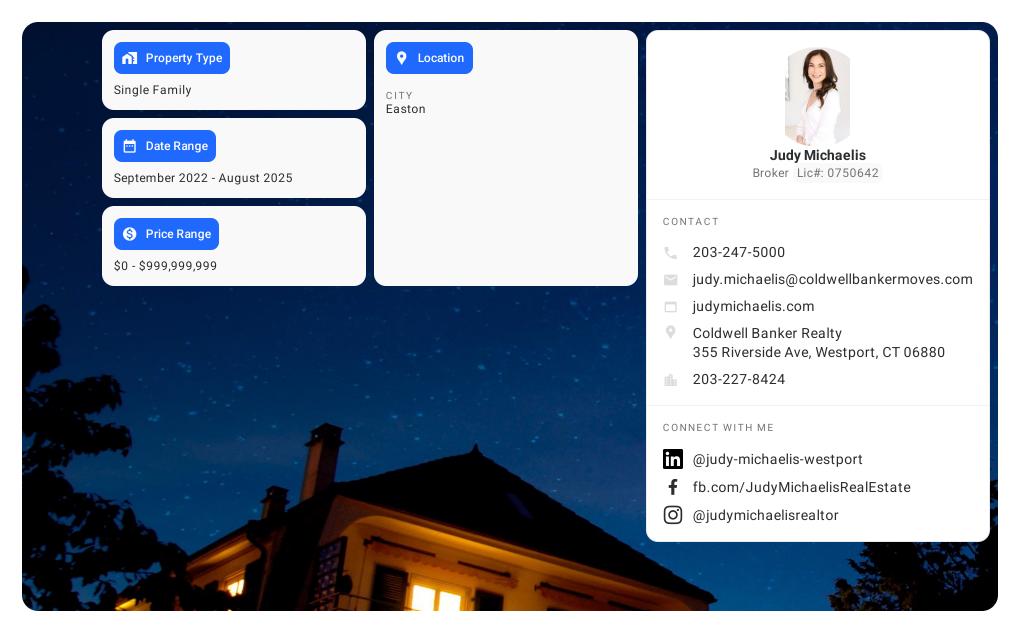


# Market Trends Report August 2025





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Properties: Single Family

#### Overview

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

		Monthly Trends			
Overview	YTD Avg.	August	July	May Jul.	Aug. 2024
New Listings	101	11	13	15	6
Average Sales Price per Square Foot	318	349	323	316	238
Average Days on Market	70	49	49	42	98
Number of Properties for Sale	181	23	32	31	20
Average List Price	\$1,524,949	\$1,628,604	\$1,588,926	\$1,504,605	\$1,257,260
Median List Price	\$1,279,000	\$1,175,000	\$1,254,000	\$1,247,000	\$1,037,000
Average Sales Price	\$1,048,835	\$931,694	\$1,015,000	\$1,095,730	\$1,060,667
Median Sales Price	\$954,781	\$845,750	\$905,000	\$957,333	\$957,500
Sales Price / List Price Ratio	101.41%	101.5%	98.31%	101.43%	99.94%
Number of Properties Sold	59	9	7	11	6
Month's Supply of Inventory	3.42	2.56	4.57	3.11	3.33
Absorption Rate	0.34	0.39	0.22	0.36	0.3

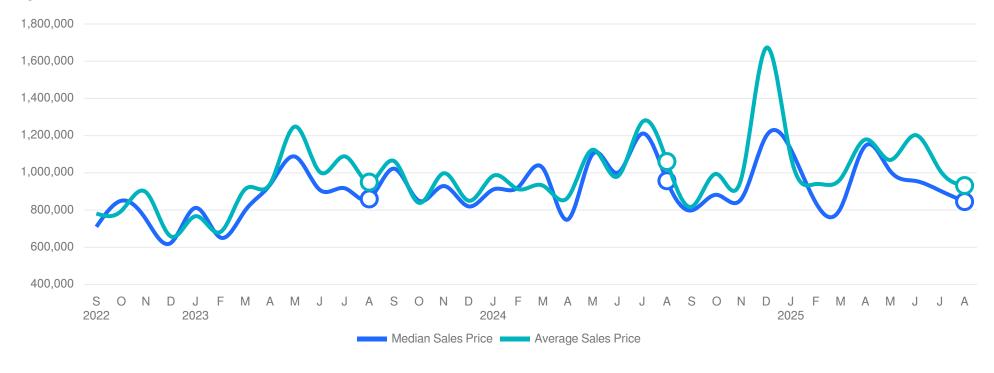


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#### Average & Median Sales Price

The median sales price in August 2025 was \$845,750, down -6.55% from \$905,000 from the previous month and -11.67% lower than \$957,500 from August 2024. The August 2025 median sales price was at its lowest level compared to August 2024 and 2023. The average sales price in August 2025 was \$931,694, down -8.21% from \$1,015,000 from the previous month and -12.16% lower than \$1,060,667 from August 2024. The August 2025 average sale price was at its lowest level compared to August 2024 and 2023.





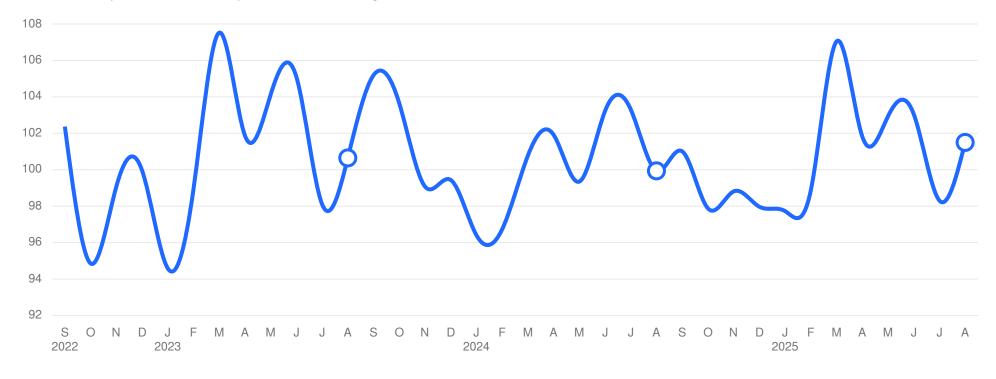
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#### Sales Price / List Price Ratio

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 August 2025 sales price/list price ratio was 101.5%, up from 98.31% from the previous month and up from 99.94% from August 2024.







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#### Number of Properties Sold & Absorption Rate

The number of properties sold in August 2025 was 9, up 28.57% from 7 from the previous month and 50.0% higher than 6 from August 2024. The August 2025 sales were at a mid level compared to August 2024 and 2023. Absorption rate is the avg number of sales per month divided by the total number of available properties.





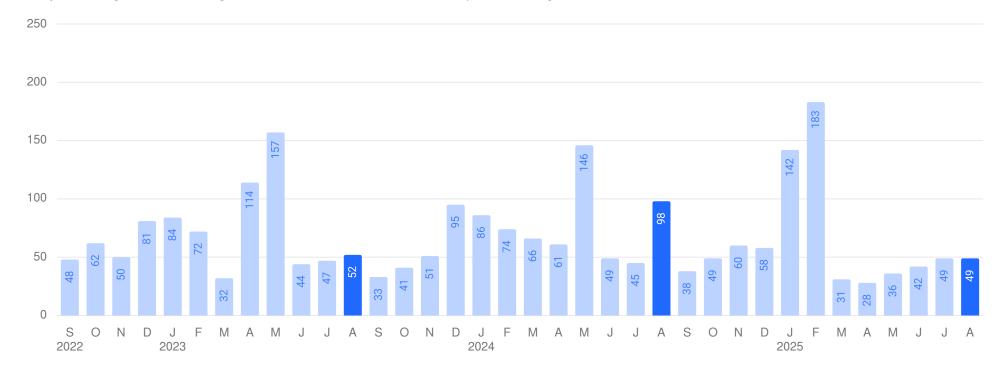


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## Average Days on Market

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 August 2025 was 49 days, equal to the previous month and -50.0% lower than 98 days from August 2024. The August 2025 DOM was at its lowest level compared with August 2024 and 2023.





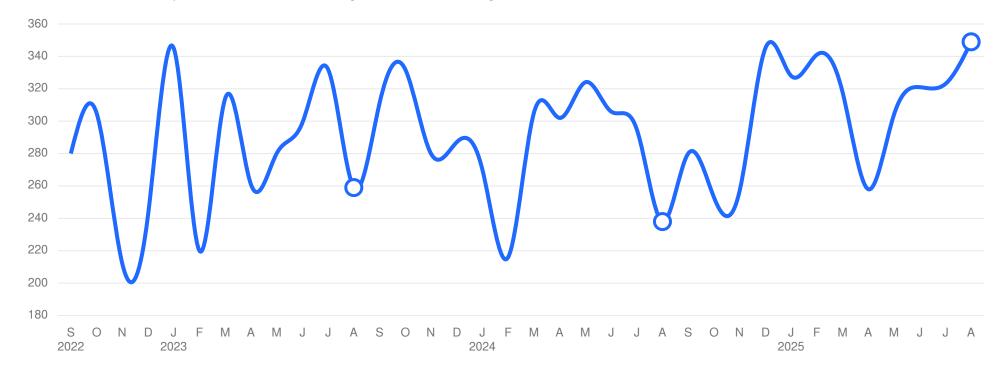


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#### Average Sales Price per Square Foot

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 August 2025 was \$349, up 8.05% from \$323 from the previous month and 46.64% higher than \$238 from August 2024.







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### Inventory & MSI

The number of properties for sale in August 2025 was 23, down -28.12% from 32 from the previous month and 15.00% higher than 20 from August 2024. The August 2025 inventory was at a mid level compared with August 2024 and 2023. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The August 2025 MSI of 2.56 months was at a mid level compared with August 2024 and 2023.







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#### **New Listings**

The number of new listings in August 2025 was 11, down -15.38% from 13 from the previous month and 83.33% higher than 6 from August 2024. The August 2025 listings were at a mid level compared to August 2024 and 2023.

