

Quarterly Indicators

Orange County



Q2-2019

As expected, the Federal Reserve did not change their target range for the federal funds rate at their June meeting. Although the economy is still shuffling ahead with low unemployment and solid retail sales, uncertainty remains regarding trade tensions, slowed manufacturing and job growth, weak business investments, and a flattening yield curve.

- Single-Family Closed Sales were down 11.1 percent to 849.
- Condos Closed Sales were up 1.8 percent to 114.
- Co-ops Closed Sales finished the quarter at 6.
- Single-Family Median Sales Price increased 5.8 percent to \$265,000.
- Condos Median Sales Price increased 16.9 percent to \$195,000.
- Co-ops Median Sales Price ended the quarter at \$75,750.

Real estate markets across the country are performing well in an economic expansion that will become the longest in U.S. history in July. However, there are signs that expansion is slowing. The Federal Reserve considers 2.0 percent a healthy inflation rate, but the U.S. is expected to remain below that this year. The Fed has received pressure from the White House to cut rates in order to spur further economic activity, and the possibility of a rate reduction in 2019 is in play following a string of increases over the last several years. Even so, mortgage rates remain remarkably attractive. Inventory, however, remains a sticking point.

Quarterly Snapshot

- 9.2% **- 5.8%** **+ 6.7%**

One-Year Change in Closed Sales All Properties	One-Year Change in Homes for Sale All Properties	One-Year Change in Median Sales Price All Properties
- 9.2%	- 5.8%	+ 6.7%

Residential real estate activity composed of Single-Family, Condo and Co-op properties. Percent changes are calculated using rounded figures.

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Single-Family Homes Market Overview

Key metrics for **Single-Family Homes Only** for the report quarter and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	Q2-2018	Q2-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
New Listings	<p>1,410, 958, 1,234, 1,737, 1,417, 970, 1,142, 1,793, 1,518, 945, 1,171, 1,806</p> <p>Q3-2016, Q1-2017, Q3-2017, Q1-2018, Q3-2018, Q1-2019</p>	1,793	1,806	+ 0.7%	2,935	2,977	+ 1.4%
Pending Sales	<p>959, 816, 792, 1,132, 1,033, 946, 753, 1,089, 1,035, 863, 827, 1,121</p> <p>Q3-2016, Q1-2017, Q3-2017, Q1-2018, Q3-2018, Q1-2019</p>	1,089	1,121	+ 2.9%	1,842	1,948	+ 5.8%
Closed Sales	<p>1,034, 929, 769, 926, 1,114, 1,027, 773, 955, 1,074, 1,032, 764, 849</p> <p>Q3-2016, Q1-2017, Q3-2017, Q1-2018, Q3-2018, Q1-2019</p>	955	849	- 11.1%	1,728	1,613	- 6.7%
Days on Market	<p>115, 121, 127, 113, 96, 99, 114, 104, 85, 89, 107, 95</p> <p>Q3-2016, Q1-2017, Q3-2017, Q1-2018, Q3-2018, Q1-2019</p>	104	95	- 8.7%	108	100	- 7.4%
Median Sales Price	<p>\$245,000, \$233,250, \$230,000, \$235,000, \$255,000, \$250,000, \$240,000, \$250,375, \$275,000, \$258,050, \$250,000, \$265,000</p> <p>Q3-2016, Q1-2017, Q3-2017, Q1-2018, Q3-2018, Q1-2019</p>	\$250,375	\$265,000	+ 5.8%	\$247,000	\$260,000	+ 5.3%
Average Sales Price	<p>\$263,647, \$253,400, \$247,380, \$249,205, \$265,066, \$262,682, \$260,042, \$274,619, \$303,831, \$276,807, \$266,669, \$282,443</p> <p>Q3-2016, Q1-2017, Q3-2017, Q1-2018, Q3-2018, Q1-2019</p>	\$274,619	\$282,443	+ 2.8%	\$268,094	\$274,982	+ 2.6%
Pct. of Orig. Price Received	<p>93.6%, 92.6%, 91.3%, 94.0%, 95.2%, 94.6%, 93.7%, 94.5%, 95.9%, 94.2%, 93.6%, 95.0%</p> <p>Q3-2016, Q1-2017, Q3-2017, Q1-2018, Q3-2018, Q1-2019</p>	94.5%	95.0%	+ 0.5%	94.1%	94.3%	+ 0.2%
Housing Affordability Index	<p>176, 178, 180, 182, 169, 171, 171, 161, 147, 148, 162, 153</p> <p>Q3-2016, Q1-2017, Q3-2017, Q1-2018, Q3-2018, Q1-2019</p>	161	153	- 5.0%	163	156	- 4.3%
Inventory of Homes for Sale	<p>2,382, 1,945, 1,916, 2,118, 2,031, 1,584, 1,600, 1,968, 1,989, 1,581, 1,564, 1,861</p> <p>Q3-2016, Q1-2017, Q3-2017, Q1-2018, Q3-2018, Q1-2019</p>	1,968	1,861	- 5.4%	--	--	--
Months Supply of Inventory	<p>8.3, 6.6, 6.4, 6.9, 6.5, 4.9, 5.0, 6.2, 6.2, 5.1, 4.9, 5.8</p> <p>Q3-2016, Q1-2017, Q3-2017, Q1-2018, Q3-2018, Q1-2019</p>	6.2	5.8	- 6.5%	--	--	--

Condos Market Overview

Key metrics for **Condominiums Only** for the report quarter and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	Q2-2018	Q2-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
New Listings	<p>156, 104, 155, 197, 152, 115, 122, 199, 182, 133, 148, 176</p> <p>Q3-2016, Q1-2017, Q3-2017, Q1-2018, Q3-2018, Q1-2019</p>	199	176	- 11.6%	321	324	+ 0.9%
Pending Sales	<p>116, 88, 98, 129, 148, 118, 75, 146, 137, 144, 98, 131</p> <p>Q3-2016, Q1-2017, Q3-2017, Q1-2018, Q3-2018, Q1-2019</p>	146	131	- 10.3%	221	229	+ 3.6%
Closed Sales	<p>110, 109, 93, 119, 129, 147, 94, 112, 143, 137, 117, 114</p> <p>Q3-2016, Q1-2017, Q3-2017, Q1-2018, Q3-2018, Q1-2019</p>	112	114	+ 1.8%	206	231	+ 12.1%
Days on Market	<p>93, 115, 110, 91, 75, 81, 89, 70, 56, 68, 71, 70</p> <p>Q3-2016, Q1-2017, Q3-2017, Q1-2018, Q3-2018, Q1-2019</p>	70	70	0.0%	79	71	- 10.1%
Median Sales Price	<p>\$164,800, \$152,500, \$149,000, \$165,000, \$163,500, \$175,000, \$152,750, \$166,750, \$185,000, \$184,900, \$170,000, \$195,000</p> <p>Q3-2016, Q1-2017, Q3-2017, Q1-2018, Q3-2018, Q1-2019</p>	\$166,750	\$195,000	+ 16.9%	\$159,115	\$182,000	+ 14.4%
Average Sales Price	<p>\$164,274, \$161,677, \$152,719, \$167,708, \$164,180, \$184,019, \$160,899, \$178,417, \$194,049, \$209,187, \$171,578, \$214,606</p> <p>Q3-2016, Q1-2017, Q3-2017, Q1-2018, Q3-2018, Q1-2019</p>	\$178,417	\$214,606	+ 20.3%	\$170,424	\$192,710	+ 13.1%
Pct. of Orig. Price Received	<p>92.9%, 91.9%, 92.5%, 93.5%, 94.4%, 95.5%, 94.7%, 96.0%, 96.8%, 96.0%, 96.4%, 97.3%</p> <p>Q3-2016, Q1-2017, Q3-2017, Q1-2018, Q3-2018, Q1-2019</p>	96.0%	97.3%	+ 1.4%	95.4%	96.8%	+ 1.5%
Housing Affordability Index	<p>278, 273, 277, 259, 264, 244, 268, 241, 218, 207, 239, 208</p> <p>Q3-2016, Q1-2017, Q3-2017, Q1-2018, Q3-2018, Q1-2019</p>	241	208	- 13.7%	253	223	- 11.9%
Inventory of Homes for Sale	<p>200, 162, 173, 199, 166, 116, 131, 146, 163, 108, 124, 130</p> <p>Q3-2016, Q1-2017, Q3-2017, Q1-2018, Q3-2018, Q1-2019</p>	146	130	- 11.0%	--	--	--
Months Supply of Inventory	<p>5.9, 4.8, 5.1, 5.5, 4.3, 2.8, 3.3, 3.6, 4.1, 2.6, 2.8, 3.1</p> <p>Q3-2016, Q1-2017, Q3-2017, Q1-2018, Q3-2018, Q1-2019</p>	3.6	3.1	- 13.9%	--	--	--

Co-ops Market Overview

Key metrics for **Co-operatives Only** for the report quarter and for year-to-date (YTD) starting from the first of the year.

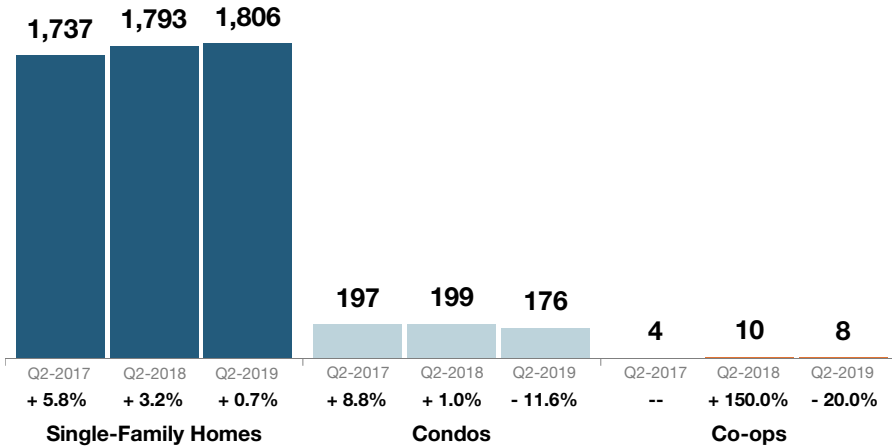


Key Metrics	Historical Sparkbars	Q2-2018	Q2-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
New Listings	<p>Q3-2016: 3, Q1-2017: 7, Q3-2017: 4, Q1-2018: 4, Q3-2018: 4, Q1-2019: 8</p>	10	8	- 20.0%	14	13	- 7.1%
Pending Sales	<p>Q3-2016: 4, Q1-2017: 7, Q3-2017: 2, Q1-2018: 2, Q3-2018: 2, Q1-2019: 1</p>	6	1	- 83.3%	8	8	0.0%
Closed Sales	<p>Q3-2016: 1, Q1-2017: 4, Q3-2017: 3, Q1-2018: 3, Q3-2018: 9, Q1-2019: 6</p>	0	6	--	3	10	+ 233.3%
Days on Market	<p>Q3-2016: 289, Q1-2017: 259, Q3-2017: 84, Q1-2018: 133, Q3-2018: 59, Q1-2019: 106</p>	--	106	--	97	87	- 10.3%
Median Sales Price	<p>Q3-2016: \$36,000, Q1-2017: \$70,000, Q3-2017: \$35,000, Q1-2018: \$70,000, Q3-2018: \$49,800, Q1-2019: \$75,750</p>	--	\$75,750	--	\$70,000	\$67,750	- 3.2%
Average Sales Price	<p>Q3-2016: \$36,000, Q1-2017: \$70,500, Q3-2017: \$52,667, Q1-2018: \$83,333, Q3-2018: \$64,869, Q1-2019: \$75,583</p>	--	\$75,583	--	\$83,333	\$69,850	- 16.2%
Pct. of Orig. Price Received	<p>Q3-2016: 92.3%, Q1-2017: 91.5%, Q3-2017: 93.9%, Q1-2018: 92.7%, Q3-2018: 95.5%, Q1-2019: 91.1%</p>	--	91.1%	--	92.7%	93.5%	+ 0.9%
Housing Affordability Index	<p>Q3-2016: 0, Q1-2017: 1,189, Q3-2017: 1,232, Q1-2018: 585, Q3-2018: 810, Q1-2019: 536</p>	--	536	--	575	599	+ 4.2%
Inventory of Homes for Sale	<p>Q3-2016: 6, Q1-2017: 8, Q3-2017: 2, Q1-2018: 3, Q3-2018: 5, Q1-2019: 8</p>	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	<p>Q3-2016: 4.5, Q1-2017: 6.0, Q3-2017: 1.1, Q1-2018: 1.4, Q3-2018: 2.2, Q1-2019: 4.0</p>	3.5	4.0	+ 14.3%	--	--	--

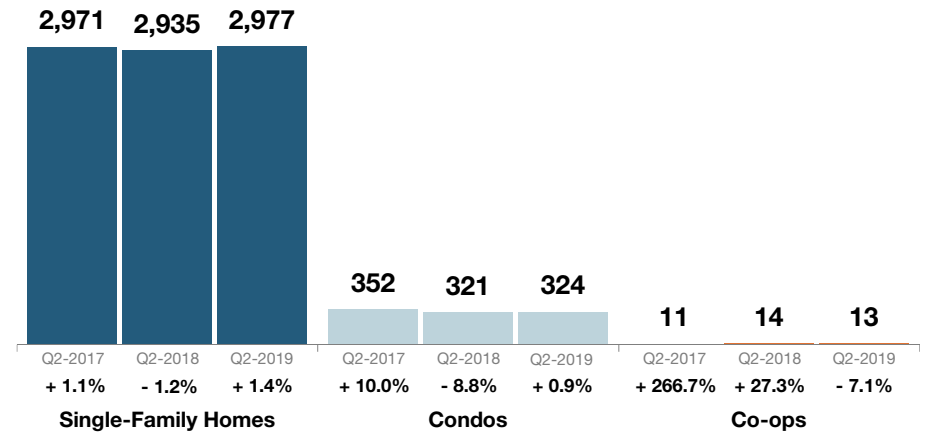
New Listings

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

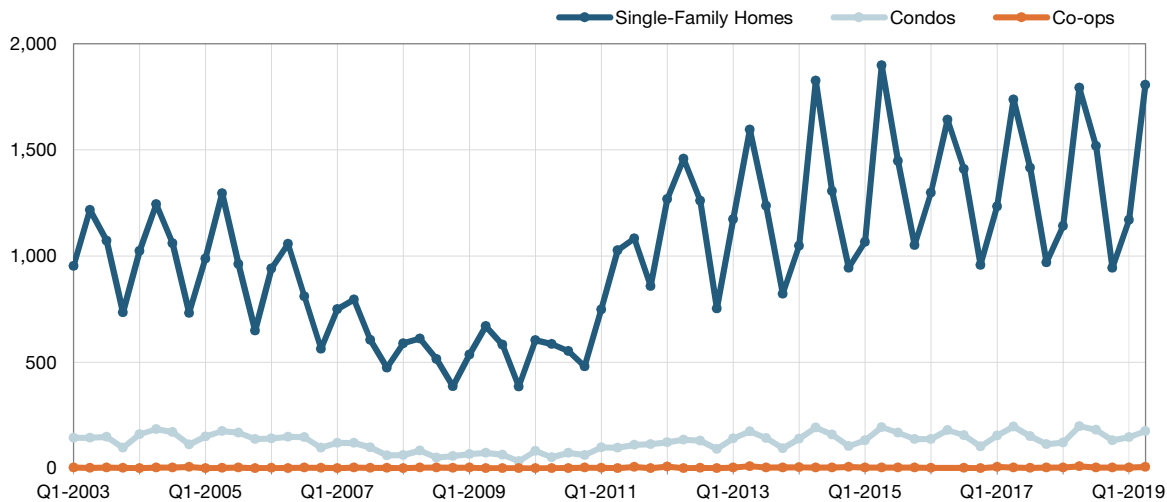
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Historical New Listings by Quarter



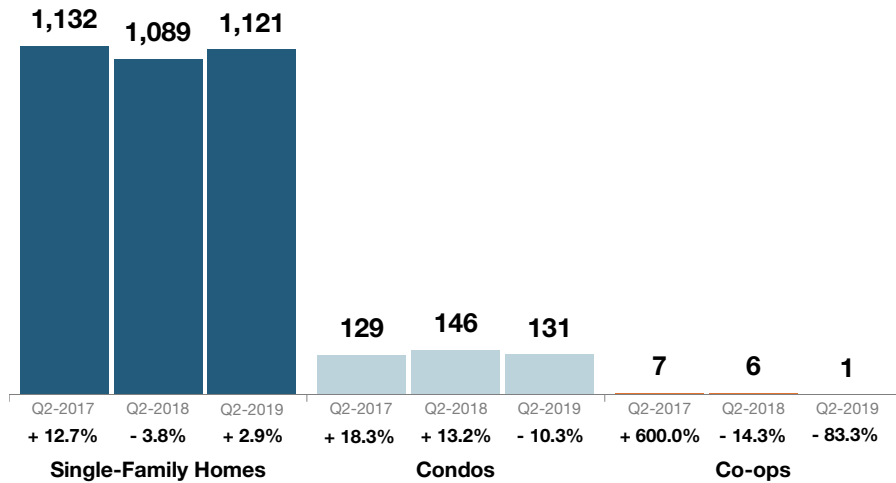
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q3-2016	1,410	156	3
Q4-2016	958	104	2
Q1-2017	1,234	155	7
Q2-2017	1,737	197	4
Q3-2017	1,417	152	3
Q4-2017	970	115	4
Q1-2018	1,142	122	4
Q2-2018	1,793	199	10
Q3-2018	1,518	182	4
Q4-2018	945	133	4
Q1-2019	1,171	148	5
Q2-2019	1,806	176	8

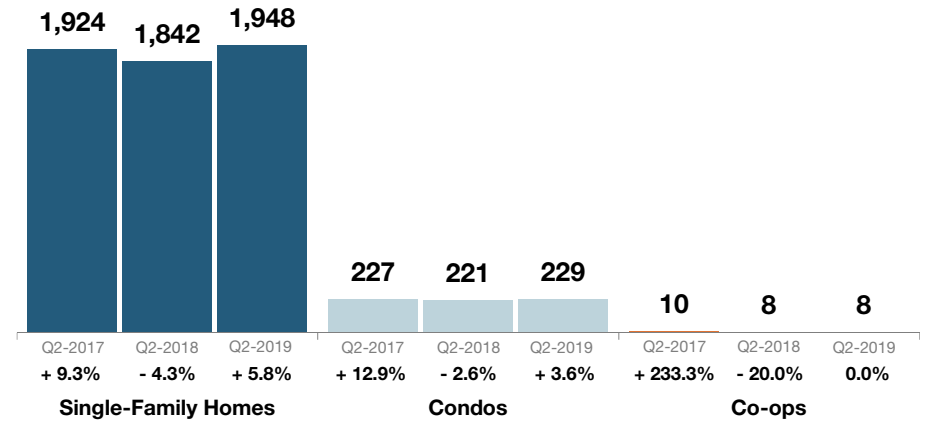
Pending Sales

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

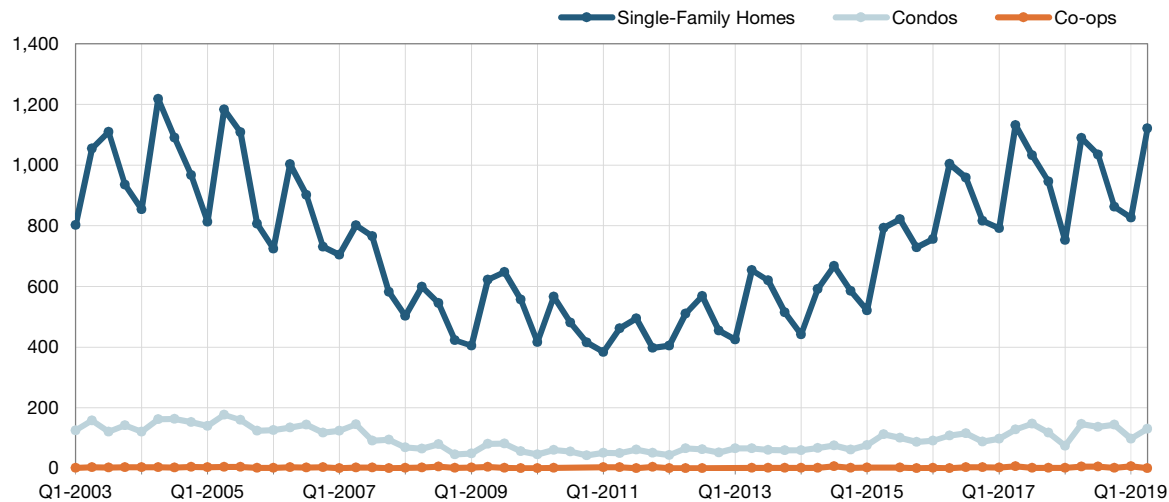
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Historical Pending Sales by Quarter



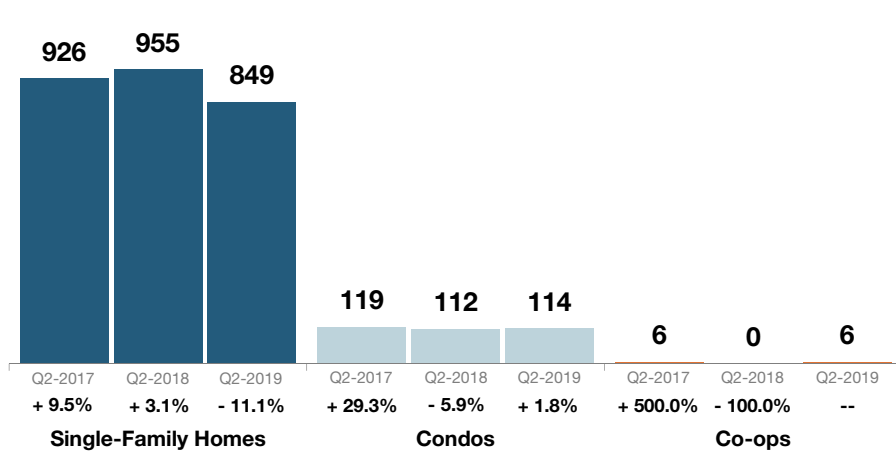
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q3-2016	959	116	4
Q4-2016	816	88	4
Q1-2017	792	98	3
Q2-2017	1,132	129	7
Q3-2017	1,033	148	2
Q4-2017	946	118	2
Q1-2018	753	75	2
Q2-2018	1,089	146	6
Q3-2018	1,035	137	6
Q4-2018	863	144	2
Q1-2019	827	98	7
Q2-2019	1,121	131	1

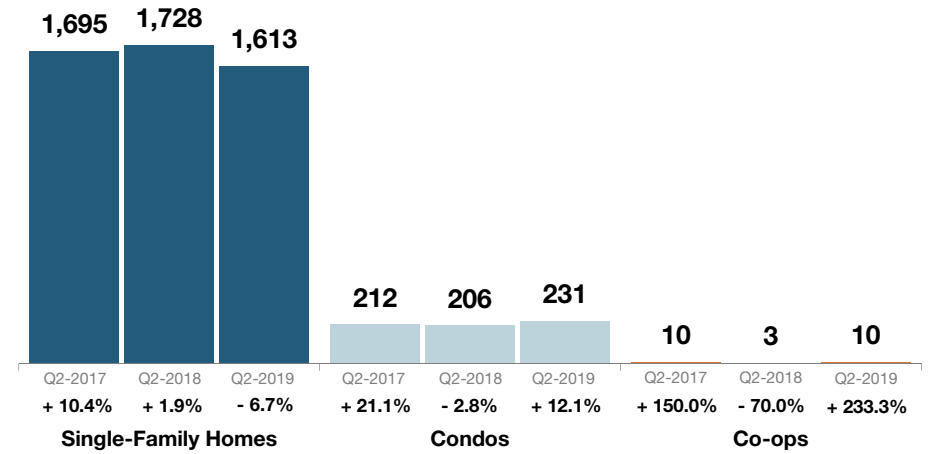
Closed Sales

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

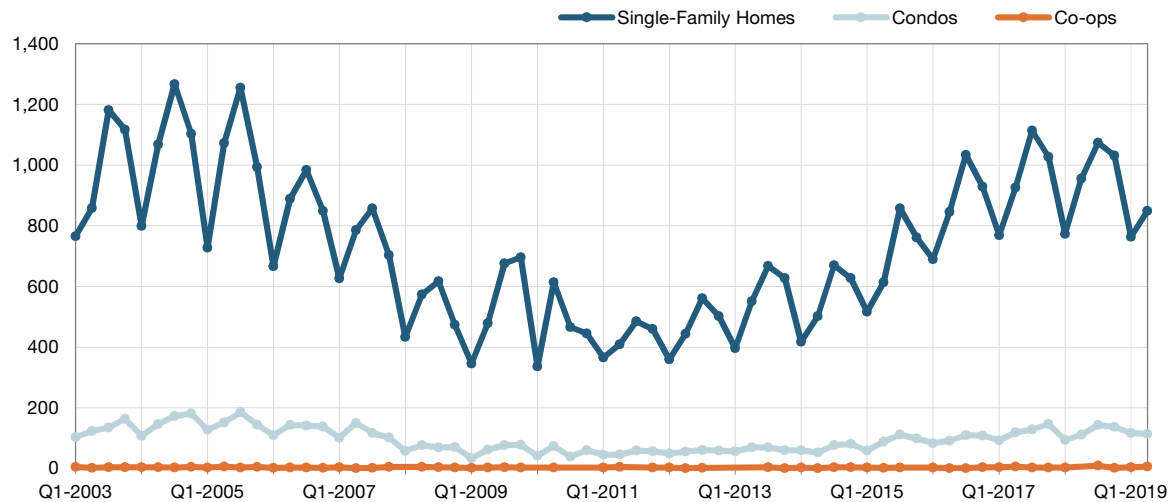
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Historical Closed Sales by Quarter



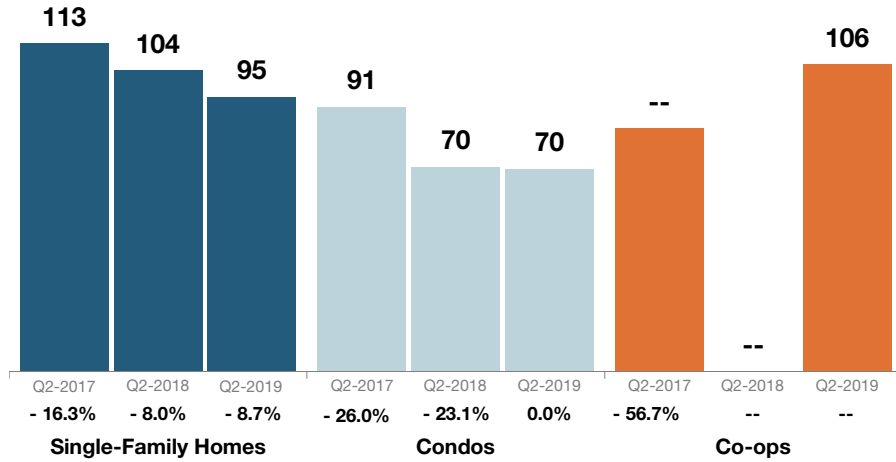
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q3-2016	1,034	110	1
Q4-2016	929	109	4
Q1-2017	769	93	4
Q2-2017	926	119	6
Q3-2017	1,114	129	3
Q4-2017	1,027	147	3
Q1-2018	773	94	3
Q2-2018	955	112	0
Q3-2018	1,074	143	9
Q4-2018	1,032	137	2
Q1-2019	764	117	4
Q2-2019	849	114	6

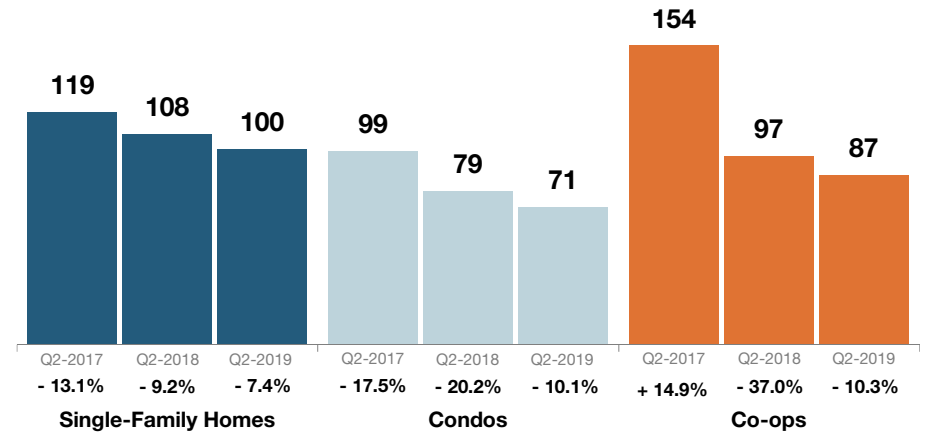
Days on Market Until Sale

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

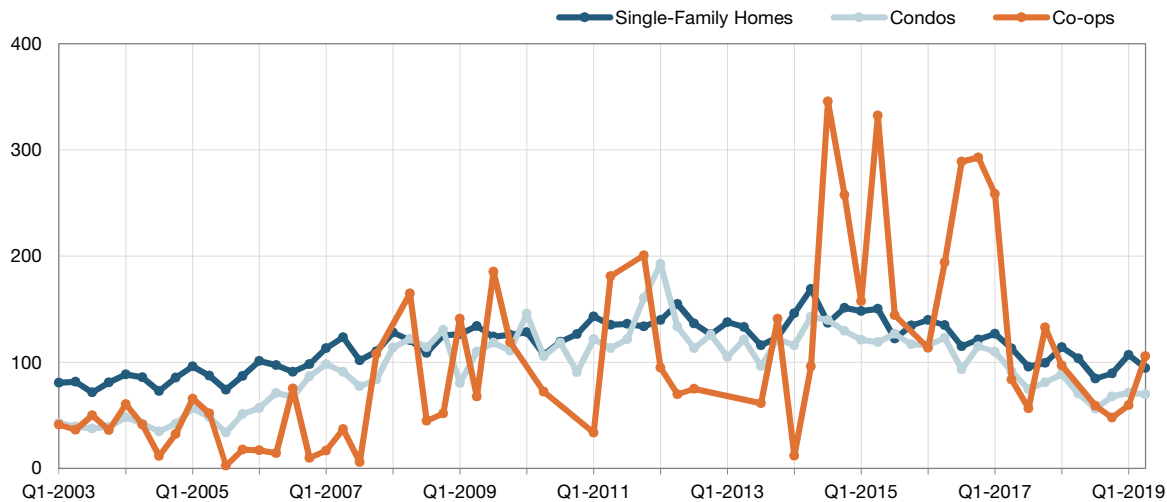
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Historical Days on Market Until Sale by Quarter



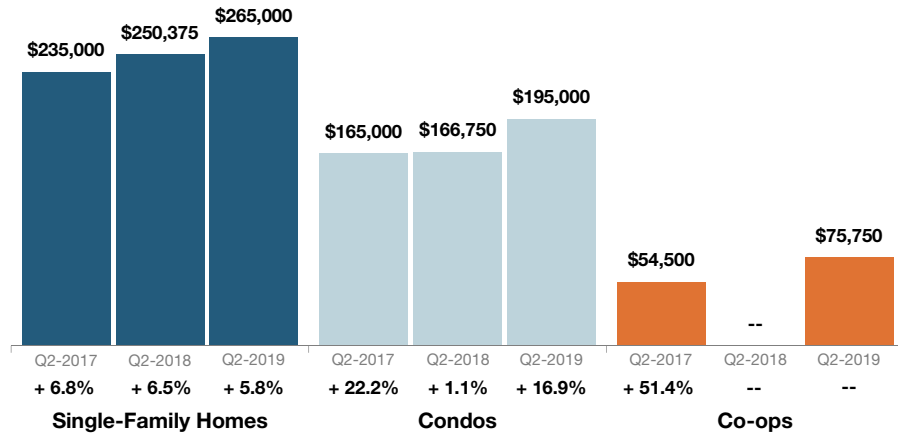
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q3-2016	115	93	289
Q4-2016	121	115	293
Q1-2017	127	110	259
Q2-2017	113	91	84
Q3-2017	96	75	57
Q4-2017	99	81	133
Q1-2018	114	89	97
Q2-2018	104	70	--
Q3-2018	85	56	59
Q4-2018	89	68	48
Q1-2019	107	71	60
Q2-2019	95	70	106

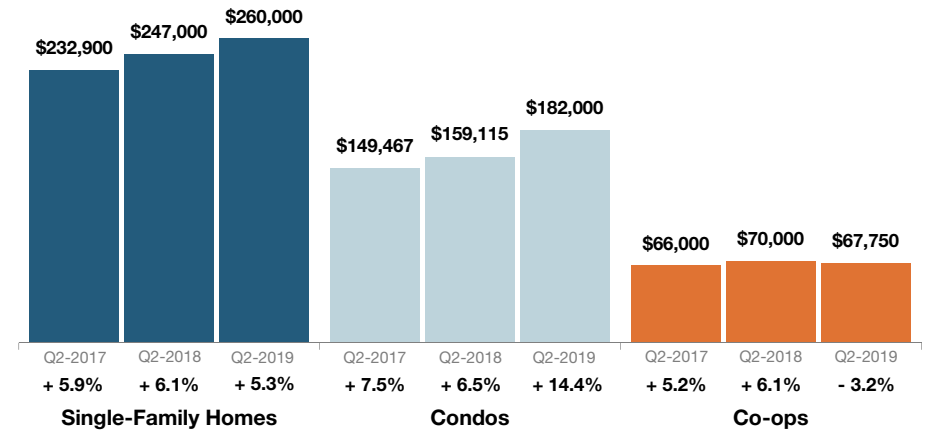
Median Sales Price

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

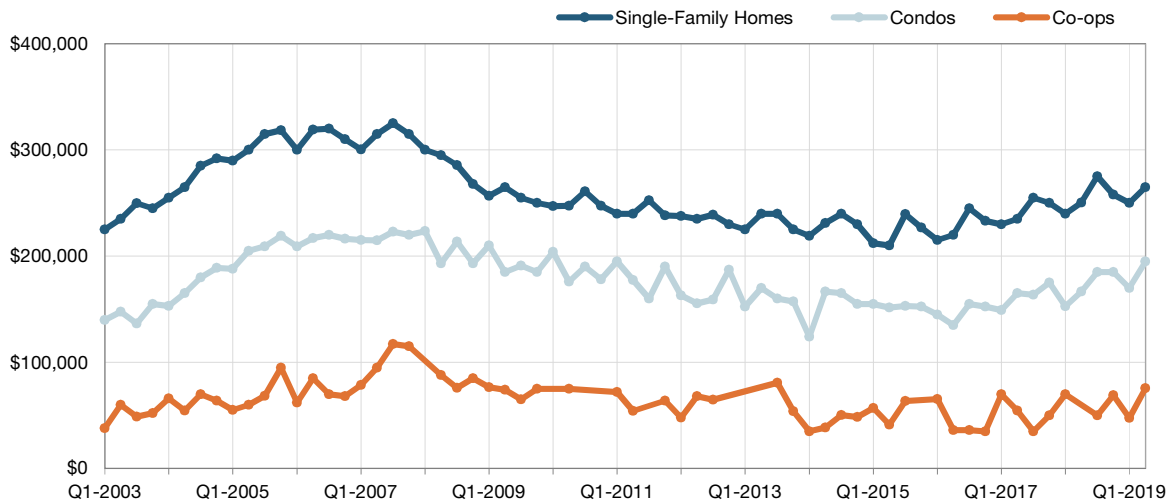
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Historical Median Sales Price by Quarter



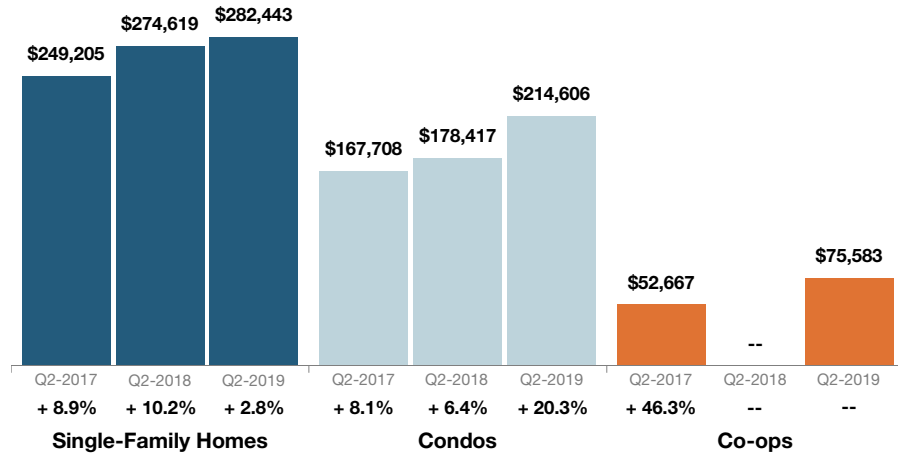
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q3-2016	\$245,000	\$154,800	\$36,000
Q4-2016	\$233,250	\$152,500	\$35,000
Q1-2017	\$230,000	\$149,000	\$70,000
Q2-2017	\$235,000	\$165,000	\$54,500
Q3-2017	\$255,000	\$163,500	\$35,000
Q4-2017	\$250,000	\$175,000	\$49,900
Q1-2018	\$240,000	\$152,750	\$70,000
Q2-2018	\$250,375	\$166,750	--
Q3-2018	\$275,000	\$185,000	\$49,900
Q4-2018	\$258,050	\$184,900	\$69,000
Q1-2019	\$250,000	\$170,000	\$47,500
Q2-2019	\$265,000	\$195,000	\$75,750

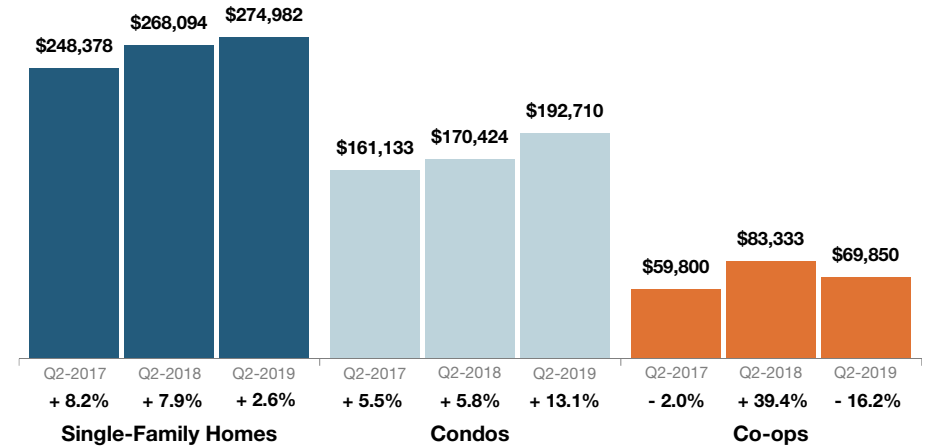
Average Sales Price

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

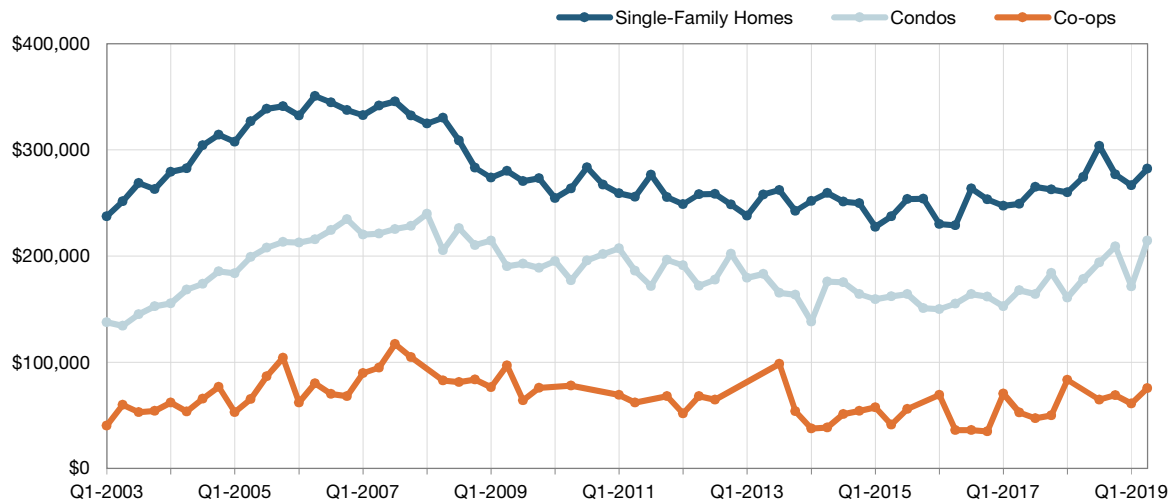
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Historical Average Sales Price by Quarter



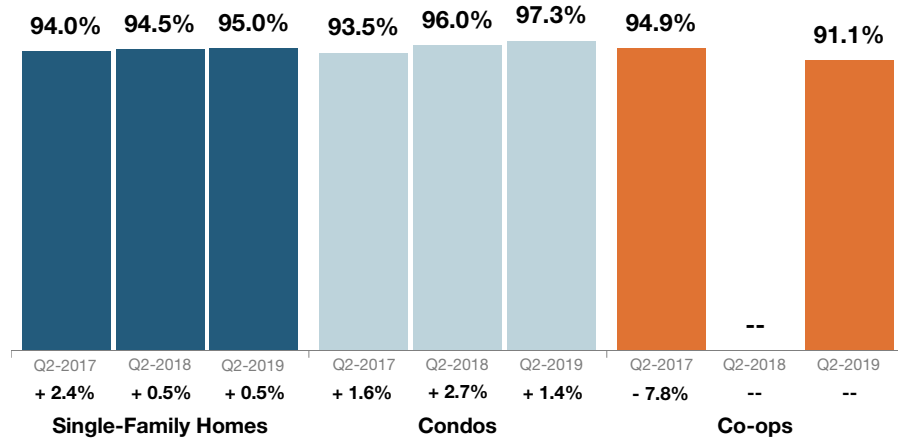
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q3-2016	\$263,647	\$164,274	\$36,000
Q4-2016	\$253,400	\$161,677	\$35,000
Q1-2017	\$247,380	\$152,719	\$70,500
Q2-2017	\$249,205	\$167,708	\$52,667
Q3-2017	\$265,066	\$164,180	\$47,167
Q4-2017	\$262,682	\$184,019	\$49,967
Q1-2018	\$260,042	\$160,899	\$83,333
Q2-2018	\$274,619	\$178,417	--
Q3-2018	\$303,831	\$194,049	\$64,869
Q4-2018	\$276,807	\$209,187	\$69,000
Q1-2019	\$266,669	\$171,376	\$61,250
Q2-2019	\$282,443	\$214,606	\$75,583

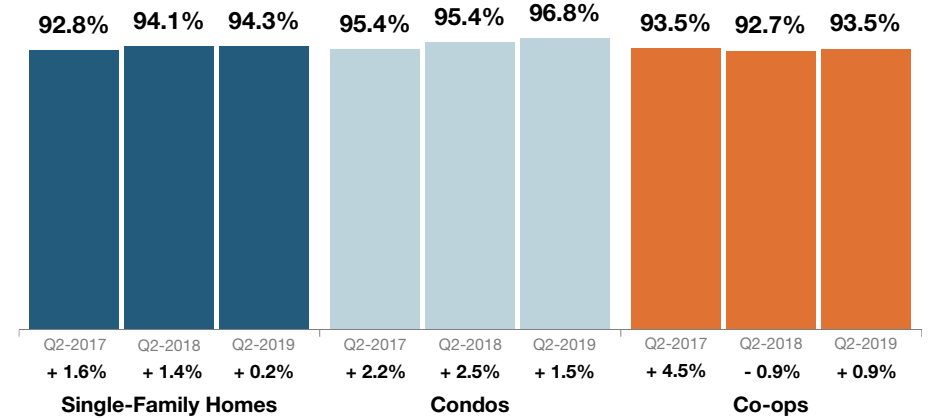
Percent of Original List Price Received

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

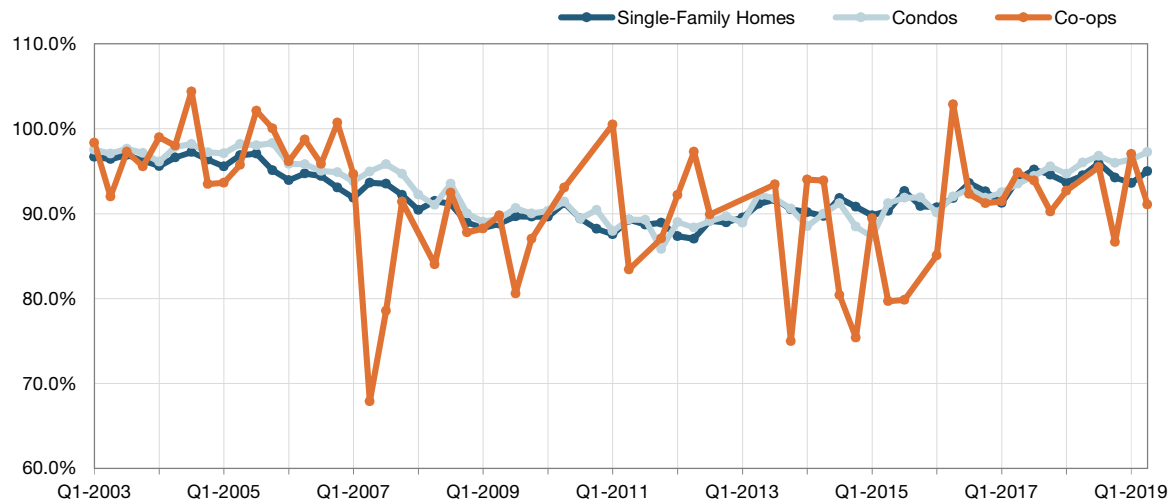
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Historical Percent of Original List Price Received by Quarter



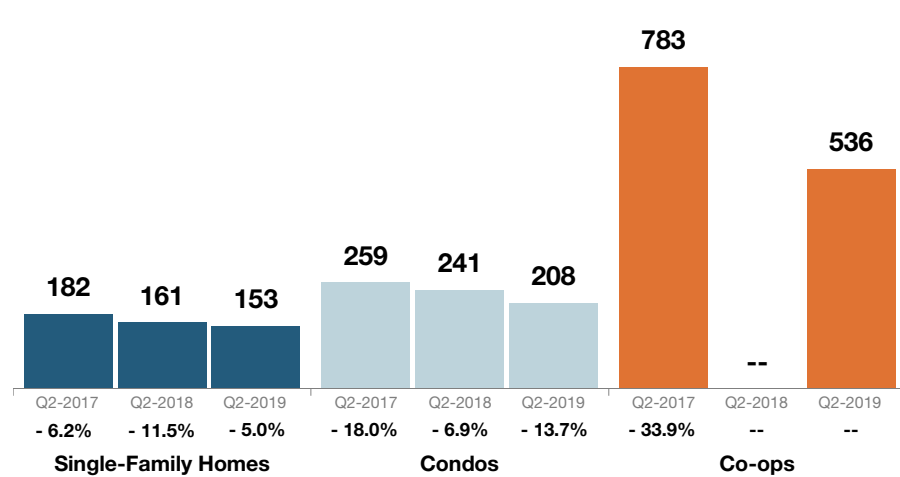
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q3-2016	93.6%	92.9%	92.3%
Q4-2016	92.6%	91.9%	91.2%
Q1-2017	91.3%	92.5%	91.5%
Q2-2017	94.0%	93.5%	94.9%
Q3-2017	95.2%	94.4%	93.9%
Q4-2017	94.6%	95.5%	90.2%
Q1-2018	93.7%	94.7%	92.7%
Q2-2018	94.5%	96.0%	--
Q3-2018	95.9%	96.8%	95.5%
Q4-2018	94.2%	96.0%	86.7%
Q1-2019	93.6%	96.4%	97.0%
Q2-2019	95.0%	97.3%	91.1%

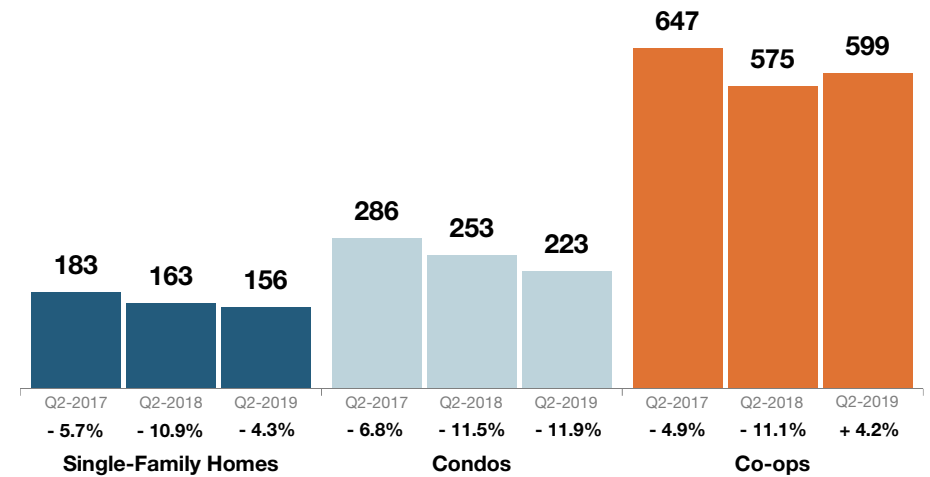
Housing Affordability Index

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.

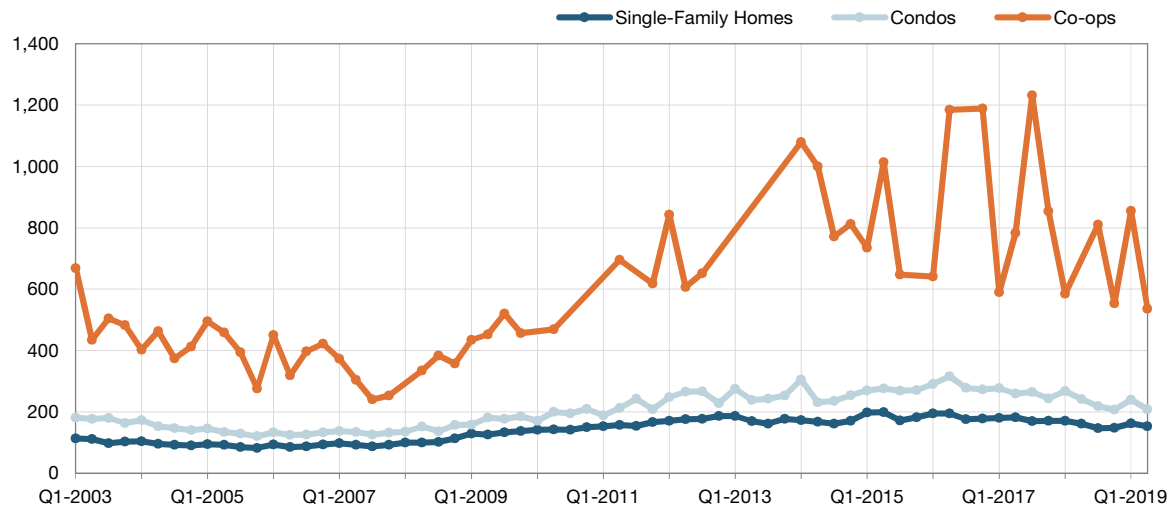
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Historical Housing Affordability Index by Quarter



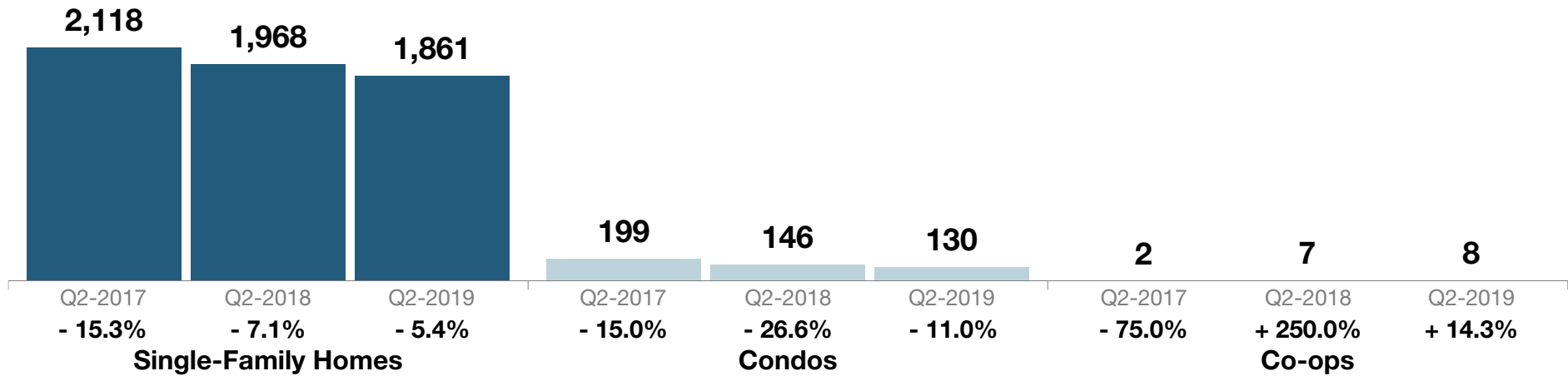
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q3-2016	176	278	--
Q4-2016	178	273	1,189
Q1-2017	180	277	590
Q2-2017	182	259	783
Q3-2017	169	264	1,232
Q4-2017	171	244	854
Q1-2018	171	268	585
Q2-2018	161	241	--
Q3-2018	147	218	810
Q4-2018	148	207	553
Q1-2019	162	239	855
Q2-2019	153	208	536

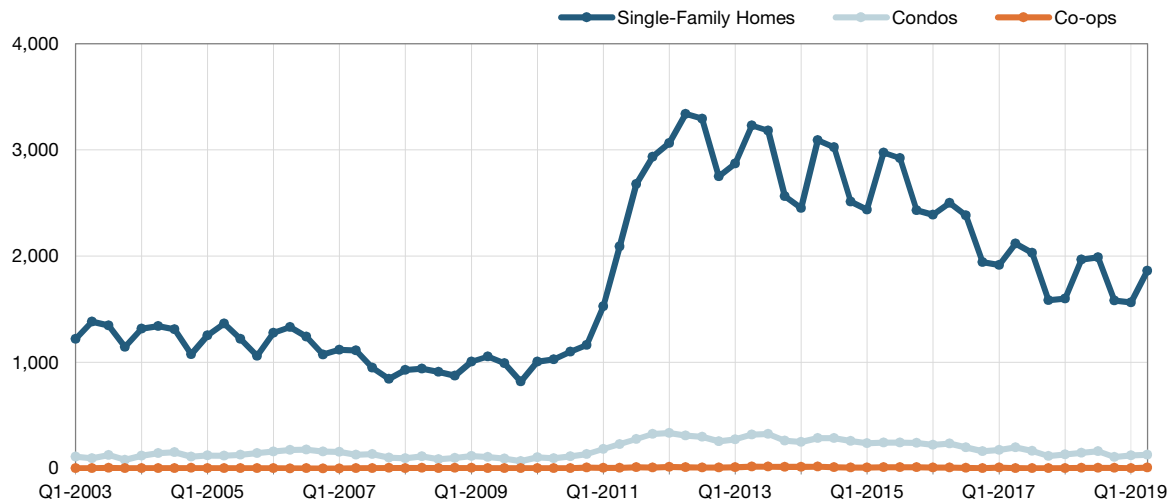
Inventory of Homes for Sale

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

Q2-2019



Historical Inventory of Homes for Sale by Quarter



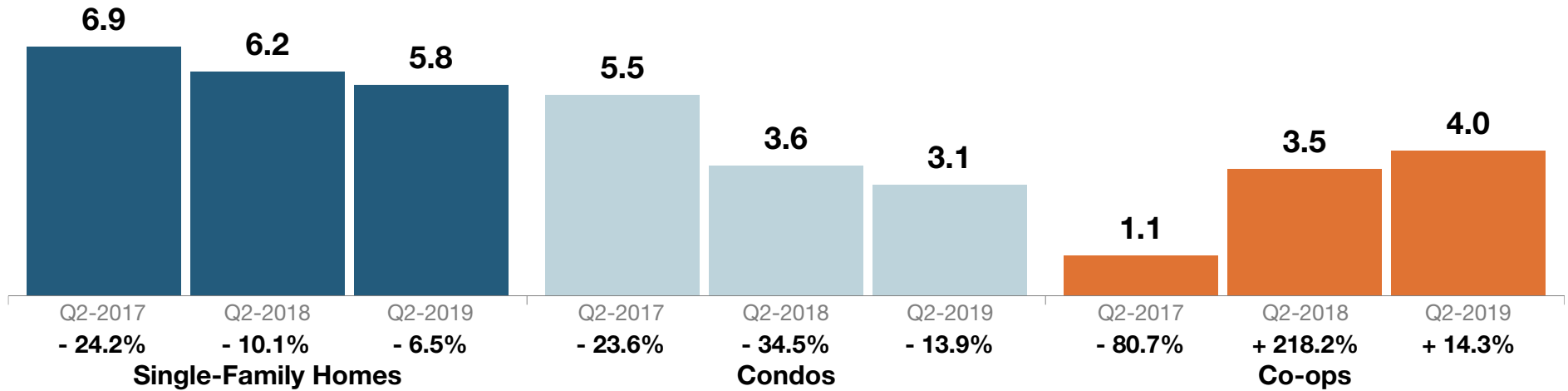
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q3-2016	2,382	200	6
Q4-2016	1,945	162	4
Q1-2017	1,916	173	8
Q2-2017	2,118	199	2
Q3-2017	2,031	166	2
Q4-2017	1,584	116	4
Q1-2018	1,600	131	3
Q2-2018	1,968	146	7
Q3-2018	1,989	163	5
Q4-2018	1,581	108	6
Q1-2019	1,564	124	4
Q2-2019	1,861	130	8

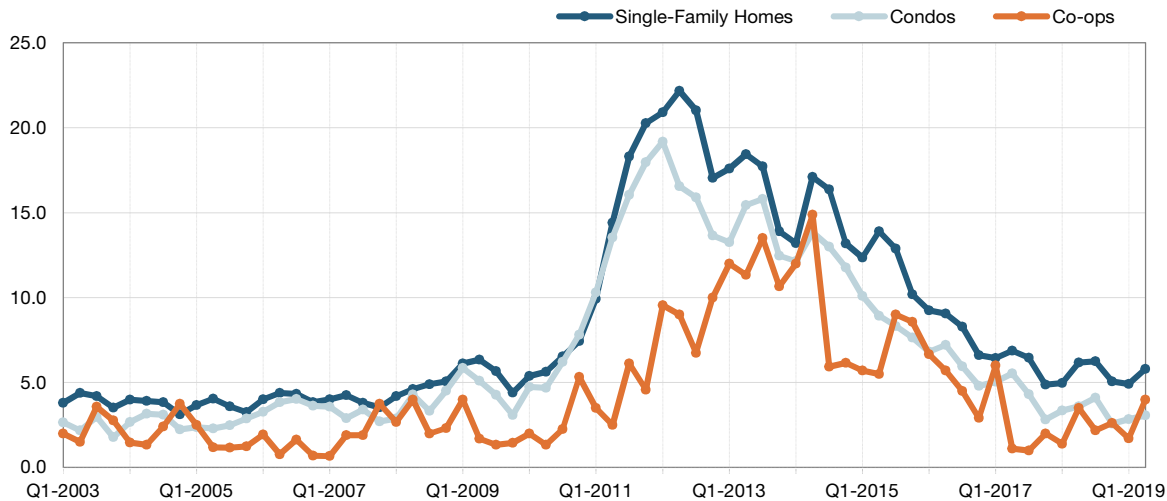
Months Supply of Inventory

The inventory of homes for sale at the end of a given quarter, divided by the average monthly pending sales from the last 4 quarters.

Q2-2019



Historical Months Supply of Inventory by Quarter



Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q3-2016	8.3	5.9	4.5
Q4-2016	6.6	4.8	2.9
Q1-2017	6.4	5.1	6.0
Q2-2017	6.9	5.5	1.1
Q3-2017	6.5	4.3	1.0
Q4-2017	4.9	2.8	2.0
Q1-2018	5.0	3.3	1.4
Q2-2018	6.2	3.6	3.5
Q3-2018	6.2	4.1	2.2
Q4-2018	5.1	2.6	2.6
Q1-2019	4.9	2.8	1.7
Q2-2019	5.8	3.1	4.0

Total Market Overview

Key metrics for single-family homes, condominiums and co-operatives combined for the report quarter and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	Q2-2018	Q2-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
New Listings	<p>1,569 (Q3-2016), 1,064 (Q1-2017), 1,396 (Q3-2017), 1,938 (Q1-2018), 1,572 (Q3-2018), 1,089 (Q1-2019), 1,268 (Q3-2019), 2,002 (Q1-2020), 1,704 (Q3-2020), 1,082 (Q1-2021), 1,324 (Q3-2021), 1,990 (Q1-2022)</p>	2,002	1,990	- 0.6%	3,270	3,314	+ 1.3%
Pending Sales	<p>1,079 (Q3-2016), 908 (Q1-2017), 893 (Q3-2017), 1,268 (Q1-2018), 1,183 (Q3-2018), 1,066 (Q1-2019), 830 (Q3-2019), 1,241 (Q1-2020), 1,178 (Q3-2020), 1,009 (Q1-2021), 932 (Q3-2021), 1,253 (Q1-2022)</p>	1,241	1,253	+ 1.0%	2,071	2,185	+ 5.5%
Closed Sales	<p>1,145 (Q3-2016), 1,042 (Q1-2017), 866 (Q3-2017), 1,051 (Q1-2018), 1,246 (Q3-2018), 1,177 (Q1-2019), 870 (Q3-2019), 1,067 (Q1-2020), 1,226 (Q3-2020), 1,171 (Q1-2021), 885 (Q3-2021), 969 (Q1-2022)</p>	1,067	969	- 9.2%	1,937	1,854	- 4.3%
Days on Market	<p>113 (Q3-2016), 121 (Q1-2017), 126 (Q3-2017), 110 (Q1-2018), 94 (Q3-2018), 97 (Q1-2019), 111 (Q3-2019), 100 (Q1-2020), 81 (Q3-2020), 87 (Q1-2021), 102 (Q3-2021), 92 (Q1-2022)</p>	100	92	- 8.0%	105	97	- 7.6%
Median Sales Price	<p>\$230,000 (Q3-2016), \$219,000 (Q1-2017), \$215,000 (Q3-2017), \$225,000 (Q1-2018), \$240,000 (Q3-2018), \$236,000 (Q1-2019), \$228,175 (Q3-2019), \$240,000 (Q1-2020), \$260,000 (Q3-2020), \$245,000 (Q1-2021), \$237,900 (Q3-2021), \$256,000 (Q1-2022)</p>	\$240,000	\$256,000	+ 6.7%	\$235,000	\$247,200	+ 5.2%
Average Sales Price	<p>\$253,884 (Q3-2016), \$242,857 (Q1-2017), \$236,372 (Q3-2017), \$238,846 (Q1-2018), \$254,061 (Q3-2018), \$252,298 (Q1-2019), \$248,721 (Q3-2019), \$264,511 (Q1-2020), \$289,260 (Q3-2020), \$268,527 (Q1-2021), \$253,112 (Q3-2021), \$273,181 (Q1-2022)</p>	\$264,511	\$273,181	+ 3.3%	\$257,415	\$263,612	+ 2.4%
Pct. of Orig. Price Received	<p>93.5% (Q3-2016), 92.5% (Q1-2017), 91.4% (Q3-2017), 94.0% (Q1-2018), 95.1% (Q3-2018), 94.7% (Q1-2019), 93.8% (Q3-2019), 94.7% (Q1-2020), 96.0% (Q3-2020), 94.4% (Q1-2021), 94.0% (Q3-2021), 95.2% (Q1-2022)</p>	94.7%	95.2%	+ 0.5%	94.3%	94.6%	+ 0.3%
Housing Affordability Index	<p>187 (Q3-2016), 190 (Q1-2017), 192 (Q3-2017), 190 (Q1-2018), 180 (Q3-2018), 181 (Q1-2019), 180 (Q3-2019), 168 (Q1-2020), 155 (Q3-2020), 156 (Q1-2021), 171 (Q3-2021), 159 (Q1-2022)</p>	168	159	- 5.4%	171	164	- 4.1%
Inventory of Homes for Sale	<p>2,588 (Q3-2016), 2,111 (Q1-2017), 2,097 (Q3-2017), 2,319 (Q1-2018), 2,199 (Q3-2018), 1,704 (Q1-2019), 1,734 (Q3-2019), 2,121 (Q1-2020), 2,157 (Q3-2020), 1,695 (Q1-2021), 1,692 (Q3-2021), 1,999 (Q1-2022)</p>	2,121	1,999	- 5.8%	--	--	--
Months Supply of Inventory	<p>8.0 (Q3-2016), 6.4 (Q1-2017), 6.3 (Q3-2017), 6.7 (Q1-2018), 6.2 (Q3-2018), 4.6 (Q1-2019), 4.8 (Q3-2019), 5.9 (Q1-2020), 6.0 (Q3-2020), 4.8 (Q1-2021), 4.7 (Q3-2021), 5.5 (Q1-2022)</p>	5.9	5.5	- 6.8%	--	--	--