

Local Market Update – July 2023

A Research Tool Provided by ITSO.



Preston

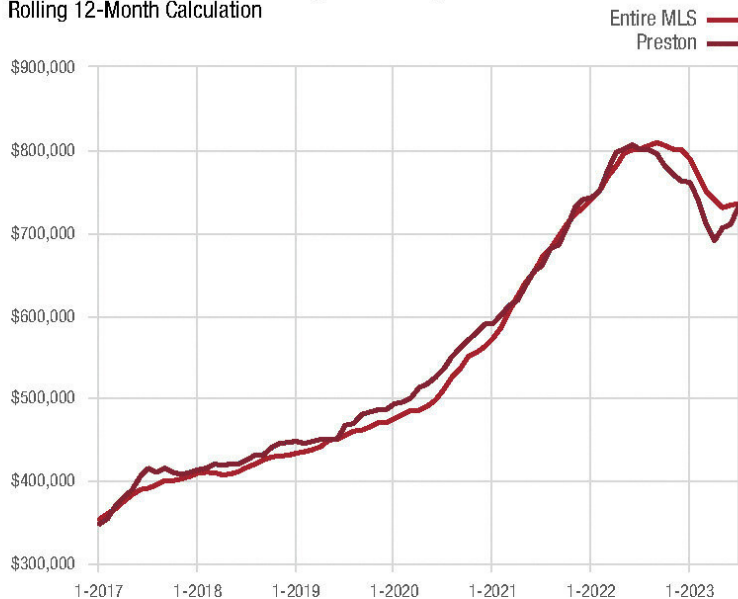
Single Family	July			Year to Date		
	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% Change
Key Metrics						
New Listings	43	30	- 30.2%	291	179	- 38.5%
Sales	20	17	- 15.0%	163	117	- 28.2%
Days on Market Until Sale	23	16	- 30.4%	12	16	+ 33.3%
Median Sales Price*	\$630,500	\$751,000	+ 19.1%	\$804,000	\$762,500	- 5.2%
Average Sales Price*	\$634,300	\$804,634	+ 26.9%	\$877,875	\$853,467	- 2.8%
Percent of List Price Received*	105.2%	110.2%	+ 4.8%	117.1%	109.2%	- 6.7%
Inventory of Homes for Sale	43	30	- 30.2%	—	—	—
Months Supply of Inventory	1.7	1.8	+ 5.9%	—	—	—

Townhouse/Condo	July			Year to Date		
	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% Change
Key Metrics						
New Listings	15	18	+ 20.0%	138	99	- 28.3%
Sales	5	11	+ 120.0%	69	61	- 11.6%
Days on Market Until Sale	19	16	- 15.8%	11	20	+ 81.8%
Median Sales Price*	\$447,000	\$640,000	+ 43.2%	\$665,500	\$592,500	- 11.0%
Average Sales Price*	\$521,000	\$639,827	+ 22.8%	\$670,329	\$589,080	- 12.1%
Percent of List Price Received*	103.2%	107.2%	+ 3.9%	119.6%	106.6%	- 10.9%
Inventory of Homes for Sale	24	15	- 37.5%	—	—	—
Months Supply of Inventory	2.3	1.9	- 17.4%	—	—	—

* 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.

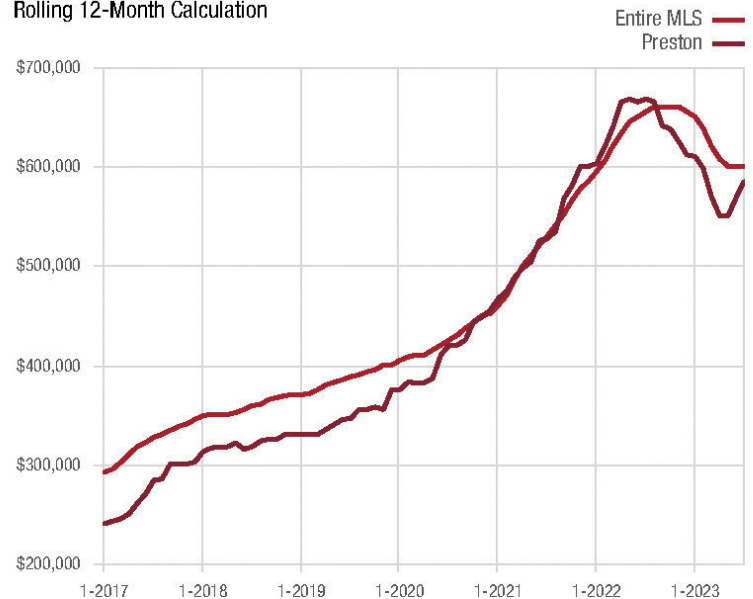
Median Sales Price - Single-Family

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.