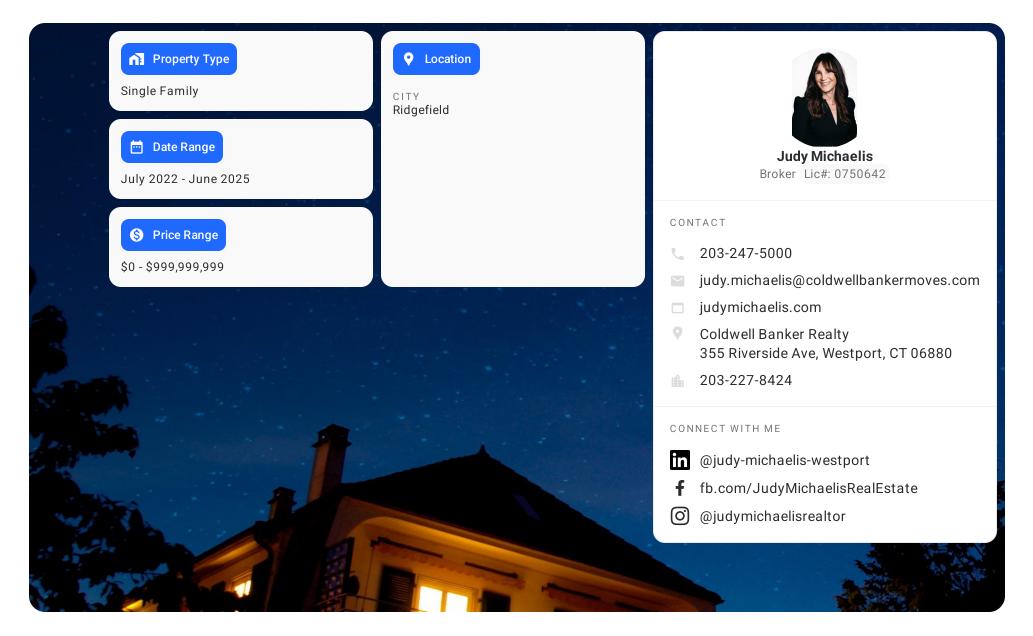


# Market Trends Report June 2025





25

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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	Мау	Mar May.	Jun. 2024
New Listings	190	36	43	39	28
Average Sales Price per Square Foot	388	397	405	398	350
Average Days on Market	50	28	42	46	40
Number of Properties for Sale	275	51	64	54	61
Average List Price	\$1,728,435	\$1,735,615	\$1,641,764	\$1,673,370	\$1,444,240
Median List Price	\$1,188,500	\$1,399,000	\$1,249,500	\$1,135,667	\$1,195,000
Average Sales Price	\$1,307,009	\$1,323,675	\$1,027,576	\$1,199,592	\$1,253,614
Median Sales Price	\$1,093,109	\$1,237,656	\$1,000,000	\$1,040,000	\$1,174,750
Sales Price / List Price Ratio	104.77%	108.72%	107.05%	107.07%	104.81%
Number of Properties Sold	95	36	18	14	22
Month's Supply of Inventory	3.42	1.42	3.56	3.81	2.77
Absorption Rate	0.34	0.71	0.28	0.27	0.36



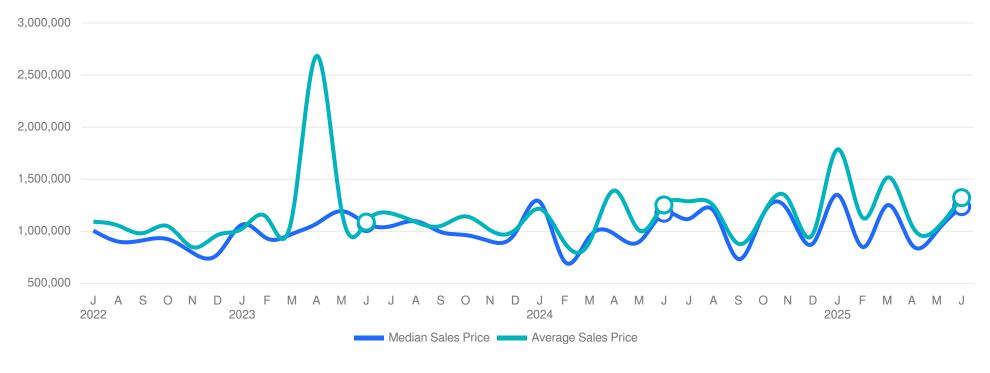


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## Average & Median Sales Price

The median sales price in June 2025 was \$1,237,656, up 23.77% from \$1,000,000 from the previous month and 5.35% higher than \$1,174,750 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 \$1,323,675, up 28.82% from \$1,027,576 from the previous month and 5.59% higher than \$1,253,614 from June 2024. The June 2025 average sale price was at its highest level compared to June 2024 and 2023.



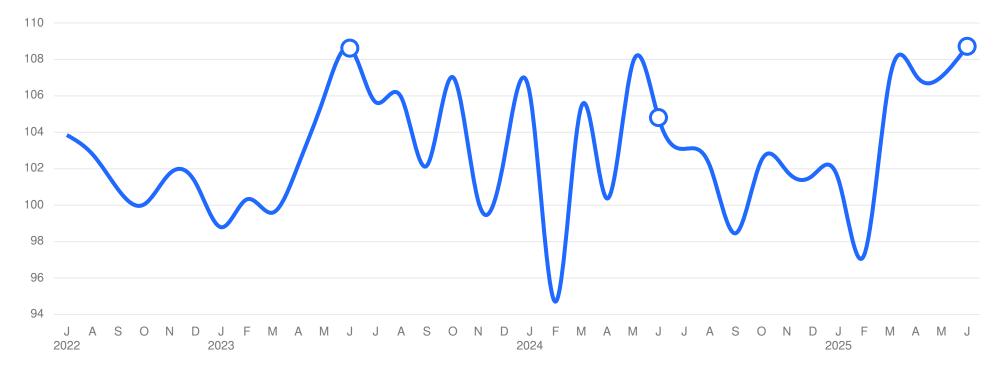




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## Sales Price / List Price Ratio

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 108.72%, up from 107.05% from the previous month and up from 104.81% from June 2024.







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### Number of Properties Sold & Absorption Rate

The number of properties sold in June 2025 was 36, up 100% from 18 from the previous month and 63.64% higher than 22 from June 2024. The June 2025 sales were at a mid 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.



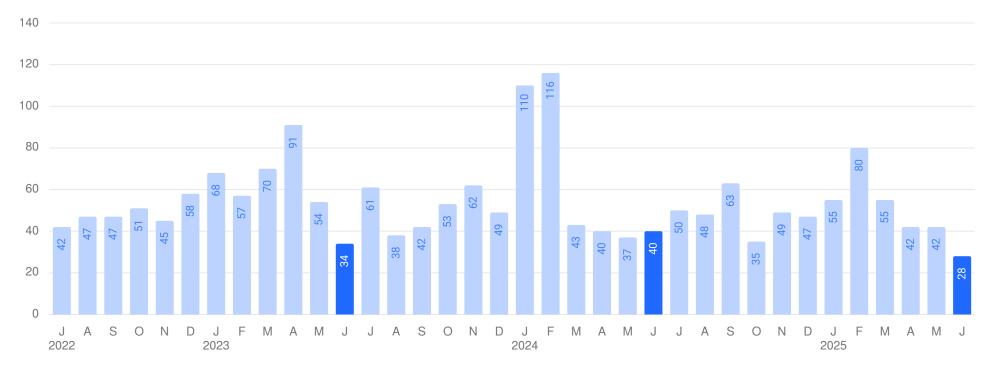




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## Average Days on Market

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 28 days, down -33.33% from 42 days from the previous month and -30.0% lower than 40 days from June 2024. The June 2025 DOM was at its lowest level compared with June 2024 and 2023.



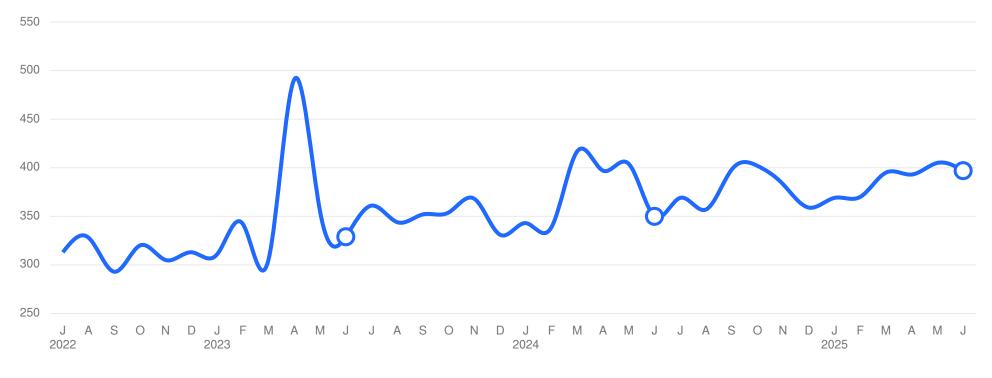




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#### Average Sales Price per Square Foot

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 \$397, down -1.98% from \$405 from the previous month and 13.43% higher than \$350 from June 2024.







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# Inventory & MSI

The number of properties for sale in June 2025 was 51, down -20.31% from 64 from the previous month and -16.39% lower than 61 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 1.42 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 36, down -16.28% from 43 from the previous month and 28.57% higher than 28 from June 2024. The June 2025 listings were at a mid level compared to June 2024 and 2023.

