



Your Guide to the Market Snapshot Report

Your weekly Market Snapshot Report provides an up-to-date overview, by price range, of the sub-markets in each MLS Area we serve. The Snapshots are created every Monday morning using current MLS data and posted in My Office by MLS Area Number.

The column titles across the top of the report from left to right are:

Number of Active Listings: The number of active listings in that price range as of the date of the report.

Average Days on Market (Actives): The average market time of the active listings in that price range.

Months of Inventory (Absorption Rate): The number of months it would take to sell the current number of listings at the pace of sales during the last six months.

Number of Pending Listings: The number of pending listings in each price range.

Pending Ratio: The ratio of pending listings to the number of active listings in each price range.

Expired Listings Last Six Months (if available – see notes below): The number of listings in each price range that expired within six months of the date of the report.

Closings Last Six Months: The number of closings in each price range within six months of the date of the report.

Average Original List Price of Sold Homes (if available – see notes below): The average original list price of listings in each price range that sold within six months of the date of the report.

Average Final List Price of Sold Homes: The average final list price of listings in each price range that sold within six months of the date of the report.

Average Sale Price of Sold Homes: The average sales price of homes sold in each price range within six months of the date of the report.

Sales to List Ratio: The ratio of average sales price to average final list price of homes sold in each price range within six months of the date of the report. (e.g. – on average, homes sold for 98% of final list price)

Average Days on Market (Solds): The average market time for sold homes in each price range within six months of the date of the report.

Notes:

- RMLS and WVMLS provide the expired listings and original list price data.
- NWMLS provides the original list price data, but not expired listings data.
- COAR provides neither the expired listings nor original list price data.



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