

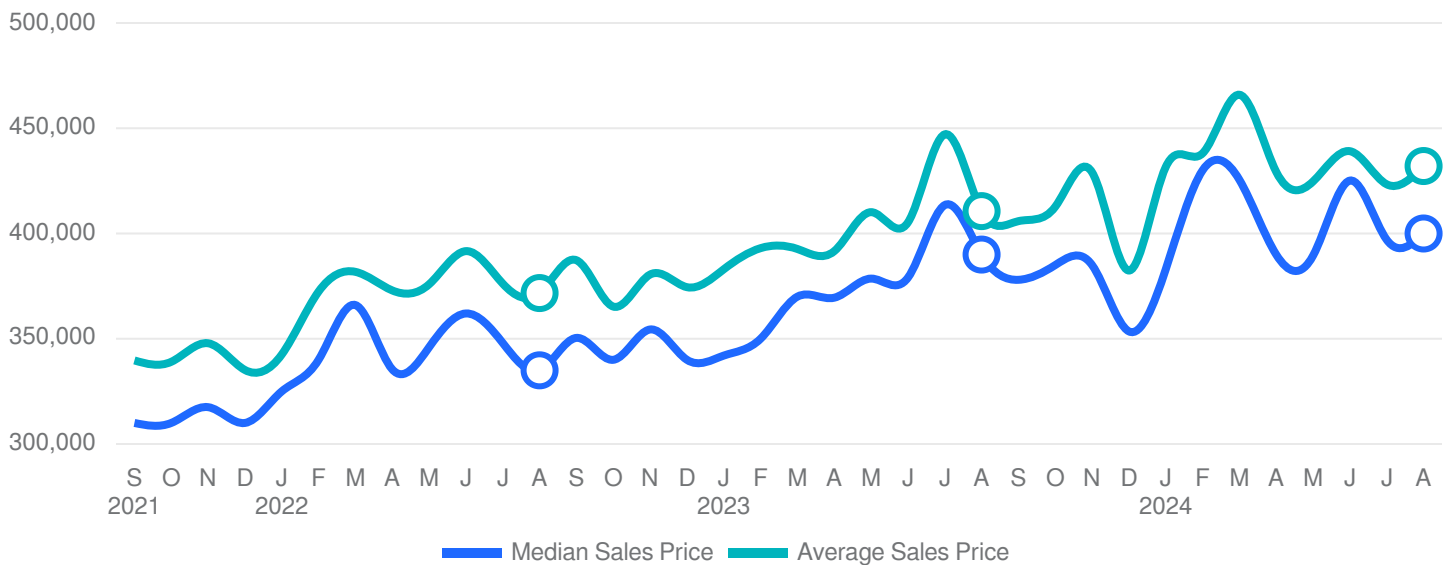
Overview

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	1409	207	7.81%	2.14%	10.11%
Average Sales Price per Square Foot	194	194	0%	-1.52%	2.11%
Average Days on Market	21	18	0%	-1.8%	-5.26%
Number of Properties for Sale	1357	222	4.23%	15.82%	6.22%
Average List Price	\$515,482	\$519,982	0%	2.37%	3.73%
Median List Price	\$477,114	\$476,980	0%	0%	6%
Average Sales Price	\$435,513	\$432,051	2.05%	0%	5.22%
Median Sales Price	\$405,009	\$400,000	0%	0%	2.57%
Sales Price / List Price Ratio	100.17%	99.8%	0%	0%	-1.69%
Number of Properties Sold	919	147	15.75%	11.09%	-3.29%
Month's Supply of Inventory	1.49	1.51	-10.12%	4.14%	9.42%
Absorption Rate	0.68	0.66	10%	-5.71%	-9.59%

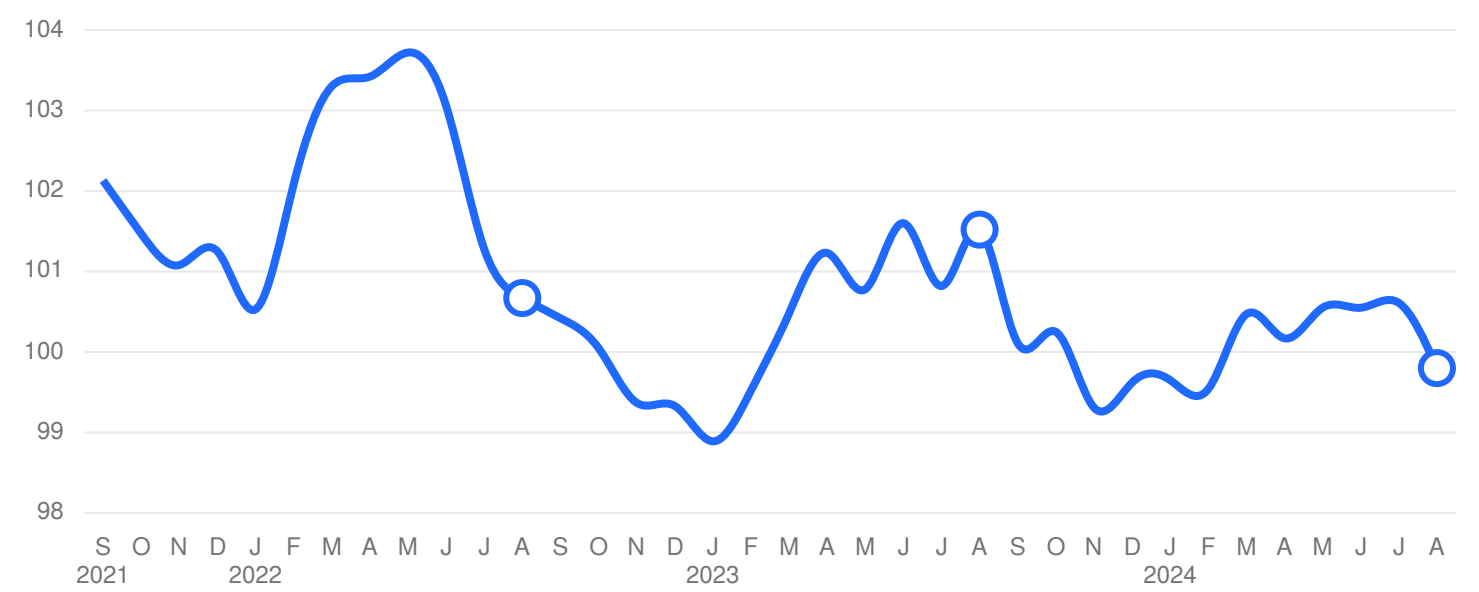
Average & Median Sales Price

The median sales price in August 2024 was \$400,000, equal to the previous month and 2.57% higher than \$389,995 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 \$432,051, up 2.05% from \$423,362 from the previous month and 5.22% higher than \$410,631 from August 2023. The August 2024 average sale price was at its highest level compared to August 2023 and 2022.



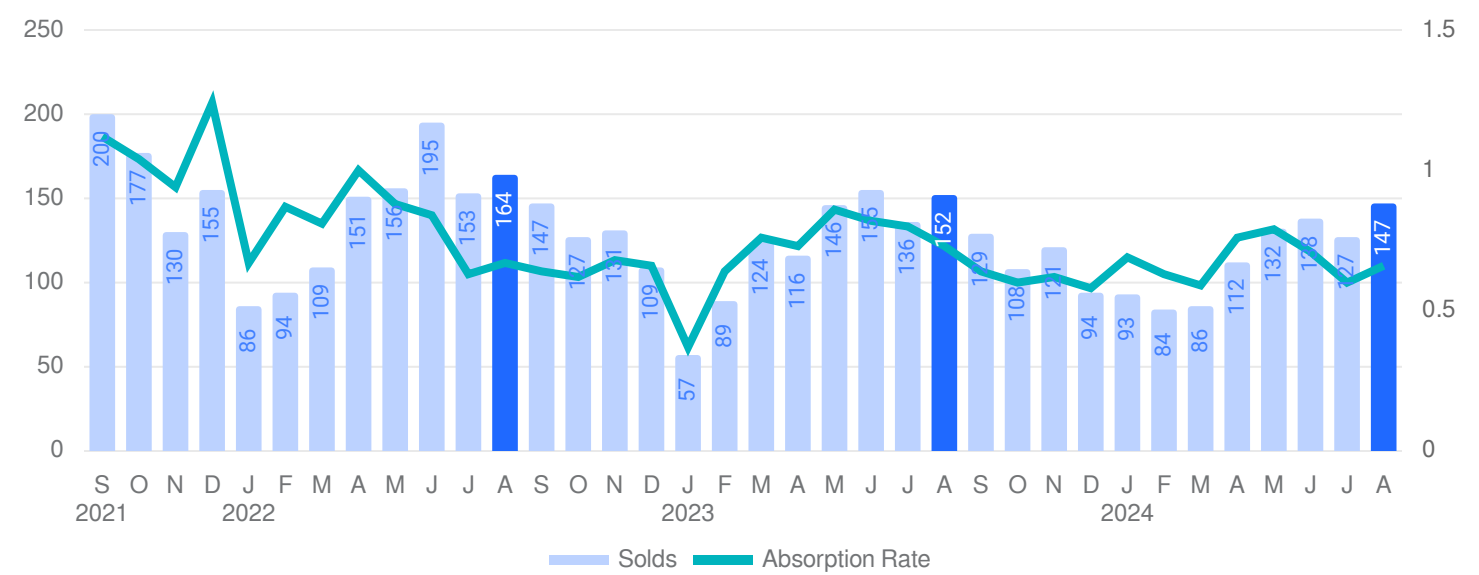
Sales Price / List Price Ratio

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 August 2024 sales price/list price ratio was 99.8%, equal to the previous month and down from 101.52% from August 2023.



Number of Properties Sold & Absorption Rate

The number of properties sold in August 2024 was 147, up 15.75% from 127 from the previous month and -3.29% lower than 152 from August 2023. The August 2024 sales were at its lowest level compared to August 2023 and 2022. Absorption rate is the avg number of sales per month divided by the total number of available properties.



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 August 2024 was 18 days, equal to the previous month and -5.26% lower than 19 days from August 2023. The August 2024 DOM was at a mid level compared with August 2023 and 2022.

