

## All MetroList MLS Areas Combined

Published: December 2021\*

**Property Types:** Single Family Homes - All Properties - All Properties  
**Price Range:** \$0 - No Limit **SQFT Range:** 0 - No Limit  
**Bedrooms:** 0 - No Limit **Full Baths:** 0 - No Limit  
**Half Baths:** 0 - No Limit **Year Built:** 0 - No Limit

**November 2021 is a Seller's market!** The number of for sale listings was down **4.6%** from one year earlier and down **25.3%** from the previous month. The number of sold listings decreased **7.5%** year over year and decreased **8.3%** month over month. The number of under contract listings was down **3.8%** compared to previous month and up **7.4%** compared to previous year. The Months of Inventory based on Closed Sales is 0.9, up **11.9%** from the previous year.

The Average Sold Price per Square Footage was down **0.3%** compared to previous month and up **19.9%** compared to last year. The Median Sold Price increased by **1.9%** from last month. The Average Sold Price also increased by **1.2%** from last month. Based on the 6 month trend, the Average Sold Price trend is "Neutral" and the Median Sold Price trend is "Neutral".

The Average Days on Market showed an upward trend, a decrease of **4.8%** compared to previous year. The ratio of Sold Price vs. Original List Price is 100%, was the same compared to previous year.



### It is a Seller's Market

#### Property Sales (Sold)

November property sales were 3959, down **7.5%** from 4280 in November of 2020 and **8.3%** lower than the 4316 sales last month.

#### Current Inventory (For Sale)

Versus last year, the total number of properties available this month is lower by 163 units of **4.6%**. This year's smaller inventory means that buyers who waited to buy may have smaller selection to choose from. The number of current inventory is down **25.3%** compared to the previous month.

#### Property Under Contract (Pended)

There was a decrease of **3.8%** in the pended properties in November, with 4131 properties versus 4294 last month. This month's pended property sales were **7.4%** higher than at this time last year.

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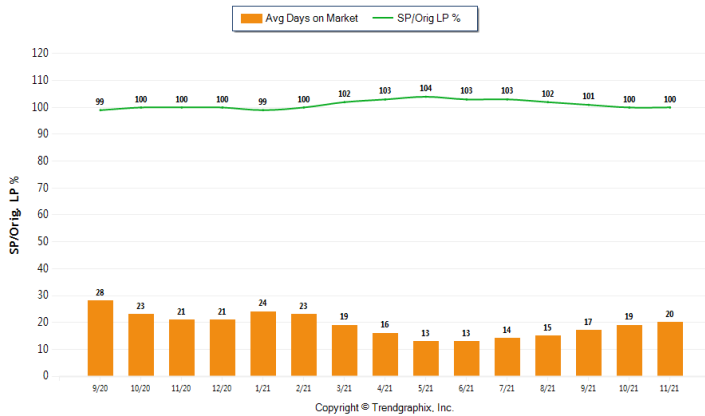
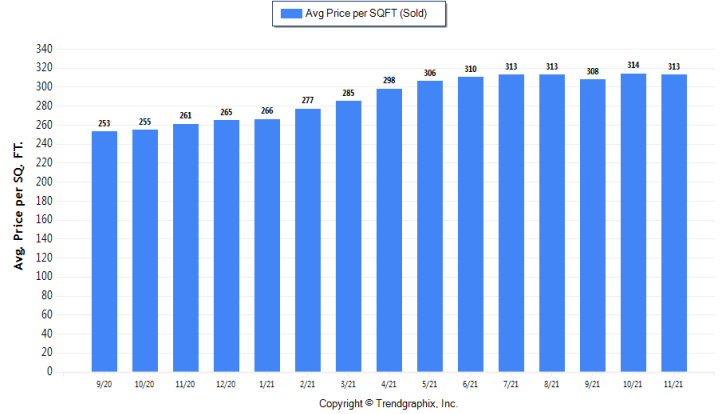
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### The Average Sold Price per Square Footage is Neutral\*

The Average Sold Price per Square Footage is a great indicator for the direction of property values. Since Median Sold Price and Average Sold Price can be impacted by the 'mix' of high or low end properties in the market, the Average Sold Price per Square Footage is a more normalized indicator on the direction of property values. The November 2021 Average Sold Price per Square Footage of \$313 was down **0.3%** from \$314 last month and up **19.9%** from \$261 in November of last year.

\* Based on 6 month trend – Appreciating/Depreciating/Neutral



### The Days on Market Shows Upward Trend\*

The average Days on Market (DOM) shows how many days the average property is on the market before it sells. An upward trend in DOM trends to indicate a move towards more of a Buyer's market, a downward trend indicates a move towards more of a Seller's market. The DOM for November 2021 was 20, up **5.3%** from 19 days last month and down **4.8%** from 21 days in November of last year.

### The Sold/Original List Price Ratio is Falling\*\*

The Sold Price vs. Original List Price reveals the average amount that sellers are agreeing to come down from their original list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. This month Sold Price vs. Original List Price of 100% is the same as last month and the same as in November of last year.

\* Based on 6 month trend – Upward/Downward/Neutral

\*\* Based on 6 month trend – Rising/Falling/Remains Steady

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### The Average For Sale Price is Neutral\*

The Average For Sale Price in November was \$757,000, up **4.1%** from \$727,000 in November of 2020 and up **3.3%** from \$733,000 last month.

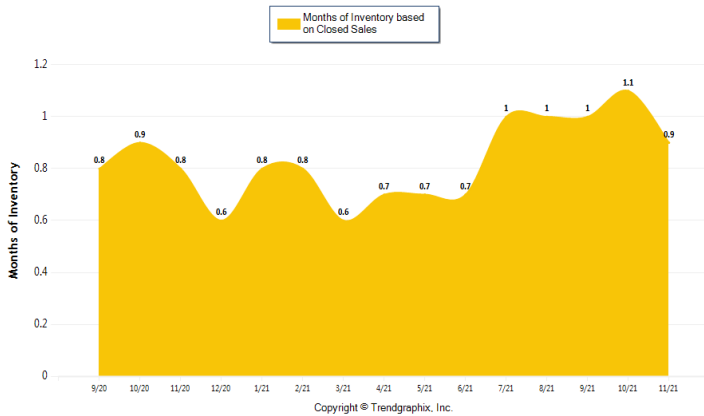
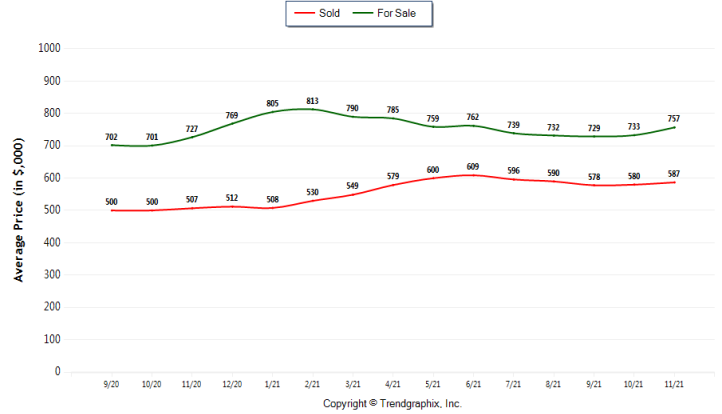
### The Average Sold Price is Neutral\*

The Average Sold Price in November was \$587,000, up **15.8%** from \$507,000 in November of 2020 and up **1.2%** from \$580,000 last month.

### The Median Sold Price is Neutral\*

The Median Sold Price in November was \$525,000, up **16.9%** from \$449,000 in November of 2020 and up **1.9%** from \$515,000 last month.

\* Based on 6 month trend – Appreciating/Depreciating/Neutral



### It is a Seller's Market\*

A comparatively lower Months of Inventory is more beneficial for sellers while a higher months of inventory is better for buyers.

\*Buyer's market: more than 6 months of inventory  
 Seller's market: less than 3 months of inventory  
 Neutral market: 3 – 6 months of inventory

### Months of Inventory based on Closed Sales

The November 2021 Months of Inventory based on Closed Sales of 0.9 was increased by **11.9%** compared to last year and down **18.8%** compared to last month. November 2021 is Seller's market.

### Months of Inventory based on Pended Sales

The November 2021 Months of Inventory based on Pended Sales of 0.8 was decreased by **10.7%** compared to last year and down **28.1%** compared to last month. November 2021 is Seller's market.

## M&M Properties

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DRE Number: 01100901

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### It is a Seller's Market\*

Absorption Rate measures the inverse of Months of Inventory and represents how much of the current active listings (as a percentage) are being absorbed each month.

\*Buyer's market: 16.67% and below

Seller's market: 33.33% and above

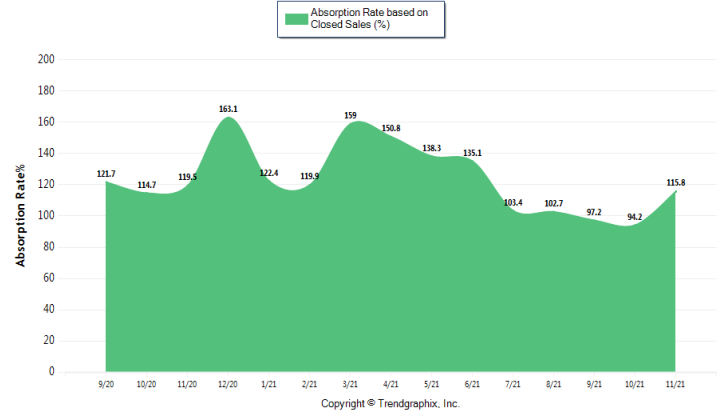
Neutral market: 16.67% - 33.33%

### Absorption Rate based on Closed Sales

The November 2021 Absorption Rate based on Closed Sales of 115.8 was decreased by **3.1%** compared to last year and up **22.9%** compared to last month.

### Absorption Rate based on Pended Sales

The November 2021 Absorption Rate based on Pended Sales of 120.8 was increased by **12.5%** compared to last year and up **28.8%** compared to last month.



All reports are published December 2021, based on data available at the end of November 2021, except for the today's stats. All reports presented are based on data supplied by the MetroList MLS. The MetroList MLS does not guarantee or is not in anyway responsible for its accuracy. Data maintained by the MetroList MLS may not reflect all real estate activities in the market. Information deemed reliable but not guaranteed.