

Overview

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

Overview	YTD Avg.	Monthly Trends			
		September	August	Jun. - Aug.	Sep. 2023
New Listings	428	57	35.71%	23.03%	32.56%
Average Sales Price per Square Foot	242	238	-7.03%	-6.67%	3.03%
Average Days on Market	25	21	90.91%	40%	-12.5%
Number of Properties for Sale	591	72	18.03%	7.99%	-2.7%
Average List Price	\$646,362	\$611,704	-7.8%	-7.27%	-11.81%
Median List Price	\$604,269	\$615,000	-5.38%	-1.86%	-3.15%
Average Sales Price	\$575,606	\$640,361	8.66%	3.55%	27.41%
Median Sales Price	\$545,266	\$587,500	-7.19%	0%	23.04%
Sales Price / List Price Ratio	98.93%	98.43%	-3.55%	-2.98%	-1.32%
Number of Properties Sold	204	28	12%	3.7%	27.27%
Month's Supply of Inventory	3.28	2.57	5.33%	3.21%	-23.51%
Absorption Rate	0.35	0.39	-4.88%	-2.5%	30%

Average & Median Sales Price

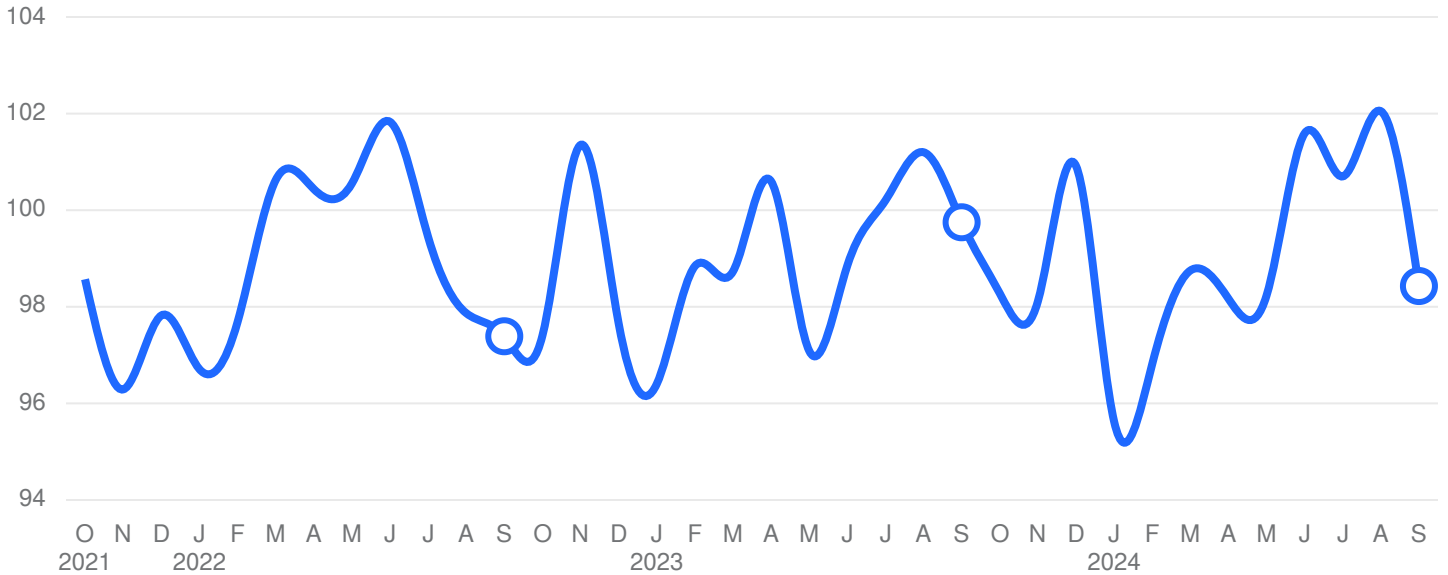
The median sales price in September 2024 was \$587,500, down -7.19% from \$633,000 from the previous month and 23.04% higher than \$477,500 from September 2023. The September 2024 median sales price was at its highest level compared to September 2023 and 2022. The average sales price in September 2024 was \$640,361, up 8.66% from \$589,335 from the previous month and 27.41% higher than \$502,592 from September 2023. The September 2024 average sale price was at its highest level compared to September 2023 and 2022.



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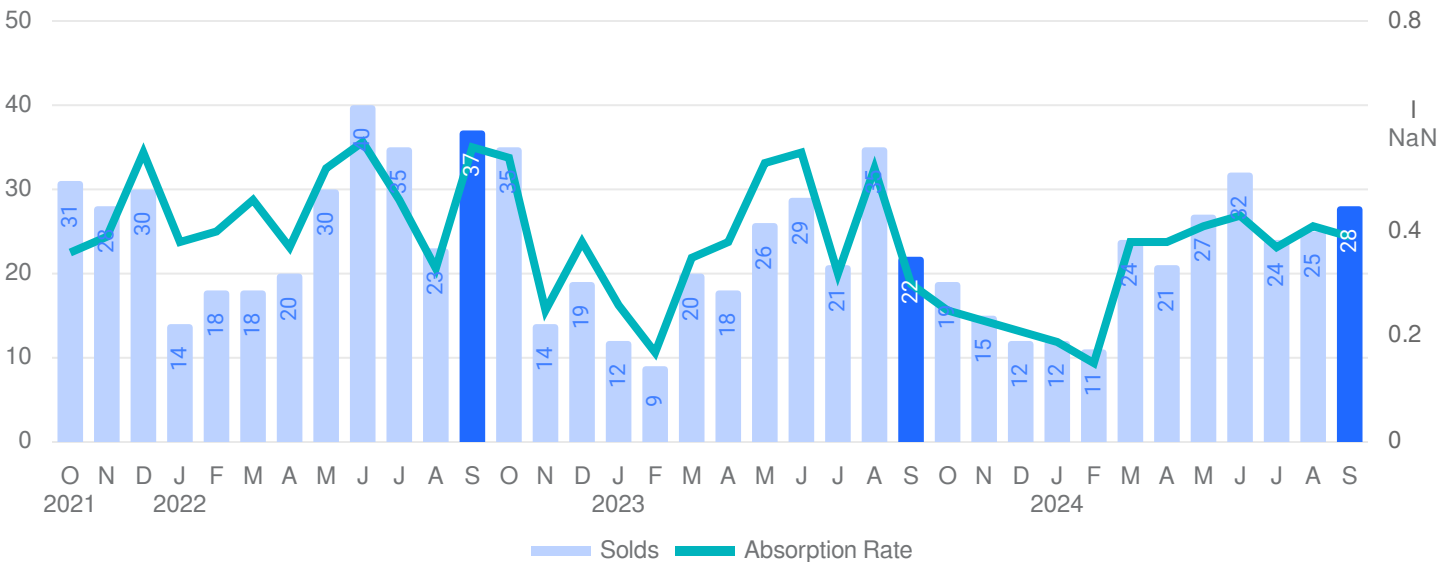
Sales Price / List Price Ratio

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 September 2024 sales price/list price ratio was 98.43%, down from 102.05% from the previous month and down from 99.75% from September 2023.



Number of Properties Sold & Absorption Rate

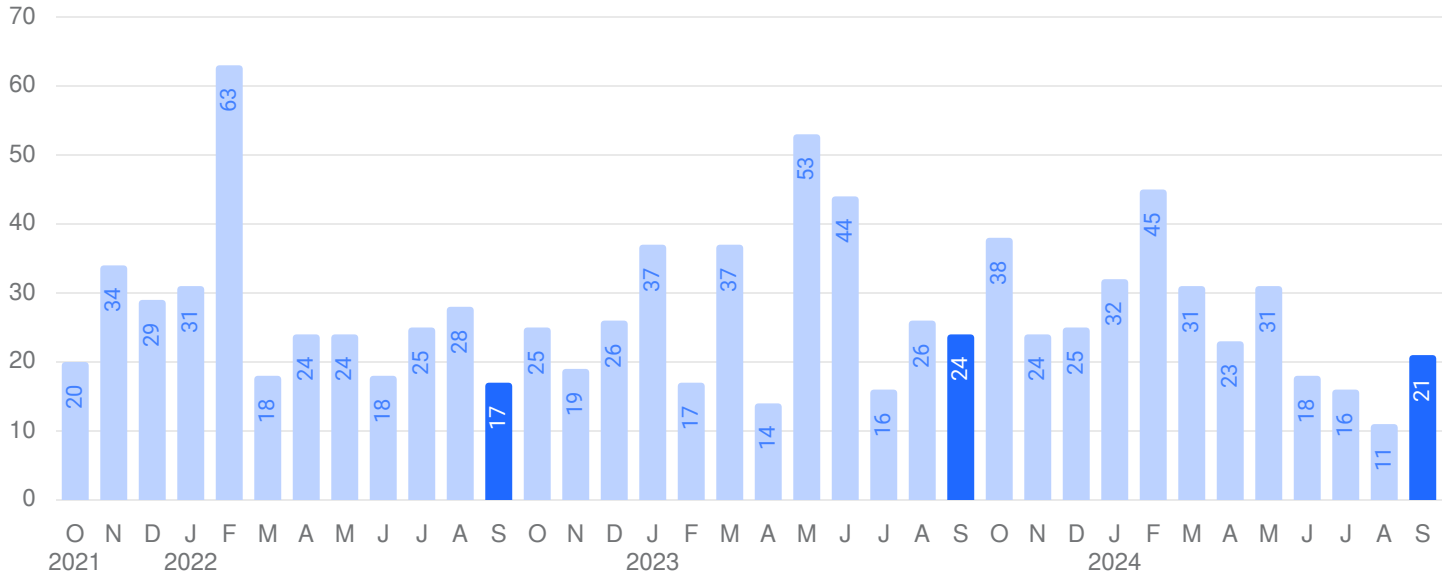
The number of properties sold in September 2024 was 28, up 12.00% from 25 from the previous month and 27.27% higher than 22 from September 2023. The September 2024 sales were at a mid level compared to September 2023 and 2022. Absorption rate is the avg number of sales per month divided by the total 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 September 2024 was 21 days, up 90.91% from 11 days from the previous month and -12.50% lower than 24 days from September 2023. The September 2024 DOM was at a mid level compared with September 2023 and 2022.



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