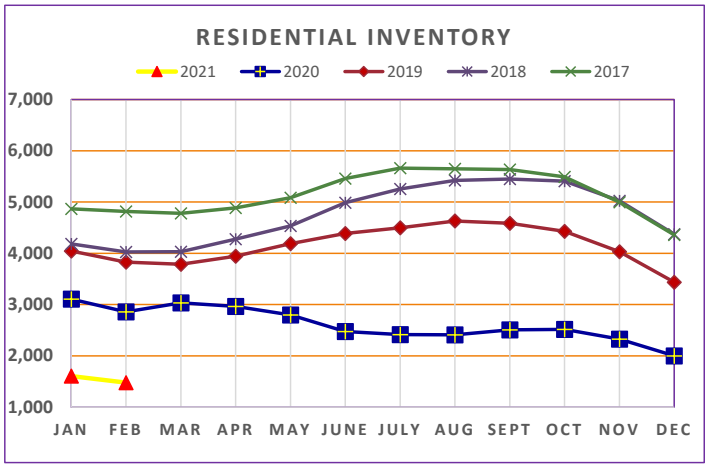
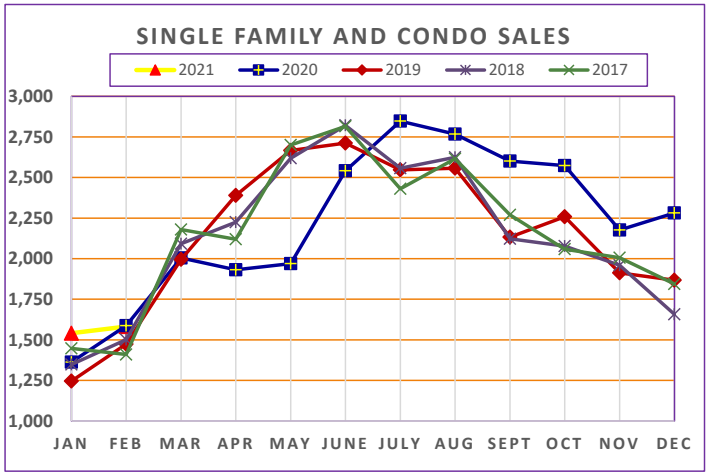
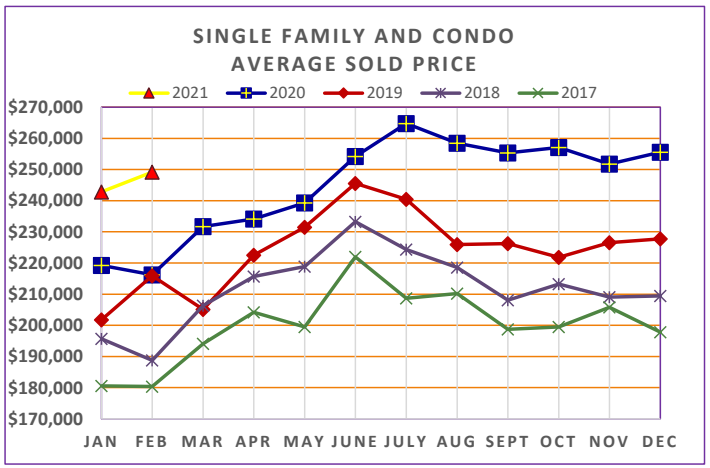
# MLS Monthly Update Summary - 3/22/2021

| | Feb 2020 | Jan 2021 | Feb 2021 | Month Variance 21-20 | 2021 Total/Avg YTD | YTD Variance 21-20 |
|---|---|---|---|---|---|---|
| **Membership:** | | | | | | |
| Offices | 705 | 719 | 726 | 2.98% | 723 | 2.70% |
| Licensees | 5,978 | 6,333 | 6,361 | 6.41% | 6,347 | 5.63% |
| Appraisers (Included) | 237 | 241 | 238 | 0.42% | 240 | 0.84% |
| **Active Inventory** | 5,249 | 3,254 | 3,129 | -40.39% | 3,192 | -40.66% |
| **Residential** | 2,858 | 1,605 | 1,478 | -48.29% | 1,542 | -48.32% |
| Multi-Fam. & Apts. | 134 | 106 | 111 | -29.85% | 100 | -29.08% |
| Commercial & Indus. | 515 | 426 | 417 | -19.03% | 422 | -18.86% |
| Land & Lots | 1,742 | 1,117 | 1,123 | -35.53% | 1,120 | -35.45% |
| Lease / Rental | 153 | 150 | 145 | -5.23% | 148 | -15.47% |
| **New Listings (Total)** | 2,637 | 2,253 | 2,156 | -18.24% | 4,409 | -14.22% |
| New Listings (SF&C) | 2,291 | 1,881 | 1,825 | -20.34% | 3,706 | -15.62% |
| Lender Involved-Listings | 5.15% | 2.18% | 3.12% | -39.36% | 2.65% | -48.71% |
| **Expirations** | 239 | 199 | 154 | -35.56% | 177 | -38.72% |
| **Cancelled (SF&C)** | 268 | 233 | 182 | -32.09% | 208 | -30.72% |
| **New Pending Sales** | | | | | | |
| New (SF&C) | 2,201 | 2,064 | 2,015 | -8.45% | 2,040 | -3.32% |
| Lender Involved-Listings | 5.68% | 2.57% | 2.78% | -51.06% | 2.67% | -51.74% |
| New (Monthly) Total | 2,495 | 2,327 | 2,288 | -8.30% | 2,308 | -1.91% |
| **Total BOM** | 439 | 423 | 374 | -14.81% | 399 | -10.75% |
| **Total Waiting To Close** | 3,524 | 3,505 | 3,576 | 1.48% | 3,541 | 9.21% |

| **Closings:** | Feb 2020 | Jan 2021 | Feb 2021 | Month Variance 21-20 | 2021 Total/Avg YTD | YTD Variance 21-20 |
|---|---|---|---|---|---|---|
| **Total Single Fam & Condo Sales** | 1,588 | 1,541 | 1,582 | -0.38% | 3,123 | 5.83% |
| Total $ Volume **(000's)** | $343,359 | $374,197 | $394,185 | 14.80% | $768,382 | 19.66% |
| Average Sale Price | $216,221 | $242,827 | $249,169 | 15.24% | $246,040 | 13.07% |
| **Single Family** | 1,408 | 1,371 | 1,400 | -0.57% | 2,771 | 5.88% |
| $ Volume (000's) | $312,476 | $342,883 | $360,569 | 15.39% | $703,452 | 21.31% |
| Avg. DOM | 41 | 21 | 23 | -43.90% | 22 | -46.34% |
| Avg. CDOM | 51 | 31 | 29 | -43.14% | 30 | -42.31% |
| Avg. Price | $221,929 | $250,097 | $257,549 | 16.05% | $250,097 | 12.87% |
| Median Price | $182,000 | $210,000 | $211,807 | 16.38% | $210,904 | 17.17% |
| **Condominiums** | 180 | 170 | 182 | 1.11% | 352 | 5.39% |
| $ Volume **(000's)** | $30,882 | $31,314 | $33,616 | 8.85% | $64,930 | 4.27% |
| Avg. DOM | 40 | 23 | 24 | -40.00% | 24 | -49.46% |
| Avg. CDOM | 52 | 56 | 32 | -38.46% | 44 | -20.00% |
| Avg. Price | $171,567 | $184,200 | $184,703 | 7.66% | $184,200 | -1.20% |
| Median Price | $142,250 | $153,950 | $157,250 | 10.54% | $155,600 | 1.54% |
| **Lender Involved -Sales** | 5.67% | 2.92% | 2.59% | -54.27% | 2.76% | -53.70% |
| **Multi-Family (2-4)** | 54 | 68 | 61 | 12.96% | 129 | 20.56% |
| $ Volume **(000's)** | $8,806 | $11,761 | $12,187 | 38.39% | $23,948 | 33.91% |