

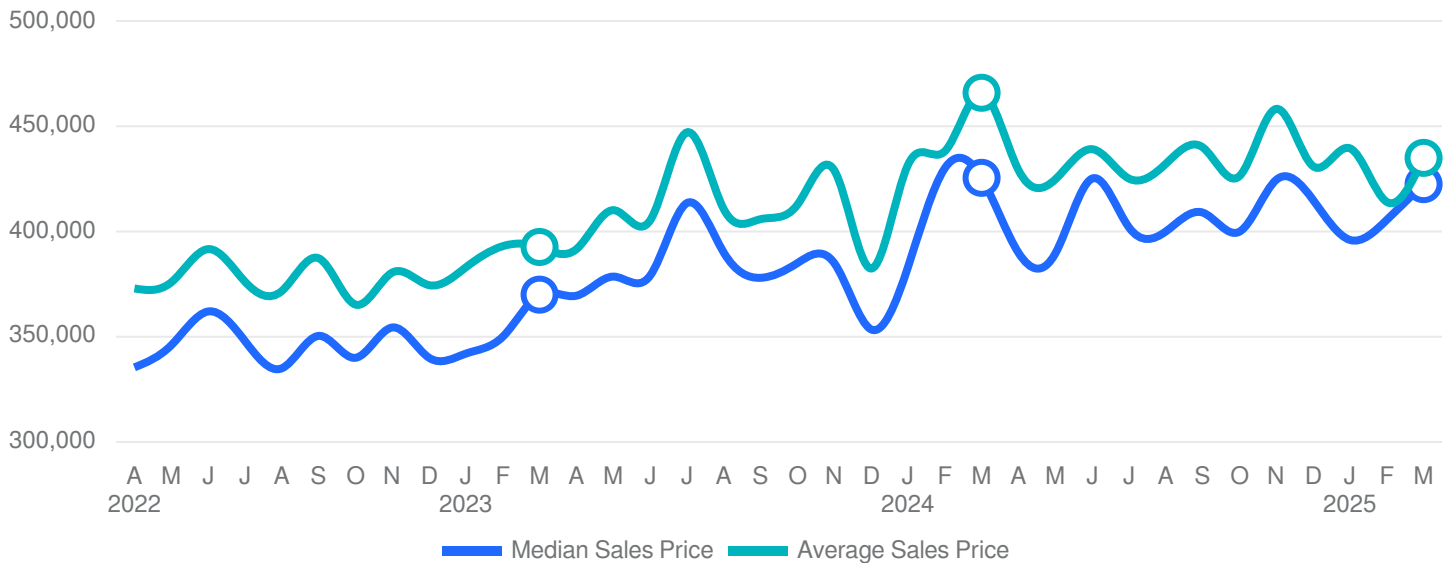
## Overview

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	517	194	20.5%	30.2%	15.48%
Average Sales Price per Square Foot	196	200	2.04%	2.74%	3.09%
Average Days on Market	32	32	-5.88%	5.51%	23.08%
Number of Properties for Sale	595	191	-9.91%	-4.82%	29.05%
Average List Price	\$511,533	\$532,308	3.9%	7.3%	2.2%
Median List Price	\$471,325	\$485,990	1.67%	4.59%	4.23%
Average Sales Price	\$429,514	\$434,977	5.05%	1.58%	-6.64%
Median Sales Price	\$408,000	\$422,500	4.19%	4.19%	0%
Sales Price / List Price Ratio	99.36%	99.44%	0%	0%	-1.03%
Number of Properties Sold	283	105	14.13%	12.9%	22.09%
Month's Supply of Inventory	2.12	1.82	-20.87%	-15.74%	5.81%
Absorption Rate	0.48	0.55	27.91%	19.57%	-5.17%

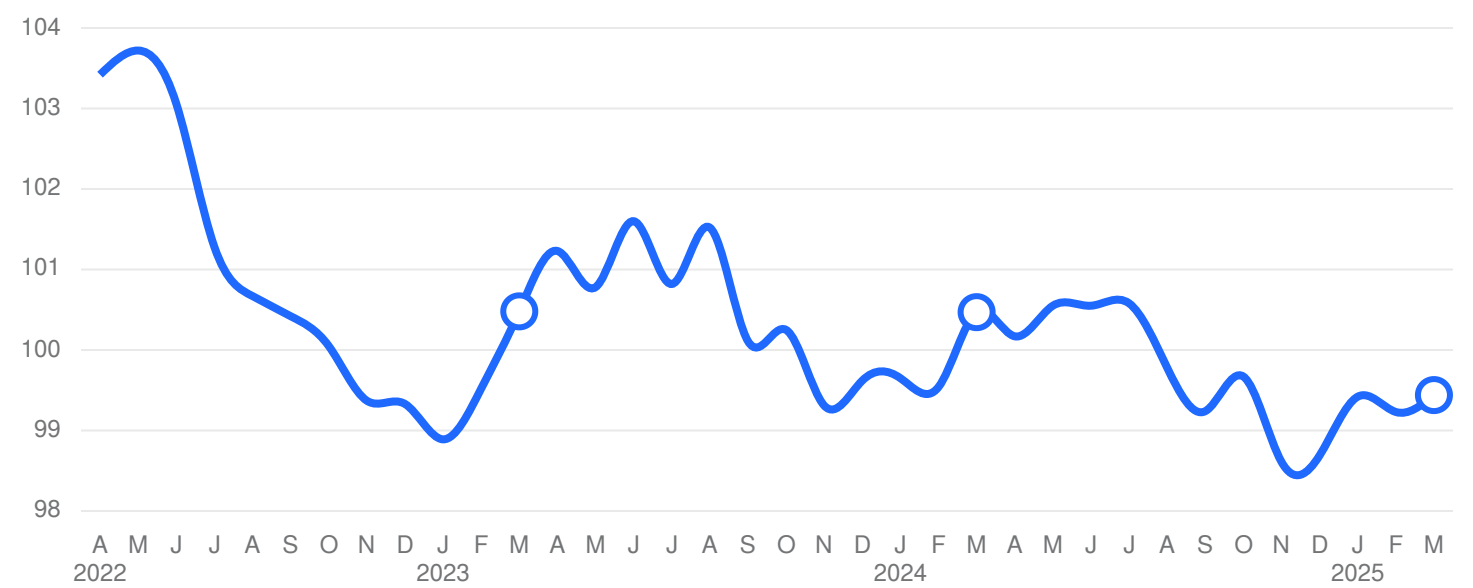
## Average & Median Sales Price

The median sales price in March 2025 was \$422,500, up 4.19% from \$405,500 from the previous month and equal to March 2024. The March 2025 median sales price was at a mid level compared to March 2024 and 2023. The average sales price in March 2025 was \$434,977, up 5.05% from \$414,064 from the previous month and -6.64% lower than \$465,903 from March 2024. The March 2025 average sale price was at a mid level compared to March 2024 and 2023.



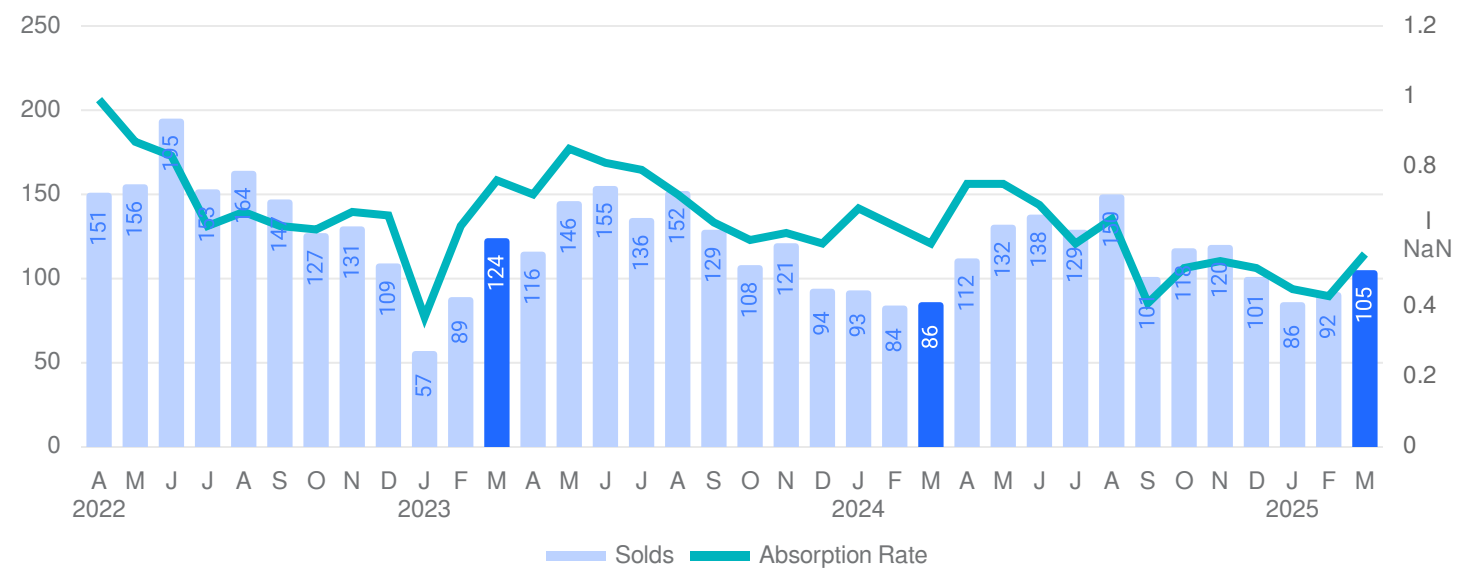
## Sales Price / List Price Ratio

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 99.44%, equal to the previous month and down from 100.47% from March 2024.



## Number of Properties Sold & Absorption Rate

The number of properties sold in March 2025 was 105, up 14.13% from 92 from the previous month and 22.09% higher than 86 from March 2024. The March 2025 sales were at a mid 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.



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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 March 2025 was 32 days, down -5.88% from 34 days from the previous month and 23.08% higher than 26 days from March 2024. The March 2025 DOM was at a mid level compared with March 2024 and 2023.

