

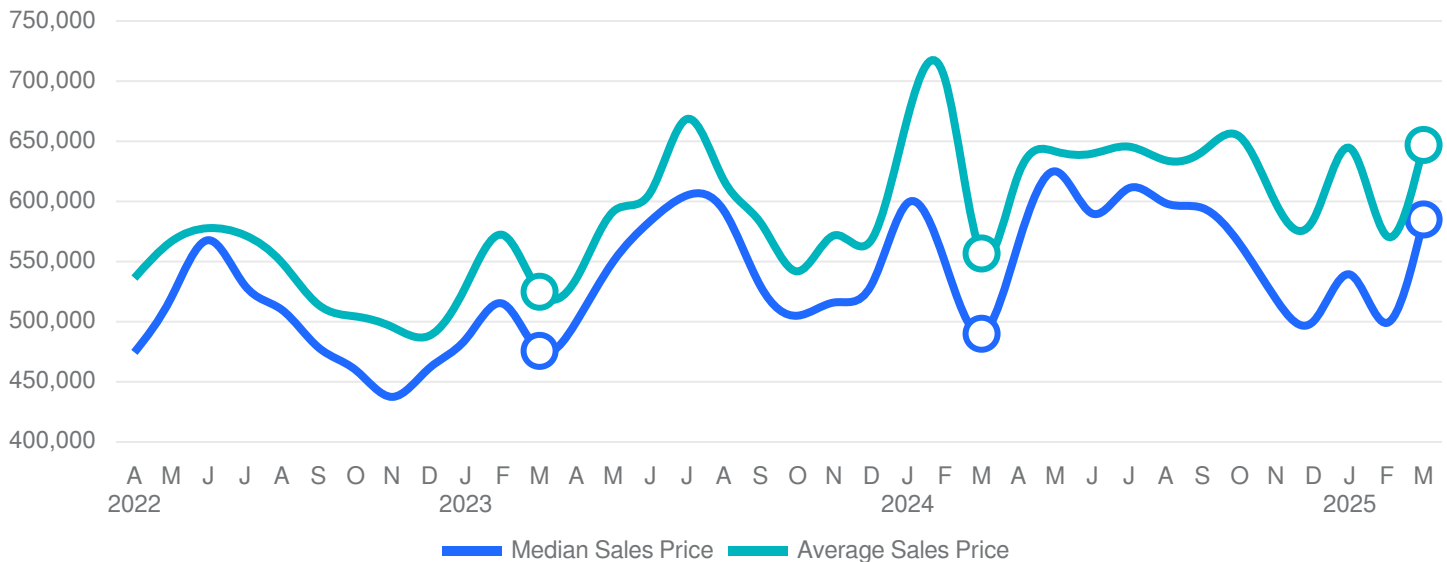
Overview

The overview below shows real estate activity from January 2025 to March 2025. You will see data comparisons between March and the previous month, the last three months and March 2024.

Overview	YTD Avg.	Monthly Trends			
		March	February	Dec. - Feb.	Mar. 2024
New Listings	555	216	15.51%	54.65%	-9.62%
Average Sales Price per Square Foot	255	262	3.97%	3.42%	7.38%
Average Days on Market	27	20	-31.03%	-31.81%	-25.93%
Number of Properties for Sale	453	139	-14.2%	-14.37%	-14.72%
Average List Price	\$1,007,670	\$1,085,051	4.97%	14.1%	15.97%
Median List Price	\$711,650	\$745,000	0%	6.99%	0%
Average Sales Price	\$620,855	\$646,950	13.24%	7.83%	16.21%
Median Sales Price	\$541,083	\$585,000	17.23%	14.09%	19.39%
Sales Price / List Price Ratio	99.22%	100.1%	0%	1.41%	0%
Number of Properties Sold	302	127	36.56%	30.48%	-4.51%
Month's Supply of Inventory	1.56	1.09	-37.36%	-35.5%	-11.38%
Absorption Rate	0.67	0.91	59.65%	51.67%	10.98%

Average & Median Sales Price

The median sales price in March 2025 was \$585,000, up 17.23% from \$499,000 from the previous month and 19.39% higher than \$490,000 from March 2024. The March 2025 median sales price was at its highest level compared to March 2024 and 2023. The average sales price in March 2025 was \$646,950, up 13.24% from \$571,331 from the previous month and 16.21% higher than \$556,727 from March 2024. The March 2025 average sale price was at its highest level compared to March 2024 and 2023.



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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 March 2025 was 20 days, down -31.03% from 29 days from the previous month and -25.93% lower than 27 days from March 2024. The March 2025 DOM was at its lowest level compared with March 2024 and 2023.

