## New Listings

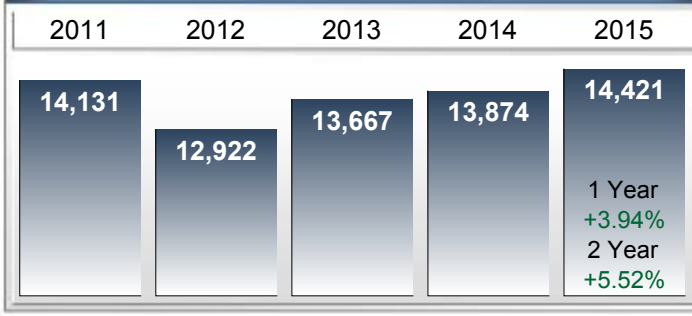
Report Produced on: Oct 14, 2015

Richmond Metro - Consisting of Chesterfield, Hanover, Henrico, Richmond City - Single-Family Property Type

### SEPTEMBER

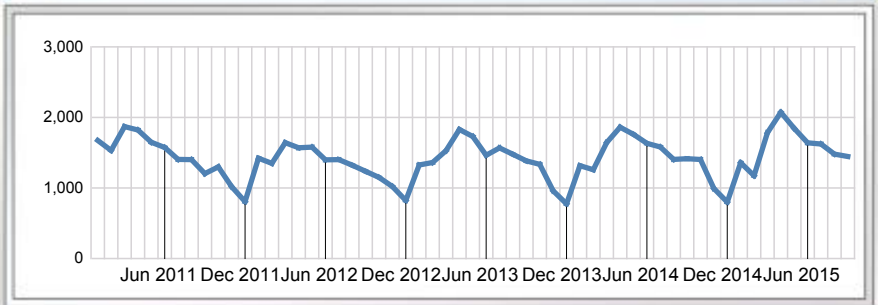



### YEAR TO DATE (YTD)




New Listings

### 5 YEAR MARKET ACTIVITY TRENDS




5yr SEP AVG = 1,337

### 3 MONTHS

**High**
Apr 2015 = 2,073
**Low**
Dec 2013 = 775

*New Listings* this month at **1,446,** above the 5 yr SEP average of **1,337**

| | | |
|---|---|---|
| JUL | 1,623 | |
| AUG | 1,480 | -8.81% |
| SEP | 1,446 | -2.30% |

### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of New Listings by Price Range | | % | ≤2 Beds | 3 Beds | 4 Beds | 5 Beds+ |
|---|---|---|---|---|---|---|
| $100,000 and less | 117 | 8.09% | 36 | 63 | 17 | 1 |
| $100,001 $150,000 | 183 | 12.66% | 16 | 130 | 37 | 0 |
| $150,001 $200,000 | 243 | 16.80% | 12 | 168 | 57 | 6 |
| $200,001 $275,000 | 319 | 22.06% | 7 | 142 | 148 | 22 |
| $275,001 $375,000 | 253 | 17.50% | 4 | 69 | 146 | 34 |
| $375,001 $550,000 | 179 | 12.38% | 0 | 20 | 85 | 74 |
| $550,001 and up | 152 | 10.51% | 1 | 7 | 54 | 90 |

| | | | | | |
|---|---|---|---|---|---|
| Total New Listed Units: | 1,446 | 76 | 599 | 544 | 227 |
| Total New Listed Volume: | 430,415,690 | 11.39M | 120.16M | 176.00M | 122.87M |
| Median New Listed Listing Price: | $240,000 | $108,475 | $184,000 | $279,970 | $475,000 |

Ready to Buy or Sell Real Estate?
Contact an experienced REALTOR

# Monthly Inventory Analysis

Data from the **Central Virginia Regional MLS**

# September 2015

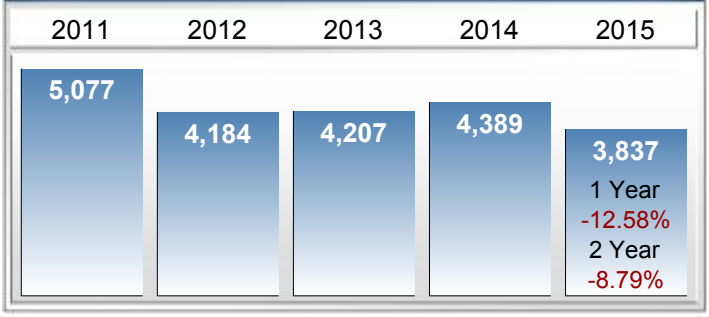
Active Inventory as of Oct 13, 2015

## Active Inventory

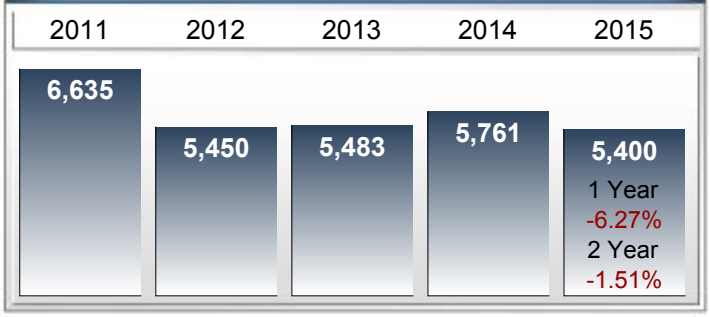
Report Produced on: Oct 14, 2015

Richmond Metro - Consisting of Chesterfield, Hanover, Henrico, Richmond City - Single-Family Property Type

### END OF SEPTEMBER

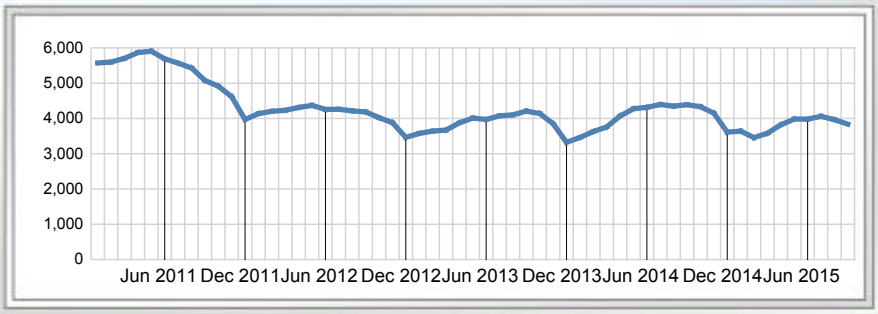



### ACTIVE DURING SEPTEMBER




Active Inventory

### 5 YEAR MARKET ACTIVITY TRENDS




**5yr SEP AVG = 4,339**

**High**
May 2011 = 5,904
**Low**
Dec 2013 = 3,322

*Inventory* this month at **3,837,** below the 5 yr SEP average of **4,339**

### 3 MONTHS

| | | |
|---|---|---|
| JUL | 4,058 | |
| AUG | 3,965 | -2.29% |
| SEP | 3,837 | -3.23% |

### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Inventory by Price Range | | % | MDOM | ≤2 Beds | 3 Beds | 4 Beds | 5 Beds+ |
|---|---|---|---|---|---|---|---|
| $100,000 and less | 309 | 8.05% | 75.0 | 86 | 182 | 39 | 2 |
| $100,001 $150,000 | 409 | 10.66% | 60.0 | 49 | 308 | 47 | 5 |
| $150,001 $200,000 | 555 | 14.46% | 65.0 | 42 | 361 | 140 | 12 |
| $200,001 $325,000 | 1,132 | 29.50% | 58.0 | 26 | 404 | 605 | 97 |
| $325,001 $425,000 | 561 | 14.62% | 62.0 | 4 | 89 | 304 | 164 |
| $425,001 $575,000 | 450 | 11.73% | 79.0 | 3 | 38 | 199 | 210 |
| $575,001 and up | 421 | 10.97% | 84.0 | 1 | 19 | 134 | 267 |

| | | | | | | |
|---|---|---|---|---|---|---|
| Total Active Inventory by Units: | 3,837 | 65.0 | 211 | 1,401 | 1,468 | 757 |
| Total Active Inventory by Volume: | 1,243,753,910 | | 30.79M | 283.88M | 506.11M | 422.97M |
| Median Active Inventory Listing Price: | $260,000 | | $124,900 | $179,500 | $299,950 | $485,000 |

Ready to Buy or Sell Real Estate?
Contact an experienced REALTOR

# Monthly Inventory Analysis

Data from the **Central Virginia Regional MLS**

## September 2015

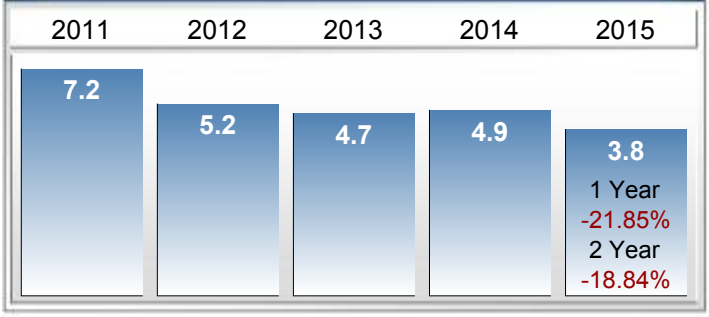
Active Inventory as of Oct 13, 2015

## Months Supply of Inventory

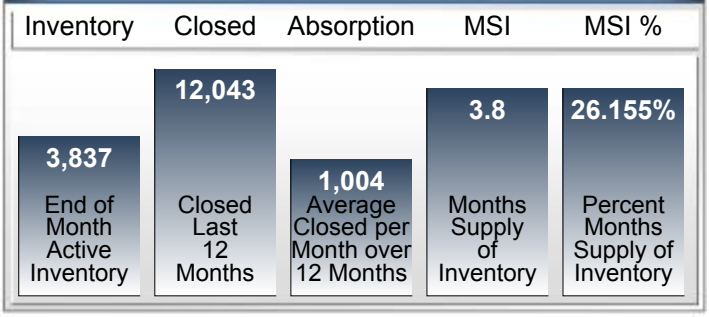
Report Produced on: Oct 14, 2015

Richmond Metro - Consisting of Chesterfield, Hanover, Henrico, Richmond City - Single-Family Property Type

### MSI FOR SEPTEMBER

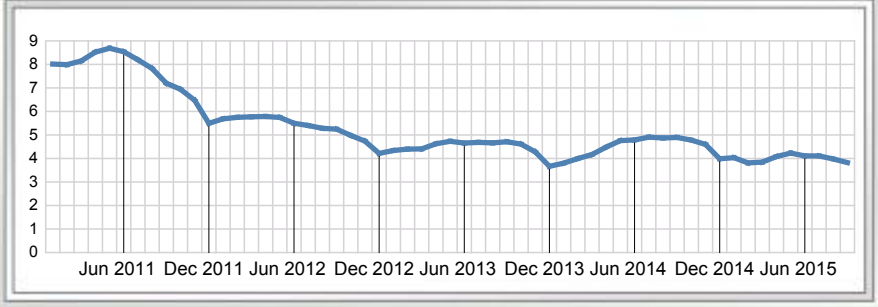



### INDICATORS FOR SEPTEMBER 2015




Months Supply

### 5 YEAR MARKET ACTIVITY TRENDS

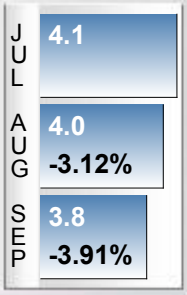



**5yr SEP AVG = 5.2**

**High**
May 2011 = 8.7
**Low**
Dec 2013 = 3.7

*Months Supply* this month at **3.8,** below the 5 yr SEP average of **5.2**

### 3 MONTHS




### MONTHS SUPPLY & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Active Inventory by Price Range and MSI | | % | MSI | ≤2 Beds | 3 Beds | 4 Beds | 5 Beds+ |
|---|---|---|---|---|---|---|---|
| $100,000 and less | 309 | 8.05% | 3.0 | 3.5 | 2.9 | 2.6 | 1.1 |
| $100,001 $150,000 | 409 | 10.66% | 3.1 | 4.9 | 3.4 | 1.8 | 2.2 |
| $150,001 $200,000 | 555 | 14.46% | 3.0 | 8.1 | 3.0 | 2.5 | 2.6 |
| $200,001 $325,000 | 1,132 | 29.50% | 3.3 | 4.1 | 3.2 | 3.4 | 3.1 |
| $325,001 $425,000 | 561 | 14.62% | 4.6 | 8.0 | 3.9 | 4.6 | 5.0 |
| $425,001 $575,000 | 450 | 11.73% | 6.0 | 7.2 | 3.6 | 6.2 | 6.5 |
| $575,001 and up | 421 | 10.97% | 9.1 | 12.0 | 5.1 | 7.7 | 10.7 |
| MSI: | 3.8 | | | 4.5 | 3.2 | 3.7 | 5.8 |
| Total Active Inventory: | 3,837 | | | 211 | 1,401 | 1,468 | 757 |

Ready to Buy or Sell Real Estate?
Contact an experienced REALTOR

# Monthly Inventory Analysis

Data from the **Central Virginia Regional MLS**

## September 2015

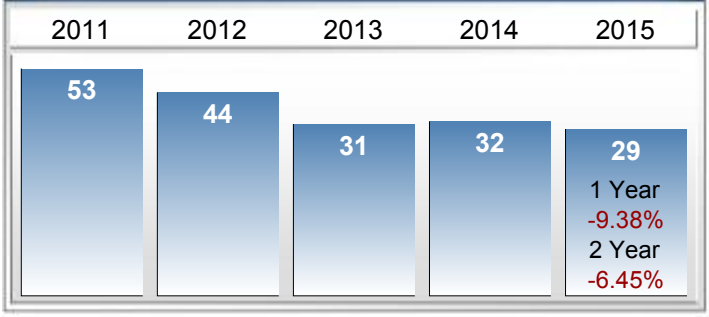
Closed Sales as of Oct 13, 2015

## Median Days on Market to Sale

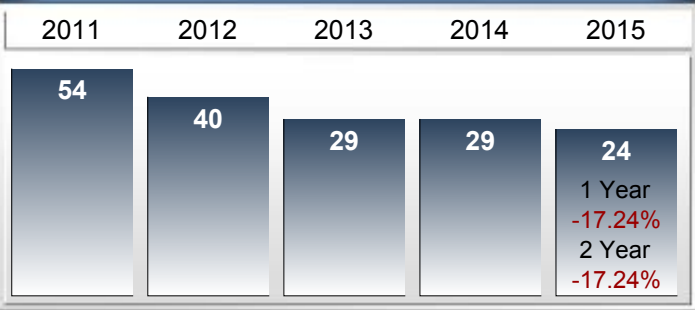
Report Produced on: Oct 14, 2015

Richmond Metro - Consisting of Chesterfield, Hanover, Henrico, Richmond City - Single-Family Property Type

### SEPTEMBER

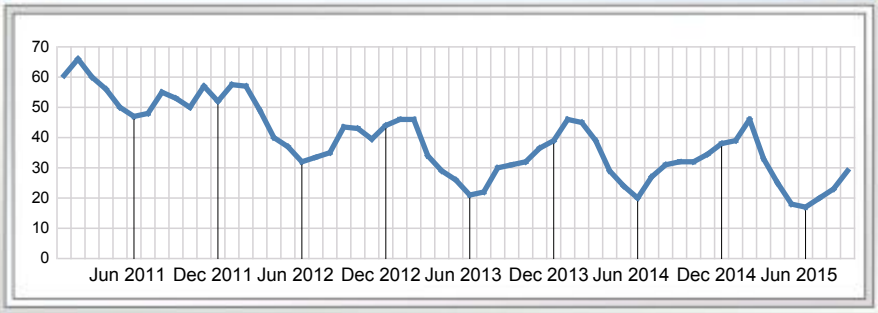



### YEAR TO DATE (YTD)




Median Days on Market

### 5 YEAR MARKET ACTIVITY TRENDS

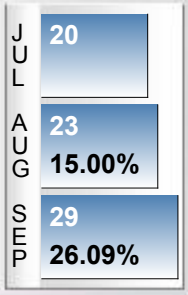



5yr SEP AVG = 38

**High**
Feb 2011 = 66
**Low**
Jun 2015 = 17

*Median DOM* this month at **29,** below the 5 yr SEP average of **38**

### 3 MONTHS




### MEDIAN DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Median Days on Market to Sale by Price Range | | % | MDOM | ≤2 Beds | 3 Beds | 4 Beds | 5 Beds+ |
|---|---|---|---|---|---|---|---|
| $100,000 and less | 96 | 9.37% | 22.0 | 22.0 | 22.0 | 29.5 | 141.0 |
| $100,001 $150,000 | 139 | 13.56% | 29.0 | 18.5 | 32.0 | 21.0 | 38.0 |
| $150,001 $175,000 | 95 | 9.27% | 34.0 | 14.0 | 34.0 | 37.0 | 19.0 |
| $175,001 $250,000 | 283 | 27.61% | 28.0 | 9.0 | 20.0 | 34.0 | 28.0 |
| $250,001 $325,000 | 168 | 16.39% | 34.5 | 0.0 | 32.5 | 34.0 | 37.0 |
| $325,001 $450,000 | 140 | 13.66% | 26.0 | 0.0 | 16.0 | 25.5 | 43.0 |
| $450,001 and up | 104 | 10.15% | 39.0 | 0.0 | 11.5 | 19.0 | 58.0 |
| Median Closed DOM: | 29.0 | | | 17.0 | 27.0 | 32.0 | 46.0 |
| Total Closed Units: | 1,025 | | | 44 | 453 | 389 | 139 |
| Total Closed Volume: | 263,271,448 | | | 4.76M | 90.14M | 110.01M | 58.36M |

Ready to Buy or Sell Real Estate?
Contact an experienced REALTOR

# Monthly Inventory Analysis

Data from the **Central Virginia Regional MLS**

## September 2015

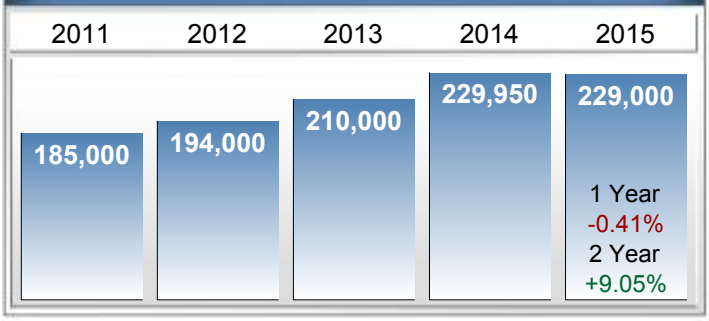
Closed Sales as of Oct 13, 2015

## Median List Price at Closing

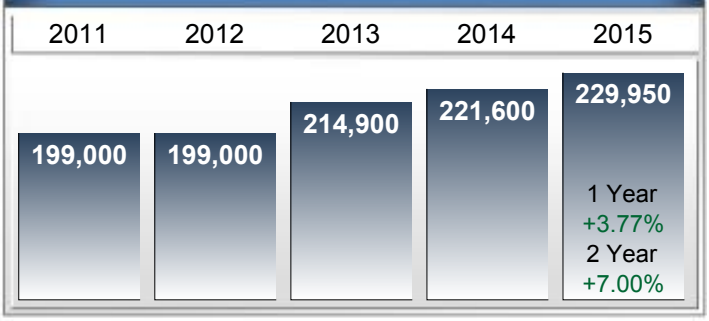
Report Produced on: Oct 14, 2015

Richmond Metro - Consisting of Chesterfield, Hanover, Henrico, Richmond City - Single-Family Property Type

### SEPTEMBER

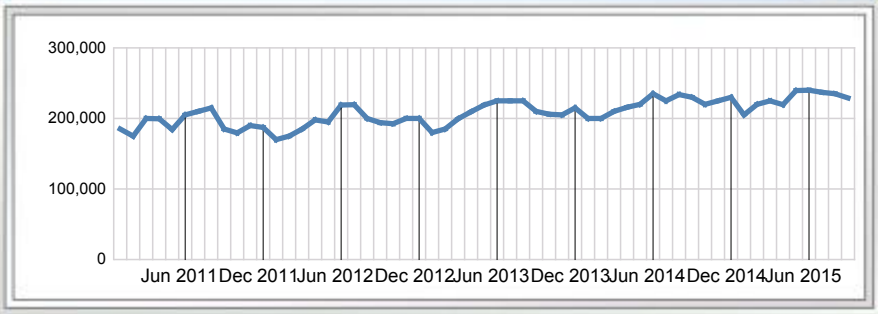



### YEAR TO DATE (YTD)




Median List Price

### 5 YEAR MARKET ACTIVITY TRENDS




5yr SEP AVG = 210K

**High**
Jun 2015 = 240,000
**Low**
Jan 2012 = 169,925

*Median LPrice* this month at **229,000,** above the 5 yr SEP average of **209,590**

### 3 MONTHS

| | | |
|---|---|---|
| JUL | 236,995 | |
| AUG | 235,000 | -0.84% |
| SEP | 229,000 | -2.55% |

### MEDIAN LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Median List Price at Closing by Price Range | | % | ML$ | ≤2 Beds | 3 Beds | 4 Beds | 5 Beds+ |
|---|---|---|---|---|---|---|---|
| $100,000 and less | 94 | 9.17% | 71,500 | 69,950 | 75,000 | 67,450 | 42,975 |
| $100,001 $150,000 | 137 | 13.37% | 130,000 | 119,950 | 130,000 | 134,950 | 144,950 |
| $150,001 $175,000 | 93 | 9.07% | 165,000 | 153,950 | 166,500 | 164,950 | 169,900 |
| $175,001 $250,000 | 284 | 27.71% | 215,000 | 229,000 | 209,950 | 219,000 | 225,000 |
| $250,001 $325,000 | 173 | 16.88% | 285,000 | 0 | 277,950 | 289,000 | 294,480 |
| $325,001 $450,000 | 142 | 13.85% | 379,950 | 0 | 384,975 | 369,350 | 389,925 |
| $450,001 and up | 102 | 9.95% | 549,448 | 0 | 507,900 | 544,450 | 586,975 |
| Median List Price: | $229,000 | | | $97,375 | $182,500 | $260,000 | $394,950 |
| Total Closed Units: | 1,025 | | | 44 | 453 | 389 | 139 |
| Total List Volume: | 265,593,572 | | | 4.91M | 90.84M | 110.97M | 58.87M |

Ready to Buy or Sell Real Estate?
Contact an experienced REALTOR

# Monthly Inventory Analysis

Data from the **Central Virginia Regional MLS**

## September 2015

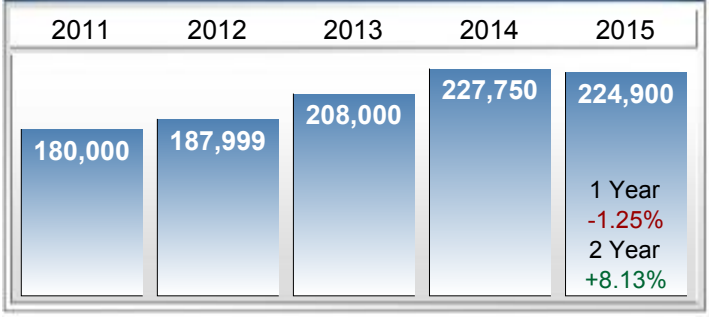
Closed Sales as of Oct 13, 2015

## Median Sold Price at Closing

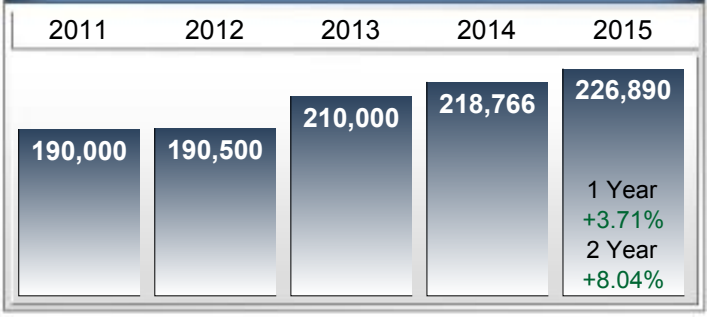
Report Produced on: Oct 14, 2015

Richmond Metro - Consisting of Chesterfield, Hanover, Henrico, Richmond City - Single-Family Property Type

### SEPTEMBER

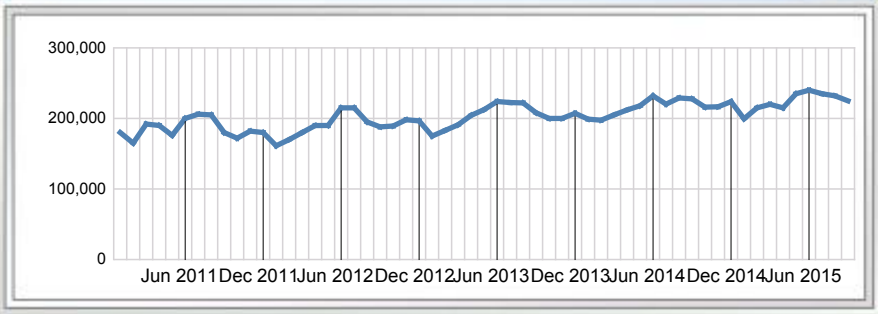



### YEAR TO DATE (YTD)




Median Sold Price

### 5 YEAR MARKET ACTIVITY TRENDS




**5yr SEP AVG = 206K**

**High**
Jun 2015 = 240,000
**Low**
Jan 2012 = 161,250

*Median SPrice* this month at **224,900,** above the 5 yr SEP average of **205,730**

### 3 MONTHS

| | | |
|---|---|---|
| JUL | 235,000 | |
| AUG | 232,000 | -1.28% |
| SEP | 224,900 | -3.06% |

### MEDIAN SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Median Sold Price at Closing by Price Range | | % | MS$ | ≤2 Beds | 3 Beds | 4 Beds | 5 Beds+ |
|---|---|---|---|---|---|---|---|
| $100,000 and less | 96 | 9.37% | 72,250 | 59,900 | 75,000 | 74,150 | 47,475 |
| $100,001 $150,000 | 139 | 13.56% | 130,000 | 119,000 | 130,000 | 135,000 | 125,000 |
| $150,001 $175,000 | 95 | 9.27% | 165,000 | 152,500 | 165,000 | 165,000 | 165,000 |
| $175,001 $250,000 | 283 | 27.61% | 214,000 | 230,500 | 207,000 | 215,300 | 220,000 |
| $250,001 $325,000 | 168 | 16.39% | 285,121 | 0 | 276,550 | 289,000 | 301,355 |
| $325,001 $450,000 | 140 | 13.66% | 375,000 | 0 | 366,725 | 372,475 | 385,000 |
| $450,001 and up | 104 | 10.15% | 559,489 | 0 | 527,371 | 549,900 | 573,020 |
| Median Closed Price: | $224,900 | | | $90,650 | $180,500 | $258,400 | $389,000 |
| Total Closed Units: | 1,025 | | | 44 | 453 | 389 | 139 |
| Total Closed Volume: | 263,271,448 | | | 4.76M | 90.14M | 110.01M | 58.36M |

Ready to Buy or Sell Real Estate?
Contact an experienced REALTOR

# Monthly Inventory Analysis

Data from the **Central Virginia Regional MLS**

## September 2015

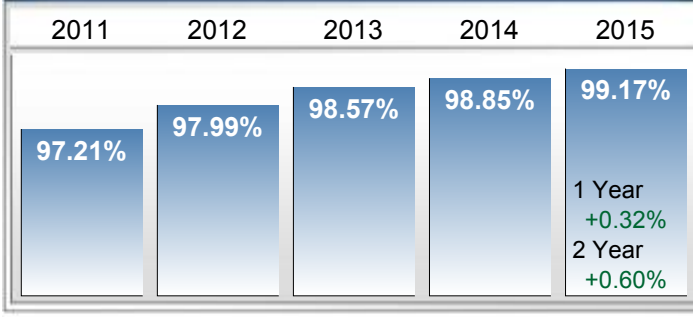
Closed Sales as of Oct 13, 2015

## Median Percent of Selling Price to List Price

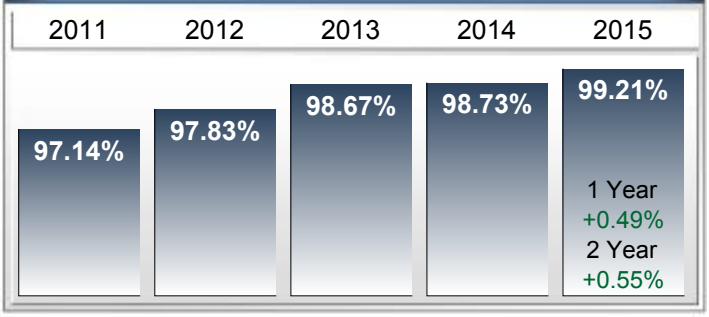
Report Produced on: Oct 14, 2015

Richmond Metro - Consisting of Chesterfield, Hanover, Henrico, Richmond City - Single-Family Property Type

### SEPTEMBER

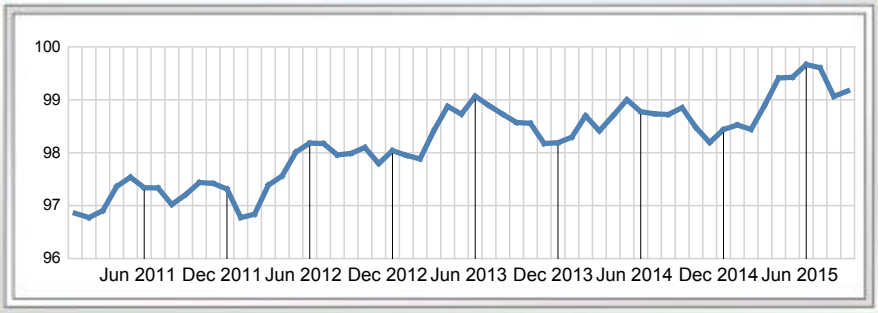



### YEAR TO DATE (YTD)




Median Sell/List Price

### 5 YEAR MARKET ACTIVITY TRENDS




5yr SEP AVG=98.36%

**High**
Jun 2015 = 99.67%
**Low**
Jan 2012 = 96.77%

*Median List/Sell* this month at **99.17%**, above the 5 yr SEP average of **98.36%**

### 3 MONTHS

| | |
|---|---|
| JUL | 99.61% |
| AUG | 99.06% **-0.54%** |
| SEP | 99.17% **0.10%** |

### MEDIAN S/L% OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Median S/L% by Price Range | | % | MS/L% | ≤2 Beds | 3 Beds | 4 Beds | 5 Beds+ |
|---|---|---|---|---|---|---|---|
| $100,000 and less | 96 | 9.37% | 98.67% | 97.59% | 98.36% | 100.00% | 110.98% |
| $100,001 $150,000 | 139 | 13.56% | 98.52% | 98.57% | 99.48% | 97.32% | 86.34% |
| $150,001 $175,000 | 95 | 9.27% | 99.14% | 98.39% | 100.00% | 98.88% | 97.12% |
| $175,001 $250,000 | 283 | 27.61% | 98.93% | 98.62% | 98.93% | 98.82% | 100.00% |
| $250,001 $325,000 | 168 | 16.39% | 99.68% | 0.00% | 100.00% | 99.35% | 99.35% |
| $325,001 $450,000 | 140 | 13.66% | 99.61% | 0.00% | 100.00% | 99.91% | 98.76% |
| $450,001 and up | 104 | 10.15% | 100.00% | 0.00% | 100.00% | 99.15% | 99.42% |

| | | | | | |
|---|---|---|---|---|---|
| Median List/Sell Ratio: | 99.17% | 98.00% | 99.60% | 99.13% | 98.80% |
| Total Closed Units: | 1,025 | 44 | 453 | 389 | 139 |
| Total Closed Volume: | 263,271,448 | 4.76M | 90.14M | 110.01M | 58.36M |

Ready to Buy or Sell Real Estate?
Contact an experienced REALTOR

# Monthly Inventory Analysis

Data from the **Central Virginia Regional MLS**

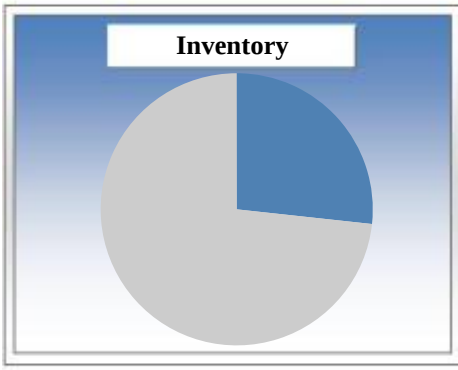
## September 2015

Inventory as of Oct 13, 2015

## Market Summary

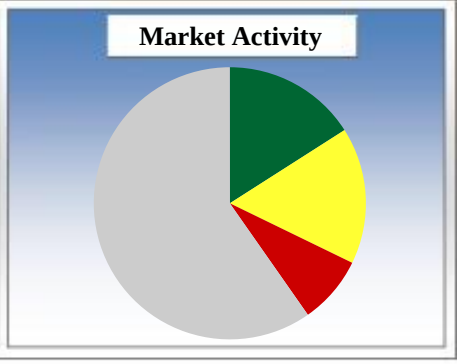
Report Produced on: Oct 14, 2015

Richmond Metro - Consisting of Chesterfield, Hanover, Henrico, Richmond City - Single-Family Property Type

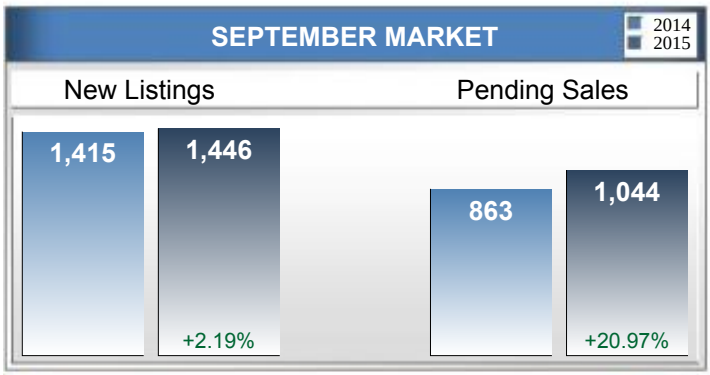
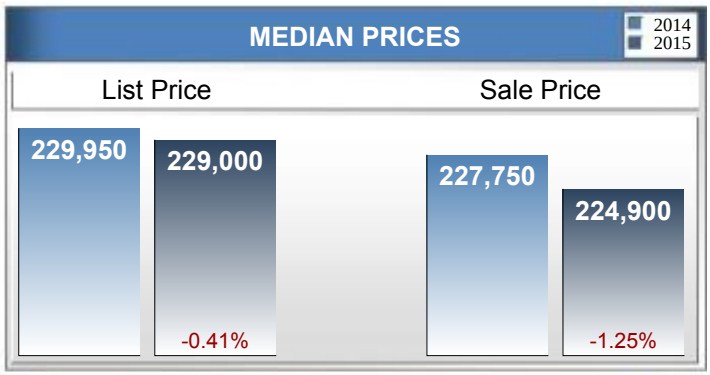
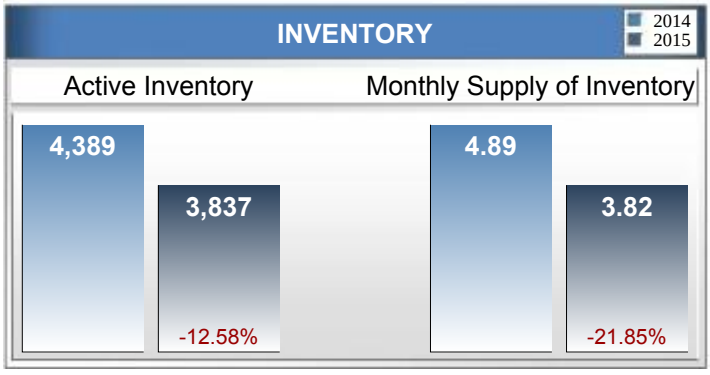
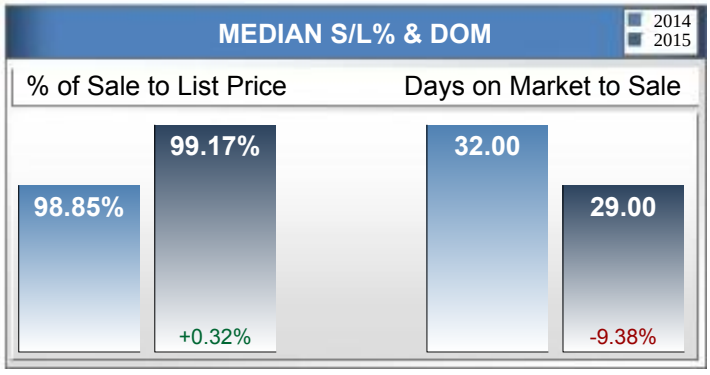



| Inventory | |
|---|---|
| New Listings | 1,446 = 26.72% |
| Start Inventory | 3,965 |
| Total Inventory Units | 5,411 |
| Volume | $1,677,095,153 |

| Market Activity | |
|---|---|
| Closed Sales | 1,025 = 15.95% |
| Pending Sales | 1,044 = 16.25% |
| Other Off Market | 519 = 8.08% |
| Active Inventory | 3,837 = 59.72% |




**Absorption:** Last 12 months, an Average of **1,004** Sales/Month

**Active Inventory** as of September 30, 2015 = **3,837**

| | SEPTEMBER | | | Year To Date | | |
|---|---|---|---|---|---|---|
| | 2014 | 2015 | +/-% | 2014 | 2015 | +/-% |
| Closed Sales | 940 | 1,025 | 9.04% | 8,303 | 9,478 | 14.15% |
| Pending Sales | 863 | 1,044 | 20.97% | 8,717 | 10,307 | 18.24% |
| New Listings | 1,415 | 1,446 | 2.19% | 13,874 | 14,421 | 3.94% |
| Median List Price | 229,950 | 229,000 | -0.41% | 221,600 | 229,950 | 3.77% |
| Median Sale Price | 227,750 | 224,900 | -1.25% | 218,766 | 226,890 | 3.71% |
| Median Percent of Selling Price to List Price | 98.85% | 99.17% | 0.32% | 98.73% | 99.21% | 0.49% |
| Median Days on Market to Sale | 32.00 | 29.00 | -9.38% | 29.00 | 24.00 | -17.24% |
| Monthly Inventory | 4,389 | 3,837 | -12.58% | 4,389 | 3,837 | -12.58% |
| Months Supply of Inventory | 4.89 | 3.82 | -21.85% | 4.89 | 3.82 | -21.85% |