

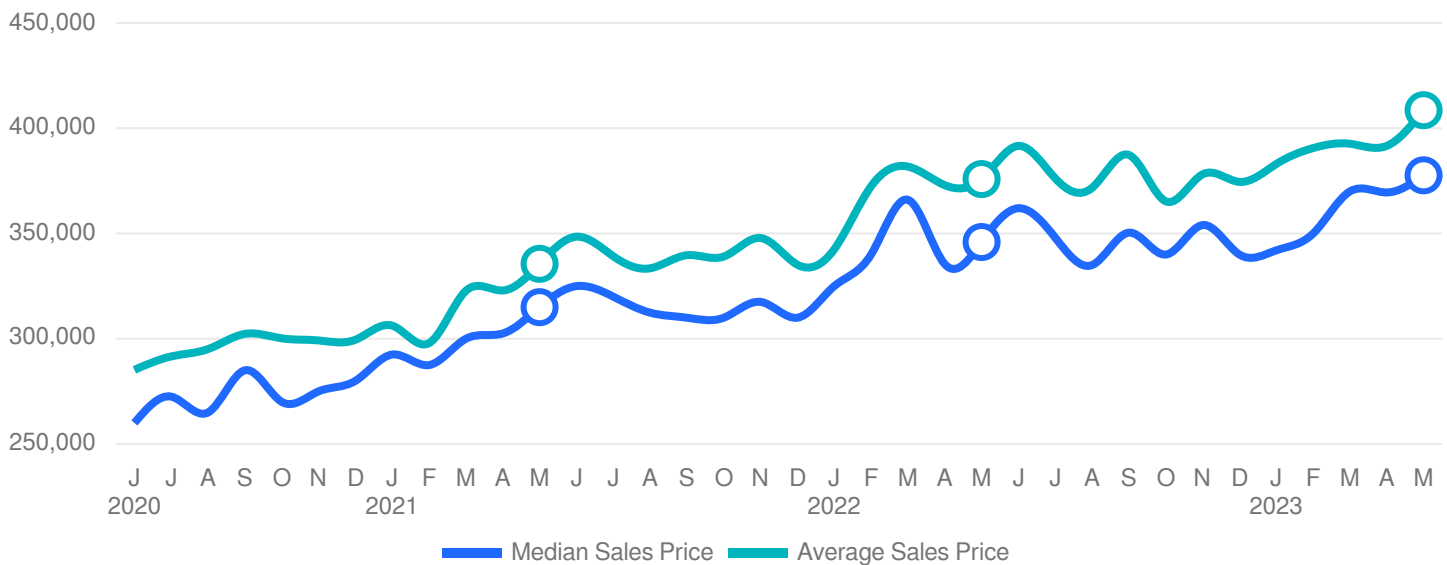
Overview

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	Monthly Trends				
	YTD Avg.	May	April	Feb. - Apr.	May. 2022
New Listings	854	183	5.17%	3.2%	-22.46%
Average Sales Price per Square Foot	178	184	2.79%	3.76%	4.55%
Average Days on Market	26	16	-20%	-42.86%	45.45%
Number of Properties for Sale	722	131	-10.27%	-10.27%	-26.4%
Average List Price	\$524,178	\$560,968	4.91%	8.24%	12.42%
Median List Price	\$457,460	\$469,311	0%	2.92%	6.67%
Average Sales Price	\$393,279	\$408,569	4.33%	4.33%	8.7%
Median Sales Price	\$361,818	\$377,640	2.2%	3.99%	9.16%
Sales Price / List Price Ratio	100.18%	100.79%	0%	0%	-2.82%
Number of Properties Sold	528	143	23.28%	30.8%	-8.33%
Month's Supply of Inventory	1.53	0.92	-26.98%	-31.85%	-19.3%
Absorption Rate	0.74	1.09	37.97%	47.3%	23.86%

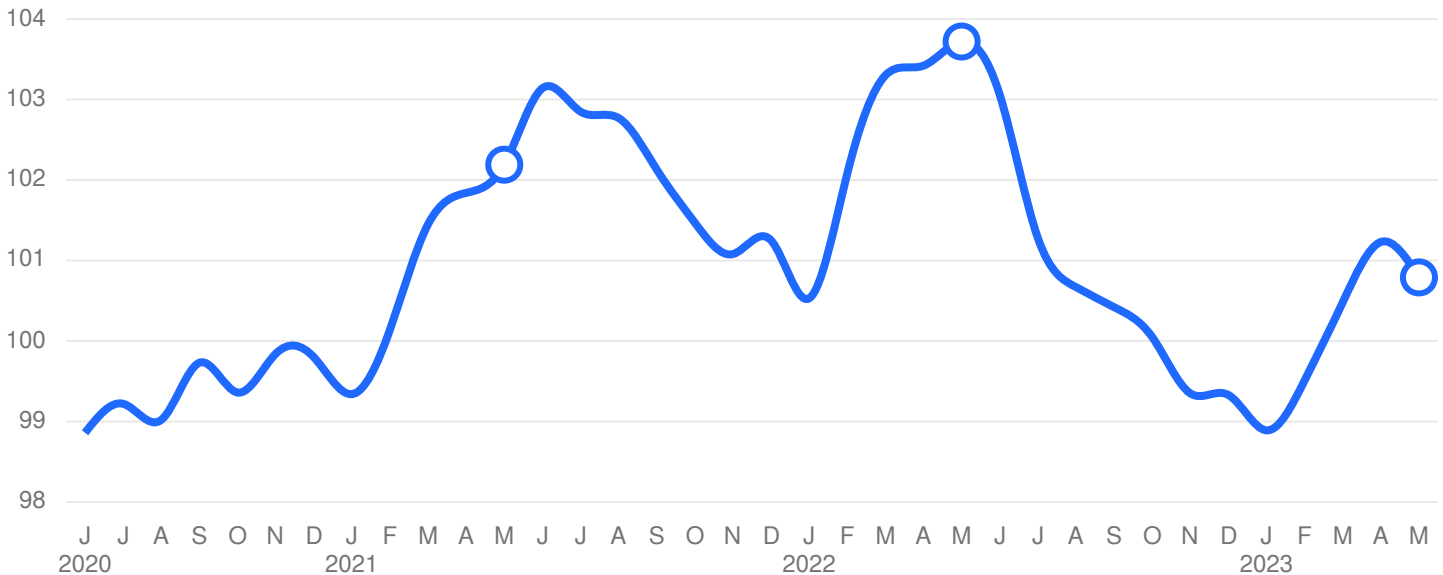
Average & Median Sales Price

The median sales price in May 2023 was \$377,640, up 2.20% from \$369,500 from the previous month and 9.16% higher than \$345,952 from May 2022. The May 2023 median sales price was at its highest level compared to May 2022 and 2021. The average sales price in May 2023 was \$408,569, up 4.33% from \$391,613 from the previous month and 8.70% higher than \$375,859 from May 2022. The May 2023 average sale price was at its highest level compared to May 2022 and 2021.



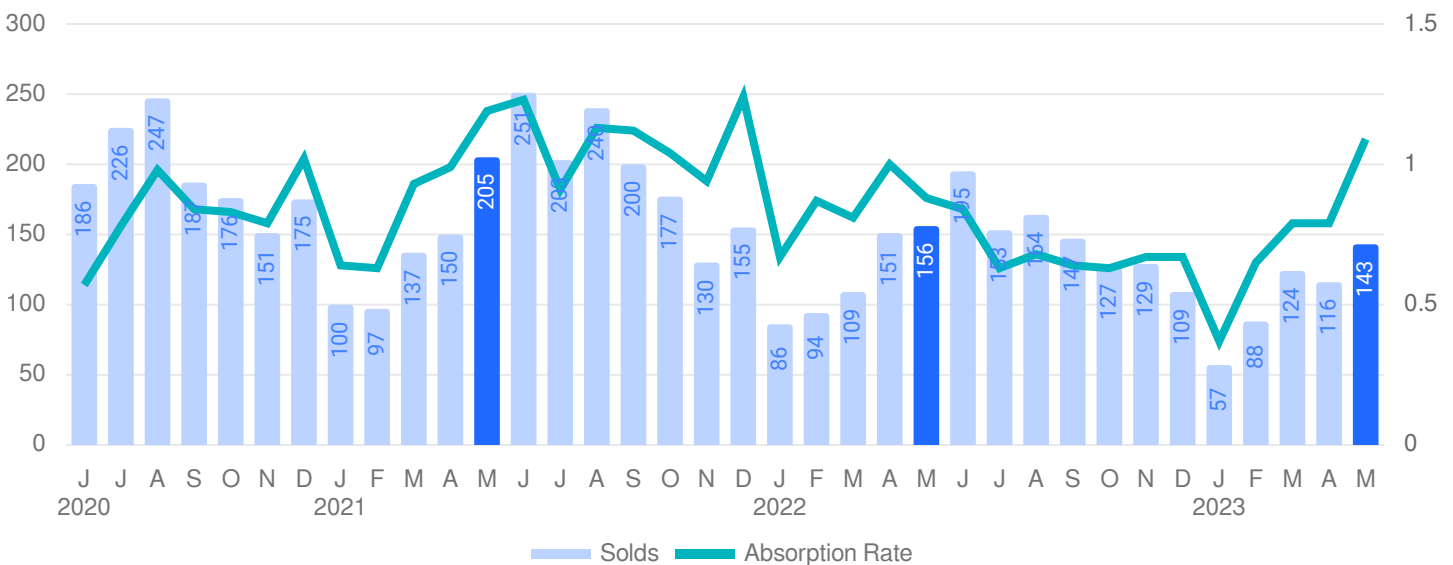
Sales Price / List Price Ratio

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 May 2023 sales price/list price ratio was 100.79%, equal to the previous month and down from 103.72% from May 2022.



Number of Properties Sold & Absorption Rate

The number of properties sold in May 2023 was 143, up 23.28% from 116 from the previous month and -8.33% lower than 156 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.



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 16 days, down -20.0% from 20 days from the previous month and 45.45% higher than 11 days from May 2022. The May 2023 DOM was at its highest level compared with May 2022 and 2021.

