

Overview

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

Overview	YTD Avg.	Monthly Trends			
		April	March	Jan. - Mar.	Apr. 2023
New Listings	173	40	-18.37%	-9.77%	37.93%
Average Sales Price per Square Foot	239	224	-6.67%	-8.32%	8.74%
Average Days on Market	33	23	-25.81%	-36.11%	64.29%
Number of Properties for Sale	238	52	-13.33%	-16.13%	8.33%
Average List Price	\$652,401	\$671,857	2.21%	4.02%	3.98%
Median List Price	\$596,658	\$616,495	6.27%	4.48%	6.29%
Average Sales Price	\$525,111	\$524,838	-4.24%	0%	18.03%
Median Sales Price	\$496,576	\$550,000	22.84%	14.88%	28.65%
Sales Price / List Price Ratio	97.34%	98.17%	0%	1.14%	-2.42%
Number of Properties Sold	68	21	-12.5%	34.01%	16.67%
Month's Supply of Inventory	4	2.48	0%	-44.89%	-7.12%
Absorption Rate	0.29	0.4	0%	53.85%	5.26%

Average & Median Sales Price

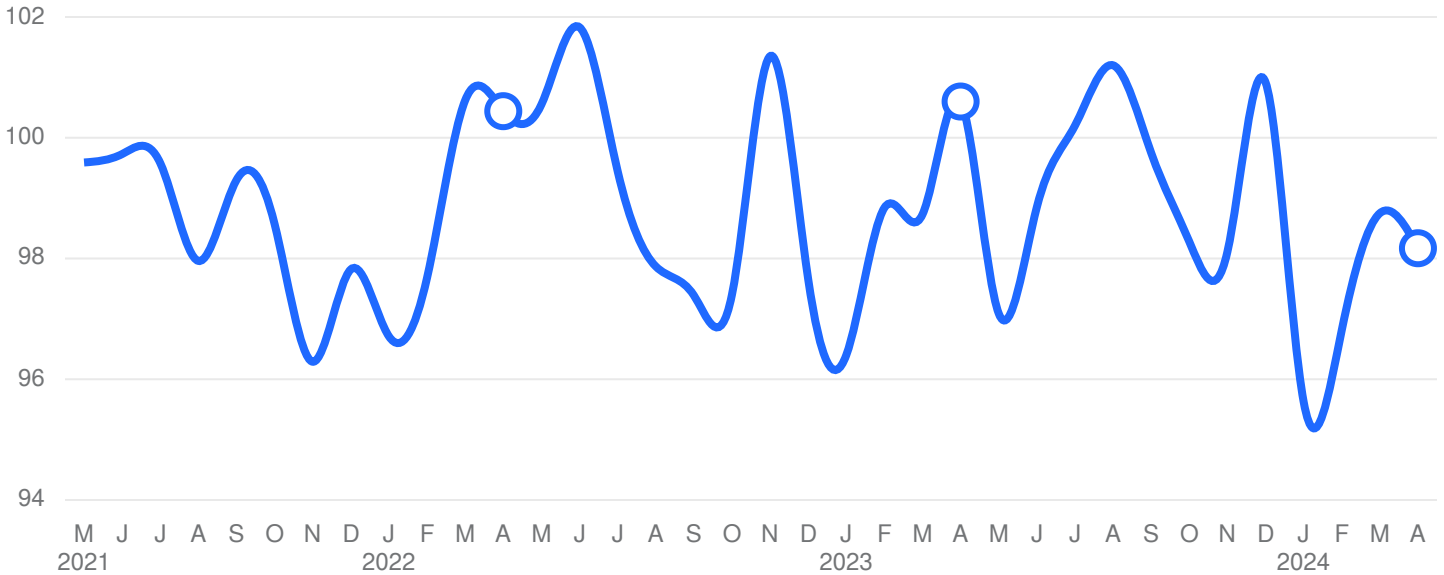
The median sales price in April 2024 was \$550,000, up 22.84% from \$447,750 from the previous month and 28.65% higher than \$427,500 from April 2023. The April 2024 median sales price was at its highest level compared to April 2023 and 2022. The average sales price in April 2024 was \$524,838, down -4.24% from \$548,084 from the previous month and 18.03% higher than \$444,681 from April 2023. The April 2024 average sale price was at its highest level compared to April 2023 and 2022.



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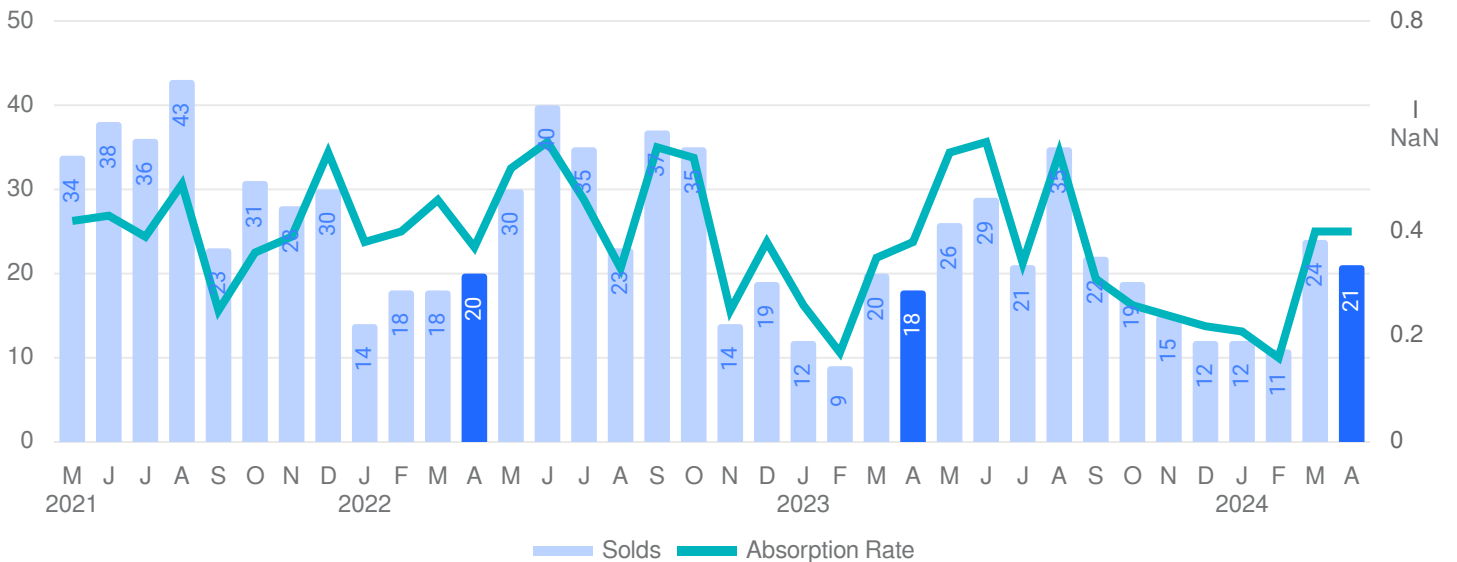
Sales Price / List Price Ratio

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 April 2024 sales price/list price ratio was 98.17%, equal to the previous month and down from 100.6% from April 2023.



Number of Properties Sold & Absorption Rate

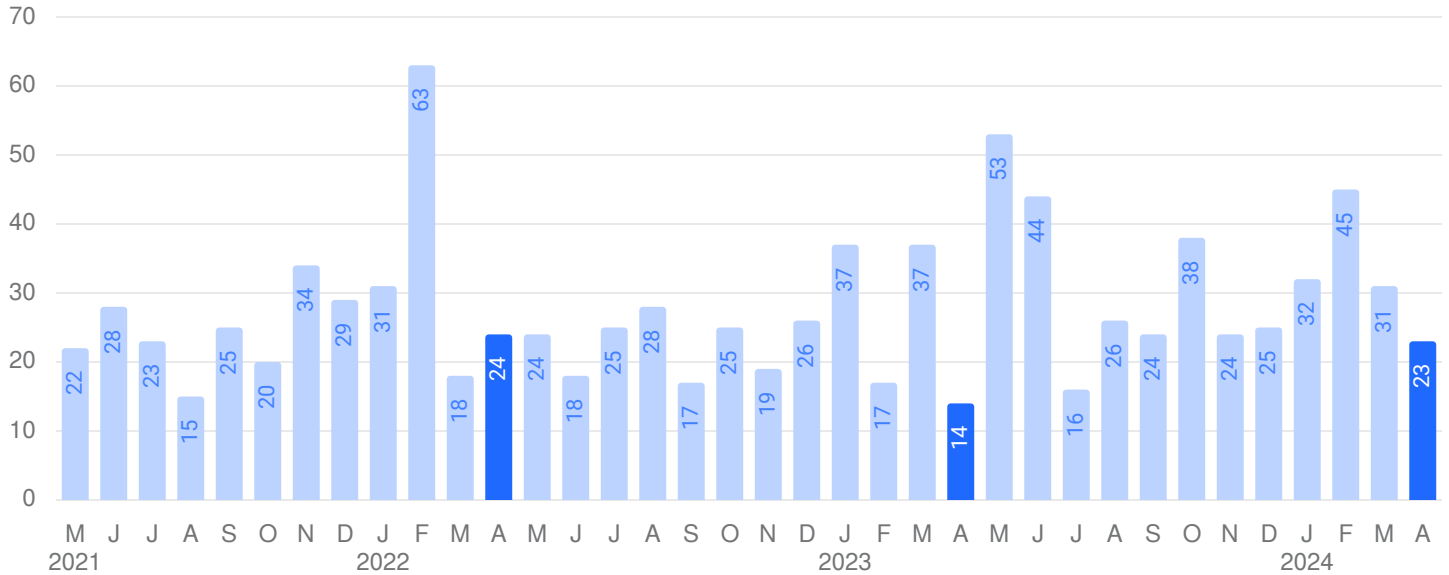
The number of properties sold in April 2024 was 21, down -12.50% from 24 from the previous month and 16.67% higher than 18 from April 2023. The April 2024 sales were at its highest level compared to April 2023 and 2022. Absorption rate is the avg number of sales per month divided by the total number 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 April 2024 was 23 days, down -25.81% from 31 days from the previous month and 64.29% higher than 14 days from April 2023. The April 2024 DOM was at a mid level compared with April 2023 and 2022.



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