

Local Market Update – July 2023

A Research Tool Provided by ITSO.



Galt West

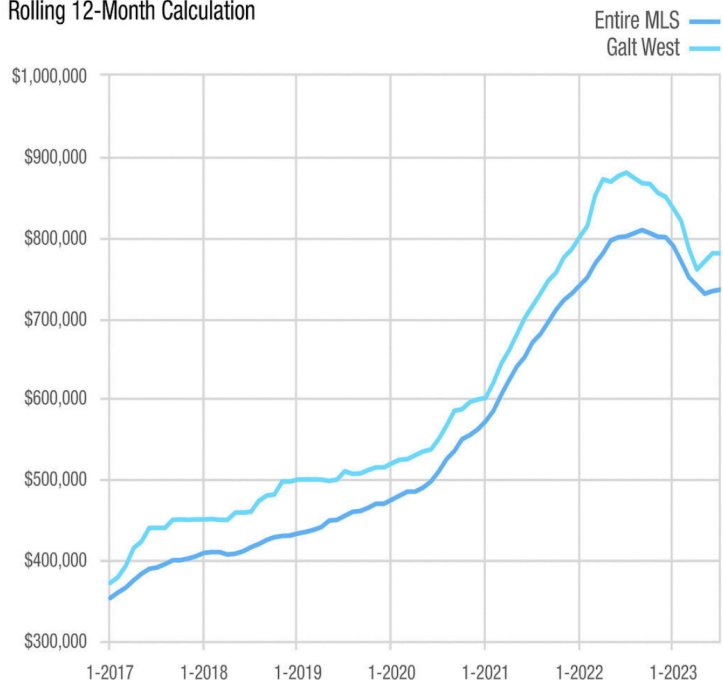
Single Family	July			Year to Date		
	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% Change
Key Metrics						
New Listings	52	35	- 32.7%	301	190	- 36.9%
Sales	21	20	- 4.8%	159	125	- 21.4%
Days on Market Until Sale	15	15	0.0%	9	15	+ 66.7%
Median Sales Price*	\$800,000	\$870,000	+ 8.8%	\$921,111	\$835,000	- 9.3%
Average Sales Price*	\$863,148	\$859,700	- 0.4%	\$1,006,659	\$871,026	- 13.5%
Percent of List Price Received*	104.7%	106.9%	+ 2.1%	119.1%	107.2%	- 10.0%
Inventory of Homes for Sale	48	31	- 35.4%	—	—	—
Months Supply of Inventory	2.2	1.7	- 22.7%	—	—	—

Townhouse/Condo	July			Year to Date		
	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% Change
Key Metrics						
New Listings	12	17	+ 41.7%	74	93	+ 25.7%
Sales	6	8	+ 33.3%	41	48	+ 17.1%
Days on Market Until Sale	11	34	+ 209.1%	10	30	+ 200.0%
Median Sales Price*	\$590,000	\$704,000	+ 19.3%	\$671,000	\$611,900	- 8.8%
Average Sales Price*	\$601,667	\$668,112	+ 11.0%	\$718,002	\$685,846	- 4.5%
Percent of List Price Received*	104.9%	100.4%	- 4.3%	120.9%	102.2%	- 15.5%
Inventory of Homes for Sale	11	20	+ 81.8%	—	—	—
Months Supply of Inventory	1.7	3.5	+ 105.9%	—	—	—

* 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.

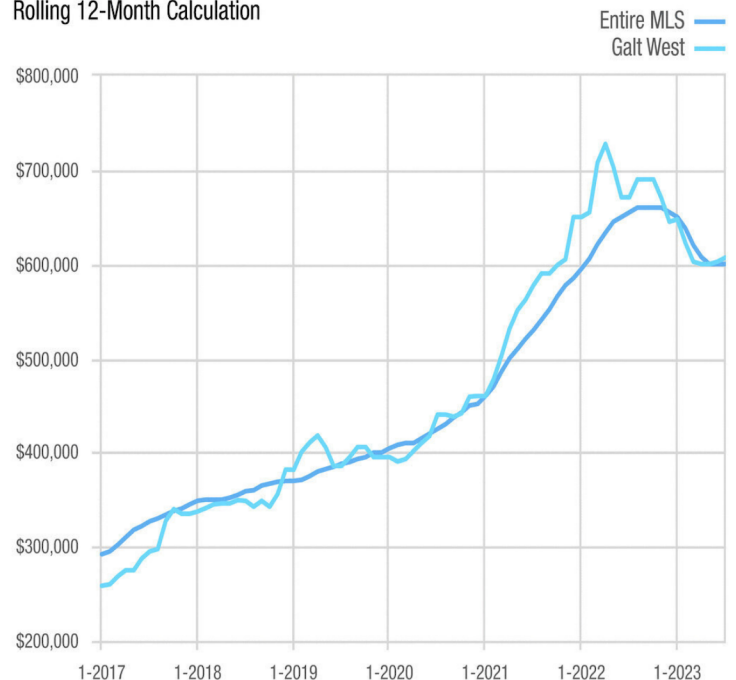
Median Sales Price - Single-Family

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.