ShowingTime® Showing Index®
February 2024

ShowingTime

ShowingTime is the leading market stats and showing management technology provider to the residential real estate industry. Its MarketStats division provides interactive tools and easy-to-read market reports for MLSs, associations, brokers and other real estate companies. Its showing products and services take the inefficiencies out of the appointment scheduling process for real estate professionals, buyers and sellers, resulting in more showings, more feedback and quicker sales. The ShowingTime mobile app equips users to schedule showings, review appointments, generate reports and more. ShowingTime products are used by 190+ MLSs and associations representing more than 900,000 real estate professionals across the U.S. and Canada.

For more information, visit www.showingtime.com.

ShowingTime Showing Index®

The ShowingTime Showing Index® tracks the average number of buyer showings on active residential properties on a monthly basis. Our national and regional indices are computed based on approximately 110,000 listings from 25 local markets across the U.S. Our methodology focuses on properties listed by agents subscribing to ShowingTime's full appointment management solutions at the agent and office levels. It includes all buyer showing appointments requested or logged across all ShowingTime systems, including ShowingTime for the MLS, ShowingTime Front Desk and ShowingTime Appointment Center.

For inquiries, contact research@showingtime.com.

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ShowingTime Research Team

Daniil Cherkasskiy
Director, Analytics, ShowingTime

Daniil manages the company's data products, data warehousing and internal analytics systems. Prior to joining ShowingTime, Daniil worked as a quantitative analyst designing trading strategies for the derivative markets. Daniil graduated summa cum laude from the University of Illinois at Chicago and holds a master's degree in data science from Northwestern University.

Michael Lane
VP and GM, ShowingTime

Michael leads sales and marketing at ShowingTime. A founding management team member, he works directly with many of ShowingTime's 190+ MLS customers and many of the largest real estate companies throughout North America. Previously he served as a management consultant with A.T. Kearney and as a naval officer aboard nuclear submarines. Michael has an MBA from the Kellogg Graduate School of Management, earned a Master of Engineering Management from Northwestern University and is a distinguished graduate of the U.S. Naval Academy.

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ShowingTime Showing Index® United States Report

Methodology: The ShowingTime Showing Index® measures showing traffic per residential property for sale by agents and brokers utilizing ShowingTime solutions for property-access management. A higher number means that an average home receives more buyer visits in a given month. All index values are scaled relative to initial index value set to 100 for January 2014.

Summary	February 2024	January 2024	February 2023	Percent Change
The United States Showing Index continued its upward seasonal trajectory. The index was 190.8. This was a year-over-year decrease of 4.4 percent.	**190.8**	**168.8**	**199.6**	**-4.4%**

February

270.7	199.6	190.8
+ 12.4%	- 26.3%	- 4.4%
2022	2023	2024

ShowingTime Showing Index		Prior Year	Percent Change
March 2023	226.0	285.0	-20.7%
April 2023	224.8	251.0	-10.4%
May 2023	203.4	192.9	+5.4%
June 2023	195.7	165.7	+18.1%
July 2023	185.0	158.4	+16.8%
August 2023	166.1	156.8	+5.9%
September 2023	152.6	145.0	+5.2%
October 2023	138.2	134.7	+2.6%
November 2023	125.4	122.2	+2.6%
December 2023	121.4	117.9	+3.0%
January 2024	168.8	189.9	-11.1%
February 2024	**190.8**	**199.6**	**-4.4%**
12-Month Average	174.8	176.6	-1.0%

National Historical ShowingTime Showing Index by Month

National ShowingTime Showing Index

190.8
United States

ShowingTime Showing Index®

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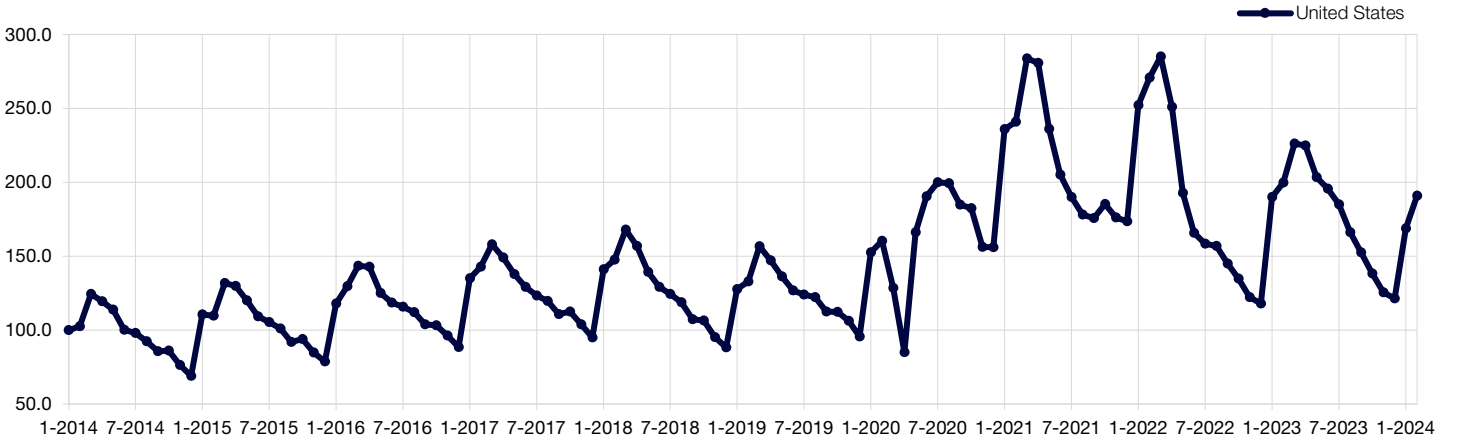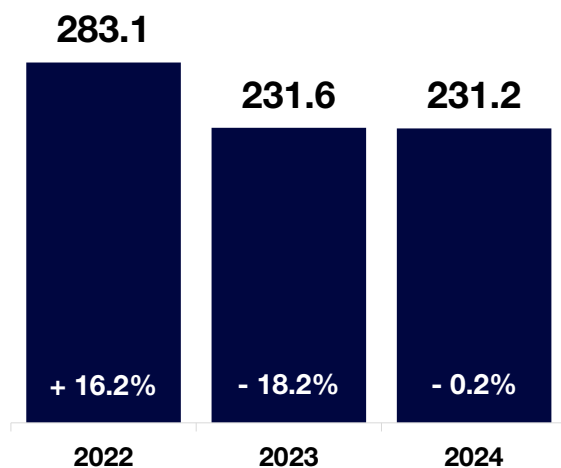
Summary		February 2024	January 2024	February 2023	Percent Change
The Northeast Region Showing Index remained steady compared to February 2023. The index was 231.2 for February 2024.		**231.2**	**210.6**	**231.6**	**-0.2%**

February

283.1 (2022) **+ 16.2%**
231.6 (2023) **- 18.2%**
231.2 (2024) **- 0.2%**

ShowingTime Showing Index		Prior Year	Percent Change
March 2023	267.7	298.7	-10.4%
April 2023	258.2	264.4	-2.3%
May 2023	236.1	206.9	+14.1%
June 2023	225.3	182.9	+23.2%
July 2023	213.4	176.4	+21.0%
August 2023	199.4	176.5	+13.0%
September 2023	183.9	167.5	+9.8%
October 2023	170.3	153.9	+10.7%
November 2023	151.8	141.5	+7.3%
December 2023	146.3	133.7	+9.4%
January 2024	210.6	222.6	-5.4%
February 2024	**231.2**	**231.6**	**-0.2%**
12-Month Average	207.9	196.4	+5.9%

Regional Historical ShowingTime Showing Index by Month

Regional ShowingTime Showing Index

231.2
Northeast Region

National ShowingTime Showing Index

190.8
United States

ShowingTime Showing Index®

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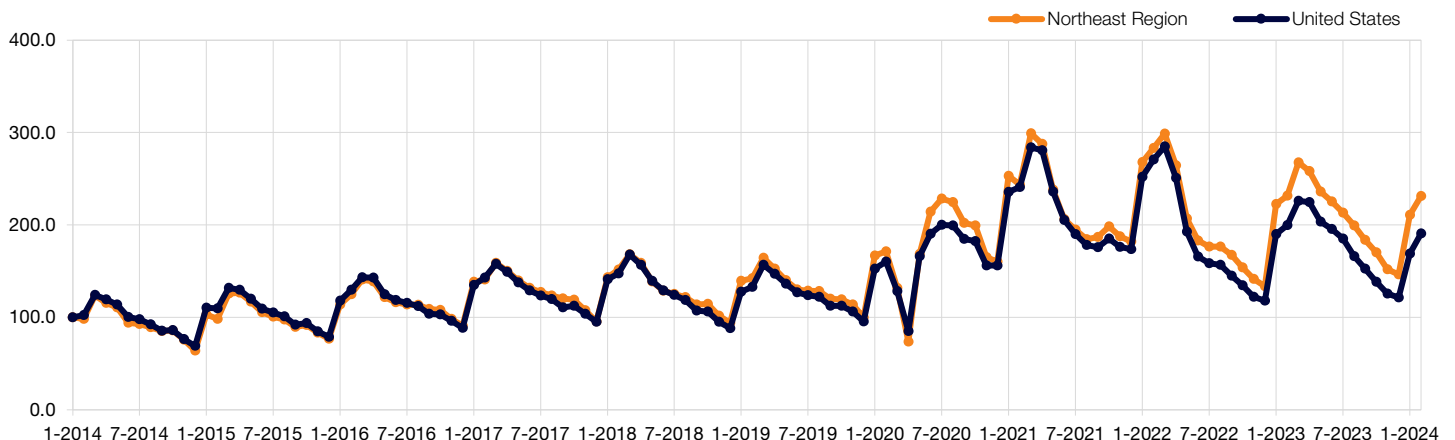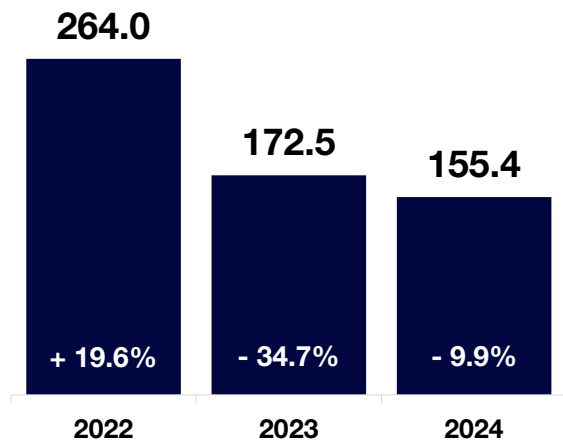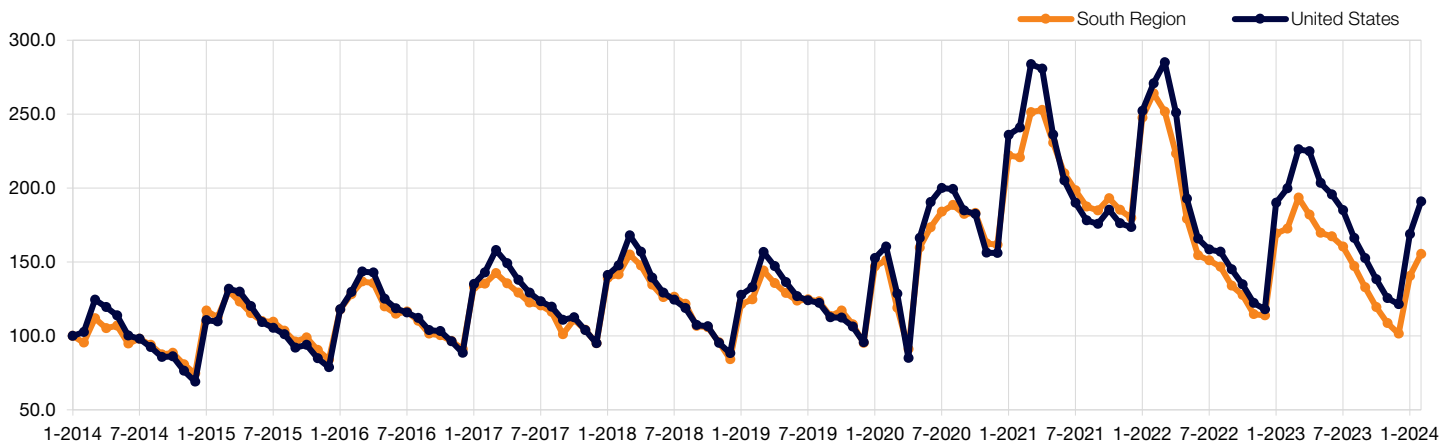
Summary	February 2024	January 2024	February 2023	Percent Change
The South Region Showing Index was 155.4 in February 2024. This was a year-over-year decrease of 9.9 percent.	**155.4**	**140.4**	**172.5**	**-9.9%**

February

264.0 — + 19.6% — 2022
172.5 — - 34.7% — 2023
155.4 — - 9.9% — 2024

ShowingTime Showing Index		Prior Year	Percent Change
March 2023	193.5	251.7	-23.1%
April 2023	181.9	223.2	-18.5%
May 2023	169.7	179.2	-5.3%
June 2023	167.3	154.4	+8.4%
July 2023	160.2	151.1	+6.0%
August 2023	147.2	146.6	+0.4%
September 2023	132.8	134.0	-0.9%
October 2023	119.5	127.6	-6.3%
November 2023	108.5	114.7	-5.4%
December 2023	101.4	113.7	-10.8%
January 2024	140.4	169.3	-17.1%
February 2024	155.4	172.5	-9.9%
12-Month Average	148.1	161.5	-8.3%

Regional Historical ShowingTime Showing Index by Month

Legend: South Region — United States

Regional ShowingTime Showing Index

155.4
South Region

National ShowingTime Showing Index

190.8
United States

ShowingTime Showing Index®
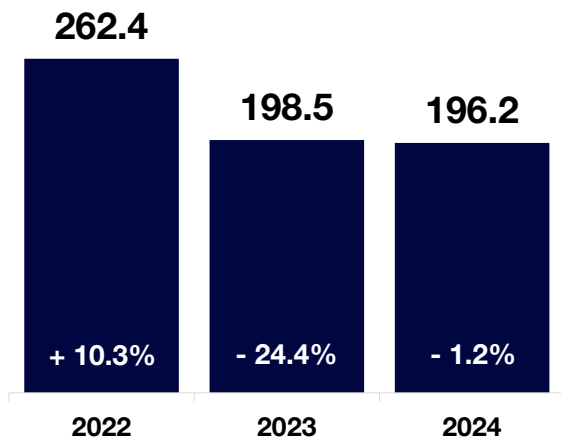

Methodology: The ShowingTime Showing Index® measures showing traffic per residential property for sale by agents and brokers utilizing ShowingTime solutions for property-access management. A higher number means that an average home receives more buyer visits in a given month. All index values are scaled relative to initial index value set to 100 for January 2014.
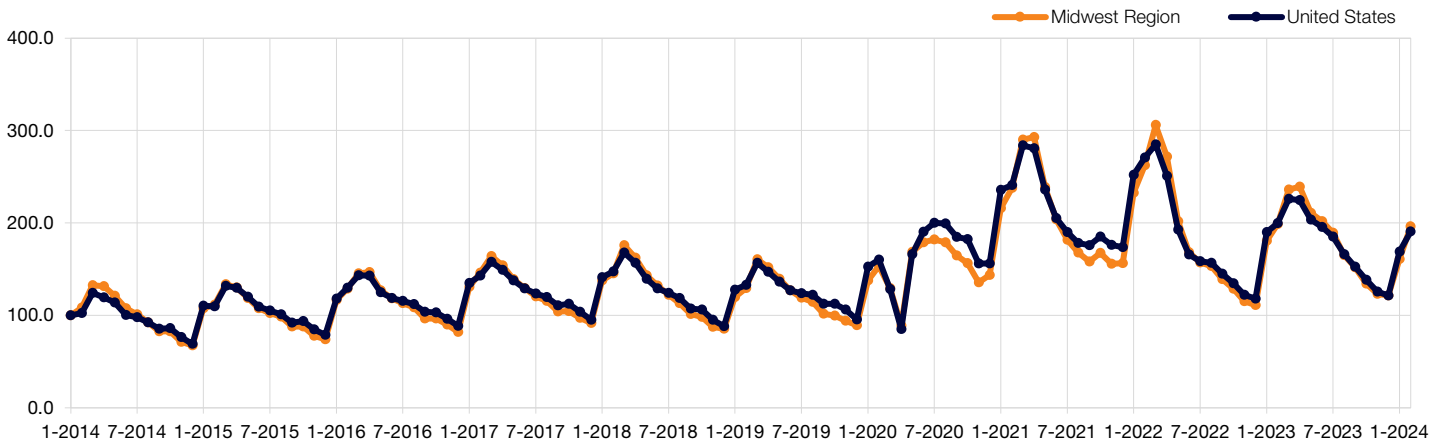
Summary	February 2024	January 2024	February 2023	Percent Change
The Midwest Region Showing Index was 196.2 in February. This was a decrease of 1.2 percent from this time last year.	**196.2**	**160.7**	**198.5**	**-1.2%**

February

2022	2023	2024
262.4	198.5	196.2
+ 10.3%	- 24.4%	- 1.2%

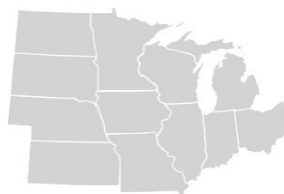| ShowingTime Showing Index		Prior Year	Percent Change
March 2023	236.1	306.0	-22.8%
April 2023	239.0	271.9	-12.1%
May 2023	210.9	201.9	+4.5%
June 2023	201.9	168.1	+20.1%
July 2023	189.4	157.0	+20.6%
August 2023	165.1	153.3	+7.7%
September 2023	151.9	139.2	+9.1%
October 2023	134.1	128.7	+4.2%
November 2023	123.3	115.3	+6.9%
December 2023	121.5	111.1	+9.4%
January 2024	160.7	180.6	-11.0%
February 2024	196.2	198.5	-1.2%
12-Month Average	177.5	177.6	-0.1%

Regional Historical ShowingTime Showing Index by Month

Regional ShowingTime Showing Index

196.2
Midwest Region

National ShowingTime Showing Index
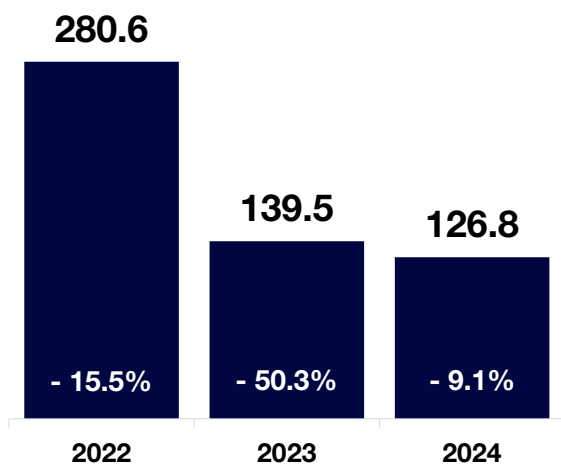
190.8
United States

ShowingTime **Showing Index®**

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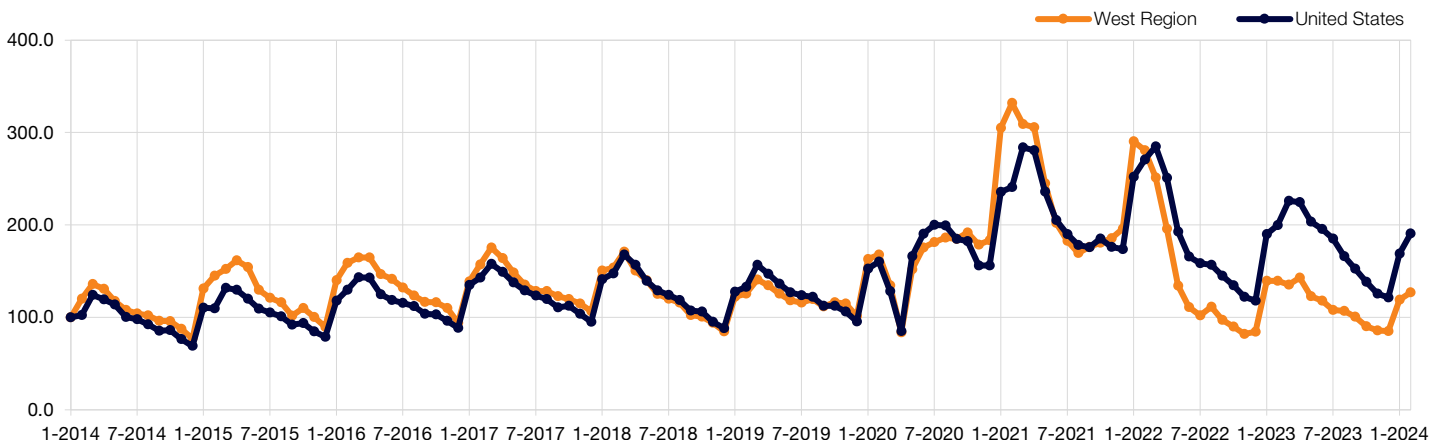
Summary	February 2024	January 2024	February 2023	Percent Change
The West Region Showing Index was up from last month but was down 9.1 percent from this time last year.	**126.8**	119.0	139.5	**-9.1%**

February

280.6 — -15.5% — 2022
139.5 — -50.3% — 2023
126.8 — -9.1% — 2024

ShowingTime Showing Index		Prior Year	Percent Change
March 2023	135.4	251.2	-46.1%
April 2023	142.9	195.9	-27.1%
May 2023	122.8	134.1	-8.4%
June 2023	117.9	111.1	+6.1%
July 2023	107.9	102.2	+5.6%
August 2023	107.0	111.5	-4.0%
September 2023	100.6	97.2	+3.5%
October 2023	90.4	89.8	+0.7%
November 2023	85.6	81.8	+4.6%
December 2023	85.2	84.3	+1.1%
January 2024	119.0	139.5	-14.7%
February 2024	**126.8**	**139.5**	**-9.1%**
12-Month Average	111.8	128.2	-12.8%

Regional Historical ShowingTime Showing Index by Month

Regional ShowingTime Showing Index

126.8
West Region

National ShowingTime Showing Index

190.8
United States