

Overview

The overview below shows real estate activity from January 2023 to February 2023. You will see data comparisons between February and the previous month, the last three months and February 2022.

Overview	YTD Avg.	Monthly Trends			
		February	January	Nov. - Jan.	Feb. 2022
New Listings	108	54	0%	4.51%	-18.18%
Average Sales Price per Square Foot	171	164	-7.34%	-5.2%	-2.96%
Average Days on Market	33	38	40.74%	31.03%	80.95%
Number of Properties for Sale	90	38	-26.92%	-42.13%	-20.83%
Average List Price	\$357,530	\$360,258	1.54%	2.47%	25.7%
Median List Price	\$334,200	\$339,450	3.19%	5.75%	17.07%
Average Sales Price	\$327,763	\$302,281	-14.43%	-11.79%	-6.05%
Median Sales Price	\$310,500	\$295,500	-9.22%	-7.46%	-3.9%
Sales Price / List Price Ratio	98.39%	97.89%	-1.01%	0%	-3.46%
Number of Properties Sold	70	36	5.88%	-31.21%	-18.18%
Month's Supply of Inventory	1.3	1.06	-30.72%	-18.46%	-2.75%
Absorption Rate	0.8	0.95	46.15%	21.79%	3.26%

Average & Median Sales Price

The median sales price in February 2023 was \$295,500, down -9.22% from \$325,500 from the previous month and -3.90% lower than \$307,500 from February 2022. The February 2023 median sales price was at a mid level compared to February 2022 and 2021. The average sales price in February 2023 was \$302,281, down -14.43% from \$353,244 from the previous month and -6.05% lower than \$321,737 from February 2022. The February 2023 average sale price was at a mid level compared to February 2022 and 2021.



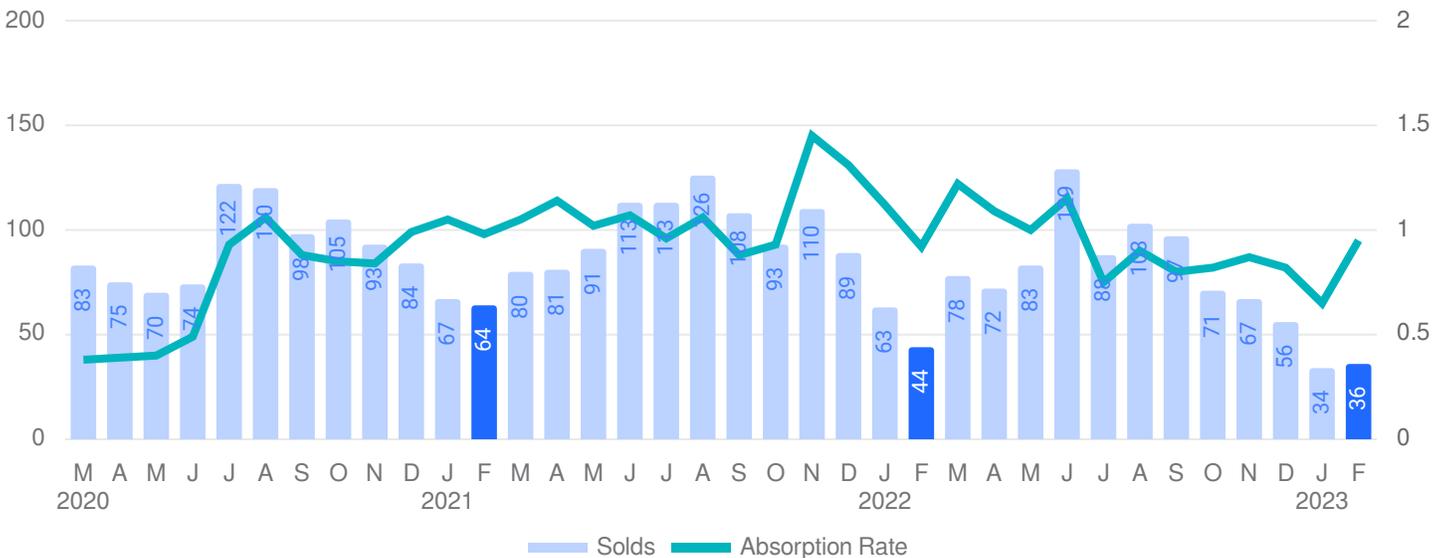
Sales Price / List Price Ratio

The sales price/list price ratio is the average sale price divided by the average list price for sold properties expressed as a percentage. If it is above 100%, homes are selling for more than the list price. If it is less than 100%, homes are selling for less than the list price. The February 2023 sales price/list price ratio was 97.89%, down from 98.89% from the previous month and down from 101.4% from February 2022.



Number of Properties Sold & Absorption Rate

The number of properties sold in February 2023 was 36, up 5.88% from 34 from the previous month and -18.18% lower than 44 from February 2022. The February 2023 sales were at its lowest level compared to February 2022 and 2021. Absorption rate is the avg number of sales per month divided by the total number of available properties.



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