

## 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	847	274	21.24%	43.46%	0%
Average Sales Price per Square Foot	258	267	1.91%	4.57%	3.09%
Average Days on Market	25	20	0%	-25.01%	66.67%
Number of Properties for Sale	729	209	23.67%	20.58%	22.22%
Average List Price	\$962,097	\$953,588	-5.96%	-1.18%	3.24%
Median List Price	\$711,750	\$700,000	-3.31%	-2.19%	0%
Average Sales Price	\$621,023	\$623,526	-3.3%	0%	0%
Median Sales Price	\$548,875	\$564,000	-4%	3.71%	0%
Sales Price / List Price Ratio	99.64%	100.8%	0%	1.56%	-1.06%
Number of Properties Sold	477	171	31.54%	67.65%	-10.47%
Month's Supply of Inventory	1.63	1.22	-6.15%	-30.68%	35.56%
Absorption Rate	0.65	0.82	6.49%	38.98%	-26.79%

## Average & Median Sales Price

The median sales price in April 2025 was \$564,000, down -4.00% from \$587,500 from the previous month and equal to April 2024. The April 2025 median sales price was at a mid level compared to April 2024 and 2023. The average sales price in April 2025 was \$623,526, down -3.30% from \$644,797 from the previous month and equal to April 2024. The April 2025 average sale price was at its highest level compared to April 2024 and 2023.



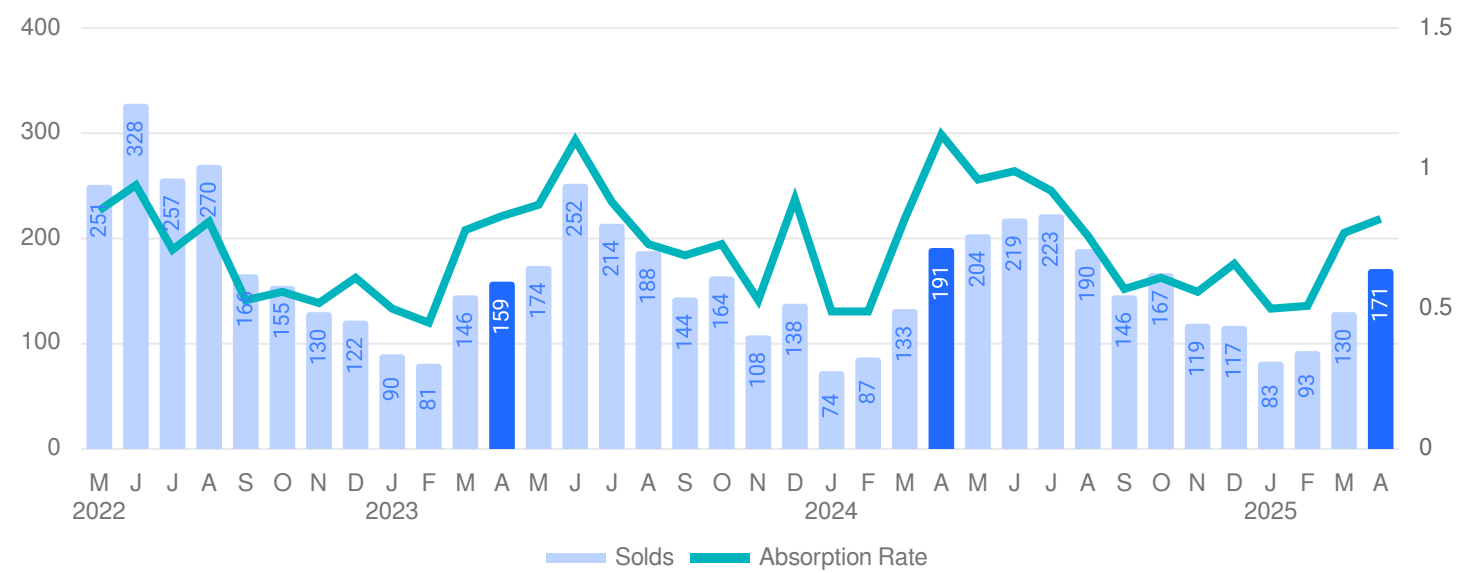
## Sales Price / List Price Ratio

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 100.8%, equal to the previous month and down from 101.88% from April 2024.



## Number of Properties Sold & Absorption Rate

The number of properties sold in April 2025 was 171, up 31.54% from 130 from the previous month and -10.47% lower than 191 from April 2024. The April 2025 sales were at a mid 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 20 days, equal to the previous month and 66.67% higher than 12 days from April 2024. The April 2025 DOM was at a mid level compared with April 2024 and 2023.

