

# Monthly Indicators

Lincoln Area Region



## June 2020

While much of the country was working on a phased reopening of the economy in June, real estate activity continued to strengthen as well. Nationally, June showing activity as tracked by ShowingTime was up notably from the COVID-19 depressed levels in recent months but was also up from June 2019, reflecting pent-up demand by prospective home buyers.

New Listings remained flat for New Construction but decreased 6.6 percent for Existing Homes properties. Pending Sales increased 40.4 percent for New Construction and 4.0 percent for Existing Homes. Inventory decreased 21.5 percent for New Construction and 35.1 percent for Existing Homes.

Median Closed Price increased 13.7 percent for New Construction and 5.0 percent for Existing Homes. Days on Market increased 30.6 percent for New Construction but decreased 10.0 percent for Existing Homes. Months Supply of Inventory decreased 18.4 percent for New Construction and 40.0 percent for Existing Homes.

While buyer activity continues to be robust, seller activity continues to be a bit softer, with fewer homes being listed for sale than a year ago. Many housing experts believe sellers remain reluctant to list their homes due to continued concerns over COVID-19, which was beginning to see a resurgence in June. Until sellers regain confidence, housing inventory will continue to be constrained during what is expected to be an active summer selling season.

## Quick Facts

**+ 11.7%**

Change in  
**Closed Sales**  
All Properties

**+ 2.8%**

Change in  
**Median Closed Price**  
All Properties

**- 30.0%**

Change in  
**Homes for Sale**  
All Properties

This report covers residential real estate activity in the Lincoln area, which includes all of Lancaster and Seward counties, as well as the following ZIP codes: 68003, 68304, 68347, 68349, 68366, 68407, 68418, 68454, 68461 and 68462. Percent changes are calculated using rounded figures.

|                                 |    |
|---------------------------------|----|
| New Construction Overview       | 2  |
| Existing Homes Overview         | 3  |
| New Listings                    | 4  |
| Pending Sales                   | 5  |
| Closed Sales                    | 6  |
| Days on Market Until Sale       | 7  |
| Median Closed Price             | 8  |
| Average Closed Price            | 9  |
| Percent of List Price Received  | 10 |
| Housing Affordability Index     | 11 |
| Inventory of Homes for Sale     | 12 |
| Months Supply of Inventory      | 13 |
| New and Existing Homes Combined | 14 |



# New Construction Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. New Construction properties only.



Lincoln Area Region

| Key Metrics                           | Historical Sparkbars | 6-2019    | 6-2020           | % Change | YTD 2019  | YTD 2020         | % Change |
|---------------------------------------|----------------------|-----------|------------------|----------|-----------|------------------|----------|
| <b>New Listings</b>                   |                      | 98        | <b>98</b>        | 0.0%     | 654       | <b>699</b>       | + 6.9%   |
| <b>Pending Sales</b>                  |                      | 57        | <b>80</b>        | + 40.4%  | 389       | <b>431</b>       | + 10.8%  |
| <b>Closed Sales</b>                   |                      | 57        | <b>76</b>        | + 33.3%  | 357       | <b>346</b>       | - 3.1%   |
| <b>Days on Market Until Sale</b>      |                      | 49        | <b>64</b>        | + 30.6%  | 56        | <b>67</b>        | + 19.6%  |
| <b>Median Closed Price</b>            |                      | \$295,779 | <b>\$336,200</b> | + 13.7%  | \$300,454 | <b>\$324,975</b> | + 8.2%   |
| <b>Average Closed Price</b>           |                      | \$325,300 | <b>\$346,804</b> | + 6.6%   | \$313,128 | <b>\$335,716</b> | + 7.2%   |
| <b>Percent of List Price Received</b> |                      | 100.9%    | <b>100.2%</b>    | - 0.7%   | 100.7%    | <b>100.6%</b>    | - 0.1%   |
| <b>Housing Affordability Index</b>    |                      | 109       | <b>100</b>       | - 8.3%   | 108       | <b>104</b>       | - 3.7%   |
| <b>Inventory of Homes for Sale</b>    |                      | 297       | <b>233</b>       | - 21.5%  | —         | —                | —        |
| <b>Months Supply of Inventory</b>     |                      | 4.9       | <b>4.0</b>       | - 18.4%  | —         | —                | —        |

# Existing Homes Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Existing Homes properties only.



Lincoln Area Region

| Key Metrics                           | Historical Sparkbars | 6-2019    | 6-2020           | % Change | YTD 2019  | YTD 2020         | % Change |
|---------------------------------------|----------------------|-----------|------------------|----------|-----------|------------------|----------|
| <b>New Listings</b>                   |                      | 531       | <b>496</b>       | - 6.6%   | 2,732     | <b>2,614</b>     | - 4.3%   |
| <b>Pending Sales</b>                  |                      | 424       | <b>441</b>       | + 4.0%   | 2,162     | <b>2,299</b>     | + 6.3%   |
| <b>Closed Sales</b>                   |                      | 414       | <b>450</b>       | + 8.7%   | 1,877     | <b>1,875</b>     | - 0.1%   |
| <b>Days on Market Until Sale</b>      |                      | 20        | <b>18</b>        | - 10.0%  | 26        | <b>22</b>        | - 15.4%  |
| <b>Median Closed Price</b>            |                      | \$200,000 | <b>\$210,000</b> | + 5.0%   | \$185,000 | <b>\$197,000</b> | + 6.5%   |
| <b>Average Closed Price</b>           |                      | \$246,499 | <b>\$231,485</b> | - 6.1%   | \$216,851 | <b>\$223,170</b> | + 2.9%   |
| <b>Percent of List Price Received</b> |                      | 99.4%     | <b>100.0%</b>    | + 0.6%   | 98.6%     | <b>99.0%</b>     | + 0.4%   |
| <b>Housing Affordability Index</b>    |                      | 162       | <b>161</b>       | - 0.6%   | 175       | <b>171</b>       | - 2.3%   |
| <b>Inventory of Homes for Sale</b>    |                      | 502       | <b>326</b>       | - 35.1%  | —         | —                | —        |
| <b>Months Supply of Inventory</b>     |                      | 1.5       | <b>0.9</b>       | - 40.0%  | —         | —                | —        |

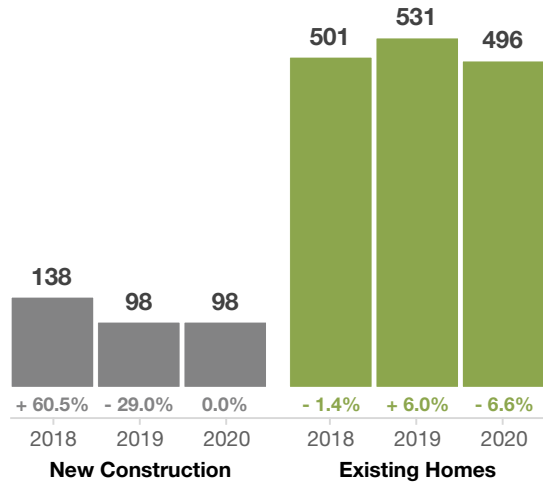
# New Listings

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

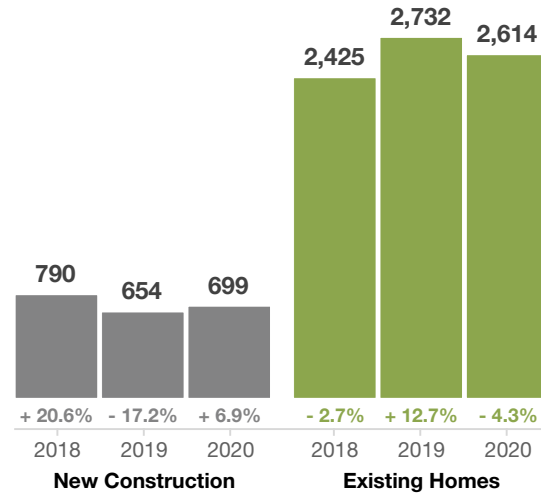


Lincoln Area Region

## June

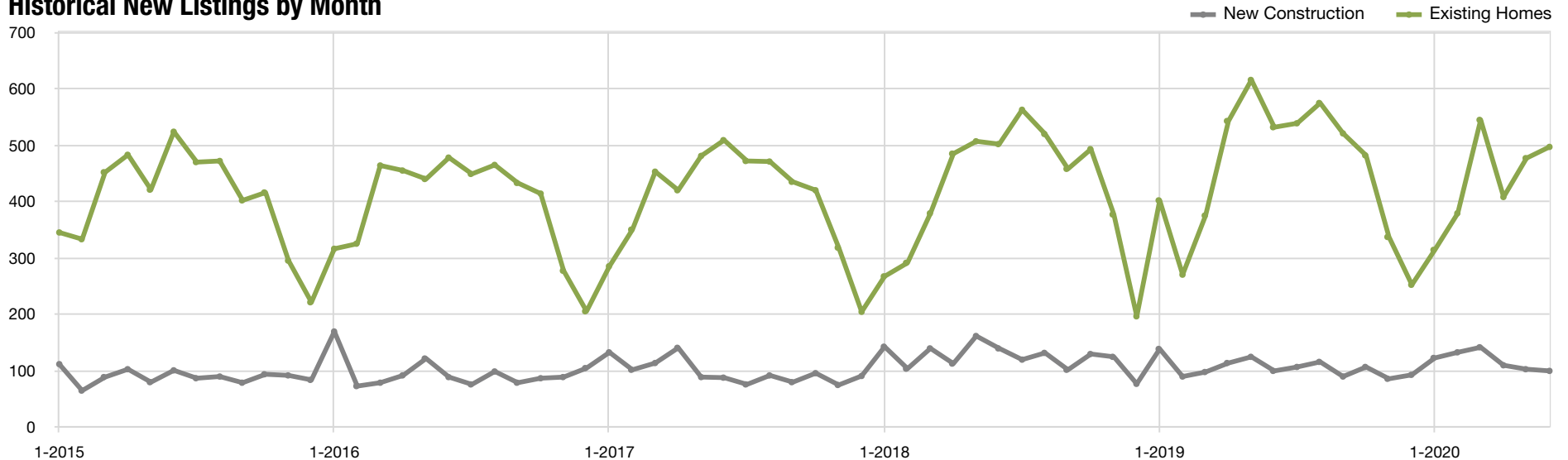


## Year to Date



| New Listings    | New Construction | Year-Over-Year Change | Existing Homes | Year-Over-Year Change |
|-----------------|------------------|-----------------------|----------------|-----------------------|
| Jul-2019        | 105              | - 11.0%               | 538            | - 4.3%                |
| Aug-2019        | 114              | - 12.3%               | 574            | + 10.6%               |
| Sep-2019        | 88               | - 12.0%               | 520            | + 13.8%               |
| Oct-2019        | 105              | - 18.0%               | 481            | - 2.2%                |
| Nov-2019        | 84               | - 31.7%               | 336            | - 10.6%               |
| Dec-2019        | 91               | + 21.3%               | 251            | + 28.7%               |
| Jan-2020        | 121              | - 11.7%               | 313            | - 21.9%               |
| Feb-2020        | 131              | + 48.9%               | 378            | + 40.5%               |
| Mar-2020        | 140              | + 45.8%               | 544            | + 45.5%               |
| Apr-2020        | 108              | - 3.6%                | 407            | - 24.9%               |
| May-2020        | 101              | - 17.9%               | 476            | - 22.6%               |
| <b>Jun-2020</b> | <b>98</b>        | <b>0.0%</b>           | <b>496</b>     | <b>- 6.6%</b>         |
| 12-Month Avg    | 107              | - 3.6%                | 443            | - 0.2%                |

## Historical New Listings by Month



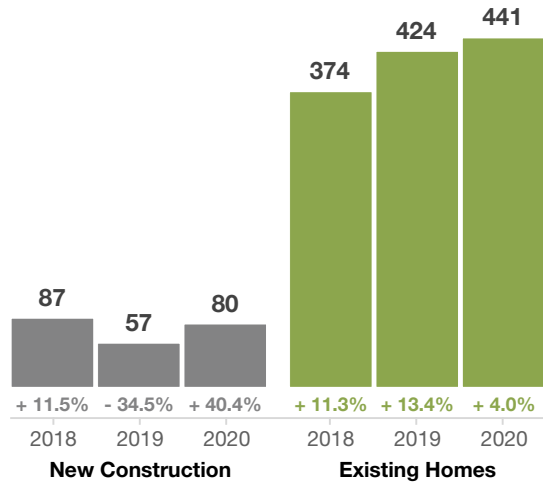
# Pending Sales

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

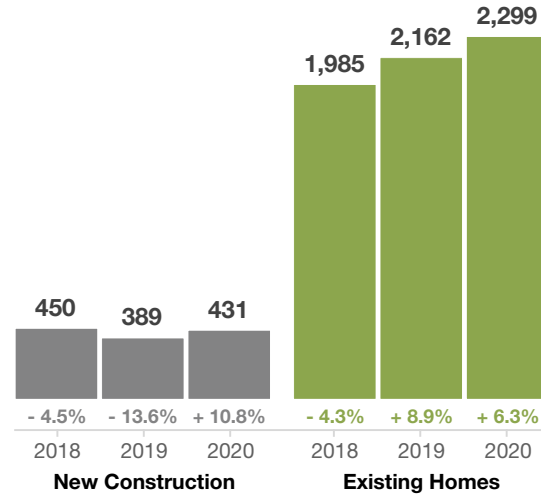


Lincoln Area Region

## June

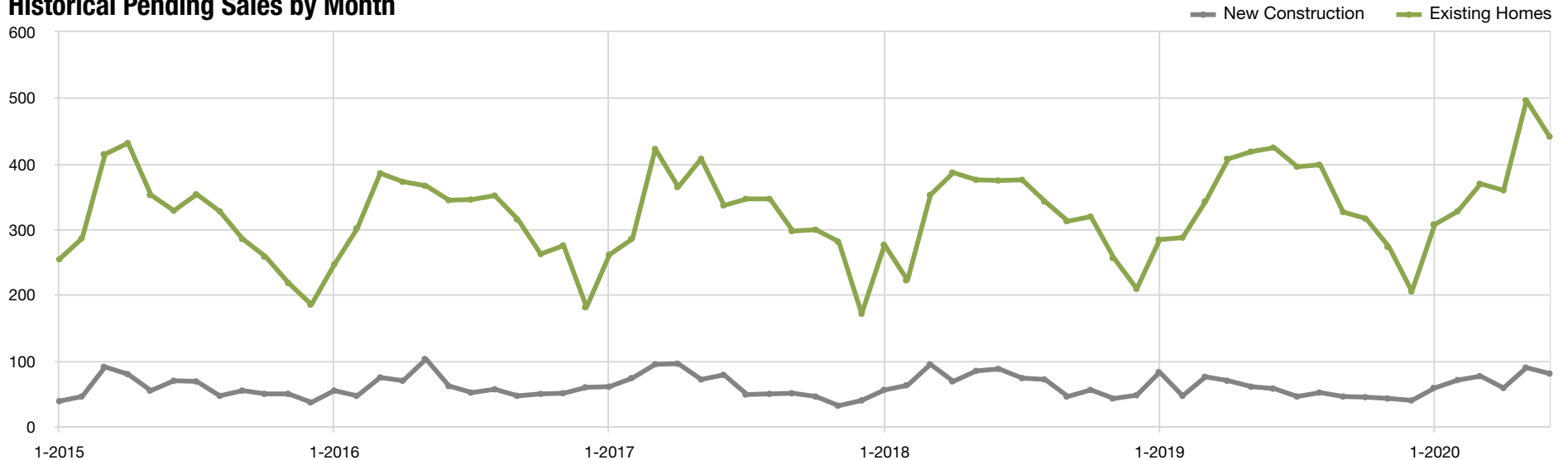


## Year to Date



| Pending Sales   | New Construction | Year-Over-Year Change | Existing Homes | Year-Over-Year Change |
|-----------------|------------------|-----------------------|----------------|-----------------------|
| Jul-2019        | 45               | -38.4%                | 395            | +5.3%                 |
| Aug-2019        | 51               | -28.2%                | 398            | +16.4%                |
| Sep-2019        | 45               | 0.0%                  | 326            | +4.5%                 |
| Oct-2019        | 44               | -20.0%                | 316            | -0.9%                 |
| Nov-2019        | 42               | 0.0%                  | 273            | +6.6%                 |
| Dec-2019        | 39               | -17.0%                | 205            | -1.9%                 |
| Jan-2020        | 58               | -29.3%                | 307            | +8.1%                 |
| Feb-2020        | 70               | +52.2%                | 327            | +13.9%                |
| Mar-2020        | 76               | +1.3%                 | 369            | +7.9%                 |
| Apr-2020        | 58               | -15.9%                | 359            | -11.8%                |
| May-2020        | 89               | +48.3%                | 496            | +18.7%                |
| <b>Jun-2020</b> | <b>80</b>        | <b>+40.4%</b>         | <b>441</b>     | <b>+4.0%</b>          |
| 12-Month Avg    | 58               | -3.3%                 | 351            | +6.0%                 |

## Historical Pending Sales by Month



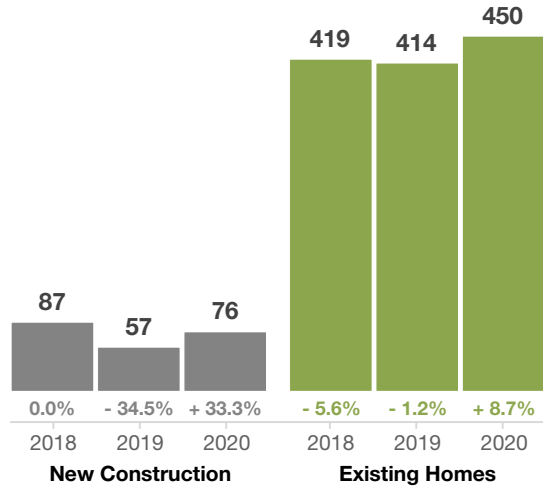
# Closed Sales

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

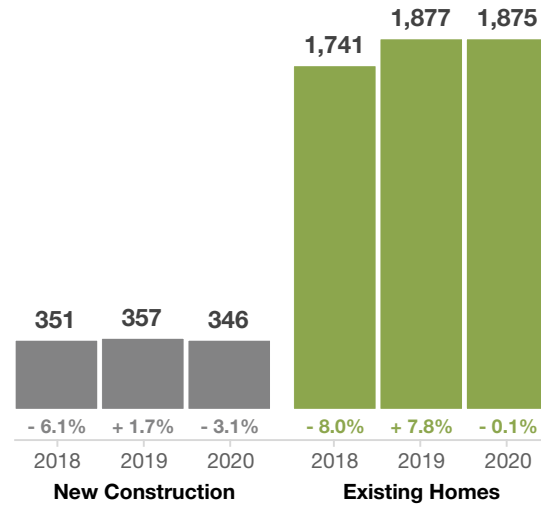


Lincoln Area Region

## June

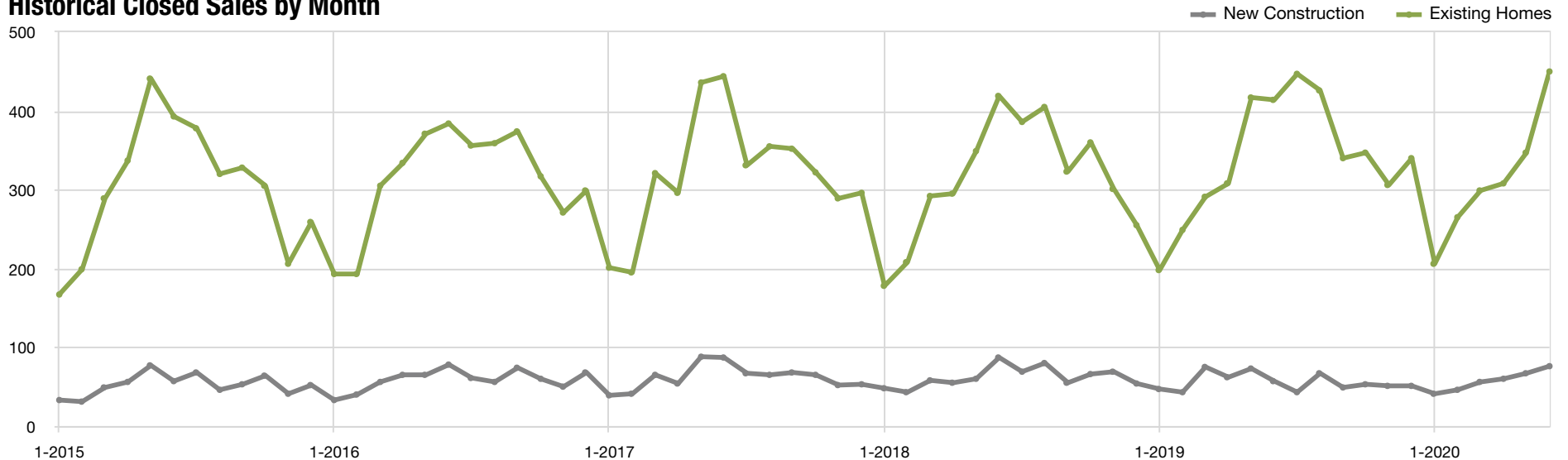


## Year to Date



| Closed Sales    | New Construction | Year-Over-Year Change | Existing Homes | Year-Over-Year Change |
|-----------------|------------------|-----------------------|----------------|-----------------------|
| Jul-2019        | 43               | - 37.7%               | 447            | + 15.8%               |
| Aug-2019        | 67               | - 16.3%               | 426            | + 5.2%                |
| Sep-2019        | 49               | - 10.9%               | 340            | + 5.3%                |
| Oct-2019        | 53               | - 19.7%               | 347            | - 3.6%                |
| Nov-2019        | 51               | - 26.1%               | 306            | + 1.7%                |
| Dec-2019        | 51               | - 5.6%                | 340            | + 33.3%               |
| Jan-2020        | 41               | - 12.8%               | 206            | + 4.0%                |
| Feb-2020        | 46               | + 7.0%                | 265            | + 6.4%                |
| Mar-2020        | 56               | - 25.3%               | 299            | + 2.7%                |
| Apr-2020        | 60               | - 3.2%                | 308            | 0.0%                  |
| May-2020        | 67               | - 8.2%                | 347            | - 16.8%               |
| <b>Jun-2020</b> | <b>76</b>        | <b>+ 33.3%</b>        | <b>450</b>     | <b>+ 8.7%</b>         |
| 12-Month Avg    | 55               | - 12.7%               | 340            | + 4.3%                |

## Historical Closed Sales by Month



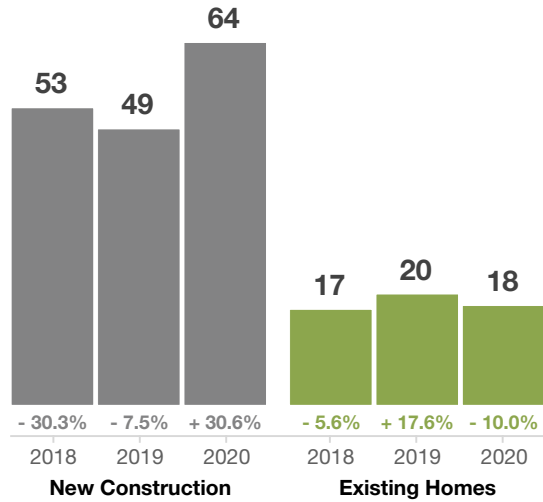
# Days on Market Until Sale

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

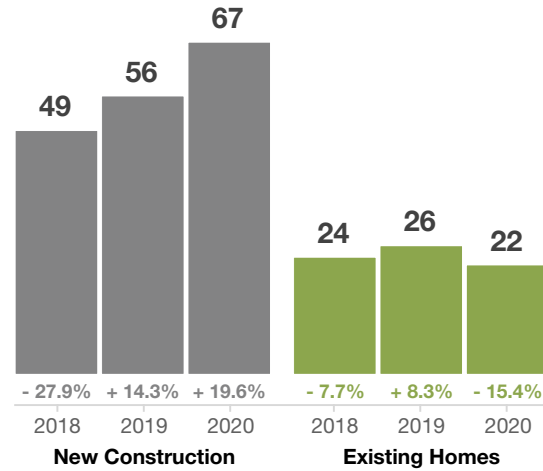


Lincoln Area Region

## June



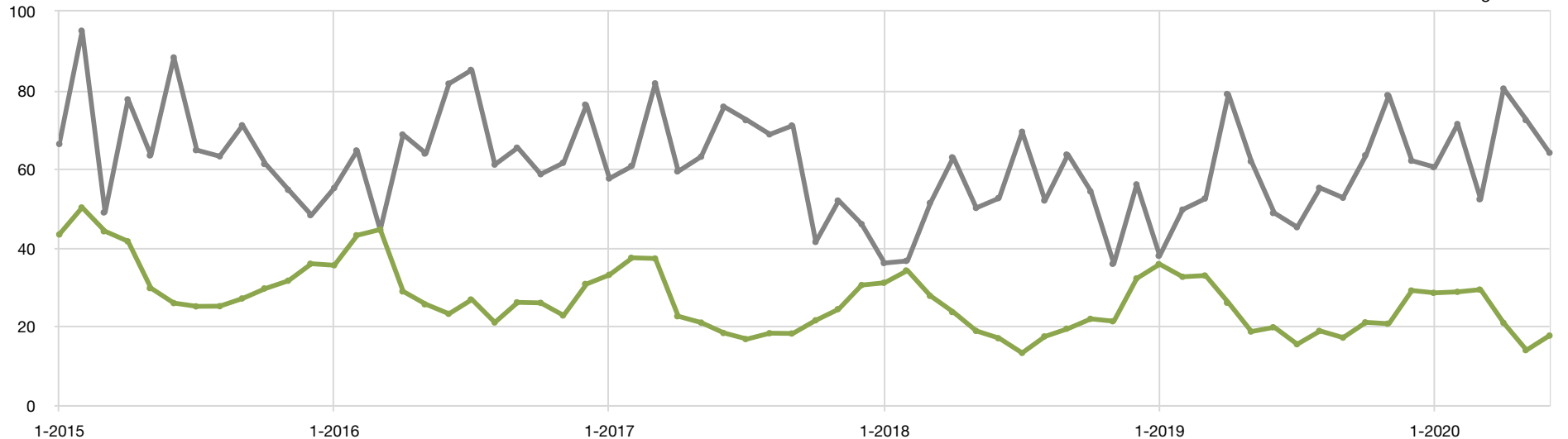
## Year to Date



| Days on Market  | New Construction | Year-Over-Year Change | Existing Homes | Year-Over-Year Change |
|-----------------|------------------|-----------------------|----------------|-----------------------|
| Jul-2019        | 45               | - 34.8%               | 15             | + 15.4%               |
| Aug-2019        | 55               | + 5.8%                | 19             | + 11.8%               |
| Sep-2019        | 53               | - 17.2%               | 17             | - 10.5%               |
| Oct-2019        | 63               | + 16.7%               | 21             | - 4.5%                |
| Nov-2019        | 79               | + 119.4%              | 21             | 0.0%                  |
| Dec-2019        | 62               | + 10.7%               | 29             | - 9.4%                |
| Jan-2020        | 60               | + 57.9%               | 29             | - 19.4%               |
| Feb-2020        | 71               | + 42.0%               | 29             | - 12.1%               |
| Mar-2020        | 52               | 0.0%                  | 29             | - 12.1%               |
| Apr-2020        | 80               | + 1.3%                | 21             | - 19.2%               |
| May-2020        | 72               | + 16.1%               | 14             | - 26.3%               |
| <b>Jun-2020</b> | <b>64</b>        | <b>+ 30.6%</b>        | <b>18</b>      | <b>- 10.0%</b>        |
| 12-Month Avg*   | 64               | + 14.8%               | 21             | - 8.5%                |

\* Days on Market for all properties from July 2019 through June 2020. This is not the average of the individual figures above.

## Historical Days on Market Until Sale by Month



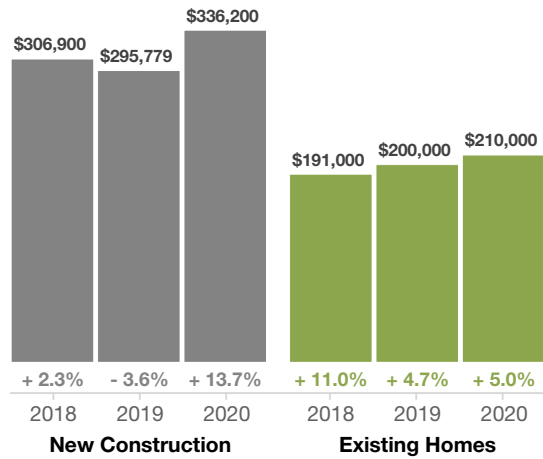
# Median Closed Price

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

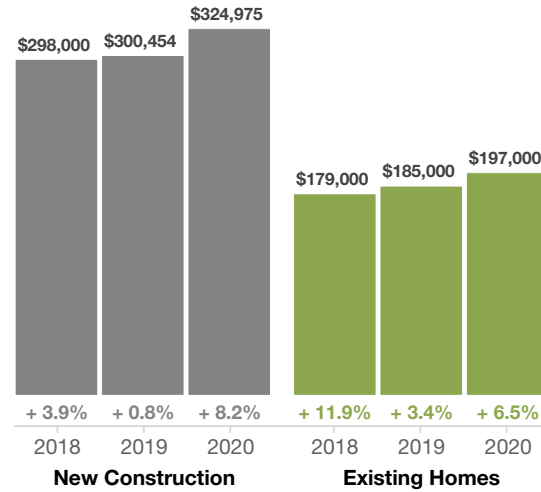


Lincoln Area Region

## June



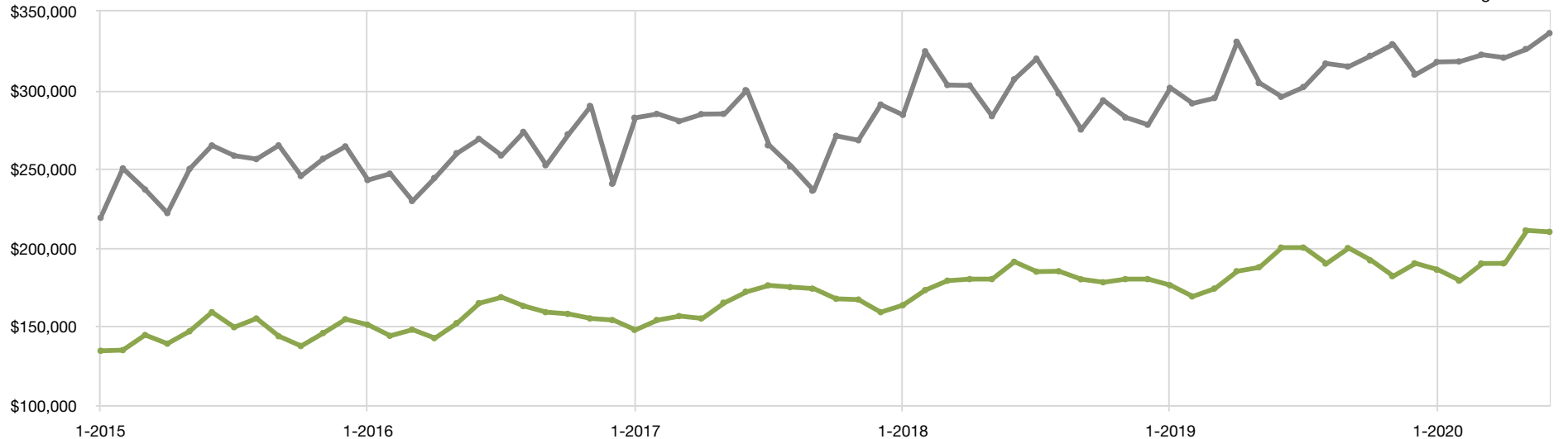
## Year to Date



| Median Closed Price | New Construction | Year-Over-Year Change | Existing Homes   | Year-Over-Year Change |
|---------------------|------------------|-----------------------|------------------|-----------------------|
| Jul-2019            | \$302,000        | - 5.6%                | \$200,000        | + 8.3%                |
| Aug-2019            | \$316,900        | + 6.4%                | \$189,900        | + 2.6%                |
| Sep-2019            | \$315,000        | + 14.5%               | \$199,700        | + 11.0%               |
| Oct-2019            | \$321,800        | + 9.6%                | \$191,950        | + 7.8%                |
| Nov-2019            | \$329,136        | + 16.4%               | \$181,875        | + 1.0%                |
| Dec-2019            | \$309,900        | + 11.5%               | \$190,000        | + 5.6%                |
| Jan-2020            | \$317,900        | + 5.5%                | \$186,000        | + 5.6%                |
| Feb-2020            | \$318,224        | + 9.1%                | \$179,000        | + 5.9%                |
| Mar-2020            | \$322,500        | + 9.3%                | \$189,900        | + 9.1%                |
| Apr-2020            | \$320,603        | - 3.1%                | \$190,000        | + 2.7%                |
| May-2020            | \$326,089        | + 7.1%                | \$210,900        | + 12.5%               |
| <b>Jun-2020</b>     | <b>\$336,200</b> | <b>+ 13.7%</b>        | <b>\$210,000</b> | <b>+ 5.0%</b>         |
| 12-Month Avg*       | \$319,950        | + 8.5%                | \$195,000        | + 6.3%                |

\* Median Closed Price for all properties from July 2019 through June 2020. This is not the average of the individual figures above.

## Historical Median Closed Price by Month





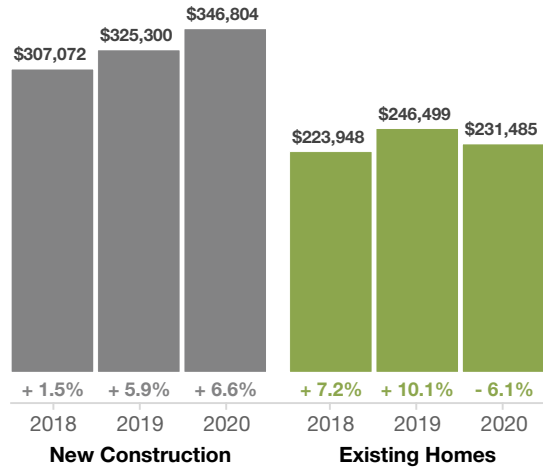
# Average Closed Price

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

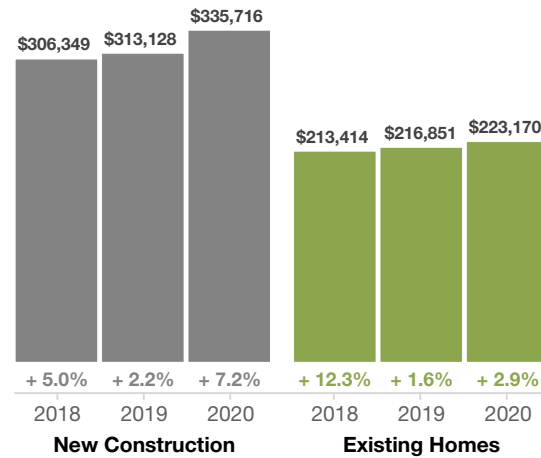


Lincoln Area Region

## June



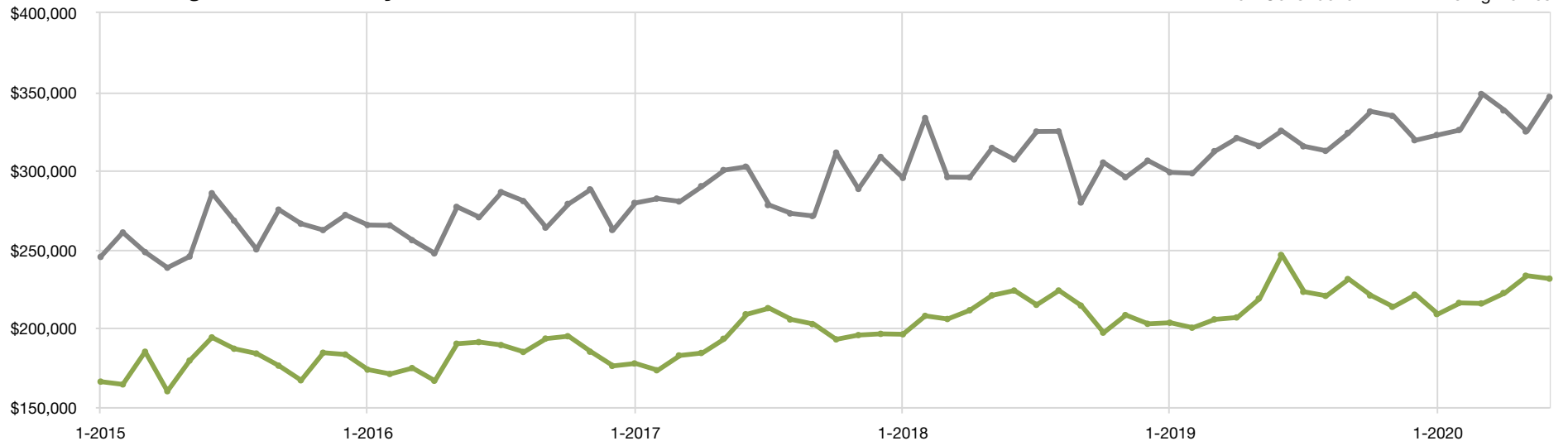
## Year to Date



| Average Closed Price | New Construction | Year-Over-Year Change | Existing Homes   | Year-Over-Year Change |
|----------------------|------------------|-----------------------|------------------|-----------------------|
| Jul-2019             | \$315,441        | - 2.9%                | \$223,116        | + 3.8%                |
| Aug-2019             | \$312,565        | - 3.8%                | \$220,563        | - 1.5%                |
| Sep-2019             | \$323,980        | + 15.8%               | \$231,205        | + 7.9%                |
| Oct-2019             | \$337,552        | + 10.6%               | \$220,811        | + 12.0%               |
| Nov-2019             | \$334,748        | + 13.2%               | \$213,595        | + 2.5%                |
| Dec-2019             | \$319,329        | + 4.2%                | \$221,301        | + 9.1%                |
| Jan-2020             | \$322,662        | + 7.9%                | \$209,003        | + 2.7%                |
| Feb-2020             | \$325,817        | + 9.2%                | \$216,071        | + 7.9%                |
| Mar-2020             | \$348,620        | + 11.6%               | \$215,731        | + 4.9%                |
| Apr-2020             | \$338,215        | + 5.5%                | \$222,359        | + 7.5%                |
| May-2020             | \$324,900        | + 2.9%                | \$233,350        | + 6.6%                |
| <b>Jun-2020</b>      | <b>\$346,804</b> | <b>+ 6.6%</b>         | <b>\$231,485</b> | <b>- 6.1%</b>         |
| 12-Month Avg*        | \$329,980        | + 6.4%                | \$222,488        | + 4.1%                |

\* Average Closed Price for all properties from July 2019 through June 2020. This is not the average of the individual figures above.

## Historical Average Closed Price by Month



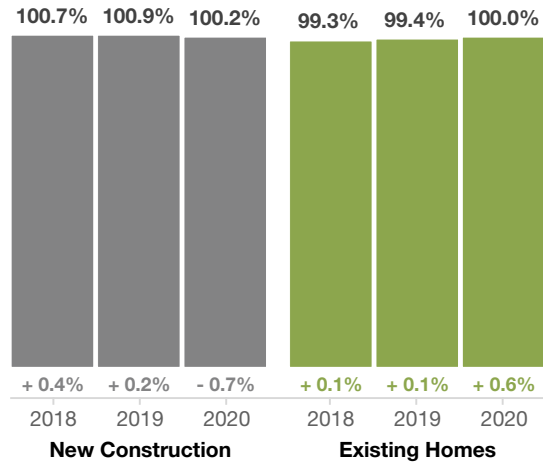
# Percent of List Price Received

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.

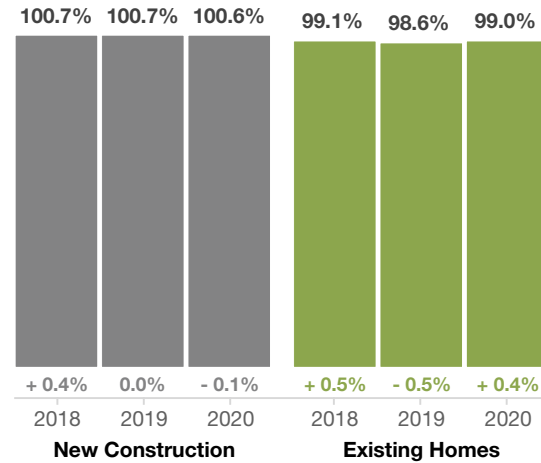


Lincoln Area Region

## June



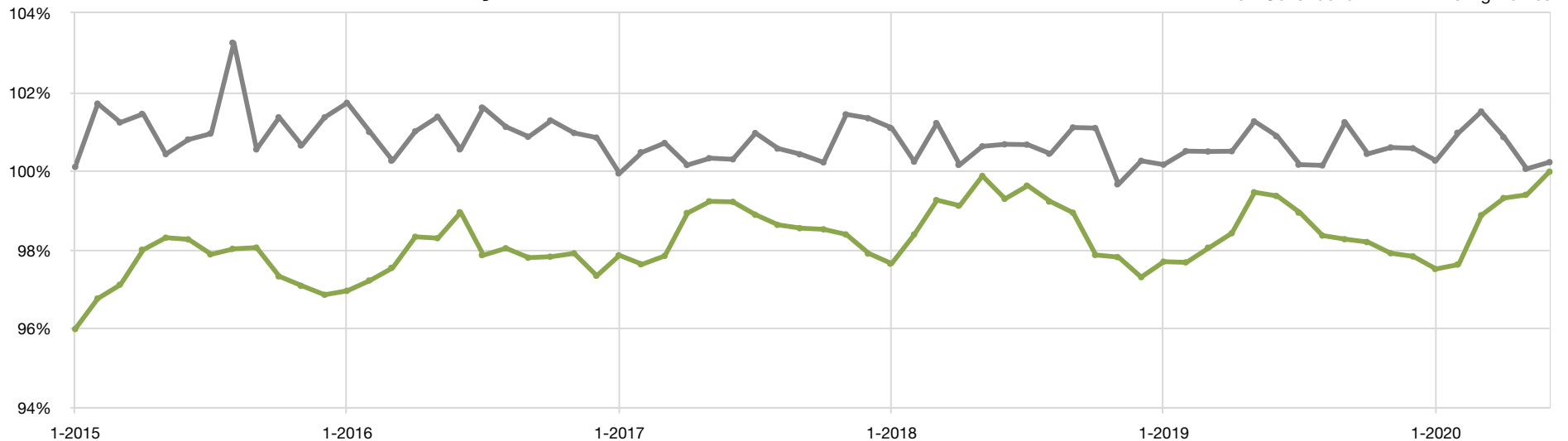
## Year to Date



| Pct. of List Price Received | New Construction | Year-Over-Year Change | Existing Homes | Year-Over-Year Change |
|-----------------------------|------------------|-----------------------|----------------|-----------------------|
| Jul-2019                    | 100.2%           | - 0.5%                | 98.9%          | - 0.7%                |
| Aug-2019                    | 100.1%           | - 0.3%                | 98.4%          | - 0.8%                |
| Sep-2019                    | 101.2%           | + 0.1%                | 98.3%          | - 0.6%                |
| Oct-2019                    | 100.4%           | - 0.7%                | 98.2%          | + 0.3%                |
| Nov-2019                    | 100.6%           | + 0.9%                | 97.9%          | + 0.1%                |
| Dec-2019                    | 100.6%           | + 0.4%                | 97.8%          | + 0.5%                |
| Jan-2020                    | 100.3%           | + 0.1%                | 97.5%          | - 0.2%                |
| Feb-2020                    | 101.0%           | + 0.5%                | 97.6%          | - 0.1%                |
| Mar-2020                    | 101.5%           | + 1.0%                | 98.9%          | + 0.9%                |
| Apr-2020                    | 100.9%           | + 0.4%                | 99.3%          | + 0.9%                |
| May-2020                    | 100.0%           | - 1.3%                | 99.4%          | - 0.1%                |
| <b>Jun-2020</b>             | <b>100.2%</b>    | <b>- 0.7%</b>         | <b>100.0%</b>  | <b>+ 0.6%</b>         |
| 12-Month Avg*               | 100.6%           | - 0.0%                | 98.6%          | + 0.0%                |

\* Pct. of List Price Received for all properties from July 2019 through June 2020. This is not the average of the individual figures above.

## Historical Percent of List Price Received by Month



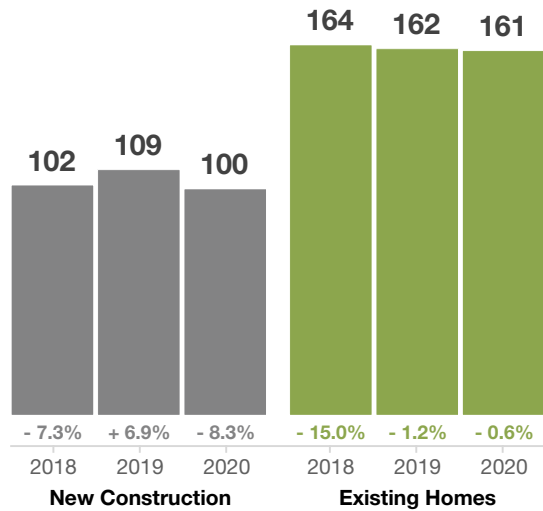
# Housing Affordability Index

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.

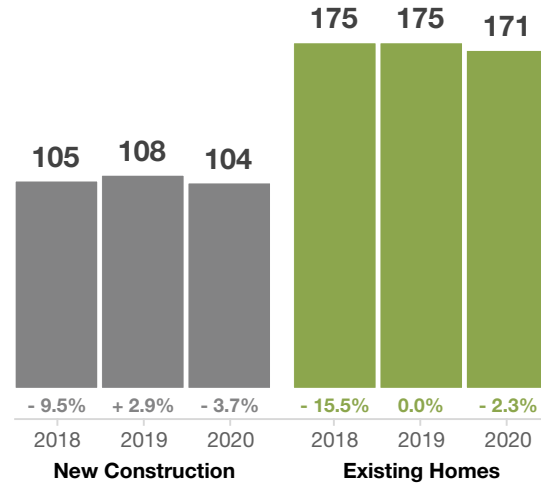


Lincoln Area Region

## June

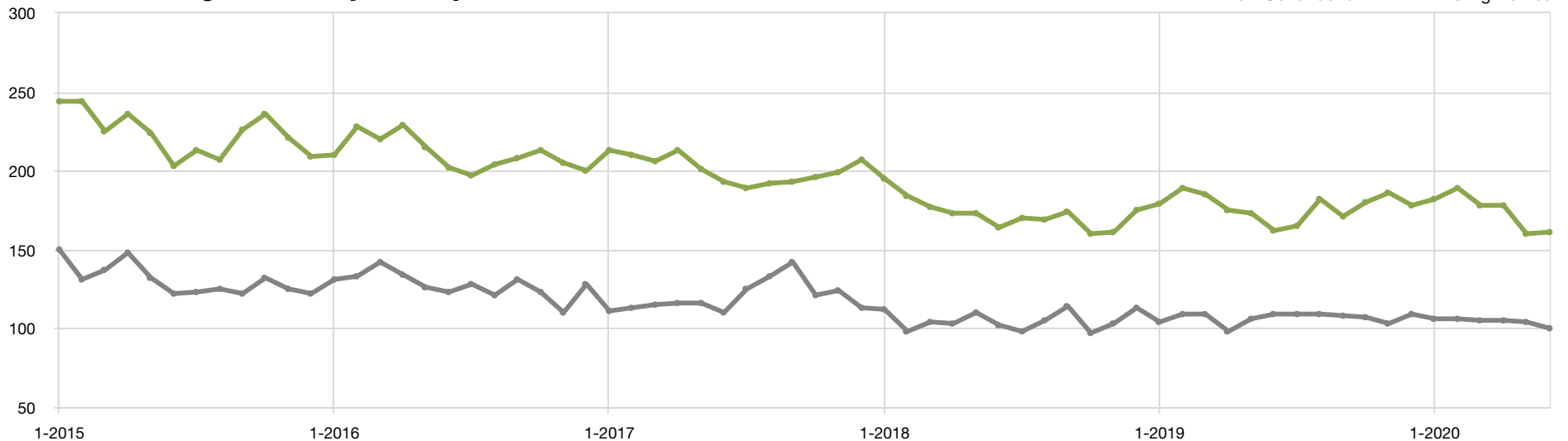


## Year to Date



| Affordability Index | New Construction | Year-Over-Year Change | Existing Homes | Year-Over-Year Change |
|---------------------|------------------|-----------------------|----------------|-----------------------|
| Jul-2019            | 109              | + 11.2%               | 165            | - 2.9%                |
| Aug-2019            | 109              | + 3.8%                | 182            | + 7.7%                |
| Sep-2019            | 108              | - 5.3%                | 171            | - 1.7%                |
| Oct-2019            | 107              | + 10.3%               | 180            | + 12.5%               |
| Nov-2019            | 103              | 0.0%                  | 186            | + 15.5%               |
| Dec-2019            | 109              | - 3.5%                | 178            | + 1.7%                |
| Jan-2020            | 106              | + 1.9%                | 182            | + 1.7%                |
| Feb-2020            | 106              | - 2.8%                | 189            | 0.0%                  |
| Mar-2020            | 105              | - 3.7%                | 178            | - 3.8%                |
| Apr-2020            | 105              | + 7.1%                | 178            | + 1.7%                |
| May-2020            | 104              | - 1.9%                | 160            | - 7.5%                |
| <b>Jun-2020</b>     | <b>100</b>       | <b>- 8.3%</b>         | <b>161</b>     | <b>- 0.6%</b>         |
| 12-Month Avg        | 106              | + 1.0%                | 176            | + 1.7%                |

## Historical Housing Affordability Index by Month



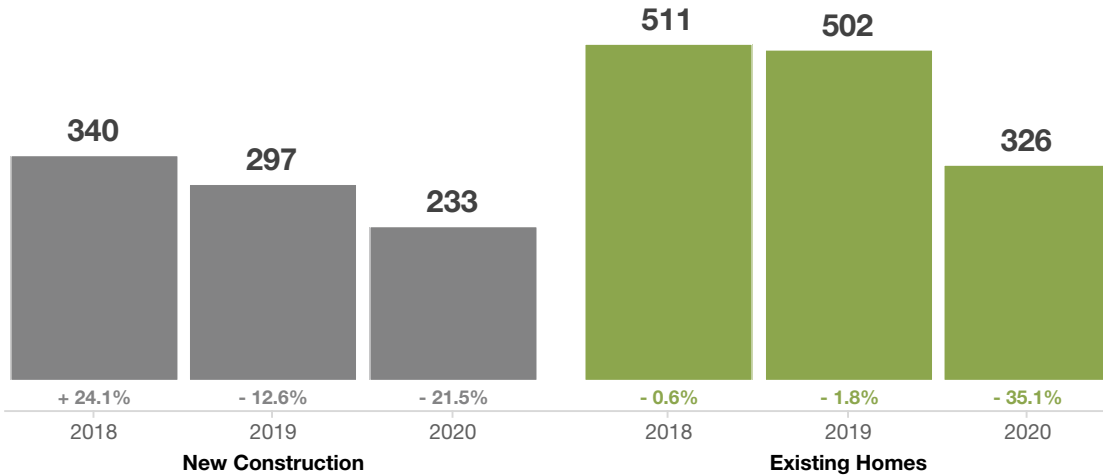
# Inventory of Homes for Sale

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



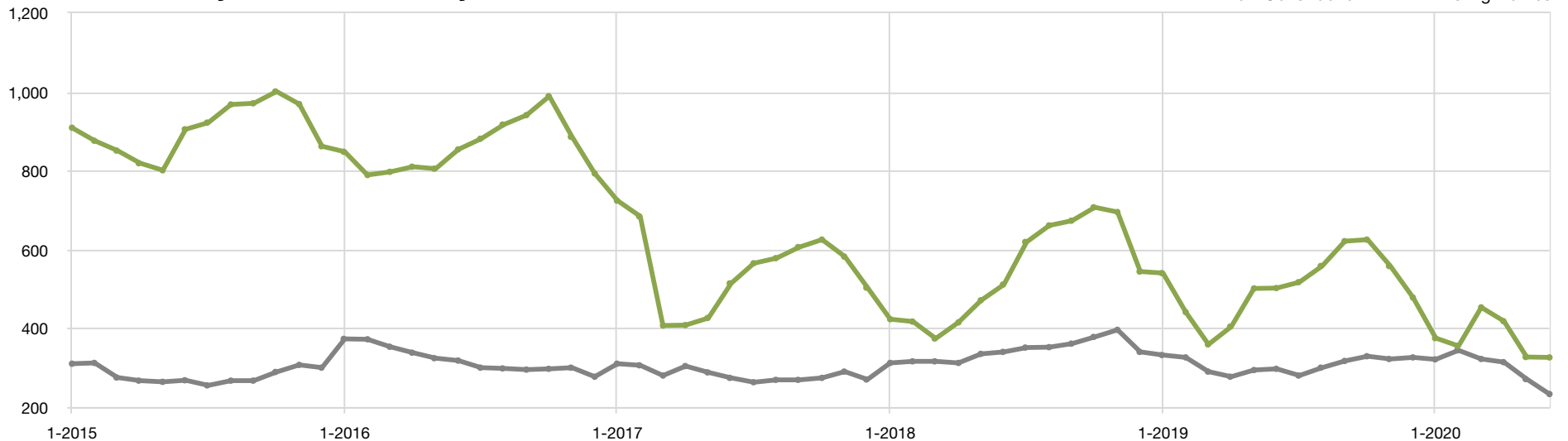
Lincoln Area Region

## June



| Homes for Sale  | New Construction | Year-Over-Year Change | Existing Homes | Year-Over-Year Change |
|-----------------|------------------|-----------------------|----------------|-----------------------|
| Jul-2019        | 280              | - 20.2%               | 517            | - 16.5%               |
| Aug-2019        | 300              | - 14.8%               | 558            | - 15.6%               |
| Sep-2019        | 317              | - 12.2%               | 621            | - 7.7%                |
| Oct-2019        | 329              | - 13.0%               | 625            | - 11.6%               |
| Nov-2019        | 322              | - 18.7%               | 558            | - 19.7%               |
| Dec-2019        | 326              | - 4.1%                | 478            | - 12.1%               |
| Jan-2020        | 321              | - 3.3%                | 375            | - 30.6%               |
| Feb-2020        | 344              | + 5.5%                | 355            | - 19.5%               |
| Mar-2020        | 322              | + 11.0%               | 453            | + 26.2%               |
| Apr-2020        | 314              | + 13.4%               | 418            | + 3.5%                |
| May-2020        | 271              | - 7.8%                | 327            | - 34.7%               |
| <b>Jun-2020</b> | <b>233</b>       | <b>- 21.5%</b>        | <b>326</b>     | <b>- 35.1%</b>        |
| 12-Month Avg    | 307              | - 7.8%                | 468            | - 15.5%               |

## Historical Inventory of Homes for Sale by Month



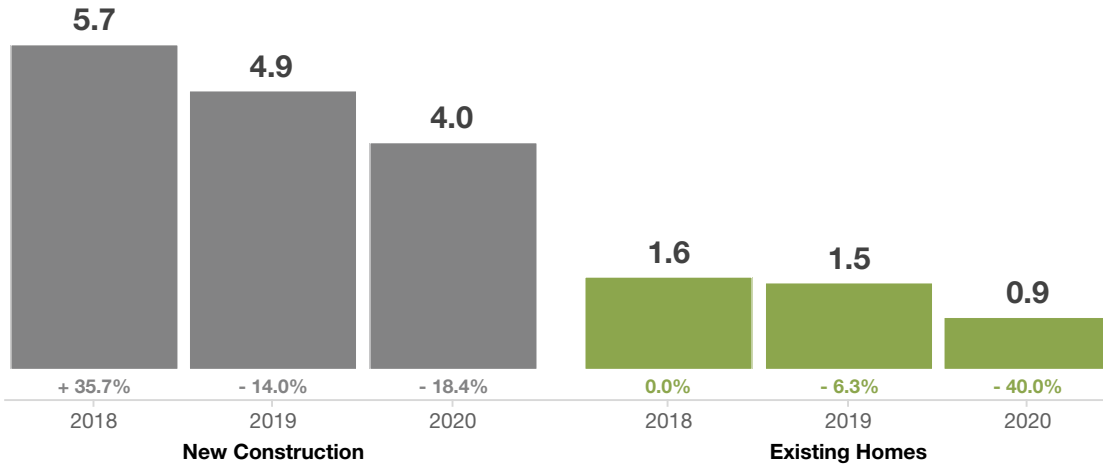
# Months Supply of Inventory

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.



Lincoln Area Region

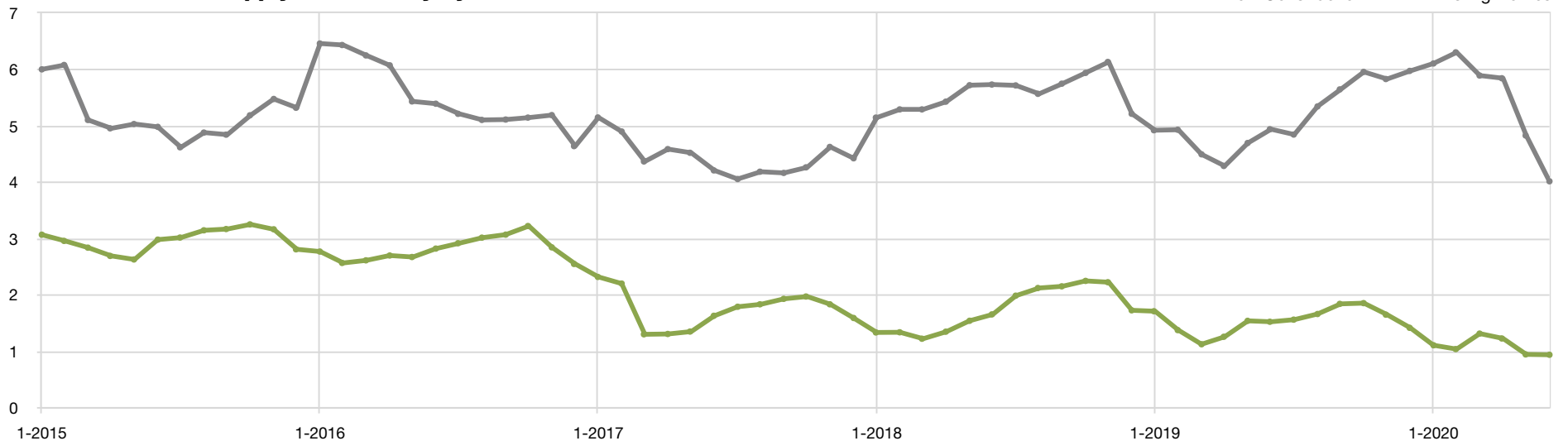
## June



| Months Supply   | New Construction | Year-Over-Year Change | Existing Homes | Year-Over-Year Change |
|-----------------|------------------|-----------------------|----------------|-----------------------|
| Jul-2019        | 4.8              | - 15.8%               | 1.6            | - 20.0%               |
| Aug-2019        | 5.3              | - 5.4%                | 1.7            | - 19.0%               |
| Sep-2019        | 5.6              | - 1.8%                | 1.8            | - 14.3%               |
| Oct-2019        | 6.0              | + 1.7%                | 1.8            | - 18.2%               |
| Nov-2019        | 5.8              | - 4.9%                | 1.6            | - 27.3%               |
| Dec-2019        | 6.0              | + 15.4%               | 1.4            | - 17.6%               |
| Jan-2020        | 6.1              | + 24.5%               | 1.1            | - 35.3%               |
| Feb-2020        | 6.3              | + 28.6%               | 1.0            | - 28.6%               |
| Mar-2020        | 5.9              | + 31.1%               | 1.3            | + 18.2%               |
| Apr-2020        | 5.8              | + 34.9%               | 1.2            | 0.0%                  |
| May-2020        | 4.8              | + 2.1%                | 0.9            | - 40.0%               |
| <b>Jun-2020</b> | <b>4.0</b>       | <b>- 18.4%</b>        | <b>0.9</b>     | <b>- 40.0%</b>        |
| 12-Month Avg*   | 5.5              | + 6.4%                | 1.4            | - 21.3%               |

\* Months Supply for all properties from July 2019 through June 2020. This is not the average of the individual figures above.

## Historical Months Supply of Inventory by Month



# New and Existing Homes Combined

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Lincoln Area Region

| Key Metrics                           | Historical Sparkbars | 6-2019    | 6-2020           | % Change | YTD 2019  | YTD 2020         | % Change |
|---------------------------------------|----------------------|-----------|------------------|----------|-----------|------------------|----------|
| <b>New Listings</b>                   |                      | 629       | <b>594</b>       | - 5.6%   | 3,386     | <b>3,313</b>     | - 2.2%   |
| <b>Pending Sales</b>                  |                      | 481       | <b>521</b>       | + 8.3%   | 2,551     | <b>2,730</b>     | + 7.0%   |
| <b>Closed Sales</b>                   |                      | 471       | <b>526</b>       | + 11.7%  | 2,234     | <b>2,221</b>     | - 0.6%   |
| <b>Days on Market Until Sale</b>      |                      | 23        | <b>24</b>        | + 4.3%   | 31        | <b>29</b>        | - 6.5%   |
| <b>Median Closed Price</b>            |                      | \$214,000 | <b>\$220,000</b> | + 2.8%   | \$199,400 | <b>\$211,335</b> | + 6.0%   |
| <b>Average Closed Price</b>           |                      | \$256,035 | <b>\$248,147</b> | - 3.1%   | \$232,200 | <b>\$240,703</b> | + 3.7%   |
| <b>Percent of List Price Received</b> |                      | 99.5%     | <b>100.0%</b>    | + 0.5%   | 98.9%     | <b>99.2%</b>     | + 0.3%   |
| <b>Housing Affordability Index</b>    |                      | 151       | <b>153</b>       | + 1.3%   | 162       | <b>160</b>       | - 1.2%   |
| <b>Inventory of Homes for Sale</b>    |                      | 799       | <b>559</b>       | - 30.0%  | —         | —                | —        |
| <b>Months Supply of Inventory</b>     |                      | 2.0       | <b>1.4</b>       | - 30.0%  | —         | —                | —        |