

Local Market Update – August 2023

A Research Tool Provided by ITSO.



Galt North

Area

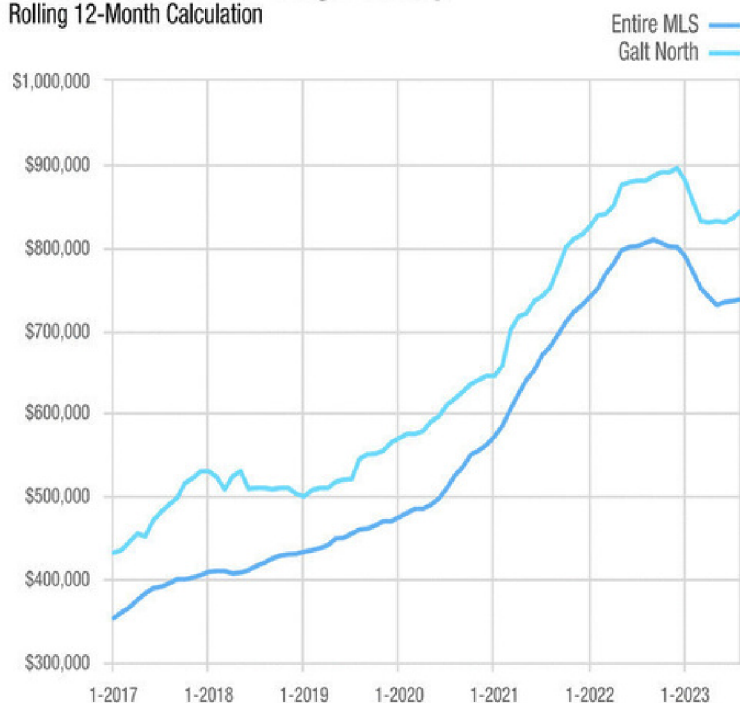
Single Family	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
Key Metrics						
New Listings	35	31	- 11.4%	303	201	- 33.7%
Sales	24	14	- 41.7%	174	123	- 29.3%
Days on Market Until Sale	24	18	- 25.0%	12	16	+ 33.3%
Median Sales Price*	\$817,500	\$956,250	+ 17.0%	\$950,000	\$852,000	- 10.3%
Average Sales Price*	\$863,729	\$924,114	+ 7.0%	\$948,677	\$921,807	- 2.8%
Percent of List Price Received*	100.3%	104.8%	+ 4.5%	114.1%	107.6%	- 5.7%
Inventory of Homes for Sale	31	27	- 12.9%	—	—	—
Months Supply of Inventory	1.6	1.9	+ 18.8%	—	—	—

Townhouse/Condo	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
Key Metrics						
New Listings	20	20	0.0%	196	172	- 12.2%
Sales	16	12	- 25.0%	118	109	- 7.6%
Days on Market Until Sale	25	13	- 48.0%	12	14	+ 16.7%
Median Sales Price*	\$588,500	\$622,500	+ 5.8%	\$715,000	\$653,000	- 8.7%
Average Sales Price*	\$589,813	\$652,417	+ 10.6%	\$706,461	\$657,025	- 7.0%
Percent of List Price Received*	103.1%	105.0%	+ 1.8%	115.5%	107.6%	- 6.8%
Inventory of Homes for Sale	15	18	+ 20.0%	—	—	—
Months Supply of Inventory	0.9	1.5	+ 66.7%	—	—	—

* 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.

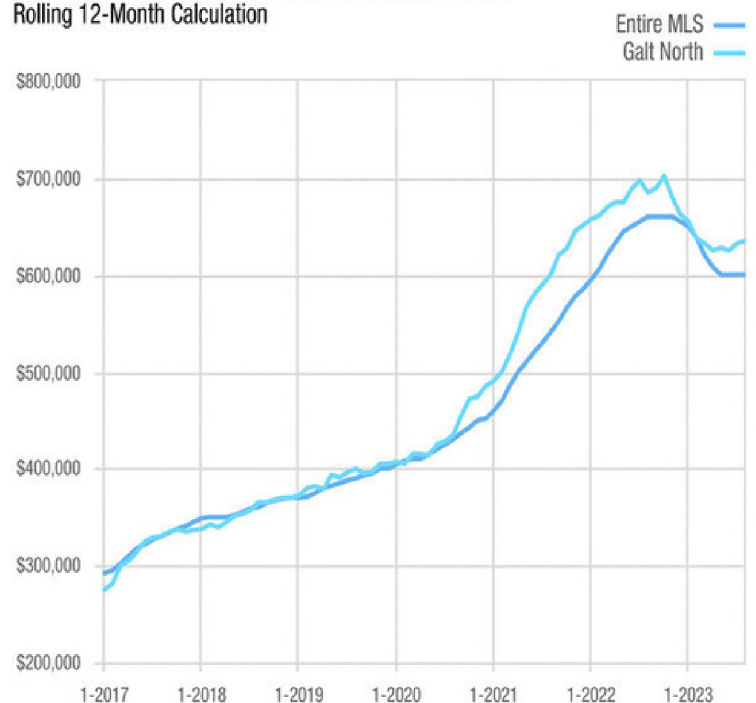
Median Sales Price - Single-Family

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.