

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	204	45	41	35	63
Average Sales Price per Square Foot	206	215	201	202	203
Average Days on Market	34	44	53	35	18
Number of Properties for Sale	296	47	45	50	70
Average List Price	\$658,172	\$710,791	\$680,914	\$654,401	\$629,275
Median List Price	\$573,963	\$610,000	\$574,000	\$581,330	\$492,700
Average Sales Price	\$529,295	\$595,789	\$533,758	\$503,514	\$489,421
Median Sales Price	\$508,108	\$580,000	\$464,500	\$465,500	\$471,250
Sales Price / List Price Ratio	98.42%	98.85%	97.09%	98.81%	101.83%
Number of Properties Sold	114	29	26	21	40
Month's Supply of Inventory	3.1	1.62	1.73	2.4	1.75
Absorption Rate	0.39	0.62	0.58	0.44	0.57

Average & Median Sales Price

The median sales price in June 2023 was \$580,000, up 24.87% from \$464,500 from the previous month and 23.08% higher than \$471,250 from June 2022. The June 2023 median sales price was at its highest level compared to June 2022 and 2021. The average sales price in June 2023 was \$595,789, up 11.62% from \$533,758 from the previous month and 21.73% higher than \$489,421 from June 2022. The June 2023 average sale price was at its highest level compared to June 2022 and 2021.



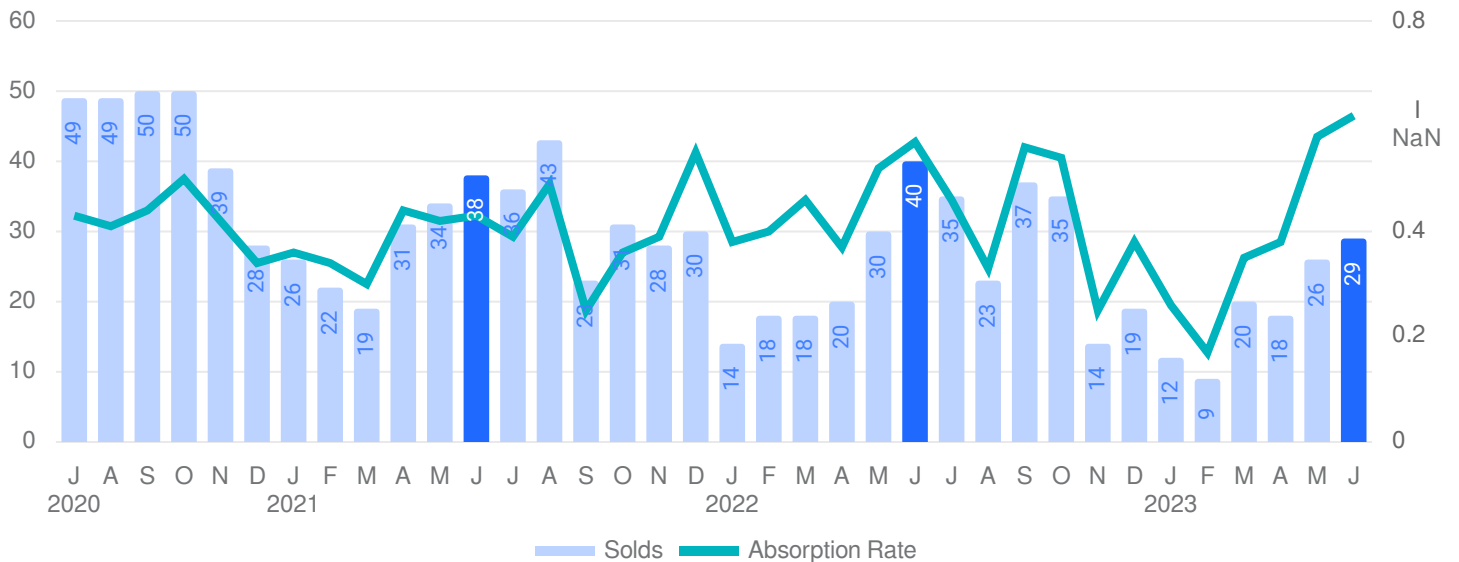
Sales Price / List Price Ratio

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 98.85%, up from 97.09% from the previous month and down from 101.83% from June 2022.



Number of Properties Sold & Absorption Rate

The number of properties sold in June 2023 was 29, up 11.54% from 26 from the previous month and -27.50% lower than 40 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 44 days, down -16.98% from 53 days from the previous month and 144.44% higher than 18 days from June 2022. The June 2023 DOM was at its highest level compared with June 2022 and 2021.

