

Local Market Update – August 2023

A Research Tool Provided by ITSO.



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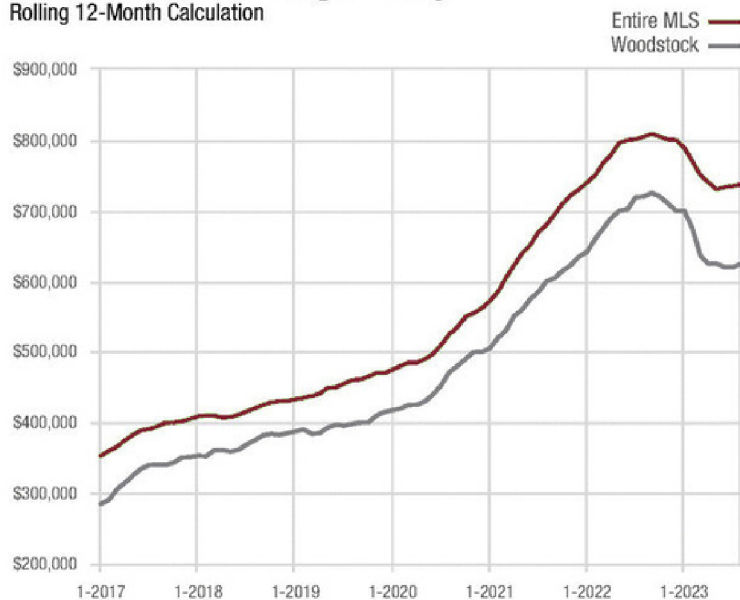
Single Family	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
Key Metrics						
New Listings	82	89	+ 8.5%	704	557	- 20.9%
Sales	40	40	0.0%	389	323	- 17.0%
Days on Market Until Sale	30	31	+ 3.3%	15	27	+ 80.0%
Median Sales Price*	\$575,000	\$662,500	+ 15.2%	\$735,000	\$645,000	- 12.2%
Average Sales Price*	\$638,314	\$709,310	+ 11.1%	\$782,220	\$686,622	- 12.2%
Percent of List Price Received*	97.9%	98.1%	+ 0.2%	109.6%	99.2%	- 9.5%
Inventory of Homes for Sale	122	123	+ 0.8%	—	—	—
Months Supply of Inventory	2.5	3.3	+ 32.0%	—	—	—

Townhouse/Condo	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
Key Metrics						
New Listings	26	44	+ 69.2%	341	308	- 9.7%
Sales	13	22	+ 69.2%	197	191	- 3.0%
Days on Market Until Sale	46	24	- 47.8%	13	31	+ 138.5%
Median Sales Price*	\$452,000	\$521,200	+ 15.3%	\$570,000	\$530,900	- 6.9%
Average Sales Price*	\$467,315	\$546,485	+ 16.9%	\$594,620	\$552,850	- 7.0%
Percent of List Price Received*	97.8%	101.0%	+ 3.3%	112.1%	99.8%	- 11.0%
Inventory of Homes for Sale	54	60	+ 11.1%	—	—	—
Months Supply of Inventory	2.4	3.0	+ 25.0%	—	—	—

* 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.

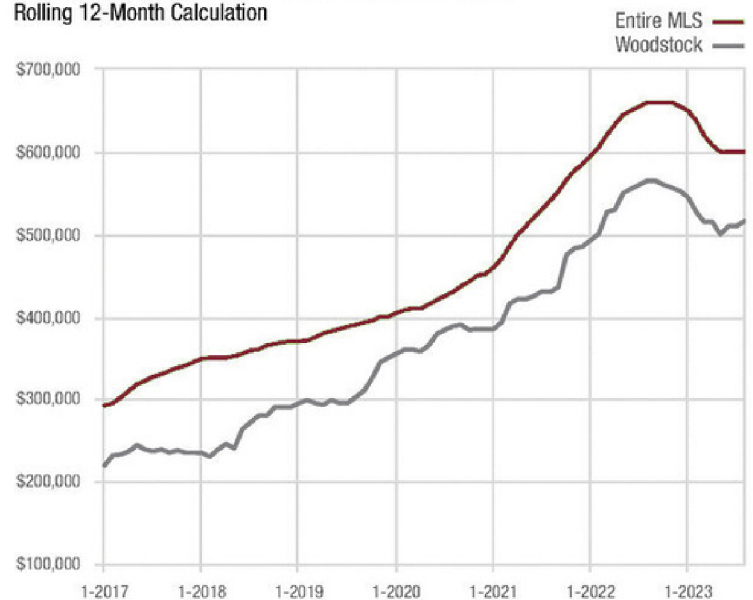
Median Sales Price - Single-Family

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.