

# Local Market Update for May 2019

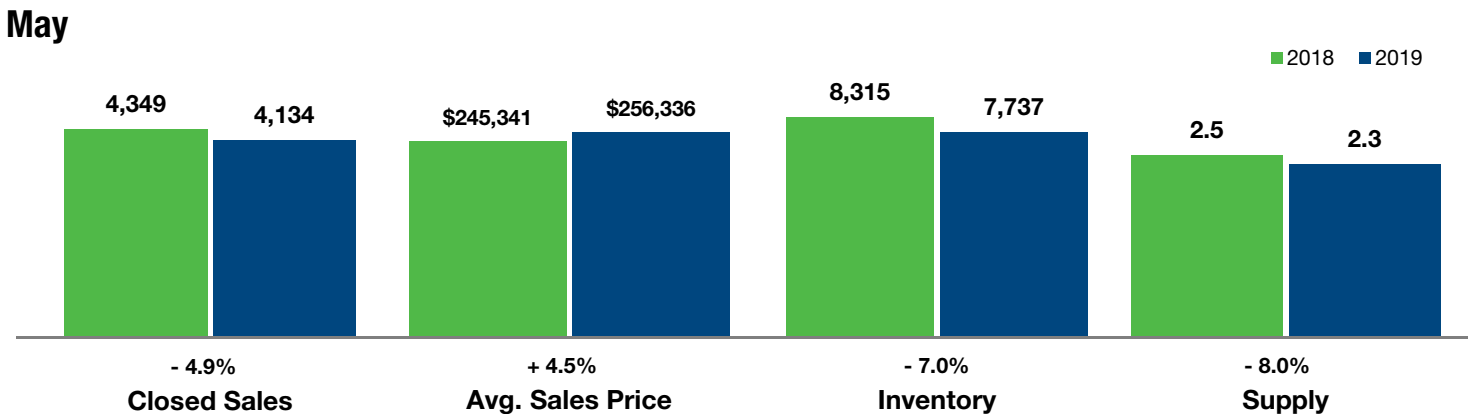
Please Note: Due to the recent merger of St. Joseph MLS data into the Heartland MLS system, some county reports may reflect statistical variances from previous years' data.



## Heartland MLS

Key Metrics	May			Year to Date		
	2018	2019	Percent Change	Thru 5-2018	Thru 5-2019	Percent Change
Closed Sales	4,349	<b>4,134</b>	- 4.9%	15,527	<b>14,478</b>	- 6.8%
Average Sales Price*	\$245,341	<b>\$256,336</b>	+ 4.5%	\$233,196	<b>\$243,923</b>	+ 4.6%
Median Sales Price*	\$215,000	<b>\$229,000</b>	+ 6.5%	\$201,500	<b>\$215,000</b>	+ 6.7%
Days on Market Until Sale	46	<b>48</b>	+ 4.3%	55	<b>56</b>	+ 1.8%
Percentage of Original List Price Received*	98.7%	<b>98.3%</b>	- 0.4%	97.6%	<b>97.1%</b>	- 0.5%
Pending Sales	4,157	<b>4,406</b>	+ 6.0%	18,201	<b>17,756</b>	- 2.4%
Inventory	8,315	<b>7,737</b>	- 7.0%	--	--	--
Supply	2.5	<b>2.3</b>	- 8.0%	--	--	--

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.



### Historical Average Sales Price Rolling 12-Month Calculation

