

## 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	666	174	213	164	205
Average Sales Price per Square Foot	176	180	174	175	173
Average Days on Market	29	21	32	32	15
Number of Properties for Sale	558	131	149	142	150
Average List Price	\$523,992	\$554,205	\$513,253	\$513,920	\$488,682
Median List Price	\$459,968	\$479,990	\$449,900	\$453,293	\$425,450
Average Sales Price	\$389,963	\$392,192	\$394,084	\$389,219	\$372,950
Median Sales Price	\$357,988	\$370,000	\$370,000	\$353,983	\$335,460
Sales Price / List Price Ratio	100.03%	101.24%	100.47%	99.62%	103.42%
Number of Properties Sold	383	115	123	89	151
Month's Supply of Inventory	1.61	1.14	1.21	1.76	0.99
Absorption Rate	0.69	0.88	0.83	0.63	1.01

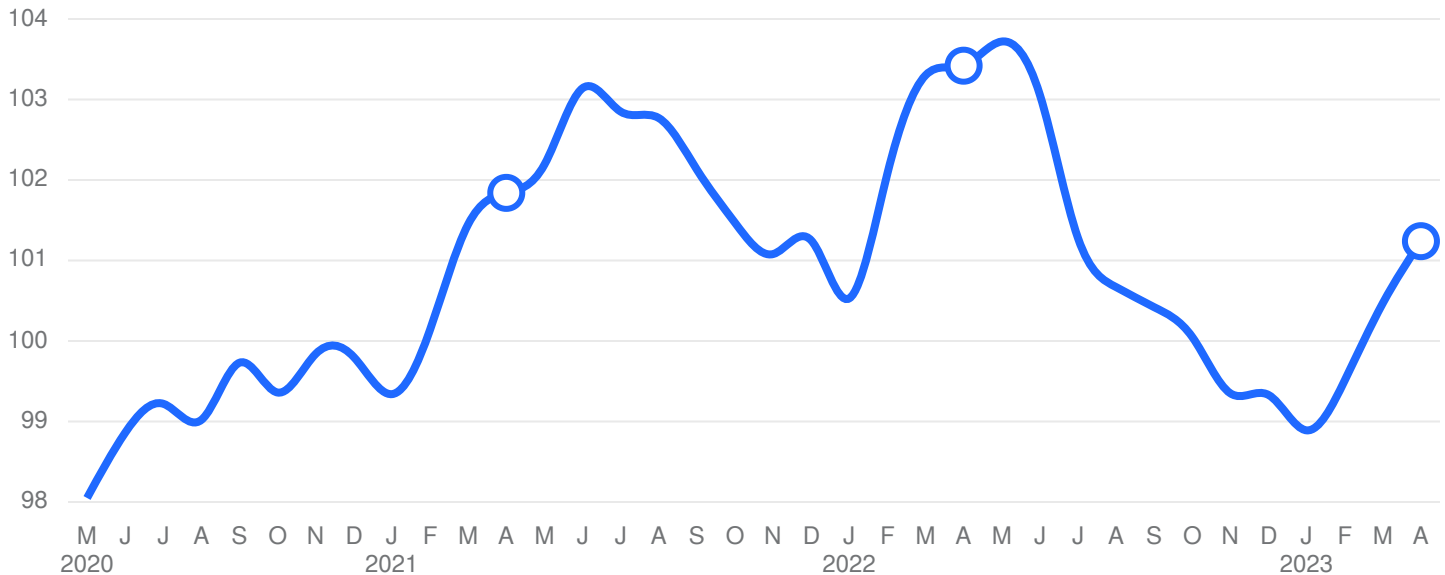
## Average & Median Sales Price

The median sales price in April 2023 was \$370,000, equal to the previous month and 10.30% higher than \$335,460 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 \$392,192, equal to the previous month and 5.16% higher than \$372,950 from April 2022. The April 2023 average sale price was at its highest level compared to April 2022 and 2021.



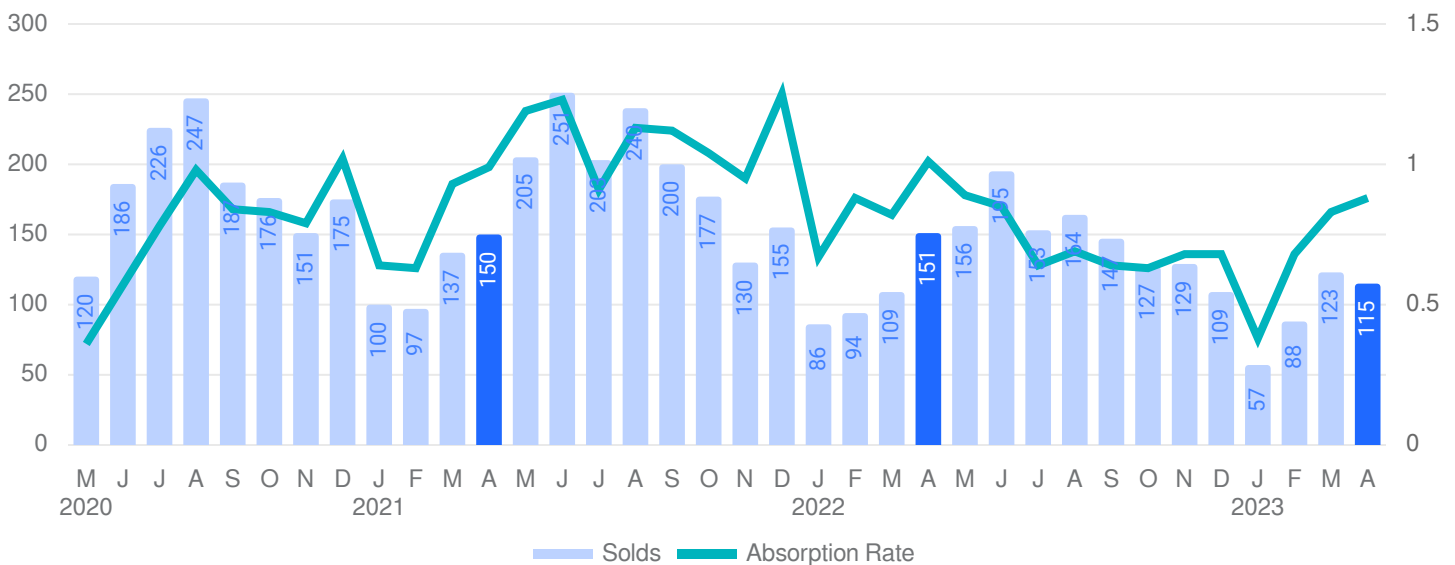
## Sales Price / List Price Ratio

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 101.24%, equal to the previous month and down from 103.42% from April 2022.



## Number of Properties Sold & Absorption Rate

The number of properties sold in April 2023 was 115, down -6.50% from 123 from the previous month and -23.84% lower than 151 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 -34.38% from 32 days from the previous month and 40.0% higher than 15 days from April 2022. The April 2023 DOM was at its highest level compared with April 2022 and 2021.

