

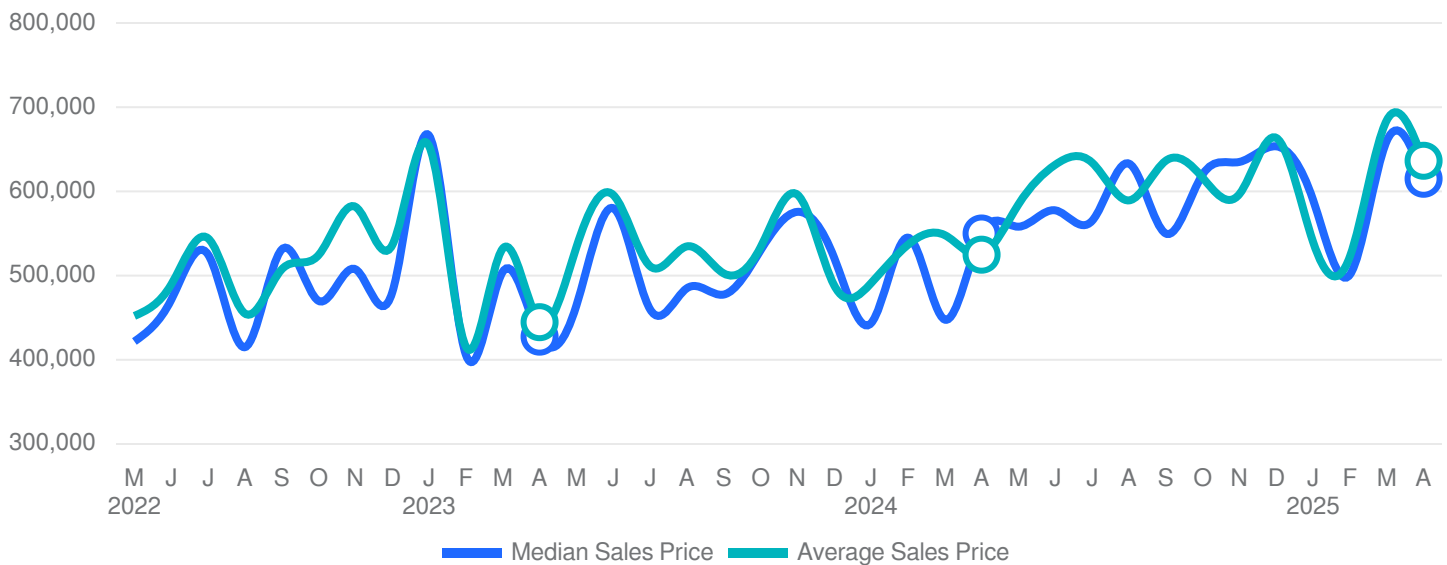
Overview

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

Overview	YTD Avg.	Monthly Trends			
		April	March	Jan. - Mar.	Apr. 2024
New Listings	161	43	-12.24%	9.33%	7.5%
Average Sales Price per Square Foot	236	251	6.81%	8.81%	12.05%
Average Days on Market	39	58	100%	79.4%	152.17%
Number of Properties for Sale	245	65	4.84%	8.33%	18.18%
Average List Price	\$672,133	\$666,491	-1.87%	-1.12%	1.56%
Median List Price	\$626,586	\$605,000	-5.39%	-4.54%	-1.63%
Average Sales Price	\$595,855	\$636,381	-7.01%	9.28%	21.25%
Median Sales Price	\$591,480	\$615,000	-6.8%	5.37%	11.82%
Sales Price / List Price Ratio	98.9%	100.08%	0%	1.59%	1.95%
Number of Properties Sold	98	32	28%	45.45%	52.38%
Month's Supply of Inventory	2.57	2.03	-18.15%	-26.18%	-22.52%
Absorption Rate	0.4	0.49	22.5%	36.11%	28.95%

Average & Median Sales Price

The median sales price in April 2025 was \$615,000, down -6.80% from \$659,900 from the previous month and 11.82% higher than \$550,000 from April 2024. The April 2025 median sales price was at its highest level compared to April 2024 and 2023. The average sales price in April 2025 was \$636,381, down -7.01% from \$684,385 from the previous month and 21.25% higher than \$524,838 from April 2024. The April 2025 average sale price was at its highest level compared to April 2024 and 2023.



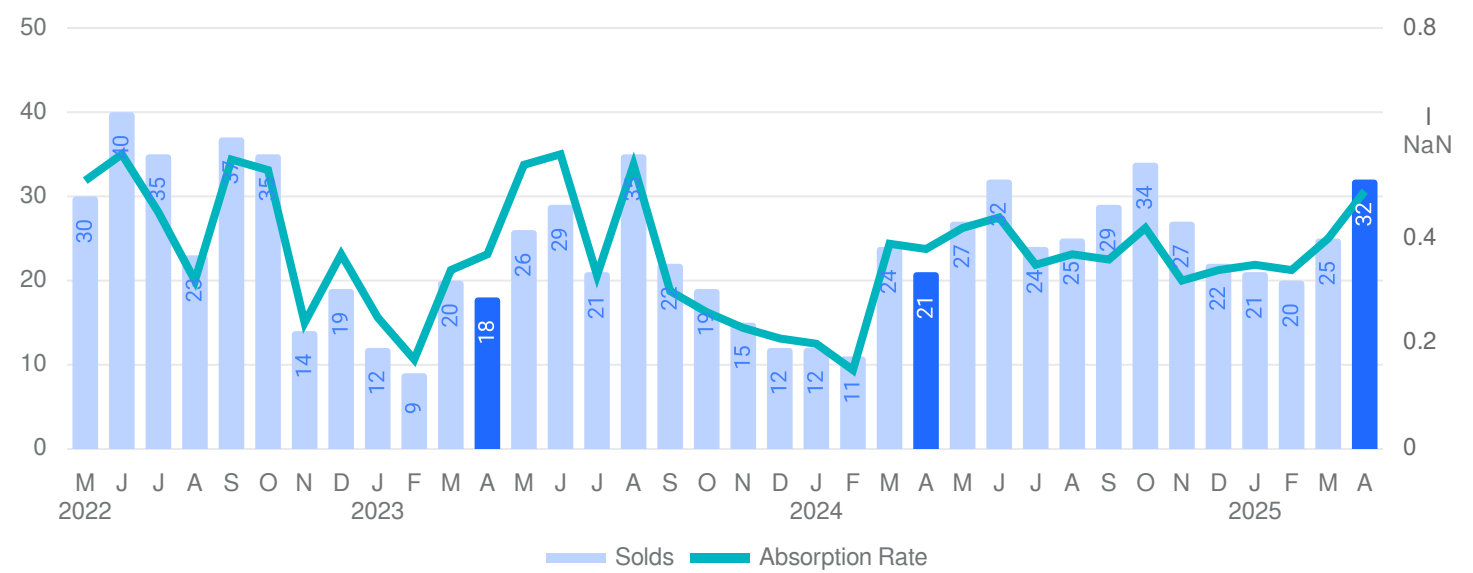
Sales Price / List Price Ratio

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 April 2025 sales price/list price ratio was 100.08%, equal to the previous month and up from 98.17% from April 2024.



Number of Properties Sold & Absorption Rate

The number of properties sold in April 2025 was 32, up 28.00% from 25 from the previous month and 52.38% higher than 21 from April 2024. The April 2025 sales were at its highest level compared to April 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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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 April 2025 was 58 days, up 100% from 29 days from the previous month and 152.17% higher than 23 days from April 2024. The April 2025 DOM was at its highest level compared with April 2024 and 2023.

