

# Asheville Region Housing Supply Overview



## August 2018

The potential of an affordability conundrum has veered into the national spotlight, as household wages struggle to keep pace with home price increases. Yet it is ill-advised to predict a heavy shift toward fewer sales and lower prices. Consumers have learned a lot in the last decade. For the 12-month period spanning September 2017 through August 2018, Pending Sales in the Asheville region were up 4.8 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 23.5 percent.

The overall Median Sales Price was up 9.5 percent to \$254,171. The property type with the largest price gain was the Condo-Townhome segment, where prices increased 9.7 percent to \$199,900. The price range that tended to sell the quickest was the \$200,001 to \$300,000 range at 68 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 98 days.

Market-wide, inventory levels were down 10.8 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 10.2 percent. That amounts to 6.1 months supply for Single-Family homes and 4.3 months supply for Condo-Townhomes.

## Quick Facts

**+ 23.5%**

Price Range With the Strongest Sales:  
**\$300,001 and Above**

**+ 8.2%**

Bedroom Count With Strongest Sales:  
**4 Bedrooms or More**

**+ 5.6%**

Property Type With Strongest Sales:  
**Condos**

The Asheville Region report includes, Buncombe, Haywood, Henderson, Jackson, Madison, McDowell, Mitchell, Polk, Rutherford, Swain, Transylvania and Yancey counties. Comprised of single-family properties, townhomes and condominiums combined. Data is refreshed regularly to capture changes in market activity. Figures shown may be different than previously reported. Percent changes are calculated using rounded figures.

Pending Sales	<b>2</b>
List to Close	<b>3</b>
Days on Market Until Sale	<b>4</b>
Cumulative Days on Market Until Sale	<b>5</b>
Median Sales Price	<b>6</b>
Percent of Original List Price Received	<b>7</b>
Inventory of Homes for Sale	<b>8</b>
Months Supply of Inventory	<b>9</b>
Additional Price Ranges	<b>10</b>



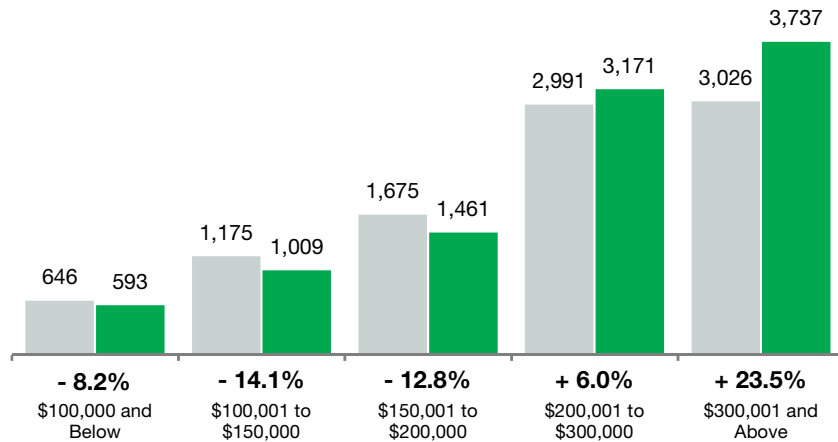
# Pending Sales

A count of properties on which offers have been accepted. Based on a rolling 12-month total.



## By Price Range

■ 8-2017 ■ 8-2018



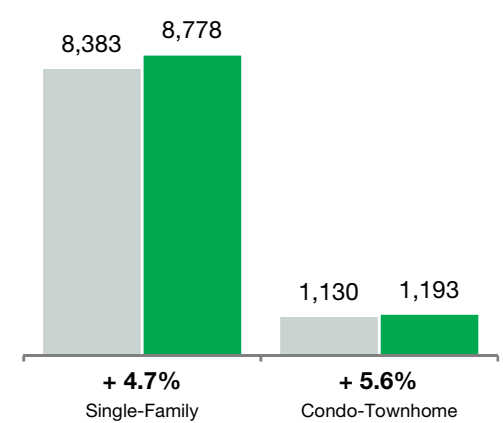
## By Bedroom Count

■ 8-2017 ■ 8-2018



## By Property Type

■ 8-2017 ■ 8-2018



### All Properties

#### By Price Range

	8-2017	8-2018	Change
\$100,000 and Below	646	593	- 8.2%
\$100,001 to \$150,000	1,175	1,009	- 14.1%
\$150,001 to \$200,000	1,675	1,461	- 12.8%
\$200,001 to \$300,000	2,991	3,171	+ 6.0%
\$300,001 and Above	3,026	3,737	+ 23.5%
<b>All Price Ranges</b>	<b>9,513</b>	<b>9,971</b>	<b>+ 4.8%</b>

### Single-Family

	8-2017	8-2018	Change
2 Bedrooms or Less	600	543	- 9.5%
3 Bedrooms	895	795	- 11.2%
4 Bedrooms or More	1,368	1,184	- 13.5%
Single-Family Total	2,714	2,860	+ 5.4%
Condo-Townhome	280	214	- 23.6%
Condo-Townhome Total	307	277	- 9.8%
<b>All Property Types</b>	<b>2,806</b>	<b>3,396</b>	<b>+ 21.0%</b>
<b>All Price Ranges</b>	<b>8,383</b>	<b>8,778</b>	<b>+ 4.7%</b>

### Condo-Townhome

#### By Bedroom Count

	8-2017	8-2018	Change
2 Bedrooms or Less	2,589	2,630	+ 1.6%
3 Bedrooms	5,437	5,732	+ 5.4%
4 Bedrooms or More	1,487	1,609	+ 8.2%
<b>All Bedroom Counts</b>	<b>9,513</b>	<b>9,971</b>	<b>+ 4.8%</b>

	8-2017	8-2018	Change
2 Bedrooms or Less	1,888	1,900	+ 0.6%
3 Bedrooms	5,047	5,314	+ 5.3%
4 Bedrooms or More	1,448	1,564	+ 8.0%
<b>All Bedroom Counts</b>	<b>8,383</b>	<b>8,778</b>	<b>+ 4.7%</b>
Single-Family Total	701	730	+ 4.1%
Condo-Townhome Total	390	418	+ 7.2%
<b>All Property Types</b>	<b>39</b>	<b>45</b>	<b>+ 15.4%</b>
<b>All Price Ranges</b>	<b>1,130</b>	<b>1,193</b>	<b>+ 5.6%</b>

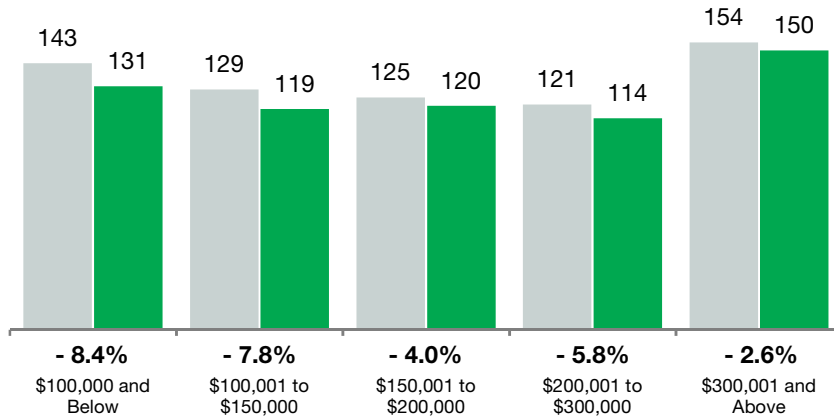
# List to Close

A count of the days between the date listed and the date closed for all properties sold. Based on a rolling 12-month average.



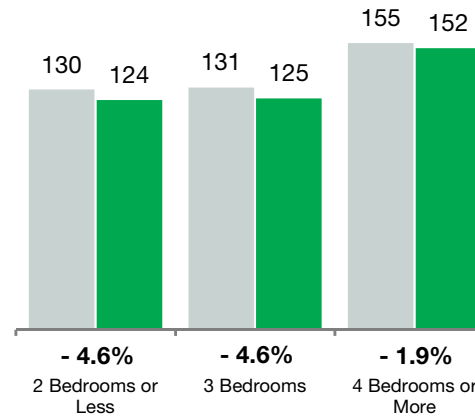
## By Price Range

■ 8-2017 ■ 8-2018



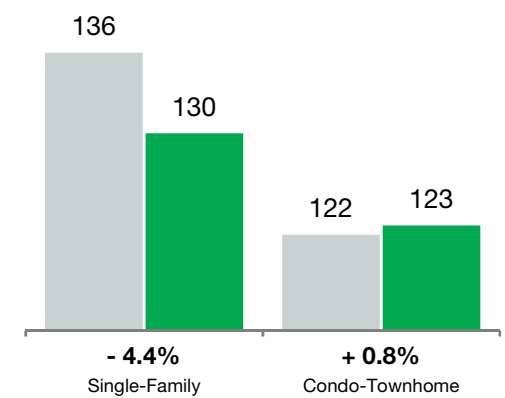
## By Bedroom Count

■ 8-2017 ■ 8-2018



## By Property Type

■ 8-2017 ■ 8-2018



## All Properties

### By Price Range

	8-2017	8-2018	Change
\$100,000 and Below	143	131	-8.4%
\$100,001 to \$150,000	129	119	-7.8%
\$150,001 to \$200,000	125	120	-4.0%
\$200,001 to \$300,000	121	114	-5.8%
\$300,001 and Above	154	150	-2.6%
<b>All Price Ranges</b>	<b>135</b>	<b>129</b>	<b>-4.4%</b>

## Single-Family

	8-2017	8-2018	Change
2 Bedrooms or Less	144	130	-9.7%
3 Bedrooms	139	124	-10.8%
4 Bedrooms or More	127	121	-4.7%
	121	115	-5.0%
	153	149	-2.6%
<b>All Single-Family</b>	<b>136</b>	<b>130</b>	<b>-4.4%</b>

## Condo-Townhome

	8-2017	8-2018	Change
	138	136	-1.4%
	98	99	+1.0%
	116	117	+0.9%
	121	106	-12.4%
	168	171	+1.8%
<b>All Condo-Townhome</b>	<b>122</b>	<b>123</b>	<b>+0.8%</b>

### By Bedroom Count

	8-2017	8-2018	Change
2 Bedrooms or Less	130	124	-4.6%
3 Bedrooms	131	125	-4.6%
4 Bedrooms or More	155	152	-1.9%
<b>All Bedroom Counts</b>	<b>135</b>	<b>129</b>	<b>-4.4%</b>

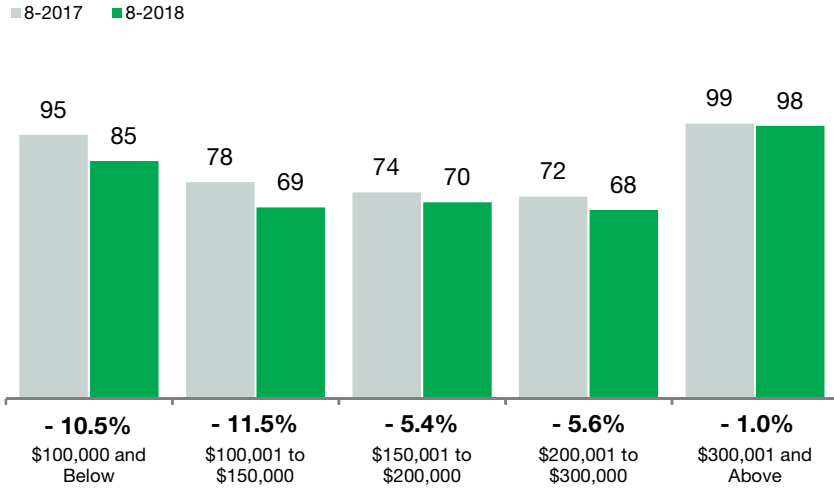
	8-2017	8-2018	Change
2 Bedrooms or Less	136	127	-6.6%
3 Bedrooms	131	125	-4.6%
4 Bedrooms or More	155	152	-1.9%
<b>All Single-Family</b>	<b>136</b>	<b>130</b>	<b>-4.4%</b>

# Days on Market Until Sale

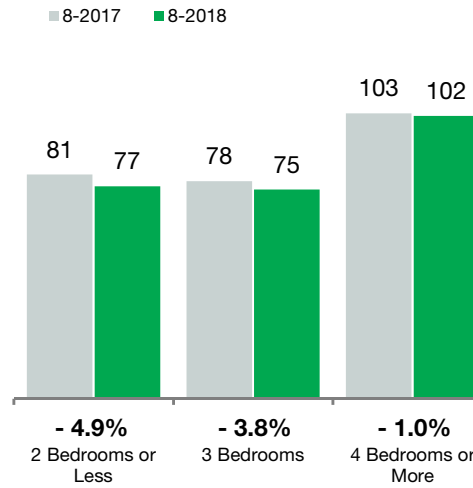
Average number of days between when a property is first listed and when an offer is accepted. Based on a rolling 12-month average.



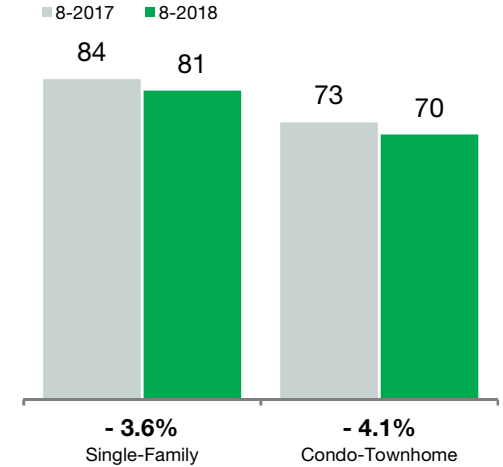
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	8-2017	8-2018	Change
\$100,000 and Below	95	85	- 10.5%
\$100,001 to \$150,000	78	69	- 11.5%
\$150,001 to \$200,000	74	70	- 5.4%
\$200,001 to \$300,000	72	68	- 5.6%
\$300,001 and Above	99	98	- 1.0%
<b>All Price Ranges</b>	<b>83</b>	<b>80</b>	<b>- 3.6%</b>

### Single-Family

By Price Range	8-2017	8-2018	Change
\$100,000 and Below	95	83	- 12.6%
\$100,001 to \$150,000	85	72	- 15.3%
\$150,001 to \$200,000	76	72	- 5.3%
\$200,001 to \$300,000	72	69	- 4.2%
\$300,001 and Above	98	98	0.0%
<b>All Price Ranges</b>	<b>84</b>	<b>81</b>	<b>- 3.6%</b>

### Condo-Townhome

By Price Range	8-2017	8-2018	Change
\$100,000 and Below	88	107	+ 21.6%
\$100,001 to \$150,000	55	55	0.0%
\$150,001 to \$200,000	66	65	- 1.5%
\$200,001 to \$300,000	73	58	- 20.5%
\$300,001 and Above	110	95	- 13.6%
<b>All Price Ranges</b>	<b>73</b>	<b>70</b>	<b>- 4.1%</b>

### By Bedroom Count

By Bedroom Count	8-2017	8-2018	Change
2 Bedrooms or Less	81	77	- 4.9%
3 Bedrooms	78	75	- 3.8%
4 Bedrooms or More	103	102	- 1.0%
<b>All Bedroom Counts</b>	<b>83</b>	<b>80</b>	<b>- 3.6%</b>

By Bedroom Count	8-2017	8-2018	Change
2 Bedrooms or Less	85	80	- 5.9%
3 Bedrooms	78	76	- 2.6%
4 Bedrooms or More	103	102	- 1.0%
<b>All Bedroom Counts</b>	<b>84</b>	<b>81</b>	<b>- 3.6%</b>

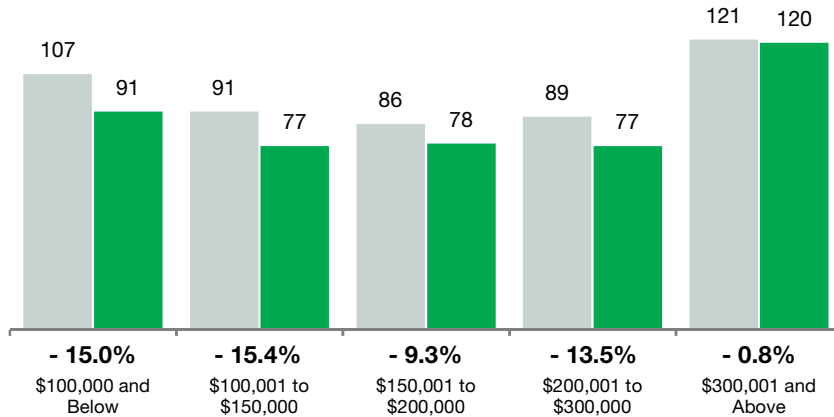
# Cumulative Days on Market Until Sale

Cumulative Days on Market (CDOM) functions like Days on Market (DOM), but CDOM tracks DOM for a property over a period of multiple listings. When a new listing is entered, CDOM resets to zero only if the previous listing closed (sold) or if the previous listing has been off the market (expired, withdrawn) for more than 90 days. **Based on a rolling 12-month average.**



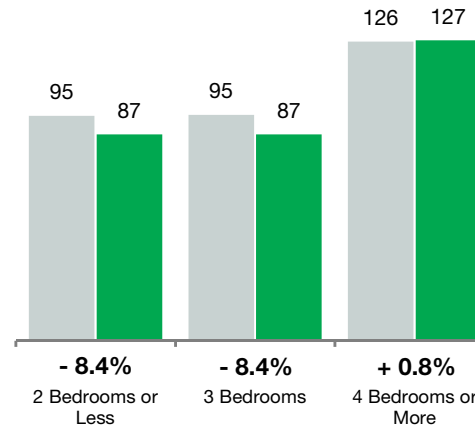
## By Price Range

■ 8-2017 ■ 8-2018



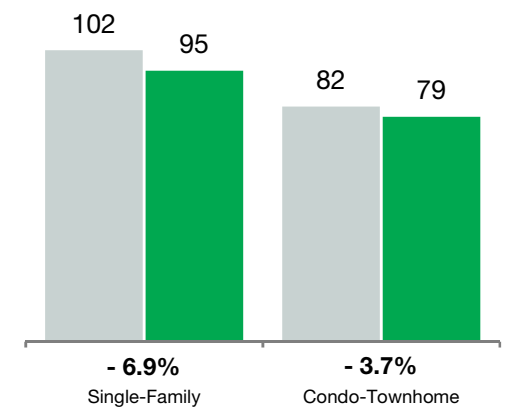
## By Bedroom Count

■ 8-2017 ■ 8-2018



## By Property Type

■ 8-2017 ■ 8-2018



## All Properties

### By Price Range

	8-2017	8-2018	Change
\$100,000 and Below	107	91	- 15.0%
\$100,001 to \$150,000	91	77	- 15.4%
\$150,001 to \$200,000	86	78	- 9.3%
\$200,001 to \$300,000	89	77	- 13.5%
\$300,001 and Above	121	120	- 0.8%
<b>All Price Ranges</b>	<b>100</b>	<b>93</b>	<b>- 7.0%</b>

## Single-Family

	8-2017	8-2018	Change
\$100,000 and Below	108	91	- 15.7%
\$100,001 to \$150,000	101	82	- 18.8%
\$150,001 to \$200,000	89	79	- 11.2%
\$200,001 to \$300,000	90	78	- 13.3%
\$300,001 and Above	121	120	- 0.8%
<b>All Price Ranges</b>	<b>102</b>	<b>95</b>	<b>- 6.9%</b>

## Condo-Townhome

	8-2017	8-2018	Change
\$100,000 and Below	93	95	+ 2.2%
\$100,001 to \$150,000	62	56	- 9.7%
\$150,001 to \$200,000	74	72	- 2.7%
\$200,001 to \$300,000	80	65	- 18.8%
\$300,001 and Above	128	122	- 4.7%
<b>All Price Ranges</b>	<b>82</b>	<b>79</b>	<b>- 3.7%</b>

### By Bedroom Count

	8-2017	8-2018	Change
2 Bedrooms or Less	95	87	- 8.4%
3 Bedrooms	95	87	- 8.4%
4 Bedrooms or More	126	127	+ 0.8%
<b>All Bedroom Counts</b>	<b>100</b>	<b>93</b>	<b>- 7.0%</b>

	8-2017	8-2018	Change
2 Bedrooms or Less	101	91	- 9.9%
3 Bedrooms	96	87	- 9.4%
4 Bedrooms or More	127	127	0.0%
<b>All Bedroom Counts</b>	<b>102</b>	<b>95</b>	<b>- 6.9%</b>

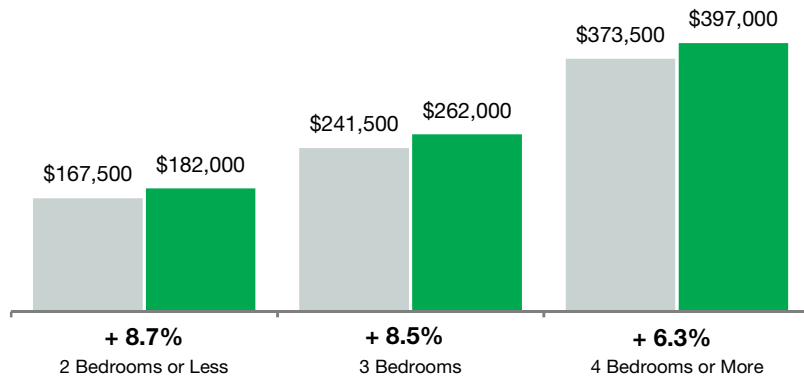
# Median Sales Price

Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



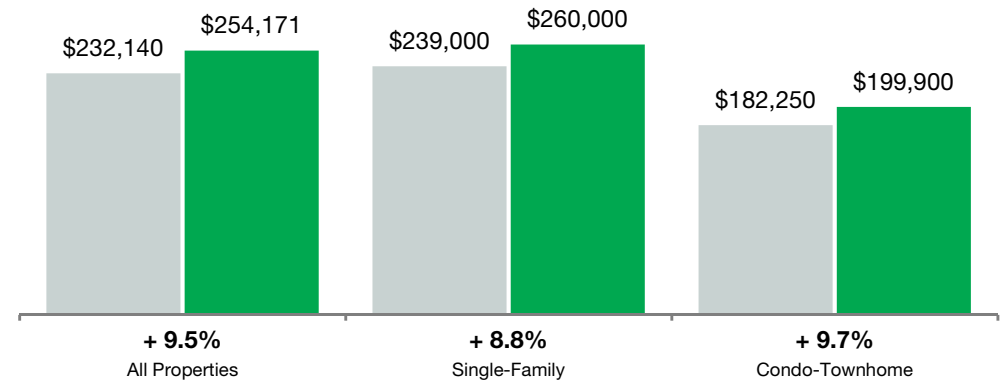
## By Bedroom Count

■ 8-2017 ■ 8-2018



## By Property Type

■ 8-2017 ■ 8-2018



### All Properties

By Bedroom Count	8-2017	8-2018	Change
2 Bedrooms or Less	\$167,500	\$182,000	+ 8.7%
3 Bedrooms	\$241,500	\$262,000	+ 8.5%
4 Bedrooms or More	\$373,500	\$397,000	+ 6.3%
<b>All Bedroom Counts</b>	<b>\$232,140</b>	<b>\$254,171</b>	<b>+ 9.5%</b>

### Single-Family

8-2017	8-2018	Change
\$169,000	\$186,000	+ 10.1%
\$243,000	\$264,975	+ 9.0%
\$375,600	\$403,000	+ 7.3%
<b>\$239,000</b>	<b>\$260,000</b>	<b>+ 8.8%</b>

### Condo-Townhome

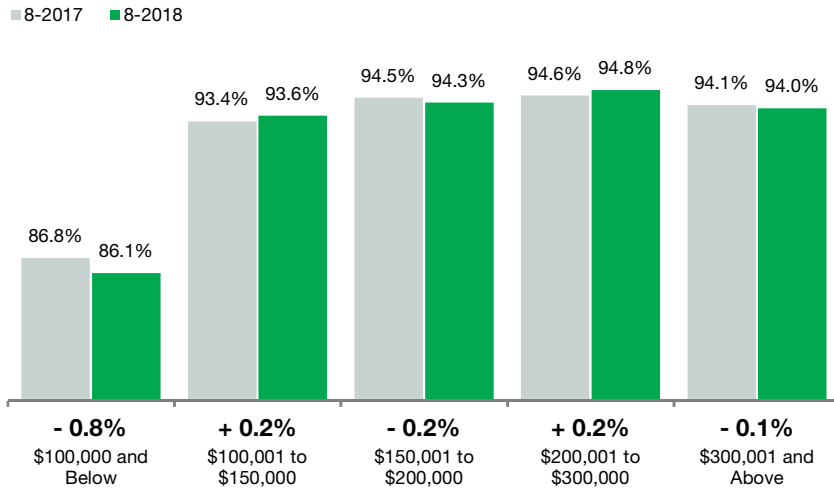
8-2017	8-2018	Change
\$158,500	\$170,000	+ 7.3%
\$215,000	\$237,250	+ 10.3%
\$345,000	\$357,895	+ 3.7%
<b>\$182,250</b>	<b>\$199,900</b>	<b>+ 9.7%</b>

# Percent of Original List Price Received

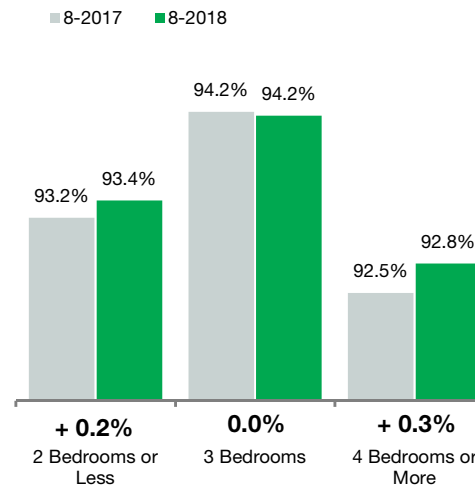
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



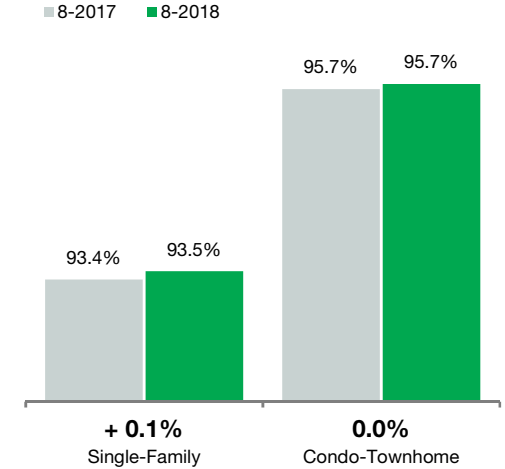
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	8-2017	8-2018	Change
\$100,000 and Below	86.8%	86.1%	- 0.8%
\$100,001 to \$150,000	93.4%	93.6%	+ 0.2%
\$150,001 to \$200,000	94.5%	94.3%	- 0.2%
\$200,001 to \$300,000	94.6%	94.8%	+ 0.2%
\$300,001 and Above	94.1%	94.0%	- 0.1%
<b>All Price Ranges</b>	<b>93.7%</b>	<b>93.8%</b>	<b>+ 0.1%</b>

### Single-Family

8-2017	8-2018	Change	8-2017	8-2018	Change
86.5%	85.6%	- 1.0%	91.6%	91.7%	+ 0.1%
92.4%	93.1%	+ 0.8%	96.1%	95.4%	- 0.7%
94.1%	93.7%	- 0.4%	96.1%	96.6%	+ 0.5%
94.5%	94.7%	+ 0.2%	95.5%	96.1%	+ 0.6%
94.0%	93.9%	- 0.1%	95.3%	95.4%	+ 0.1%
<b>93.4%</b>	<b>93.5%</b>	<b>+ 0.1%</b>	<b>95.7%</b>	<b>95.7%</b>	<b>0.0%</b>

### Condo-Townhome

By Bedroom Count	8-2017	8-2018	Change
2 Bedrooms or Less	93.2%	93.4%	+ 0.2%
3 Bedrooms	94.2%	94.2%	0.0%
4 Bedrooms or More	92.5%	92.8%	+ 0.3%
<b>All Bedroom Counts</b>	<b>93.7%</b>	<b>93.8%</b>	<b>+ 0.1%</b>

8-2017	8-2018	Change	8-2017	8-2018	Change
92.4%	92.6%	+ 0.2%	95.5%	95.5%	0.0%
94.1%	94.1%	0.0%	95.8%	95.9%	+ 0.1%
92.4%	92.7%	+ 0.3%	96.4%	97.2%	+ 0.8%
<b>93.4%</b>	<b>93.5%</b>	<b>+ 0.1%</b>	<b>95.7%</b>	<b>95.7%</b>	<b>0.0%</b>

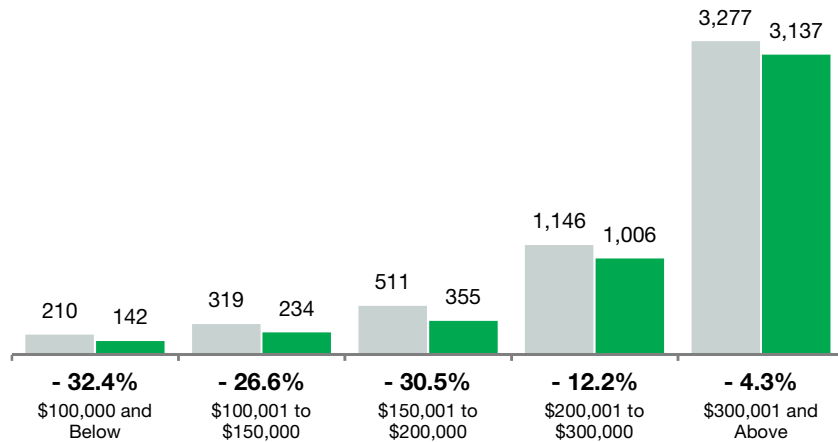
# Inventory of Homes for Sale

The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



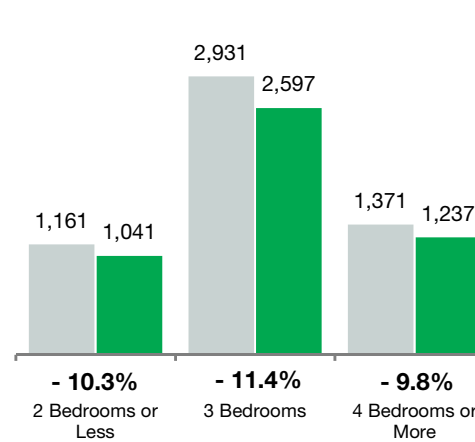
## By Price Range

■ 8-2017 ■ 8-2018



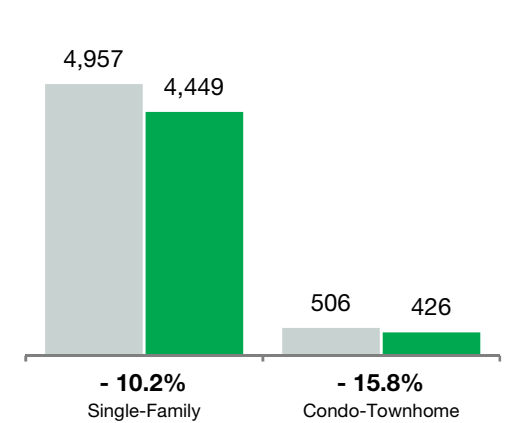
## By Bedroom Count

■ 8-2017 ■ 8-2018



## By Property Type

■ 8-2017 ■ 8-2018



### All Properties

By Price Range	8-2017	8-2018	Change
\$100,000 and Below	210	142	- 32.4%
\$100,001 to \$150,000	319	234	- 26.6%
\$150,001 to \$200,000	511	355	- 30.5%
\$200,001 to \$300,000	1,146	1,006	- 12.2%
\$300,001 and Above	3,277	3,137	- 4.3%
<b>All Price Ranges</b>	<b>5,463</b>	<b>4,875</b>	<b>- 10.8%</b>

### Single-Family

8-2017	8-2018	Change	8-2017	8-2018	Change
189	126	- 33.3%	21	16	- 23.8%
286	198	- 30.8%	33	36	+ 9.1%
443	299	- 32.5%	68	56	- 17.6%
1,023	876	- 14.4%	123	130	+ 5.7%
3,016	2,950	- 2.2%	261	187	- 28.4%
<b>4,957</b>	<b>4,449</b>	<b>- 10.2%</b>	<b>506</b>	<b>426</b>	<b>- 15.8%</b>

### Condo-Townhome

By Bedroom Count	8-2017	8-2018	Change
2 Bedrooms or Less	1,161	1,041	- 10.3%
3 Bedrooms	2,931	2,597	- 11.4%
4 Bedrooms or More	1,371	1,237	- 9.8%
<b>All Bedroom Counts</b>	<b>5,463</b>	<b>4,875</b>	<b>- 10.8%</b>

8-2017	8-2018	Change	8-2017	8-2018	Change
907	821	- 9.5%	254	220	- 13.4%
2,713	2,426	- 10.6%	218	171	- 21.6%
1,337	1,202	- 10.1%	34	35	+ 2.9%
<b>4,957</b>	<b>4,449</b>	<b>- 10.2%</b>	<b>506</b>	<b>426</b>	<b>- 15.8%</b>



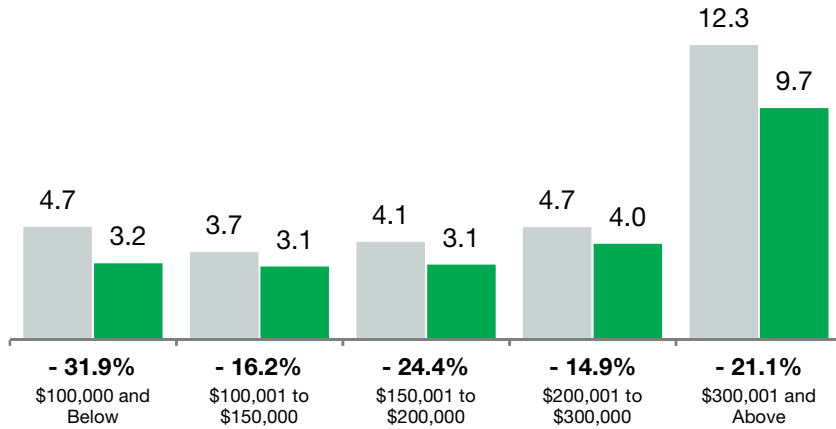
# Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, based on one month of activity, divided by the average monthly pending sales from the last 12 months.



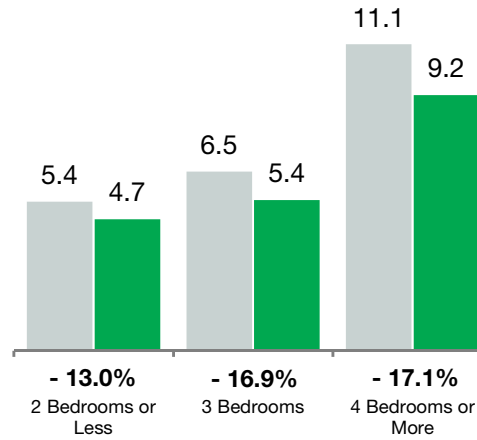
## By Price Range

8-2017 8-2018



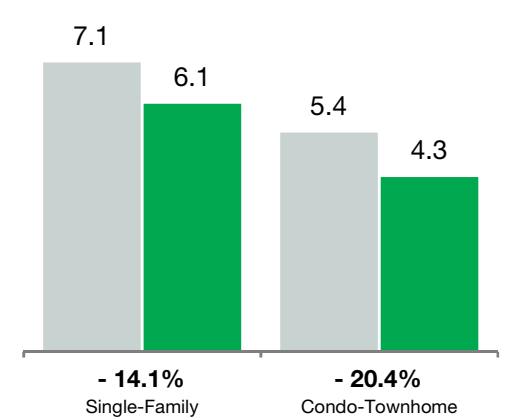
## By Bedroom Count

8-2017 8-2018



## By Property Type

8-2017 8-2018



### All Properties

#### By Price Range

	8-2017	8-2018	Change
\$100,000 and Below	4.7	3.2	- 31.9%
\$100,001 to \$150,000	3.7	3.1	- 16.2%
\$150,001 to \$200,000	4.1	3.1	- 24.4%
\$200,001 to \$300,000	4.7	4.0	- 14.9%
\$300,001 and Above	12.3	9.7	- 21.1%
<b>All Price Ranges</b>	<b>6.9</b>	<b>5.9</b>	<b>- 14.5%</b>

### Single-Family

	8-2017	8-2018	Change
\$100,000 and Below	4.7	3.1	- 34.0%
\$100,001 to \$150,000	4.2	3.3	- 21.4%
\$150,001 to \$200,000	4.3	3.2	- 25.6%
\$200,001 to \$300,000	4.7	3.9	- 17.0%
\$300,001 and Above	12.2	10.0	- 18.0%
<b>All Price Ranges</b>	<b>7.1</b>	<b>6.1</b>	<b>- 14.1%</b>

### Condo-Townhome

	8-2017	8-2018	Change
\$100,000 and Below	5.5	3.5	- 36.4%
\$100,001 to \$150,000	1.8	2.2	+ 22.2%
\$150,001 to \$200,000	3.2	2.9	- 9.4%
\$200,001 to \$300,000	4.9	4.9	0.0%
\$300,001 and Above	13.5	6.3	- 53.3%
<b>All Price Ranges</b>	<b>5.4</b>	<b>4.3</b>	<b>- 20.4%</b>

#### By Bedroom Count

	8-2017	8-2018	Change
2 Bedrooms or Less	5.4	4.7	- 13.0%
3 Bedrooms	6.5	5.4	- 16.9%
4 Bedrooms or More	11.1	9.2	- 17.1%
<b>All Bedroom Counts</b>	<b>6.9</b>	<b>5.9</b>	<b>- 14.5%</b>

	8-2017	8-2018	Change
2 Bedrooms or Less	5.8	5.2	- 10.3%
3 Bedrooms	6.5	5.5	- 15.4%
4 Bedrooms or More	11.1	9.2	- 17.1%
<b>All Bedroom Counts</b>	<b>7.1</b>	<b>6.1</b>	<b>- 14.1%</b>

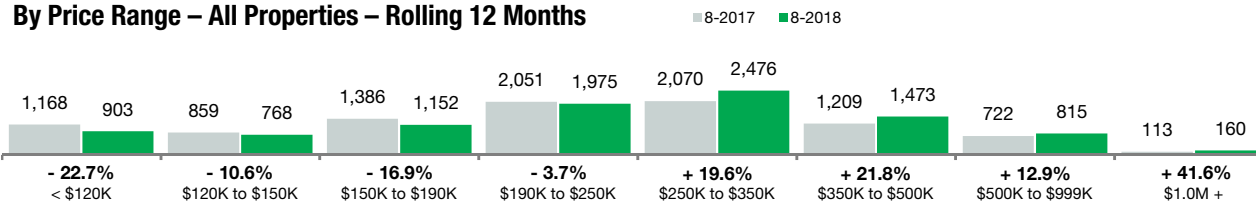
# Additional Price Ranges

Closed Sales and Inventory of Homes for Sale for a wider set of price ranges, given for a rolling 12-month period, compared to prior month and year to date.

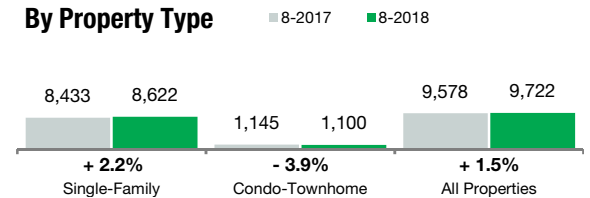
## Closed Sales

Actual sales that have closed in a given month.

### By Price Range – All Properties – Rolling 12 Months



### By Property Type



#### Rolling 12 Months

By Price Range	Single-Family			Condo-Townhome		
	8-2017	8-2018	Change	8-2017	8-2018	Change
\$120,000 and Below	1,023	789	-22.9%	145	114	-21.4%
\$120,001 to \$150,000	640	604	-5.6%	219	164	-25.1%
\$150,001 to \$190,000	1,131	918	-18.8%	255	234	-8.2%
\$190,001 to \$250,000	1,834	1,755	-4.3%	217	220	+1.4%
\$250,001 to \$350,000	1,902	2,269	+19.3%	168	207	+23.2%
\$350,001 to \$500,000	1,112	1,376	+23.7%	97	97	0.0%
\$500,001 to \$999,999	685	763	+11.4%	37	52	+40.5%
\$1M and Above	106	148	+39.6%	7	12	+71.4%
<b>All Price Ranges</b>	<b>8,433</b>	<b>8,622</b>	<b>+2.2%</b>	<b>1,145</b>	<b>1,100</b>	<b>-3.9%</b>

#### Compared to Prior Month

By Price Range	Single-Family			Condo-Townhome		
	07-2018	8-2018	Change	07-2018	8-2018	Change
\$120,000 and Below	83	64	-22.9%	8	13	+62.5%
\$120,001 to \$150,000	52	54	+3.8%	14	19	+35.7%
\$150,001 to \$190,000	69	99	+43.5%	26	27	+3.8%
\$190,001 to \$250,000	171	168	-1.8%	26	22	-15.4%
\$250,001 to \$350,000	236	207	-12.3%	20	20	0.0%
\$350,001 to \$500,000	137	141	+2.9%	12	9	-25.0%
\$500,001 to \$999,999	67	82	+22.4%	5	9	+80.0%
\$1M and Above	16	18	+12.5%	3	2	-33.3%
<b>All Price Ranges</b>	<b>831</b>	<b>833</b>	<b>+0.2%</b>	<b>114</b>	<b>121</b>	<b>+6.1%</b>

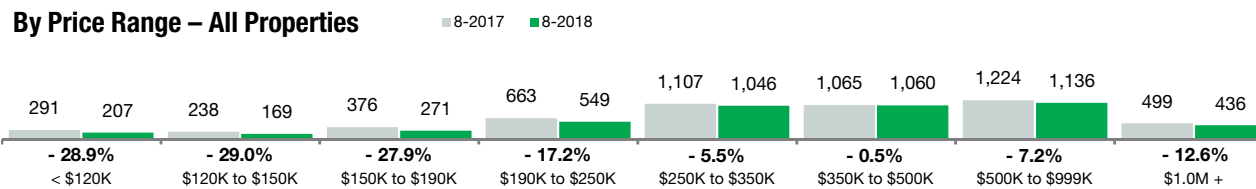
#### Year to Date

By Price Range	Single-Family			Condo-Townhome		
	8-2017	8-2018	Change	8-2017	8-2018	Change
\$120,000 and Below	649	523	-19.4%	90	71	-21.1%
\$120,001 to \$150,000	402	404	+0.5%	143	100	-30.1%
\$150,001 to \$190,000	733	586	-20.1%	162	167	+3.1%
\$190,001 to \$250,000	1,201	1,143	-4.8%	133	148	+11.3%
\$250,001 to \$350,000	1,286	1,498	+16.5%	113	137	+21.2%
\$350,001 to \$500,000	756	918	+21.4%	63	63	0.0%
\$500,001 to \$999,999	472	514	+8.9%	20	36	+80.0%
\$1M and Above	73	91	+24.7%	4	6	+50.0%
<b>All Price Ranges</b>	<b>5,572</b>	<b>5,677</b>	<b>+1.9%</b>	<b>728</b>	<b>728</b>	<b>0.0%</b>

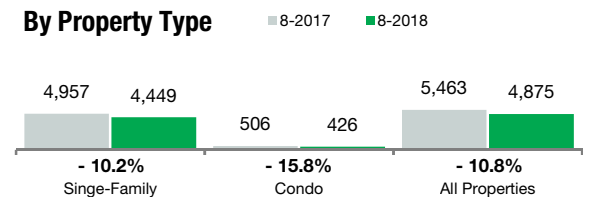
## Inventory of Homes for Sale

The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.

### By Price Range – All Properties



### By Property Type



#### Year over Year

By Price Range	Single-Family			Condo-Townhome		
	8-2017	8-2018	Change	8-2017	8-2018	Change
\$120,000 and Below	267	183	-31.5%	24	24	0.0%
\$120,001 to \$150,000	208	141	-32.2%	30	28	-6.7%
\$150,001 to \$190,000	329	228	-30.7%	47	43	-8.5%
\$190,001 to \$250,000	580	459	-20.9%	83	90	+8.4%
\$250,001 to \$350,000	998	961	-3.7%	109	85	-22.0%
\$350,001 to \$500,000	966	979	+1.3%	99	81	-18.2%
\$500,001 to \$999,999	1,127	1,079	-4.3%	97	57	-41.2%
\$1M and Above	482	419	-13.1%	17	17	0.0%
<b>All Price Ranges</b>	<b>4,957</b>	<b>4,449</b>	<b>-10.2%</b>	<b>506</b>	<b>426</b>	<b>-15.8%</b>

#### Compared to Prior Month

By Price Range	Single-Family			Condo-Townhome		
	07-2018	8-2018	Change	07-2018	8-2018	Change
\$120,000 and Below	189	183	-3.2%	25	24	-4.0%
\$120,001 to \$150,000	152	141	-7.2%	36	28	-22.2%
\$150,001 to \$190,000	245	228	-6.9%	44	43	-2.3%
\$190,001 to \$250,000	478	459	-4.0%	86	90	+4.7%
\$250,001 to \$350,000	919	961	+4.6%	118	85	-28.0%
\$350,001 to \$500,000	965	979	+1.5%	80	81	+1.3%
\$500,001 to \$999,999	1,067	1,079	+1.1%	54	57	+5.6%
\$1M and Above	405	419	+3.5%	17	17	0.0%
<b>All Price Ranges</b>	<b>4,420</b>	<b>4,449</b>	<b>+0.7%</b>	<b>460</b>	<b>426</b>	<b>-7.4%</b>

#### Year to Date

By Price Range	Single-Family			Condo-Townhome		
	8-2017	8-2018	Change	8-2017	8-2018	Change
There are no year-to-date figures for inventory because it is simply a snapshot frozen in time at the end of each month. It does not add up over a period of months.						