

Overview

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

Overview	Monthly Trends				
	YTD Avg.	June	May	Mar. - May.	Jun. 2023
New Listings	275	43	-20.37%	-12.24%	-4.44%
Average Sales Price per Square Foot	237	252	17.21%	11.34%	17.21%
Average Days on Market	30	18	-41.94%	-36.46%	-59.09%
Number of Properties for Sale	367	66	10%	14.44%	29.41%
Average List Price	\$655,735	\$653,999	0%	0%	-6.82%
Median List Price	\$597,532	\$603,900	0%	1.7%	1.5%
Average Sales Price	\$552,763	\$631,649	8.07%	14.33%	6.02%
Median Sales Price	\$520,316	\$577,500	3.48%	11.35%	0%
Sales Price / List Price Ratio	98.2%	101.59%	3.42%	3.26%	2.77%
Number of Properties Sold	127	32	18.52%	33.33%	10.34%
Month's Supply of Inventory	3.42	2.06	-7.21%	-14.52%	17.05%
Absorption Rate	0.35	0.48	6.67%	14.29%	-15.79%

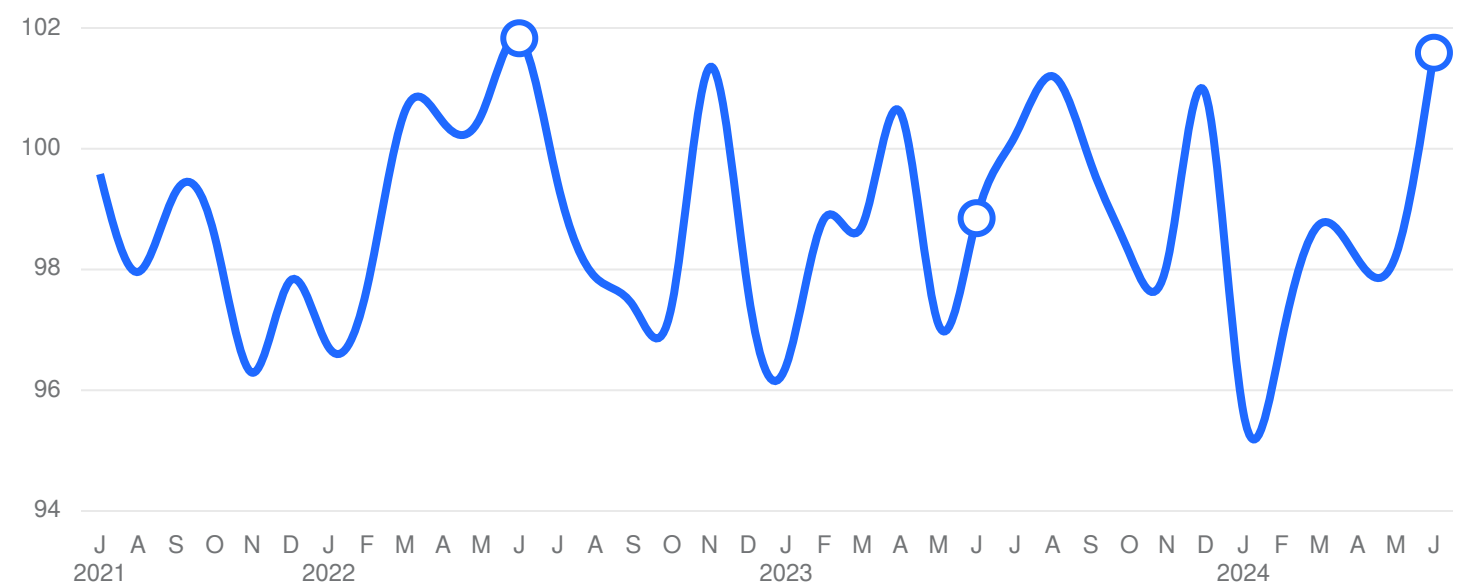
Average & Median Sales Price

The median sales price in June 2024 was \$577,500, up 3.48% from \$558,095 from the previous month and equal to June 2023. The June 2024 median sales price was at a mid level compared to June 2023 and 2022. The average sales price in June 2024 was \$631,649, up 8.07% from \$584,485 from the previous month and 6.02% higher than \$595,789 from June 2023. The June 2024 average sale price was at its highest level compared to June 2023 and 2022.



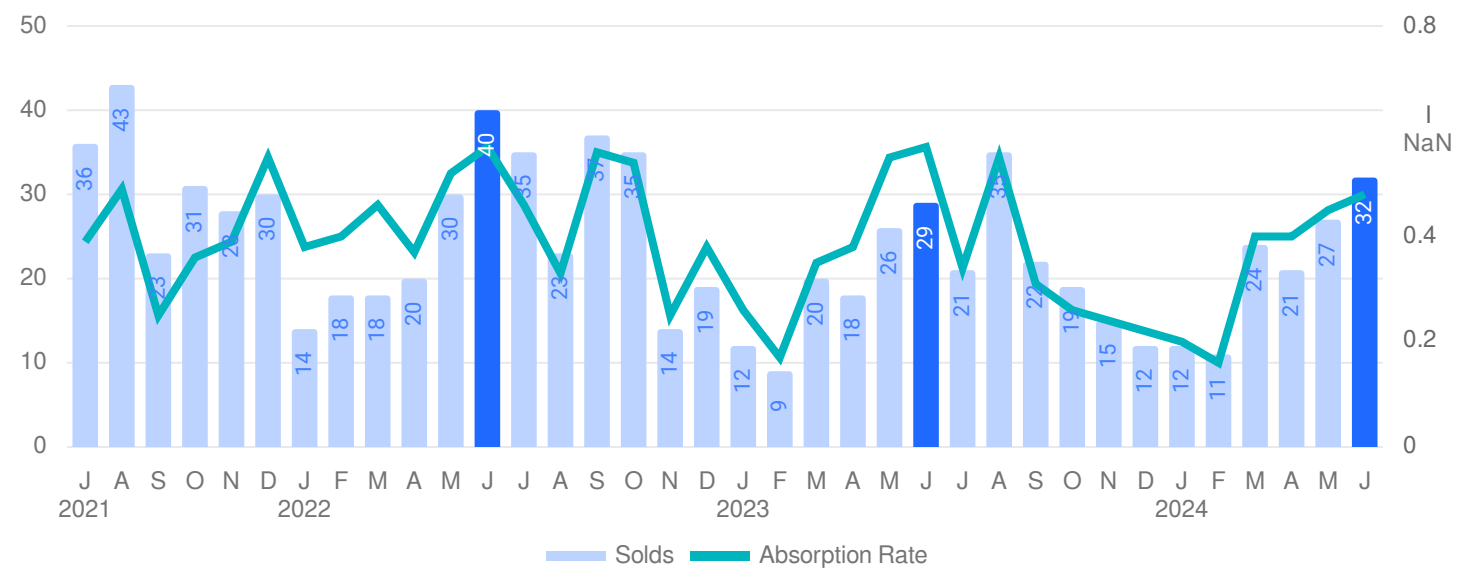
Sales Price / List Price Ratio

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 June 2024 sales price/list price ratio was 101.59%, up from 98.23% from the previous month and up from 98.85% from June 2023.



Number of Properties Sold & Absorption Rate

The number of properties sold in June 2024 was 32, up 18.52% from 27 from the previous month and 10.34% higher than 29 from June 2023. The June 2024 sales were at a mid level compared to June 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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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 June 2024 was 18 days, down -41.94% from 31 days from the previous month and -59.09% lower than 44 days from June 2023. The June 2024 DOM was at its lowest level compared with June 2023 and 2022.

