

Overview

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

Overview	YTD Avg.	Monthly Trends			
		October	September	Jul. - Sep.	Oct. 2022
New Listings	366	31	-27.91%	-28.46%	-3.12%
Average Sales Price per Square Foot	215	222	-4.72%	-4.72%	11%
Average Days on Market	31	38	52%	70.17%	52%
Number of Properties for Sale	562	66	-4.35%	1.54%	1.54%
Average List Price	\$672,050	\$692,845	-1.85%	0%	6.28%
Median List Price	\$597,716	\$619,995	-4.61%	-3.09%	6.91%
Average Sales Price	\$525,141	\$533,688	7.58%	3.83%	1.78%
Median Sales Price	\$497,365	\$530,000	17.78%	13.98%	12.77%
Sales Price / List Price Ratio	98.91%	98.28%	0%	-1.83%	0%
Number of Properties Sold	210	19	-9.52%	-25.98%	-45.71%
Month's Supply of Inventory	3.03	3.47	5.47%	29%	86.56%
Absorption Rate	0.38	0.29	-3.33%	-27.5%	-46.3%

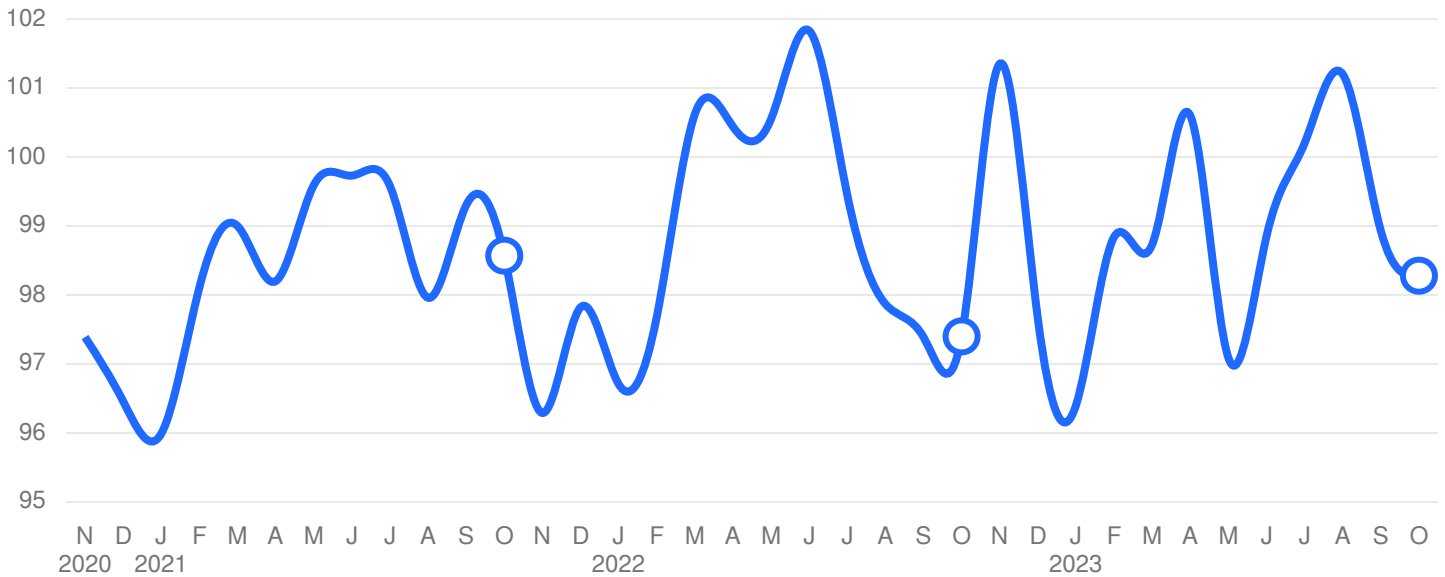
Average & Median Sales Price

The median sales price in October 2023 was \$530,000, up 17.78% from \$450,000 from the previous month and 12.77% higher than \$469,999 from October 2022. The October 2023 median sales price was at its highest level compared to October 2022 and 2021. The average sales price in October 2023 was \$533,688, up 7.58% from \$496,100 from the previous month and 1.78% higher than \$524,377 from October 2022. The October 2023 average sale price was at its highest level compared to October 2022 and 2021.



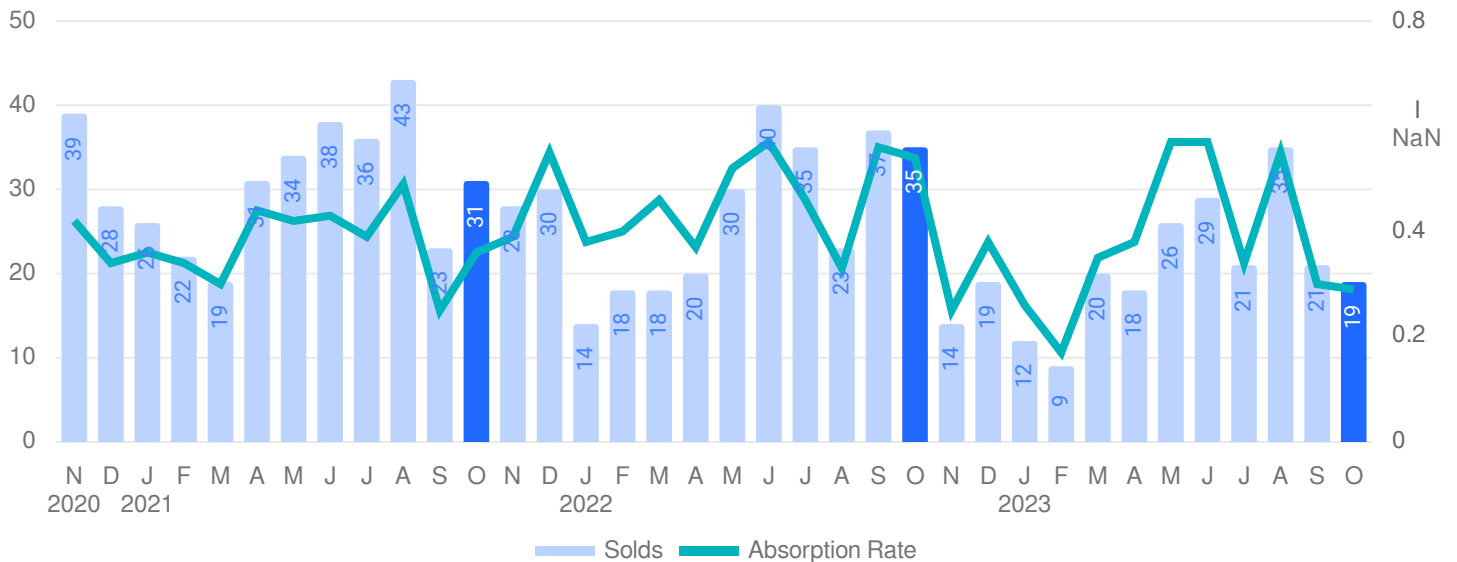
Sales Price / List Price Ratio

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 October 2023 sales price/list price ratio was 98.28%, equal to the previous month and equal to October 2022.



Number of Properties Sold & Absorption Rate

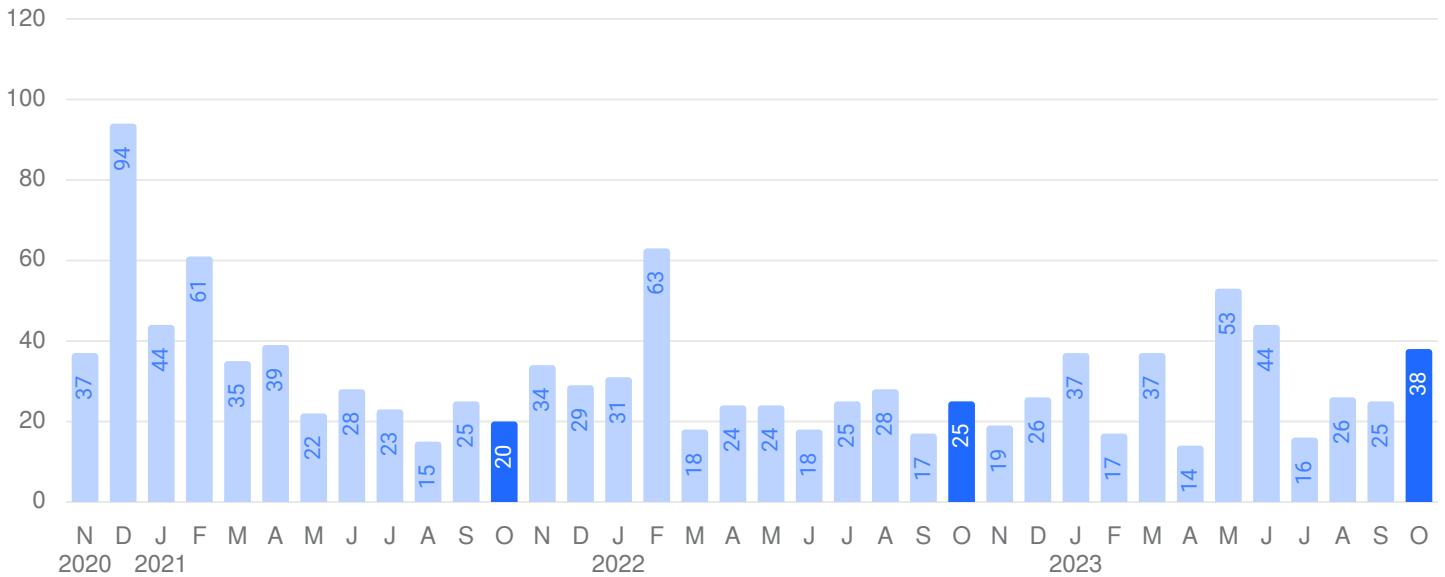
The number of properties sold in October 2023 was 19, down -9.52% from 21 from the previous month and -45.71% lower than 35 from October 2022. The October 2023 sales were at its lowest level compared to October 2022 and 2021. Absorption rate is the avg number of sales per month divided by the total number of available properties.



Based on information from Midwest Real Estate Data LLC for the period 11/01/2020 through 10/31/2023. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the

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 October 2023 was 38 days, up 52.00% from 25 days from the previous month and 52.00% higher than 25 days from October 2022. The October 2023 DOM was at its highest level compared with October 2022 and 2021.



Based on information from Midwest Real Estate Data LLC for the period 11/01/2020 through 10/31/2023. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.