

## 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	760	202	234	186	357
Average Sales Price per Square Foot	224	230	229	222	221
Average Days on Market	28	21	25	30	14
Number of Properties for Sale	678	166	171	171	249
Average List Price	\$1,009,988	\$1,072,314	\$1,057,889	\$989,213	\$888,664
Median List Price	\$677,950	\$732,000	\$650,000	\$659,933	\$648,900
Average Sales Price	\$538,307	\$534,735	\$524,907	\$539,497	\$536,258
Median Sales Price	\$492,563	\$500,000	\$475,750	\$490,083	\$474,500
Sales Price / List Price Ratio	99.74%	100.61%	100.61%	99.45%	103.03%
Number of Properties Sold	475	158	146	106	230
Month's Supply of Inventory	1.55	1.05	1.17	1.72	1.08
Absorption Rate	0.7	0.95	0.85	0.62	0.92

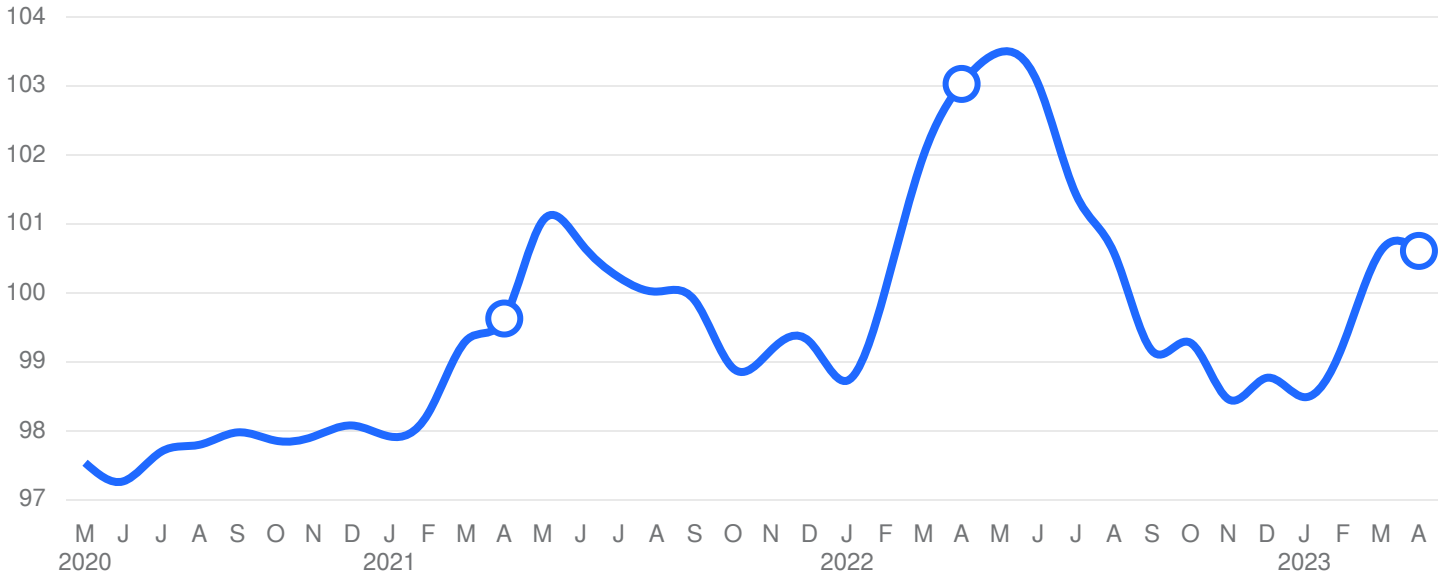
## Average & Median Sales Price

The median sales price in April 2023 was \$500,000, up 5.10% from \$475,750 from the previous month and 5.37% higher than \$474,500 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 \$534,735, up 1.87% from \$524,907 from the previous month and equal to April 2022. The April 2023 average sale price was at a mid level compared to April 2022 and 2021.



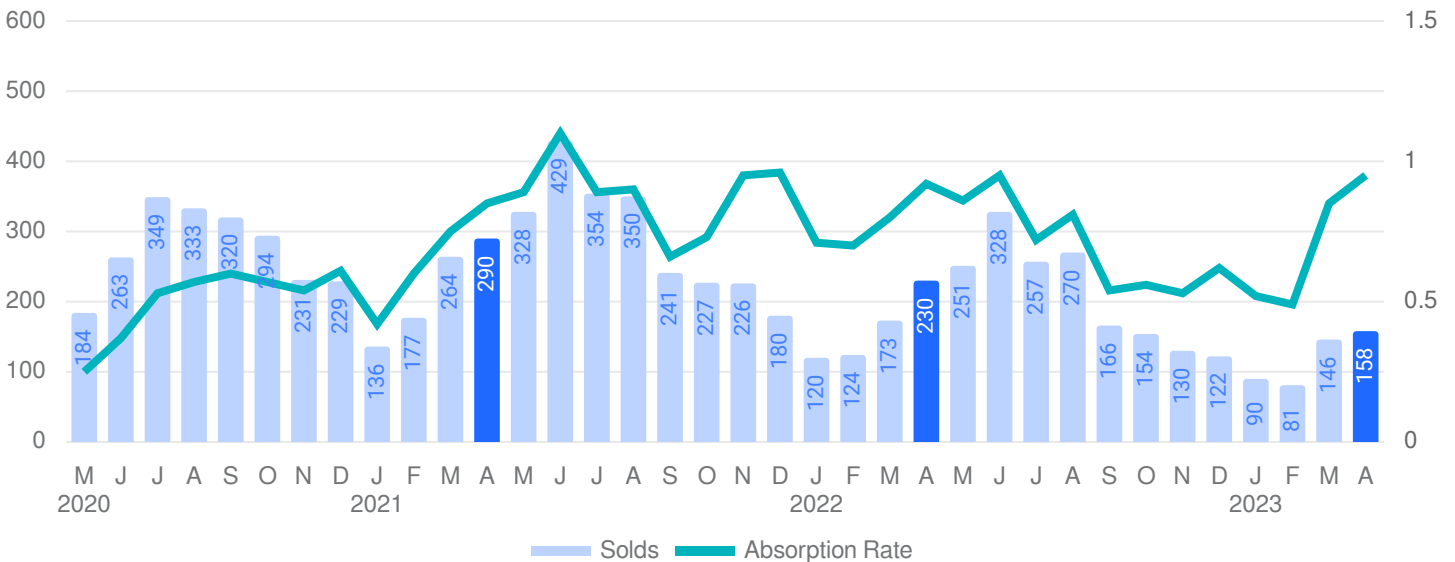
## Sales Price / List Price Ratio

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 100.61%, equal to the previous month and down from 103.03% from April 2022.



## Number of Properties Sold & Absorption Rate

The number of properties sold in April 2023 was 158, up 8.22% from 146 from the previous month and -31.30% lower than 230 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.



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 21 days, down -16.00% from 25 days from the previous month and 50.0% higher than 14 days from April 2022. The April 2023 DOM was at a mid level compared with April 2022 and 2021.

