



# 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.



**BERKSHIRE  
HATHAWAY**  
HomeServices

Real Estate Professionals