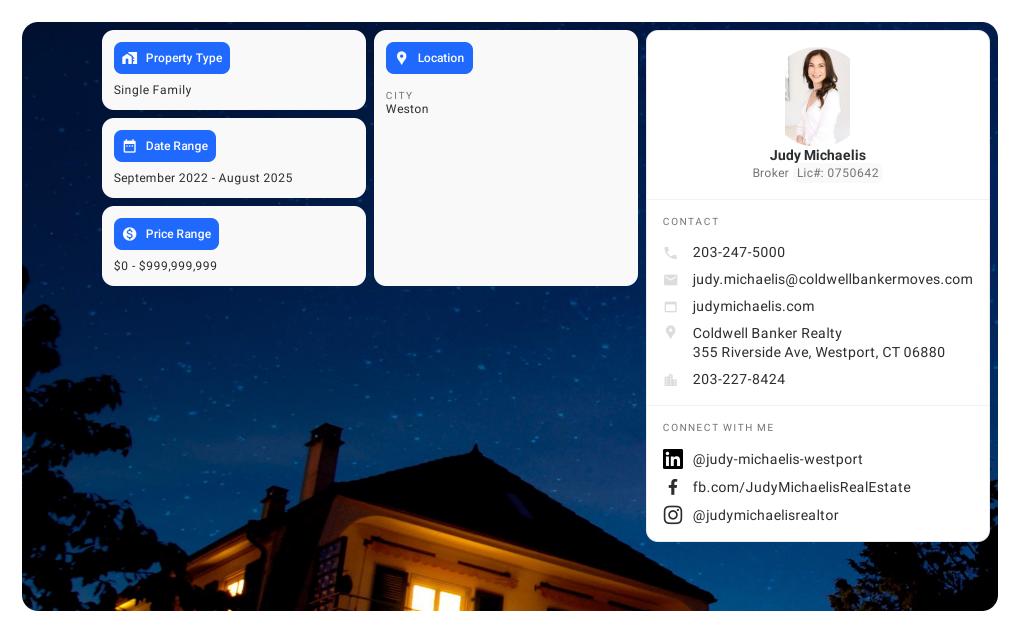


Market Trends Report August 2025





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Broker

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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	139	4	16	22	13
Average Sales Price per Square Foot	393	387	358	397	362
Average Days on Market	50	51	31	33	45
Number of Properties for Sale	269	28	40	45	33
Average List Price	\$1,571,299	\$1,473,743	\$1,494,105	\$1,575,353	\$1,509,661
Median List Price	\$1,473,781	\$1,386,500	\$1,374,250	\$1,493,750	\$1,390,000
Average Sales Price	\$1,519,110	\$1,323,194	\$1,742,938	\$1,683,878	\$1,383,969
Median Sales Price	\$1,407,125	\$1,232,500	\$1,766,500	\$1,648,833	\$1,426,000
Sales Price / List Price Ratio	104.12%	100.36%	103.95%	104.49%	102.61%
Number of Properties Sold	94	14	16	15	16
Month's Supply of Inventory	3.54	2	2.5	4.33	2.06
Absorption Rate	0.41	0.5	0.4	0.36	0.48



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Average & Median Sales Price

The median sales price in August 2025 was \$1,232,500, down -30.23% from \$1,766,500 from the previous month and -13.57% lower than \$1,426,000 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 \$1,323,194, down -24.08% from \$1,742,938 from the previous month and -4.39% lower than \$1,383,969 from August 2024. The August 2025 average sale price was at its lowest level compared to August 2024 and 2023.



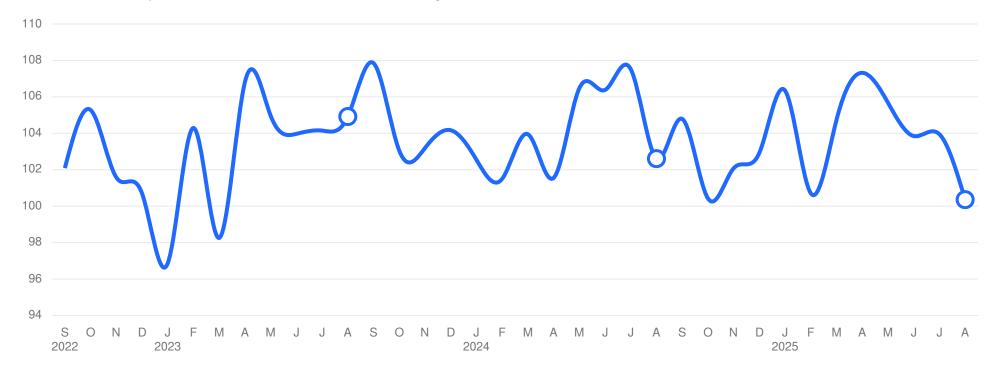


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Sales Price / List Price Ratio

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 100.36%, down from 103.95% from the previous month and down from 102.61% from August 2024.







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Number of Properties Sold & Absorption Rate

The number of properties sold in August 2025 was 14, down -12.50% from 16 from the previous month and -12.50% lower than 16 from August 2024. The August 2025 sales were at its lowest 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.





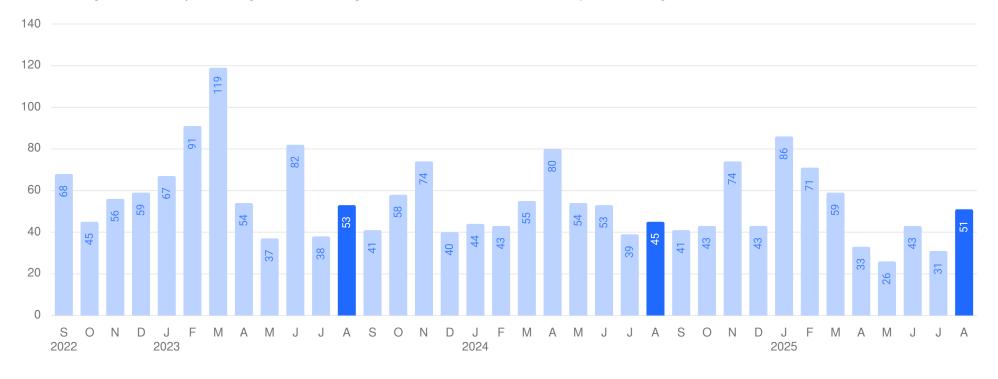


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Average Days on Market

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 51 days, up 64.52% from 31 days from the previous month and 13.33% higher than 45 days from August 2024. The August 2025 DOM was at a mid level compared with August 2024 and 2023.





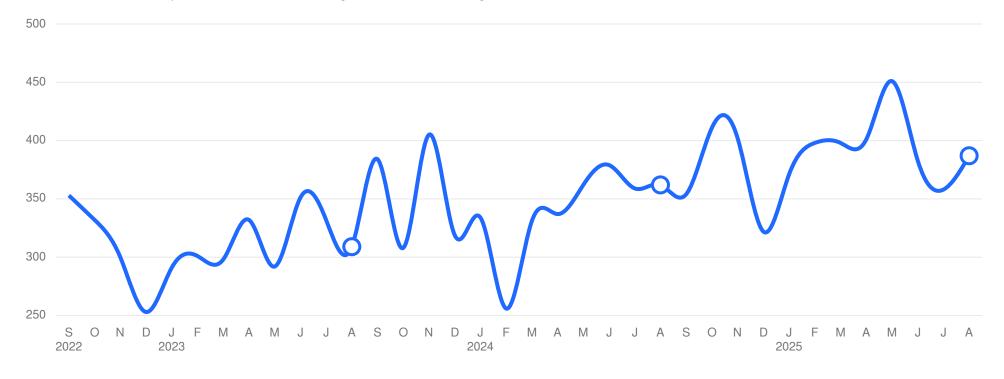


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Average Sales Price per Square Foot

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 \$387, up 8.10% from \$358 from the previous month and 6.91% higher than \$362 from August 2024.







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Inventory & MSI

The number of properties for sale in August 2025 was 28, down -30.0% from 40 from the previous month and -15.15% lower than 33 from August 2024. The August 2025 inventory was at its lowest 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 months was at its lowest level compared with August 2024 and 2023.





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New Listings

The number of new listings in August 2025 was 4, down -75.00% from 16 from the previous month and -69.23% lower than 13 from August 2024. The August 2025 listings were at its lowest level compared to August 2024 and 2023.

