

Filters

Counties:	All
Cities:	All
Zip Codes:	All
Map Shapes:	N/A
Dwelling Types:	Single Family Residence, Townhouse/Condo
Sq. Ft. Ranges:	All
Price Ranges:	All

Quick Facts

- 9.4%	+ 9.1%	- 5.7%
Change in Closed Sales	Change in Median Sales Price	Change in Inventory

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Market Overview - October 2023

Key market metrics for the current month and year-to-date figures



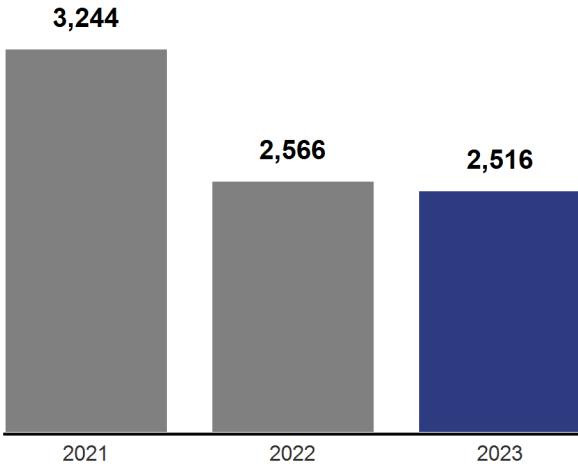
Key Metrics	Historical Sparklines	10-2022	10-2023	+/-	YTD 2022	YTD 2023	+/-
New Listings		2,566	2,516	- 2.0%	29,840	24,898	- 16.6%
Pending Sales		614	731	+ 19.1%	--	--	--
Closed Sales		2,289	2,075	- 9.4%	24,895	19,795	- 20.5%
Days on Market Until Sale		24	23	- 4.2%	23	23	+ 0.0%
Median Sales Price		\$275,000	\$300,000	+ 9.1%	\$279,900	\$300,000	+ 7.2%
Average Sales Price		\$327,634	\$351,312	+ 7.2%	\$336,038	\$357,764	+ 6.5%
Percent of Original List Price Received		98.6%	99.1%	+ 0.5%	101.2%	100.9%	- 0.3%
Inventory of Homes for Sale		4,749	4,477	- 5.7%	--	--	--
Months Supply of Inventory		2.1	2.2	+ 4.0%	--	--	--

New Listings - October 2023

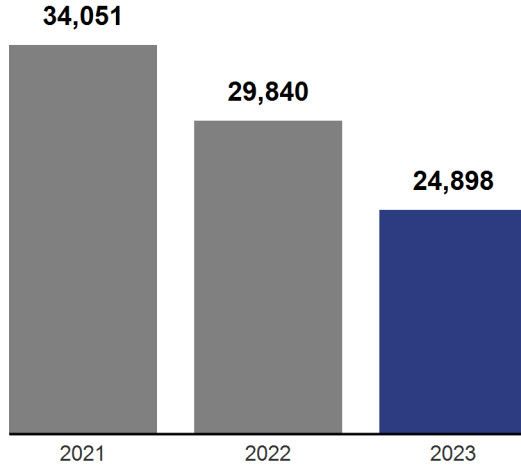
The number of listings that are new during the month.



October

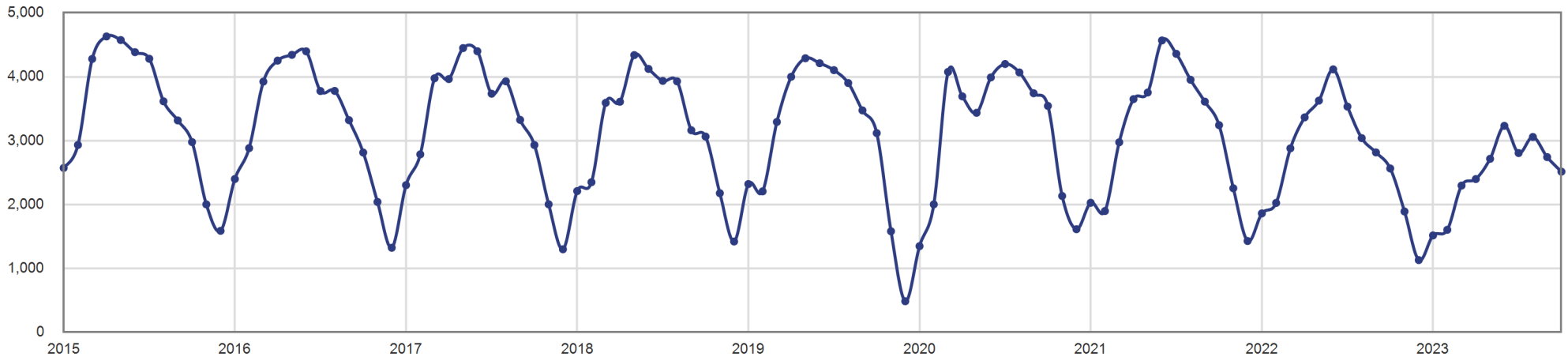


Year To Date



Month	Prior Year	Current Year	+/-
November	2,256	1,893	- 16.1%
December	1,431	1,132	- 20.9%
January	1,863	1,518	- 18.5%
February	2,027	1,606	- 20.8%
March	2,881	2,298	- 20.2%
April	3,366	2,400	- 28.7%
May	3,628	2,717	- 25.1%
June	4,117	3,233	- 21.5%
July	3,534	2,807	- 20.6%
August	3,041	3,059	+ 0.6%
September	2,817	2,744	- 2.6%
October	2,566	2,516	- 1.9%
12-Month Avg	2,794	2,327	- 16.7%

Historical New Listings

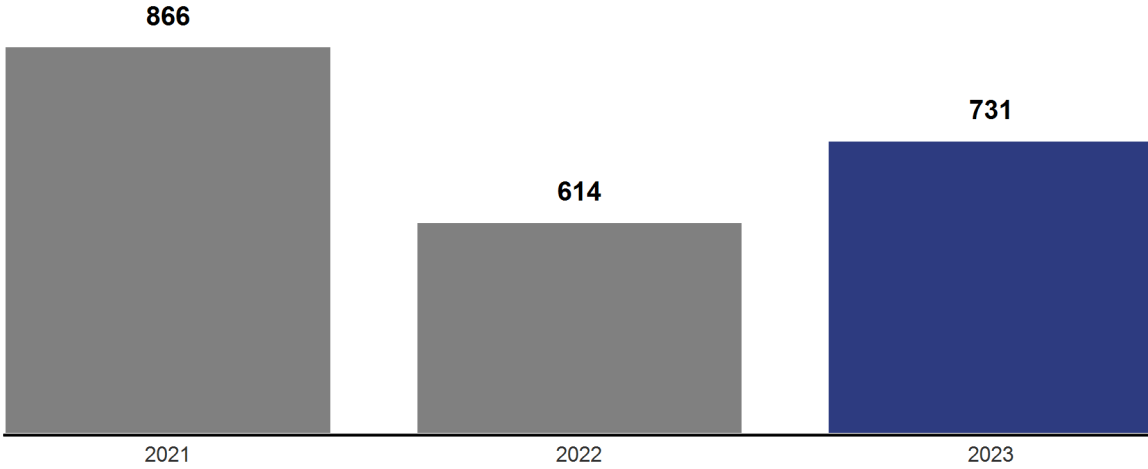


Pending Sales - October 2023

The number of listings that are Under Contract at the end of the month.

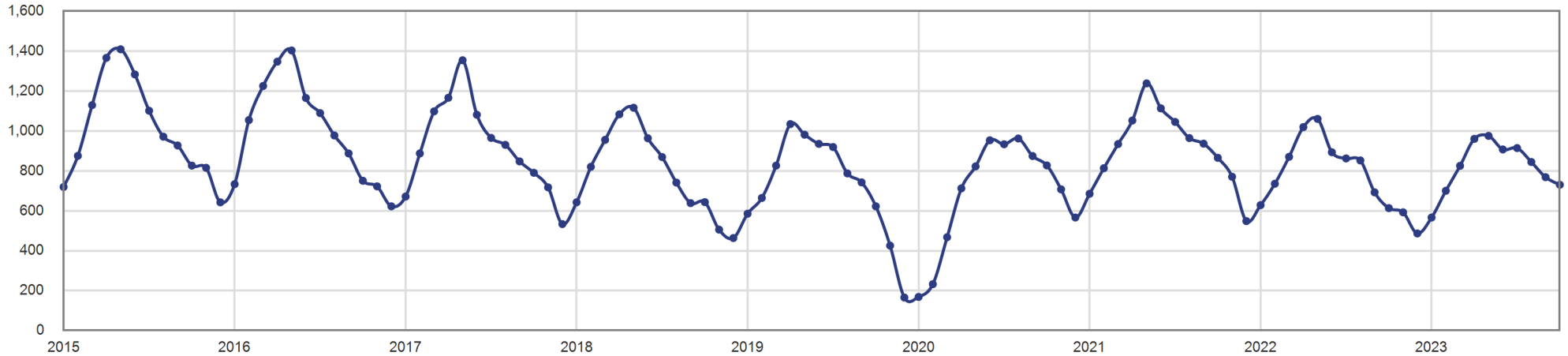


October



Month	Prior Year	Current Year	+/-
November	771	593	- 23.1%
December	549	487	- 11.3%
January	629	567	- 9.9%
February	736	701	- 4.8%
March	871	826	- 5.2%
April	1,020	961	- 5.8%
May	1,061	976	- 8.0%
June	894	908	+ 1.6%
July	863	915	+ 6.0%
August	853	845	- 0.9%
September	693	769	+ 11.0%
October	614	731	+ 19.1%
12-Month Avg	796	773	- 2.9%

Historical Pending Sales

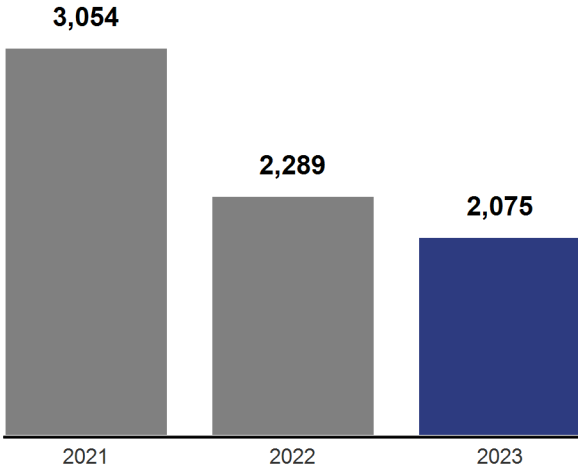


Closed Sales - October 2023

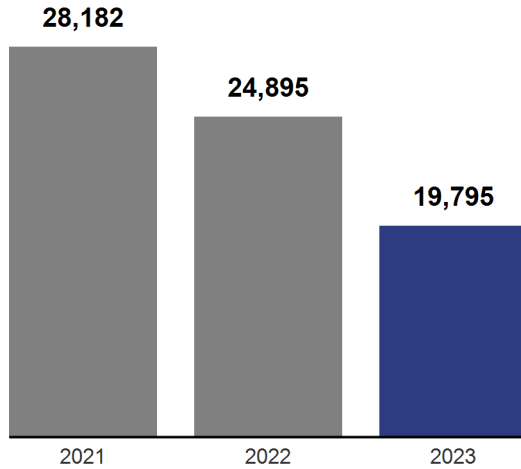
The number of listings that closed during the month.



October

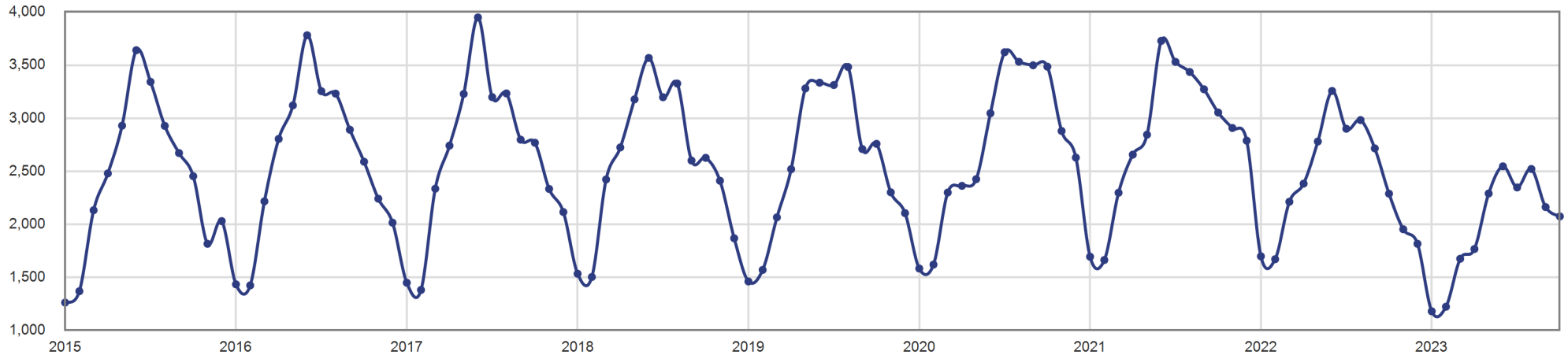


Year To Date



Month	Prior Year	Current Year	+/-
November	2,908	1,954	- 32.8%
December	2,789	1,817	- 34.9%
January	1,699	1,181	- 30.5%
February	1,672	1,224	- 26.8%
March	2,213	1,676	- 24.3%
April	2,384	1,768	- 25.8%
May	2,781	2,291	- 17.6%
June	3,257	2,547	- 21.8%
July	2,901	2,348	- 19.1%
August	2,983	2,522	- 15.5%
September	2,716	2,163	- 20.4%
October	2,289	2,075	- 9.3%
12-Month Avg	2,549	1,964	- 23.0%

Historical Closed Sales

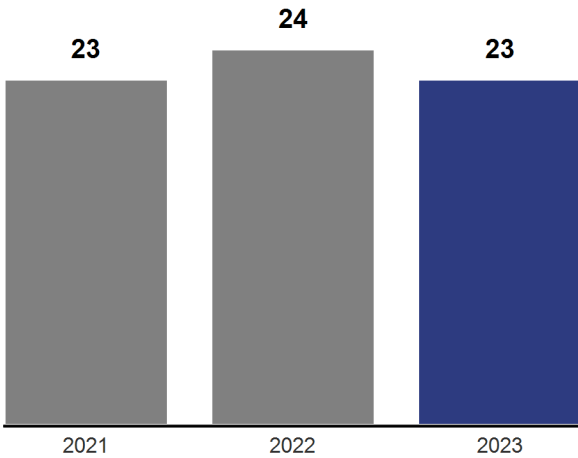


Days on Market Until Sale - October 2023

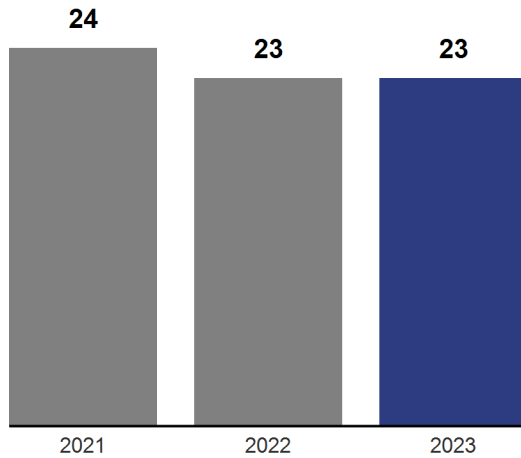
The average Days On Market value for all listings that closed during the month.



October

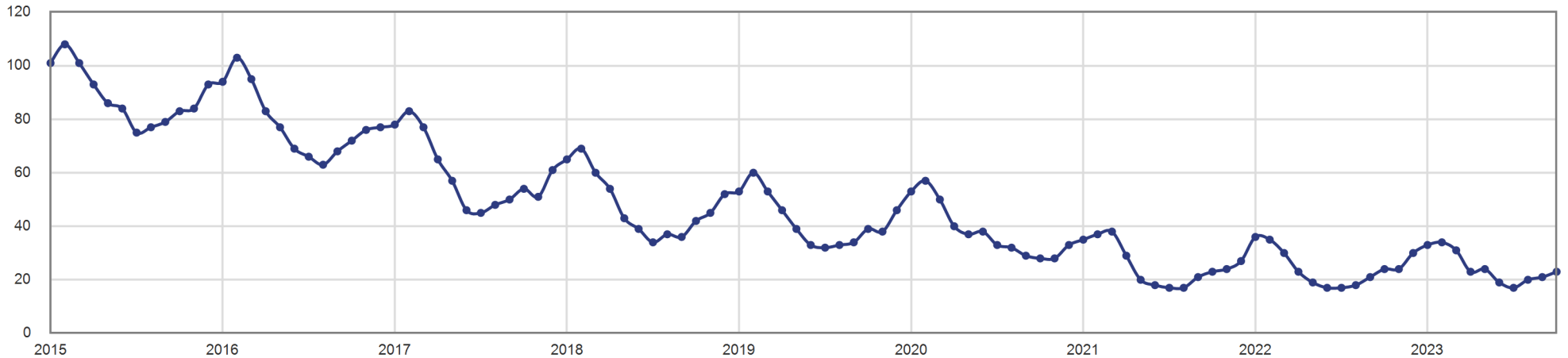


Year To Date



Month	Prior Year	Current Year	+/-
November	24	24	0.0%
December	27	30	+ 11.1%
January	36	33	- 8.3%
February	35	34	- 2.9%
March	30	31	+ 3.3%
April	23	23	0.0%
May	19	24	+ 26.3%
June	17	19	+ 11.8%
July	17	17	0.0%
August	18	20	+ 11.1%
September	21	21	0.0%
October	24	23	- 4.2%
12-Month Avg	23	24	+ 4.3%

Historical Days on Market Until Sale

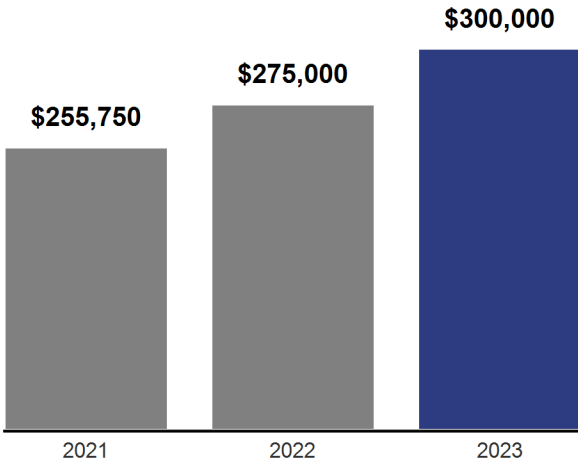


Median Sales Price - October 2023

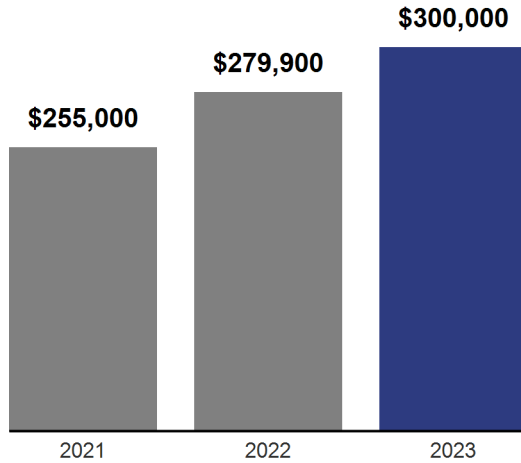
The median sales price of all listings that closed during the month.



October

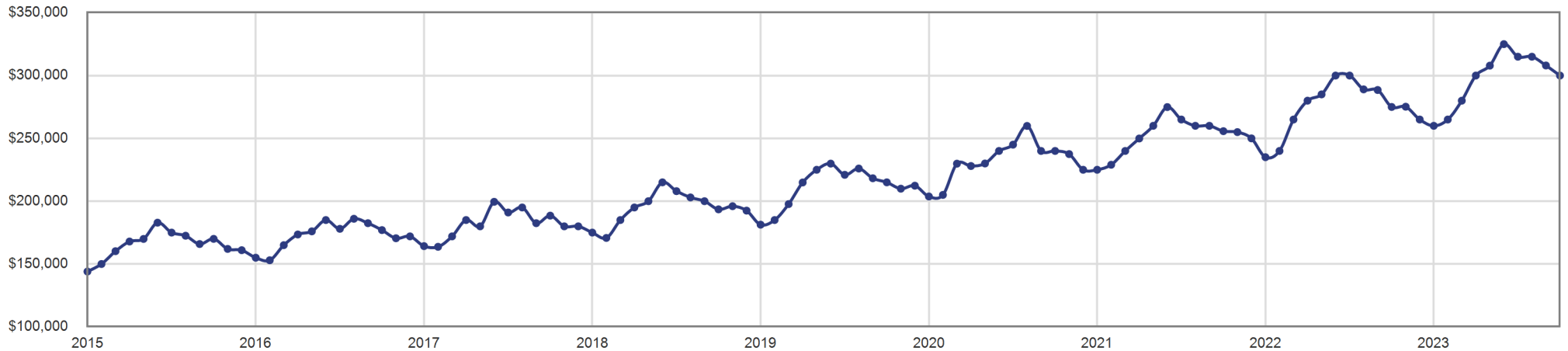


Year To Date



Month	Prior Year	Current Year	+/-
November	\$255,000	\$275,200	+ 7.9%
December	\$250,000	\$265,000	+ 6.0%
January	\$235,000	\$260,000	+ 10.6%
February	\$240,000	\$265,000	+ 10.4%
March	\$265,000	\$280,000	+ 5.7%
April	\$280,000	\$300,000	+ 7.1%
May	\$285,000	\$307,900	+ 8.0%
June	\$300,000	\$325,000	+ 8.3%
July	\$300,000	\$315,000	+ 5.0%
August	\$289,000	\$315,000	+ 9.0%
September	\$288,500	\$308,000	+ 6.8%
October	\$275,000	\$300,000	+ 9.1%
12-Month Med	\$274,900	\$297,900	+ 8.4%

Historical Median Sales Price

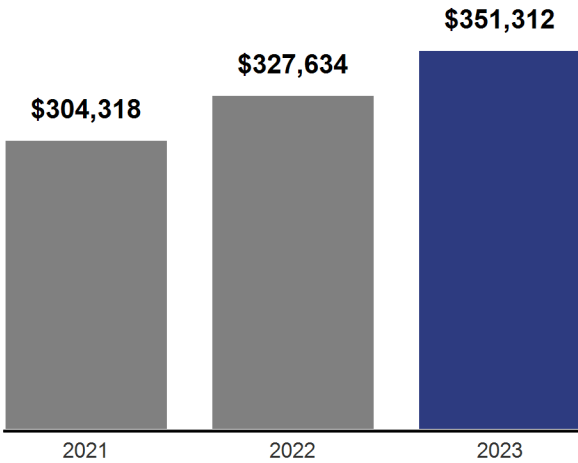


Average Sales Price - October 2023

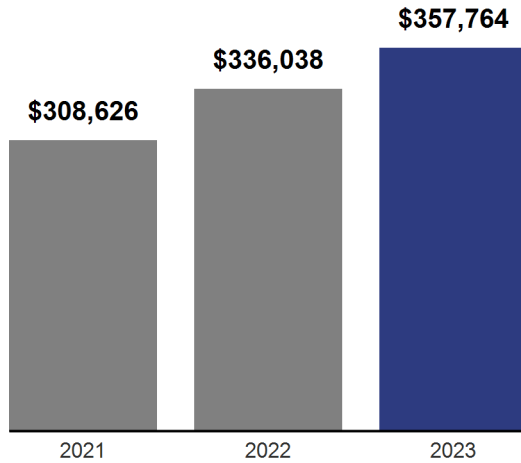
The average sales price of all listings that closed during the month.



October

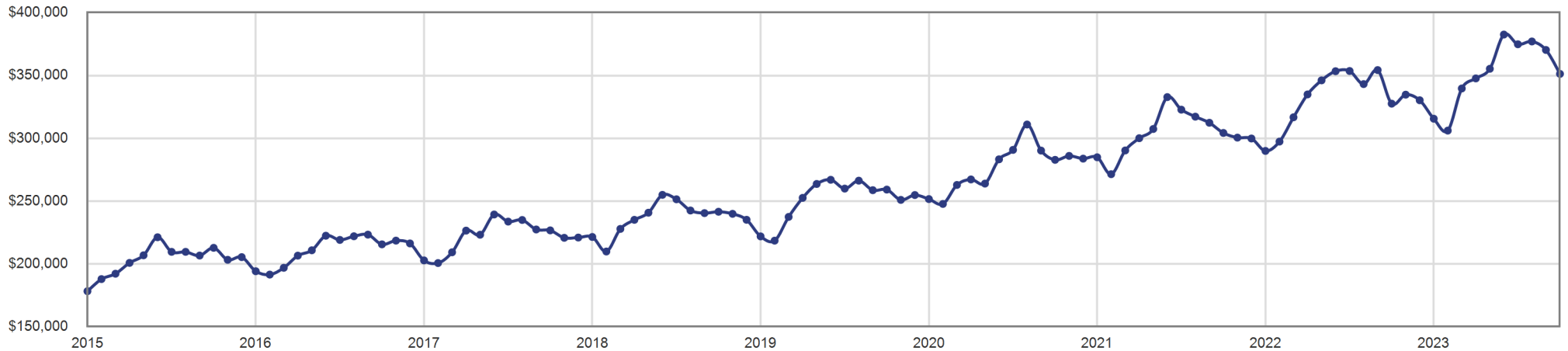


Year To Date



Month	Prior Year	Current Year	+/-
November	\$300,609	\$334,786	+ 11.4%
December	\$299,893	\$330,334	+ 10.2%
January	\$290,003	\$315,649	+ 8.8%
February	\$297,449	\$306,192	+ 2.9%
March	\$316,770	\$339,703	+ 7.2%
April	\$334,971	\$347,740	+ 3.8%
May	\$346,188	\$355,375	+ 2.7%
June	\$353,465	\$382,629	+ 8.3%
July	\$353,641	\$374,902	+ 6.0%
August	\$343,192	\$377,138	+ 9.9%
September	\$354,359	\$370,377	+ 4.5%
October	\$327,634	\$351,312	+ 7.2%
12-Month Avg	\$329,375	\$353,744	+ 7.4%

Historical Average Sales Price

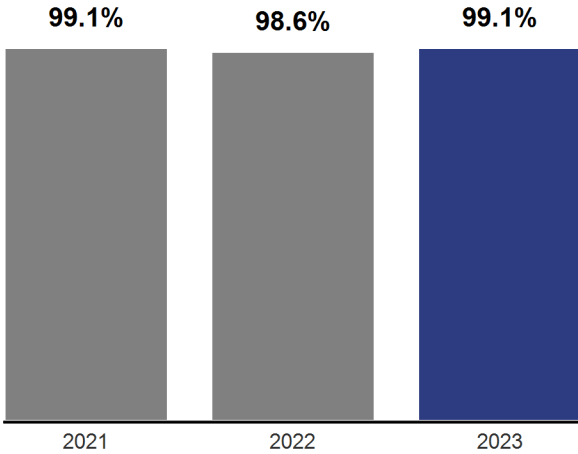


Percent of Original List Price Received - October 2023

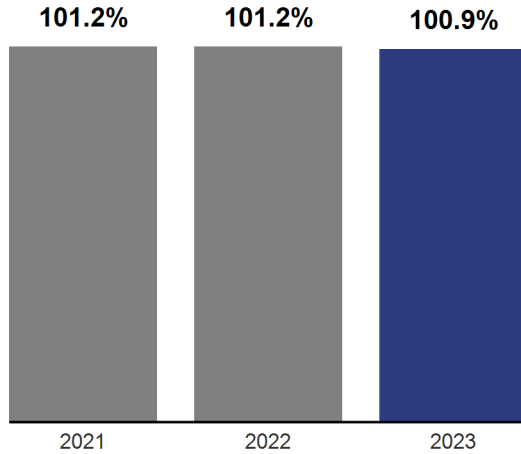
The average sales to original list price ratio for all listings that closed during the month.



October

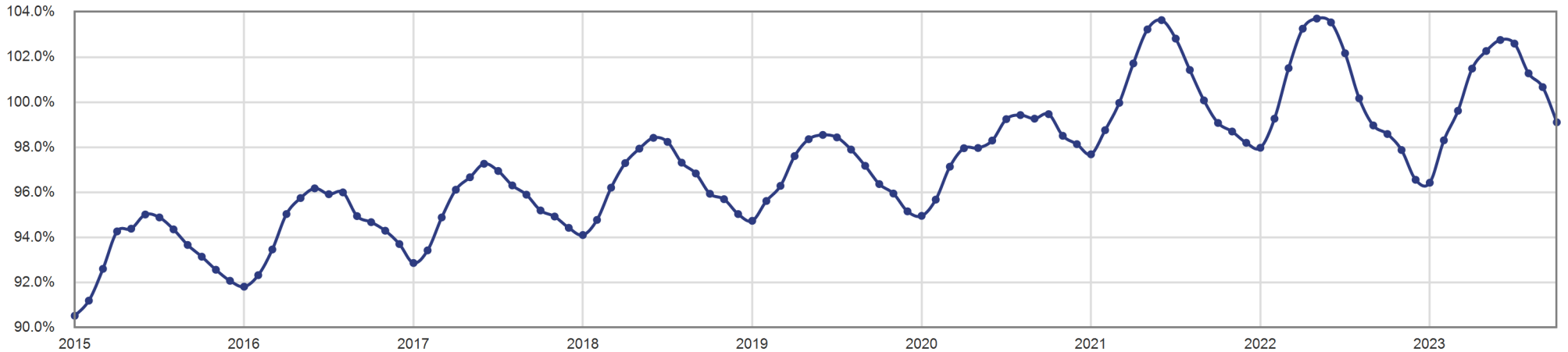


Year To Date



Month	Prior Year	Current Year	+/-
November	98.7%	97.9%	- 0.8%
December	98.2%	96.6%	- 1.7%
January	98.0%	96.4%	- 1.6%
February	99.3%	98.3%	- 1.0%
March	101.5%	99.6%	- 1.9%
April	103.3%	101.5%	- 1.7%
May	103.7%	102.3%	- 1.4%
June	103.5%	102.8%	- 0.8%
July	102.2%	102.6%	+ 0.4%
August	100.2%	101.3%	+ 1.1%
September	99.0%	100.7%	+ 1.7%
October	98.6%	99.1%	+ 0.5%
12-Month Avg	100.7%	100.3%	- 0.4%

Historical Percent of Original List Price Received

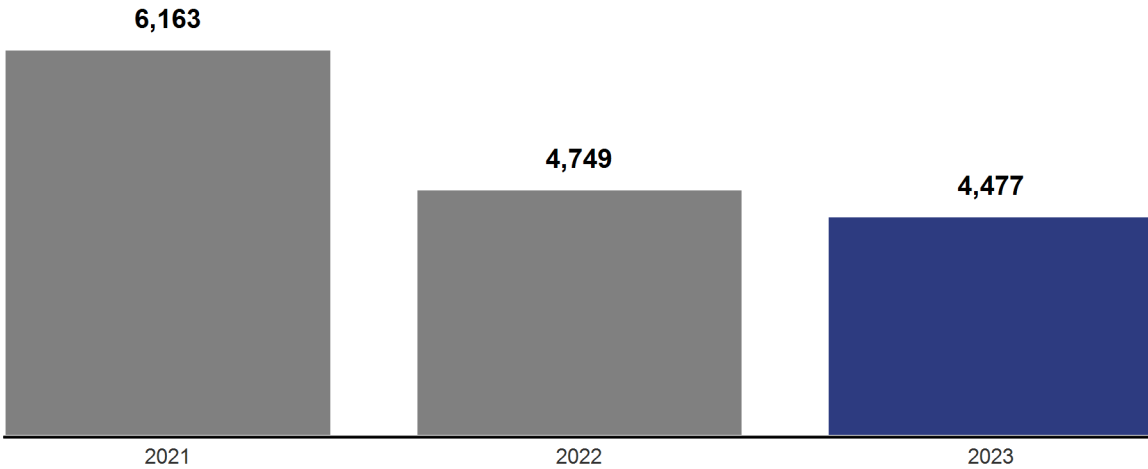


Inventory of Homes for Sale - October 2023

The number of listings that are in Active status at the end of the month.

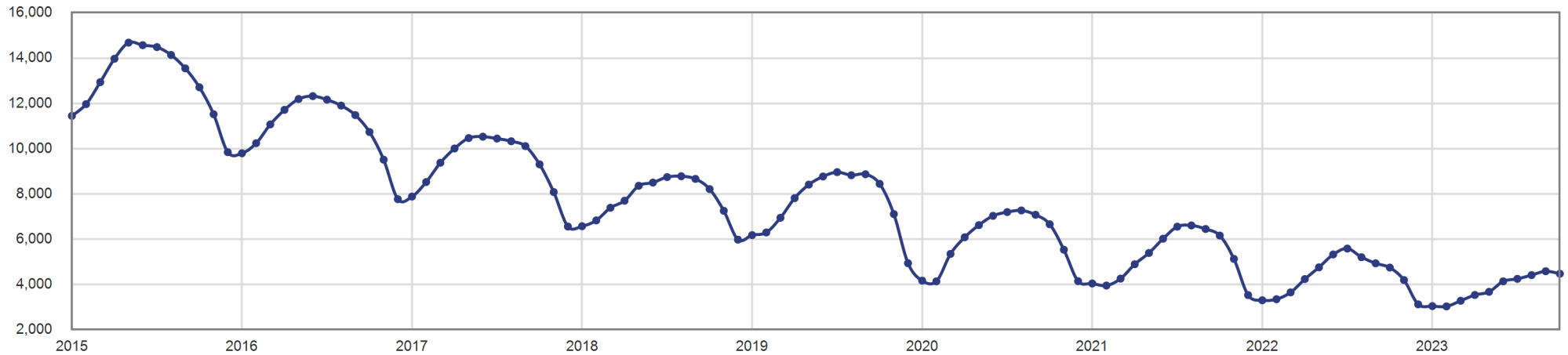


October



Month	Prior Year	Current Year	+/-
November	5,133	4,197	- 18.2%
December	3,534	3,125	- 11.6%
January	3,305	3,047	- 7.8%
February	3,352	3,035	- 9.5%
March	3,654	3,285	- 10.1%
April	4,241	3,539	- 16.6%
May	4,760	3,678	- 22.7%
June	5,328	4,142	- 22.3%
July	5,589	4,251	- 23.9%
August	5,209	4,418	- 15.2%
September	4,937	4,588	- 7.1%
October	4,749	4,477	- 5.7%
12-Month Avg	4,483	3,815	- 14.9%

Historical Inventory of Homes for Sale

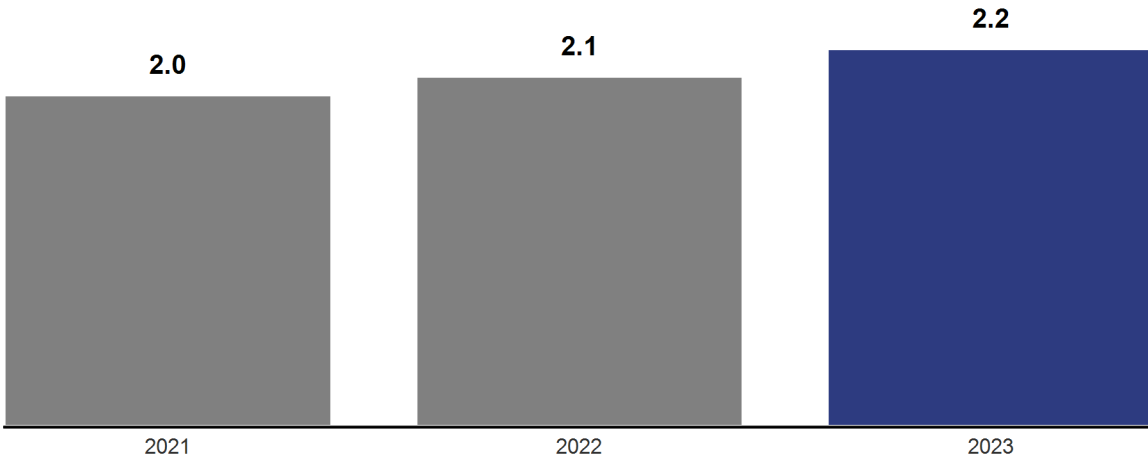


Months Supply of Inventory - October 2023

The number of active listings at the end of the month divided by the number of closed listings during the month.



October



Month	Prior Year	Current Year	+/-
November	1.8	2.1	+ 21.7%
December	1.3	1.7	+ 35.7%
January	1.9	2.6	+ 32.6%
February	2.0	2.5	+ 23.7%
March	1.7	2.0	+ 18.7%
April	1.8	2.0	+ 12.5%
May	1.7	1.6	- 6.2%
June	1.6	1.6	- 0.6%
July	1.9	1.8	- 6.0%
August	1.7	1.8	+ 0.3%
September	1.8	2.1	+ 16.7%
October	2.1	2.2	+ 4.0%
12-Month Avg	1.8	2.0	+ 12.4%

Historical Months Supply of Inventory

