

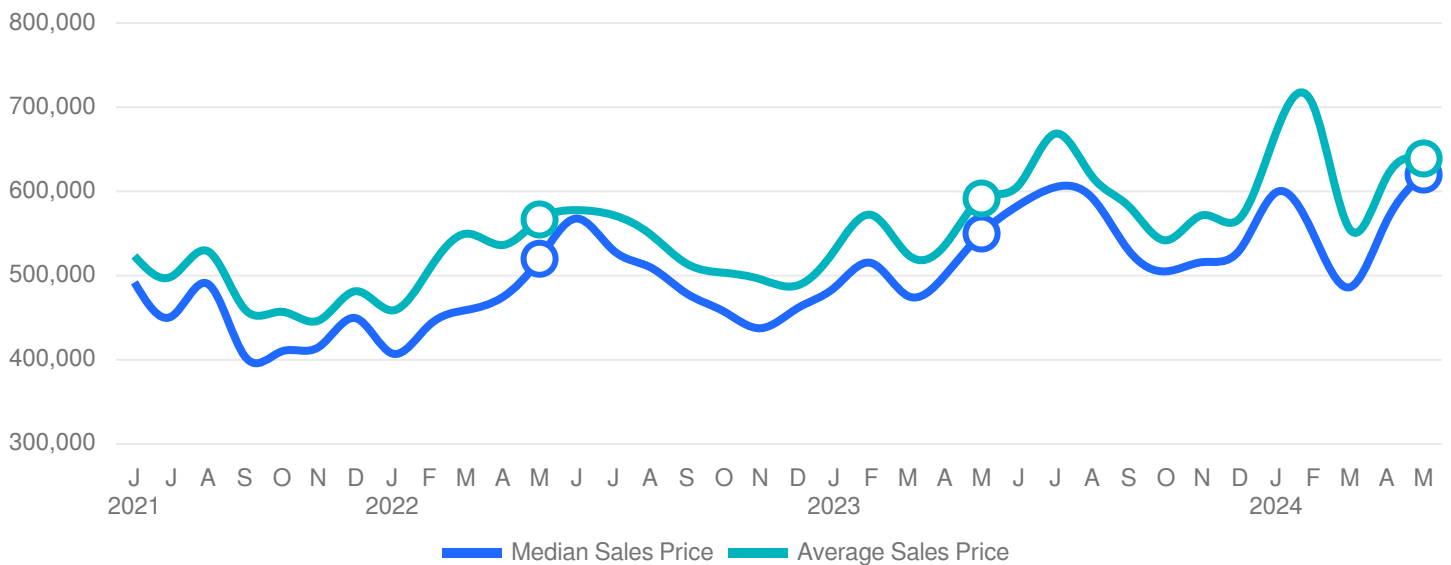
Overview

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

Overview	YTD Avg.	Monthly Trends			
		May	April	Feb. - Apr.	May. 2023
New Listings	1109	286	13.04%	23.28%	-5.3%
Average Sales Price per Square Foot	249	260	1.56%	5.26%	9.24%
Average Days on Market	22	15	25%	-33.83%	7.14%
Number of Properties for Sale	816	186	22.37%	16.25%	-7.46%
Average List Price	\$906,399	\$905,686	-5.8%	-2.76%	-9.94%
Median List Price	\$719,260	\$697,000	-4.19%	-5.36%	0%
Average Sales Price	\$636,811	\$639,091	3.51%	2.28%	8.04%
Median Sales Price	\$564,040	\$620,000	9.73%	16.16%	12.73%
Sales Price / List Price Ratio	100.81%	101.72%	0%	0%	0%
Number of Properties Sold	684	200	5.82%	46.34%	14.94%
Month's Supply of Inventory	1.38	0.93	16.25%	-29.55%	-19.83%
Absorption Rate	0.83	1.08	-12.9%	24.14%	24.14%

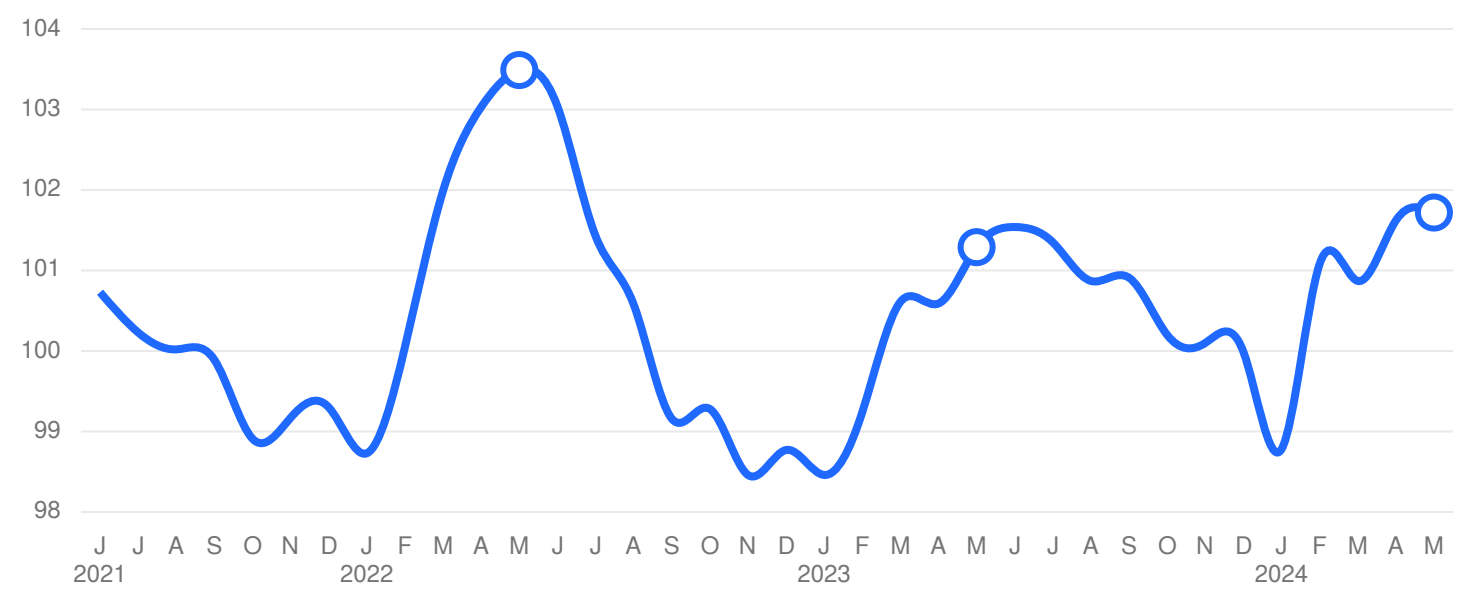
Average & Median Sales Price

The median sales price in May 2024 was \$620,000, up 9.73% from \$565,000 from the previous month and 12.73% higher than \$550,000 from May 2023. The May 2024 median sales price was at its highest level compared to May 2023 and 2022. The average sales price in May 2024 was \$639,091, up 3.51% from \$617,395 from the previous month and 8.04% higher than \$591,540 from May 2023. The May 2024 average sale price was at its highest level compared to May 2023 and 2022.



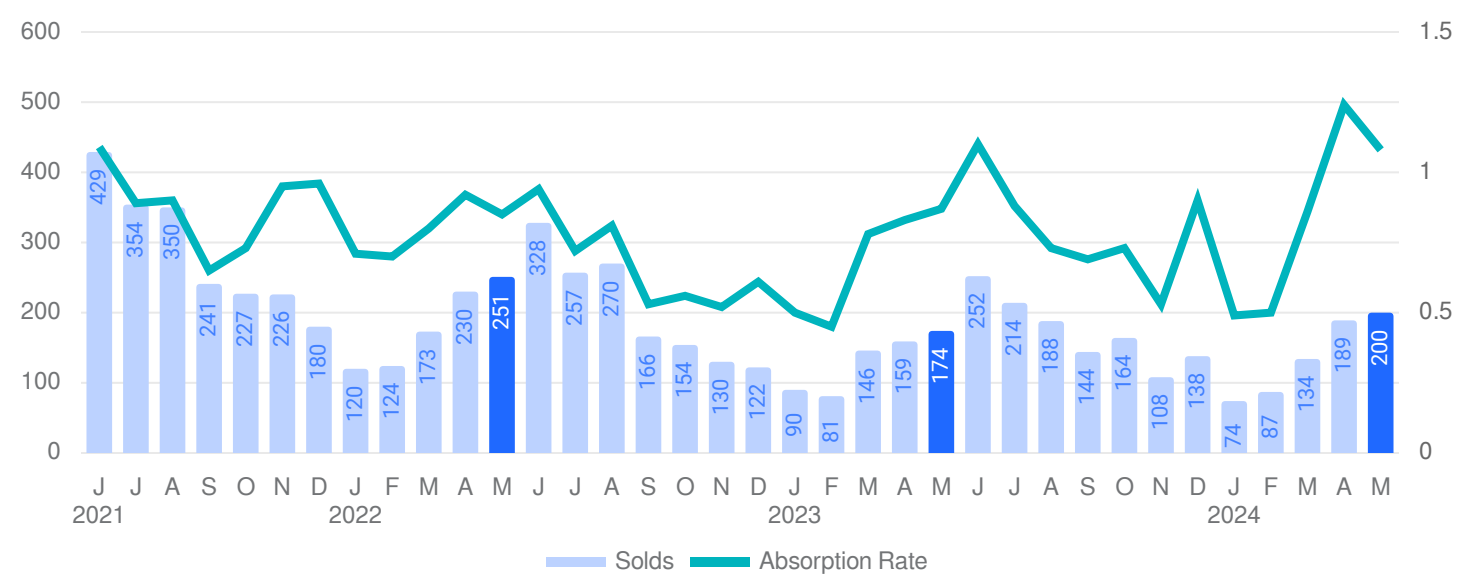
Sales Price / List Price Ratio

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 May 2024 sales price/list price ratio was 101.72%, equal to the previous month and equal to May 2023.



Number of Properties Sold & Absorption Rate

The number of properties sold in May 2024 was 200, up 5.82% from 189 from the previous month and 14.94% higher than 174 from May 2023. The May 2024 sales were at a mid level compared to May 2023 and 2022. Absorption rate is the avg number of sales per month divided by the total number of available properties.



Based on information from Midwest Real Estate Data LLC for the period 06/01/2021 through 5/31/2024. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2024 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.

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 May 2024 was 15 days, up 25.00% from 12 days from the previous month and 7.14% higher than 14 days from May 2023. The May 2024 DOM was at its highest level compared with May 2023 and 2022.

