

Local Market Update for July 2024

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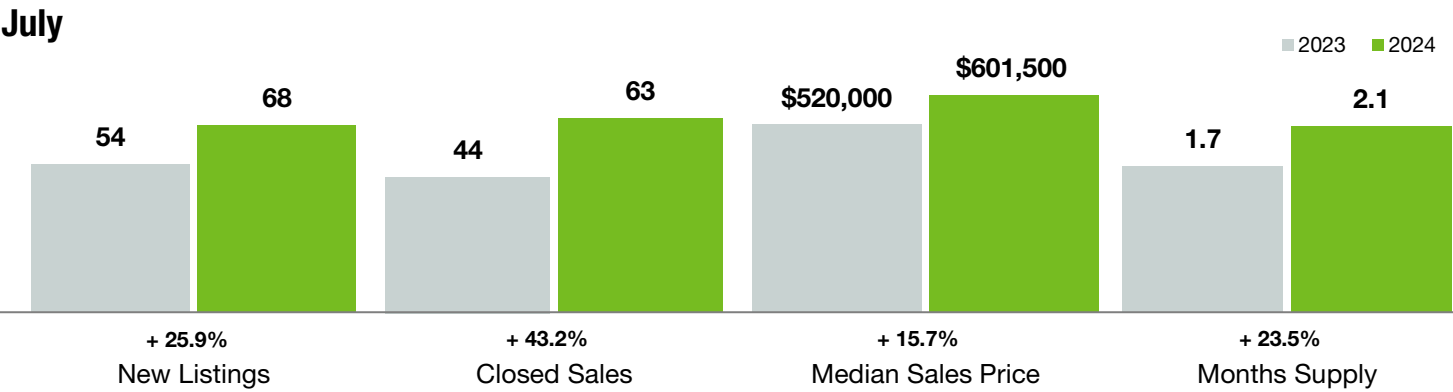


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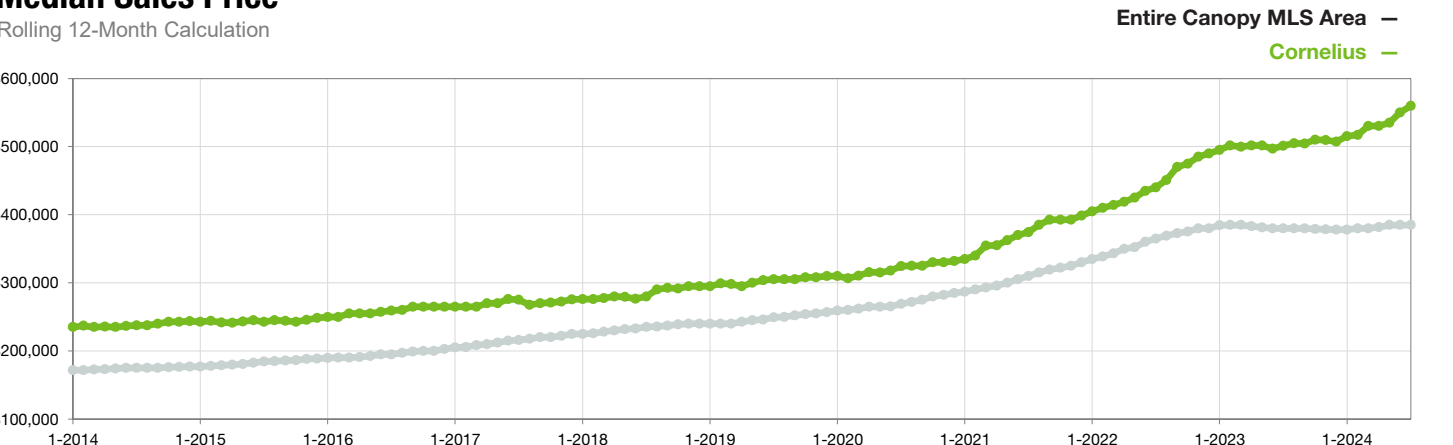
Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	54	68	+ 25.9%	378	438	+ 15.9%
Pending Sales	45	52	+ 15.6%	326	354	+ 8.6%
Closed Sales	44	63	+ 43.2%	306	340	+ 11.1%
Median Sales Price*	\$520,000	\$601,500	+ 15.7%	\$497,500	\$575,000	+ 15.6%
Average Sales Price*	\$1,051,365	\$1,146,690	+ 9.1%	\$785,531	\$862,547	+ 9.8%
Percent of Original List Price Received*	98.6%	96.6%	- 2.0%	96.6%	96.8%	+ 0.2%
List to Close	71	58	- 18.3%	81	82	+ 1.2%
Days on Market Until Sale	28	23	- 17.9%	36	42	+ 16.7%
Cumulative Days on Market Until Sale	39	25	- 35.9%	39	38	- 2.6%
Average List Price	\$920,229	\$804,076	- 12.6%	\$930,512	\$958,814	+ 3.0%
Inventory of Homes for Sale	75	98	+ 30.7%	--	--	--
Months Supply of Inventory	1.7	2.1	+ 23.5%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.



Median Sales Price

Rolling 12-Month Calculation



Current as of August 5, 2024. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2024 ShowingTime Plus, LLC.