

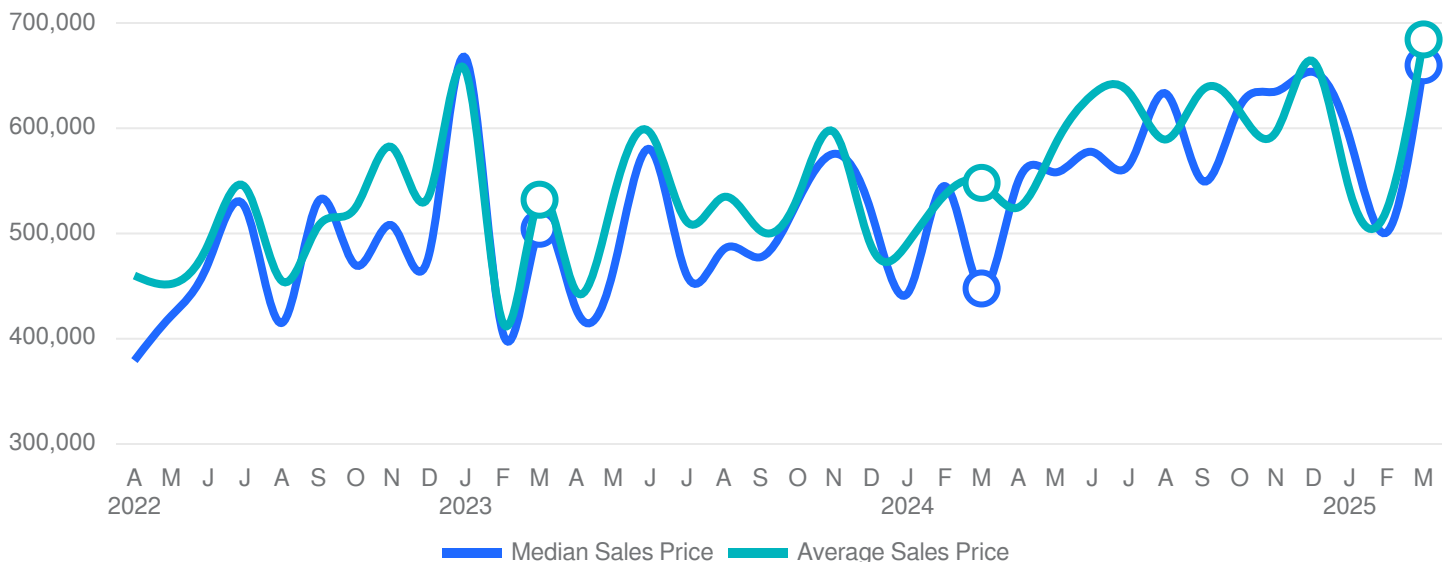
Overview

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%	-2.08%
Average Days on Market	32	29	-14.71%	-9.38%	-6.45%
Number of Properties for Sale	181	63	10.53%	2.72%	1.61%
Average List Price	\$672,178	\$685,367	0%	4.19%	5.15%
Median List Price	\$632,963	\$639,990	0%	2.61%	11.18%
Average Sales Price	\$582,347	\$684,385	30.95%	18.94%	24.87%
Median Sales Price	\$583,640	\$659,900	31.69%	13.48%	47.38%
Sales Price / List Price Ratio	98.51%	100.08%	2.63%	2.42%	1.35%
Number of Properties Sold	66	25	25%	19.05%	4.17%
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.



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.

