

## Overview

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

| Overview                            | Monthly Trends |           |          |             |           |
|-------------------------------------|----------------|-----------|----------|-------------|-----------|
|                                     | YTD Avg.       | March     | February | Dec. - Feb. | Mar. 2023 |
| New Listings                        | 386            | 155       | 42.2%    | 49.51%      | -28.9%    |
| Average Sales Price per Square Foot | 191            | 194       | 2.65%    | 2.83%       | 10.86%    |
| Average Days on Market              | 27             | 27        | 0%       | 15.73%      | -15.62%   |
| Number of Properties for Sale       | 360            | 118       | 0%       | -11.28%     | -27.16%   |
| Average List Price                  | \$533,066      | \$544,045 | 2.73%    | 4.43%       | 8.22%     |
| Median List Price                   | \$483,613      | \$499,450 | 5.95%    | 5.42%       | 11.14%    |
| Average Sales Price                 | \$445,931      | \$468,105 | 6.85%    | 12.16%      | 19.22%    |
| Median Sales Price                  | \$412,663      | \$424,990 | -1.17%   | 9.3%        | 14.86%    |
| Sales Price / List Price Ratio      | 99.9%          | 100.51%   | 0%       | 0%          | 0%        |
| Number of Properties Sold           | 260            | 83        | -1.19%   | -8.11%      | -33.06%   |
| Month's Supply of Inventory         | 1.39           | 1.42      | 0%       | -3.4%       | 8.4%      |
| Absorption Rate                     | 0.72           | 0.7       | -1.41%   | 1.45%       | -9.09%    |

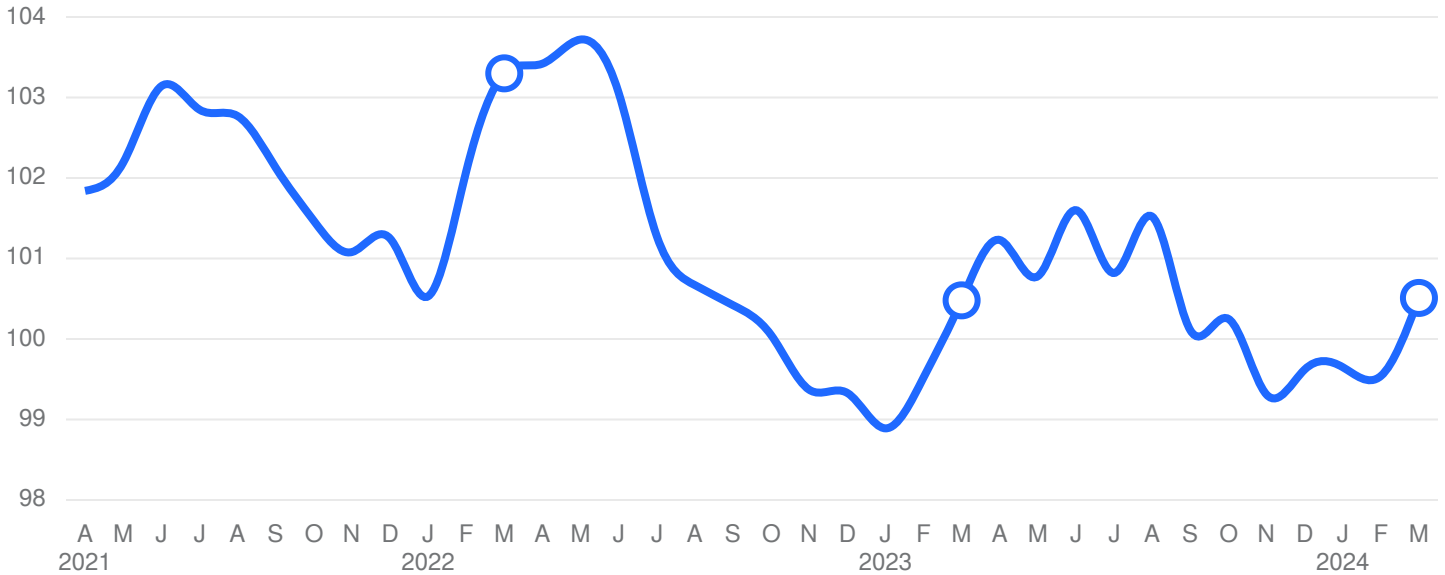
## Average & Median Sales Price

The median sales price in March 2024 was \$424,990, down -1.17% from \$430,000 from the previous month and 14.86% higher than \$370,000 from March 2023. The March 2024 median sales price was at its highest level compared to March 2023 and 2022. The average sales price in March 2024 was \$468,105, up 6.85% from \$438,083 from the previous month and 19.22% higher than \$392,640 from March 2023. The March 2024 average sale price was at its highest level compared to March 2023 and 2022.



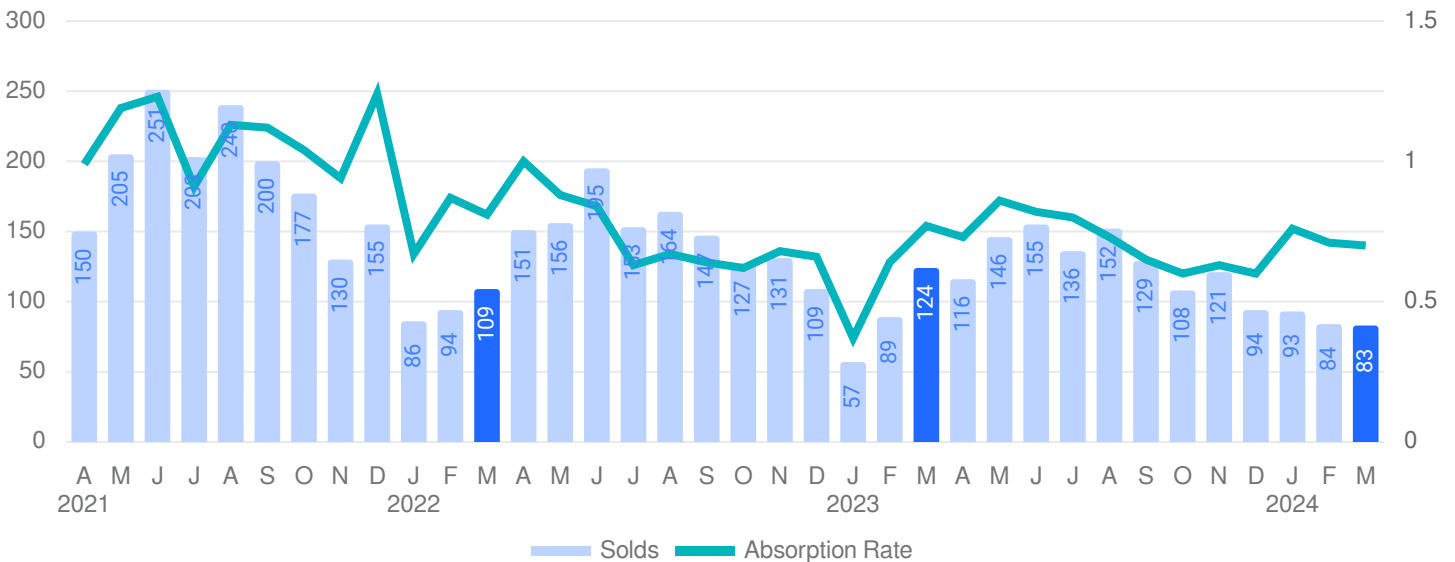
## Sales Price / List Price Ratio

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 March 2024 sales price/list price ratio was 100.51%, equal to the previous month and equal to March 2023.



## Number of Properties Sold & Absorption Rate

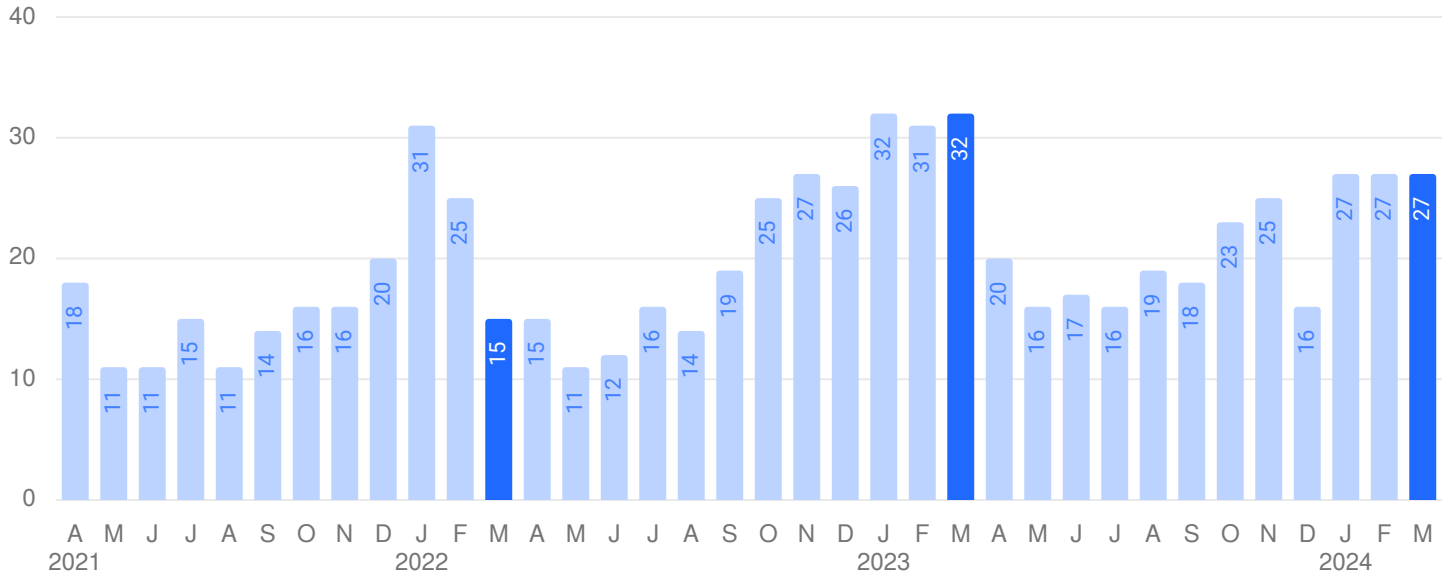
The number of properties sold in March 2024 was 83, down -1.19% from 84 from the previous month and -33.06% lower than 124 from March 2023. The March 2024 sales were at its lowest level compared to March 2023 and 2022. Absorption rate is the avg number of sales per month divided by the total number of 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 March 2024 was 27 days, equal to the previous month and -15.62% lower than 32 days from March 2023. The March 2024 DOM was at a mid level compared with March 2023 and 2022.



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