

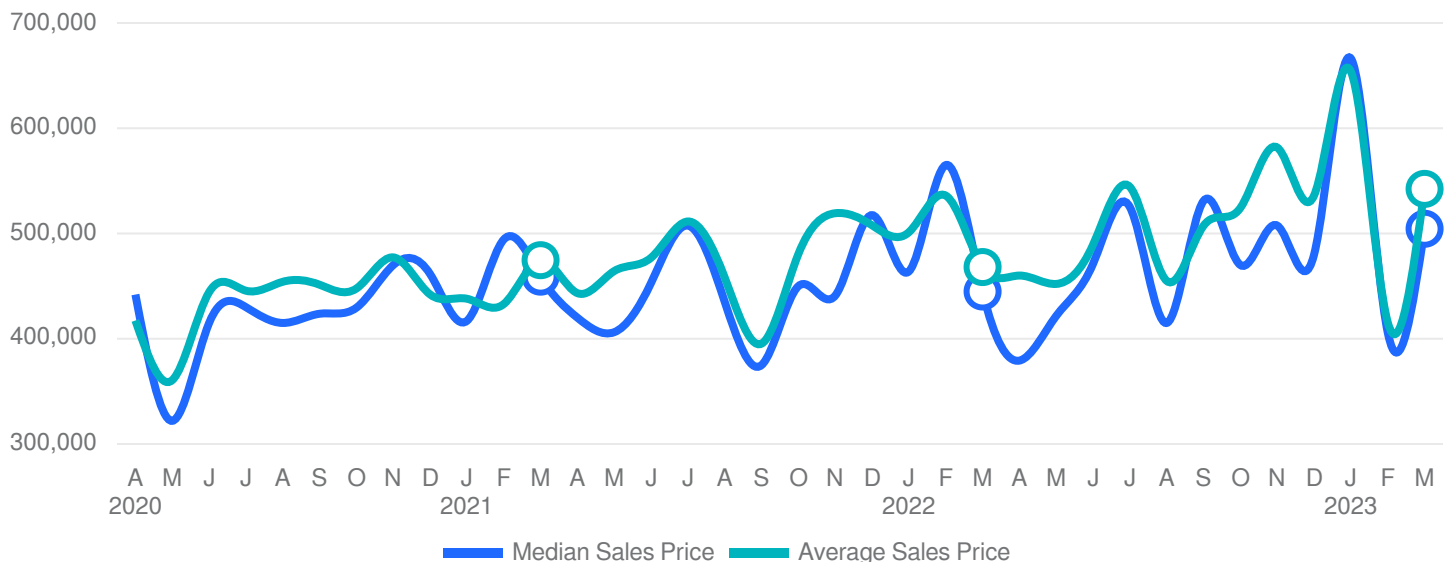
Overview

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

Overview	Monthly Trends				
	YTD Avg.	March	February	Dec. - Feb.	Mar. 2022
New Listings	86	35	25%	77.94%	0%
Average Sales Price per Square Foot	203	199	-10.76%	-3.71%	-2.93%
Average Days on Market	31	40	135.29%	49.98%	122.22%
Number of Properties for Sale	127	46	12.2%	9.52%	24.32%
Average List Price	\$618,453	\$622,025	0%	2.78%	12.45%
Median List Price	\$532,167	\$567,000	13.4%	11.21%	18.15%
Average Sales Price	\$537,276	\$542,393	30.49%	1.34%	15.87%
Median Sales Price	\$525,550	\$504,500	24.29%	-2.49%	13.4%
Sales Price / List Price Ratio	97.92%	98.53%	0%	0%	-2.08%
Number of Properties Sold	39	18	100%	35.03%	0%
Month's Supply of Inventory	3.48	2.56	-43.86%	-25.15%	24.27%
Absorption Rate	0.3	0.39	77.27%	25.81%	-20.41%

Average & Median Sales Price

The median sales price in March 2023 was \$504,500, up 24.29% from \$405,900 from the previous month and 13.40% higher than \$444,875 from March 2022. The March 2023 median sales price was at its highest level compared to March 2022 and 2021. The average sales price in March 2023 was \$542,393, up 30.49% from \$415,644 from the previous month and 15.87% higher than \$468,114 from March 2022. The March 2023 average sale price was at its highest level compared to March 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 March 2023 sales price/list price ratio was 98.53%, equal to the previous month and down from 100.62% from March 2022.



Number of Properties Sold & Absorption Rate

The number of properties sold in March 2023 was 18, up 100% from 9 from the previous month and equal to March 2022. The March 2023 sales were at its lowest level compared to March 2022 and 2021. Absorption rate is the avg number of sales per month divided by the total number of available properties.

