

# Weekly Market Activity Report



## For Week Ending June 11, 2022

Data current as of June 21, 2022

To help fight rising inflation, which hit 8.6% as of last measure, the Federal Reserve raised interest rates by three quarters of a percentage point, the largest interest rate hike in 28 years. The U.S. central bank will boost its short-term policy rate to 1.50% - 1.75%, increasing consumer borrowing costs on everything from credit cards to car loans. This marks the third rate increase this year, with the Fed planning additional rate increases throughout the year.

### DETACHED SINGLE FAMILY

For the week ending June 11:

- New Listings decreased 16.4% to 3,008
- Pending Sales decreased 13.3% to 2,093
- Inventory decreased 16.6% to 11,717

For the month of May:

- Median Sales Price increased 6.3% to \$340,000
- Days on Market decreased 29.2% to 32
- Percent of Original List Price Received increased 1.4% to 101.3%
- Months Supply decreased 5.1% to 1.4

### ATTACHED SINGLE FAMILY

For the week ending June 11:

- New Listings decreased 16.9% to 1,657
- Pending Sales decreased 11.6% to 1,086
- Inventory decreased 31.0% to 7,140

For the month of May:

- Median Sales Price increased 6.5% to \$262,000
- Days on Market decreased 25.1% to 44
- Percent of Original List Price Received increased 1.6% to 100.3%
- Months Supply decreased 28.8% to 1.6

## Quick Facts

<b>- 16.4%</b>	<b>- 16.9%</b>	<b>- 13.3%</b>	<b>- 11.6%</b>	<b>- 16.6%</b>	<b>- 31.0%</b>
Detached Single Family	Attached Single Family	Detached Single Family	Attached Single Family	Detached Single Family	Attached Single Family
Year-Over-Year Change <b>New Listings</b>		Year-Over-Year Change <b>Pending Sales</b>		Year-Over-Year Change <b>Homes for Sale</b>	

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### Metrics by Week

New Listings	<b>2</b>
Pending Sales	<b>3</b>
Inventory of Homes for Sale	<b>4</b>

### Metrics by Month

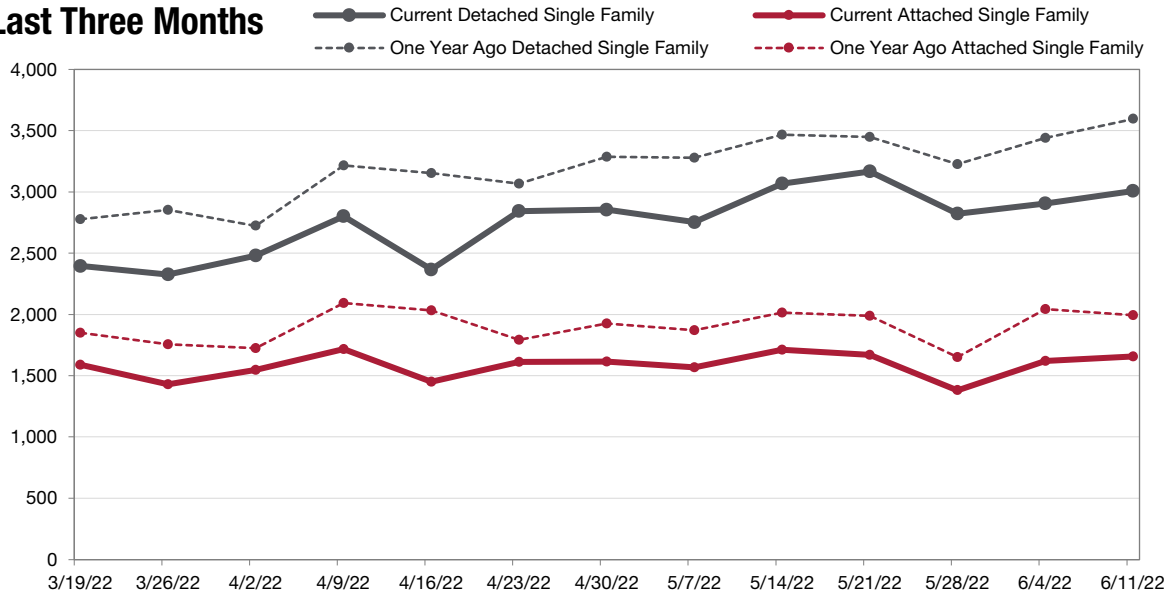
Days on Market	<b>5</b>
Median Sales Price	<b>6</b>
Percent of Original List Price Received	<b>7</b>
Housing Affordability Index	<b>8</b>
Months Supply of Inventory	<b>9</b>

# New Listings

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

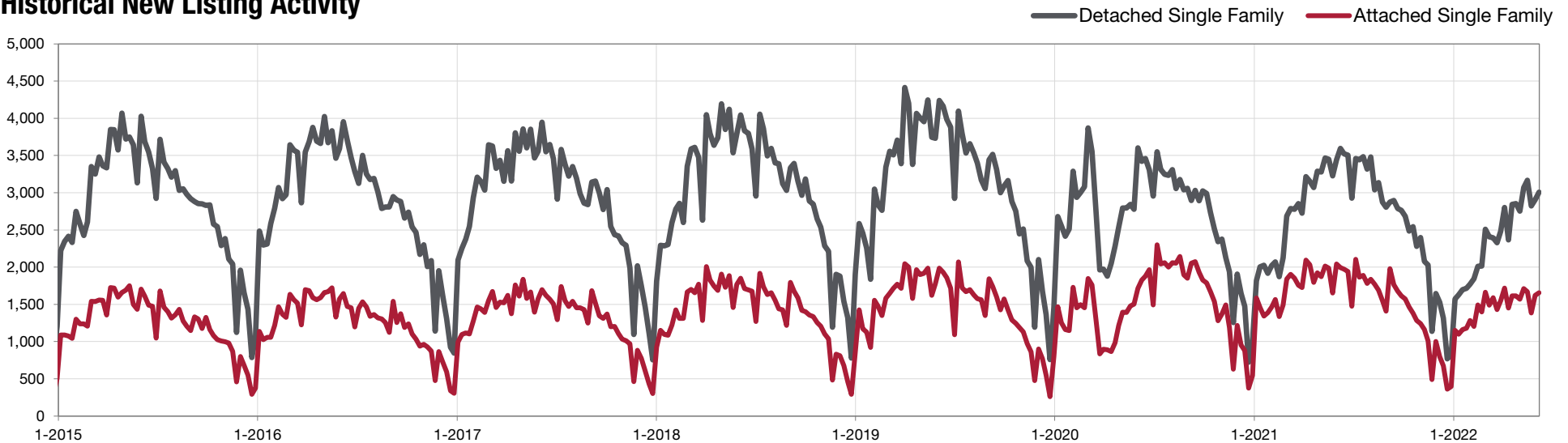


## Last Three Months



Data for the Week Ending...	Detached Single Family	Year-Over-Year Change	Attached Single Family	Year-Over-Year Change
3/19/2022	2,395	- 13.8%	1,589	- 14.1%
3/26/2022	2,326	- 18.5%	1,430	- 18.6%
4/2/2022	2,480	- 9.0%	1,547	- 10.3%
4/9/2022	2,801	- 12.9%	1,718	- 17.9%
4/16/2022	2,367	- 25.0%	1,450	- 28.7%
4/23/2022	2,844	- 7.3%	1,613	- 10.0%
4/30/2022	2,855	- 13.2%	1,614	- 16.2%
5/7/2022	2,753	- 16.0%	1,568	- 16.2%
5/14/2022	3,068	- 11.5%	1,712	- 15.0%
5/21/2022	3,167	- 8.2%	1,671	- 15.9%
5/28/2022	2,823	- 12.5%	1,382	- 16.3%
6/4/2022	2,906	- 15.6%	1,619	- 20.8%
6/11/2022	3,008	- 16.4%	1,657	- 16.9%
<b>3-Month Avg.</b>	<b>2,753</b>	<b>- 13.8%</b>	<b>1,582</b>	<b>- 16.8%</b>

## Historical New Listing Activity

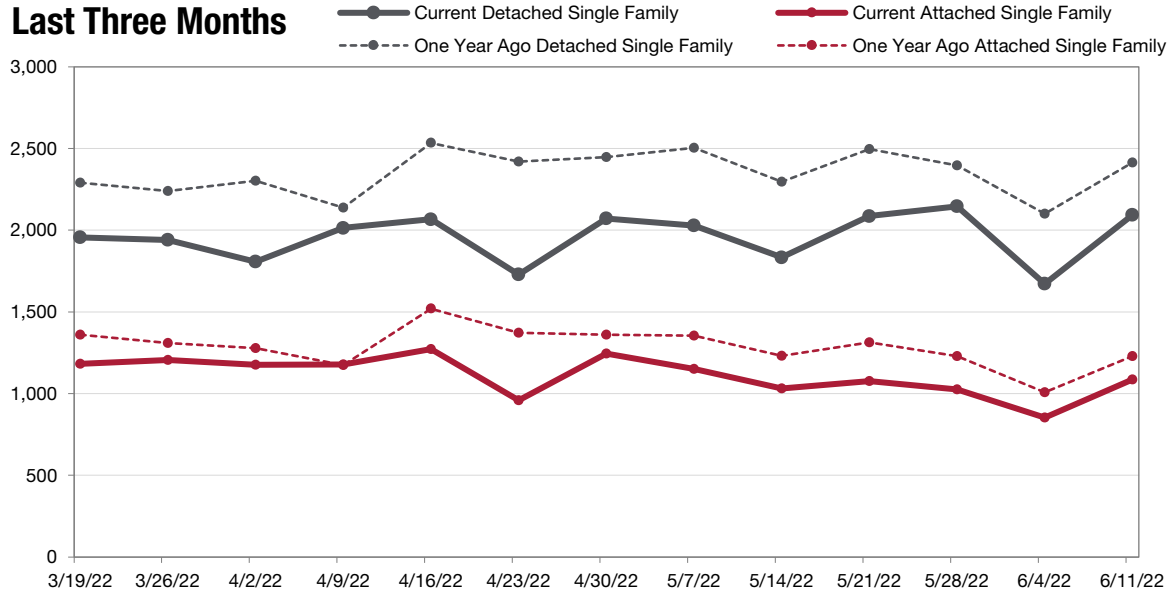


# Pending Sales

A count of the properties in either a contingent or pending status in a given month.



## Last Three Months



Data for the Week Ending...	Detached Single Family	Year-Over-Year Change	Attached Single Family	Year-Over-Year Change
3/19/2022	1,956	- 14.6%	1,181	- 13.2%
3/26/2022	1,940	- 13.4%	1,206	- 7.9%
4/2/2022	1,807	- 21.5%	1,176	- 8.0%
4/9/2022	2,014	- 5.8%	1,178	+ 0.4%
4/16/2022	2,067	- 18.5%	1,272	- 16.3%
4/23/2022	1,729	- 28.5%	959	- 30.1%
4/30/2022	2,072	- 15.4%	1,245	- 8.4%
5/7/2022	2,029	- 19.0%	1,150	- 15.1%
5/14/2022	1,834	- 20.2%	1,030	- 16.3%
5/21/2022	2,086	- 16.4%	1,075	- 18.1%
5/28/2022	2,147	- 10.4%	1,024	- 16.6%
6/4/2022	1,673	- 20.4%	853	- 15.4%
6/11/2022	2,093	- 13.3%	1,086	- 11.6%
<b>3-Month Avg.</b>	<b>1,957</b>	<b>- 16.8%</b>	<b>1,110</b>	<b>- 13.7%</b>

## Historical Under Contract

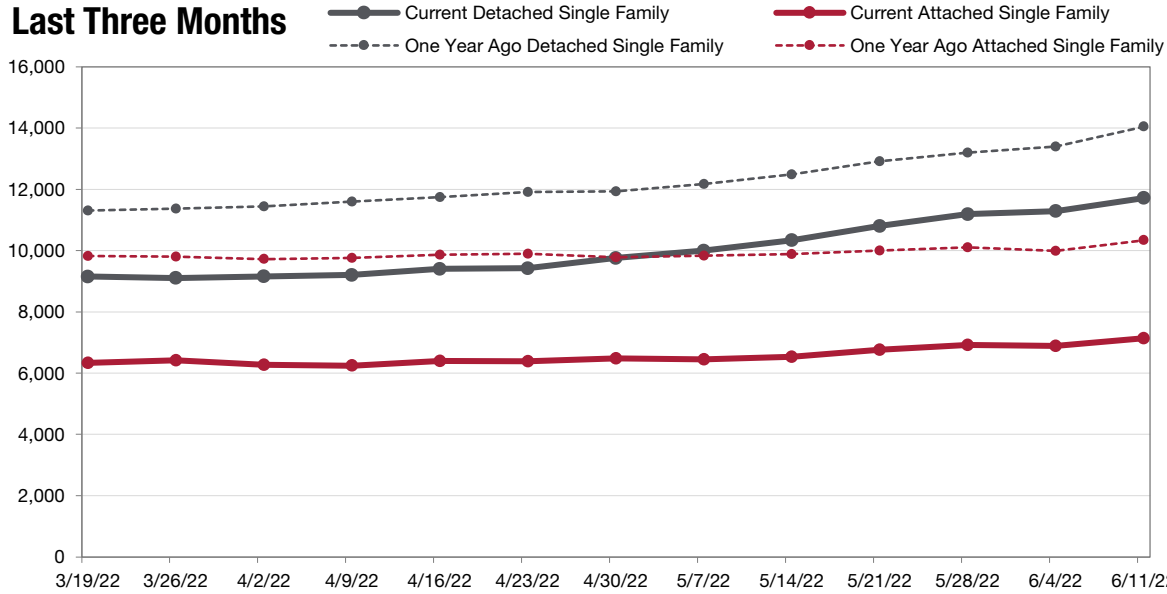


# Inventory of Homes for Sale

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

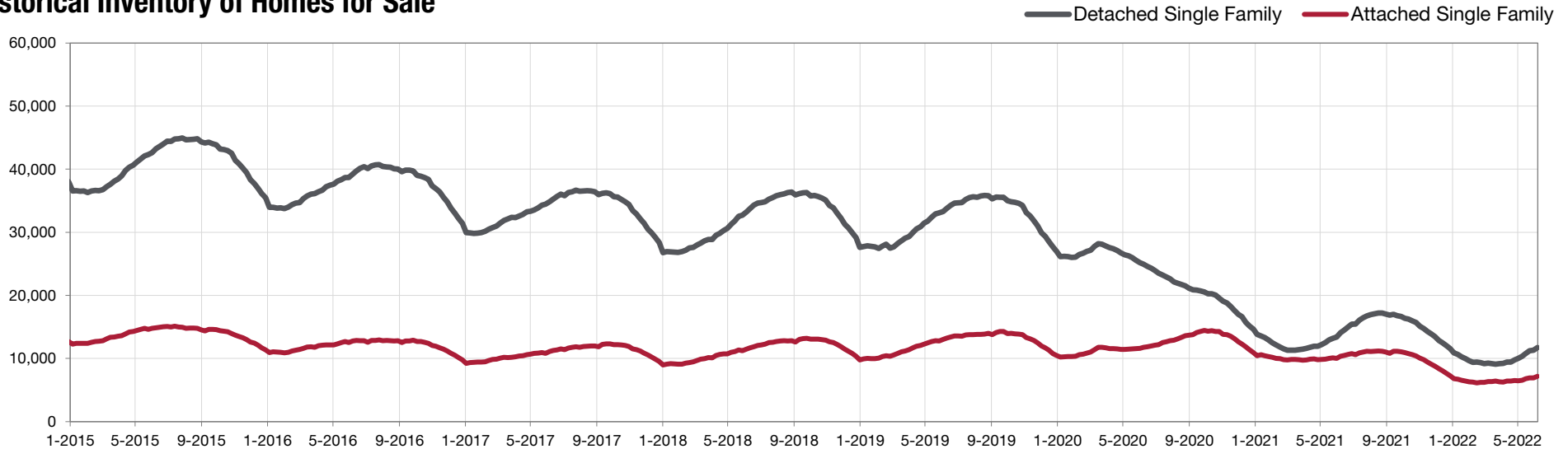


## Last Three Months



Data for the Week Ending...	Detached Single Family	Year-Over-Year Change	Attached Single Family	Year-Over-Year Change
3/19/2022	9,152	- 19.1%	6,337	- 35.5%
3/26/2022	9,112	- 19.9%	6,414	- 34.6%
4/2/2022	9,159	- 19.9%	6,276	- 35.5%
4/9/2022	9,203	- 20.7%	6,246	- 36.0%
4/16/2022	9,403	- 19.9%	6,398	- 35.2%
4/23/2022	9,426	- 20.9%	6,383	- 35.5%
4/30/2022	9,756	- 18.3%	6,479	- 33.8%
5/7/2022	9,997	- 17.9%	6,444	- 34.5%
5/14/2022	10,338	- 17.2%	6,530	- 34.0%
5/21/2022	10,805	- 16.4%	6,761	- 32.4%
5/28/2022	11,192	- 15.2%	6,921	- 31.5%
6/4/2022	11,290	- 15.7%	6,892	- 31.1%
6/11/2022	11,717	- 16.6%	7,140	- 31.0%
<b>3-Month Avg.</b>	<b>10,042</b>	<b>- 18.2%</b>	<b>6,555</b>	<b>- 33.9%</b>

## Historical Inventory of Homes for Sale

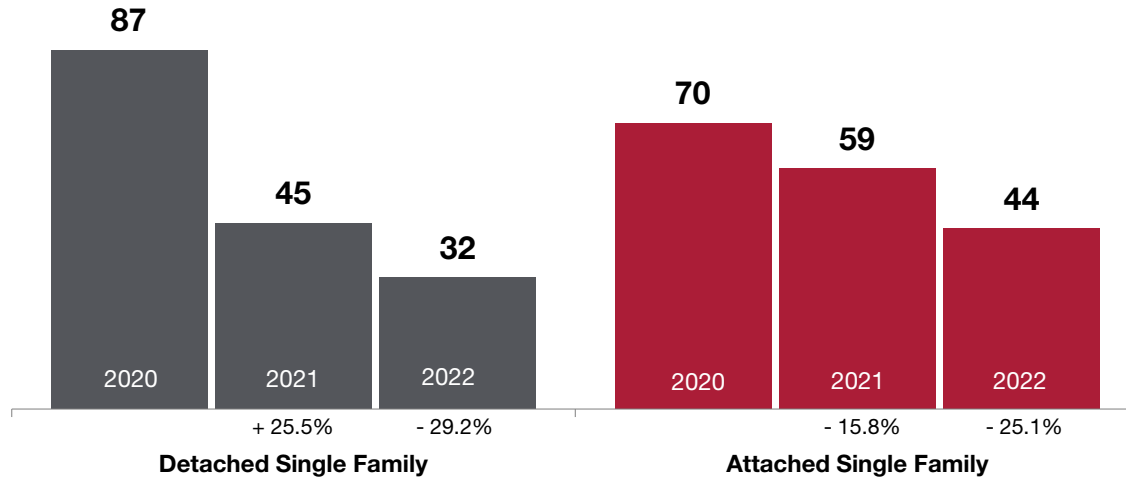


# Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.  
Based on Cumulative Days on Market.

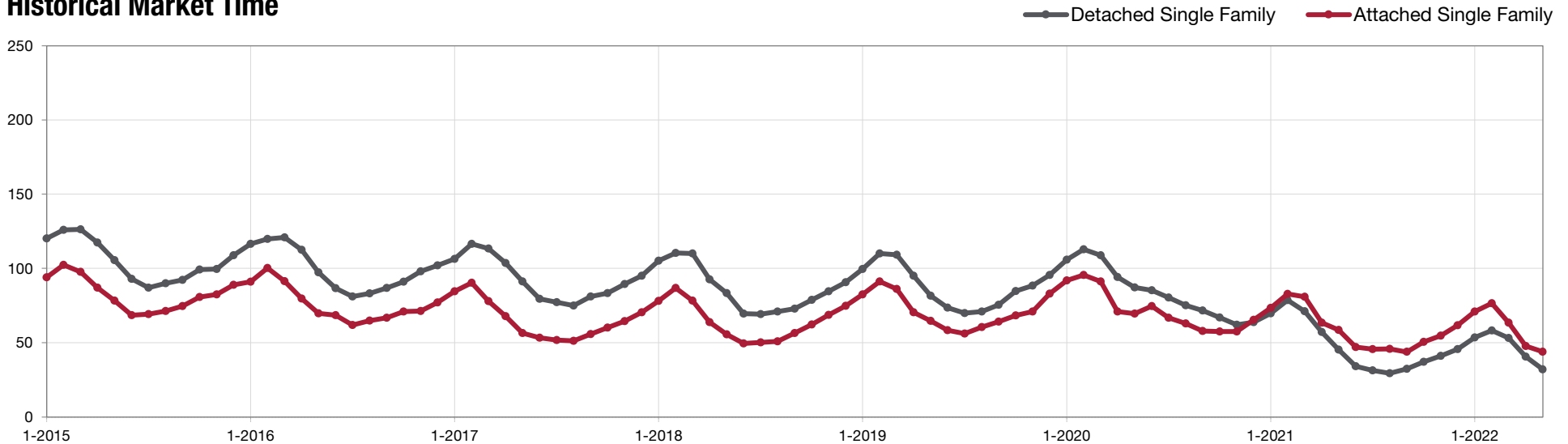


## May



Data for the month of...	Detached Single Family	Year-Over-Year Change	Attached Single Family	Year-Over-Year Change
Jun-2021	34	- 60.0%	47	- 37.1%
Jul-2021	31	- 61.0%	46	- 31.6%
Aug-2021	29	- 60.9%	46	- 27.3%
Sep-2021	32	- 54.8%	44	- 24.2%
Oct-2021	37	- 44.6%	51	- 12.1%
Nov-2021	41	- 33.7%	55	- 4.8%
Dec-2021	46	- 28.4%	62	- 5.7%
Jan-2022	54	- 23.3%	71	- 3.2%
Feb-2022	58	- 26.1%	76	- 7.7%
Mar-2022	53	- 25.2%	63	- 21.6%
Apr-2022	41	- 29.1%	48	- 24.6%
May-2022	32	- 29.2%	44	- 25.1%
<b>Average</b>	<b>39</b>	<b>- 43.6%</b>	<b>52</b>	<b>- 20.5%</b>

## Historical Market Time

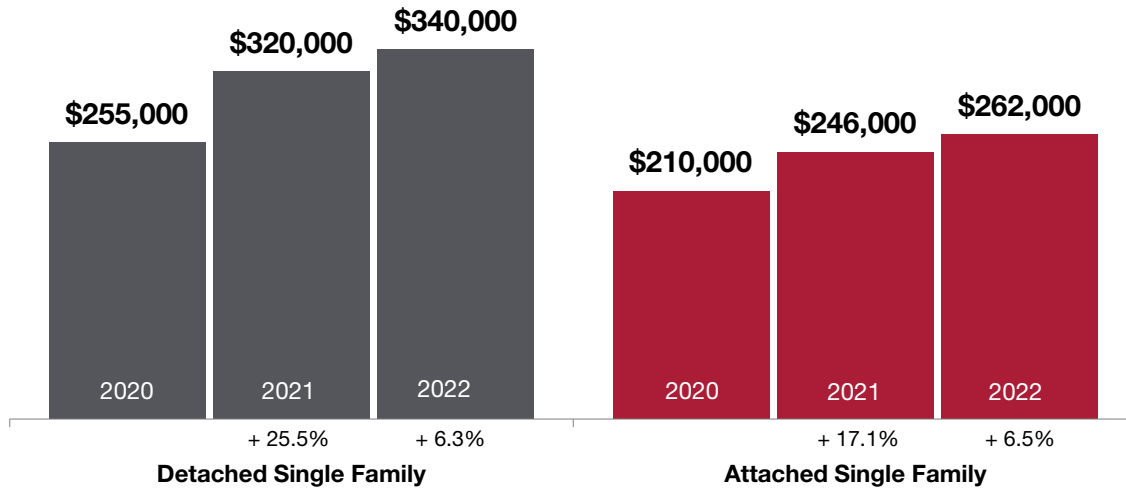


# Median Sales Price

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

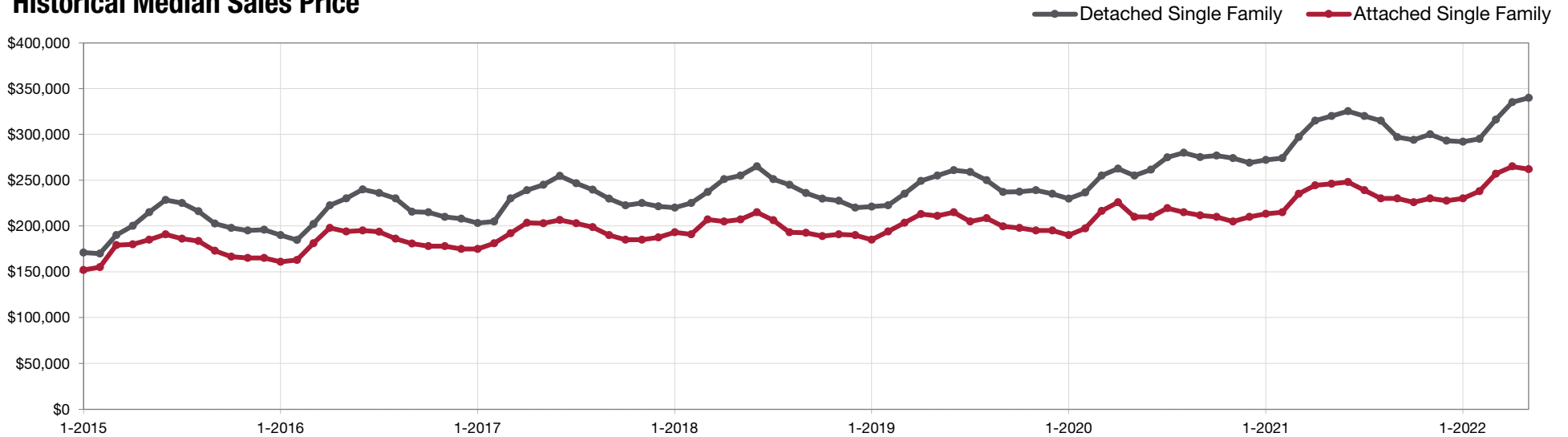


## May



Data for the month of...	Detached Single Family	Year-Over-Year Change	Attached Single Family	Year-Over-Year Change
Jun-2021	\$325,405	+ 24.4%	\$248,050	+ 18.1%
Jul-2021	\$320,000	+ 16.4%	\$239,000	+ 8.9%
Aug-2021	\$314,900	+ 12.5%	\$230,000	+ 7.0%
Sep-2021	\$297,000	+ 8.0%	\$230,000	+ 8.7%
Oct-2021	\$294,000	+ 6.1%	\$226,000	+ 7.6%
Nov-2021	\$300,000	+ 9.5%	\$230,000	+ 12.2%
Dec-2021	\$293,000	+ 8.9%	\$227,500	+ 8.3%
Jan-2022	\$292,000	+ 7.4%	\$230,000	+ 7.9%
Feb-2022	\$295,000	+ 7.7%	\$238,000	+ 10.7%
Mar-2022	\$316,000	+ 6.4%	\$257,000	+ 9.4%
Apr-2022	\$335,000	+ 6.3%	\$265,000	+ 8.5%
May-2022	\$340,000	+ 6.3%	\$262,000	+ 6.5%
<b>Median</b>	<b>\$310,000</b>	<b>+ 10.3%</b>	<b>\$240,000</b>	<b>+ 9.1%</b>

## Historical Median Sales Price

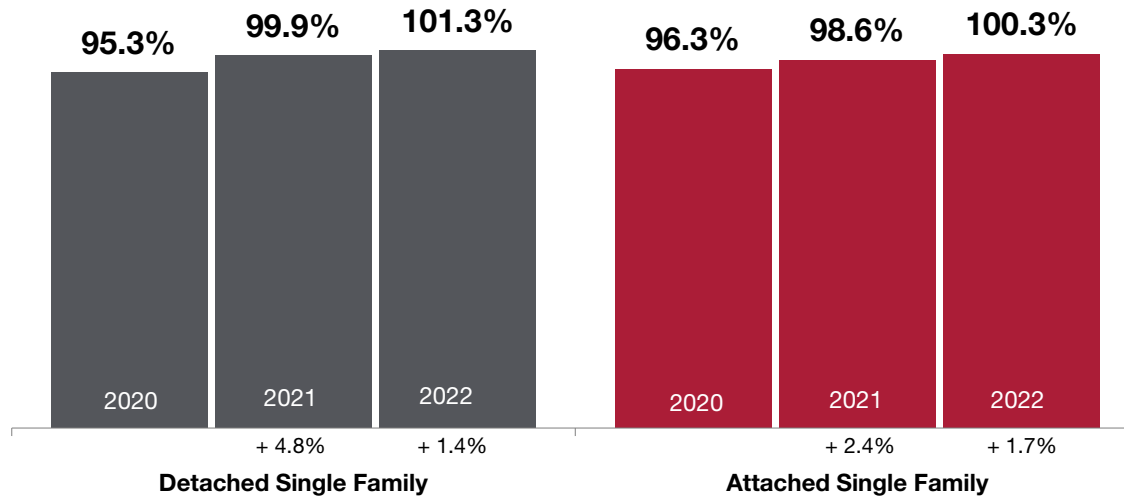


# Percent of Original List Price Received



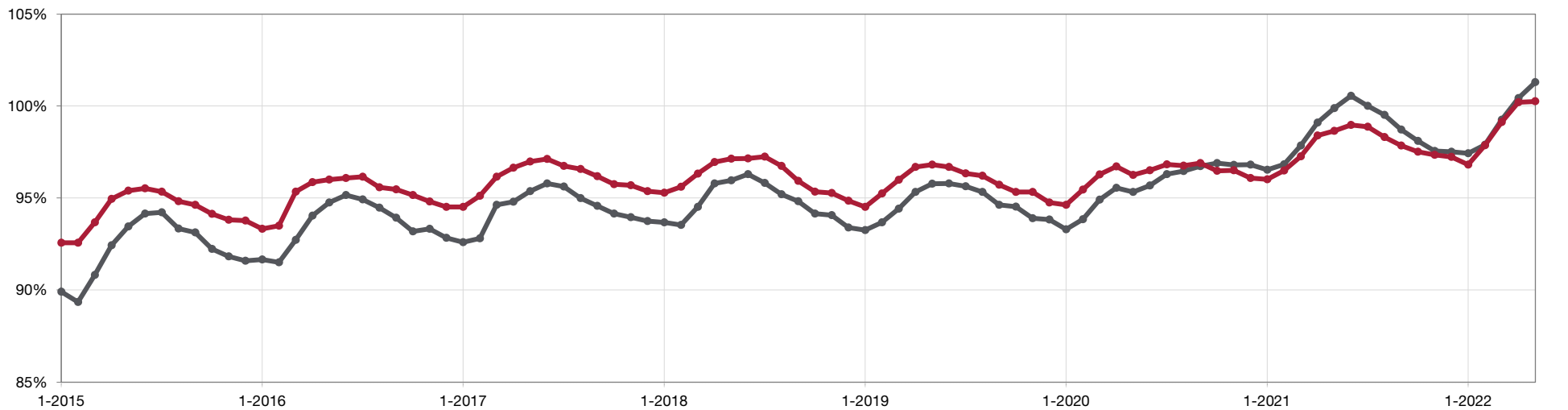
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

## May



Data for the month of...	Detached Single Family	Year-Over-Year Change	Attached Single Family	Year-Over-Year Change
Jun-2021	100.5%	+ 5.0%	99.0%	+ 2.5%
Jul-2021	100.0%	+ 3.8%	98.9%	+ 2.1%
Aug-2021	99.5%	+ 3.1%	98.3%	+ 1.6%
Sep-2021	98.7%	+ 2.1%	97.9%	+ 1.0%
Oct-2021	98.1%	+ 1.2%	97.5%	+ 1.1%
Nov-2021	97.5%	+ 0.7%	97.3%	+ 0.9%
Dec-2021	97.5%	+ 0.7%	97.2%	+ 1.2%
Jan-2022	97.4%	+ 0.9%	96.8%	+ 0.8%
Feb-2022	97.9%	+ 1.1%	97.9%	+ 1.4%
Mar-2022	99.3%	+ 1.5%	99.1%	+ 1.9%
Apr-2022	100.4%	+ 1.3%	100.2%	+ 1.8%
May-2022	101.3%	+ 1.4%	100.3%	+ 1.6%
<b>Average</b>	<b>99.2%</b>	<b>+ 2.1%</b>	<b>98.5%</b>	<b>+ 1.5%</b>

## Historical Percent of Original List Price Received

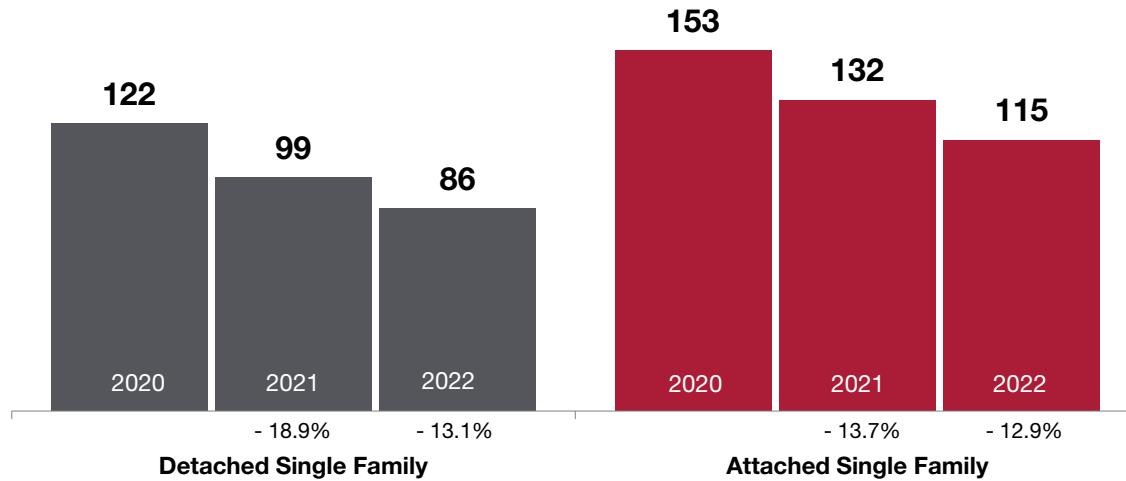


# Housing Affordability Index



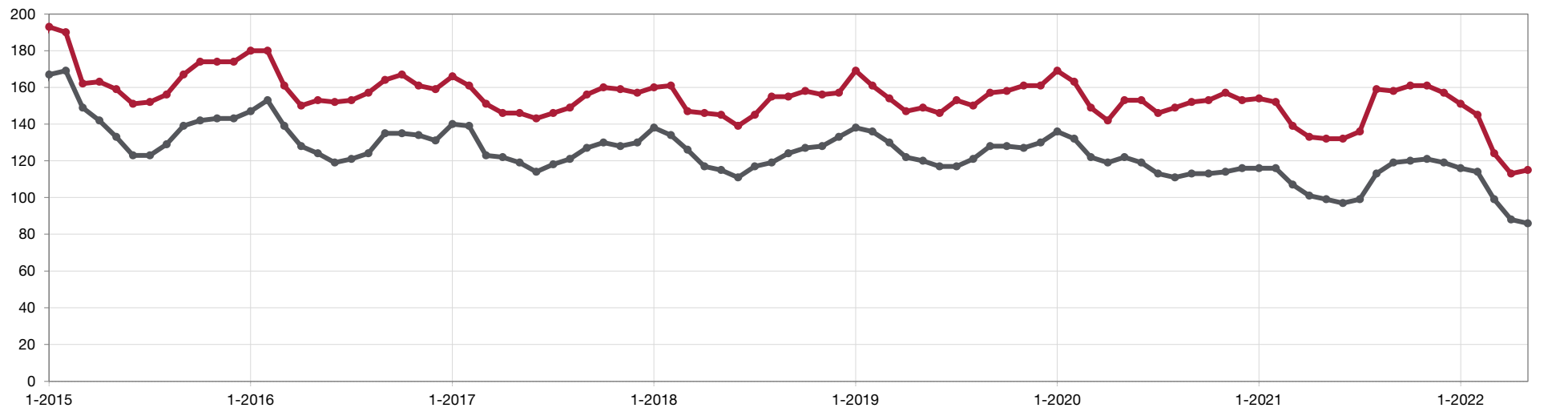
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

May



Data for the month of...	Detached Single Family	Year-Over-Year Change	Attached Single Family	Year-Over-Year Change
Jun-2021	97	-18.5%	132	-13.7%
Jul-2021	99	-12.4%	136	-6.8%
Aug-2021	113	+1.8%	159	+6.7%
Sep-2021	119	+5.3%	158	+3.9%
Oct-2021	120	+6.2%	161	+5.2%
Nov-2021	121	+6.1%	161	+2.5%
Dec-2021	119	+2.6%	157	+2.6%
Jan-2022	116	0.0%	151	-1.9%
Feb-2022	114	-1.7%	145	-4.6%
Mar-2022	99	-7.5%	124	-10.8%
Apr-2022	88	-12.9%	113	-15.0%
May-2022	86	-13.1%	115	-12.9%
Average	108	-3.7%	143	-3.7%

## Historical Housing Affordability Index



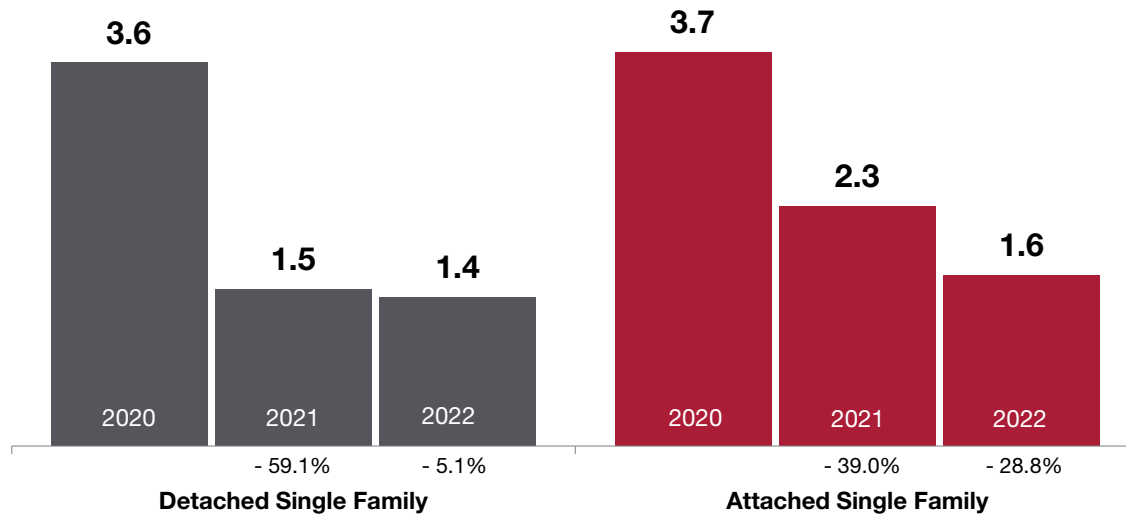


# Months Supply of Inventory

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.



## May



Data for the month of...	Detached Single Family	Year-Over-Year Change	Attached Single Family	Year-Over-Year Change
Jun-2021	1.7	-47.4%	2.4	-36.1%
Jul-2021	2.0	-35.4%	2.6	-35.9%
Aug-2021	2.0	-28.6%	2.5	-38.8%
Sep-2021	1.9	-24.3%	2.5	-40.3%
Oct-2021	1.8	-25.0%	2.3	-42.9%
Nov-2021	1.6	-24.8%	1.9	-45.6%
Dec-2021	1.3	-23.4%	1.5	-47.7%
Jan-2022	1.1	-23.2%	1.4	-49.0%
Feb-2022	1.1	-18.9%	1.4	-46.4%
Mar-2022	1.1	-14.8%	1.5	-40.4%
Apr-2022	1.3	-9.7%	1.5	-34.9%
May-2022	1.4	-5.1%	1.6	-28.8%
<b>Average</b>	<b>1.5</b>	<b>-26.4%</b>	<b>1.9</b>	<b>-40.6%</b>

## Historical Months Supply of Inventory

