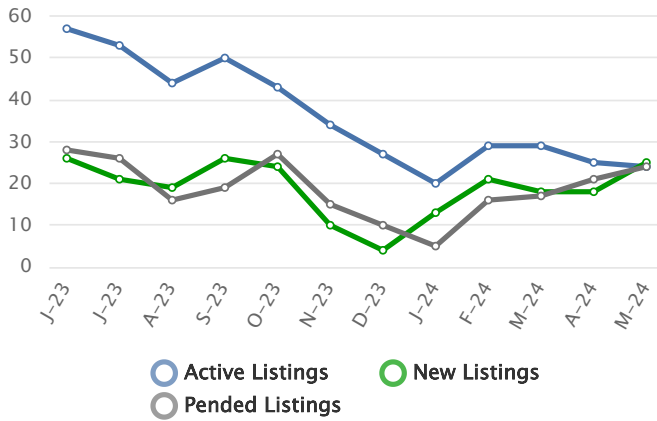


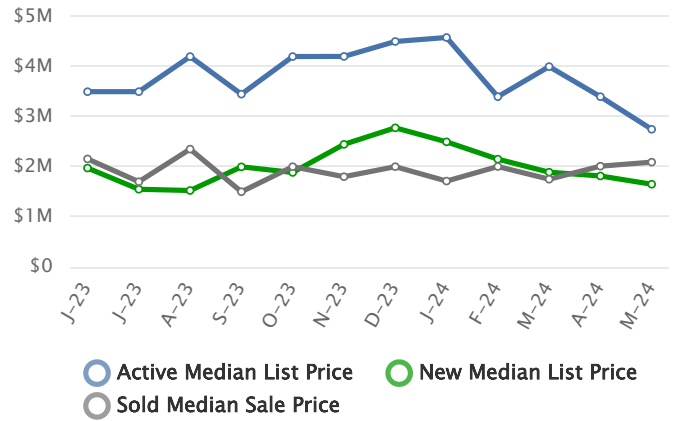
Market Summary

Single Family, May 2024

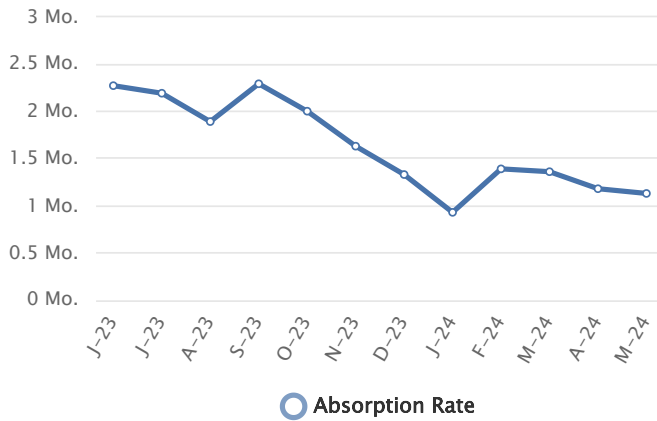
Number of Listings



Listing Prices



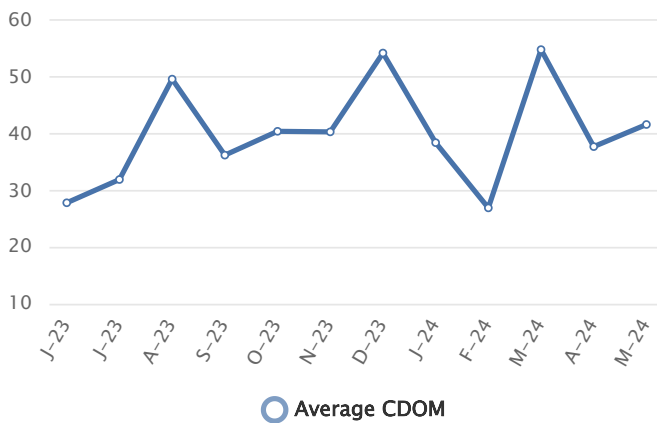
Absorption Rate, in Months



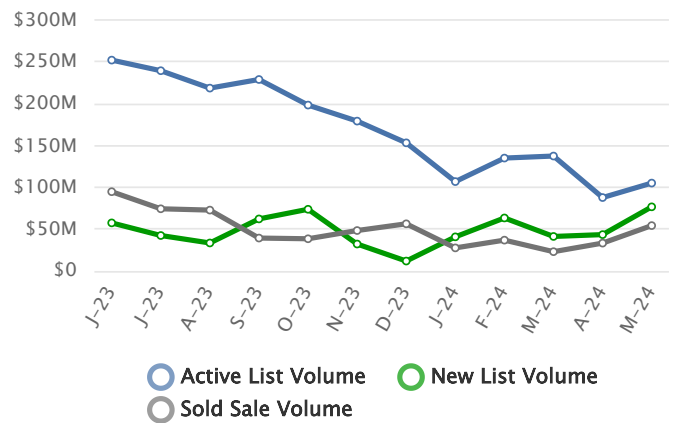
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	May-24	May-23	% Chg	2024 YTD	2023 YTD	% Chg
Absorption Rate	1.13	2.1	-46.19	1.2	1.44	-16.67
Average List Price	\$4,380,125	\$4,741,370	-7.62	\$3,237,189	\$3,048,060	6.20
Median List Price	\$2,745,000	\$3,540,000	-22.46	\$2,250,000	\$2,295,000	-1.96
Average Sale Price	\$2,713,391	\$5,864,318	-53.73	\$2,614,326	\$3,301,209	-20.81
Median Sale Price	\$2,090,000	\$1,977,500	5.69	\$1,951,000	\$2,025,500	-3.68
Average CDOM	41	30	36.67	33	37	-10.81
Median CDOM	7	9	-22.22	10	15	-33.33

Sold Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-499,999	0	0	0.0	0	0	0.0
500,000-699,999	0	0	0.0	3	1	200.0
700,000-999,999	5	2	150.0	13	10	30.0
1,000,000-2,999,999	7	18	-61.1	32	50	-36.0
3,000,000-3,999,999	3	0	N/A	8	4	100.0
4,000,000-4,999,999	2	0	N/A	3	4	-25.0
5,000,000-6,999,999	3	1	200.0	6	1	500.0
7,000,000+	0	1	-100.0	2	2	0.0
Totals	20	22	-9.1	67	72	-6.9

Pending Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-499,999	0	0	0.0	0	0	0.0
500,000-699,999	0	1	-100.0	4	2	100.0
700,000-999,999	5	2	150.0	14	13	7.7
1,000,000-2,999,999	13	23	-43.5	40	77	-48.1
3,000,000-3,999,999	2	3	-33.3	11	13	-15.4
4,000,000-4,999,999	2	1	100.0	5	5	0.0
5,000,000-6,999,999	2	0	N/A	5	2	150.0
7,000,000+	0	2	-100.0	4	3	33.3
Totals	24	32	-25.0	83	115	-27.8

Active Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-499,999	0	0	0.0	0	0	0.0
500,000-699,999	0	1	-100.0	5	5	0.0
700,000-999,999	1	4	-75.0	14	16	-12.5
1,000,000-2,999,999	12	17	-29.4	52	100	-48.0
3,000,000-3,999,999	2	8	-75.0	13	25	-48.0
4,000,000-4,999,999	3	5	-40.0	9	13	-30.8

New Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-499,999	0	0	0.0	0	0	0.0
500,000-699,999	1	3	-66.7	5	3	66.7
700,000-999,999	4	3	33.3	14	15	-6.7
1,000,000-2,999,999	15	26	-42.3	49	89	-44.9
3,000,000-3,999,999	1	5	-80.0	11	18	-38.9
4,000,000-4,999,999	0	3	-100.0	6	9	-33.3

Active Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
5,000,000-6,999,999	3	8	-62.5	10	12	-16.7
7,000,000+	3	11	-72.7	8	13	-38.5
Totals	24	54	-55.6	111	184	-39.7

New Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
5,000,000-6,999,999	2	4	-50.0	5	7	-28.6
7,000,000+	2	6	-66.7	5	11	-54.5
Totals	25	50	-50.0	95	152	-37.5

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