

Local Market Update – June 2023

A Research Tool Provided by ITSO.



Woodstock

Area

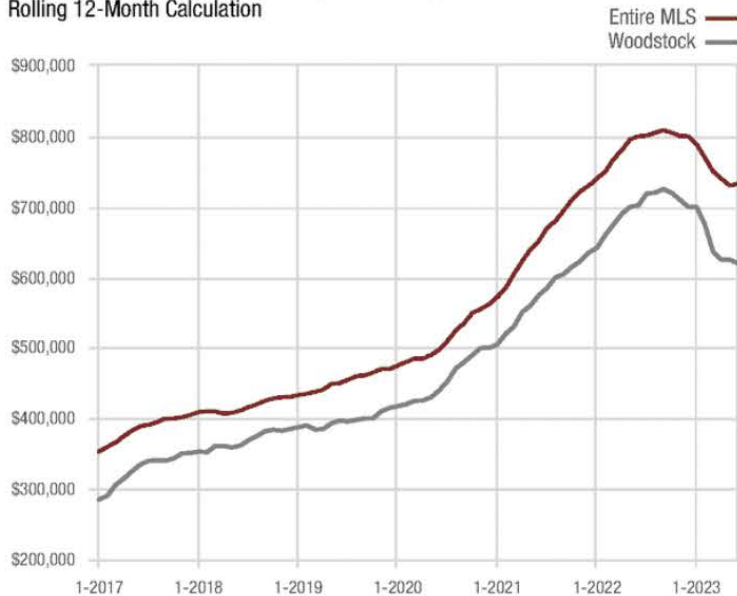
Single Family	June			Year to Date		
	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
Key Metrics						
New Listings	113	97	- 14.2%	533	382	- 28.3%
Sales	47	50	+ 6.4%	314	235	- 25.2%
Days on Market Until Sale	20	24	+ 20.0%	12	28	+ 133.3%
Median Sales Price*	\$670,000	\$620,450	- 7.4%	\$750,000	\$640,000	- 14.7%
Average Sales Price*	\$743,003	\$658,521	- 11.4%	\$811,383	\$680,138	- 16.2%
Percent of List Price Received*	100.1%	100.3%	+ 0.2%	112.5%	99.3%	- 11.7%
Inventory of Homes for Sale	118	93	- 21.2%	—	—	—
Months Supply of Inventory	2.2	2.5	+ 13.6%	—	—	—

Townhouse/Condo	June			Year to Date		
	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
Key Metrics						
New Listings	45	50	+ 11.1%	281	226	- 19.6%
Sales	22	26	+ 18.2%	173	146	- 15.6%
Days on Market Until Sale	18	29	+ 61.1%	10	34	+ 240.0%
Median Sales Price*	\$487,500	\$523,950	+ 7.5%	\$585,000	\$522,501	- 10.7%
Average Sales Price*	\$512,768	\$551,388	+ 7.5%	\$609,588	\$552,636	- 9.3%
Percent of List Price Received*	101.3%	100.2%	- 1.1%	114.0%	99.6%	- 12.6%
Inventory of Homes for Sale	49	62	+ 26.5%	—	—	—
Months Supply of Inventory	1.9	3.4	+ 78.9%	—	—	—

* 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.

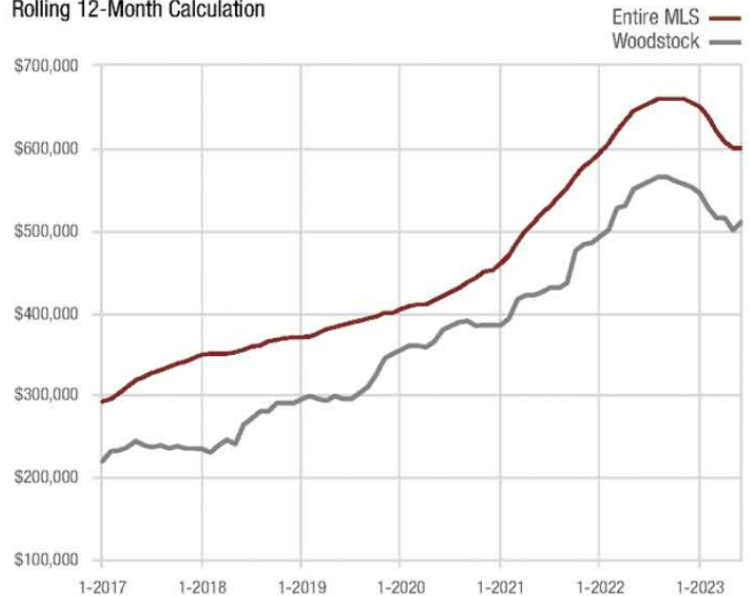
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.