

## Overview

The overview below shows real estate activity from January 2023 to June 2023. You will see data comparisons between June and the previous month, the last three months and June 2022.

Overview	Monthly Trends				
	YTD Avg.	June	May	Mar. - May.	Jun. 2022
New Listings	1356	266	293	253	387
Average Sales Price per Square Foot	229	238	238	233	226
Average Days on Market	24	16	14	20	11
Number of Properties for Sale	1090	199	181	180	347
Average List Price	\$1,001,923	\$978,405	\$1,050,381	\$1,046,848	\$801,296
Median List Price	\$681,075	\$699,000	\$695,000	\$688,317	\$599,900
Average Sales Price	\$560,149	\$606,992	\$591,540	\$550,772	\$577,765
Median Sales Price	\$518,292	\$583,500	\$550,000	\$508,583	\$567,750
Sales Price / List Price Ratio	100.29%	101.54%	101.29%	100.83%	103.04%
Number of Properties Sold	902	252	174	160	328
Month's Supply of Inventory	1.38	0.79	1.04	1.13	1.06
Absorption Rate	0.82	1.27	0.96	0.88	0.95

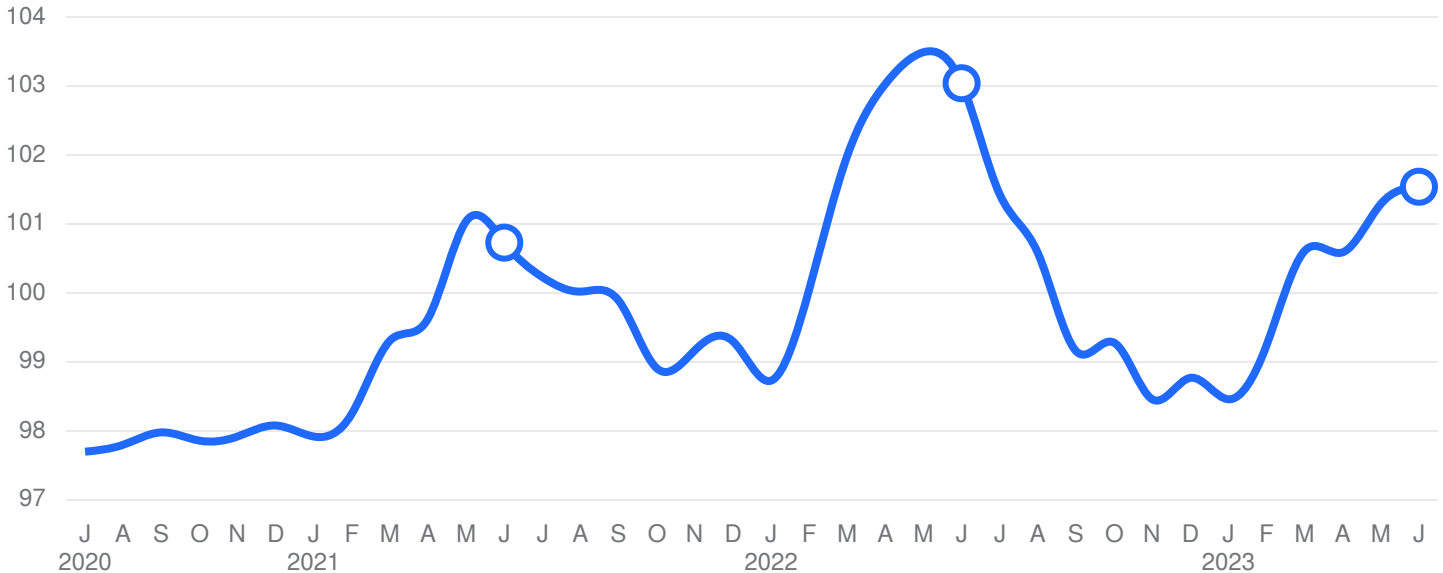
## Average & Median Sales Price

The median sales price in June 2023 was \$583,500, up 6.09% from \$550,000 from the previous month and 2.77% higher than \$567,750 from June 2022. The June 2023 median sales price was at its highest level compared to June 2022 and 2021. The average sales price in June 2023 was \$606,992, up 2.61% from \$591,540 from the previous month and 5.06% higher than \$577,765 from June 2022. The June 2023 average sale price was at its highest level compared to June 2022 and 2021.



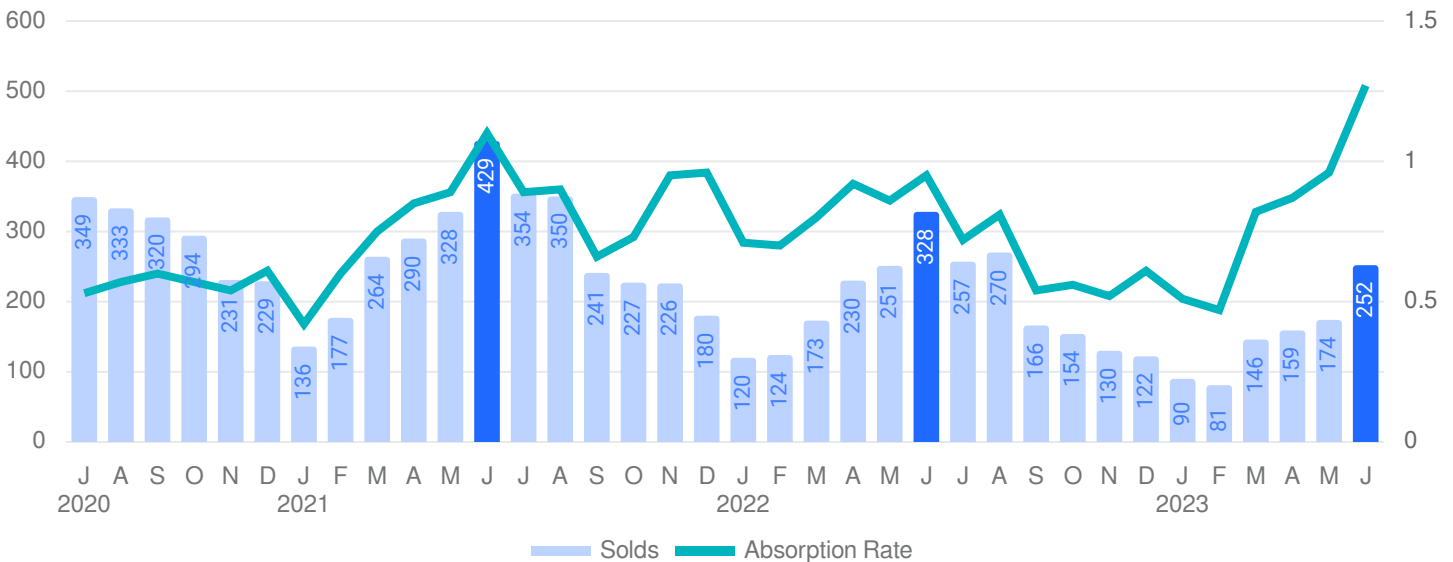
## Sales Price / List Price Ratio

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 June 2023 sales price/list price ratio was 101.54%, equal to the previous month and down from 103.04% from June 2022.



## Number of Properties Sold & Absorption Rate

The number of properties sold in June 2023 was 252, up 44.83% from 174 from the previous month and -23.17% lower than 328 from June 2022. The June 2023 sales were at its lowest level compared to June 2022 and 2021. Absorption rate is the avg number of sales per month divided by the total number of available properties.



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 June 2023 was 16 days, up 14.29% from 14 days from the previous month and 45.45% higher than 11 days from June 2022. The June 2023 DOM was at a mid level compared with June 2022 and 2021.

