

September 2020

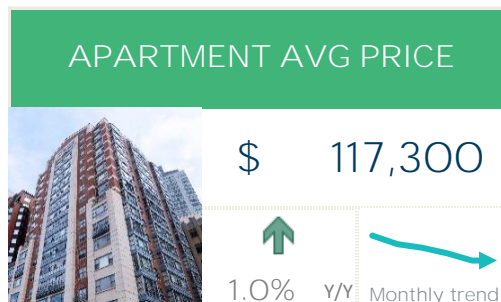
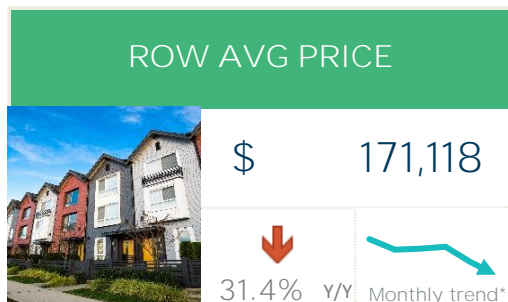
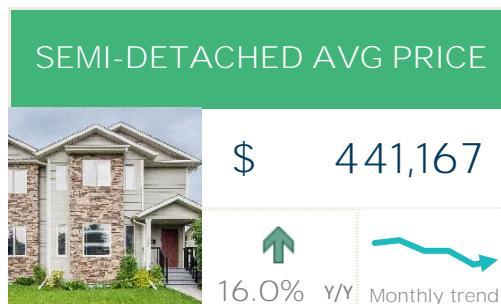
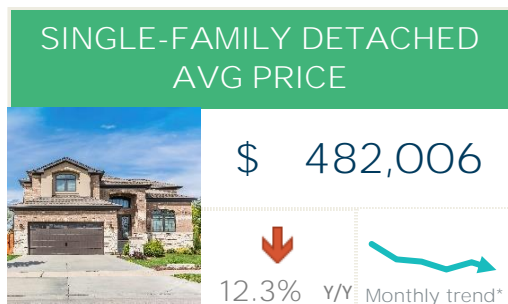
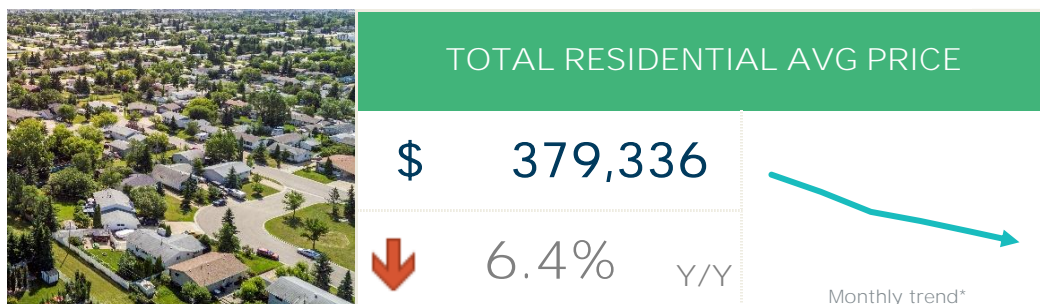
In September, there were only 381 units available in inventory making it the lowest September inventory since 2001. The decline in inventory is likely one factor contributing to the pullback in September sales.

For the second month in a row, sales activity in the area eased compared to the previous year. While September sales slowed, this was not consistent across all price ranges, as sales notably improved for homes priced between \$400,000 - \$499,999.

As the decline in inventory has outpaced the decline in sales, the months of supply fell just below five months, this is the lowest level recorded for September since 2011.

Despite the tightening in the market conditions, prices have remained lower than last year's level. Some of this price decline can be related to the change in sales distribution with more home sales occurring in the lower price ranges.

\*The six month monthly trend is based on a moving average  
Data source: Pillar 9



## September 2020

### September 2020

	Sales		New Listings		Inventory		S/NL	Months of Supply		Average Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Single Family Detached	50	2%	86	-20%	240	-29%	58%	4.80	-29%	\$482,006	-12%
Mobile with Land	5	-44%	3	-84%	12	-80%	167%	2.40	-80%	\$260,585	16%
Row	11	83%	13	-7%	45	-34%	85%	4.09	-34%	\$171,118	-31%
Apartment	10	-33%	18	-31%	74	-24%	56%	7.40	-24%	\$117,300	1%
<b>Total Residential</b>	<b>82</b>	<b>-5%</b>	<b>124</b>	<b>-30%</b>	<b>381</b>	<b>-36%</b>	<b>66%</b>	<b>4.65</b>	<b>-36%</b>	<b>\$379,336</b>	<b>-6%</b>

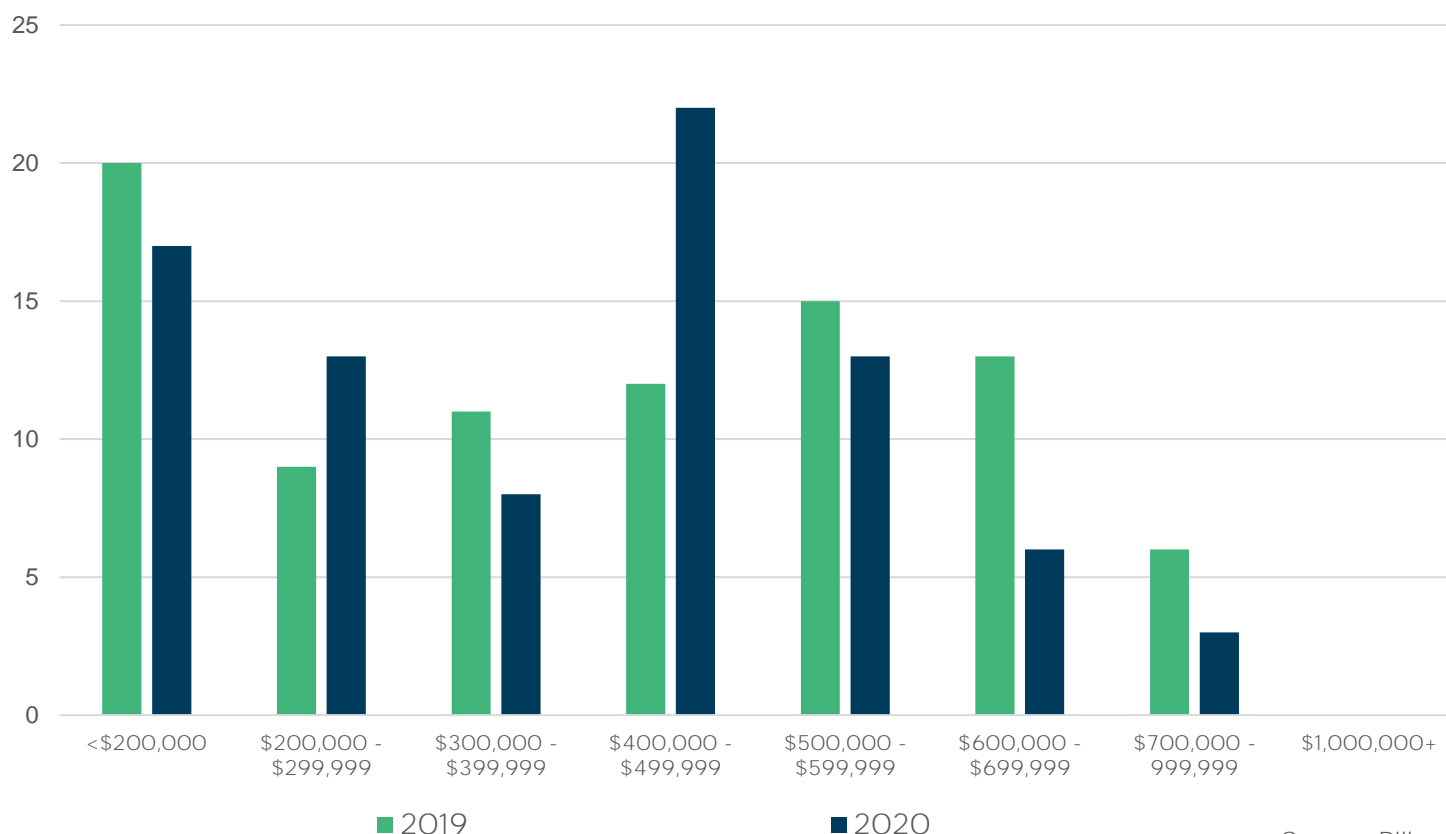
### Year-to-Date

### September 2020

	Sales		New Listings		Inventory		S/NL	Months of Supply		Average Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Single Family Detached	420	-2%	756	-15%	252	-23%	56%	5.39	-21%	\$499,603	-7%
Mobile with Land	58	-38%	71	-59%	31	-39%	82%	4.74	-1%	\$225,118	-12%
Row	95	0%	138	-30%	62	-22%	69%	5.88	-22%	\$213,747	-15%
Apartment	88	-33%	219	-12%	90	-24%	40%	9.20	14%	\$124,121	-20%
<b>Total Residential</b>	<b>712</b>	<b>-12%</b>	<b>1251</b>	<b>-22%</b>	<b>460</b>	<b>-25%</b>	<b>57%</b>	<b>5.81</b>	<b>-14%</b>	<b>\$380,720</b>	<b>-5%</b>

## Residential Sales by Price Range

September



Source: Pillar 9