

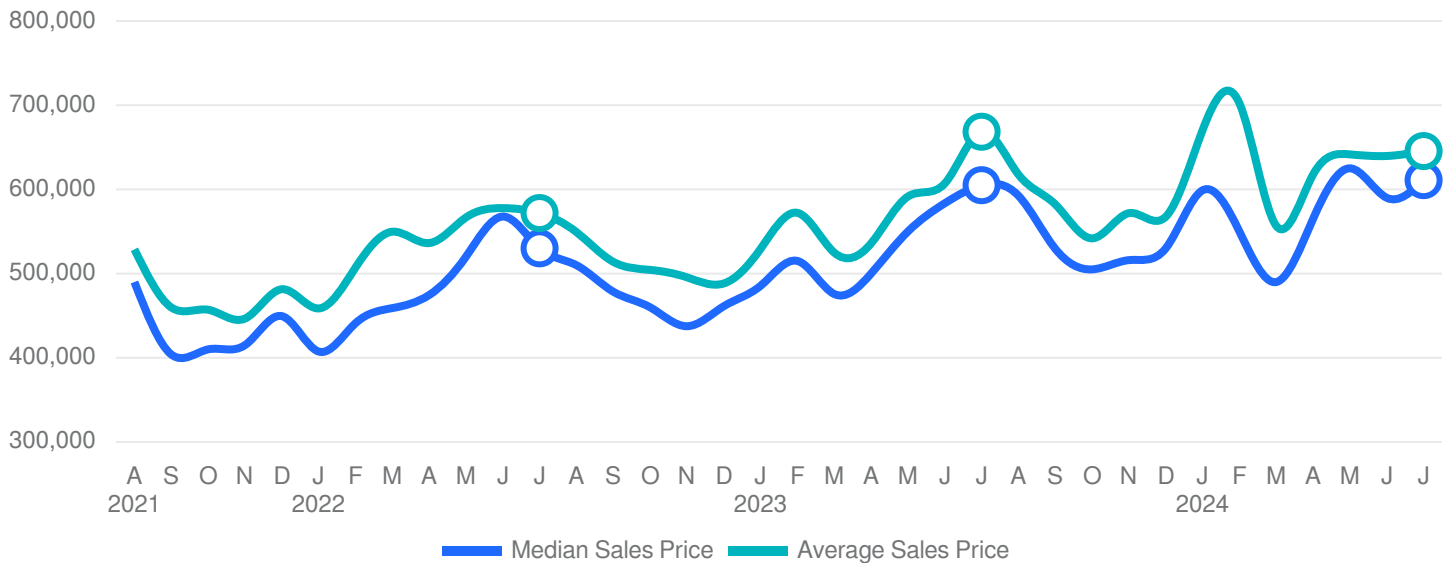
Overview

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

Overview	YTD Avg.	Monthly Trends			
		July	June	Apr. - Jun.	Jul. 2023
New Listings	1711	270	-6.57%	-5.82%	10.66%
Average Sales Price per Square Foot	250	251	-1.18%	-2.33%	4.15%
Average Days on Market	20	12	-20%	-14.29%	-7.69%
Number of Properties for Sale	1302	219	1.39%	10.61%	-9.5%
Average List Price	\$882,123	\$833,217	-5.54%	-6.95%	-7.75%
Median List Price	\$704,028	\$658,557	-5.79%	-5.8%	-4.54%
Average Sales Price	\$639,125	\$645,515	0%	1.98%	-3.44%
Median Sales Price	\$575,707	\$611,000	3.56%	2.98%	0%
Sales Price / List Price Ratio	100.92%	101.06%	0%	0%	0%
Number of Properties Sold	1130	223	1.83%	9.14%	4.21%
Month's Supply of Inventory	1.31	0.98	-1.01%	1.03%	-13.27%
Absorption Rate	0.85	1.02	0%	-1.92%	15.91%

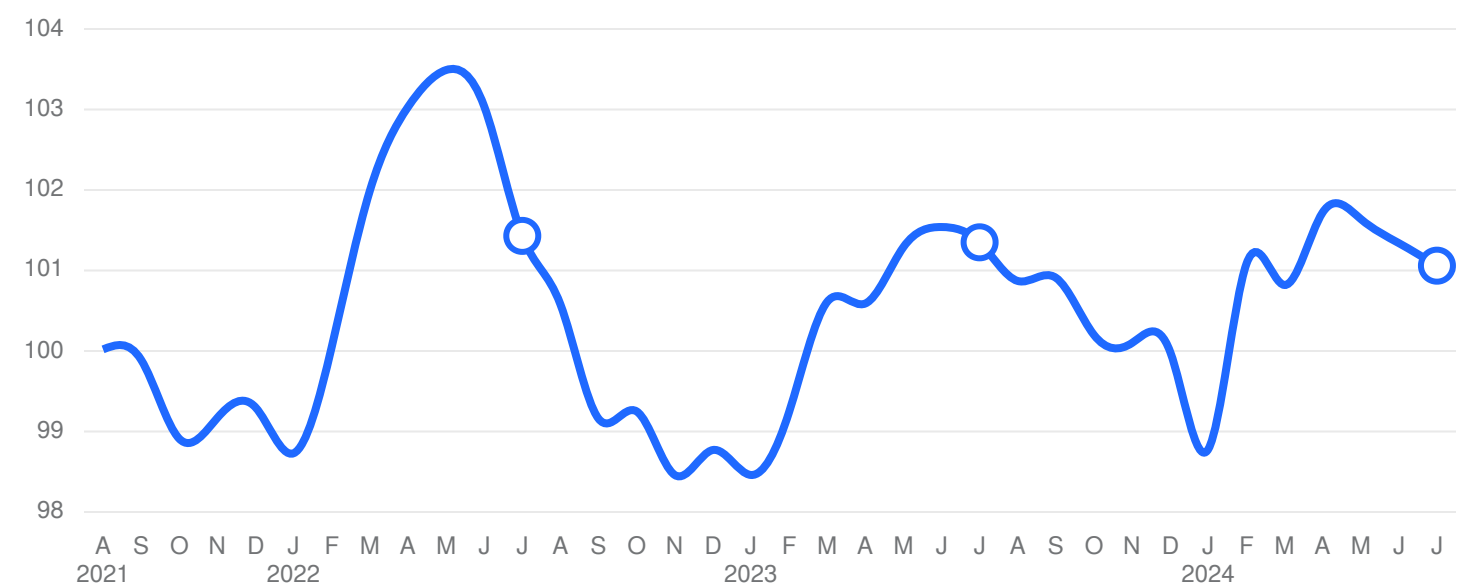
Average & Median Sales Price

The median sales price in July 2024 was \$611,000, up 3.56% from \$590,000 from the previous month and equal to July 2023. The July 2024 median sales price was at its highest level compared to July 2023 and 2022. The average sales price in July 2024 was \$645,515, equal to the previous month and -3.44% lower than \$668,481 from July 2023. The July 2024 average sale price was at a mid level compared to July 2023 and 2022.



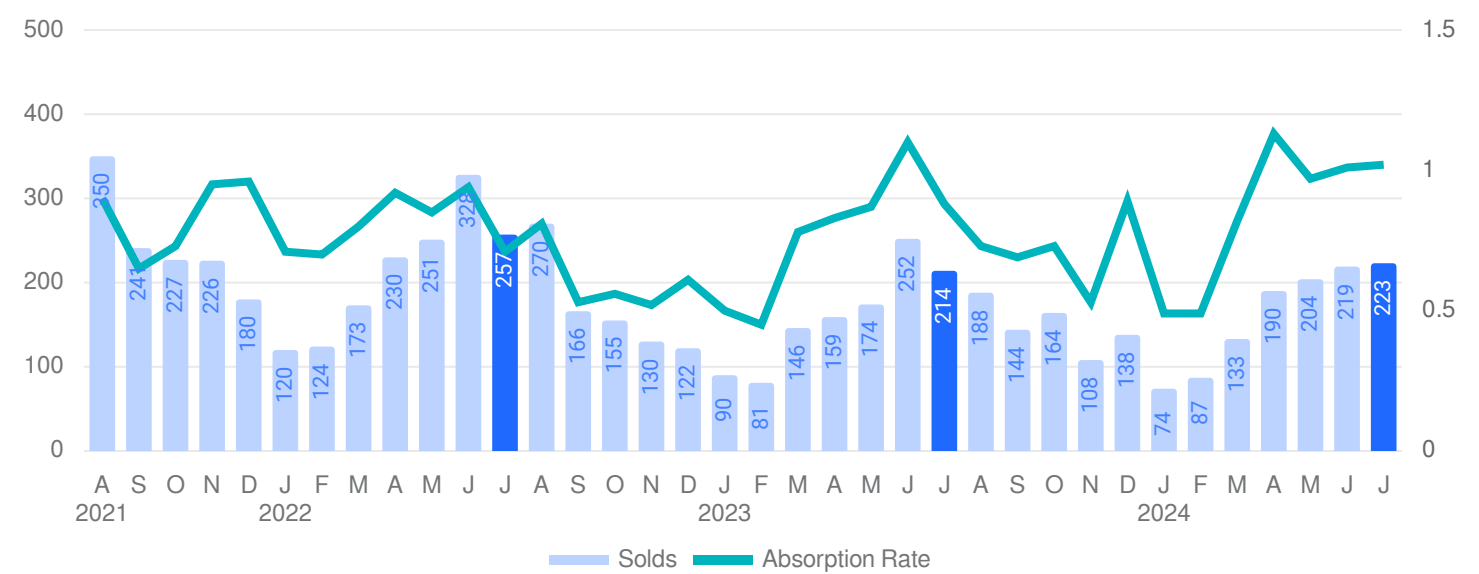
Sales Price / List Price Ratio

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 July 2024 sales price/list price ratio was 101.06%, equal to the previous month and equal to July 2023.



Number of Properties Sold & Absorption Rate

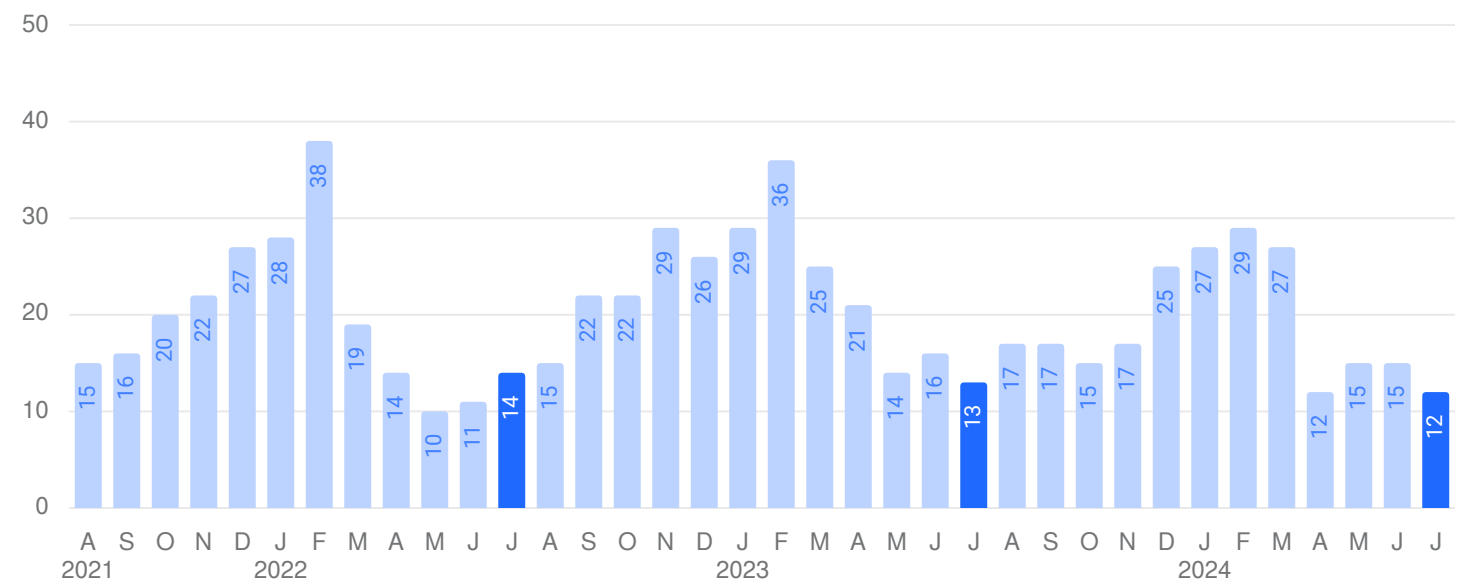
The number of properties sold in July 2024 was 223, up 1.83% from 219 from the previous month and 4.21% higher than 214 from July 2023. The July 2024 sales were at a mid level compared to July 2023 and 2022. Absorption rate is the avg number of sales per month divided by the total number of available 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 July 2024 was 12 days, down -20.0% from 15 days from the previous month and -7.69% lower than 13 days from July 2023. The July 2024 DOM was at its lowest level compared with July 2023 and 2022.



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