

Overview

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

Overview	YTD Avg.	Monthly Trends				
		June	May	Mar. - May	Jun. 2024	
New Listings	1027	145	-7.05%	-26.02%	-16.18%	
Average Sales Price per Square Foot	457	467	-4.89%	-1.2%	13.35%	
Average Days on Market	22	18	12.5%	-10%	5.88%	
Number of Properties for Sale	829	117	-15.22%	-23.19%	-42.08%	
Average List Price	\$1,814,061	\$1,995,378	9.92%	15.1%	16.65%	
Median List Price	\$994,825	\$1,400,000	36.59%	47.68%	45.08%	
Average Sales Price	\$994,991	\$1,024,980	-5.54%	-1.18%	20.17%	
Median Sales Price	\$741,917	\$706,500	-7.04%	-7.04%	13.49%	
Sales Price / List Price Ratio	101.08%	100.85%	-1.61%	-1.08%	0%	
Number of Properties Sold	704	180	19.21%	33.66%	29.5%	
Month's Supply of Inventory	1.39	0.65	-28.57%	-42.98%	-55.17%	
Absorption Rate	0.86	1.54	41.28%	73.03%	123.19%	

Average & Median Sales Price

The median sales price in June 2025 was \$706,500, down -7.04% from \$760,000 from the previous month and 13.49% higher than \$622,500 from June 2024. The June 2025 median sales price was at its highest level compared to June 2024 and 2023. The average sales price in June 2025 was \$1,024,980, down -5.54% from \$1,085,091 from the previous month and 20.17% higher than \$852,908 from June 2024. The June 2025 average sale price was at its highest level compared to June 2024 and 2023.



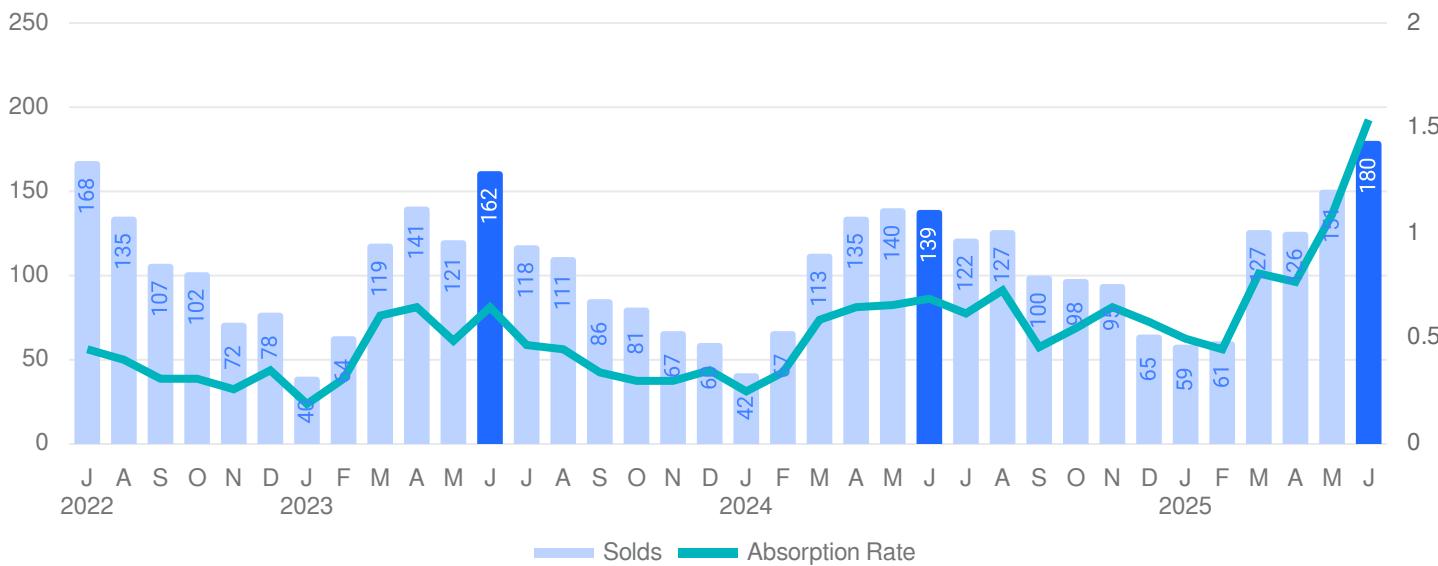
Sales Price / List Price Ratio

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 June 2025 sales price/list price ratio was 100.85%, down from 102.5% from the previous month and equal to June 2024.



Number of Properties Sold & Absorption Rate

The number of properties sold in June 2025 was 180, up 19.21% from 151 from the previous month and 29.50% higher than 139 from June 2024. The June 2025 sales were at its highest level compared to June 2024 and 2023. Absorption rate is the avg number of sales per month divided by the total number of available properties.



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 June 2025 was 18 days, up 12.50% from 16 days from the previous month and 5.88% higher than 17 days from June 2024. The June 2025 DOM was at a mid level compared with June 2024 and 2023.

