

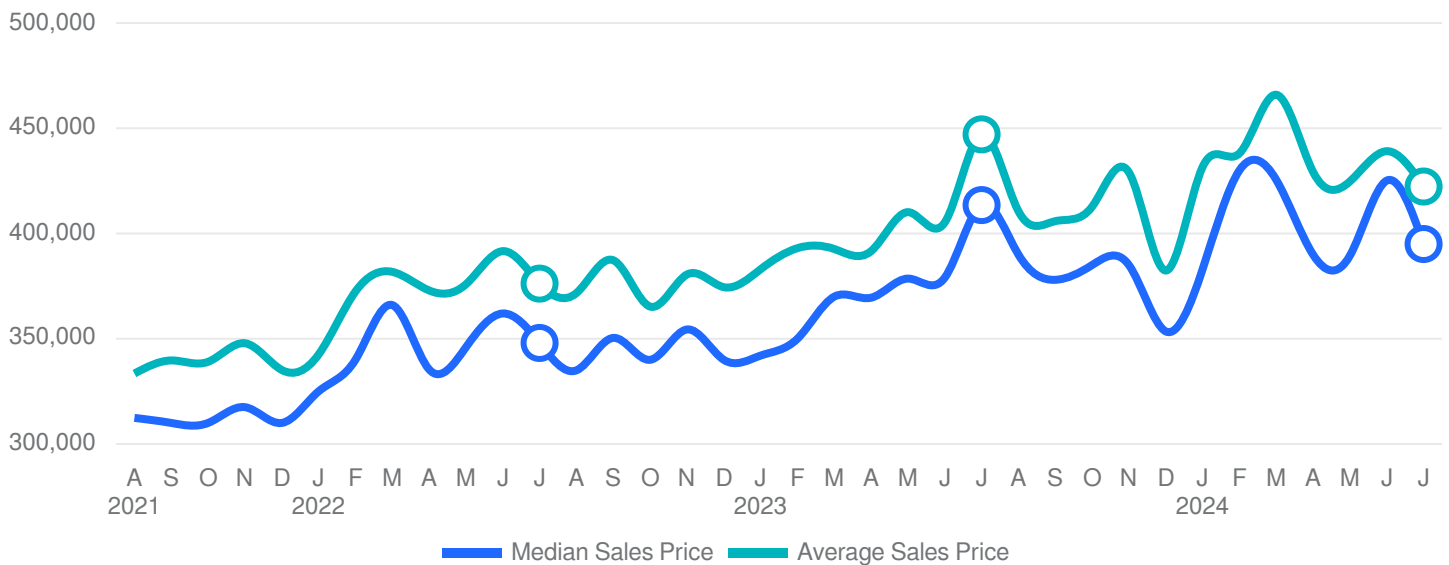
Overview

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	1197	191	-16.96%	-4.66%	1.6%
Average Sales Price per Square Foot	194	193	-1.03%	-2.19%	2.12%
Average Days on Market	22	18	0%	-1.8%	12.5%
Number of Properties for Sale	1112	200	6.95%	20.24%	16.96%
Average List Price	\$517,237	\$525,728	2.05%	2.8%	-2%
Median List Price	\$479,066	\$486,995	0%	1.35%	4.28%
Average Sales Price	\$435,859	\$422,317	-3.82%	-2.02%	-5.54%
Median Sales Price	\$405,439	\$395,000	-7.09%	-1.63%	-4.47%
Sales Price / List Price Ratio	100.22%	100.61%	0%	0%	0%
Number of Properties Sold	771	126	-8.7%	-1.04%	-7.35%
Month's Supply of Inventory	1.46	1.59	16.91%	21.37%	26.19%
Absorption Rate	0.69	0.63	-14.86%	-18.18%	-21.25%

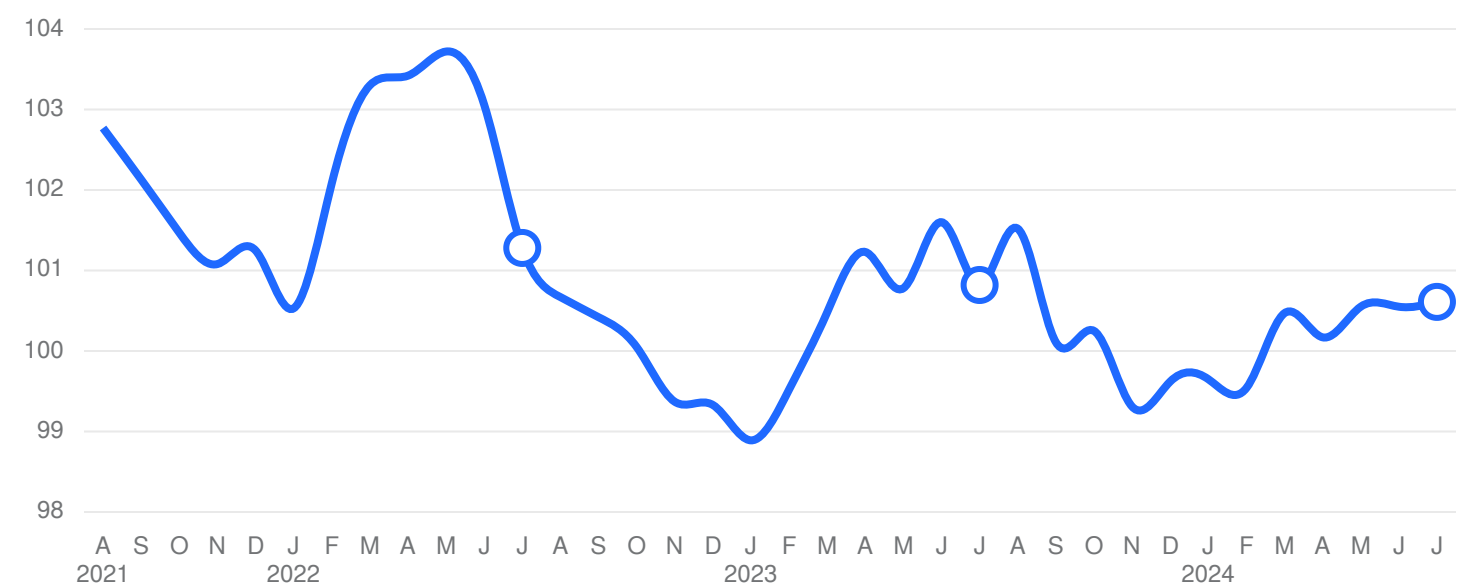
Average & Median Sales Price

The median sales price in July 2024 was \$395,000, down -7.09% from \$425,128 from the previous month and -4.47% lower than \$413,500 from July 2023. The July 2024 median sales price was at a mid level compared to July 2023 and 2022. The average sales price in July 2024 was \$422,317, down -3.82% from \$439,101 from the previous month and -5.54% lower than \$447,095 from July 2023. The July 2024 average sale price was at a mid level compared to July 2023 and 2022.



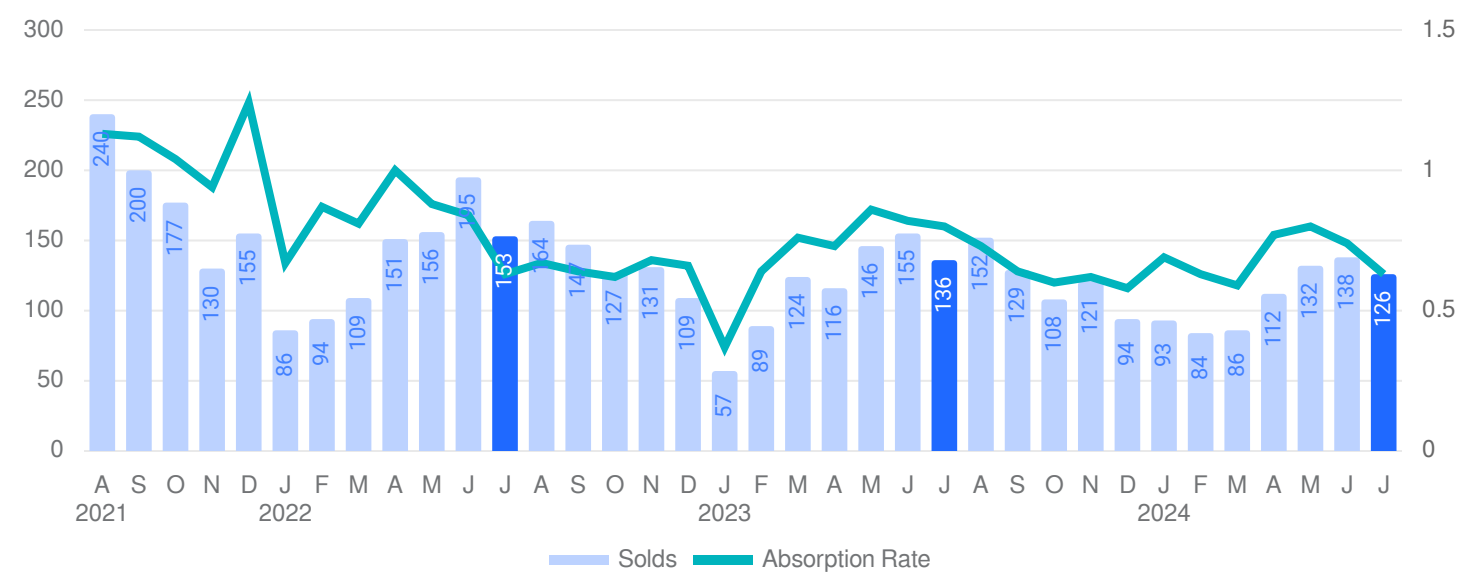
Sales Price / List Price Ratio

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 100.61%, 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 126, down -8.70% from 138 from the previous month and -7.35% lower than 136 from July 2023. The July 2024 sales were at its lowest 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.



Based on information from Midwest Real Estate Data LLC for the period 08/01/2021 through 7/31/2024. 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 July 2024 was 18 days, equal to the previous month and 12.50% higher than 16 days from July 2023. The July 2024 DOM was at its highest level compared with July 2023 and 2022.

