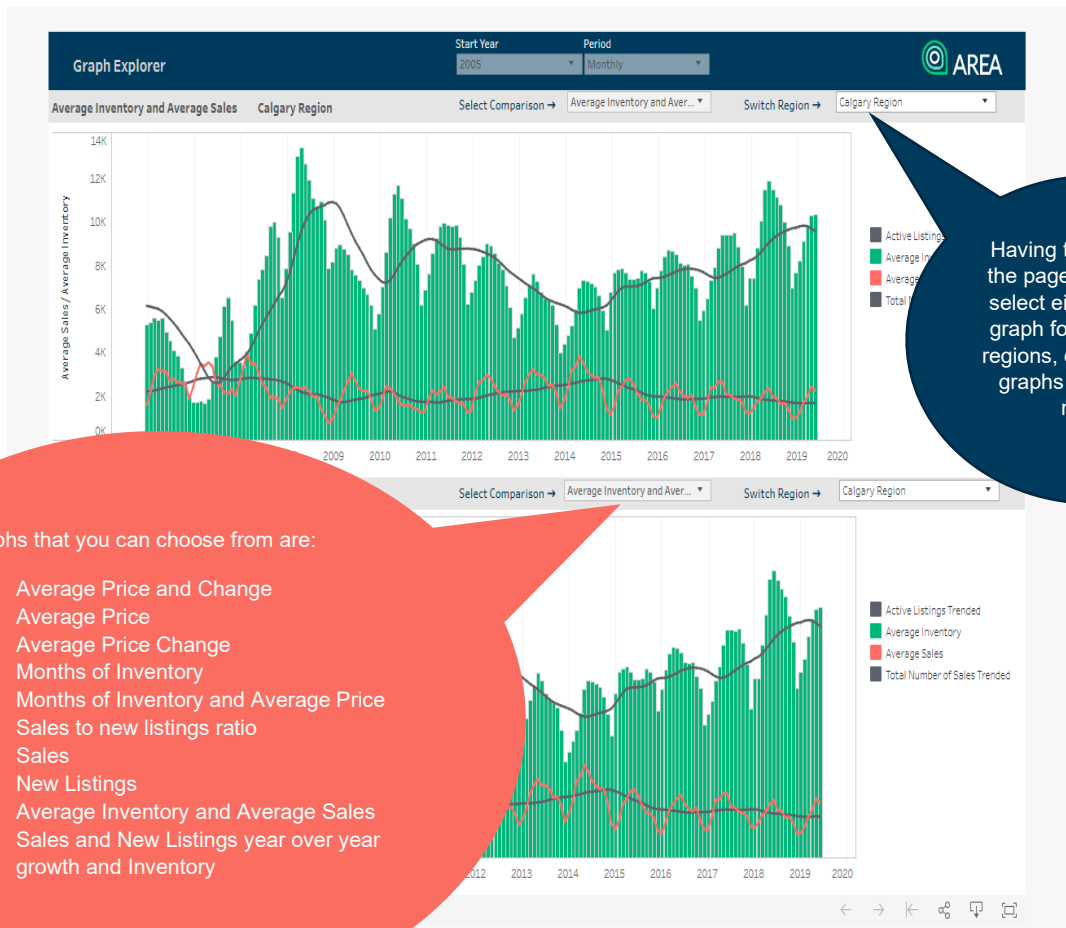# AREA Statistics Dashboard User Guide: Graph Explorer

Graph Explorer

This section provides a wide range of graphs that can be used to help shed light on trends in the real estate market.

The graphs were chosen based on frequent requests and the graphs most used to understand housing trends.

Understanding the Graph Explorer

Having two graphs on the page allows you to select either the same graph for two different regions, or two different graphs for the same region.

The graphs that you can choose from are:

- Average Price and Change
- Average Price
- Average Price Change
- Months of Inventory
- Months of Inventory and Average Price
- Sales to new listings ratio
- Sales
- New Listings
- Average Inventory and Average Sales
- Sales and New Listings year over year growth and Inventory

Average Price and **Average Price Change** shows you the movements of prices over time and the year-over-year percent change.
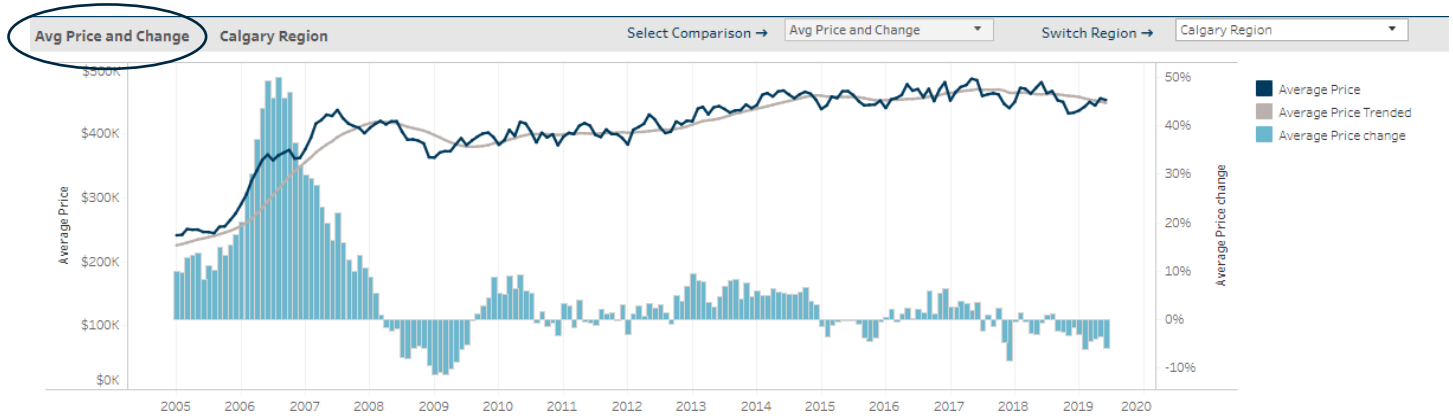

Months of inventory is a measure of market balance. The higher the figure, the more supply relative to sales. When months of inventory is high for a prolonged period, it typically causes prices to trend down.
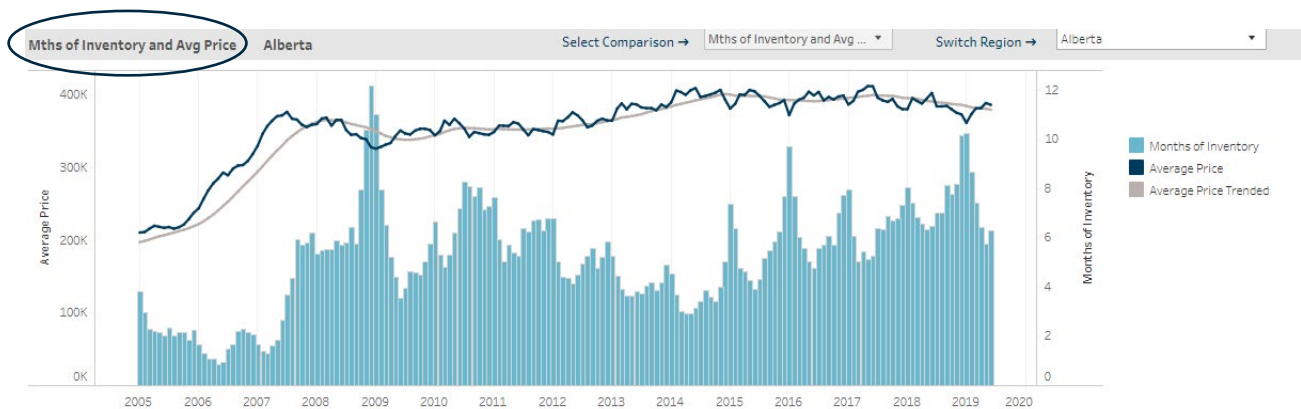
The sales to new listings ratio are the number of sales that occurred in comparison to the number of new listings coming on the market.

If the ratio is low (40%), that means that for every 10 new listings 4 homes are selling, generally indicating weaker market conditions and rising inventories. A trended average is provided because there is a strong seasonal trend in data.
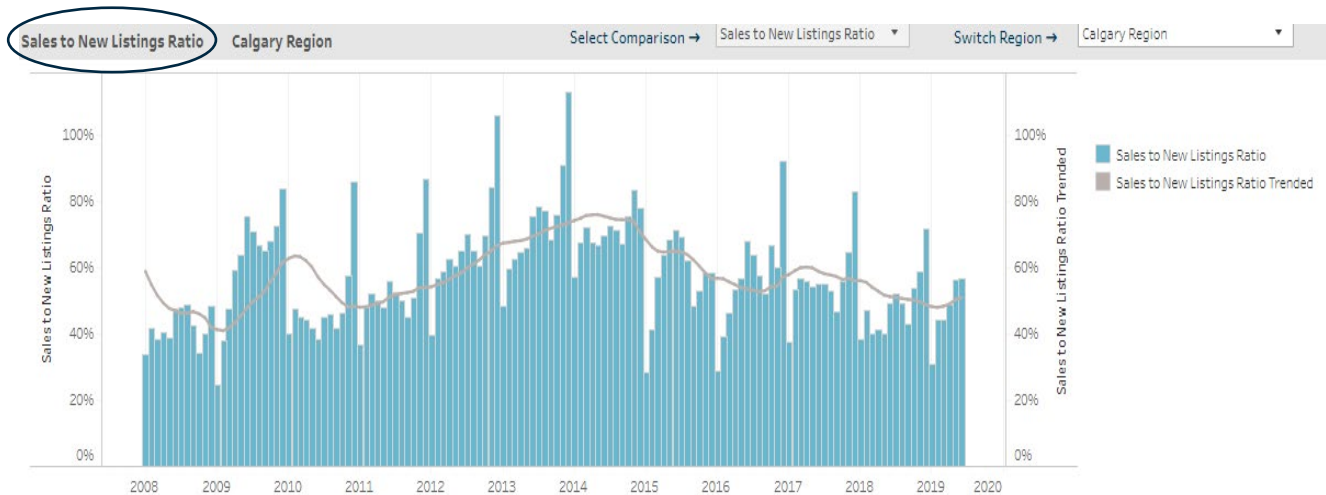
You can also create individual graphs for Sales and New listings. Sales and new listings are often influenced by several factors including current economic conditions and price movements. Both figures have strong seasonal patterns.

This graph shows you the year-over-year change in sales and new listings graphed with the overall Inventory levels. When sales growth generally exceeds growth in new listings, we start to see inventories ease.
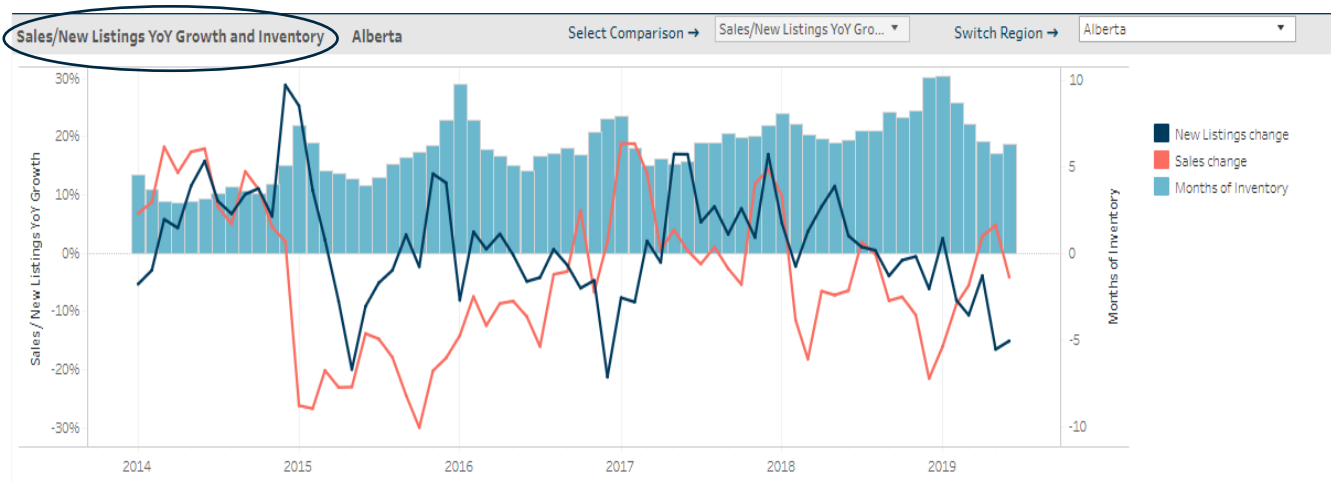
The average inventory and average sales graph show the amount of sales that occurred compared to the amount of inventory in the market. For quarterly and yearly figures, an average inventory for that period and average of sales over that period is used.

Members often use this with monthly data to understand the difference between the total available resale supply and the actual sales.