

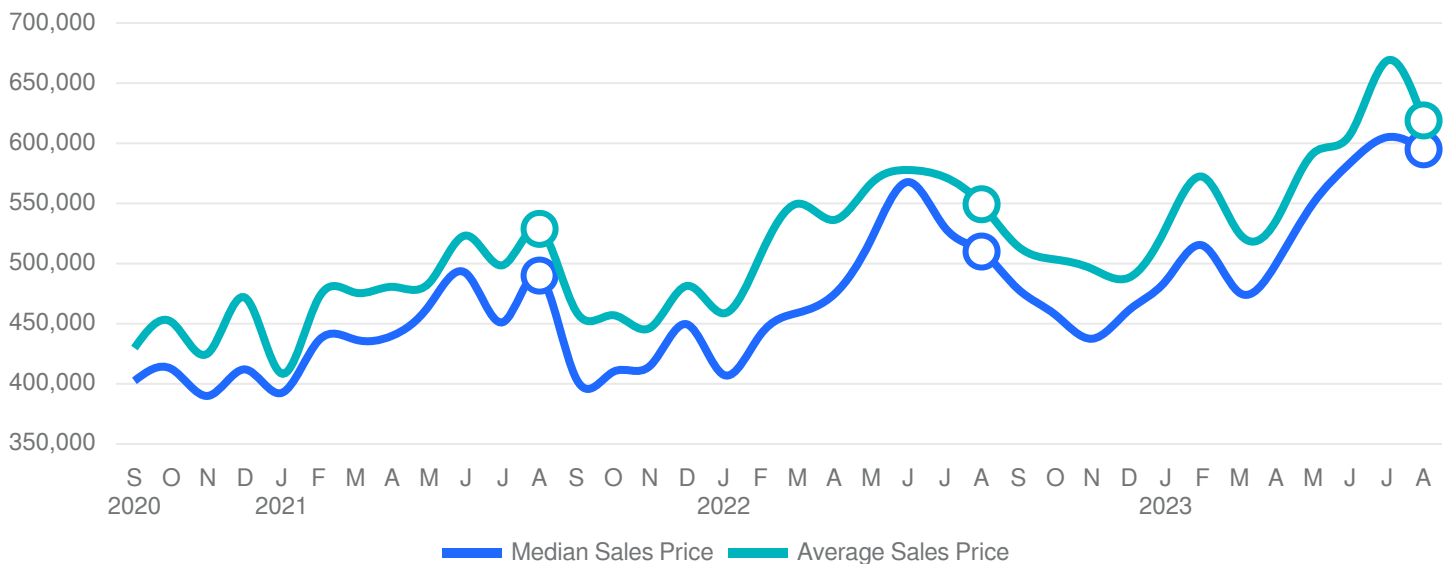
## Overview

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

Overview	YTD Avg.	Monthly Trends			
		August	July	May. - Jul.	Aug. 2022
New Listings	1881	271	14.35%	0%	3.44%
Average Sales Price per Square Foot	233	245	1.66%	2.51%	12.39%
Average Days on Market	21	17	30.77%	18.63%	13.33%
Number of Properties for Sale	1573	222	0%	5.21%	-33.33%
Average List Price	\$959,488	\$868,346	-4.85%	-8.77%	12.58%
Median List Price	\$669,649	\$649,948	-4.03%	-4.29%	12.08%
Average Sales Price	\$581,045	\$618,984	-7.4%	0%	12.69%
Median Sales Price	\$538,719	\$595,000	-1.65%	2.67%	16.67%
Sales Price / List Price Ratio	100.49%	100.87%	0%	0%	0%
Number of Properties Sold	1303	187	-12.62%	-12.34%	-30.74%
Month's Supply of Inventory	1.34	1.19	14.42%	19%	-3.25%
Absorption Rate	0.81	0.84	-12.5%	-16.83%	3.7%

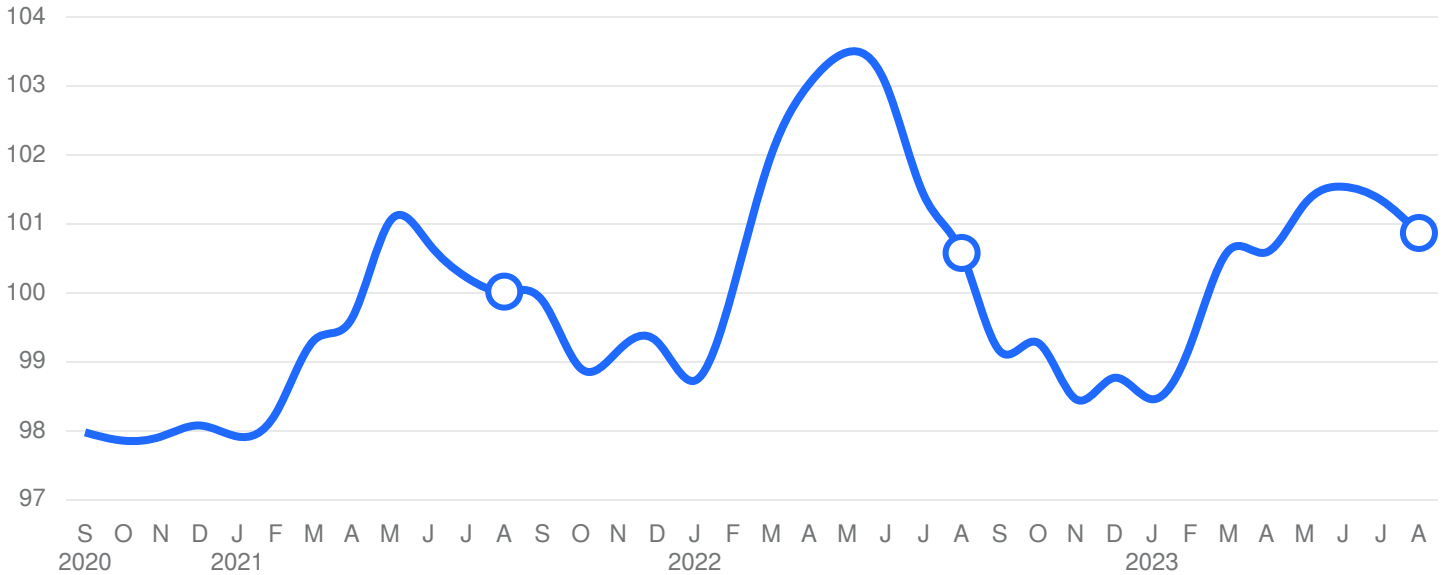
## Average & Median Sales Price

The median sales price in August 2023 was \$595,000, down -1.65% from \$605,000 from the previous month and 16.67% higher than \$510,000 from August 2022. The August 2023 median sales price was at its highest level compared to August 2022 and 2021. The average sales price in August 2023 was \$618,984, down -7.40% from \$668,481 from the previous month and 12.69% higher than \$549,304 from August 2022. The August 2023 average sale price was at its highest level compared to August 2022 and 2021.



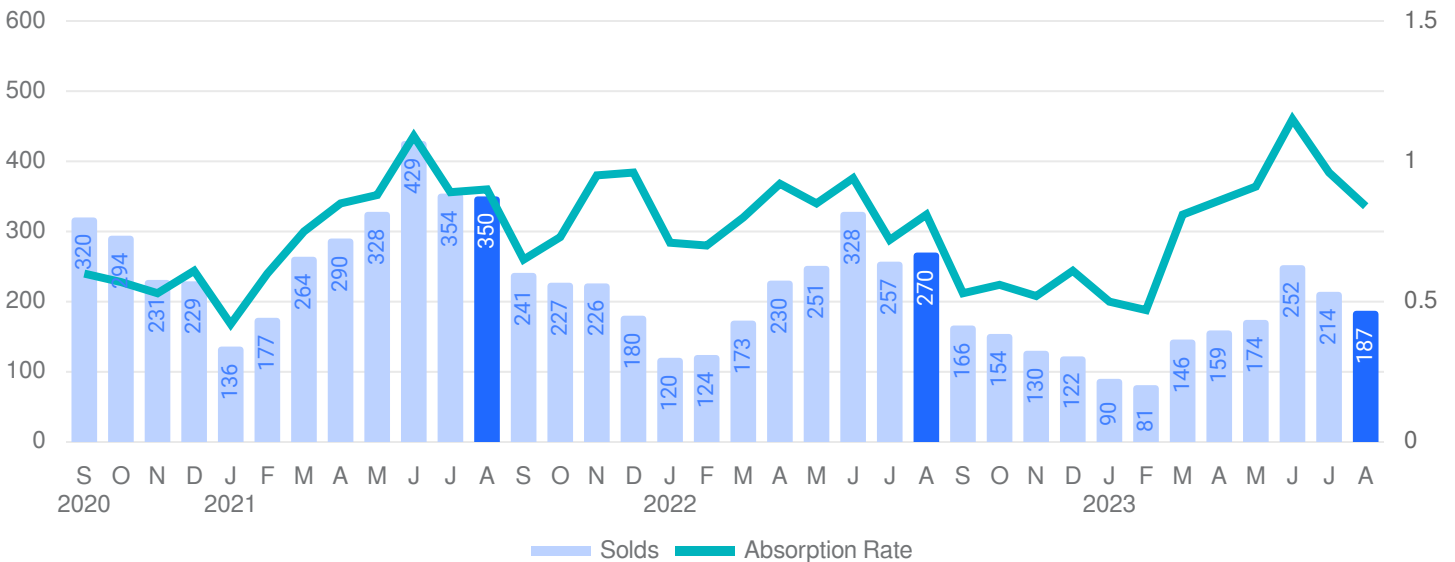
## Sales Price / List Price Ratio

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 August 2023 sales price/list price ratio was 100.87%, equal to the previous month and equal to August 2022.



## Number of Properties Sold & Absorption Rate

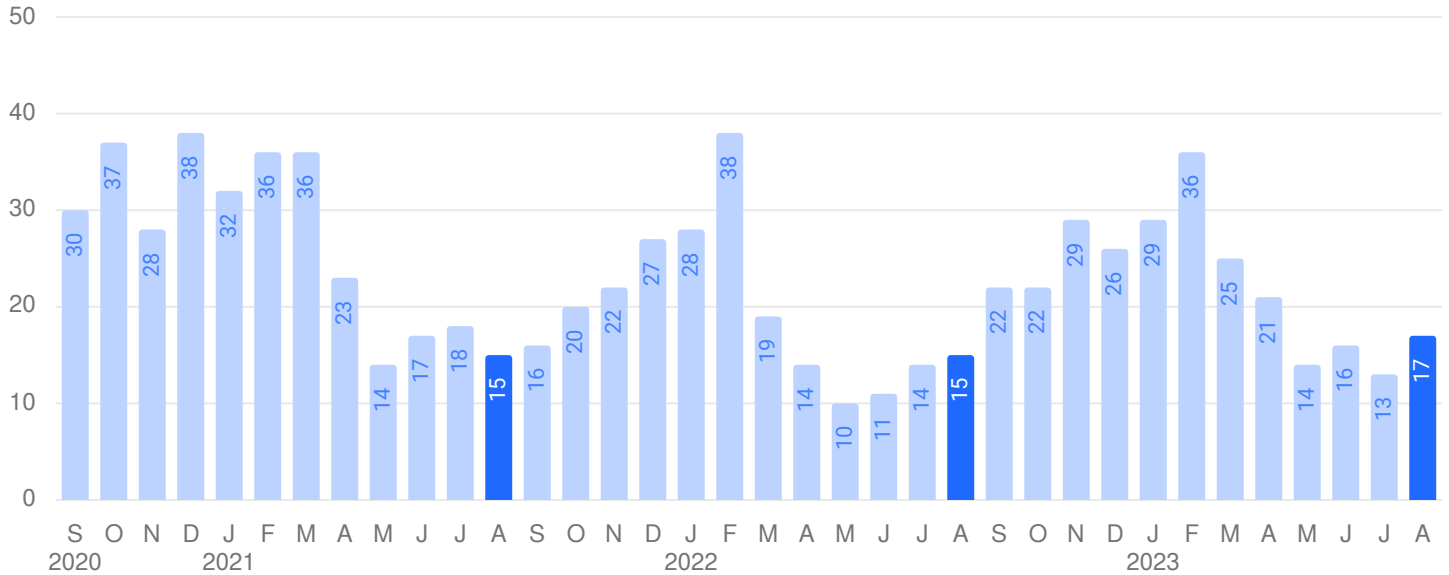
The number of properties sold in August 2023 was 187, down -12.62% from 214 from the previous month and -30.74% lower than 270 from August 2022. The August 2023 sales were at its lowest level compared to August 2022 and 2021. Absorption rate is the avg number of sales per month divided by the total number 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 August 2023 was 17 days, up 30.77% from 13 days from the previous month and 13.33% higher than 15 days from August 2022. The August 2023 DOM was at its highest level compared with August 2022 and 2021.



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