

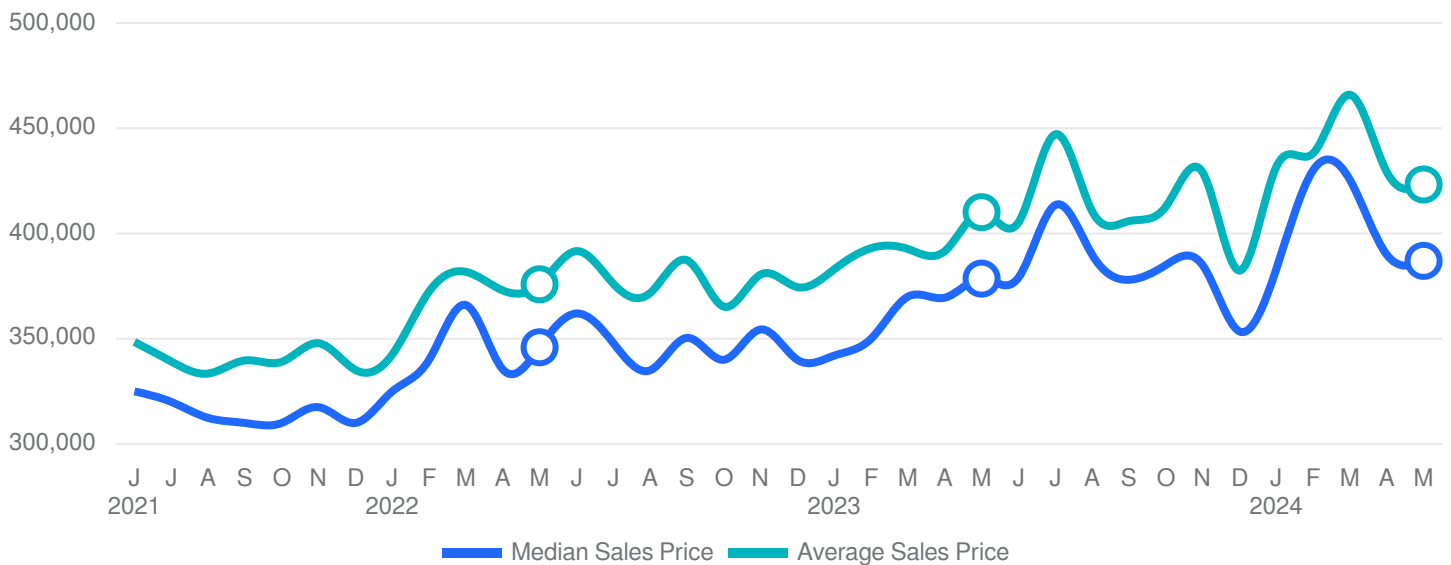
Overview

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	765	176	-5.38%	15.03%	-9.74%
Average Sales Price per Square Foot	194	202	3.59%	4.84%	8.6%
Average Days on Market	23	19	5.56%	-19.73%	18.75%
Number of Properties for Sale	700	151	6.34%	9.16%	-11.18%
Average List Price	\$519,061	\$504,236	-4.08%	-3.44%	-5.24%
Median List Price	\$478,968	\$475,000	-2.66%	0%	2.7%
Average Sales Price	\$437,628	\$423,288	-1.39%	-4.75%	3.21%
Median Sales Price	\$403,089	\$387,000	0%	-6.78%	2.23%
Sales Price / List Price Ratio	100.08%	100.56%	0%	0%	0%
Number of Properties Sold	506	131	16.96%	39.36%	-10.27%
Month's Supply of Inventory	1.41	1.15	-9.45%	-22.82%	0%
Absorption Rate	0.72	0.87	10.13%	27.94%	1.16%

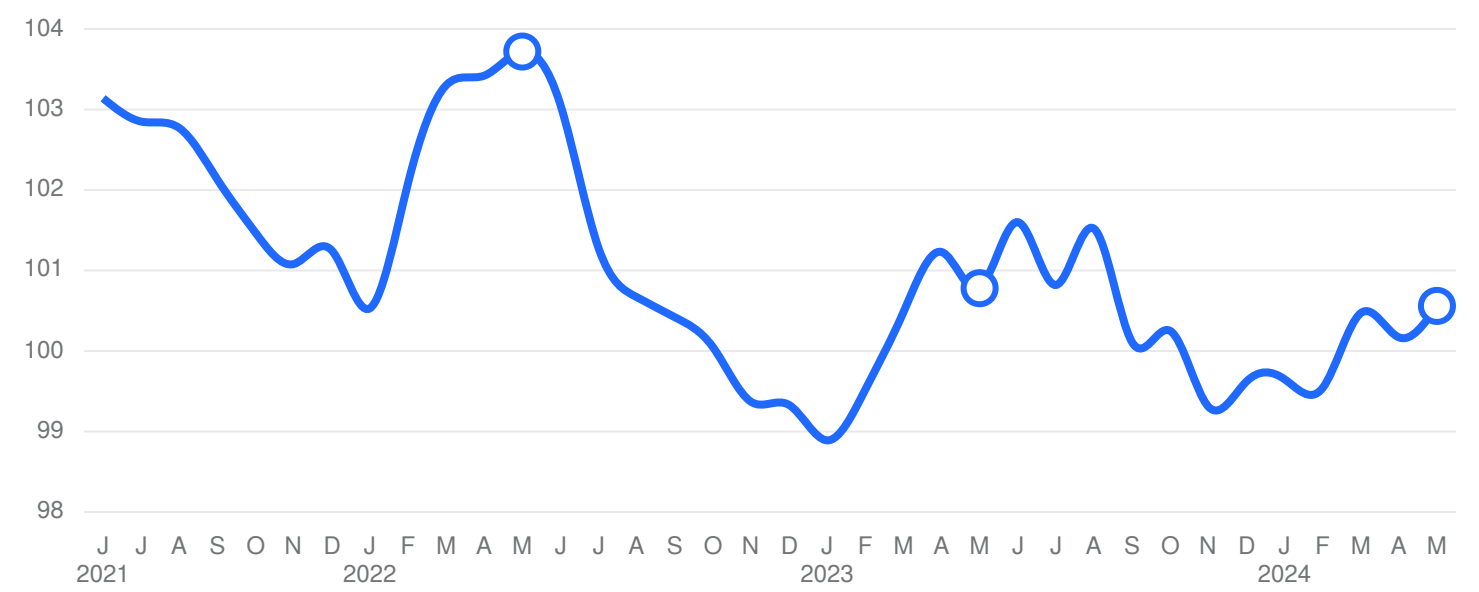
Average & Median Sales Price

The median sales price in May 2024 was \$387,000, equal to the previous month and 2.23% higher than \$378,570 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 \$423,288, down -1.39% from \$429,262 from the previous month and 3.21% higher than \$410,132 from May 2023. The May 2024 average sale price was at its highest level compared to May 2023 and 2022.



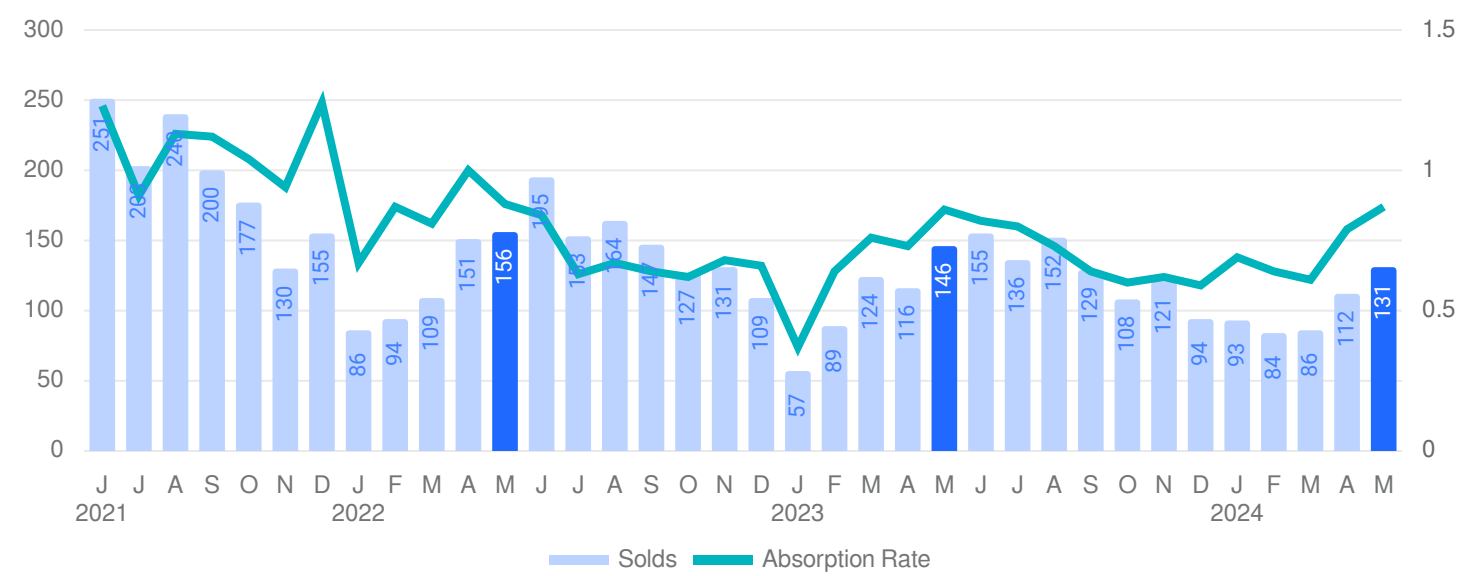
Sales Price / List Price Ratio

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 100.56%, 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 131, up 16.96% from 112 from the previous month and -10.27% lower than 146 from May 2023. The May 2024 sales were at its lowest 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.



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 19 days, up 5.56% from 18 days from the previous month and 18.75% higher than 16 days from May 2023. The May 2024 DOM was at its highest level compared with May 2023 and 2022.

