

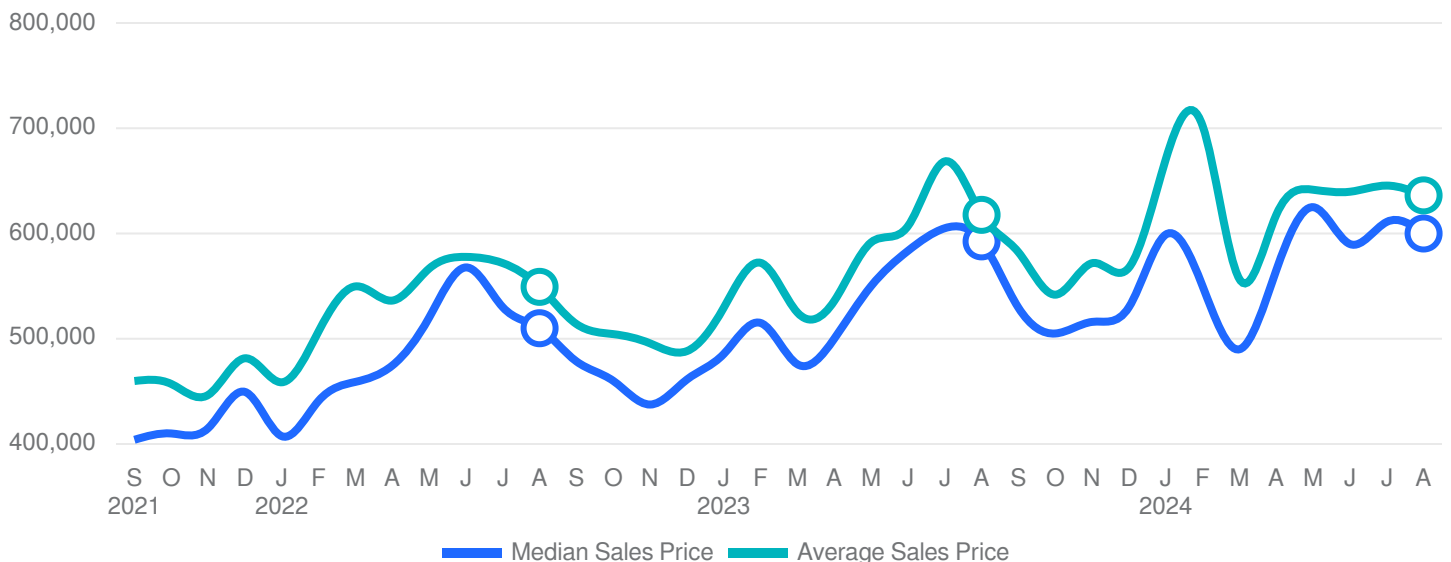
## Overview

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	Monthly Trends				
	YTD Avg.	August	July	May. - Jul.	Aug. 2023
New Listings	1970	252	-8.03%	-12.8%	-8.7%
Average Sales Price per Square Foot	251	256	1.99%	0%	4.49%
Average Days on Market	19	11	-8.33%	-21.43%	-35.29%
Number of Properties for Sale	1548	236	5.36%	8.26%	-8.88%
Average List Price	\$877,480	\$864,195	5.38%	0%	5.41%
Median List Price	\$696,136	\$649,450	0%	-4.88%	0%
Average Sales Price	\$638,762	\$636,224	-1.44%	0%	3%
Median Sales Price	\$578,744	\$600,000	-1.8%	-1.42%	1.27%
Sales Price / List Price Ratio	100.83%	100.23%	0%	-1.11%	0%
Number of Properties Sold	1319	189	-15.25%	-12.23%	0%
Month's Supply of Inventory	1.31	1.25	25%	23.76%	-9.42%
Absorption Rate	0.84	0.8	-20%	-19.19%	9.59%

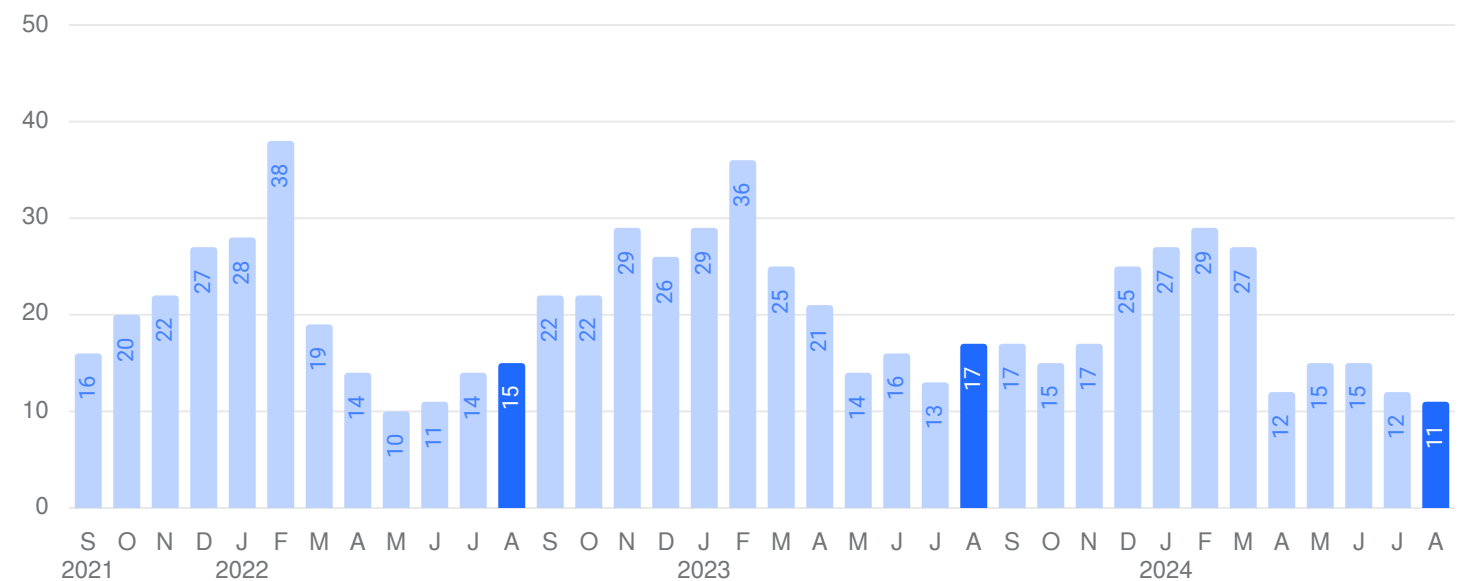
## Average & Median Sales Price

The median sales price in August 2024 was \$600,000, down -1.80% from \$611,000 from the previous month and 1.27% higher than \$592,500 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 \$636,224, down -1.44% from \$645,515 from the previous month and 3.00% higher than \$617,707 from August 2023. The August 2024 average sale price was at its highest level compared to August 2023 and 2022.



Based on information from Midwest Real Estate Data LLC for the period 09/01/2021 through 8/31/2024. 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 Realty 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

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 -8.33% from 12 days from the previous month and -35.29% lower than 17 days from August 2023. The August 2024 DOM was at its lowest level compared with August 2023 and 2022.



Based on information from Midwest Real Estate Data LLC for the period 09/01/2021 through 8/31/2024. 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.