

## Overview

The overview below shows real estate activity from January 2024 to February 2024. You will see data comparisons between February and the previous month, the last three months and February 2023.

Overview	YTD Avg.	Monthly Trends			
		February	January	Nov. - Jan.	Feb. 2023
New Listings	80	46	35.29%	100%	48.39%
Average Sales Price per Square Foot	247	280	31.46%	25.94%	25.56%
Average Days on Market	39	45	40.62%	66.67%	164.71%
Number of Properties for Sale	113	59	9.26%	6.63%	11.32%
Average List Price	\$656,178	\$652,304	-1.17%	-3.8%	4.89%
Median List Price	\$602,950	\$599,000	-1.3%	-3.3%	15.19%
Average Sales Price	\$513,761	\$536,521	9.27%	2.17%	29.08%
Median Sales Price	\$494,277	\$545,053	22.9%	6.17%	34.28%
Sales Price / List Price Ratio	96.22%	96.81%	1.23%	-1.44%	-2.05%
Number of Properties Sold	23	11	-8.33%	-15.38%	22.22%
Month's Supply of Inventory	4.93	5.36	19.11%	25.23%	-9%
Absorption Rate	0.2	0.19	-13.64%	-17.39%	11.76%

## Average & Median Sales Price

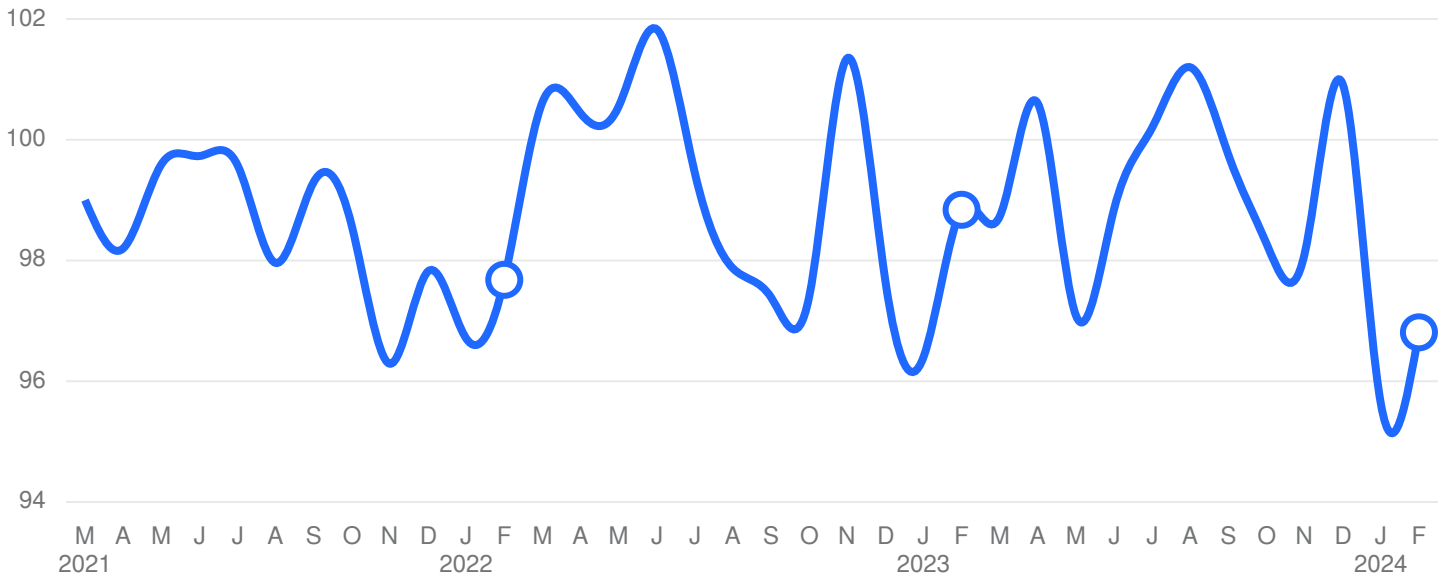
The median sales price in February 2024 was \$545,053, up 22.90% from \$443,500 from the previous month and 34.28% higher than \$405,900 from February 2023. The February 2024 median sales price was at a mid level compared to February 2023 and 2022. The average sales price in February 2024 was \$536,521, up 9.27% from \$491,000 from the previous month and 29.08% higher than \$415,644 from February 2023. The February 2024 average sale price was at its highest level compared to February 2023 and 2022.



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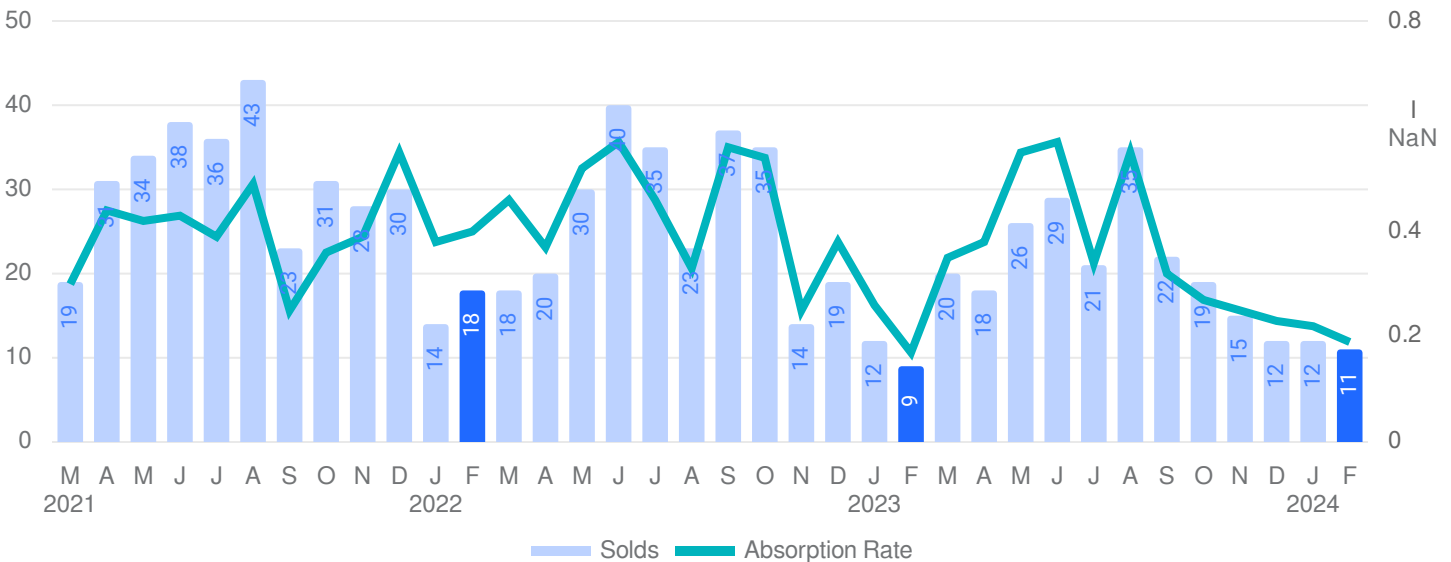
## Sales Price / List Price Ratio

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 February 2024 sales price/list price ratio was 96.81%, up from 95.63% from the previous month and down from 98.84% from February 2023.



## Number of Properties Sold & Absorption Rate

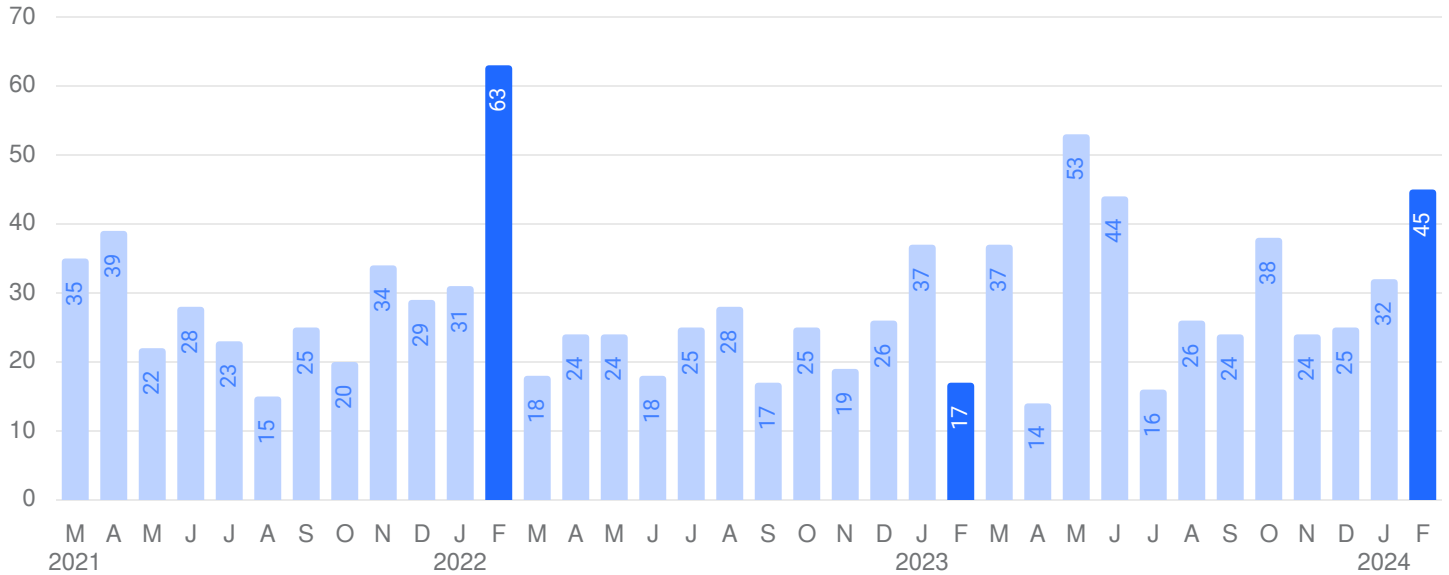
The number of properties sold in February 2024 was 11, down -8.33% from 12 from the previous month and 22.22% higher than 9 from February 2023. The February 2024 sales were at a mid level compared to February 2023 and 2022. Absorption rate is the avg number of sales per month divided by the total number 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 February 2024 was 45 days, up 40.62% from 32 days from the previous month and 164.71% higher than 17 days from February 2023. The February 2024 DOM was at a mid level compared with February 2023 and 2022.



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