

Local Market Update – August 2023

A Research Tool Provided by ITSO.



Preston

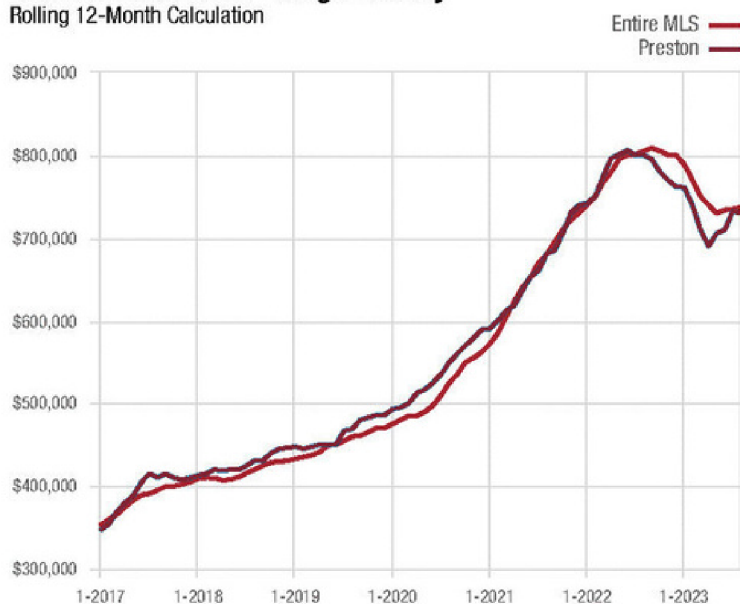
Single Family	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
Key Metrics						
New Listings	23	26	+ 13.0%	314	206	- 34.4%
Sales	15	17	+ 13.3%	178	134	- 24.7%
Days on Market Until Sale	18	25	+ 38.9%	12	17	+ 41.7%
Median Sales Price*	\$724,000	\$688,500	- 4.9%	\$800,501	\$750,500	- 6.2%
Average Sales Price*	\$743,767	\$740,477	- 0.4%	\$866,574	\$839,132	- 3.2%
Percent of List Price Received*	104.3%	102.8%	- 1.4%	116.0%	108.4%	- 6.6%
Inventory of Homes for Sale	34	32	- 5.9%	—	—	—
Months Supply of Inventory	1.4	1.9	+ 35.7%	—	—	—

Townhouse/Condo	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
Key Metrics						
New Listings	21	14	- 33.3%	159	113	- 28.9%
Sales	12	8	- 33.3%	81	69	- 14.8%
Days on Market Until Sale	14	15	+ 7.1%	11	20	+ 81.8%
Median Sales Price*	\$583,500	\$592,514	+ 1.5%	\$641,000	\$592,500	- 7.6%
Average Sales Price*	\$589,875	\$590,003	+ 0.0%	\$658,410	\$589,187	- 10.5%
Percent of List Price Received*	105.5%	104.7%	- 0.8%	117.5%	106.3%	- 9.5%
Inventory of Homes for Sale	19	15	- 21.1%	—	—	—
Months Supply of Inventory	1.8	2.0	+ 11.1%	—	—	—

* 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.

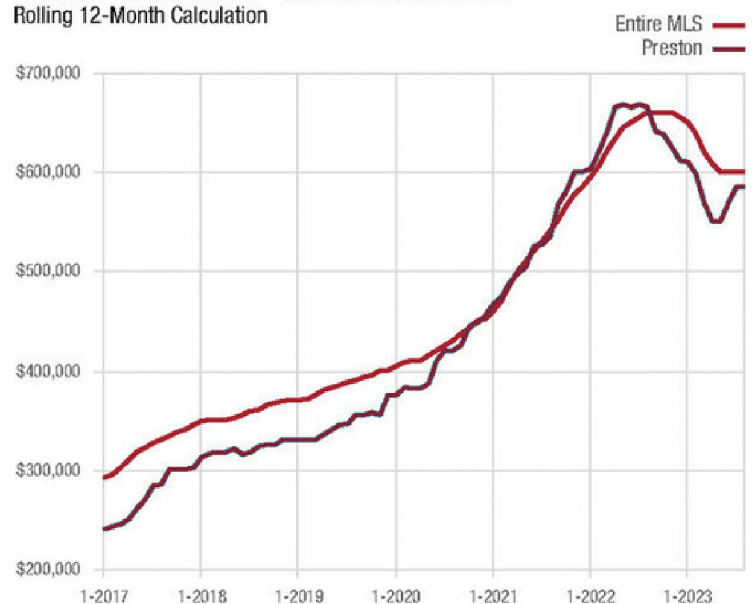
Median Sales Price - Single-Family

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.