

## Overview

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

Overview	YTD Avg.	Monthly Trends			
		June	May	Mar. - May.	Jun. 2022
New Listings	445	97	80	78	138
Average Sales Price per Square Foot	177	183	187	180	180
Average Days on Market	26	15	17	24	12
Number of Properties for Sale	358	51	56	64	112
Average List Price	\$371,248	\$394,865	\$389,970	\$381,444	\$327,092
Median List Price	\$344,875	\$363,000	\$355,400	\$355,433	\$299,700
Average Sales Price	\$332,833	\$358,490	\$328,300	\$327,662	\$363,938
Median Sales Price	\$315,500	\$340,000	\$305,000	\$310,667	\$350,500
Sales Price / List Price Ratio	100.69%	104.71%	103.18%	100.88%	104.38%
Number of Properties Sold	332	85	63	59	129
Month's Supply of Inventory	1.2	0.6	0.89	1.11	0.87
Absorption Rate	0.95	1.67	1.12	0.93	1.15

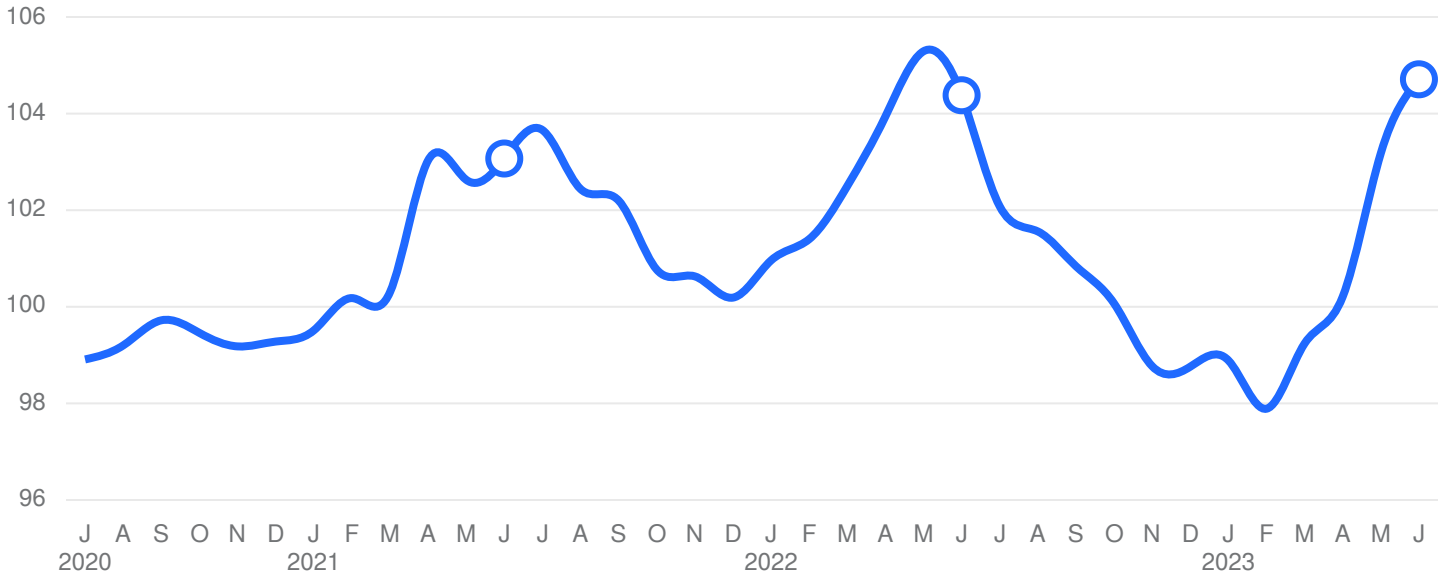
## Average & Median Sales Price

The median sales price in June 2023 was \$340,000, up 11.48% from \$305,000 from the previous month and -3.00% lower than \$350,500 from June 2022. The June 2023 median sales price was at a mid level compared to June 2022 and 2021. The average sales price in June 2023 was \$358,490, up 9.20% from \$328,300 from the previous month and -1.50% lower than \$363,938 from June 2022. The June 2023 average sale price was at a mid level compared to June 2022 and 2021.



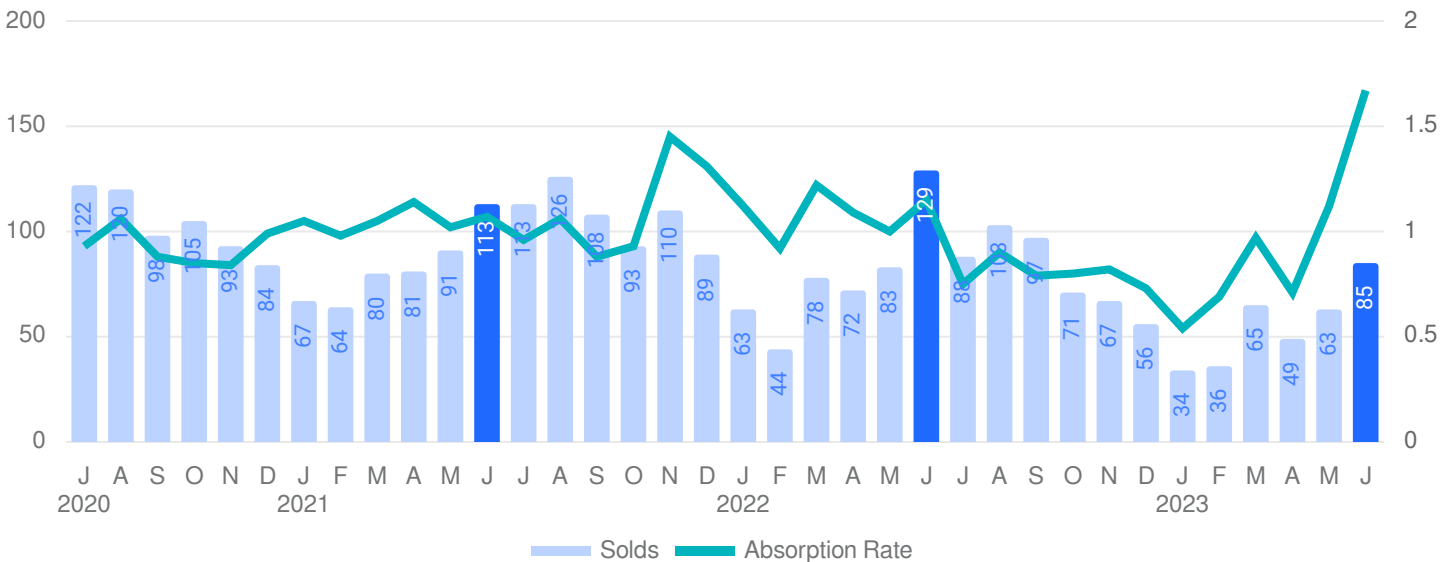
## Sales Price / List Price Ratio

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 June 2023 sales price/list price ratio was 104.71%, up from 103.18% from the previous month and equal to June 2022.



## Number of Properties Sold & Absorption Rate

The number of properties sold in June 2023 was 85, up 34.92% from 63 from the previous month and -34.11% lower than 129 from June 2022. The June 2023 sales were at its lowest level compared to June 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 June 2023 was 15 days, down -11.76% from 17 days from the previous month and 25.00% higher than 12 days from June 2022. The June 2023 DOM was at a mid level compared with June 2022 and 2021.

