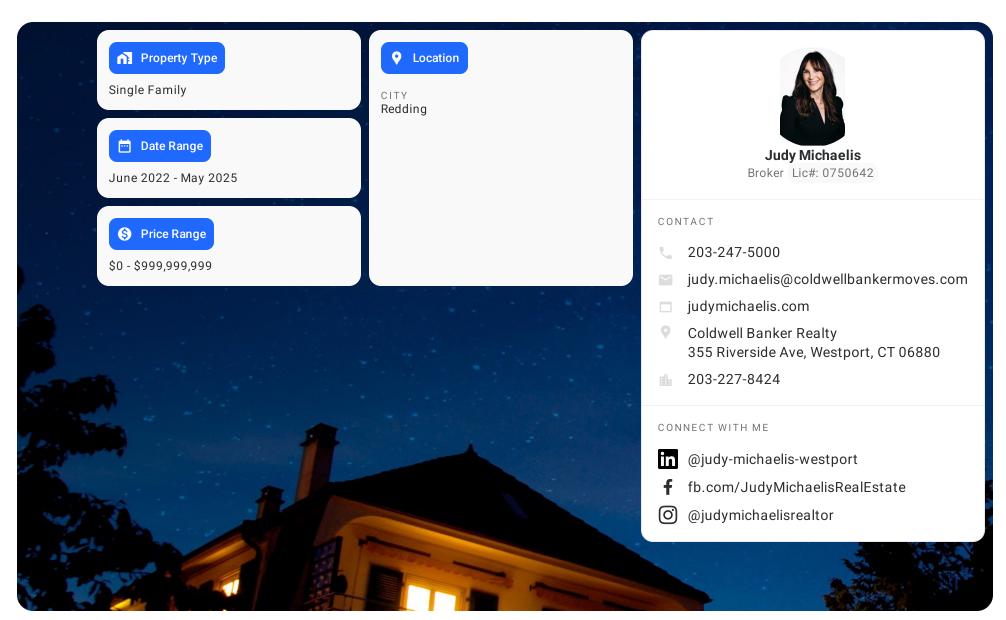


Market Trends Report May 2025





Judy Michaelis

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Price Range: \$0 \$999,999,999

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	72	27	19	13	13
Average Sales Price per Square Foot	315	293	285	292	371
Average Days on Market	89	103	66	89	85
Number of Properties for Sale	136	34	30	26	28
Average List Price	\$1,399,654	\$1,558,191	\$1,340,300	\$1,345,484	\$1,546,502
Median List Price	\$1,123,000	\$1,187,500	\$1,024,500	\$1,079,500	\$1,012,000
Average Sales Price	\$1,087,970	\$1,018,700	\$845,714	\$917,384	\$1,041,667
Median Sales Price	\$1,001,780	\$899,900	\$835,000	\$919,667	\$1,060,000
Sales Price / List Price Ratio	95.66%	94.28%	98.62%	96.01%	97.29%
Number of Properties Sold	34	7	7	7	3
Month's Supply of Inventory	4.06	4.86	4.29	3.61	9.33
Absorption Rate	0.25	0.21	0.23	0.28	0.11



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Average & Median Sales Price

The median sales price in May 2025 was \$899,900, up 7.77% from \$835,000 from the previous month and -15.10% lower than \$1,060,000 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 \$1,018,700, up 20.45% from \$845,714 from the previous month and -2.20% lower than \$1,041,667 from May 2024. The May 2025 average sale price was at a mid level compared to May 2024 and 2023.



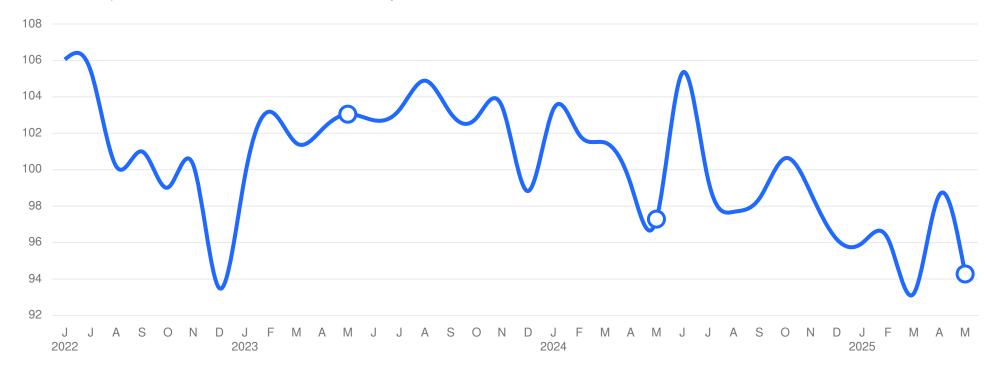


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Sales Price / List Price Ratio

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 94.28%, down from 98.62% from the previous month and down from 97.29% from May 2024.







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Number of Properties Sold & Absorption Rate

The number of properties sold in May 2025 was 7, equal to the previous month and 133.33% higher than 3 from May 2024. The May 2025 sales were at a mid 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.



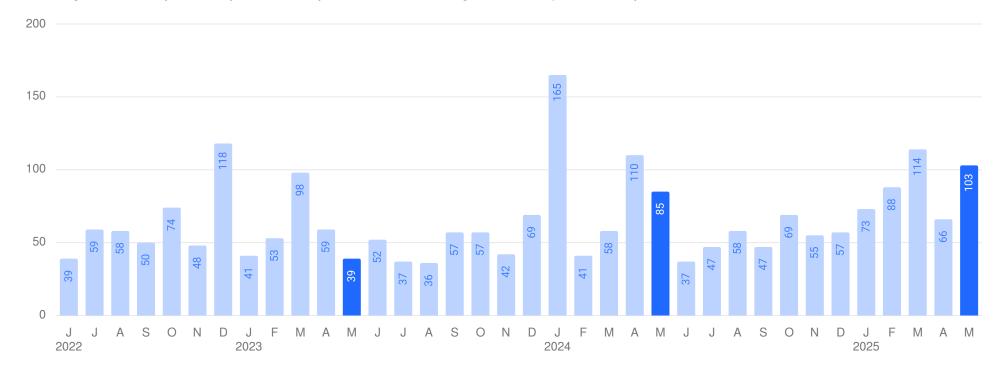


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Average Days on Market

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 103 days, up 56.06% from 66 days from the previous month and 21.18% higher than 85 days from May 2024. The May 2025 DOM was at its highest level compared with May 2024 and 2023.



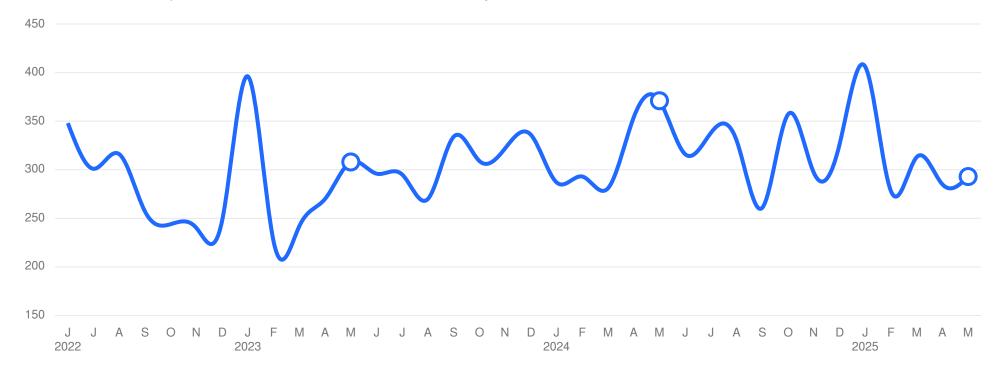


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Average Sales Price per Square Foot

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 \$293, up 2.81% from \$285 from the previous month and -21.02% lower than \$371 from May 2024.



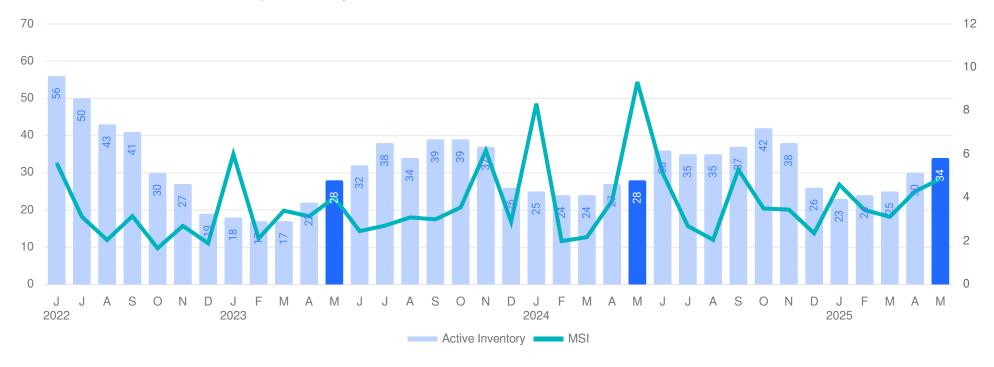


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Inventory & MSI

The number of properties for sale in May 2025 was 34, up 13.33% from 30 from the previous month and 21.43% higher than 28 from May 2024. The May 2025 inventory was at its highest 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 4.86 months was at a mid level compared with May 2024 and 2023.





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New Listings

The number of new listings in May 2025 was 27, up 42.11% from 19 from the previous month and 107.69% higher than 13 from May 2024. The May 2025 listings were at its highest level compared to May 2024 and 2023.

