

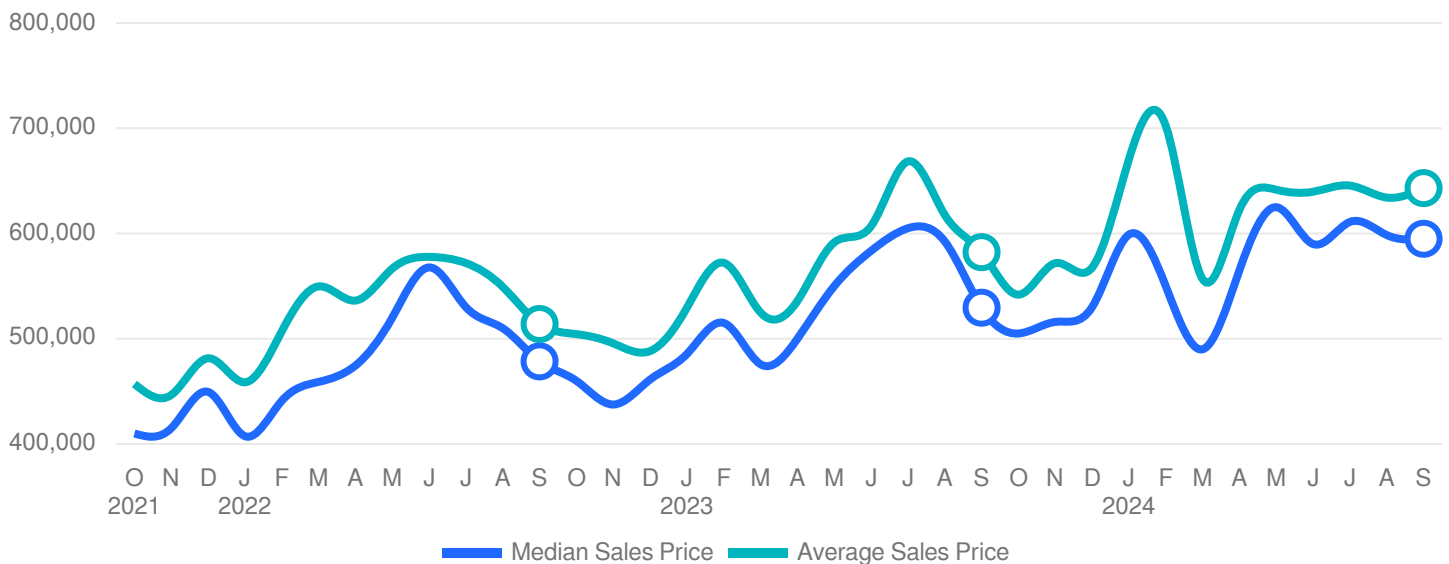
Overview

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	2215	242	-1.63%	-11.36%	15.79%
Average Sales Price per Square Foot	252	261	1.95%	2.89%	9.21%
Average Days on Market	18	15	36.36%	18.39%	-11.76%
Number of Properties for Sale	1804	239	0%	3.16%	13.81%
Average List Price	\$873,622	\$861,129	0%	1.52%	4.46%
Median List Price	\$682,960	\$598,000	-5.08%	-9.3%	-7.99%
Average Sales Price	\$639,549	\$643,108	1.42%	0%	10.45%
Median Sales Price	\$580,383	\$595,000	0%	0%	12.37%
Sales Price / List Price Ratio	100.69%	99.43%	0%	-1.43%	-1.47%
Number of Properties Sold	1466	145	-23.68%	-31.17%	0%
Month's Supply of Inventory	1.35	1.65	29.92%	48.65%	13.01%
Absorption Rate	0.8	0.61	-22.78%	-32.97%	-11.59%

Average & Median Sales Price

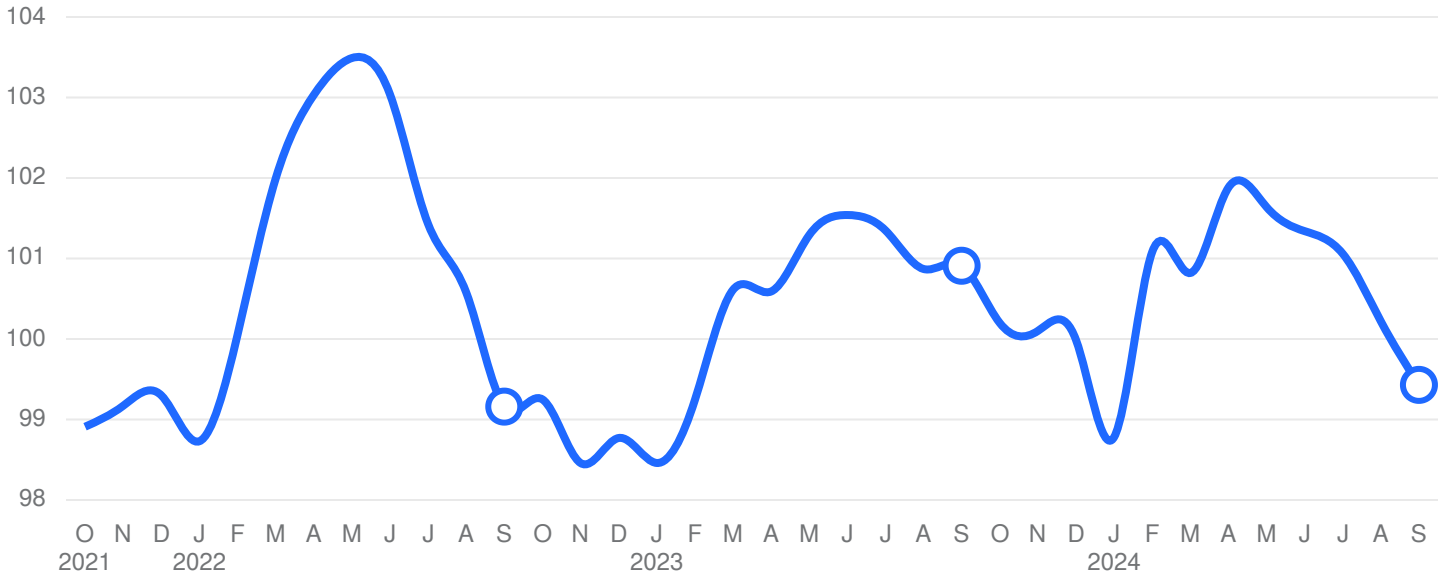
The median sales price in September 2024 was \$595,000, equal to the previous month and 12.37% higher than \$529,500 from September 2023. The September 2024 median sales price was at its highest level compared to September 2023 and 2022. The average sales price in September 2024 was \$643,108, up 1.42% from \$634,123 from the previous month and 10.45% higher than \$582,256 from September 2023. The September 2024 average sale price was at its highest level compared to September 2023 and 2022.



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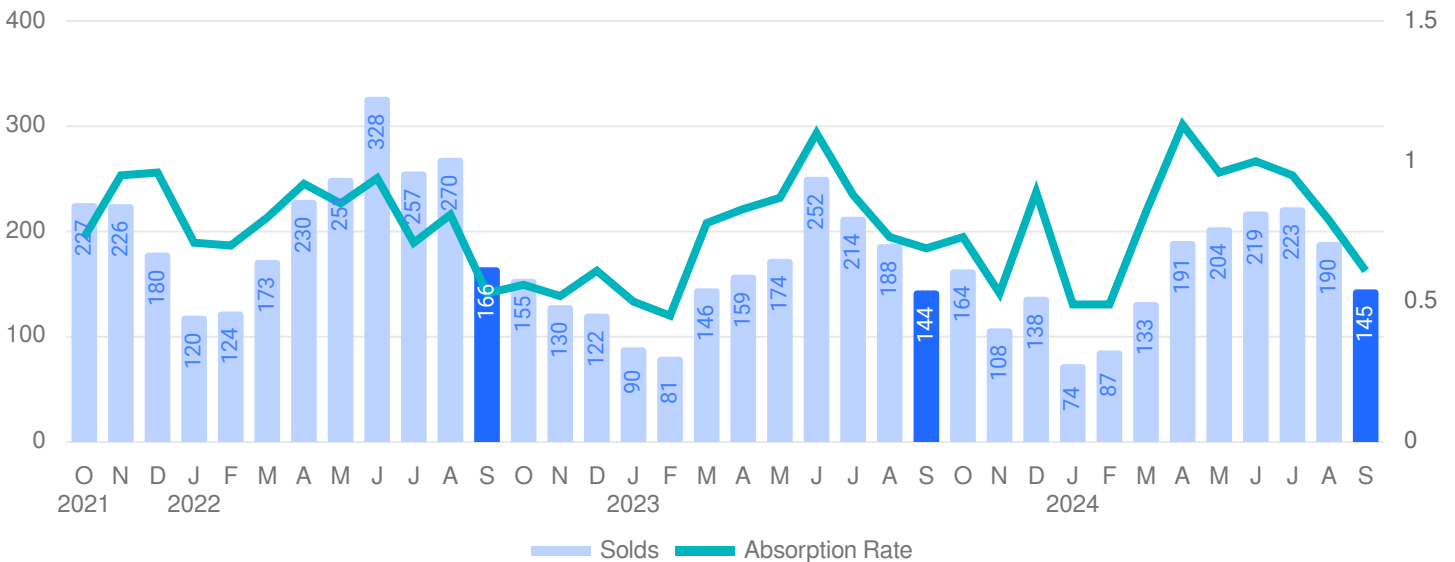
Sales Price / List Price Ratio

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 99.43%, equal to the previous month and down from 100.91% from September 2023.



Number of Properties Sold & Absorption Rate

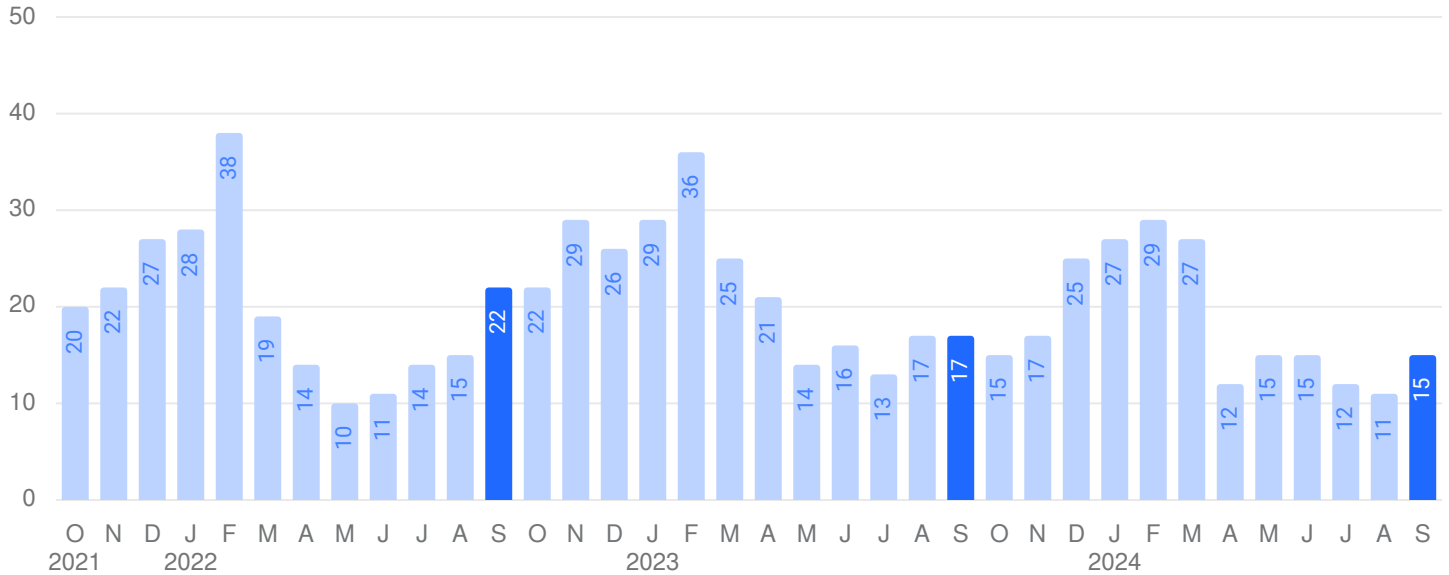
The number of properties sold in September 2024 was 145, down -23.68% from 190 from the previous month and equal to September 2023. The September 2024 sales were at a mid level compared to September 2023 and 2022. Absorption rate is the avg number of sales per month divided by the total number of available 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 15 days, up 36.36% from 11 days from the previous month and -11.76% lower than 17 days from September 2023. The September 2024 DOM was at its lowest level compared with September 2023 and 2022.



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