

## Overview

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

Overview	YTD Avg.	Monthly Trends			
		May	April	Feb. - Apr.	May. 2022
New Listings	337	72	-7.69%	3.34%	-55.83%
Average Sales Price per Square Foot	176	188	3.3%	9.3%	6.82%
Average Days on Market	28	18	-30.77%	-42.55%	-28%
Number of Properties for Sale	271	32	-49.21%	-45.76%	-61.45%
Average List Price	\$377,326	\$439,647	15.1%	19.28%	30.03%
Median List Price	\$342,875	\$372,950	6.59%	9.4%	16.91%
Average Sales Price	\$327,927	\$329,425	0%	3.27%	-5.26%
Median Sales Price	\$310,600	\$305,000	-4.69%	0%	-6.98%
Sales Price / List Price Ratio	99.88%	103.19%	2.97%	4.12%	-1.99%
Number of Properties Sold	245	61	24.49%	22%	-26.51%
Month's Supply of Inventory	1.2	0.52	-59.69%	-57.72%	-48%
Absorption Rate	1	1.91	144.87%	127.38%	91%

## Average & Median Sales Price

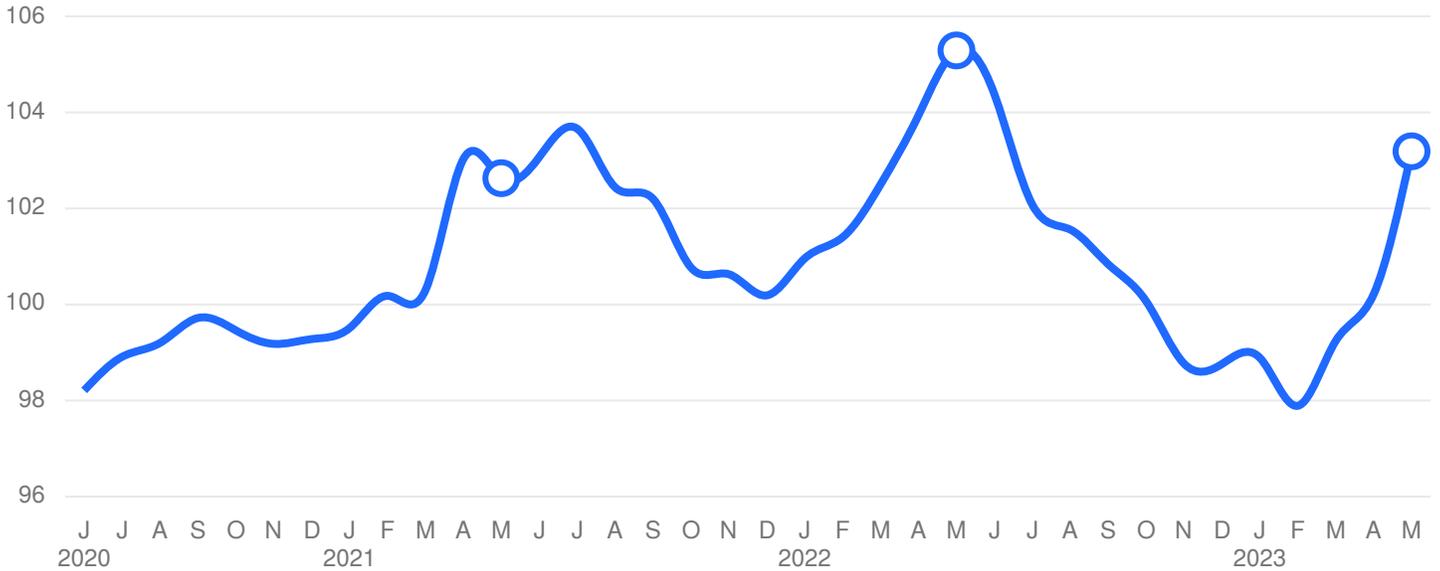
The median sales price in May 2023 was \$305,000, down -4.69% from \$320,000 from the previous month and -6.98% lower than \$327,900 from May 2022. The May 2023 median sales price was at a mid level compared to May 2022 and 2021. The average sales price in May 2023 was \$329,425, equal to the previous month and -5.26% lower than \$347,728 from May 2022. The May 2023 average sale price was at a mid level compared to May 2022 and 2021.



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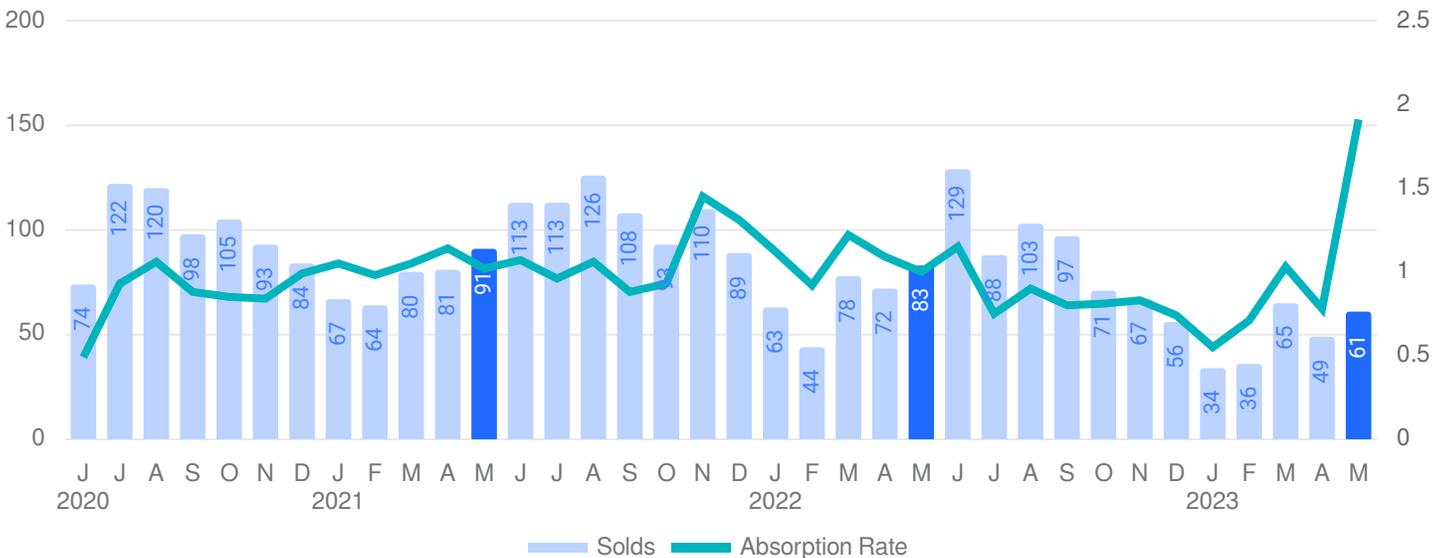
## Sales Price / List Price Ratio

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 May 2023 sales price/list price ratio was 103.19%, up from 100.21% from the previous month and down from 105.29% from May 2022.



## Number of Properties Sold & Absorption Rate

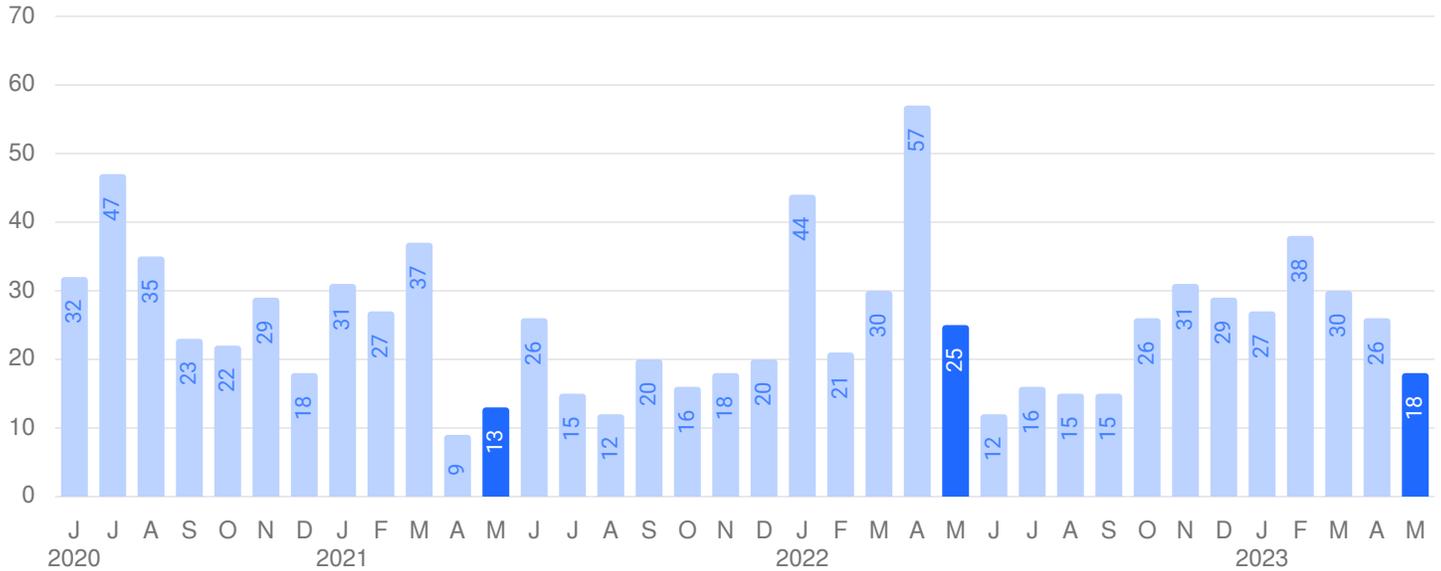
The number of properties sold in May 2023 was 61, up 24.49% from 49 from the previous month and -26.51% lower than 83 from May 2022. The May 2023 sales were at its lowest level compared to May 2022 and 2021. Absorption rate is the avg number of sales per month divided by the total number of available properties.



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## 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 May 2023 was 18 days, down -30.77% from 26 days from the previous month and -28.00% lower than 25 days from May 2022. The May 2023 DOM was at a mid level compared with May 2022 and 2021.



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