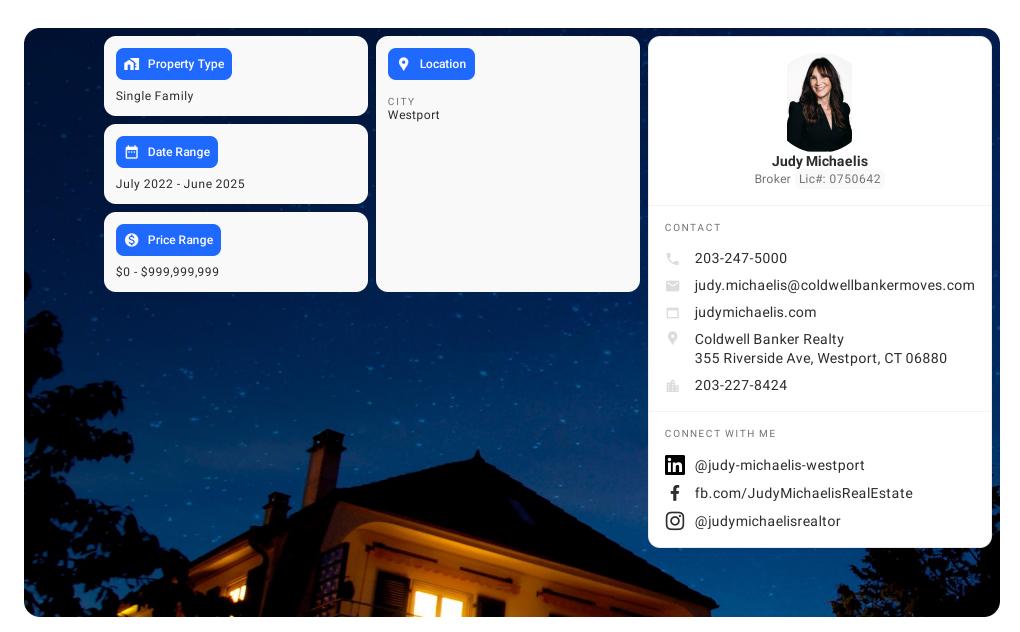


Market Trends Report June 2025







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 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	277	38	57	59	38
Average Sales Price per Square Foot	605	614	637	610	568
Average Days on Market	52	35	45	58	36
Number of Properties for Sale	580	105	119	108	100
Average List Price	\$4,278,417	\$4,199,433	\$3,906,756	\$4,085,992	\$3,375,808
Median List Price	\$3,648,750	\$3,785,000	\$3,250,000	\$3,406,667	\$2,936,500
Average Sales Price	\$2,528,096	\$2,381,139	\$2,788,112	\$2,929,766	\$2,624,320
Median Sales Price	\$2,299,029	\$2,029,422	\$2,200,000	\$2,791,500	\$2,325,000
Sales Price / List Price Ratio	102.65%	105.55%	103.16%	102.94%	102.85%
Number of Properties Sold	128	39	26	21	30
Month's Supply of Inventory	5.01	2.69	4.58	5.2	3.33
Absorption Rate	0.22	0.37	0.22	0.2	0.3



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Average & Median Sales Price

The median sales price in June 2025 was \$2,029,422, down -7.75% from \$2,200,000 from the previous month and -12.71% lower than \$2,325,000 from June 2024. The June 2025 median sales price was at its lowest level compared to June 2024 and 2023. The average sales price in June 2025 was \$2,381,139, down -14.60% from \$2,788,112 from the previous month and -9.27% lower than \$2,624,320 from June 2024. The June 2025 average sale price was at its lowest level compared to June 2024 and 2023.



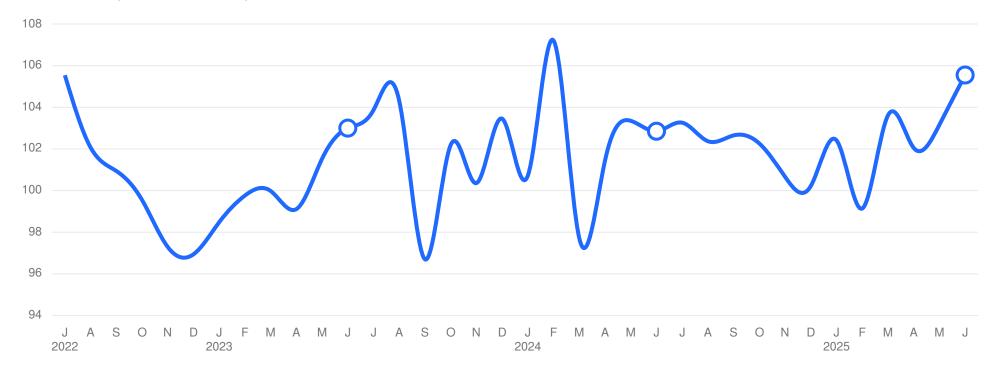


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Sales Price / List Price Ratio

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 105.55%, up from 103.16% from the previous month and up from 102.85% from June 2024.







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Number of Properties Sold & Absorption Rate

The number of properties sold in June 2025 was 39, up 50.0% from 26 from the previous month and 30.0% higher than 30 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.



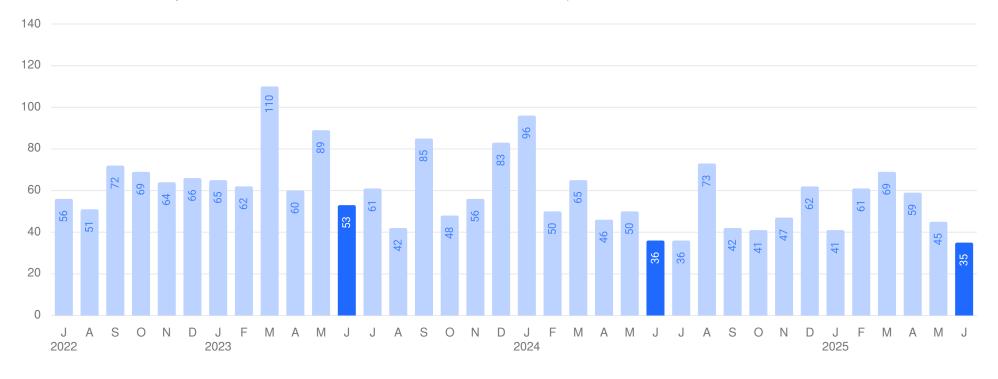


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Average Days on Market

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 35 days, down -22.22% from 45 days from the previous month and -2.78% lower than 36 days from June 2024. The June 2025 DOM was at its lowest level compared with June 2024 and 2023.



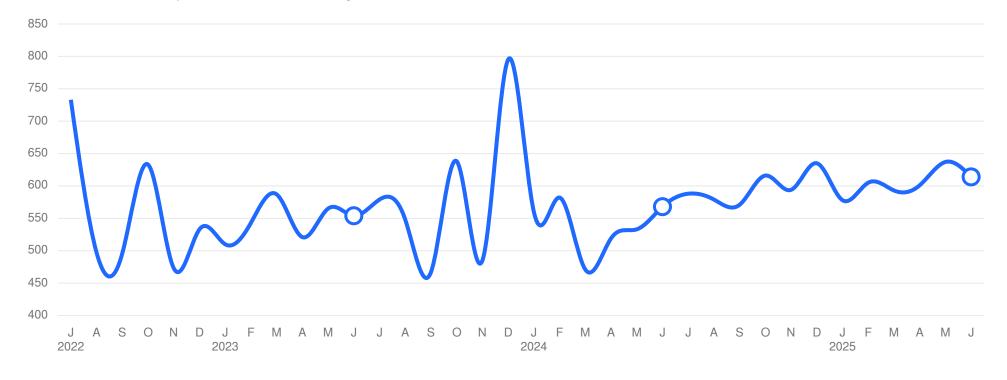


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Average Sales Price per Square Foot

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 \$614, down -3.61% from \$637 from the previous month and 8.10% higher than \$568 from June 2024.







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Inventory & MSI

The number of properties for sale in June 2025 was 105, down -11.76% from 119 from the previous month and 5.00% higher than 100 from June 2024. The June 2025 inventory was at a mid 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 2.69 months was at a mid level compared with June 2024 and 2023.





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New Listings

The number of new listings in June 2025 was 38, down -33.33% from 57 from the previous month and equal to June 2024. The June 2025 listings were at its lowest level compared to June 2024 and 2023.

