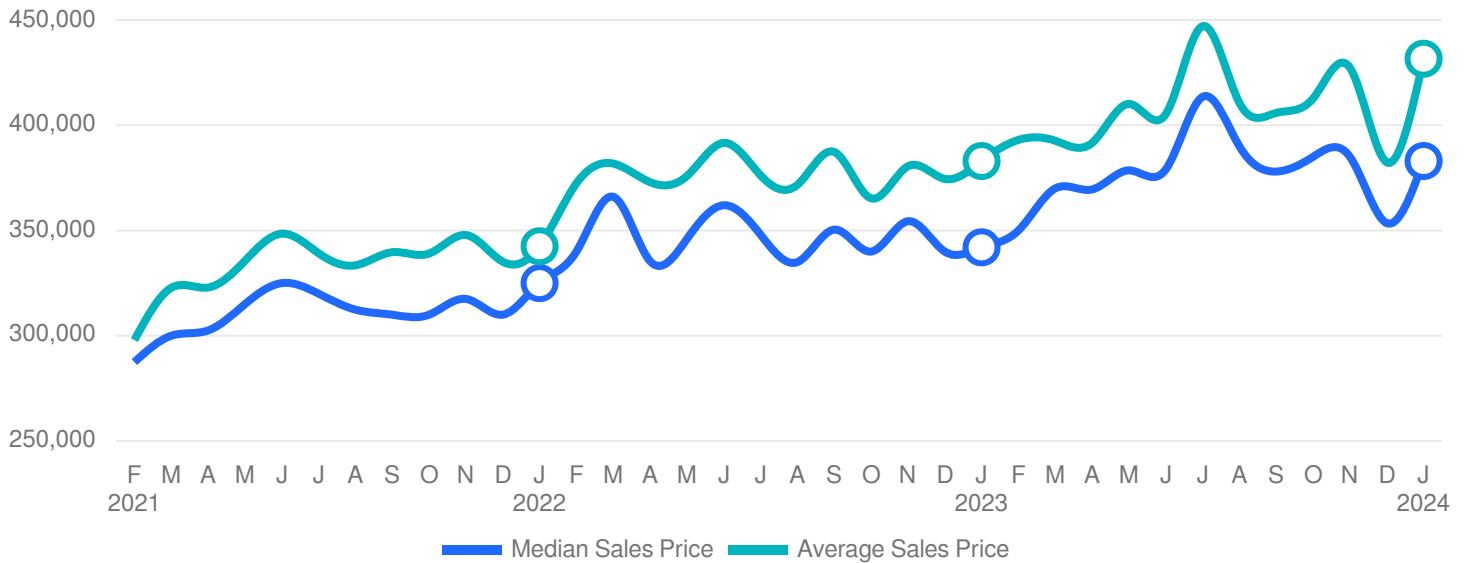


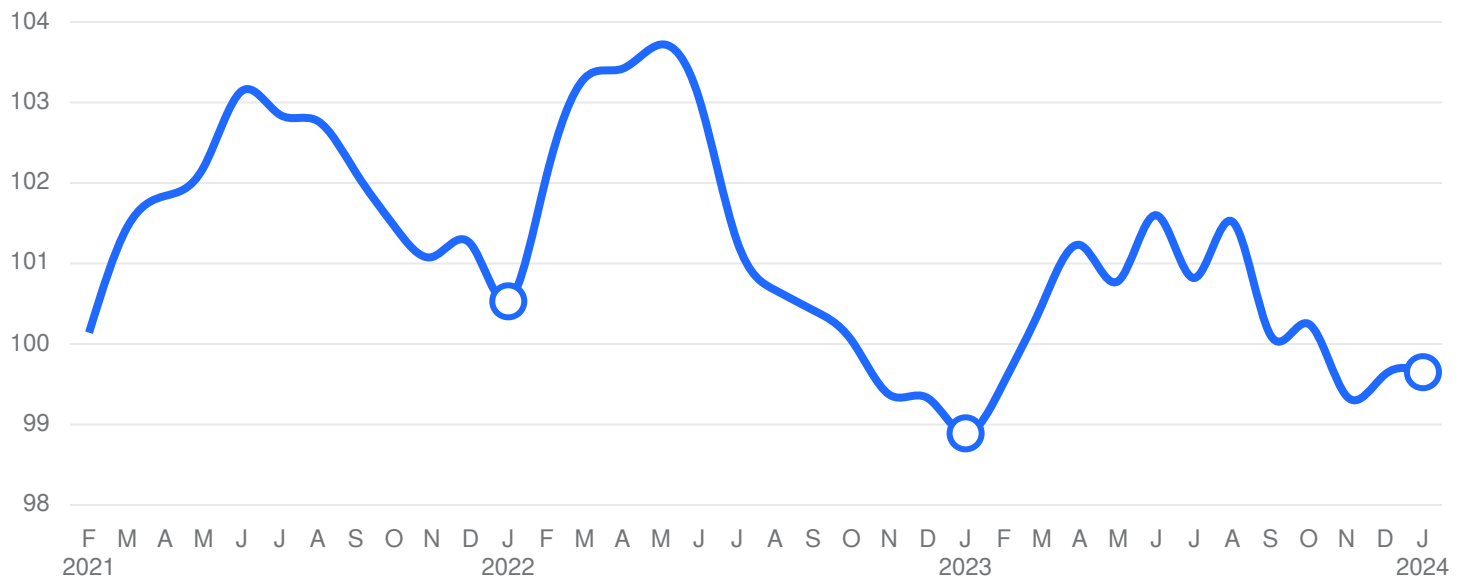
## Average & Median Sales Price

The median sales price in January 2024 was \$383,000, up 8.35% from \$353,500 from the previous month and 11.99% higher than \$342,000 from January 2023. The January 2024 median sales price was at its highest level compared to January 2023 and 2022. The average sales price in January 2024 was \$431,605, up 12.86% from \$382,414 from the previous month and 12.69% higher than \$382,994 from January 2023. The January 2024 average sale price was at its highest level compared to January 2023 and 2022.



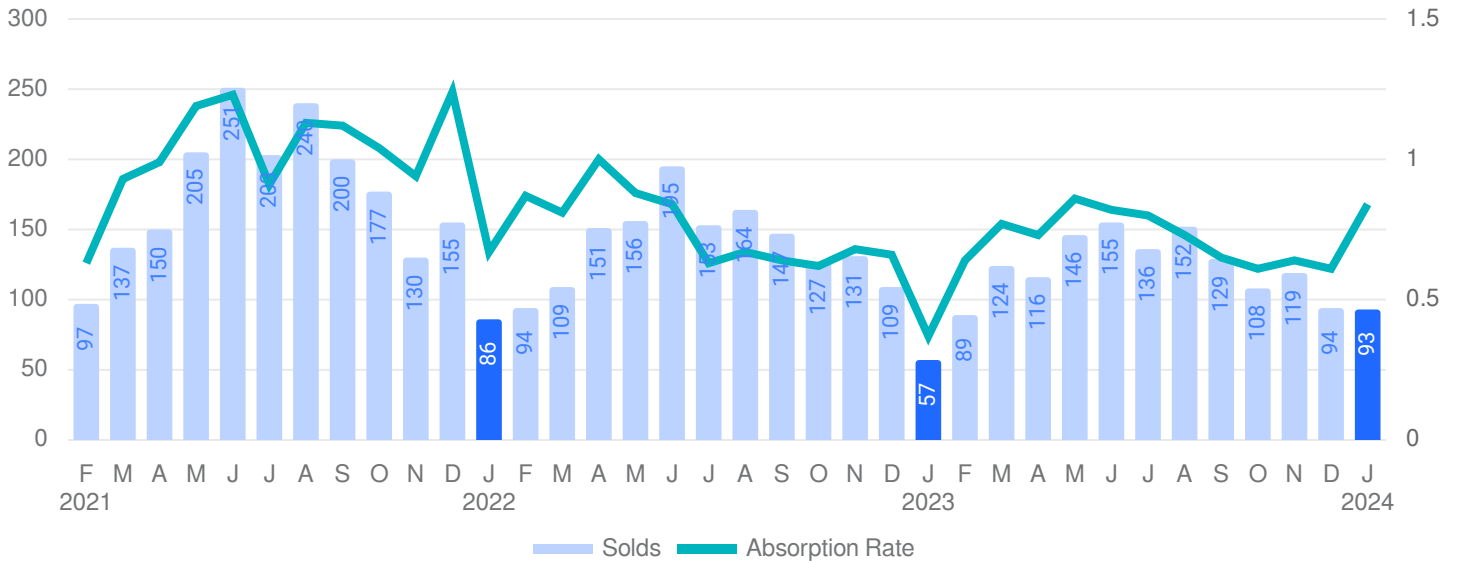
## Sales Price / List Price Ratio

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 99.65%, equal to the previous month and equal to January 2023.



## Number of Properties Sold & Absorption Rate

The number of properties sold in January 2024 was 93, down -1.06% from 94 from the previous month and 63.16% higher than 57 from January 2023. The January 2024 sales were at its highest 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 27 days, up 68.75% from 16 days from the previous month and -15.62% lower than 32 days from January 2023. The January 2024 DOM was at its lowest level compared with January 2023 and 2022.

