

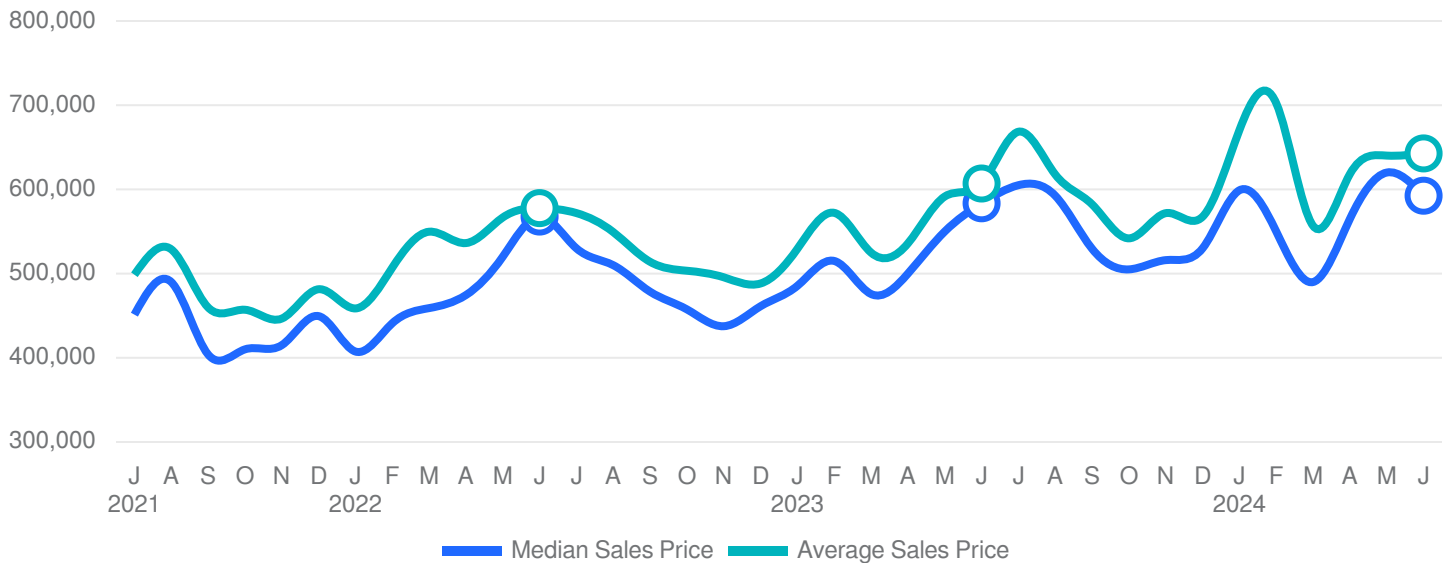
Overview

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	1413	279	-4.78%	5.55%	1.82%
Average Sales Price per Square Foot	250	253	-2.69%	0%	6.3%
Average Days on Market	21	15	0%	-16.67%	-6.25%
Number of Properties for Sale	1031	188	-4.57%	9.3%	-18.26%
Average List Price	\$900,578	\$919,887	4.76%	0%	0%
Median List Price	\$713,239	\$704,500	2.85%	-1.7%	4.37%
Average Sales Price	\$638,430	\$642,729	0%	6.23%	5.89%
Median Sales Price	\$569,408	\$592,500	-4.44%	6.12%	1.54%
Sales Price / List Price Ratio	100.91%	101.36%	0%	0%	0%
Number of Properties Sold	902	217	7.43%	24.23%	-13.89%
Month's Supply of Inventory	1.32	0.87	-11.22%	-13.86%	-4.4%
Absorption Rate	0.86	1.15	11.65%	12.75%	4.55%

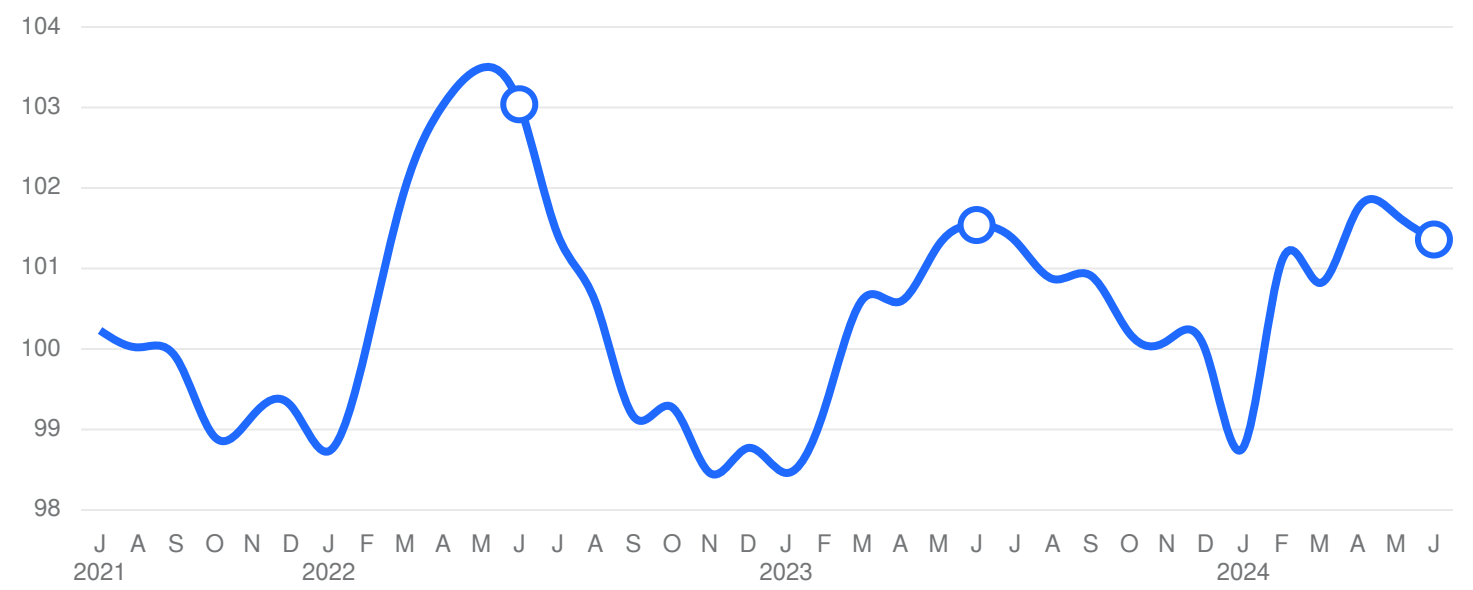
Average & Median Sales Price

The median sales price in June 2024 was \$592,500, down -4.44% from \$620,000 from the previous month and 1.54% higher than \$583,500 from June 2023. The June 2024 median sales price was at its highest level compared to June 2023 and 2022. The average sales price in June 2024 was \$642,729, equal to the previous month and 5.89% higher than \$606,992 from June 2023. The June 2024 average sale price was at its highest level compared to June 2023 and 2022.



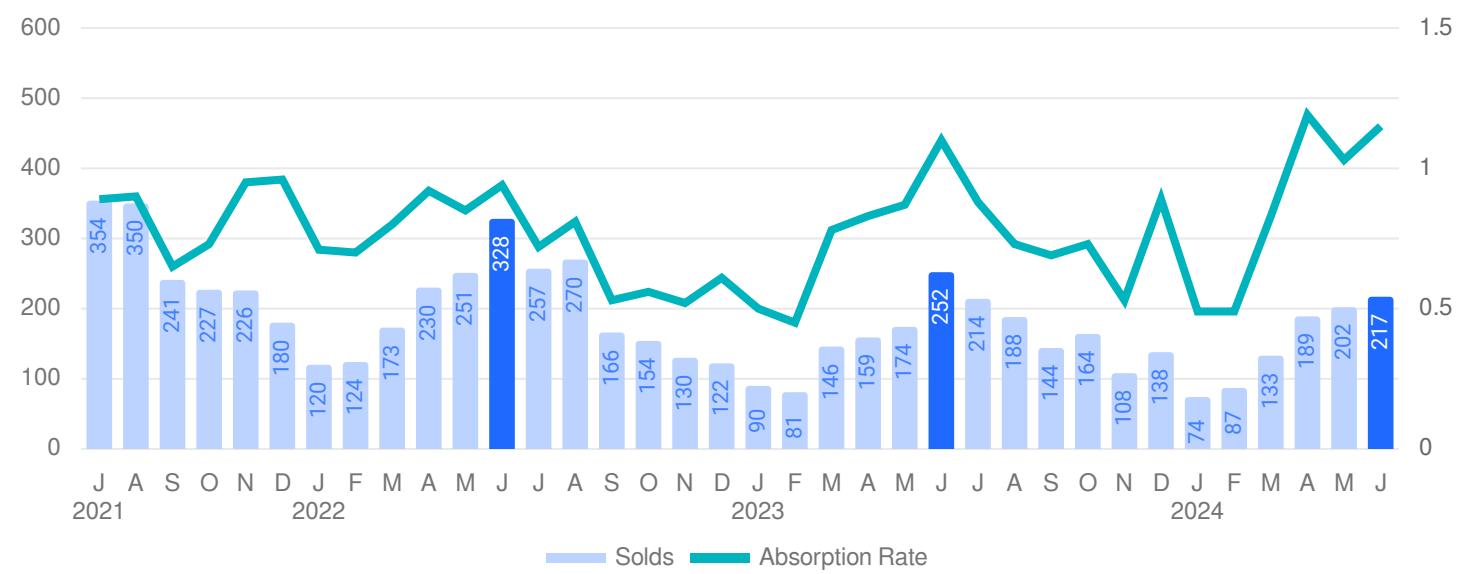
Sales Price / List Price Ratio

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 101.36%, equal to the previous month and equal to June 2023.



Number of Properties Sold & Absorption Rate

The number of properties sold in June 2024 was 217, up 7.43% from 202 from the previous month and -13.89% lower than 252 from June 2023. The June 2024 sales were at its lowest 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.



Based on information from Midwest Real Estate Data LLC for the period 07/01/2021 through 6/30/2024. 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 June 2024 was 15 days, equal to the previous month and -6.25% lower than 16 days from June 2023. The June 2024 DOM was at a mid level compared with June 2023 and 2022.

