SALES UP 3.7%
Closed sales of single family homes on less than one acre including condos for February 2020 total 421 compared to February 2019 when the total was 406.

AVERAGE PRICE UP 10.7%
The average closed price for February 2020 was $288,090 compared to February 2019 when the average price was $260,210.*

MEDIAN PRICE UP 12%
The median closed price for February 2020 was $268,675 compared to February 2019 when the median price was $239,950.*

*NOTE: Does not represent home values.

INVENTORY DOWN
Inventory as of this report totals 452 properties which represents a 1.1 months supply. Using the old method, inventory totals 880 properties, a 2.1 months supply.

NOTE: Months supply based on closed sales for February.

DISTRESSED SALES HOLD STEADY
Sales of Distressed homes accounted for 1.2% of sales in February 2020 compared to 1% in February 2019.

NOTE: Information comes from the SAR’s Monthly Activity Report which looks at single family residential/site built properties on less than one acre and condominiums.