

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		Monthly Trends			
	YTD Avg.	March	February	Dec Feb.	Mar. 2024
New Listings	115	50	56.25%	82.95%	-5.66%
Average Sales Price per Square Foot	231	235	0%	3.67%	-2.089
Average Days on Market	32	29	-14.71%	-9.38%	-6.459
Number of Properties for Sale	181	63	10.53%	2.72%	1.619
Average List Price	\$672,178	\$685,367	0%	4.19%	5.15
Median List Price	\$632,963	\$639,990	0%	2.61%	11.189
Average Sales Price	\$582,347	\$684,385	30.95%	18.94%	24.879
Median Sales Price	\$583,640	\$659,900	31.69%	13.48%	47.389
Sales Price / List Price Ratio	98.51%	100.08%	2.63%	2.42%	1.35
Number of Properties Sold	66	25	25%	19.05%	4.179
Month's Supply of Inventory	2.76	2.52	-11.58%	-13.7%	-2.33
Absorption Rate	0.36	0.4	14.29%	17.65%	2.56

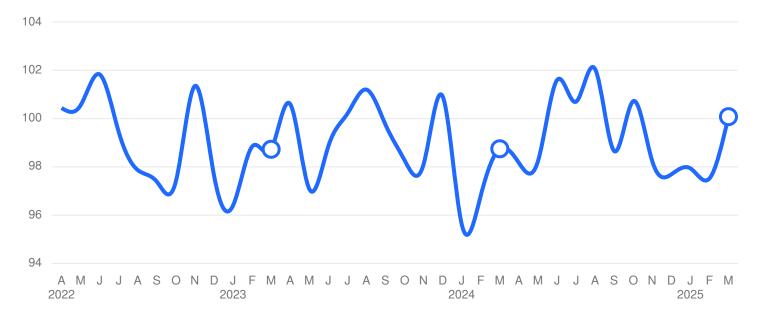
Average & Median Sales Price

The median sales price in March 2025 was \$659,900, up 31.69% from \$501,120 from the previous month and 47.38% higher than \$447,750 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 \$684,385, up 30.95% from \$522,646 from the previous month and 24.87% higher than \$548,084 from March 2024. The March 2025 average sale price was at its highest level compared to March 2024 and 2023.



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 March 2025 sales price/list price ratio was 100.08%, up from 97.52% from the previous month and up from 98.75% from March 2024.



Number of Properties Sold & Absorption Rate

The number of properties sold in March 2025 was 25, up 25.00% from 20 from the previous month and 4.17% higher than 24 from March 2024. The March 2025 sales were at its highest level compared to March 2024 and 2023. 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 March 2025 was 29 days, down -14.71% from 34 days from the previous month and -6.45% lower than 31 days from March 2024. The March 2025 DOM was at its lowest level compared with March 2024 and 2023.

