

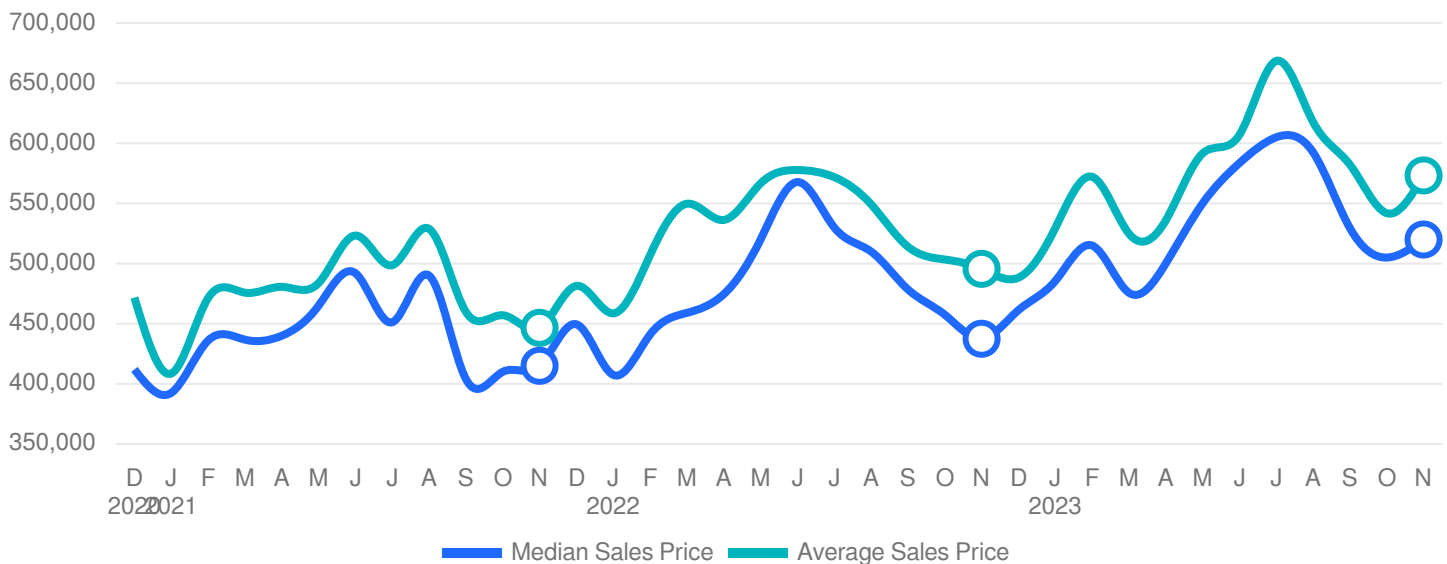
Overview

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

Overview	YTD Avg.	Monthly Trends			
		November	October	Aug. - Oct.	Nov. 2022
New Listings	2422	141	-18.97%	-35.91%	-6%
Average Sales Price per Square Foot	234	233	0%	-2.78%	5.91%
Average Days on Market	20	17	13.33%	4.1%	-41.38%
Number of Properties for Sale	2206	168	-18.45%	-23.4%	-32.8%
Average List Price	\$928,890	\$915,164	7.34%	10.06%	10.23%
Median List Price	\$678,276	\$725,000	6.74%	9.9%	21.96%
Average Sales Price	\$576,771	\$573,270	5.79%	-1.26%	15.67%
Median Sales Price	\$532,886	\$520,000	2.97%	-4.12%	18.86%
Sales Price / List Price Ratio	100.47%	100.07%	0%	0%	1.64%
Number of Properties Sold	1719	107	-34.76%	-35.28%	-17.69%
Month's Supply of Inventory	1.39	1.57	24.6%	18.05%	-18.23%
Absorption Rate	0.77	0.64	-20%	-15.79%	23.08%

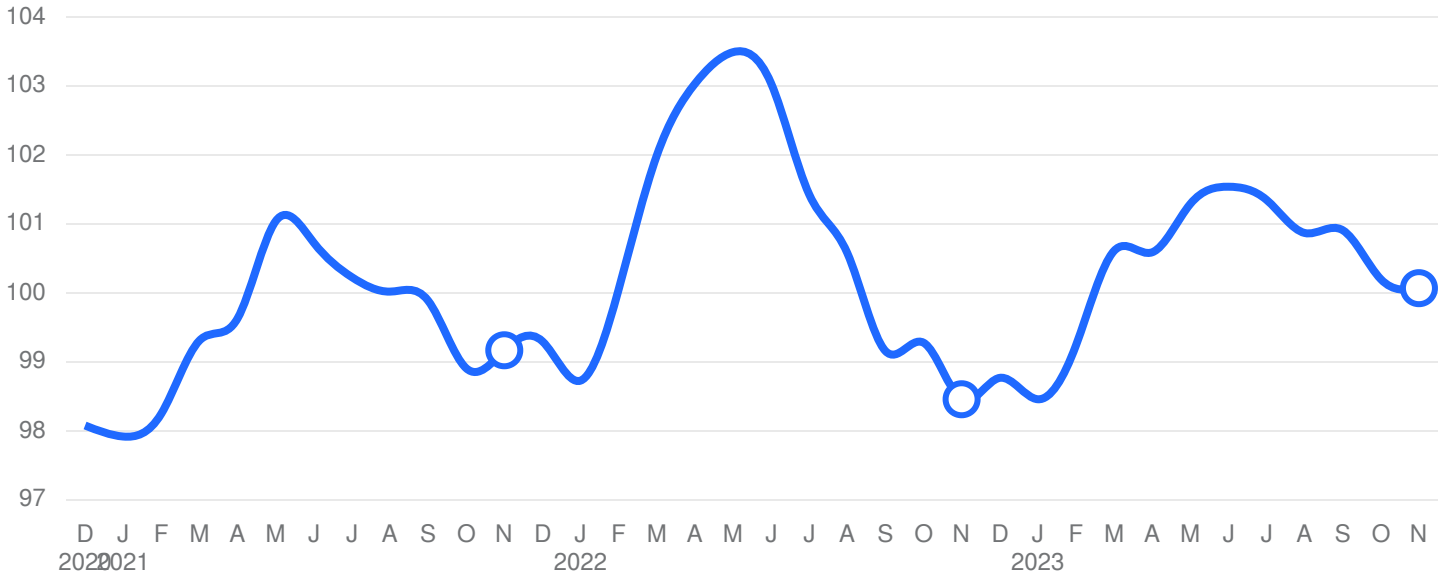
Average & Median Sales Price

The median sales price in November 2023 was \$520,000, up 2.97% from \$505,000 from the previous month and 18.86% higher than \$437,500 from November 2022. The November 2023 median sales price was at its highest level compared to November 2022 and 2021. The average sales price in November 2023 was \$573,270, up 5.79% from \$541,881 from the previous month and 15.67% higher than \$495,611 from November 2022. The November 2023 average sale price was at its highest level compared to November 2022 and 2021.



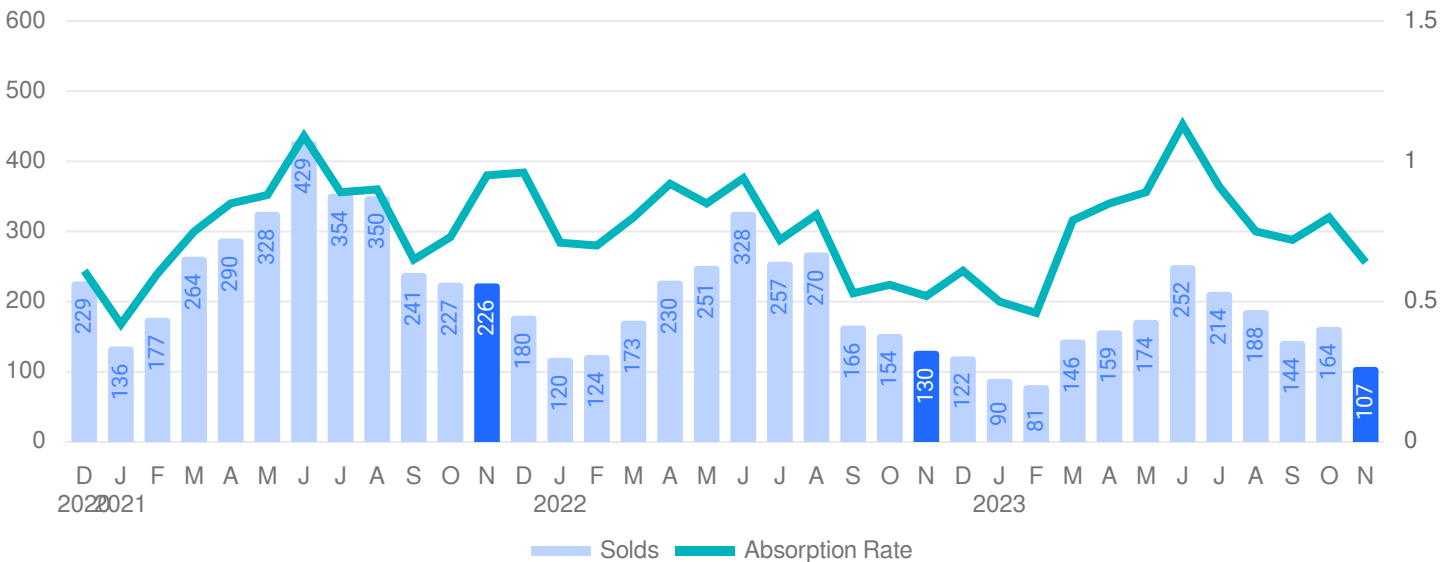
Sales Price / List Price Ratio

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 November 2023 sales price/list price ratio was 100.07%, equal to the previous month and up from 98.46% from November 2022.



Number of Properties Sold & Absorption Rate

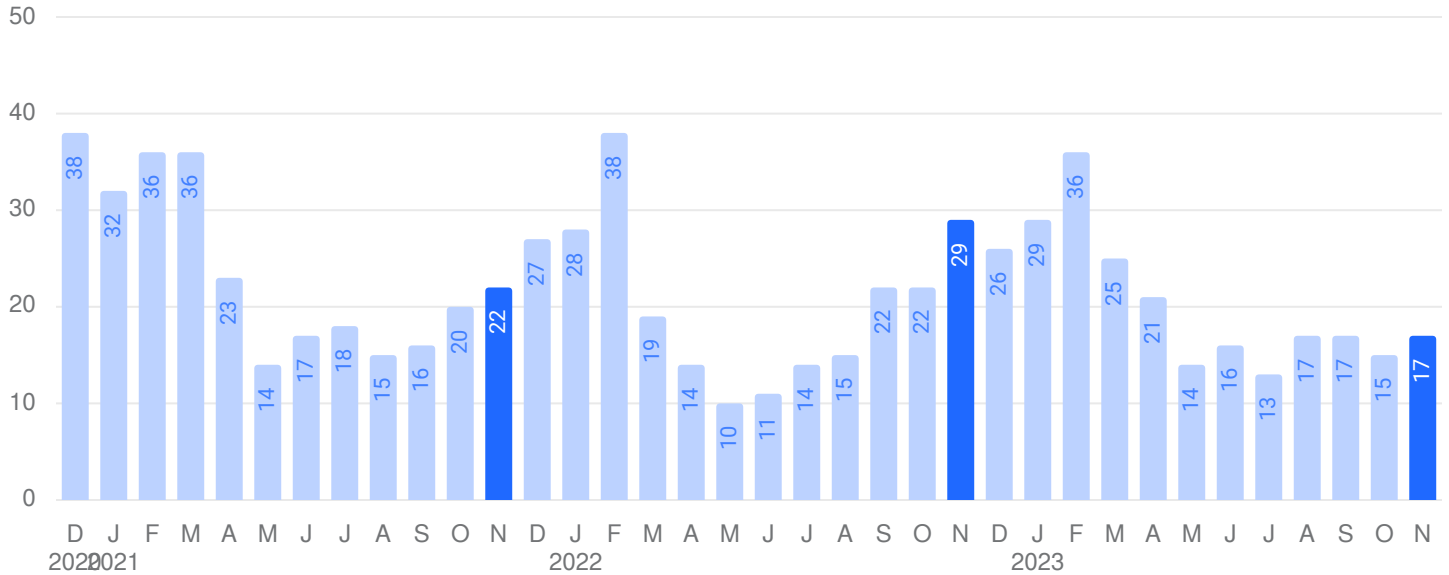
The number of properties sold in November 2023 was 107, down -34.76% from 164 from the previous month and -17.69% lower than 130 from November 2022. The November 2023 sales were at its lowest level compared to November 2022 and 2021. Absorption rate is the avg number of sales per month divided by the 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 November 2023 was 17 days, up 13.33% from 15 days from the previous month and -41.38% lower than 29 days from November 2022. The November 2023 DOM was at its lowest level compared with November 2022 and 2021.



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