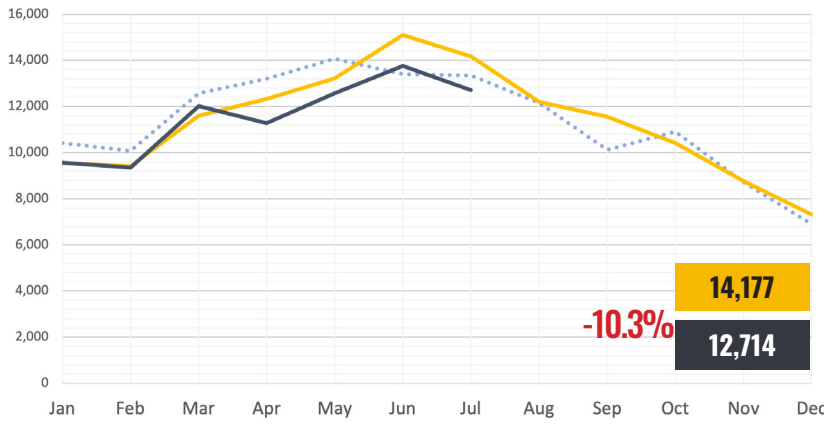




Monthly Activity Snapshot

July 2023

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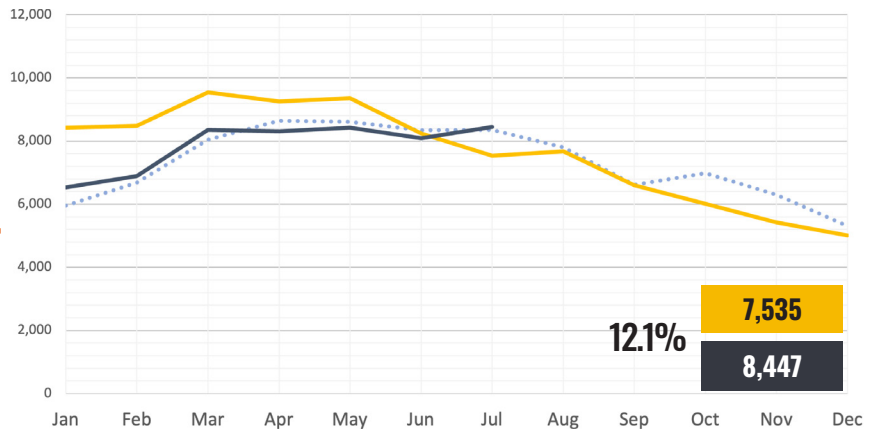
New Listings

New listing volume continues to trail 2022 levels. REALTORS® entered 12,714 properties into the Multiple Listing Service (MLS) in July compared to 14,177 last year. That was down 10.3 percent. **Pre-Pandemic:** New listings fell 4.7 percent short of the 2019 level of 13,340.

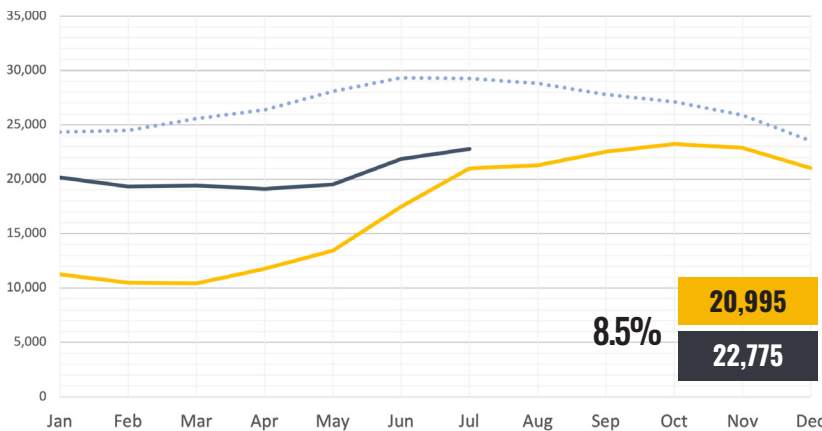
..... 2019 — 2022 — 2023

Pending Listings

Pending listings were up 12.1 percent from the July 2022 level with a total of 8,447 single-family home listings going under contract versus 7,535 a year earlier. **Pre-Pandemic:** Pending listings were 1.1 percent ahead of July 2019 when pending listings totaled 8,351.



..... 2019 — 2022 — 2023



Active Listings

Active listings – the number of available properties for sale – remained ahead of 2022's volume. In July, there were 22,775 active single-family listings compared to 20,995 a year earlier. That is up 8.5 percent.

Pre-Pandemic: July active listings came in 22.1 percent below the 2019 volume which was 29,254.

..... 2019 — 2022 — 2023



Monthly Activity Snapshot

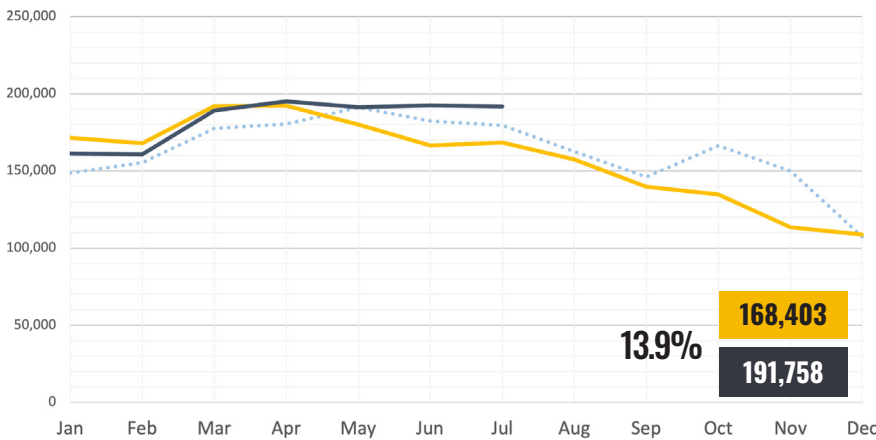
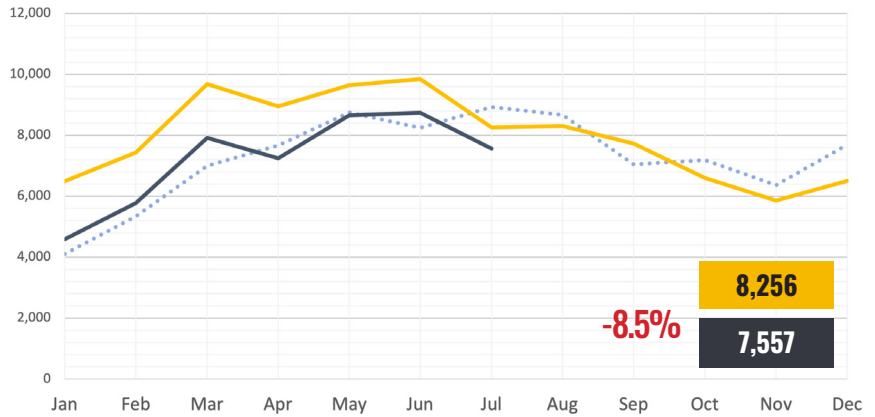
July 2023

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Closings

Single-family home closings fell 8.5 percent versus July 2022. A total of 7,557 units sold compared to 8,256 a year ago, making July the 16th consecutive month of declining sales. **Pre-Pandemic:** July 2023 closings came in 15.3 percent below 2019's tally of 8,921.

..... 2019 — 2022 — 2023



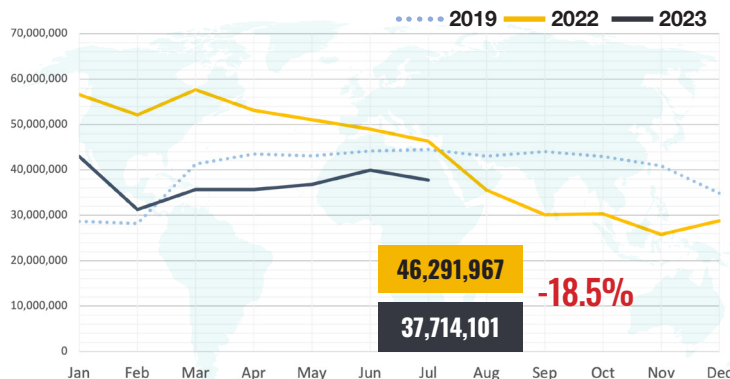
Showings

Property showings had a strong July. A total of 191,758 showings took place compared to 168,403 in July 2022. That is up 13.9 percent and is likely the result of higher interest rates causing consumer hesitation last year.

Pre-Pandemic: July 2023 showings were 6.8 percent above the July 2019 volume of 179,512.

..... 2019 — 2022 — 2023

HAR.com Listing Views



Open Houses

