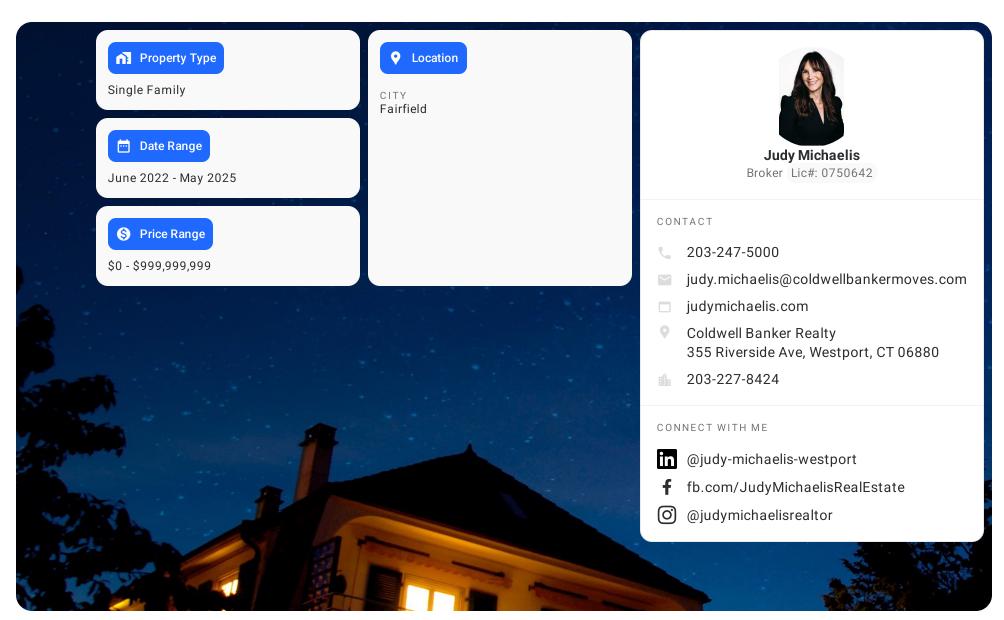


Market Trends Report May 2025





Judy Michaelis

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Properties: Single Family

Overview

The overview below shows real estate activity from January 2025 to May 2025. You will see data comparisons between May and the previous month, the last three months and May 2024.

		Monthly Trends			
Overview	YTD Avg.	May	April	Feb Apr.	May. 2024
New Listings	324	73	83	69	84
Average Sales Price per Square Foot	503	493	459	475	494
Average Days on Market	58	51	51	58	50
Number of Properties for Sale	561	101	133	121	165
Average List Price	\$1,628,252	\$1,945,801	\$1,620,219	\$1,538,263	\$1,562,690
Median List Price	\$999,200	\$1,199,000	\$949,999	\$949,333	\$1,000,000
Average Sales Price	\$1,410,939	\$1,215,830	\$1,489,061	\$1,377,931	\$1,083,796
Median Sales Price	\$1,057,500	\$920,000	\$950,000	\$1,039,167	\$848,310
Sales Price / List Price Ratio	102.36%	104.26%	103.66%	102.33%	105.08%
Number of Properties Sold	189	51	49	37	50
Month's Supply of Inventory	3.14	1.98	2.71	3.39	3.3
Absorption Rate	0.34	0.5	0.37	0.3	0.3

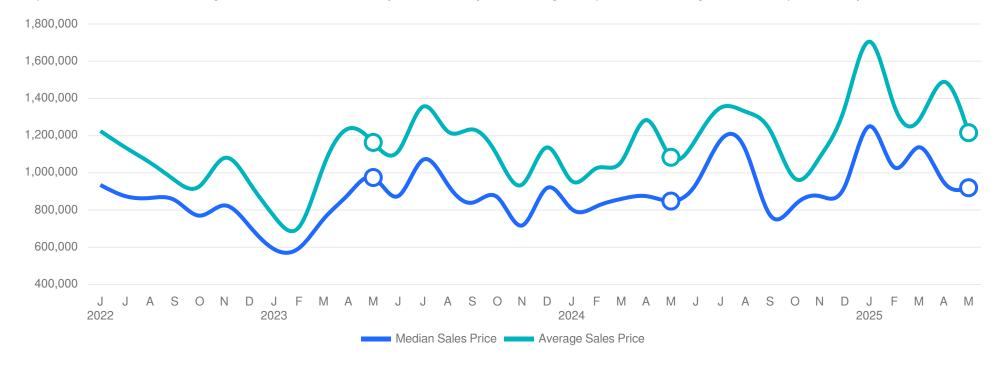


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Average & Median Sales Price

The median sales price in May 2025 was \$920,000, down -3.16% from \$950,000 from the previous month and 8.45% higher than \$848,310 from May 2024. The May 2025 median sales price was at a mid level compared to May 2024 and 2023. The average sales price in May 2025 was \$1,215,830, down -18.35% from \$1,489,061 from the previous month and 12.18% higher than \$1,083,796 from May 2024. The May 2025 average sale price was at its highest level compared to May 2024 and 2023.



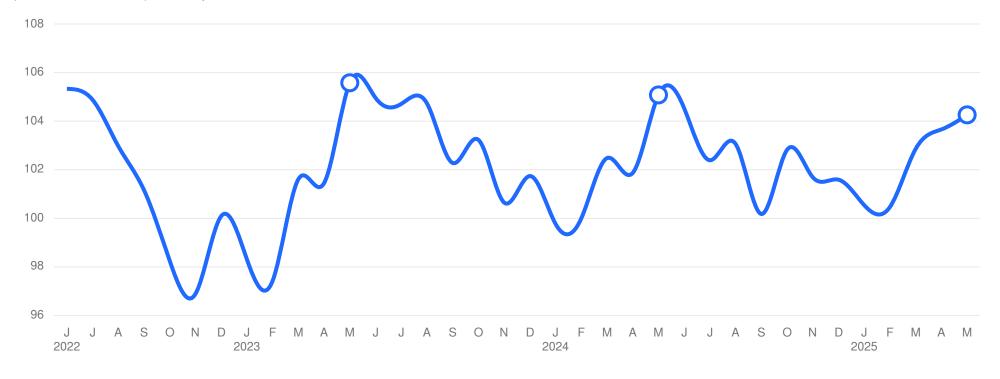


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Sales Price / List Price Ratio

The sales price/list price ratio is the average sale price divided by the average list price for sold properties expressed as a percentage. If it is above 100%, homes are selling for more than the list price. If it is less than 100%, homes are selling for less than the list price. The May 2025 sales price/list price ratio was 104.26%, equal to the previous month and equal to May 2024.





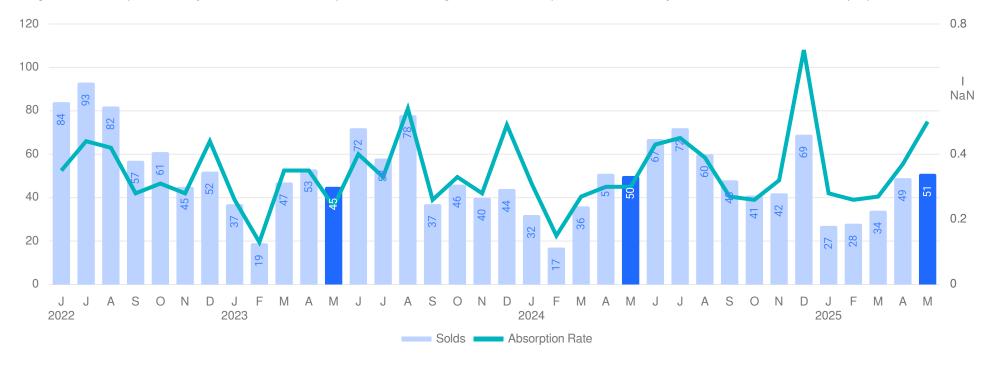


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Number of Properties Sold & Absorption Rate

The number of properties sold in May 2025 was 51, up 4.08% from 49 from the previous month and 2.00% higher than 50 from May 2024. The May 2025 sales were at its highest level compared to May 2024 and 2023. Absorption rate is the avg number of sales per month divided by the total number of available properties.



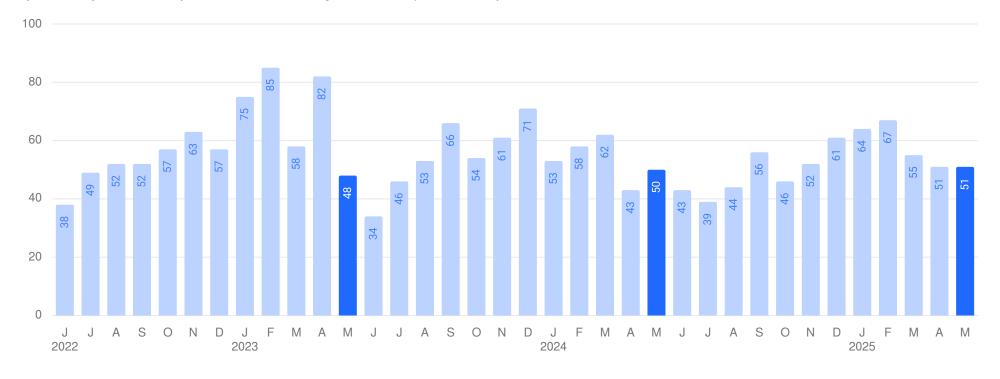


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Average Days on Market

The average days on market (DOM) is the number of days a property is on the market before it sells. An upward trend in DOM tends to indicate a move towards a buyer's market, a downward trend tends to indicate a move towards seller's market. The DOM for May 2025 was 51 days, equal to the previous month and 2.00% higher than 50 days from May 2024. The May 2025 DOM was at its highest level compared with May 2024 and 2023.





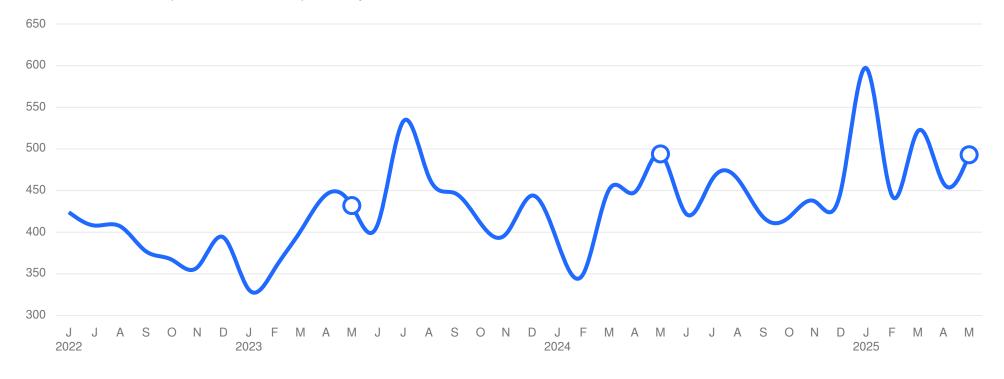


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Average Sales Price per Square Foot

The average sales price per square foot is a more normalized indicator for the direction of property value. The sales price per square foot in May 2025 was \$493, up 7.41% from \$459 from the previous month and equal to May 2024.





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Inventory & MSI

The number of properties for sale in May 2025 was 101, down -24.06% from 133 from the previous month and -38.79% lower than 165 from May 2024. The May 2025 inventory was at its lowest level compared with May 2024 and 2023. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The May 2025 MSI of 1.98 months was at its lowest level compared with May 2024 and 2023.





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New Listings

The number of new listings in May 2025 was 73, down -12.05% from 83 from the previous month and -13.10% lower than 84 from May 2024. The May 2025 listings were at its lowest level compared to May 2024 and 2023.

