

# Monthly Indicators

Entire ValleyMLS.com Service Area



## February 2026

Despite improving affordability conditions, U.S. existing-home sales declined 8.4% to a seasonally adjusted annual rate of 3.91 million, a 4.4% drop from one year earlier, according to the National Association of REALTORS® (NAR). The slowdown followed a 5.1% increase the previous month and modest gains throughout the fall. Sales retreated month-over-month and year-over-year in all four regions.

New Listings increased 3.5 percent for Single Family homes and 26.4 percent for Townhouse/Condo homes. Pending Sales increased 7.7 percent for Single Family homes but decreased 21.5 percent for Townhouse/Condo homes. Inventory increased 7.2 percent for Single Family homes but decreased 0.4 percent for Townhouse/Condo homes.

Median Sales Price decreased 1.3 percent to \$300,000 for Single Family homes but remained flat for Townhouse/Condo homes. Days on Market decreased 8.6 percent for Single Family homes and 29.8 percent for Townhouse/Condo homes. Months Supply of Inventory increased 2.6 percent for Single Family homes and 11.1 percent for Townhouse/Condo homes.

Nationally, the median existing-home price inched up 0.9% year-over-year to \$396,800, a new high for the month, NAR reported. Home prices have continued to rise across much of the country, in part due to low supply, which remains below pre-pandemic levels. Total housing inventory stood at 1.22 million units as of the most recent reading, up 3.4% from one year earlier, representing a 3.7-month supply at the current sales pace.

## Quick Facts

**+ 0.9%**

Change in  
**Closed Sales**  
All Properties

**- 1.0%**

Change in  
**Median Sales Price**  
All Properties

**+ 6.7%**

Change in  
**Homes for Sale**  
All Properties

A research tool provided by ValleyMLS.com covering the Alabama counties of Cherokee, DeKalb, Etowah, Jackson, Lawrence, Limestone, Madison, Marshall and Morgan. Percent changes are calculated using rounded figures.

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# Single Family Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Single Family properties only, which includes Patio Homes.



| Key Metrics                           | Historical Sparkbars | 2-2025    | 2-2026           | % Change | YTD 2025  | YTD 2026         | % Change |
|---------------------------------------|----------------------|-----------|------------------|----------|-----------|------------------|----------|
| <b>New Listings</b>                   |                      | 1,338     | <b>1,385</b>     | + 3.5%   | 2,587     | <b>2,806</b>     | + 8.5%   |
| <b>Pending Sales</b>                  |                      | 1,027     | <b>1,106</b>     | + 7.7%   | 1,985     | <b>2,117</b>     | + 6.6%   |
| <b>Closed Sales</b>                   |                      | 867       | <b>887</b>       | + 2.3%   | 1,582     | <b>1,648</b>     | + 4.2%   |
| <b>Days on Market Until Sale</b>      |                      | 70        | <b>64</b>        | - 8.6%   | 66        | <b>70</b>        | + 6.1%   |
| <b>Median Sales Price</b>             |                      | \$304,000 | <b>\$300,000</b> | - 1.3%   | \$303,000 | <b>\$303,333</b> | + 0.1%   |
| <b>Average Sales Price</b>            |                      | \$343,984 | <b>\$353,028</b> | + 2.6%   | \$346,164 | <b>\$351,933</b> | + 1.7%   |
| <b>Percent of List Price Received</b> |                      | 97.7%     | <b>98.1%</b>     | + 0.4%   | 97.7%     | <b>97.8%</b>     | + 0.1%   |
| <b>Housing Affordability Index</b>    |                      | 99        | <b>108</b>       | + 9.1%   | 100       | <b>107</b>       | + 7.0%   |
| <b>Inventory of Homes for Sale</b>    |                      | 4,024     | <b>4,312</b>     | + 7.2%   | —         | —                | —        |
| <b>Months Supply of Inventory</b>     |                      | 3.9       | <b>4.0</b>       | + 2.6%   | —         | —                | —        |

# Townhouse/Condo Market Overview

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



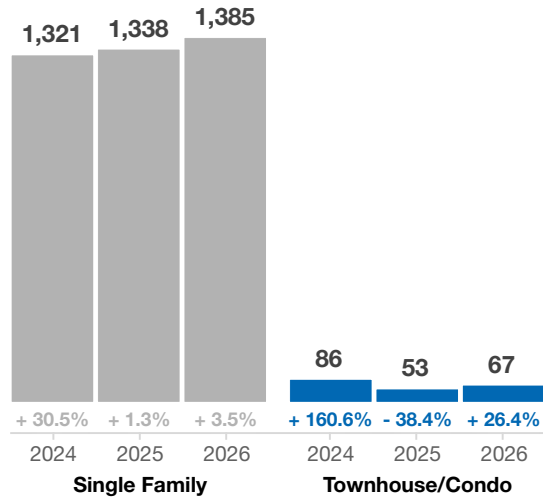
| Key Metrics                           | Historical Sparkbars | 2-2025    | 2-2026    | % Change | YTD 2025  | YTD 2026  | % Change |
|---------------------------------------|----------------------|-----------|-----------|----------|-----------|-----------|----------|
| <b>New Listings</b>                   |                      | 53        | 67        | + 26.4%  | 121       | 134       | + 10.7%  |
| <b>Pending Sales</b>                  |                      | 65        | 51        | - 21.5%  | 121       | 95        | - 21.5%  |
| <b>Closed Sales</b>                   |                      | 53        | 41        | - 22.6%  | 104       | 86        | - 17.3%  |
| <b>Days on Market Until Sale</b>      |                      | 104       | 73        | - 29.8%  | 101       | 74        | - 26.7%  |
| <b>Median Sales Price</b>             |                      | \$248,400 | \$248,409 | + 0.0%   | \$247,450 | \$237,000 | - 4.2%   |
| <b>Average Sales Price</b>            |                      | \$243,734 | \$230,007 | - 5.6%   | \$250,283 | \$245,694 | - 1.8%   |
| <b>Percent of List Price Received</b> |                      | 97.8%     | 96.8%     | - 1.0%   | 97.8%     | 96.2%     | - 1.6%   |
| <b>Housing Affordability Index</b>    |                      | 122       | 130       | + 6.6%   | 122       | 136       | + 11.5%  |
| <b>Inventory of Homes for Sale</b>    |                      | 279       | 278       | - 0.4%   | —         | —         | —        |
| <b>Months Supply of Inventory</b>     |                      | 4.5       | 5.0       | + 11.1%  | —         | —         | —        |

# New Listings

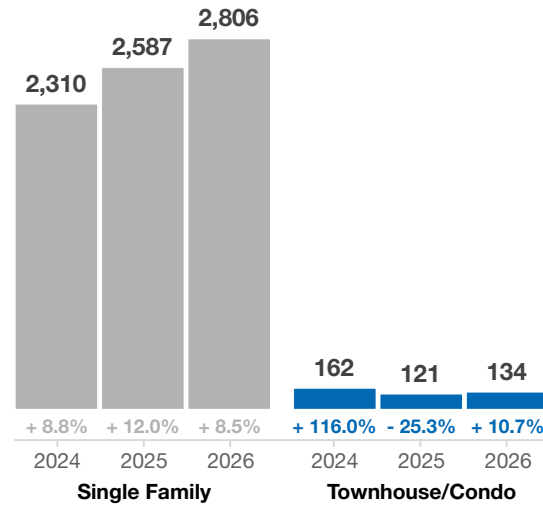
A count of the properties that have been newly listed on the market in a given month.



## February

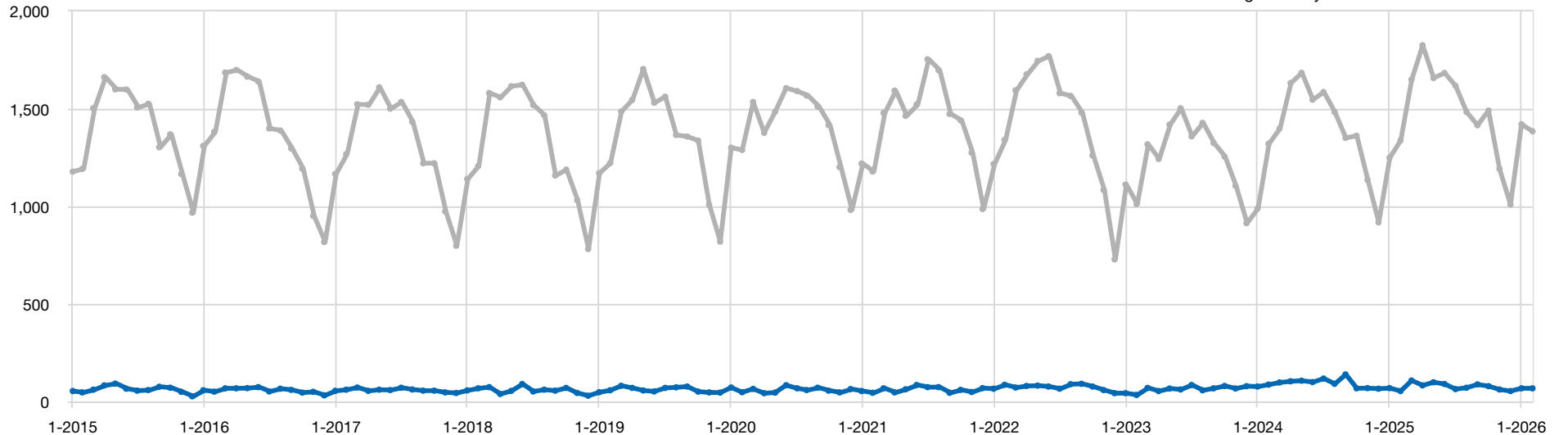


## Year to Date



| New Listings    | Single Family | Year-Over-Year Change | Townhouse / Condo | Year-Over-Year Change |
|-----------------|---------------|-----------------------|-------------------|-----------------------|
| Mar-2025        | 1,650         | + 17.9%               | 107               | + 10.3%               |
| Apr-2025        | 1,826         | + 11.9%               | 82                | - 20.4%               |
| May-2025        | 1,658         | - 1.6%                | 98                | - 7.5%                |
| Jun-2025        | 1,684         | + 8.9%                | 89                | - 10.1%               |
| Jul-2025        | 1,618         | + 2.0%                | 63                | - 46.2%               |
| Aug-2025        | 1,484         | 0.0%                  | 70                | - 22.2%               |
| Sep-2025        | 1,416         | + 4.8%                | 87                | - 37.0%               |
| Oct-2025        | 1,491         | + 9.5%                | 78                | + 16.4%               |
| Nov-2025        | 1,192         | + 4.9%                | 61                | - 10.3%               |
| Dec-2025        | 1,010         | + 10.0%               | 53                | - 18.5%               |
| Jan-2026        | 1,421         | + 13.8%               | 67                | - 1.5%                |
| <b>Feb-2026</b> | <b>1,385</b>  | <b>+ 3.5%</b>         | <b>67</b>         | <b>+ 26.4%</b>        |
| 12-Month Avg    | 1,486         | + 6.8%                | 77                | - 13.5%               |

## Historical New Listings by Month

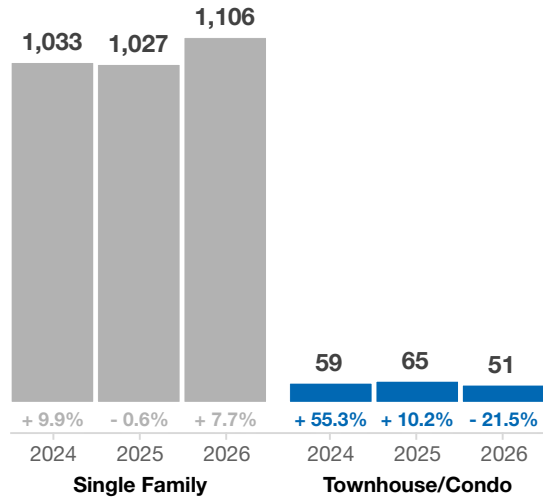


# Pending Sales

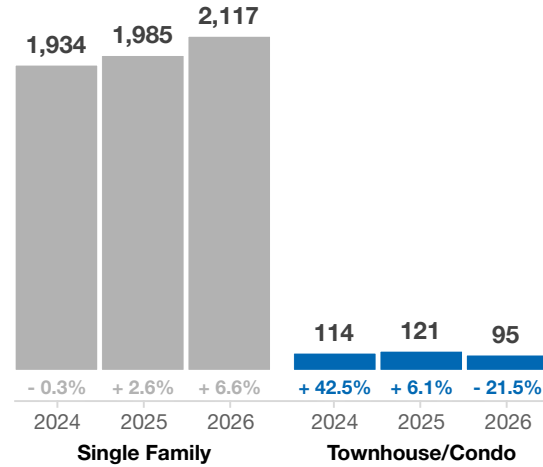
A count of the properties on which offers have been accepted in a given month.



## February

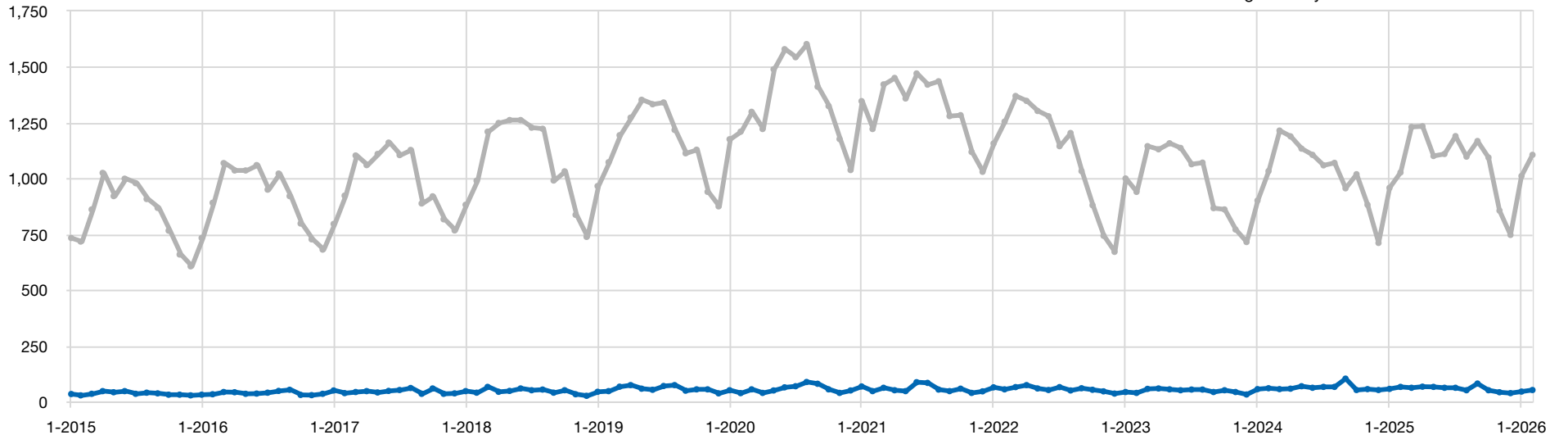


## Year to Date



| Pending Sales   | Single Family | Year-Over-Year Change | Townhouse / Condo | Year-Over-Year Change |
|-----------------|---------------|-----------------------|-------------------|-----------------------|
| Mar-2025        | 1,231         | + 1.3%                | 61                | + 10.9%               |
| Apr-2025        | 1,234         | + 3.8%                | 66                | + 15.8%               |
| May-2025        | 1,101         | - 2.9%                | 65                | - 4.4%                |
| Jun-2025        | 1,110         | + 0.4%                | 61                | 0.0%                  |
| Jul-2025        | 1,190         | + 12.4%               | 61                | - 6.2%                |
| Aug-2025        | 1,098         | + 2.6%                | 50                | - 23.1%               |
| Sep-2025        | 1,168         | + 22.2%               | 80                | - 21.6%               |
| Oct-2025        | 1,094         | + 7.4%                | 50                | - 2.0%                |
| Nov-2025        | 856           | - 2.9%                | 41                | - 25.5%               |
| Dec-2025        | 747           | + 5.1%                | 37                | - 27.5%               |
| Jan-2026        | 1,011         | + 5.5%                | 44                | - 21.4%               |
| <b>Feb-2026</b> | <b>1,106</b>  | <b>+ 7.7%</b>         | <b>51</b>         | <b>- 21.5%</b>        |
| 12-Month Avg    | 1,079         | + 5.1%                | 56                | - 11.1%               |

## Historical Pending Sales by Month

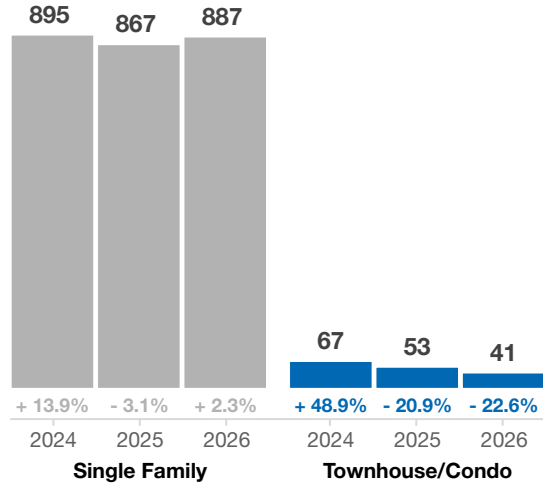


# Closed Sales

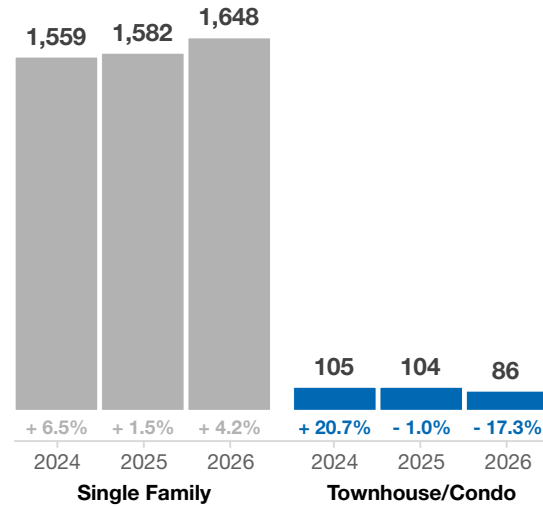
A count of the actual sales that closed in a given month.



## February

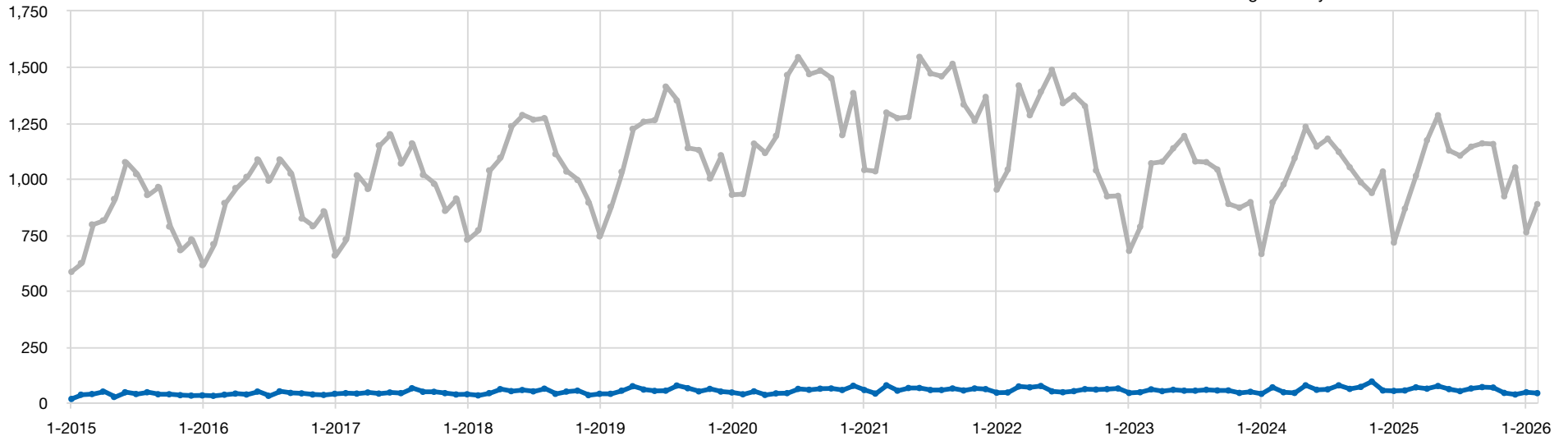


## Year to Date



| Closed Sales    | Single Family | Year-Over-Year Change | Townhouse / Condo | Year-Over-Year Change |
|-----------------|---------------|-----------------------|-------------------|-----------------------|
| Mar-2025        | 1,014         | + 4.0%                | 67                | + 48.9%               |
| Apr-2025        | 1,173         | + 7.3%                | 61                | + 45.2%               |
| May-2025        | 1,285         | + 4.2%                | 73                | - 3.9%                |
| Jun-2025        | 1,127         | - 1.6%                | 59                | + 5.4%                |
| Jul-2025        | 1,104         | - 6.4%                | 50                | - 13.8%               |
| Aug-2025        | 1,144         | + 2.1%                | 62                | - 18.4%               |
| Sep-2025        | 1,159         | + 10.2%               | 68                | + 13.3%               |
| Oct-2025        | 1,156         | + 17.4%               | 66                | - 4.3%                |
| Nov-2025        | 922           | - 1.6%                | 42                | - 54.8%               |
| Dec-2025        | 1,051         | + 1.7%                | 35                | - 34.0%               |
| Jan-2026        | 761           | + 6.4%                | 45                | - 11.8%               |
| <b>Feb-2026</b> | <b>887</b>    | <b>+ 2.3%</b>         | <b>41</b>         | <b>- 22.6%</b>        |
| 12-Month Avg    | 1,065         | + 3.6%                | 56                | - 8.2%                |

## Historical Closed Sales by Month

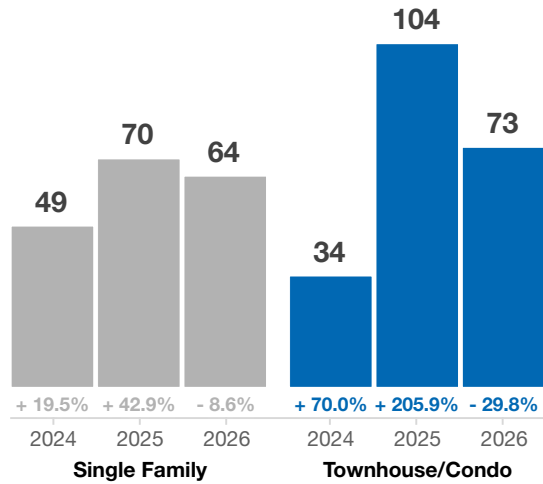


# Days on Market Until Sale

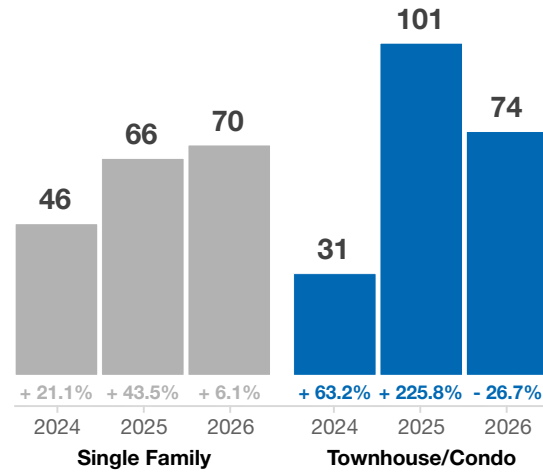
Average number of days between when a property is listed and when an offer is accepted in a given month.



## February



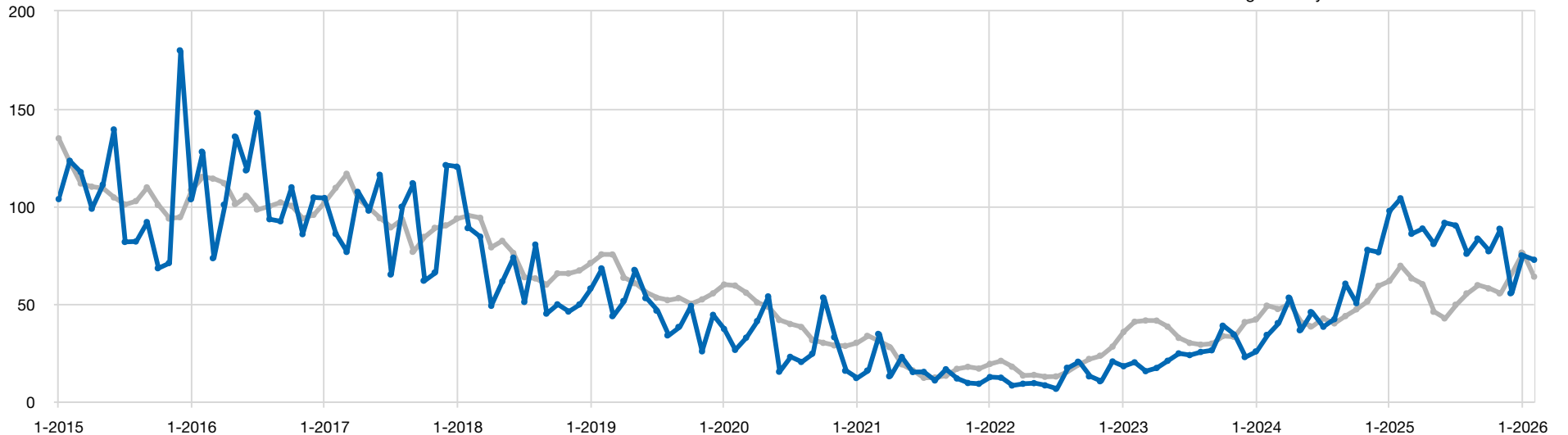
## Year to Date



| Days on Market  | Single Family | Year-Over-Year Change | Townhouse / Condo | Year-Over-Year Change |
|-----------------|---------------|-----------------------|-------------------|-----------------------|
| Mar-2025        | 63            | + 34.0%               | 86                | + 115.0%              |
| Apr-2025        | 60            | + 20.0%               | 89                | + 67.9%               |
| May-2025        | 46            | + 12.2%               | 81                | + 118.9%              |
| Jun-2025        | 43            | + 13.2%               | 92                | + 100.0%              |
| Jul-2025        | 50            | + 16.3%               | 90                | + 136.8%              |
| Aug-2025        | 55            | + 37.5%               | 76                | + 81.0%               |
| Sep-2025        | 60            | + 36.4%               | 83                | + 38.3%               |
| Oct-2025        | 58            | + 23.4%               | 77                | + 54.0%               |
| Nov-2025        | 55            | + 7.8%                | 89                | + 14.1%               |
| Dec-2025        | 66            | + 11.9%               | 55                | - 27.6%               |
| Jan-2026        | 76            | + 22.6%               | 75                | - 23.5%               |
| <b>Feb-2026</b> | <b>64</b>     | <b>- 8.6%</b>         | <b>73</b>         | <b>- 29.8%</b>        |
| 12-Month Avg*   | 57            | + 18.1%               | 81                | + 36.4%               |

\* Days on Market for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

## Historical Days on Market Until Sale by Month

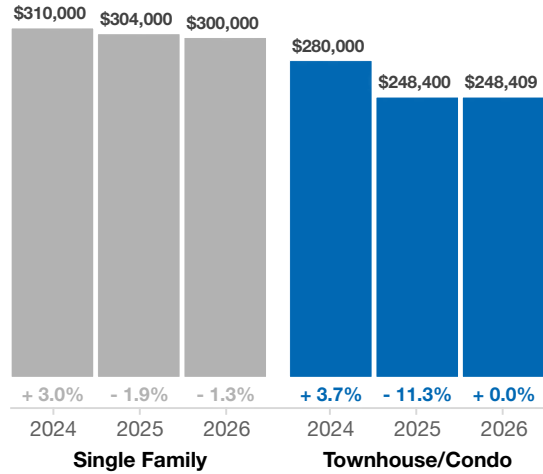


# Median Sales Price

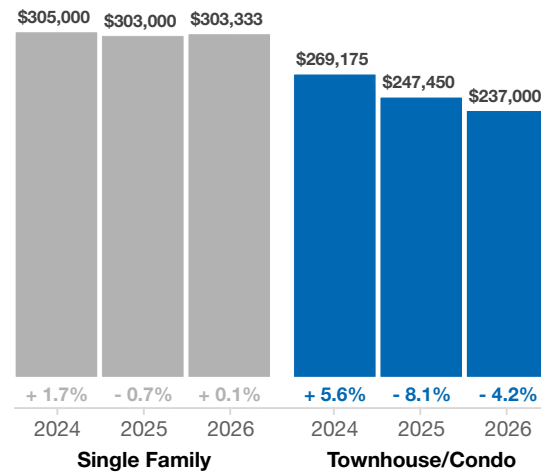
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## February



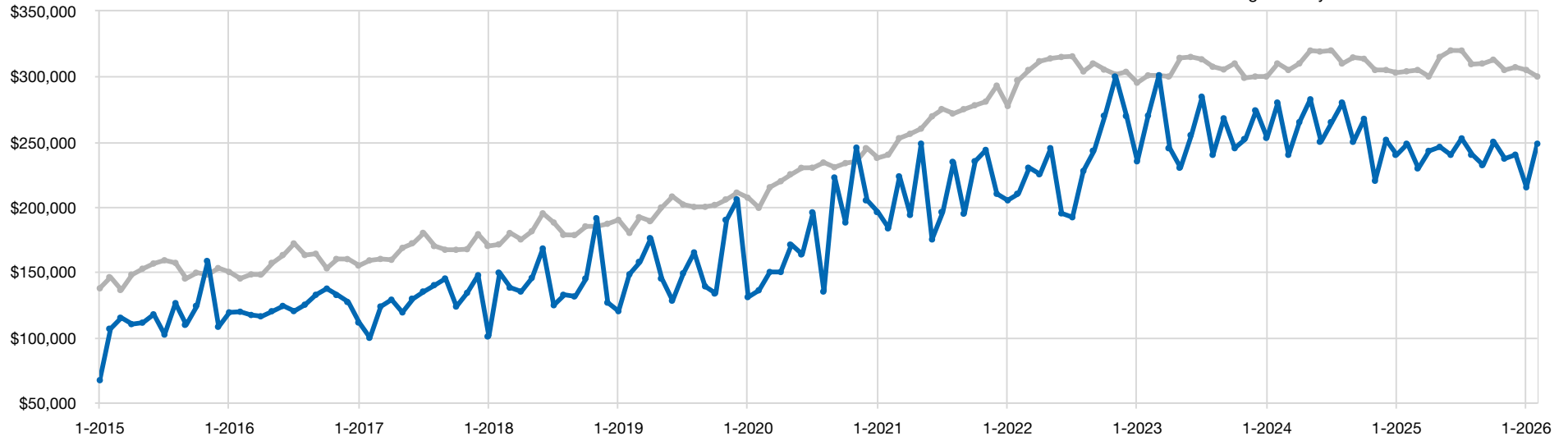
## Year to Date



| Median Sales Price | Single Family    | Year-Over-Year Change | Townhouse / Condo | Year-Over-Year Change |
|--------------------|------------------|-----------------------|-------------------|-----------------------|
| Mar-2025           | \$305,000        | 0.0%                  | \$229,500         | - 4.3%                |
| Apr-2025           | \$300,000        | - 3.2%                | \$242,900         | - 8.3%                |
| May-2025           | \$315,000        | - 1.5%                | \$246,000         | - 12.9%               |
| Jun-2025           | \$319,994        | + 0.3%                | \$239,900         | - 4.0%                |
| Jul-2025           | \$319,900        | - 0.0%                | \$252,500         | - 4.7%                |
| Aug-2025           | \$309,468        | - 0.2%                | \$239,950         | - 14.3%               |
| Sep-2025           | \$310,000        | - 1.5%                | \$232,000         | - 7.2%                |
| Oct-2025           | \$312,900        | - 0.2%                | \$249,900         | - 6.6%                |
| Nov-2025           | \$304,995        | - 0.0%                | \$237,000         | + 7.7%                |
| Dec-2025           | \$307,150        | + 0.7%                | \$240,000         | - 4.5%                |
| Jan-2026           | \$305,000        | + 0.7%                | \$215,000         | - 10.4%               |
| <b>Feb-2026</b>    | <b>\$300,000</b> | <b>- 1.3%</b>         | <b>\$248,409</b>  | <b>+ 0.0%</b>         |
| 12-Month Avg*      | \$310,000        | 0.0%                  | \$240,000         | - 4.8%                |

\* Median Sales Price for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

## Historical Median Sales Price by Month

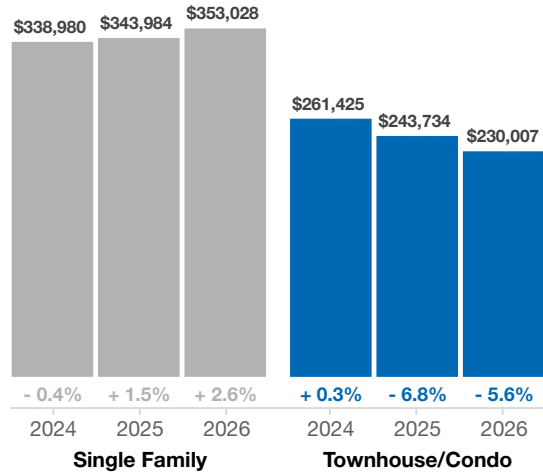


# Average Sales Price

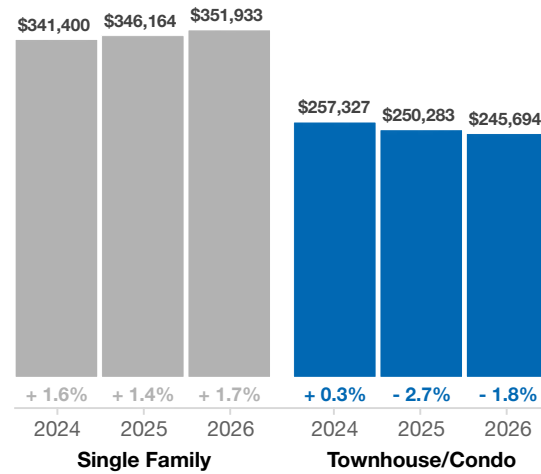
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## February



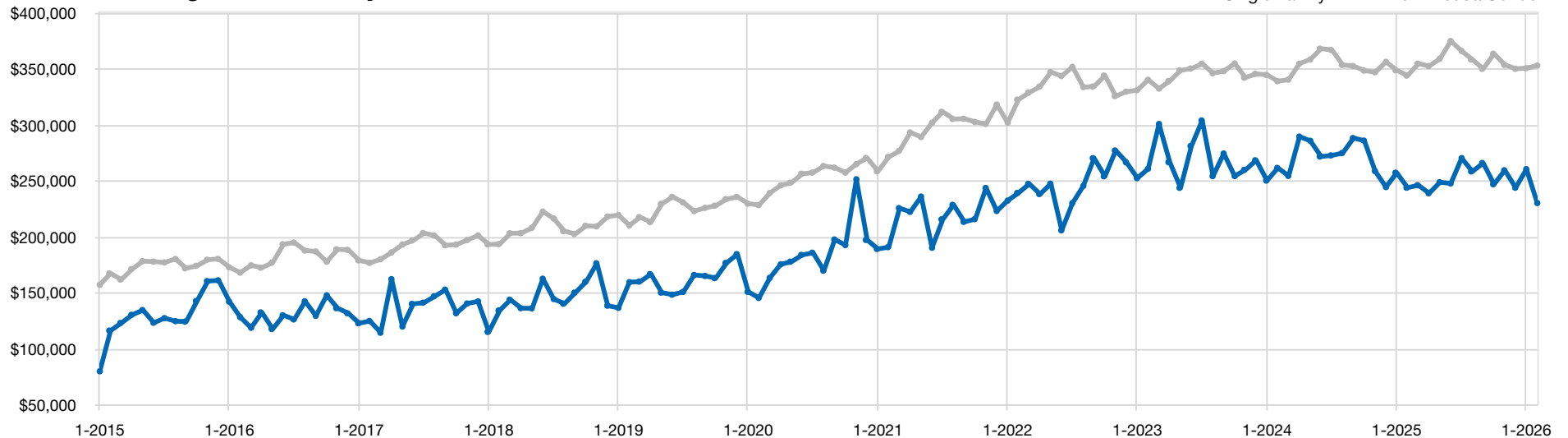
## Year to Date



| Avg. Sales Price | Single Family    | Year-Over-Year Change | Townhouse / Condo | Year-Over-Year Change |
|------------------|------------------|-----------------------|-------------------|-----------------------|
| Mar-2025         | \$354,675        | + 4.2%                | \$245,932         | - 3.3%                |
| Apr-2025         | \$352,499        | - 0.6%                | \$238,742         | - 17.5%               |
| May-2025         | \$359,032        | + 0.2%                | \$248,645         | - 13.0%               |
| Jun-2025         | \$374,917        | + 1.9%                | \$247,489         | - 8.9%                |
| Jul-2025         | \$366,007        | - 0.3%                | \$270,144         | - 0.9%                |
| Aug-2025         | \$358,329        | + 1.3%                | \$258,263         | - 6.0%                |
| Sep-2025         | \$350,039        | - 0.7%                | \$265,767         | - 7.8%                |
| Oct-2025         | \$363,554        | + 4.3%                | \$246,803         | - 13.6%               |
| Nov-2025         | \$353,656        | + 1.9%                | \$259,299         | + 0.3%                |
| Dec-2025         | \$350,100        | - 1.7%                | \$243,715         | - 0.2%                |
| Jan-2026         | \$350,663        | + 0.5%                | \$260,311         | + 1.3%                |
| <b>Feb-2026</b>  | <b>\$353,028</b> | <b>+ 2.6%</b>         | <b>\$230,007</b>  | <b>- 5.6%</b>         |
| 12-Month Avg*    | \$357,580        | + 1.0%                | \$251,453         | - 6.7%                |

\* Avg. Sales Price for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

## Historical Average Sales Price by Month

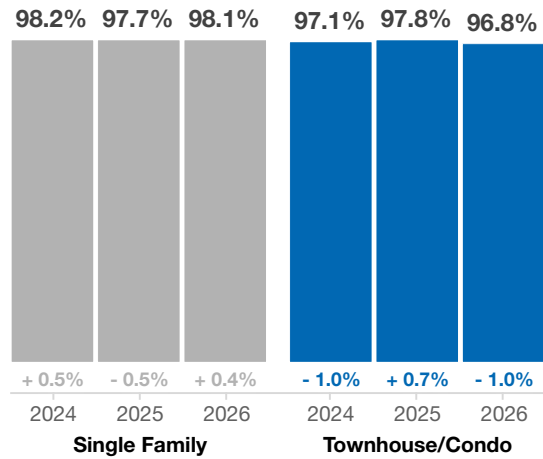


# Percent of List Price Received

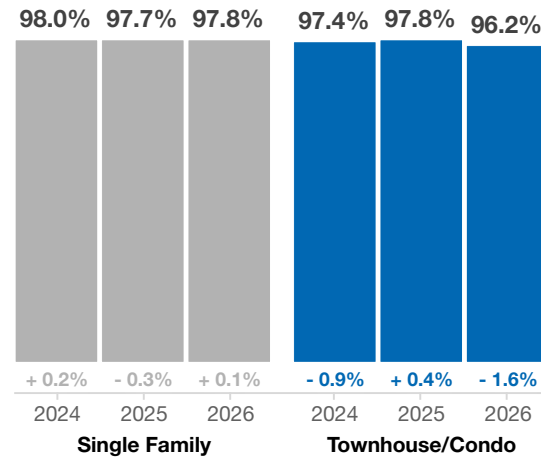
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## February



## Year to Date



| Pct. of List Price Received | Single Family | Year-Over-Year Change | Townhouse / Condo | Year-Over-Year Change |
|-----------------------------|---------------|-----------------------|-------------------|-----------------------|
| Mar-2025                    | 98.1%         | -0.1%                 | 97.8%             | -0.5%                 |
| Apr-2025                    | 97.9%         | -0.3%                 | 98.1%             | 0.0%                  |
| May-2025                    | 98.2%         | -0.3%                 | 98.0%             | -1.0%                 |
| Jun-2025                    | 98.1%         | -0.6%                 | 97.6%             | -0.1%                 |
| Jul-2025                    | 97.9%         | -0.4%                 | 97.7%             | -0.8%                 |
| Aug-2025                    | 97.7%         | -0.4%                 | 97.6%             | -0.5%                 |
| Sep-2025                    | 98.1%         | -0.2%                 | 97.7%             | -1.2%                 |
| Oct-2025                    | 97.9%         | +0.3%                 | 97.5%             | -1.0%                 |
| Nov-2025                    | 97.9%         | +0.2%                 | 97.2%             | +5.3%                 |
| Dec-2025                    | 97.6%         | 0.0%                  | 98.2%             | +0.5%                 |
| Jan-2026                    | 97.3%         | -0.4%                 | 95.8%             | -2.1%                 |
| <b>Feb-2026</b>             | <b>98.1%</b>  | <b>+0.4%</b>          | <b>96.8%</b>      | <b>-1.0%</b>          |
| 12-Month Avg*               | 97.9%         | -0.2%                 | 97.5%             | +0.0%                 |

\* Pct. of List Price Received for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

## Historical Percent of List Price Received by Month

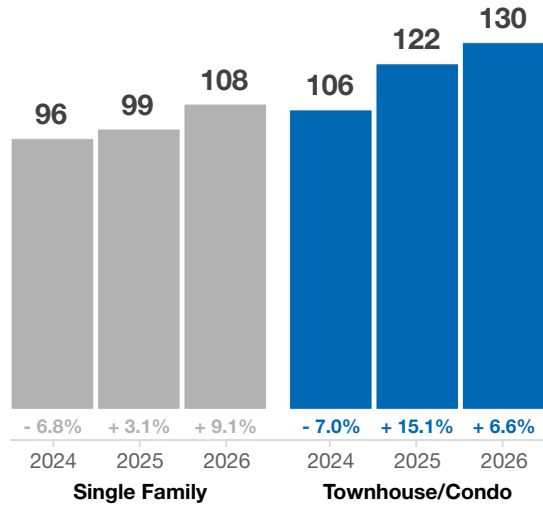


# Housing Affordability Index

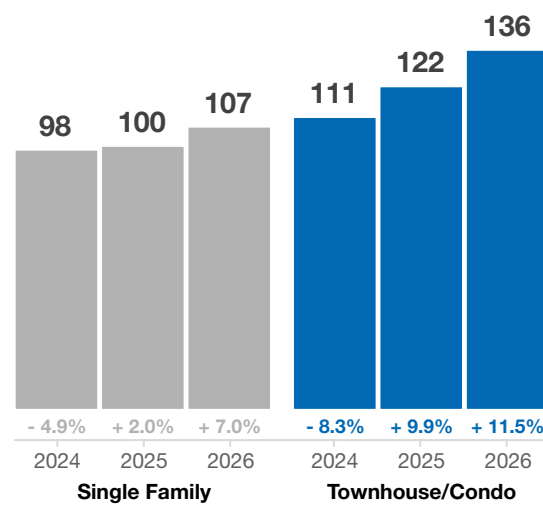
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



## February

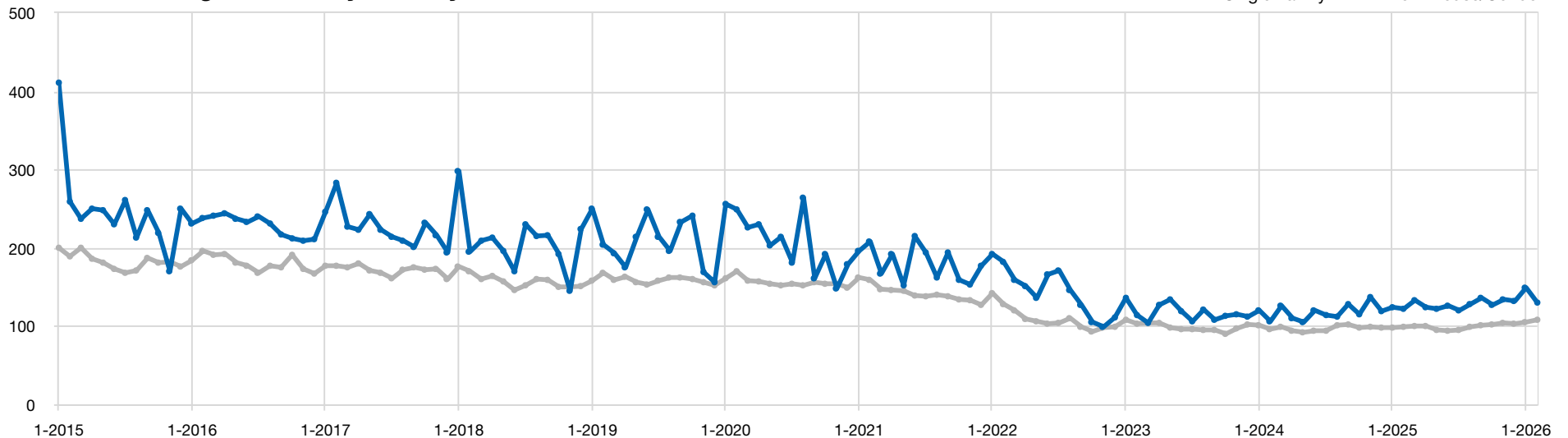


## Year to Date



| Affordability Index | Single Family | Year-Over-Year Change | Townhouse / Condo | Year-Over-Year Change |
|---------------------|---------------|-----------------------|-------------------|-----------------------|
| Mar-2025            | 100           | + 1.0%                | 133               | + 5.6%                |
| Apr-2025            | 100           | + 6.4%                | 124               | + 12.7%               |
| May-2025            | 95            | + 3.3%                | 122               | + 16.2%               |
| Jun-2025            | 94            | 0.0%                  | 126               | + 5.0%                |
| Jul-2025            | 95            | + 1.1%                | 120               | + 5.3%                |
| Aug-2025            | 99            | - 2.0%                | 128               | + 14.3%               |
| Sep-2025            | 101           | - 1.0%                | 136               | + 6.3%                |
| Oct-2025            | 102           | + 4.1%                | 127               | + 10.4%               |
| Nov-2025            | 104           | + 5.1%                | 134               | - 2.2%                |
| Dec-2025            | 103           | + 5.1%                | 132               | + 10.9%               |
| Jan-2026            | 105           | + 7.1%                | 149               | + 20.2%               |
| <b>Feb-2026</b>     | <b>108</b>    | <b>+ 9.1%</b>         | <b>130</b>        | <b>+ 6.6%</b>         |
| 12-Month Avg        | 101           | + 4.1%                | 130               | + 9.2%                |

## Historical Housing Affordability Index by Month

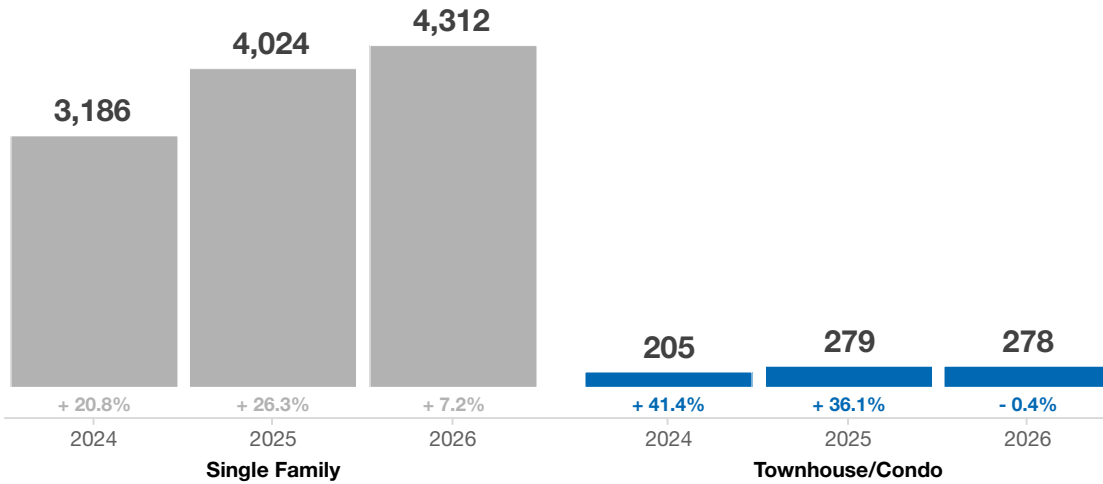


# Inventory of Homes for Sale

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

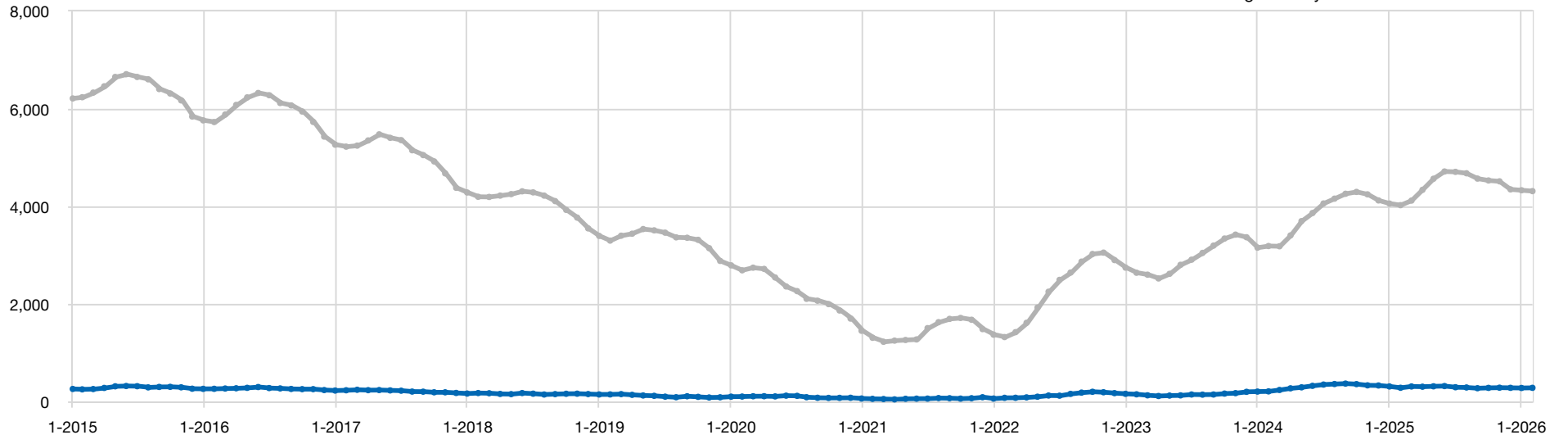


## February



| Homes for Sale  | Single Family | Year-Over-Year Change | Townhouse / Condo | Year-Over-Year Change |
|-----------------|---------------|-----------------------|-------------------|-----------------------|
| Mar-2025        | 4,118         | + 29.5%               | 306               | + 30.8%               |
| Apr-2025        | 4,339         | + 27.5%               | 301               | + 12.3%               |
| May-2025        | 4,566         | + 23.5%               | 309               | + 7.3%                |
| Jun-2025        | 4,715         | + 22.1%               | 314               | - 1.6%                |
| Jul-2025        | 4,707         | + 16.0%               | 290               | - 15.9%               |
| Aug-2025        | 4,678         | + 12.5%               | 285               | - 19.9%               |
| Sep-2025        | 4,569         | + 7.3%                | 270               | - 26.0%               |
| Oct-2025        | 4,531         | + 5.5%                | 277               | - 21.8%               |
| Nov-2025        | 4,513         | + 6.3%                | 281               | - 14.6%               |
| Dec-2025        | 4,348         | + 5.5%                | 278               | - 14.7%               |
| Jan-2026        | 4,330         | + 6.7%                | 275               | - 10.1%               |
| <b>Feb-2026</b> | <b>4,312</b>  | <b>+ 7.2%</b>         | <b>278</b>        | <b>- 0.4%</b>         |
| 12-Month Avg    | 4,477         | + 13.4%               | 289               | - 8.0%                |

## Historical Inventory of Homes for Sale by Month

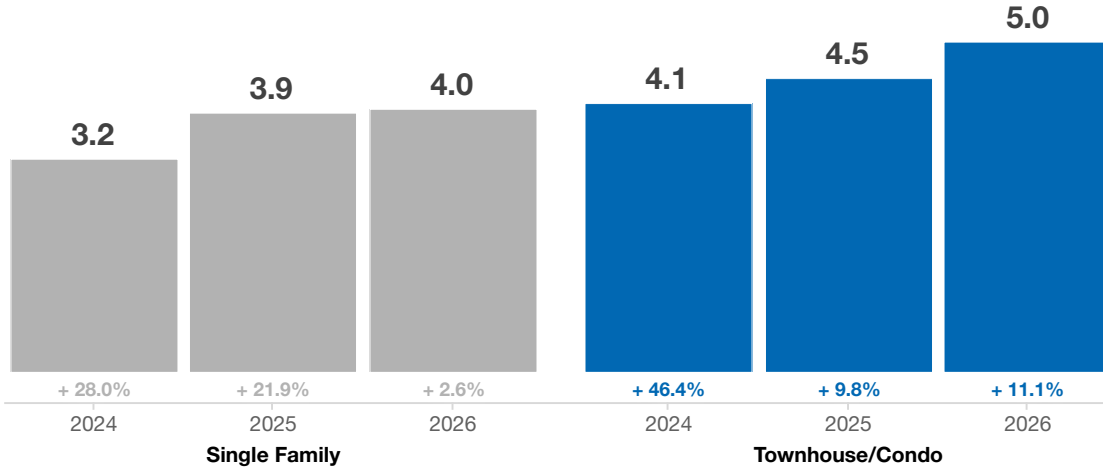


# Months Supply of Inventory

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.



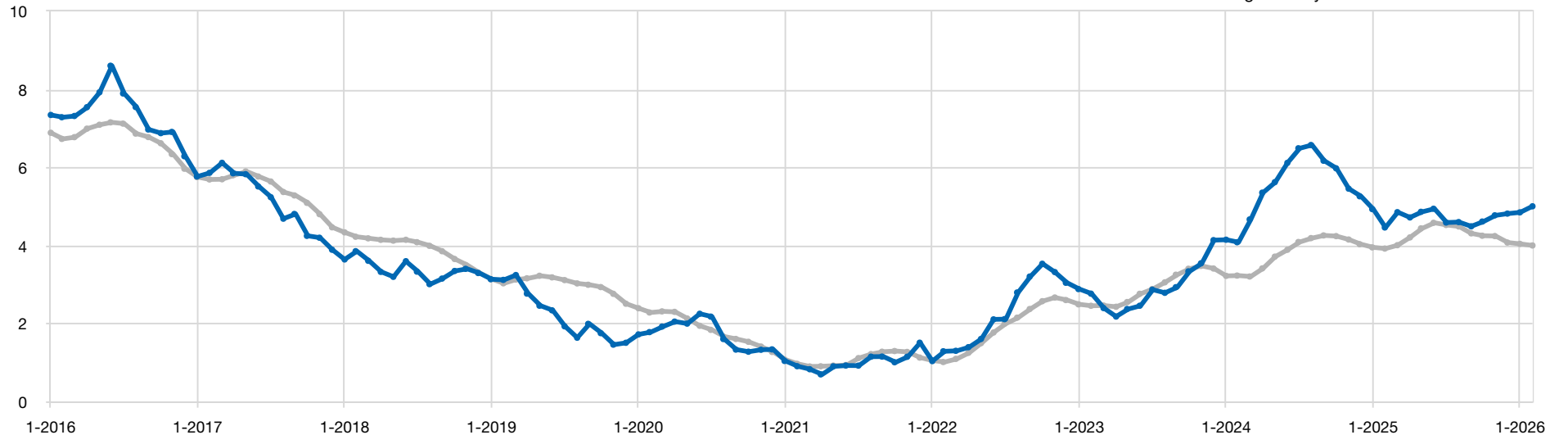
## February



| Months Supply   | Single Family | Year-Over-Year Change | Townhouse / Condo | Year-Over-Year Change |
|-----------------|---------------|-----------------------|-------------------|-----------------------|
| Mar-2025        | 4.0           | + 25.0%               | 4.9               | + 4.3%                |
| Apr-2025        | 4.2           | + 23.5%               | 4.7               | - 13.0%               |
| May-2025        | 4.4           | + 18.9%               | 4.9               | - 12.5%               |
| Jun-2025        | 4.6           | + 17.9%               | 4.9               | - 19.7%               |
| Jul-2025        | 4.5           | + 9.8%                | 4.6               | - 29.2%               |
| Aug-2025        | 4.5           | + 7.1%                | 4.6               | - 30.3%               |
| Sep-2025        | 4.3           | 0.0%                  | 4.5               | - 27.4%               |
| Oct-2025        | 4.2           | 0.0%                  | 4.6               | - 23.3%               |
| Nov-2025        | 4.2           | + 2.4%                | 4.8               | - 12.7%               |
| Dec-2025        | 4.1           | + 2.5%                | 4.8               | - 9.4%                |
| Jan-2026        | 4.0           | + 2.6%                | 4.8               | - 2.0%                |
| <b>Feb-2026</b> | <b>4.0</b>    | <b>+ 2.6%</b>         | <b>5.0</b>        | <b>+ 11.1%</b>        |
| 12-Month Avg*   | 4.3           | + 8.8%                | 4.8               | - 14.9%               |

\* Months Supply for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

## Historical Months Supply of Inventory by Month



# All Properties Combined

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



| Key Metrics                           | Historical Sparkbars | 2-2025    | 2-2026           | % Change | YTD 2025  | YTD 2026         | % Change |
|---------------------------------------|----------------------|-----------|------------------|----------|-----------|------------------|----------|
| <b>New Listings</b>                   |                      | 1,391     | <b>1,452</b>     | + 4.4%   | 2,708     | <b>2,940</b>     | + 8.6%   |
| <b>Pending Sales</b>                  |                      | 1,092     | <b>1,157</b>     | + 6.0%   | 2,106     | <b>2,212</b>     | + 5.0%   |
| <b>Closed Sales</b>                   |                      | 920       | <b>928</b>       | + 0.9%   | 1,686     | <b>1,734</b>     | + 2.8%   |
| <b>Days on Market Until Sale</b>      |                      | 72        | <b>64</b>        | - 11.1%  | 68        | <b>70</b>        | + 2.9%   |
| <b>Median Sales Price</b>             |                      | \$299,900 | <b>\$296,853</b> | - 1.0%   | \$299,900 | <b>\$299,900</b> | 0.0%     |
| <b>Average Sales Price</b>            |                      | \$338,177 | <b>\$347,569</b> | + 2.8%   | \$340,225 | <b>\$346,711</b> | + 1.9%   |
| <b>Percent of List Price Received</b> |                      | 97.7%     | <b>98.1%</b>     | + 0.4%   | 97.7%     | <b>97.7%</b>     | 0.0%     |
| <b>Housing Affordability Index</b>    |                      | 101       | <b>109</b>       | + 7.9%   | 101       | <b>108</b>       | + 6.9%   |
| <b>Inventory of Homes for Sale</b>    |                      | 4,303     | <b>4,590</b>     | + 6.7%   | —         | —                | —        |
| <b>Months Supply of Inventory</b>     |                      | 3.9       | <b>4.0</b>       | + 2.6%   | —         | —                | —        |