

Local Market Update – July 2023

A Research Tool Provided by ITSO.



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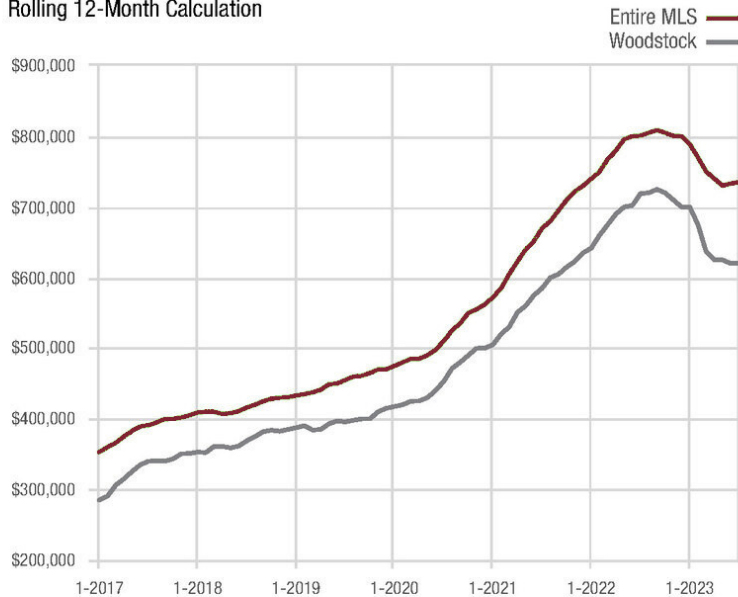
Single Family	July			Year to Date		
	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% Change
Key Metrics						
New Listings	89	83	- 6.7%	622	466	- 25.1%
Sales	35	48	+ 37.1%	349	283	- 18.9%
Days on Market Until Sale	20	17	- 15.0%	13	26	+ 100.0%
Median Sales Price*	\$700,000	\$670,000	- 4.3%	\$749,900	\$640,000	- 14.7%
Average Sales Price*	\$685,054	\$699,458	+ 2.1%	\$798,714	\$683,415	- 14.4%
Percent of List Price Received*	97.5%	99.8%	+ 2.4%	111.0%	99.3%	- 10.5%
Inventory of Homes for Sale	122	101	- 17.2%	—	—	—
Months Supply of Inventory	2.4	2.7	+ 12.5%	—	—	—

Townhouse/Condo	July			Year to Date		
	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% Change
Key Metrics						
New Listings	34	38	+ 11.8%	315	264	- 16.2%
Sales	11	21	+ 90.9%	184	169	- 8.2%
Days on Market Until Sale	19	23	+ 21.1%	11	32	+ 190.9%
Median Sales Price*	\$526,000	\$551,000	+ 4.8%	\$572,500	\$535,000	- 6.6%
Average Sales Price*	\$509,673	\$543,746	+ 6.7%	\$603,615	\$553,679	- 8.3%
Percent of List Price Received*	98.7%	99.7%	+ 1.0%	113.1%	99.7%	- 11.8%
Inventory of Homes for Sale	59	62	+ 5.1%	—	—	—
Months Supply of Inventory	2.5	3.2	+ 28.0%	—	—	—

* 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.

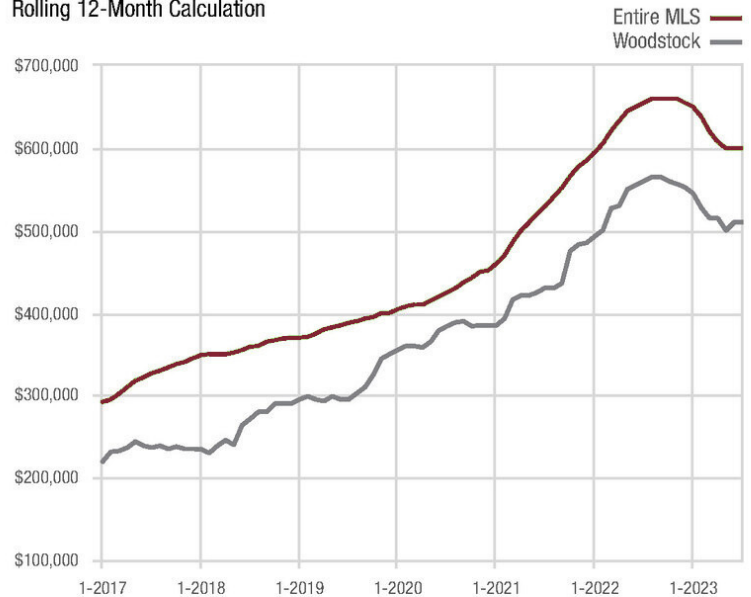
Median Sales Price - Single-Family

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.