

Overview

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

Overview	Monthly Trends				
	YTD Avg.	April	March	Jan. - Mar.	Apr. 2022
New Listings	114	27	33	29	49
Average Sales Price per Square Foot	204	206	200	204	200
Average Days on Market	26	14	37	30	24
Number of Properties for Sale	185	42	52	48	52
Average List Price	\$633,934	\$654,413	\$643,372	\$627,108	\$527,058
Median List Price	\$550,871	\$579,995	\$585,000	\$541,163	\$479,900
Average Sales Price	\$511,555	\$444,681	\$532,103	\$533,846	\$460,040
Median Sales Price	\$501,038	\$427,500	\$504,500	\$525,550	\$379,250
Sales Price / List Price Ratio	98.64%	100.6%	98.73%	97.99%	100.44%
Number of Properties Sold	59	18	20	14	20
Month's Supply of Inventory	3.47	2.33	2.6	3.85	2.6
Absorption Rate	0.32	0.43	0.38	0.28	0.38

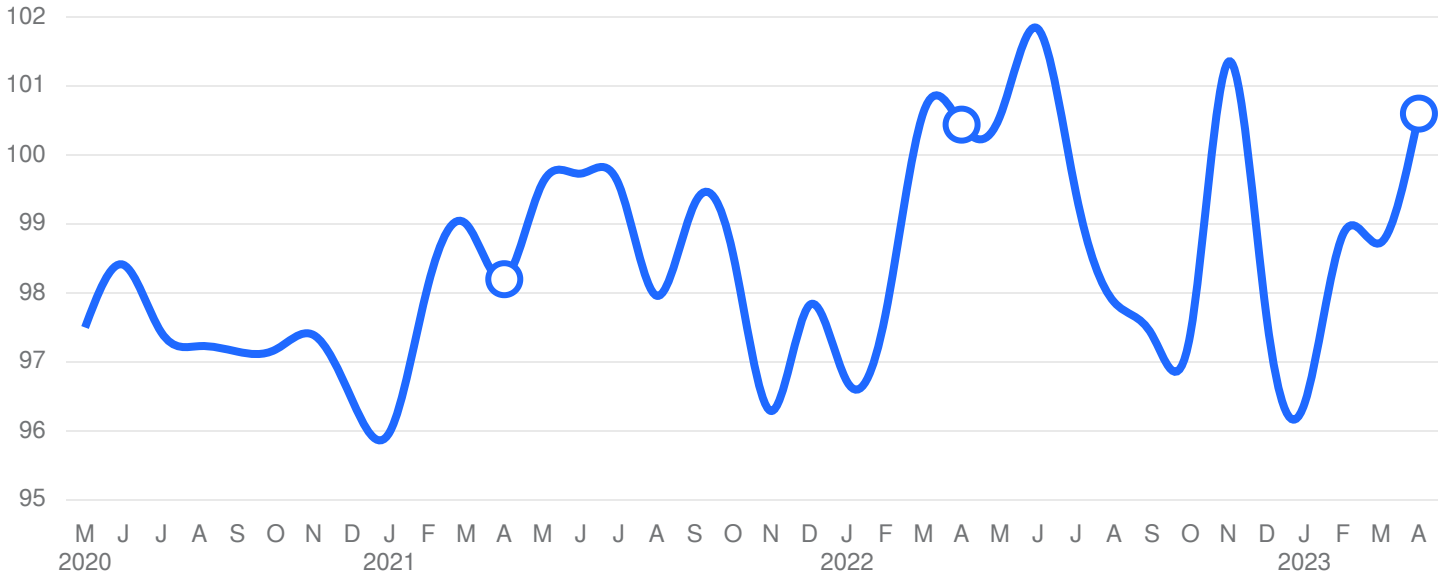
Average & Median Sales Price

The median sales price in April 2023 was \$427,500, down -15.26% from \$504,500 from the previous month and 12.72% higher than \$379,250 from April 2022. The April 2023 median sales price was at its highest level compared to April 2022 and 2021. The average sales price in April 2023 was \$444,681, down -16.43% from \$532,103 from the previous month and -3.34% lower than \$460,040 from April 2022. The April 2023 average sale price was at a mid level compared to April 2022 and 2021.



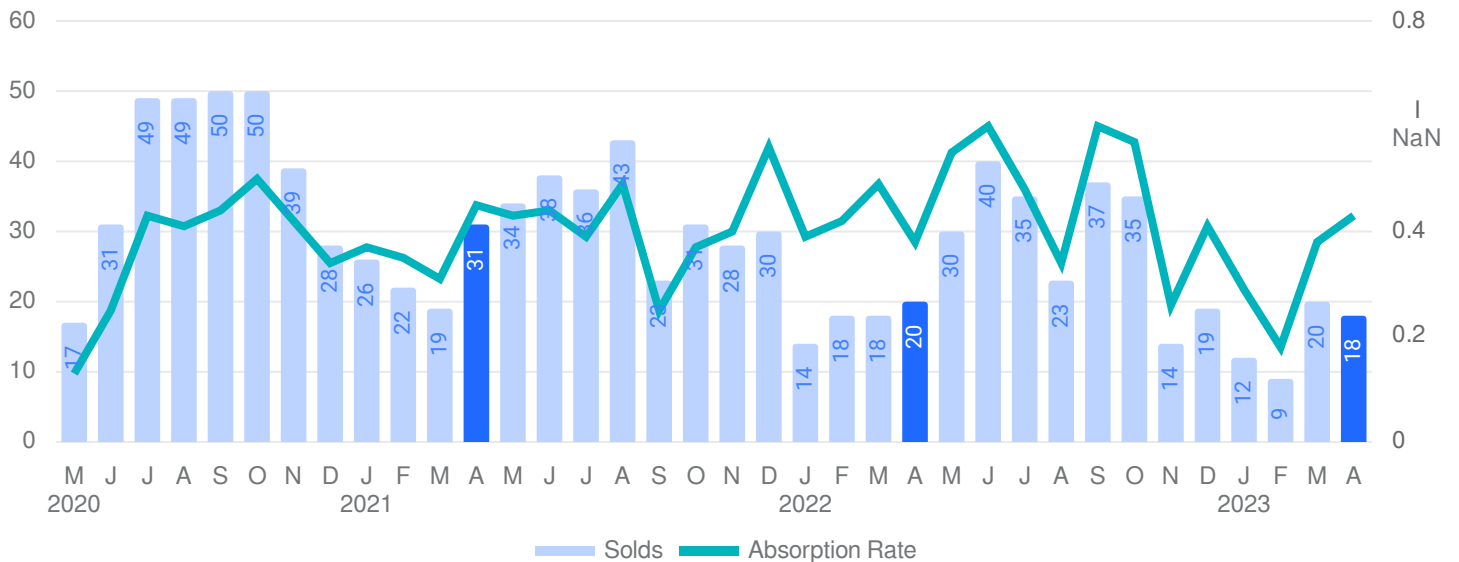
Sales Price / List Price Ratio

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 April 2023 sales price/list price ratio was 100.6%, up from 98.73% from the previous month and equal to April 2022.



Number of Properties Sold & Absorption Rate

The number of properties sold in April 2023 was 18, down -10.0% from 20 from the previous month and -10.0% lower than 20 from April 2022. The April 2023 sales were at its lowest level compared to April 2022 and 2021. Absorption rate is the avg number of sales per month divided by the total number of available properties.



Average Days on Market

The average days on market (DOM) is the number of days a property is on the market before it sells. An upward trend in DOM tends to indicate a move towards a buyer's market, a downward trend tends to indicate a move towards seller's market. The DOM for April 2023 was 14 days, down -62.16% from 37 days from the previous month and -41.67% lower than 24 days from April 2022. The April 2023 DOM was at its lowest level compared with April 2022 and 2021.

