Avg Inventory MoM" stands for Average Inventory Month-over-Month. This metric indicates the average number of properties listed for sale during a month and compares it to the average inventory from the previous month. It provides insight into the following:

1. **Market Trends**: An increasing Avg Inventory MoM could suggest that properties are staying on the market longer, possibly due to decreased demand or overpricing. Conversely, a decreasing Avg Inventory MoM might indicate a high demand for properties, leading to quicker sales and a more dynamic market.
2. **Seasonal Changes**: Real estate markets are often subject to seasonal fluctuations. For example, inventory levels may increase during the spring and summer months when more sellers list their properties, and then decrease during the fall and winter.
3. **Economic Indicators**: Changes in inventory levels can also reflect broader economic conditions. For instance, a sustained increase in inventory could signal a slowing economy, while a decrease might indicate economic growth and a robust housing market.
4. **Pricing Strategy**: If inventory is increasing, sellers may need to adjust their pricing strategies to attract buyers. If inventory is decreasing, sellers might be able to price their properties more aggressively.

By monitoring Avg Inventory MoM, stakeholders such as real estate agents, investors, and market analysts can make informed decisions about when to buy or sell properties, pricing strategies, and understanding the overall health and direction of the real estate market.

The metric "Average Median DOM MoM" refers to the Average Median Days on Market Month-over-Month. This is a real estate metric that tracks the median number of days listings remain on the market before being sold or removed and compares this figure from one month to the next.

Here's what it can indicate:

1. **Sales Pace**: A lower DOM indicates that homes are selling faster, which can be a sign of a seller's market with high demand and competitive buying conditions. A higher DOM suggests homes are taking longer to sell, potentially indicating a buyer's market with softer demand.
2. **Market Dynamics**: Changes in the DOM can reflect alterations in market dynamics such as shifts in buyer behavior, changes in lending rates, economic conditions, or seasonal variations.
3. **Pricing Strategies**: If the DOM is consistently high, it might suggest that homes are overpriced or that there's a mismatch between what sellers are offering and what buyers are looking for. Conversely, a consistently low DOM could indicate a market where buyers may need to act quickly and might have less room to negotiate on price.
4. **Market Sentiment**: The metric can also reflect the overall sentiment in the market. Rising DOM could indicate a cautious or hesitant buyer sentiment, while falling DOM might show increasing buyer confidence and urgency.

The metric "Average Sold Above List Price MoM" (Month-over-Month) refers to the average percentage of homes sold above their listed price, compared from one month to the next. Here's what this metric can indicate:

1. **Market Competition**: A high percentage of homes selling above the list price often indicates a competitive market with strong buyer demand, where bidding wars drive final sale prices above initial asking prices.
2. **Seller's Market Strength**: Consistent increases in the proportion of homes selling above the list price suggest a seller's market, where sellers have more leverage over price negotiations due to higher demand.
3. **Buyer Urgency**: This metric can also reflect the urgency among buyers, who may be willing to pay more than the asking price to secure a property in a market with limited inventory.
4. **Pricing Strategies**: If homes are consistently selling above the listed price, it might indicate that homes are being underpriced initially, or it could be a strategic move by sellers or realtors to price homes competitively to ignite bidding wars.
5. **Economic Indicators**: Over time, a trend of increasing percentages of homes selling above the list price can point to broader economic factors at play, such as low interest rates increasing buying power, or general economic optimism.
6. **Local Market Health**: This metric is also a useful indicator of the health and dynamics of local real estate markets, which can vary significantly from one region to another.

In summary, "Average Sold Above List Price MoM" provides insight into the competitive nature of the housing market and the balance of power between buyers and sellers. It is a key metric for understanding whether the market is heating up or cooling down, especially in terms of pricing trends and buyer behavior.