

Local Market Update – August 2023

A Research Tool Provided by ITSO.



North Dumfries

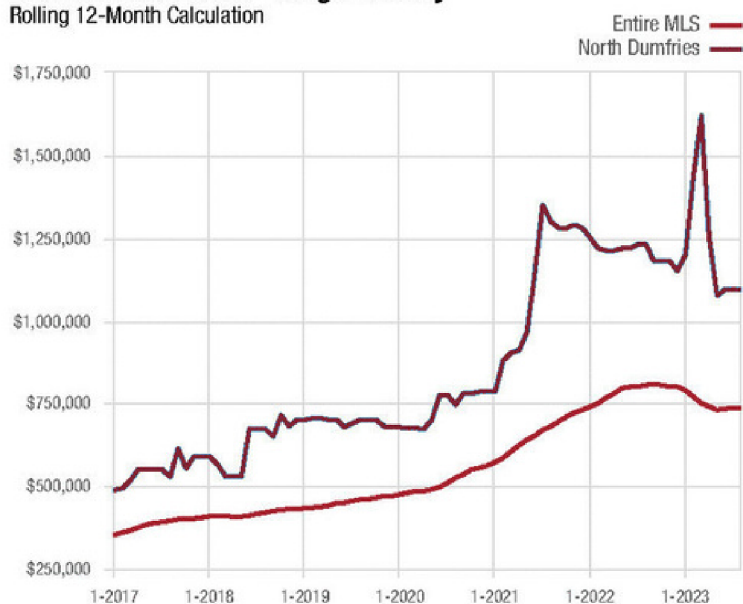
Single Family	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
Key Metrics						
New Listings	0	2	—	16	14	- 12.5%
Sales	0	0	0.0%	11	9	- 18.2%
Days on Market Until Sale	—	—	—	6	33	+ 450.0%
Median Sales Price*	—	—	—	\$1,150,000	\$1,095,000	- 4.8%
Average Sales Price*	—	—	—	\$1,541,809	\$1,181,944	- 23.3%
Percent of List Price Received*	—	—	—	120.0%	100.4%	- 16.3%
Inventory of Homes for Sale	2	3	+ 50.0%	—	—	—
Months Supply of Inventory	1.1	1.7	+ 54.5%	—	—	—

Townhouse/Condo	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
Key Metrics						
New Listings	0	0	0.0%	3	0	- 100.0%
Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	—	—	—	6	—	—
Median Sales Price*	—	—	—	\$875,000	—	—
Average Sales Price*	—	—	—	\$875,000	—	—
Percent of List Price Received*	—	—	—	125.0%	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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.

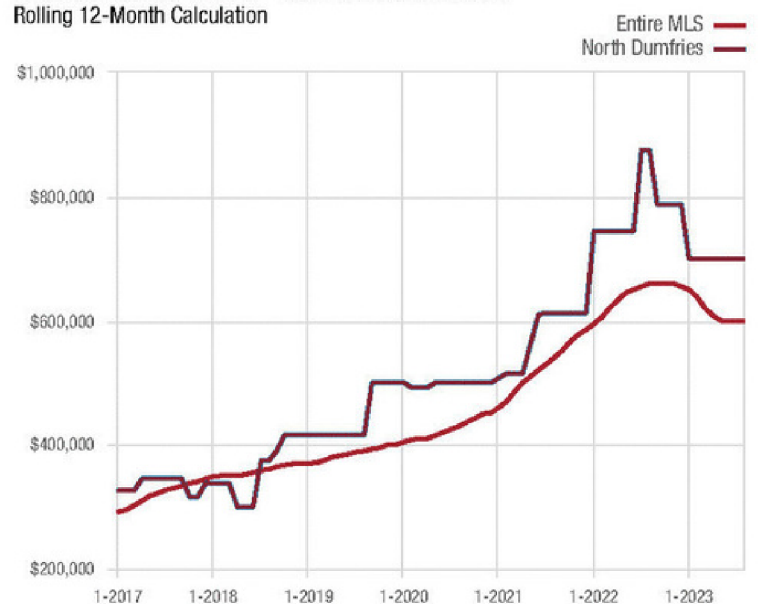
Median Sales Price - Single-Family

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.