

# Median Price vs. Months of Inventory Based on Closed Sales Report

## About the Months of Inventory Report Based on Closed Sales

Months Of Inventory (MOI) based on Closed Sales = the number of properties for sale divided by the number of properties sold.

## How to Use Months of Inventory Report?

Refer to the For Sale vs Sold Report for the number of properties for sale, pending and sold that are used to calculate the Months of Inventory report. As a rule of thumb, an inventory level of less than three indicates a strong seller market while an inventory level greater than six indicates a buyer's market.

## What Does Median Sold Price Report Do?

- The report shows the median price at which an equal number of homes are sold above or below that price.
- Median price helps identify where the market activity is the strongest.

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