

# Quarterly Indicators

## Orange County



### Q1-2019

In addition to the quandary of ongoing housing price increases and affordability concerns in many U.S. markets, the first quarter of 2019 saw a fair share of adverse weather as well. Sales totals were mixed across the nation and sometimes dependent on what was a persistent wintry mix, especially in the Great Plains, Midwest and Northeast. Meanwhile, new listings and total homes for sale have been trending lower in year-over-year comparisons in many areas, and last year's marks were already quite low.

- Single-Family Closed Sales were down 2.7 percent to 752.
- Condos Closed Sales were up 24.5 percent to 117.
- Co-ops Closed Sales were up 33.3 percent to 4.
- Single-Family Median Sales Price increased 4.1 percent to \$249,950.
- Condos Median Sales Price increased 11.3 percent to \$170,000.
- Co-ops Median Sales Price decreased 32.1 percent to \$47,500.

The Federal Reserve recently announced that no further interest rate hikes are planned for 2019. Given the fact that the federal funds rate has increased nine times over the past three years, this was welcome news for U.S. consumers, which carry an approximate average of \$6,000 in revolving credit card debt per household. Fed actions also tend to affect mortgage rates, so the pause in rate hikes was also welcome news to the residential real estate industry.

### Quarterly Snapshot

**+ 0.3%**      **- 5.7%**      **+ 3.0%**

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
+ 0.3%	- 5.7%	+ 3.0%

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	Q1-2018	Q1-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
<b>New Listings</b>	<p>1,642 (Q2-2016), 1,410 (Q3-2016), 958 (Q4-2016), 1,234 (Q1-2017), 1,737 (Q2-2017), 1,417 (Q3-2017), 970 (Q4-2017), 1,142 (Q1-2018), 1,793 (Q2-2018), 1,518 (Q3-2018), 945 (Q4-2018), 1,171 (Q1-2019)</p>	1,142	<b>1,171</b>	+ 2.5%	1,142	<b>1,171</b>	+ 2.5%
<b>Pending Sales</b>	<p>1,004 (Q2-2016), 959 (Q3-2016), 816 (Q4-2016), 792 (Q1-2017), 1,132 (Q2-2017), 1,034 (Q3-2017), 946 (Q4-2017), 754 (Q1-2018), 1,099 (Q2-2018), 1,038 (Q3-2018), 867 (Q4-2018), 848 (Q1-2019)</p>	754	<b>848</b>	+ 12.5%	754	<b>848</b>	+ 12.5%
<b>Closed Sales</b>	<p>846 (Q2-2016), 1,034 (Q3-2016), 929 (Q4-2016), 769 (Q1-2017), 926 (Q2-2017), 1,114 (Q3-2017), 1,027 (Q4-2017), 773 (Q1-2018), 955 (Q2-2018), 1,074 (Q3-2018), 1,032 (Q4-2018), 752 (Q1-2019)</p>	773	<b>752</b>	- 2.7%	773	<b>752</b>	- 2.7%
<b>Days on Market</b>	<p>135 (Q2-2016), 115 (Q3-2016), 121 (Q4-2016), 127 (Q1-2017), 113 (Q2-2017), 96 (Q3-2017), 99 (Q4-2017), 114 (Q1-2018), 104 (Q2-2018), 85 (Q3-2018), 89 (Q4-2018), 102 (Q1-2019)</p>	114	<b>102</b>	- 10.5%	114	<b>102</b>	- 10.5%
<b>Median Sales Price</b>	<p>\$220,000 (Q2-2016), \$245,000 (Q3-2016), \$233,250 (Q4-2016), \$230,000 (Q1-2017), \$235,000 (Q2-2017), \$250,000 (Q3-2017), \$250,000 (Q4-2017), \$240,000 (Q1-2018), \$250,375 (Q2-2018), \$275,000 (Q3-2018), \$258,050 (Q4-2018), \$249,950 (Q1-2019)</p>	\$240,000	<b>\$249,950</b>	+ 4.1%	\$240,000	<b>\$249,950</b>	+ 4.1%
<b>Average Sales Price</b>	<p>\$228,874 (Q2-2016), \$263,647 (Q3-2016), \$253,400 (Q4-2016), \$247,380 (Q1-2017), \$249,205 (Q2-2017), \$265,066 (Q3-2017), \$262,682 (Q4-2017), \$280,042 (Q1-2018), \$274,619 (Q2-2018), \$303,831 (Q3-2018), \$276,807 (Q4-2018), \$264,683 (Q1-2019)</p>	\$260,042	<b>\$264,683</b>	+ 1.8%	\$260,042	<b>\$264,683</b>	+ 1.8%
<b>Pct. of Orig. Price Received</b>	<p>91.8% (Q2-2016), 93.6% (Q3-2016), 92.6% (Q4-2016), 91.3% (Q1-2017), 94.0% (Q2-2017), 95.2% (Q3-2017), 94.6% (Q4-2017), 93.7% (Q1-2018), 94.5% (Q2-2018), 95.9% (Q3-2018), 94.2% (Q4-2018), 93.4% (Q1-2019)</p>	93.7%	<b>93.4%</b>	- 0.3%	93.7%	<b>93.4%</b>	- 0.3%
<b>Housing Affordability Index</b>	<p>194 (Q2-2016), 176 (Q3-2016), 178 (Q4-2016), 180 (Q1-2017), 182 (Q2-2017), 169 (Q3-2017), 171 (Q4-2017), 171 (Q1-2018), 161 (Q2-2018), 147 (Q3-2018), 148 (Q4-2018), 162 (Q1-2019)</p>	171	<b>162</b>	- 5.3%	171	<b>162</b>	- 5.3%
<b>Inventory of Homes for Sale</b>	<p>2,500 (Q2-2016), 2,382 (Q3-2016), 1,945 (Q4-2016), 1,916 (Q1-2017), 2,118 (Q2-2017), 2,031 (Q3-2017), 1,584 (Q4-2017), 1,600 (Q1-2018), 1,967 (Q2-2018), 1,983 (Q3-2018), 1,568 (Q4-2018), 1,519 (Q1-2019)</p>	1,600	<b>1,519</b>	- 5.1%	--	--	--
<b>Months Supply of Inventory</b>	<p>9.1 (Q2-2016), 8.3 (Q3-2016), 6.6 (Q4-2016), 6.4 (Q1-2017), 6.9 (Q2-2017), 6.5 (Q3-2017), 4.9 (Q4-2017), 5.0 (Q1-2018), 6.2 (Q2-2018), 6.2 (Q3-2018), 5.0 (Q4-2018), 4.7 (Q1-2019)</p>	5.0	<b>4.7</b>	- 6.0%	--	--	--

# 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	Q1-2018	Q1-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
<b>New Listings</b>		122	<b>148</b>	+ 21.3%	122	<b>148</b>	+ 21.3%
<b>Pending Sales</b>		75	<b>104</b>	+ 38.7%	75	<b>104</b>	+ 38.7%
<b>Closed Sales</b>		94	<b>117</b>	+ 24.5%	94	<b>117</b>	+ 24.5%
<b>Days on Market</b>		89	<b>71</b>	- 20.2%	89	<b>71</b>	- 20.2%
<b>Median Sales Price</b>		\$152,750	<b>\$170,000</b>	+ 11.3%	\$152,750	<b>\$170,000</b>	+ 11.3%
<b>Average Sales Price</b>		\$160,899	<b>\$171,376</b>	+ 6.5%	\$160,899	<b>\$171,376</b>	+ 6.5%
<b>Pct. of Orig. Price Received</b>		94.7%	<b>96.4%</b>	+ 1.8%	94.7%	<b>96.4%</b>	+ 1.8%
<b>Housing Affordability Index</b>		268	<b>239</b>	- 10.8%	268	<b>239</b>	- 10.8%
<b>Inventory of Homes for Sale</b>		131	<b>114</b>	- 13.0%	--	--	--
<b>Months Supply of Inventory</b>		3.3	<b>2.6</b>	- 21.2%	--	--	--

# 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.

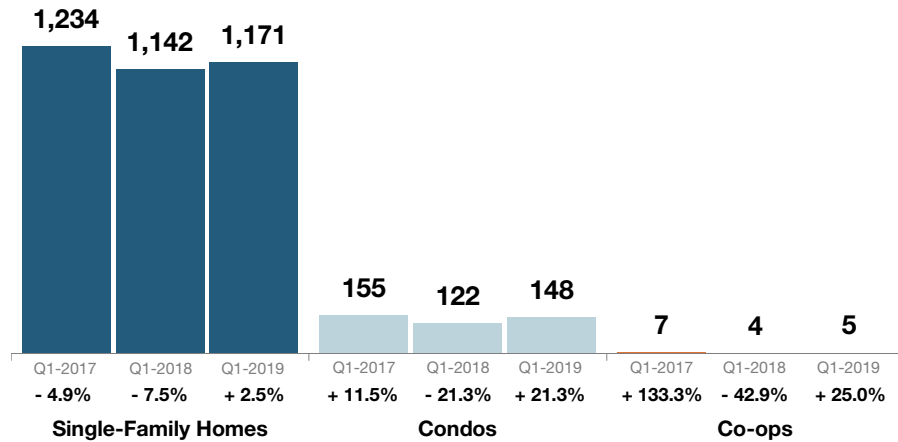


Key Metrics	Historical Sparkbars	Q1-2018	Q1-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
<b>New Listings</b>	<p>Q2-2016: 0, Q4-2016: 2, Q2-2017: 4, Q4-2017: 4, Q2-2018: 10, Q4-2018: 5</p>	4	5	+ 25.0%	4	5	+ 25.0%
<b>Pending Sales</b>	<p>Q2-2016: 1, Q4-2016: 4, Q2-2017: 7, Q4-2017: 2, Q2-2018: 6, Q4-2018: 8</p>	2	8	+ 300.0%	2	8	+ 300.0%
<b>Closed Sales</b>	<p>Q2-2016: 1, Q4-2016: 4, Q2-2017: 6, Q4-2017: 3, Q2-2018: 9, Q4-2018: 4</p>	3	4	+ 33.3%	3	4	+ 33.3%
<b>Days on Market</b>	<p>Q2-2016: 194, Q4-2016: 293, Q2-2017: 84, Q4-2017: 133, Q2-2018: 0, Q4-2018: 60</p>	97	60	- 38.1%	97	60	- 38.1%
<b>Median Sales Price</b>	<p>Q2-2016: \$36,000, Q4-2016: \$55,000, Q2-2017: \$54,500, Q4-2017: \$49,900, Q2-2018: \$0, Q4-2018: \$47,500</p>	\$70,000	\$47,500	- 32.1%	\$70,000	\$47,500	- 32.1%
<b>Average Sales Price</b>	<p>Q2-2016: \$36,000, Q4-2016: \$35,000, Q2-2017: \$52,667, Q4-2017: \$48,967, Q2-2018: \$0, Q4-2018: \$61,250</p>	\$83,333	\$61,250	- 26.5%	\$83,333	\$61,250	- 26.5%
<b>Pct. of Orig. Price Received</b>	<p>Q2-2016: 102.9%, Q4-2016: 91.2%, Q2-2017: 94.9%, Q4-2017: 90.2%, Q2-2018: 0.0%, Q4-2018: 86.7%</p>	92.7%	97.0%	+ 4.6%	92.7%	97.0%	+ 4.6%
<b>Housing Affordability Index</b>	<p>Q2-2016: 1,185, Q4-2016: 1,189, Q2-2017: 783, Q4-2017: 854, Q2-2018: 0, Q4-2018: 855</p>	585	855	+ 46.2%	585	855	+ 46.2%
<b>Inventory of Homes for Sale</b>	<p>Q2-2016: 8, Q4-2016: 4, Q2-2017: 2, Q4-2017: 4, Q2-2018: 7, Q4-2018: 3</p>	3	3	0.0%	--	--	--
<b>Months Supply of Inventory</b>	<p>Q2-2016: 5.7, Q4-2016: 2.9, Q2-2017: 1.1, Q4-2017: 2.0, Q2-2018: 3.5, Q4-2018: 1.2</p>	1.4	1.2	- 14.3%	--	--	--

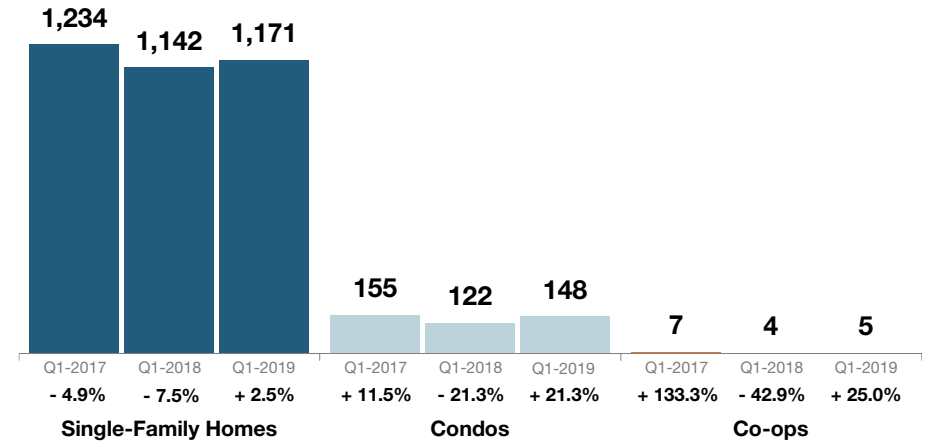
# New Listings

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

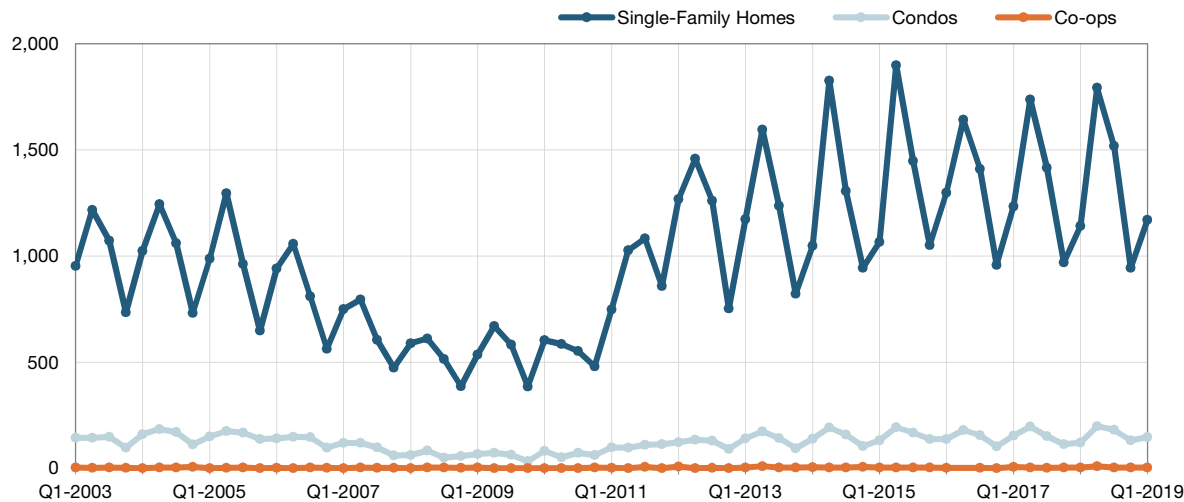
## Q1-2019



## Year to Date



## Historical New Listings by Quarter



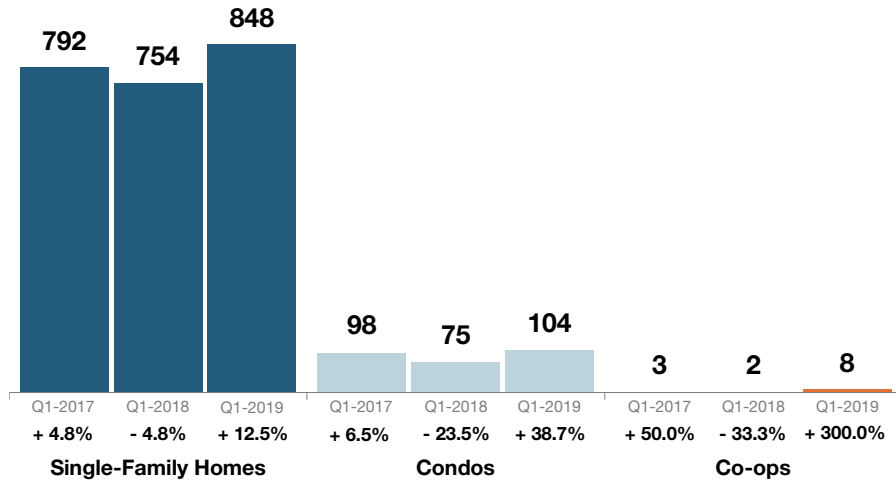
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q2-2016	1,642	181	0
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
<b>Q1-2019</b>	<b>1,171</b>	<b>148</b>	<b>5</b>

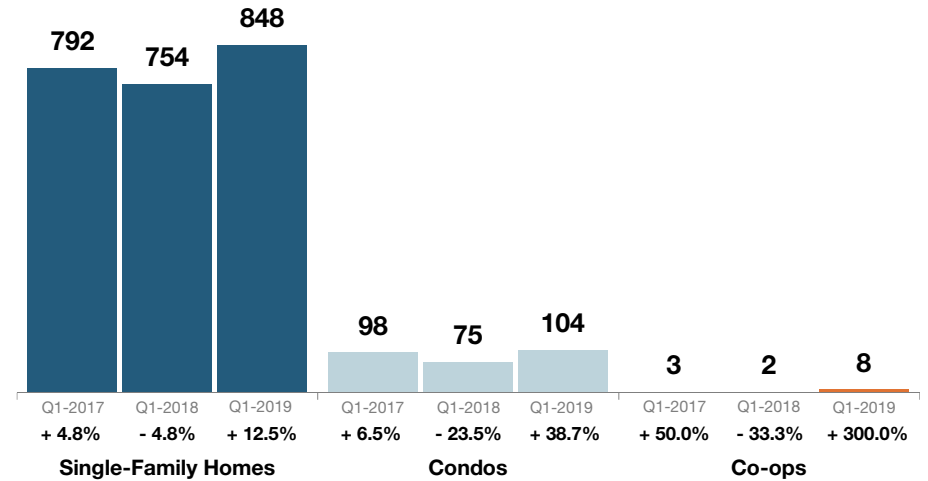
# Pending Sales

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

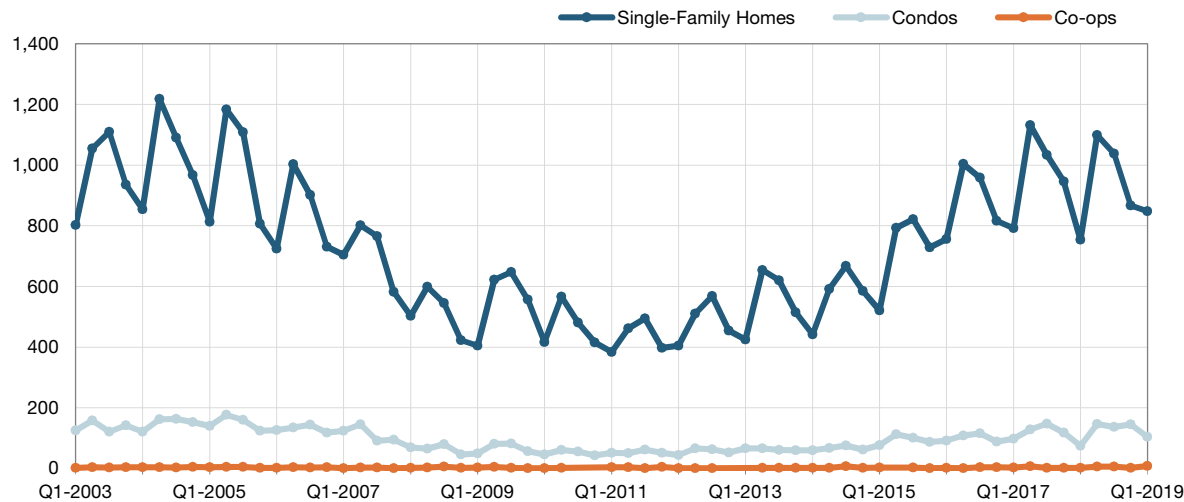
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## Historical Pending Sales by Quarter



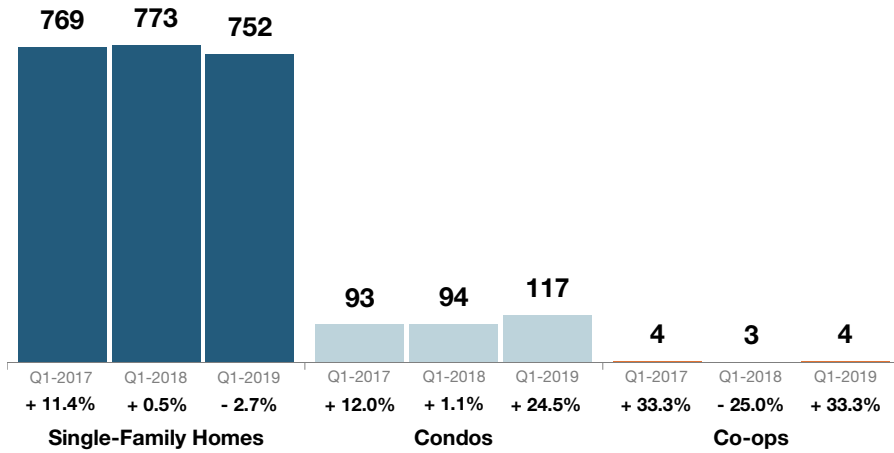
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q2-2016	1,004	109	1
Q3-2016	959	116	4
Q4-2016	816	88	4
Q1-2017	792	98	3
Q2-2017	1,132	129	7
Q3-2017	1,034	148	2
Q4-2017	946	118	2
Q1-2018	754	75	2
Q2-2018	1,099	146	6
Q3-2018	1,038	137	6
Q4-2018	867	145	2
<b>Q1-2019</b>	<b>848</b>	<b>104</b>	<b>8</b>

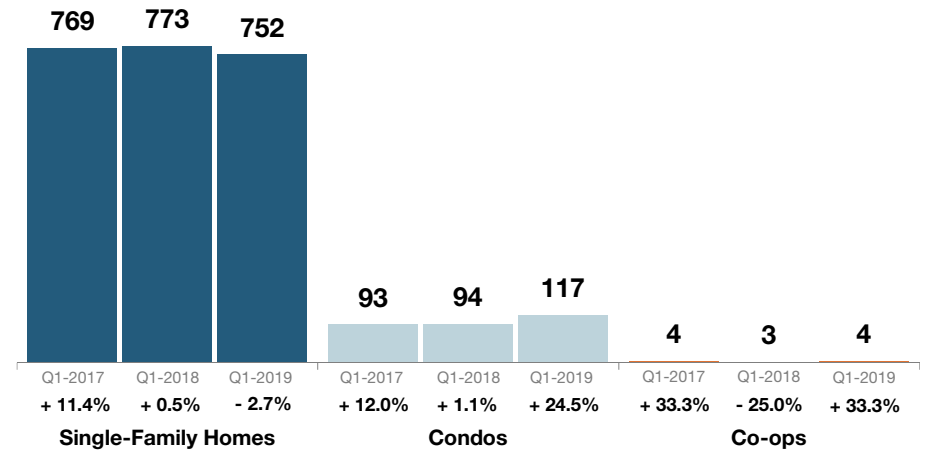
# Closed Sales

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

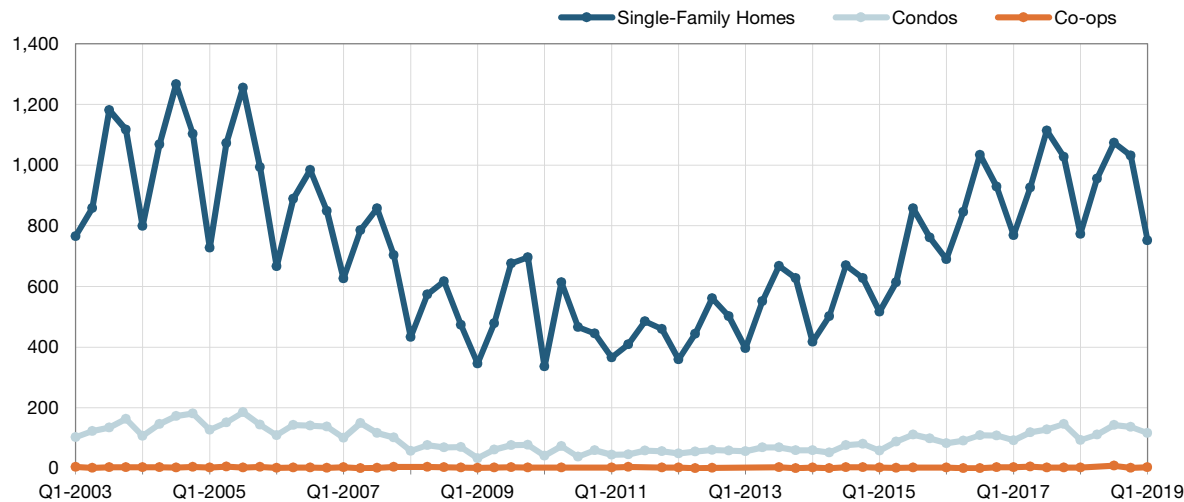
## Q1-2019



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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.

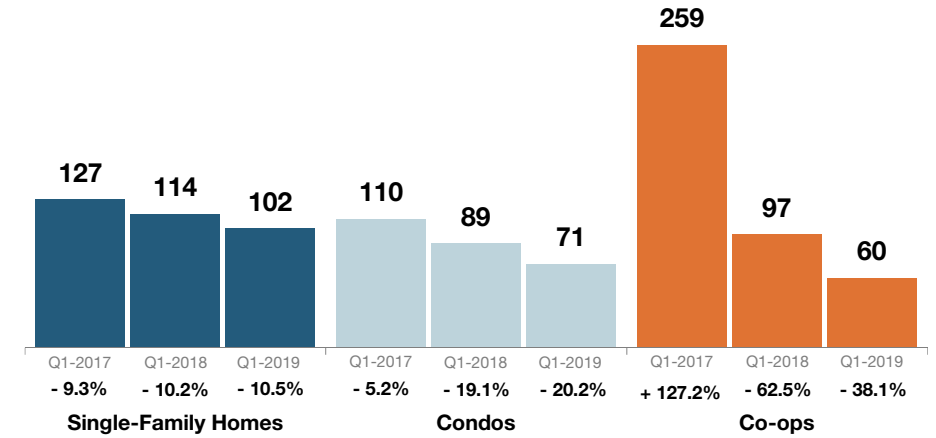
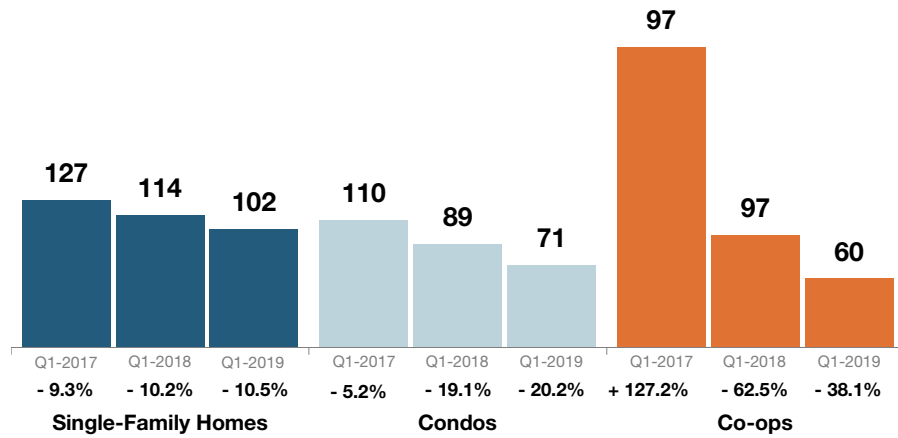
Quarter	Single-Family Homes	Condos	Co-ops
Q2-2016	846	92	1
Q3-2016	1,034	110	1
Q4-2016	929	109	4
Q1-2017	769	93	4
Q2-2017	926	119	6
Q3-2017	1,114	129	3
Q4-2017	1,027	147	3
Q1-2018	773	94	3
Q2-2018	955	112	0
Q3-2018	1,074	143	9
Q4-2018	1,032	137	2
<b>Q1-2019</b>	<b>752</b>	<b>117</b>	<b>4</b>

# Days on Market Until Sale

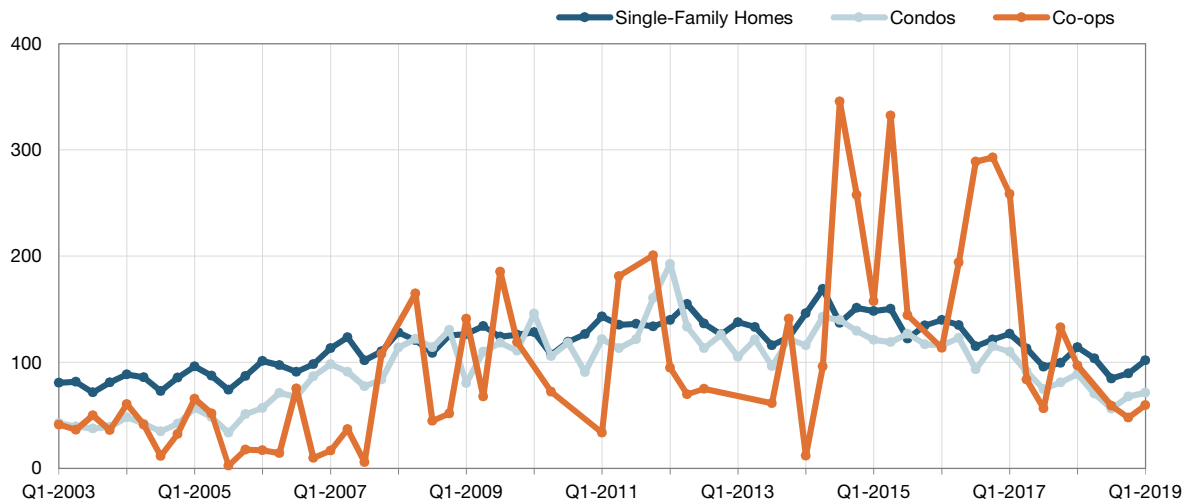
Average number of days between when a property is listed and when an offer is accepted in a given quarter.

## Q1-2019

## Year to Date



## 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.

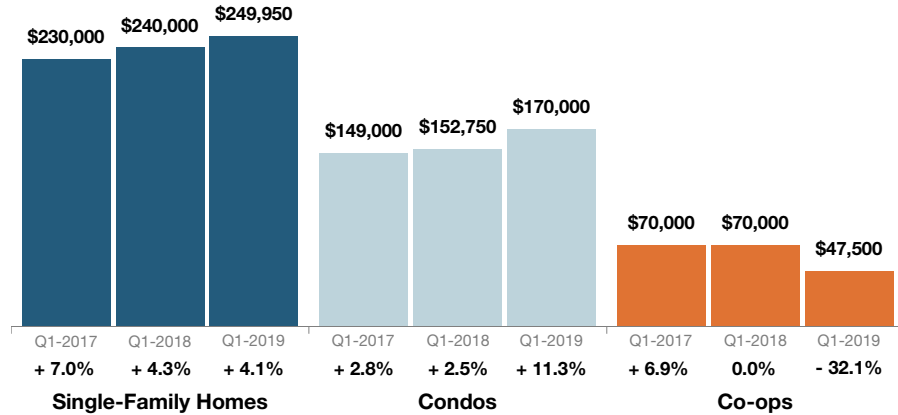
Quarter	Single-Family Homes	Condos	Co-ops
Q2-2016	135	123	194
Q3-2016	115	93	289
Q4-2016	121	115	293
Q1-2017	127	110	259
Q2-2017	113	91	84
Q3-2017	96	75	57
Q4-2017	99	81	133
Q1-2018	114	89	97
Q2-2018	104	70	--
Q3-2018	85	56	59
Q4-2018	89	68	48
<b>Q1-2019</b>	<b>102</b>	<b>71</b>	<b>60</b>



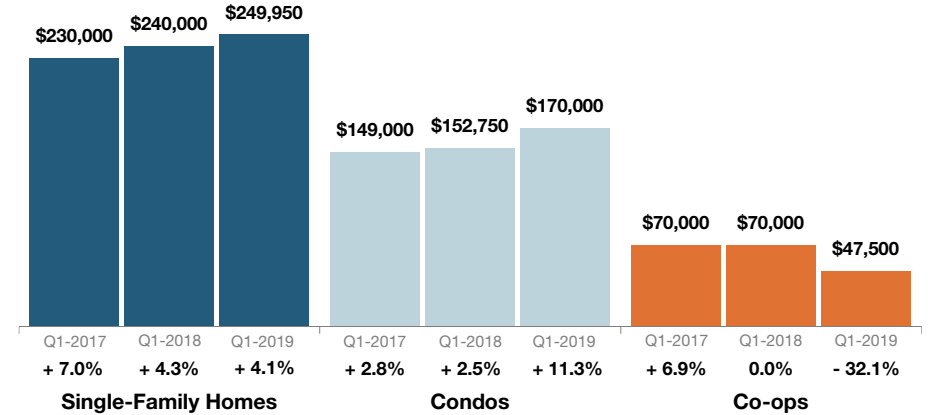
# Median Sales Price

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

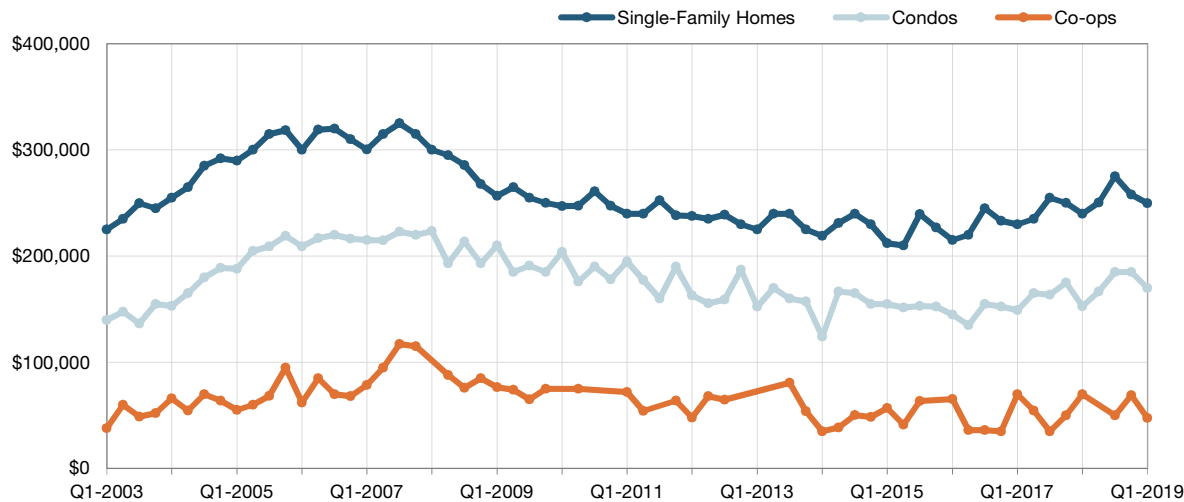
## Q1-2019



## Year to Date



## Historical Median Sales Price by Quarter



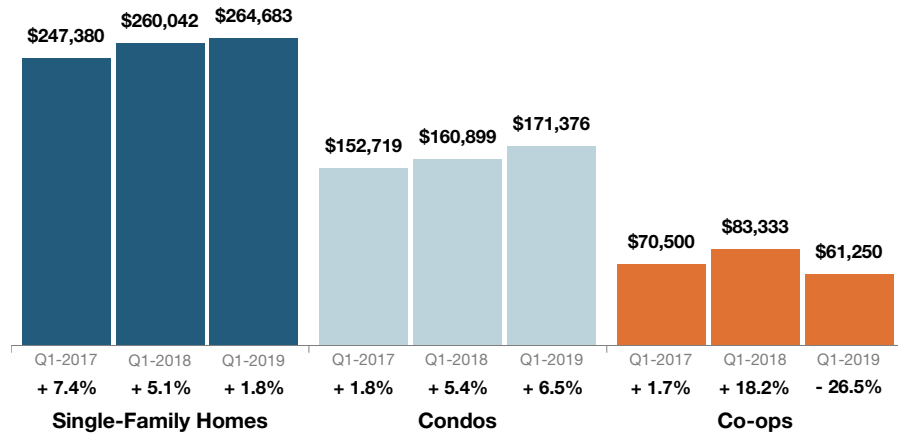
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q2-2016	\$220,000	\$135,000	\$36,000
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
<b>Q1-2019</b>	<b>\$249,950</b>	<b>\$170,000</b>	<b>\$47,500</b>

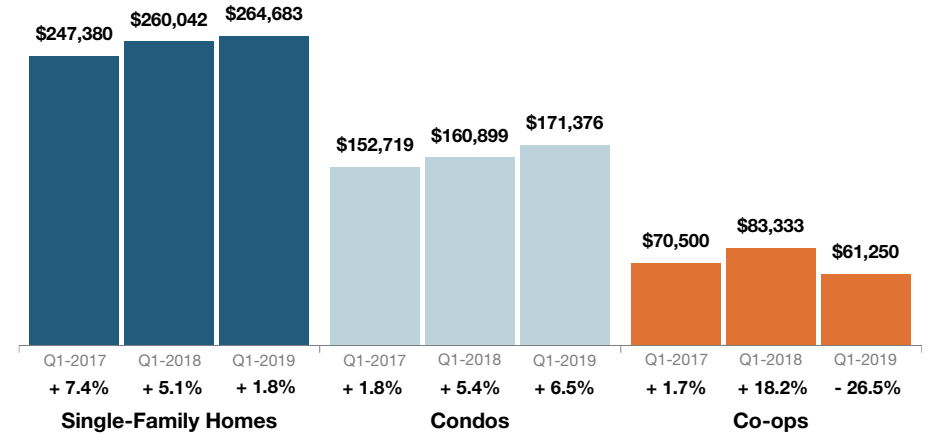
# Average Sales Price

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

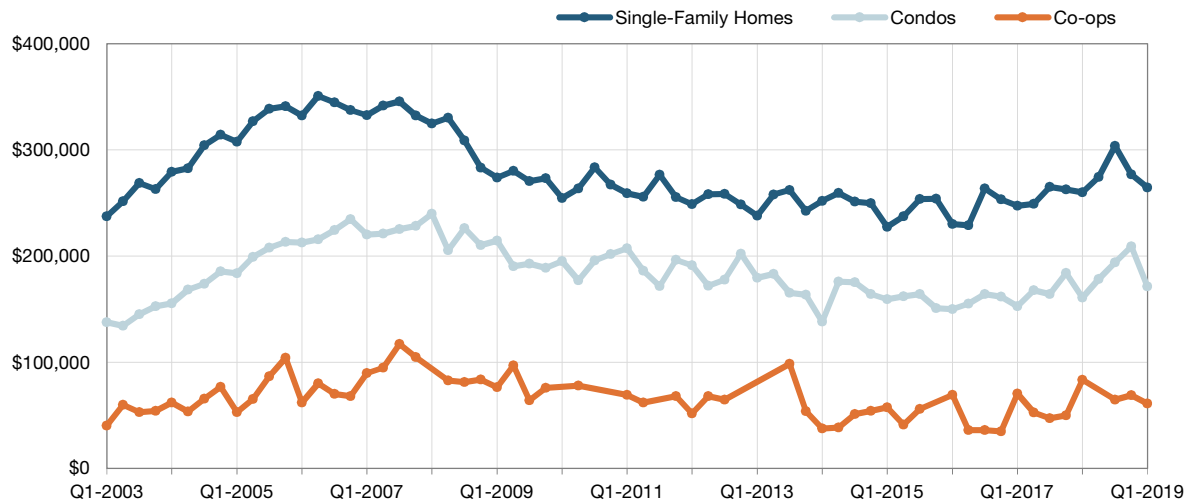
## Q1-2019



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## Historical Average Sales Price by Quarter



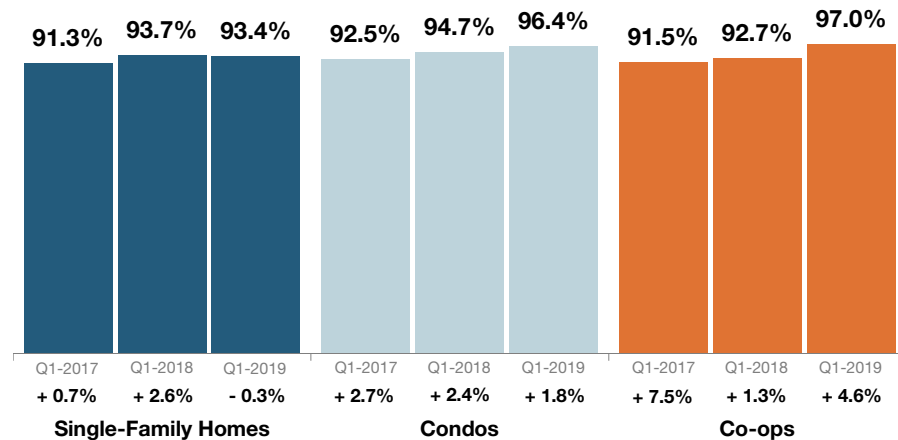
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q2-2016	\$228,874	\$155,114	\$36,000
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
<b>Q1-2019</b>	<b>\$264,683</b>	<b>\$171,376</b>	<b>\$61,250</b>

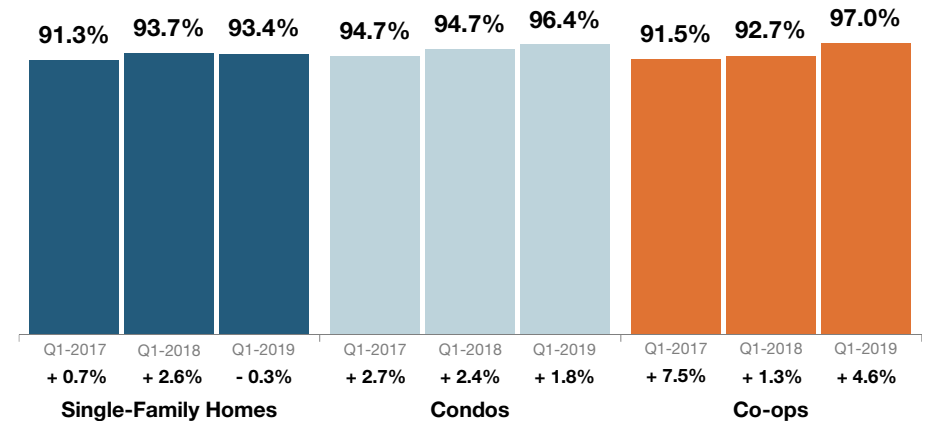
# Percent of Original List Price Received

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.

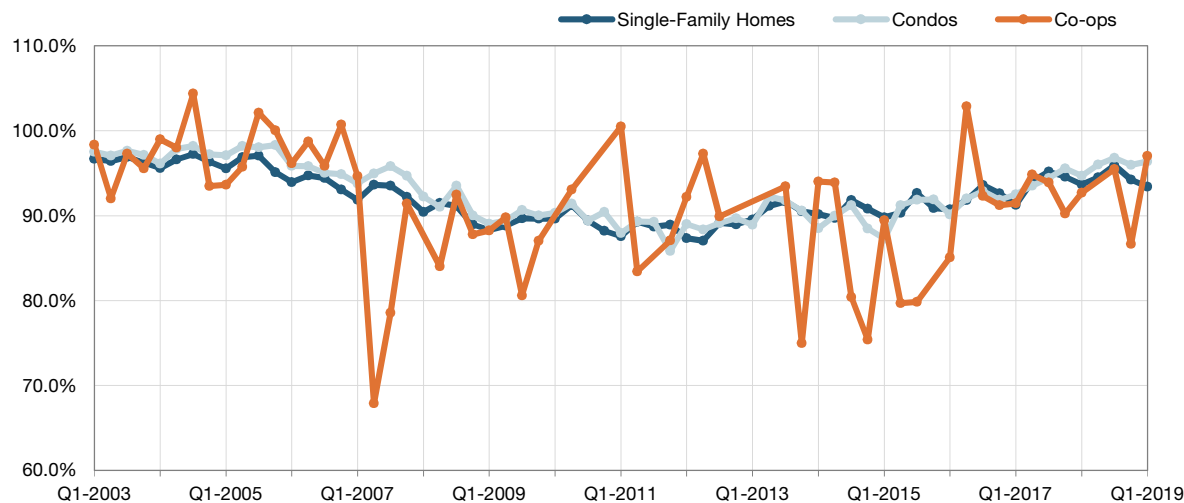
## Q1-2019



## Year to Date



## Historical Percent of Original List Price Received by Quarter



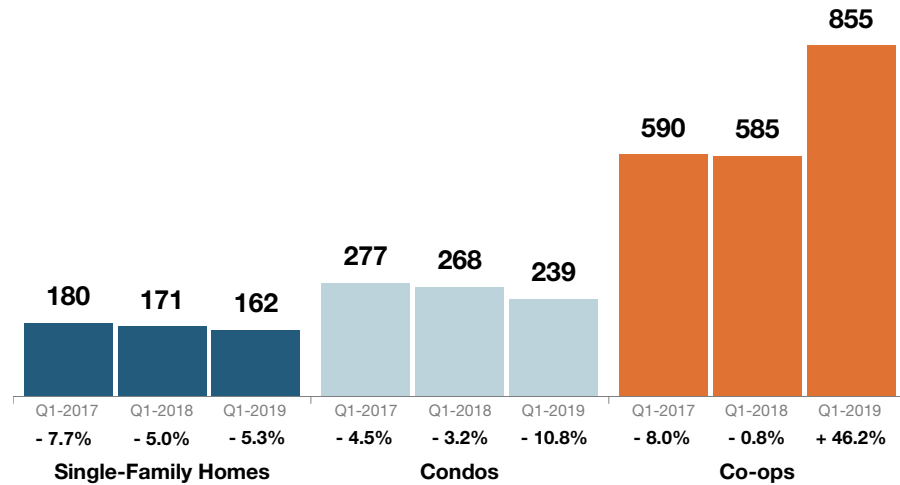
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q2-2016	91.8%	92.0%	102.9%
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%
<b>Q1-2019</b>	<b>93.4%</b>	<b>96.4%</b>	<b>97.0%</b>

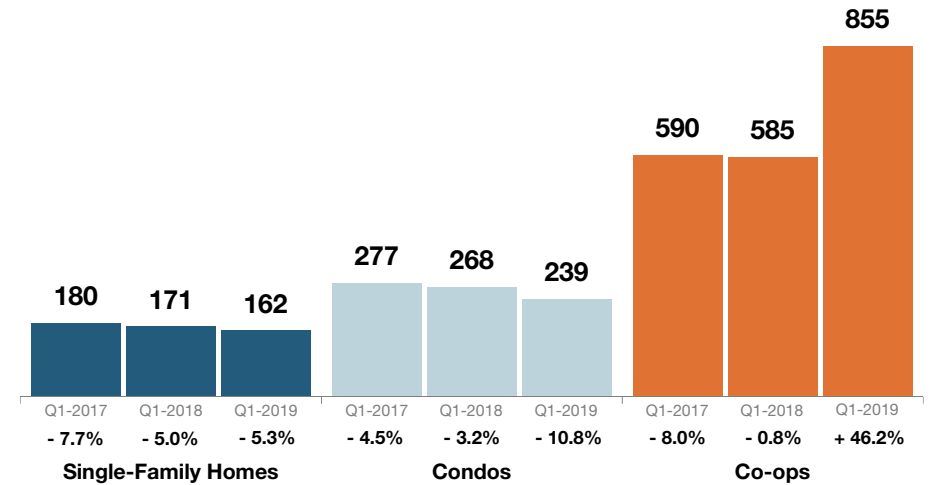
# Housing Affordability Index

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.

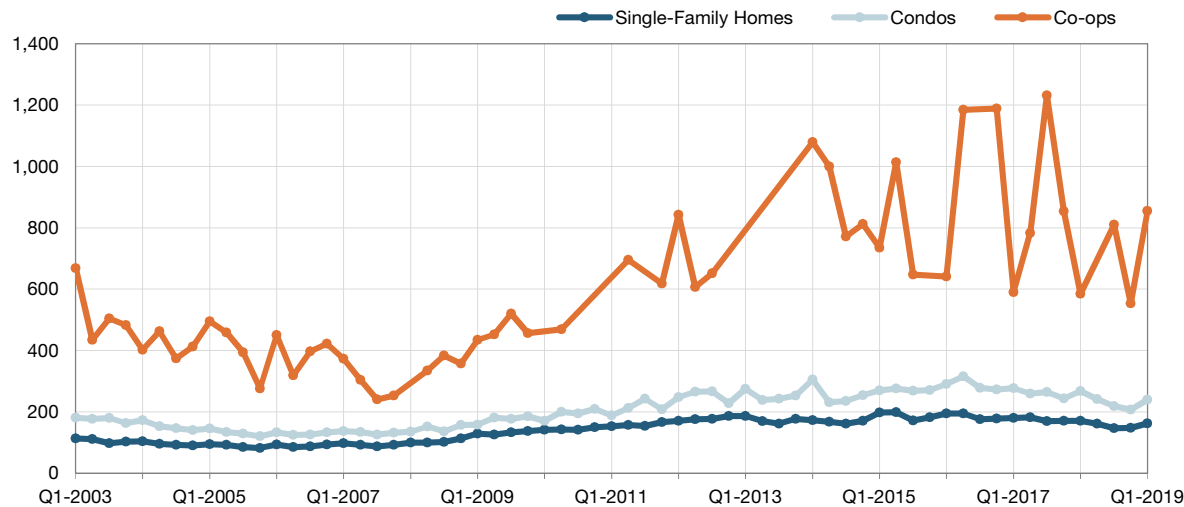
## Q1-2019



## Year to Date



## Historical Housing Affordability Index by Quarter



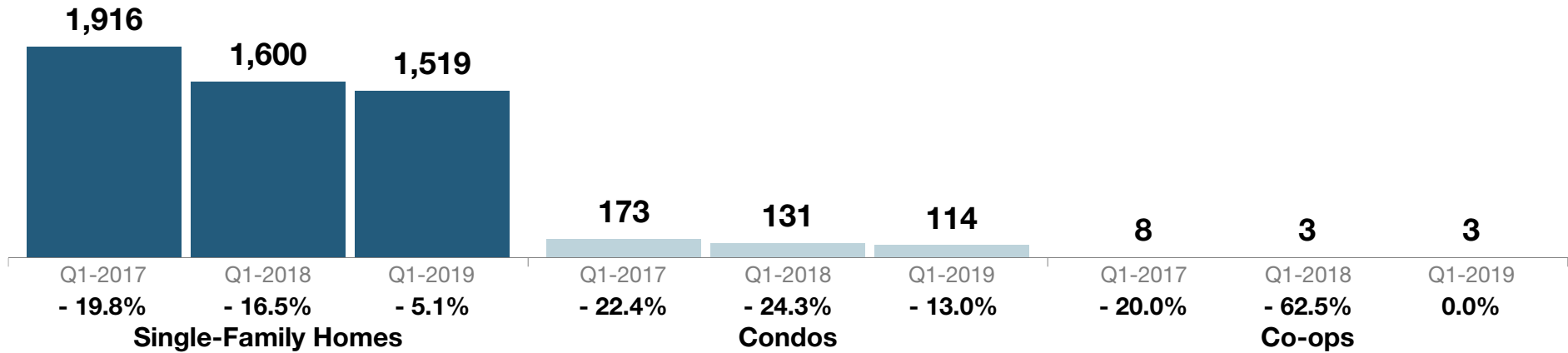
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q2-2016	194	316	1,185
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
<b>Q1-2019</b>	<b>162</b>	<b>239</b>	<b>855</b>

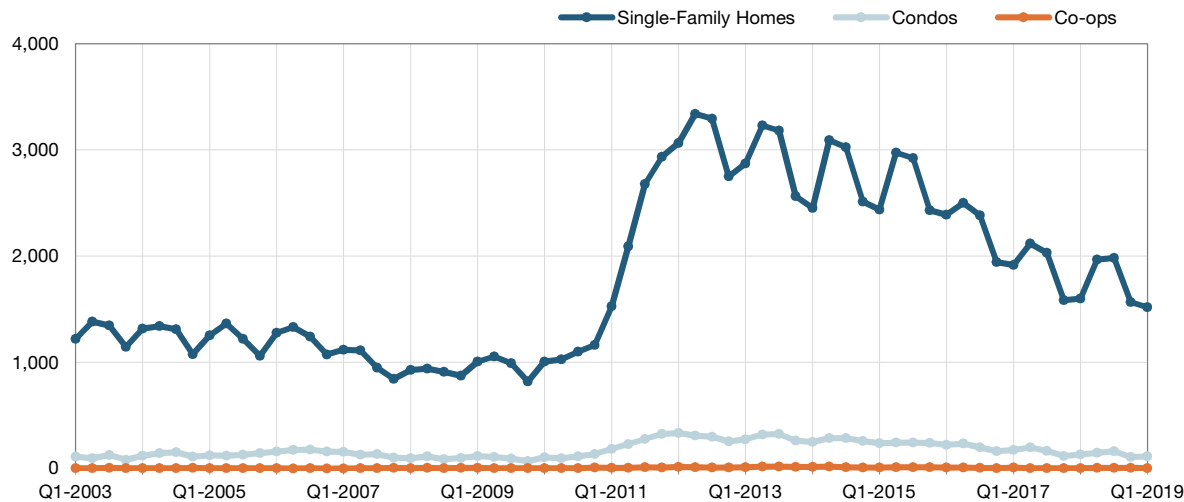
# Inventory of Homes for Sale

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

## Q1-2019



## Historical Inventory of Homes for Sale by Quarter



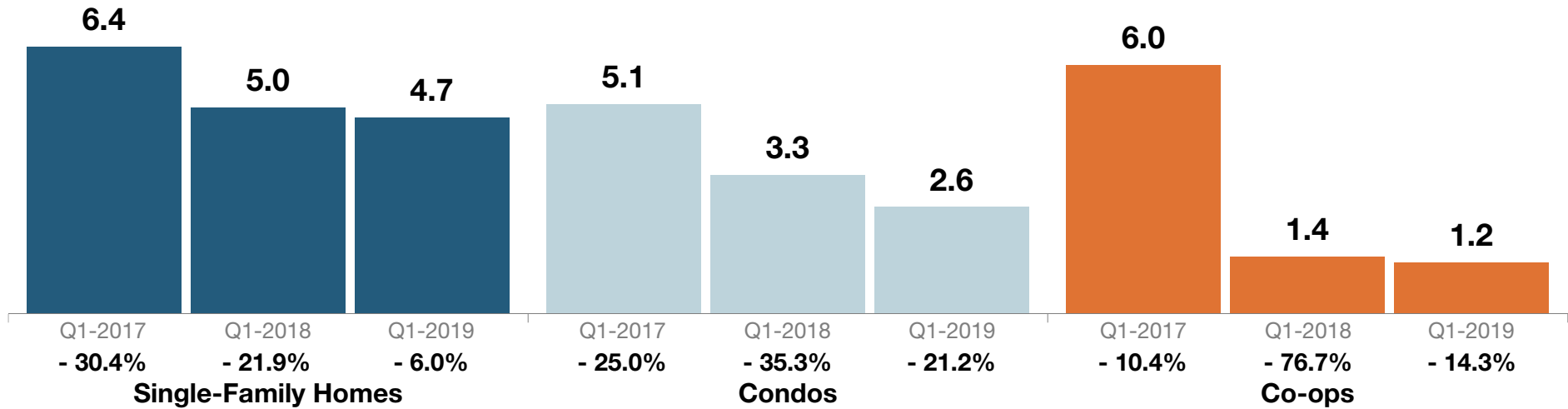
Quarter	Single-Family Homes	Condos	Co-ops
Q2-2016	2,500	234	8
Q3-2016	2,382	200	6
Q4-2016	1,945	162	4
Q1-2017	1,916	173	8
Q2-2017	2,118	199	2
Q3-2017	2,031	166	2
Q4-2017	1,584	116	4
Q1-2018	1,600	131	3
Q2-2018	1,967	146	7
Q3-2018	1,983	163	5
Q4-2018	1,568	108	6
<b>Q1-2019</b>	<b>1,519</b>	<b>114</b>	<b>3</b>

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

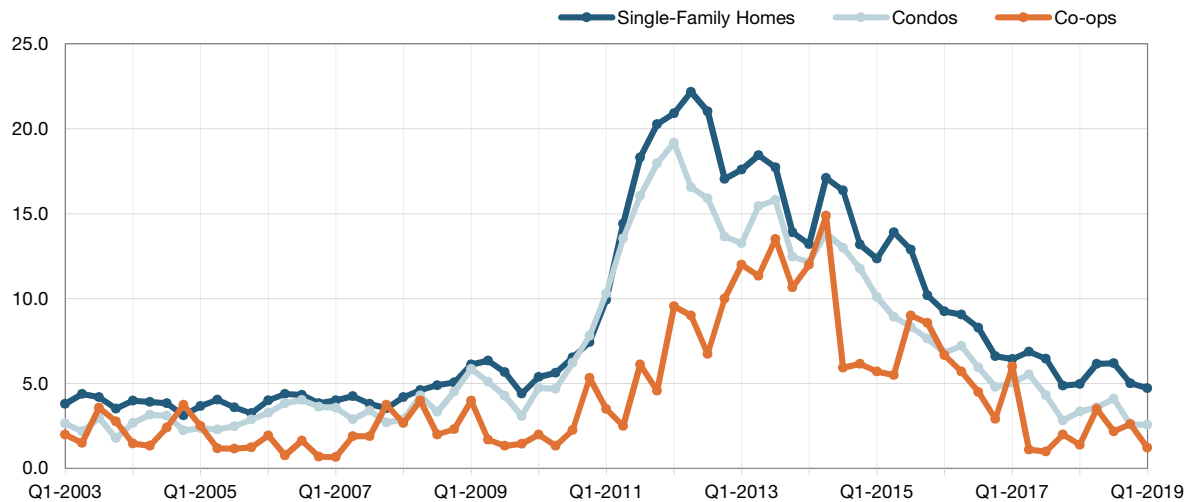
# Months Supply of Inventory

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.

## Q1-2019



## 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
Q2-2016	9.1	7.2	5.7
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	5.0	2.6	2.6
<b>Q1-2019</b>	<b>4.7</b>	<b>2.6</b>	<b>1.2</b>

# 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	Q1-2018	Q1-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
<b>New Listings</b>	<p>1,823, 1,569, 1,064, 1,396, 1,938, 1,572, 1,089, 1,268, 2,002, 1,704, 1,082, 1,324</p> <p>Q2-2016, Q4-2016, Q2-2017, Q4-2017, Q2-2018, Q4-2018</p>	1,268	<b>1,324</b>	+ 4.4%	1,268	<b>1,324</b>	+ 4.4%
<b>Pending Sales</b>	<p>1,114, 1,079, 908, 893, 1,268, 1,184, 1,066, 831, 1,251, 1,181, 1,014, 960</p> <p>Q2-2016, Q4-2016, Q2-2017, Q4-2017, Q2-2018, Q4-2018</p>	831	<b>960</b>	+ 15.5%	831	<b>960</b>	+ 15.5%
<b>Closed Sales</b>	<p>939, 1,145, 1,042, 866, 1,051, 1,246, 1,177, 870, 1,067, 1,226, 1,171, 873</p> <p>Q2-2016, Q4-2016, Q2-2017, Q4-2017, Q2-2018, Q4-2018</p>	870	<b>873</b>	+ 0.3%	870	<b>873</b>	+ 0.3%
<b>Days on Market</b>	<p>134, 113, 121, 126, 110, 94, 97, 111, 100, 81, 87, 98</p> <p>Q2-2016, Q4-2016, Q2-2017, Q4-2017, Q2-2018, Q4-2018</p>	111	<b>98</b>	- 11.7%	111	<b>98</b>	- 11.7%
<b>Median Sales Price</b>	<p>\$206,750, \$230,000, \$219,000, \$215,000, \$225,000, \$240,000, \$236,000, \$228,175, \$240,000, \$260,000, \$245,000, \$235,000</p> <p>Q2-2016, Q4-2016, Q2-2017, Q4-2017, Q2-2018, Q4-2018</p>	\$228,175	<b>\$235,000</b>	+ 3.0%	\$228,175	<b>\$235,000</b>	+ 3.0%
<b>Average Sales Price</b>	<p>\$221,442, \$253,884, \$242,957, \$236,372, \$236,846, \$254,061, \$252,298, \$248,721, \$264,511, \$289,260, \$268,527, \$251,215</p> <p>Q2-2016, Q4-2016, Q2-2017, Q4-2017, Q2-2018, Q4-2018</p>	\$248,721	<b>\$251,215</b>	+ 1.0%	\$248,721	<b>\$251,215</b>	+ 1.0%
<b>Pct. of Orig. Price Received</b>	<p>91.9%, 93.5%, 92.5%, 91.4%, 94.0%, 95.1%, 94.7%, 93.8%, 94.7%, 96.0%, 94.4%, 93.8%</p> <p>Q2-2016, Q4-2016, Q2-2017, Q4-2017, Q2-2018, Q4-2018</p>	93.8%	<b>93.8%</b>	0.0%	93.8%	<b>93.8%</b>	0.0%
<b>Housing Affordability Index</b>	<p>206, 187, 190, 192, 190, 180, 181, 180, 168, 155, 156, 173</p> <p>Q2-2016, Q4-2016, Q2-2017, Q4-2017, Q2-2018, Q4-2018</p>	180	<b>173</b>	- 3.9%	180	<b>173</b>	- 3.9%
<b>Inventory of Homes for Sale</b>	<p>2,742, 2,588, 2,111, 2,097, 2,319, 2,199, 1,704, 1,734, 2,120, 2,151, 1,682, 1,636</p> <p>Q2-2016, Q4-2016, Q2-2017, Q4-2017, Q2-2018, Q4-2018</p>	1,734	<b>1,636</b>	- 5.7%	--	--	--
<b>Months Supply of Inventory</b>	<p>8.9, 8.0, 6.4, 6.3, 6.7, 6.2, 4.6, 4.8, 5.9, 6.0, 4.7, 4.5</p> <p>Q2-2016, Q4-2016, Q2-2017, Q4-2017, Q2-2018, Q4-2018</p>	4.8	<b>4.5</b>	- 6.3%	--	--	--