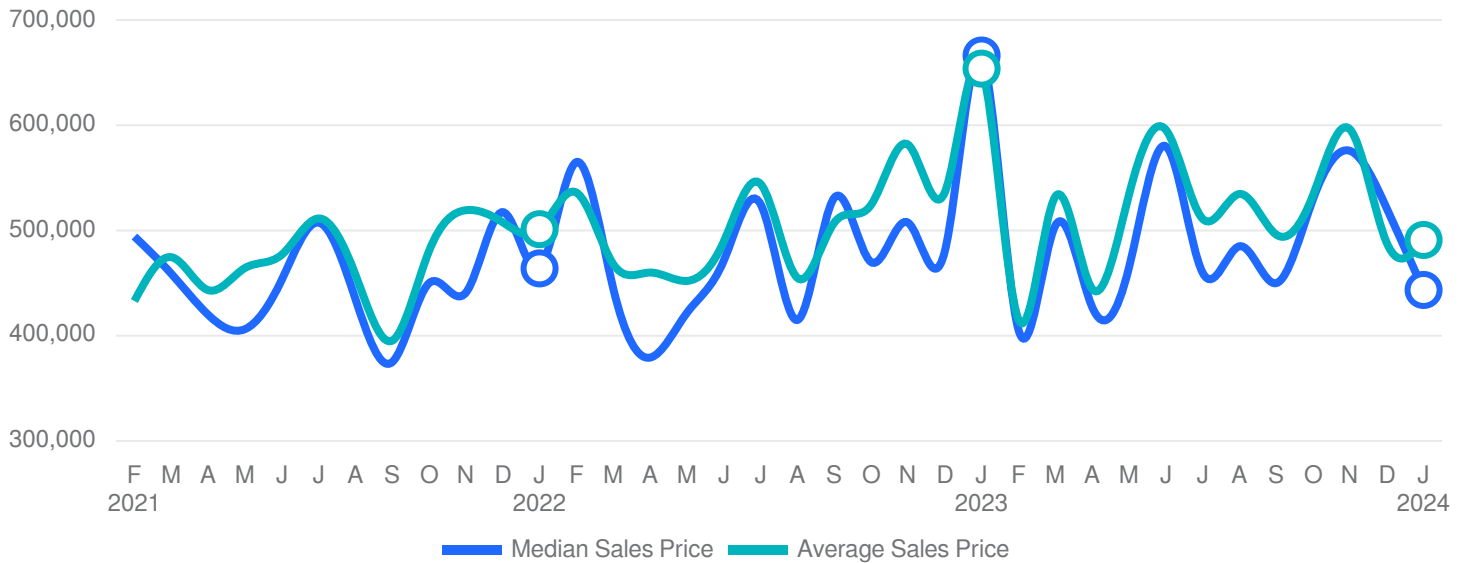


## Average & Median Sales Price

The median sales price in January 2024 was \$443,500, down -14.88% from \$521,000 from the previous month and -33.43% lower than \$666,250 from January 2023. The January 2024 median sales price was at its lowest level compared to January 2023 and 2022. The average sales price in January 2024 was \$491,000, equal to the previous month and -24.90% lower than \$653,792 from January 2023. The January 2024 average sale price was at its lowest level compared to January 2023 and 2022.



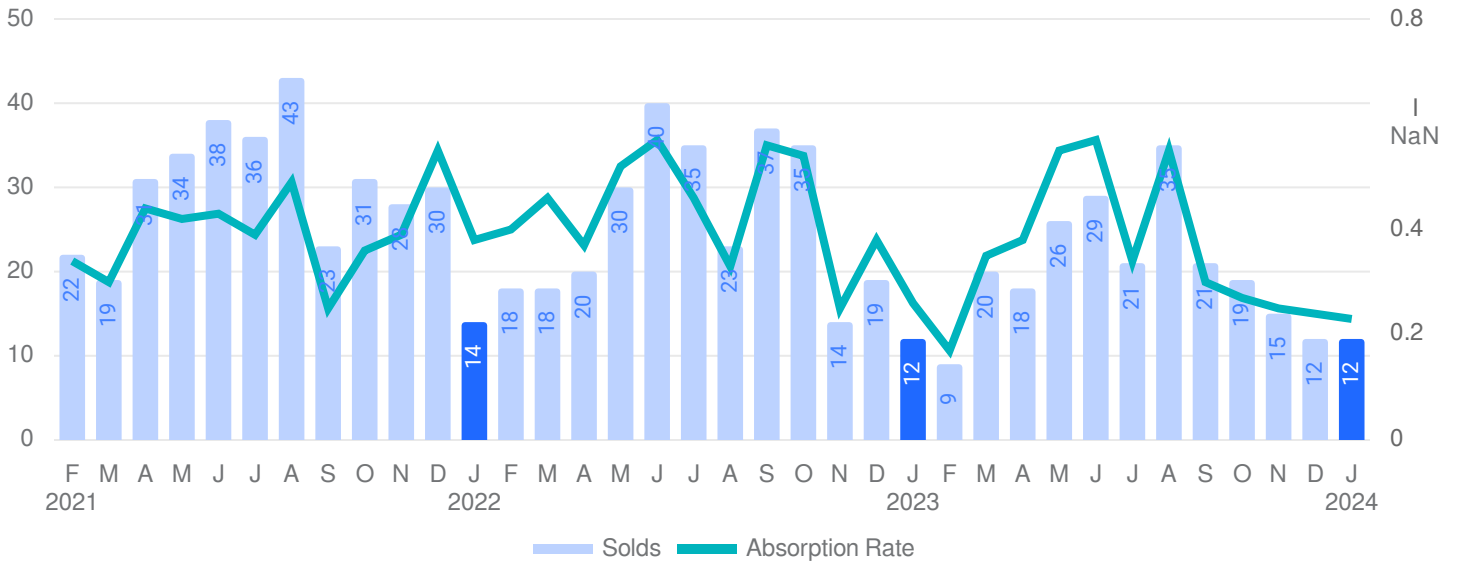
## Sales Price / List Price Ratio

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 January 2024 sales price/list price ratio was 95.63%, down from 100.92% from the previous month and equal to January 2023.



## Number of Properties Sold & Absorption Rate

The number of properties sold in January 2024 was 12, equal to the previous month and equal to January 2023. The January 2024 sales were at its lowest level compared to January 2023 and 2022. Absorption rate is the avg number of sales per month divided by the total number of available properties.



## 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 January 2024 was 32 days, up 28.00% from 25 days from the previous month and -13.51% lower than 37 days from January 2023. The January 2024 DOM was at a mid level compared with January 2023 and 2022.

