

## 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	YTD Avg.	Monthly Trends			
		June	May	Mar. - May	Jun. 2023
New Listings	1000	230	29.21%	29.7%	16.75%
Average Sales Price per Square Foot	194	195	-3.47%	-1.02%	3.72%
Average Days on Market	23	19	0%	-9.52%	11.76%
Number of Properties for Sale	893	178	12.66%	19.46%	-6.32%
Average List Price	\$518,642	\$528,142	5.32%	2.7%	3.76%
Median List Price	\$479,131	\$489,450	3.62%	2.66%	9.79%
Average Sales Price	\$437,951	\$438,115	3.15%	0%	8.11%
Median Sales Price	\$406,324	\$420,000	7.83%	4.57%	10.82%
Sales Price / List Price Ratio	100.16%	100.59%	0%	0%	0%
Number of Properties Sold	642	135	2.27%	22.73%	-12.9%
Month's Supply of Inventory	1.42	1.32	10%	-5.04%	7.32%
Absorption Rate	0.72	0.76	-9.52%	2.7%	-7.32%

## Average & Median Sales Price

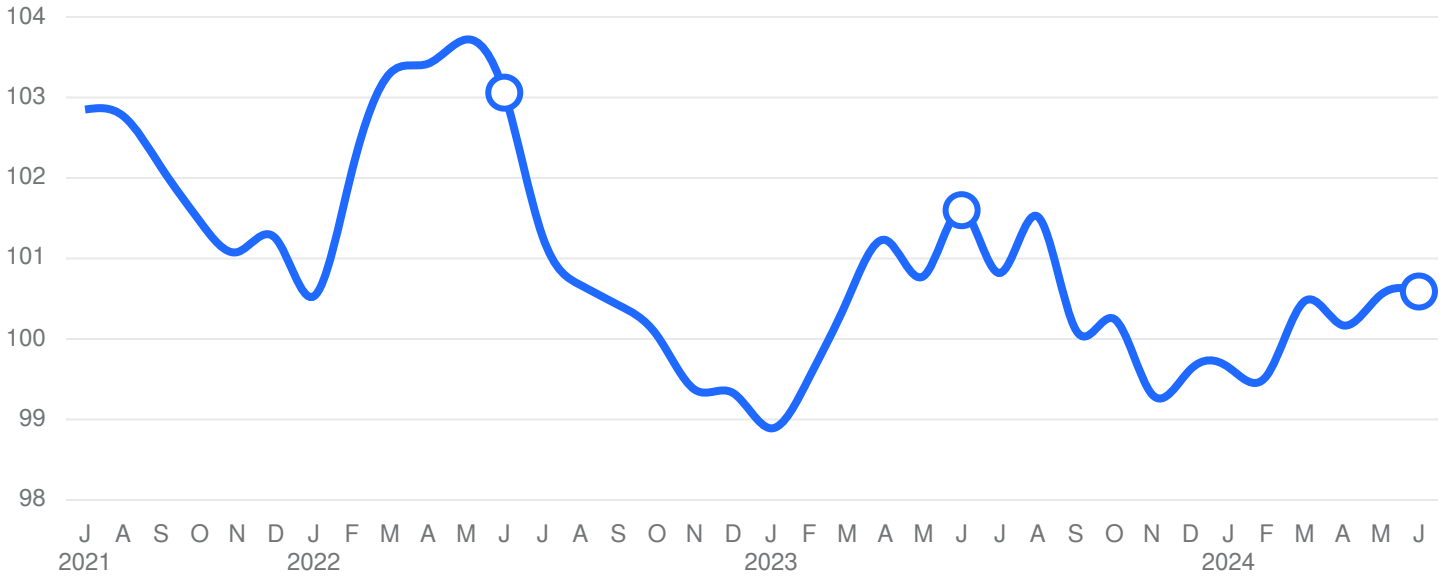
The median sales price in June 2024 was \$420,000, up 7.83% from \$389,500 from the previous month and 10.82% higher than \$379,000 from June 2023. The June 2024 median sales price was at its highest level compared to June 2023 and 2022. The average sales price in June 2024 was \$438,115, up 3.15% from \$424,740 from the previous month and 8.11% higher than \$405,246 from June 2023. The June 2024 average sale price was at its highest level compared to June 2023 and 2022.



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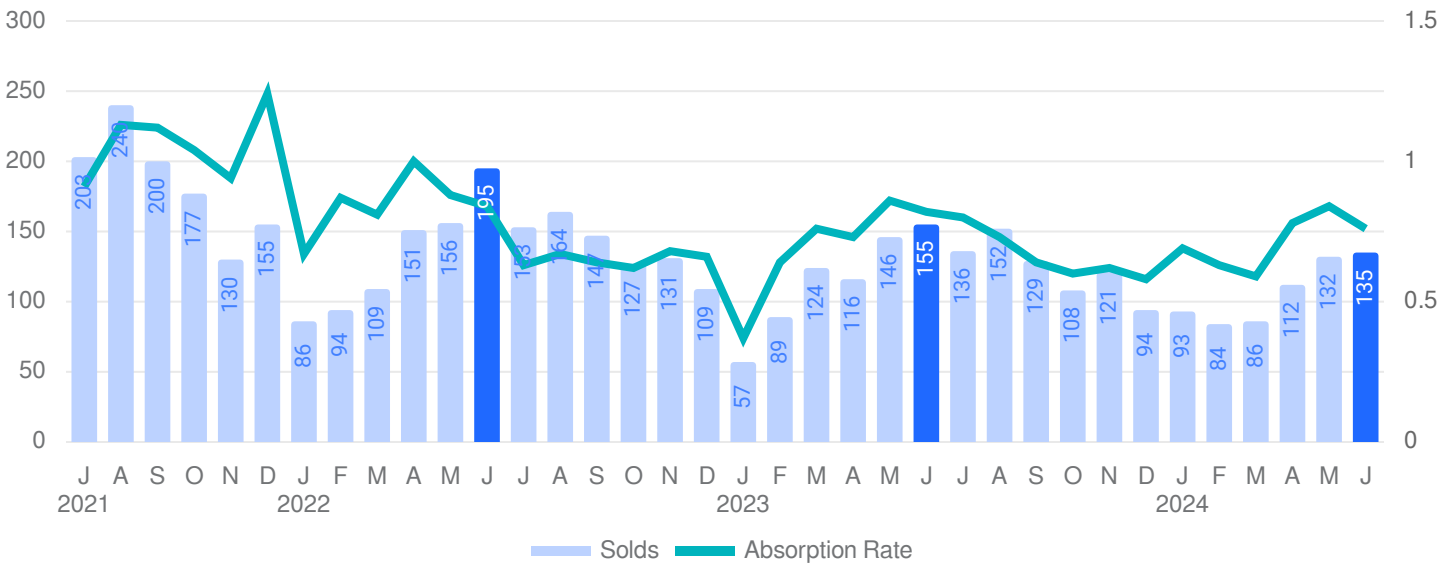
## Sales Price / List Price Ratio

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 June 2024 sales price/list price ratio was 100.59%, equal to the previous month and equal to June 2023.



## Number of Properties Sold & Absorption Rate

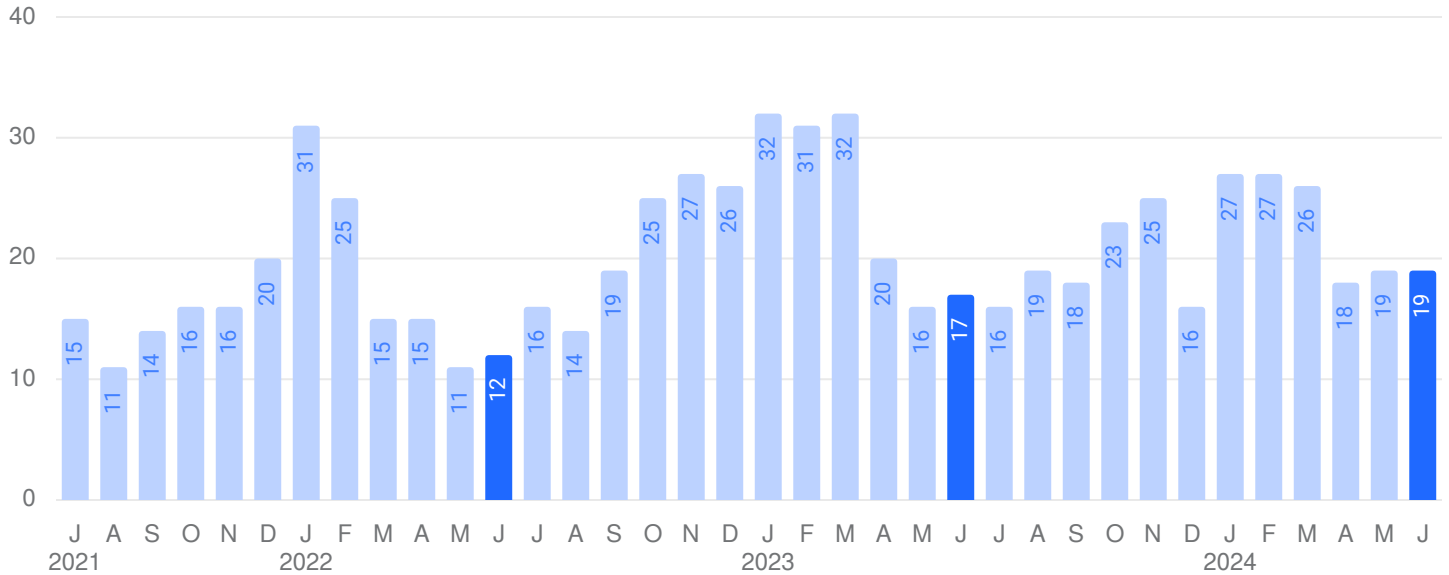
The number of properties sold in June 2024 was 135, up 2.27% from 132 from the previous month and -12.90% lower than 155 from June 2023. The June 2024 sales were at its lowest level compared to June 2023 and 2022. Absorption rate is the avg number of sales per month divided by the total number of available properties.



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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 June 2024 was 19 days, equal to the previous month and 11.76% higher than 17 days from June 2023. The June 2024 DOM was at its highest level compared with June 2023 and 2022.



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