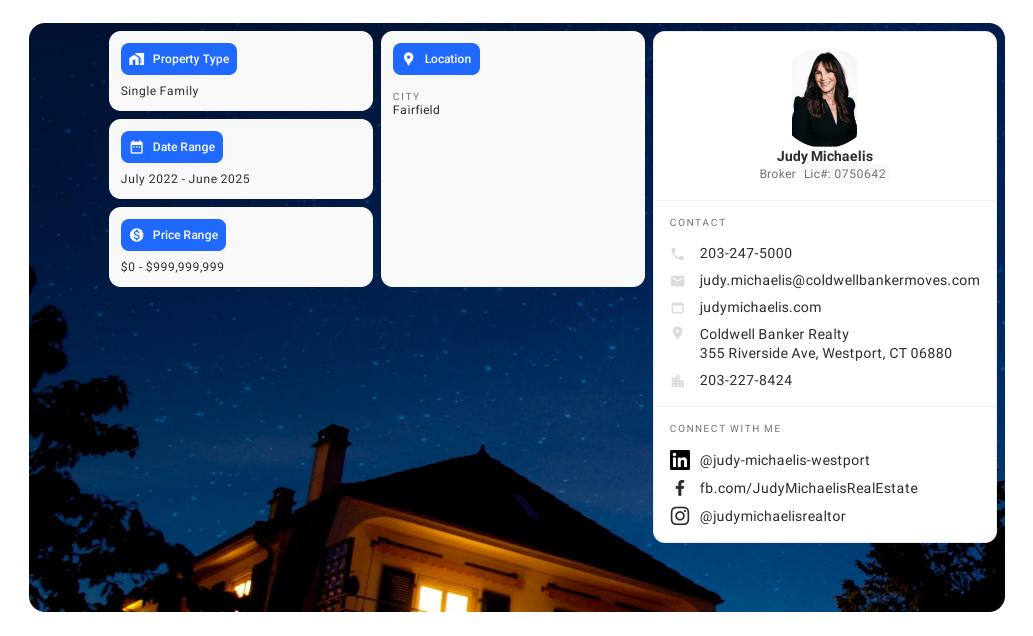


Market Trends Report June 2025





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Overview

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

Overview		Monthly Trends			
	YTD Avg.	June	May	Mar May.	Jun. 2024
New Listings	405	74	78	77	74
Average Sales Price per Square Foot	501	494	492	491	422
Average Days on Market	56	47	52	53	43
Number of Properties for Sale	709	106	131	133	157
Average List Price	\$1,674,893	\$2,052,188	\$1,826,950	\$1,639,665	\$1,585,916
Median List Price	\$1,056,250	\$1,368,500	\$1,149,000	\$1,023,667	\$1,000,000
Average Sales Price	\$1,407,639	\$1,379,713	\$1,227,256	\$1,333,302	\$1,179,086
Median Sales Price	\$1,052,500	\$1,025,000	\$922,500	\$1,003,333	\$937,000
Sales Price / List Price Ratio	102.63%	104.14%	104.11%	103.54%	104.53%
Number of Properties Sold	255	65	52	45	67
Month's Supply of Inventory	3.03	1.63	2.52	3.04	2.34
Absorption Rate	0.36	0.61	0.4	0.34	0.43





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Average & Median Sales Price

The median sales price in June 2025 was \$1,025,000, up 11.11% from \$922,500 from the previous month and 9.39% higher than \$937,000 from June 2024. The June 2025 median sales price was at its highest level compared to June 2024 and 2023. The average sales price in June 2025 was \$1,379,713, up 12.42% from \$1,227,256 from the previous month and 17.02% higher than \$1,179,086 from June 2024. The June 2025 average sale price was at its highest level compared to June 2024 and 2023.



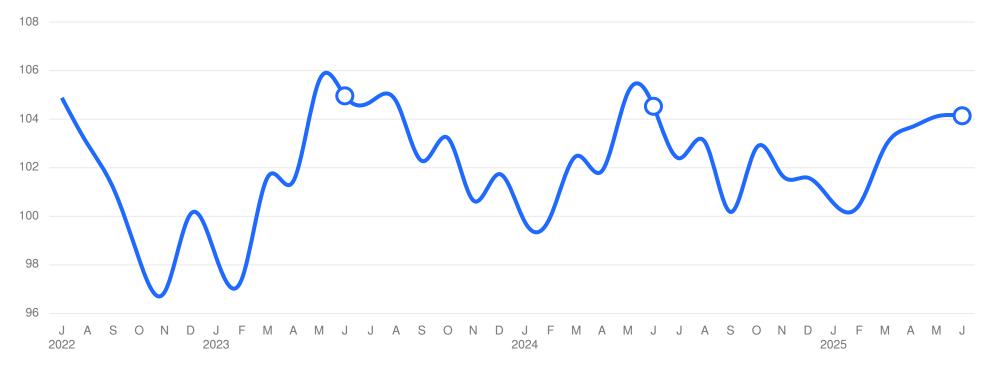




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Sales Price / List Price Ratio

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 June 2025 sales price/list price ratio was 104.14%, equal to the previous month and equal to June 2024.







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Number of Properties Sold & Absorption Rate

The number of properties sold in June 2025 was 65, up 25.00% from 52 from the previous month and -2.99% lower than 67 from June 2024. The June 2025 sales were at its lowest level compared to June 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 June 2025 was 47 days, down -9.62% from 52 days from the previous month and 9.30% higher than 43 days from June 2024. The June 2025 DOM was at its highest level compared with June 2024 and 2023.



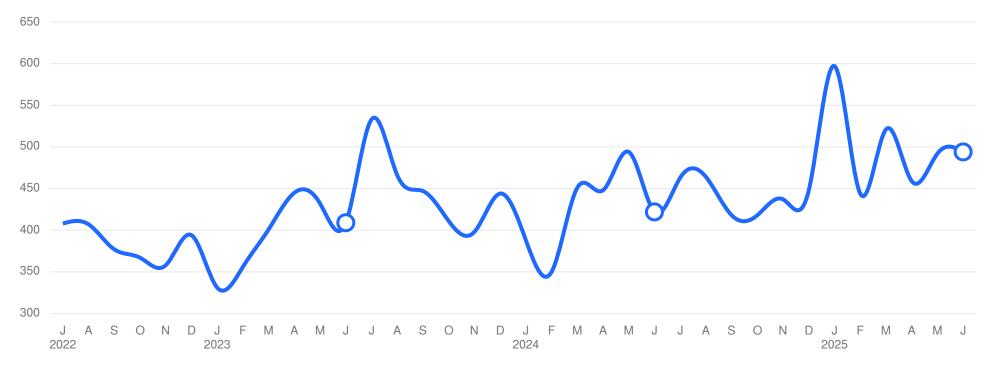




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Average Sales Price per Square Foot

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 June 2025 was \$494, equal to the previous month and 17.06% higher than \$422 from June 2024.







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Inventory & MSI

The number of properties for sale in June 2025 was 106, down -19.08% from 131 from the previous month and -32.48% lower than 157 from June 2024. The June 2025 inventory was at its lowest level compared with June 2024 and 2023. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The June 2025 MSI of 1.63 months was at its lowest level compared with June 2024 and 2023.







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New Listings

The number of new listings in June 2025 was 74, down -5.13% from 78 from the previous month and equal to June 2024. The June 2025 listings were at a mid level compared to June 2024 and 2023.

