

Overview

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

Overview	YTD Avg.	Monthly Trends			
		August	July	May. - Jul.	Aug. 2023
New Listings	369	43	-14%	-12.83%	19.44%
Average Sales Price per Square Foot	242	256	0%	6.08%	5.35%
Average Days on Market	26	11	-31.25%	-49.24%	-57.69%
Number of Properties for Sale	512	60	-1.64%	-9.54%	-10.45%
Average List Price	\$652,844	\$660,837	-3.44%	0%	-1.7%
Median List Price	\$603,921	\$644,990	0%	6.33%	1.57%
Average Sales Price	\$567,511	\$589,335	-7.07%	-4.45%	10.22%
Median Sales Price	\$539,987	\$633,000	12.04%	11.67%	30.52%
Sales Price / List Price Ratio	98.99%	102.05%	1.34%	1.88%	0%
Number of Properties Sold	176	25	4.17%	-9.65%	-28.57%
Month's Supply of Inventory	3.33	2.4	-5.51%	0%	25.65%
Absorption Rate	0.35	0.42	7.69%	0%	-19.23%

Average & Median Sales Price

The median sales price in August 2024 was \$633,000, up 12.04% from \$565,000 from the previous month and 30.52% higher than \$485,000 from August 2023. The August 2024 median sales price was at its highest level compared to August 2023 and 2022. The average sales price in August 2024 was \$589,335, down -7.07% from \$634,177 from the previous month and 10.22% higher than \$534,692 from August 2023. The August 2024 average sale price was at its highest level compared to August 2023 and 2022.



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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 August 2024 was 11 days, down -31.25% from 16 days from the previous month and -57.69% lower than 26 days from August 2023. The August 2024 DOM was at its lowest level compared with August 2023 and 2022.

