

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	1059	195	186	195	257
Average Sales Price per Square Foot	180	187	186	180	177
Average Days on Market	25	17	16	23	12
Number of Properties for Sale	930	175	152	155	233
Average List Price	\$517,027	\$516,380	\$539,905	\$523,496	\$465,612
Median List Price	\$451,620	\$442,990	\$461,602	\$456,083	\$422,490
Average Sales Price	\$395,822	\$405,417	\$409,237	\$397,830	\$391,620
Median Sales Price	\$364,738	\$379,288	\$377,640	\$372,380	\$362,000
Sales Price / List Price Ratio	100.42%	101.61%	100.78%	100.83%	103.06%
Number of Properties Sold	685	154	145	128	195
Month's Supply of Inventory	1.5	1.14	1.05	1.22	1.19
Absorption Rate	0.73	0.88	0.95	0.83	0.84

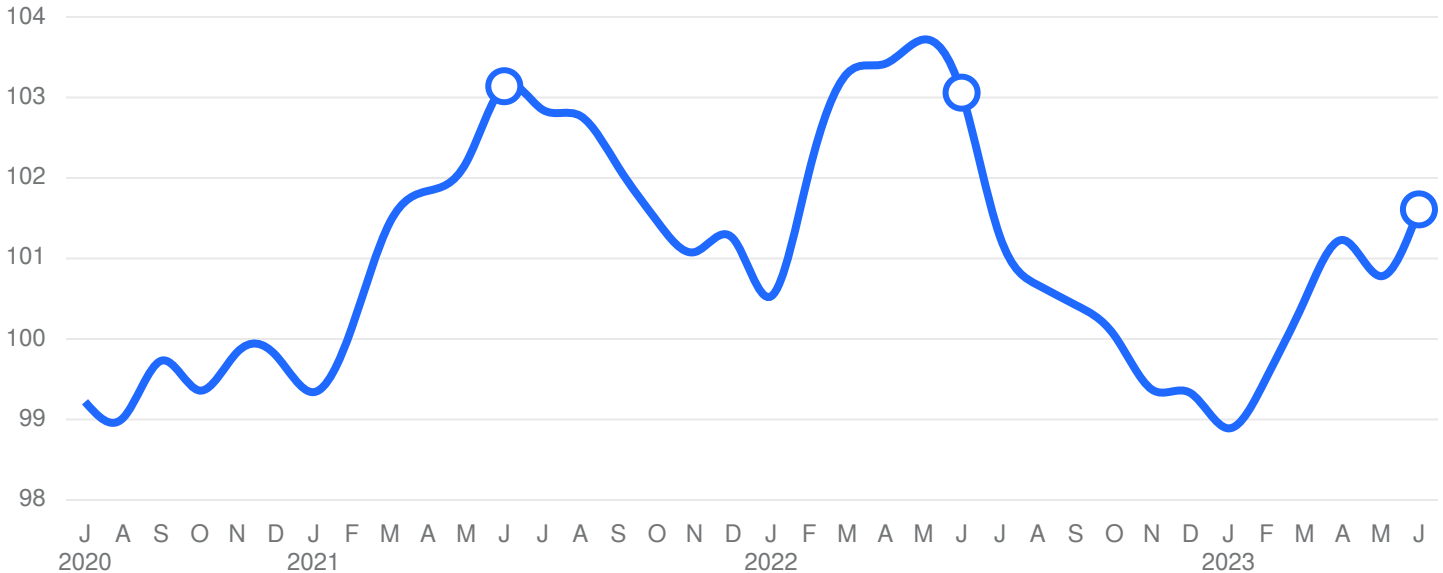
Average & Median Sales Price

The median sales price in June 2023 was \$379,288, equal to the previous month and 4.78% higher than \$362,000 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 \$405,417, equal to the previous month and 3.52% higher than \$391,620 from June 2022. The June 2023 average sale price was at its highest level compared to June 2022 and 2021.



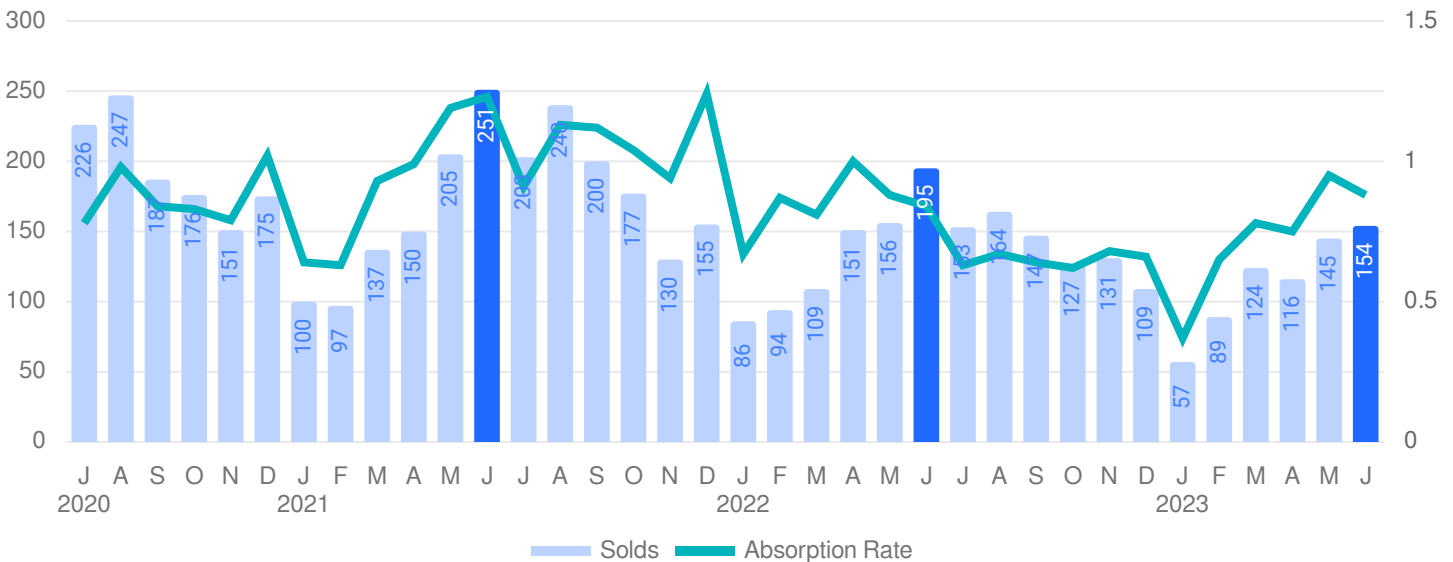
Sales Price / List Price Ratio

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 101.61%, equal to the previous month and down from 103.06% from June 2022.



Number of Properties Sold & Absorption Rate

The number of properties sold in June 2023 was 154, up 6.21% from 145 from the previous month and -21.03% lower than 195 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 17 days, up 6.25% from 16 days from the previous month and 41.67% higher than 12 days from June 2022. The June 2023 DOM was at its highest level compared with June 2022 and 2021.

