



Jennifer Knolton
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Locations: All
Price Range: \$0 - \$999,999,999
Properties: Single Family

Overview

The overview below shows real estate activity from January 2024 to February 2024. You will see data comparisons between February and the previous month, the last three months and February 2023.

Overview	YTD Avg.	Monthly Trends			
		February	January	Nov. - Jan.	Feb. 2023
New Listings	526	264	—	↑	↑
Average Sales Price per Square Foot	128	131	↑	↑	↑
Average Days on Market	53	58	↑	↑	↓
Number of Properties for Sale	1476	709	↓	↓	↑
Average List Price	\$328,644	\$337,970	↑	↑	↑
Median List Price	\$273,240	\$284,580	↑	↑	↑
Average Sales Price	\$249,572	\$259,921	↑	↑	↑
Median Sales Price	\$213,250	\$228,500	↑	↑	↑
Sales Price / List Price Ratio	96.19%	97.02%	↑	↑	↑
Number of Properties Sold	310	138	↓	↓	↓
Month's Supply of Inventory	4.8	5.14	↑	↑	↑
Absorption Rate	0.2	0.19	↓	↓	↓



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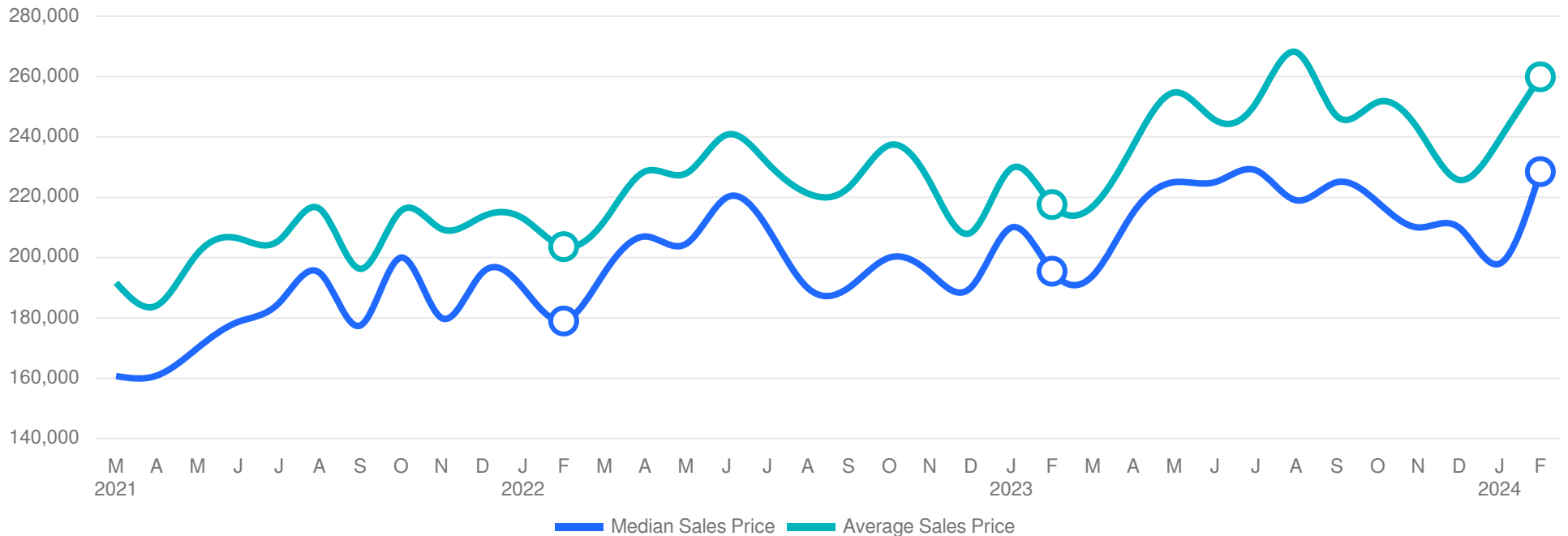
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Average & Median Sales Price

The median sales price in February 2024 was \$228,500, up 15.40% from \$198,000 from the previous month and 16.88% higher than \$195,500 from February 2023. The February 2024 median sales price was at its highest level compared to February 2023 and 2022. The average sales price in February 2024 was \$259,921, up 8.65% from \$239,223 from the previous month and 19.45% higher than \$217,590 from February 2023. The February 2024 average sale price was at its highest level compared to February 2023 and 2022.



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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 February 2024 sales price/list price ratio was 97.02%, up from 95.36% from the previous month and up from 95.96% from February 2023.



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Number of Properties Sold & Absorption Rate

The number of properties sold in February 2024 was 138, down -19.77% from 172 from the previous month and -29.95% lower than 197 from February 2023. The February 2024 sales were at its lowest level compared to February 2023 and 2022. Absorption rate is the avg number of sales per month divided by the total number of available properties.



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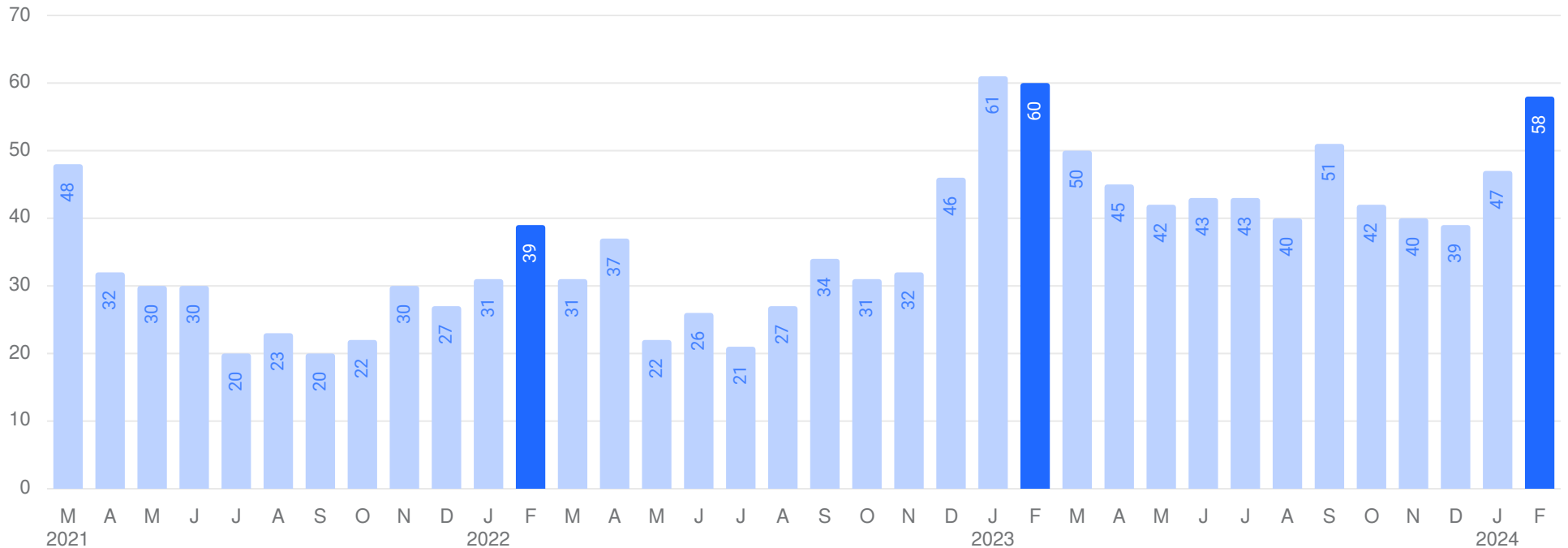
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Average Days on Market

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 February 2024 was 58 days, up 23.40% from 47 days from the previous month and -3.33% lower than 60 days from February 2023. The February 2024 DOM was at a mid level compared with February 2023 and 2022.



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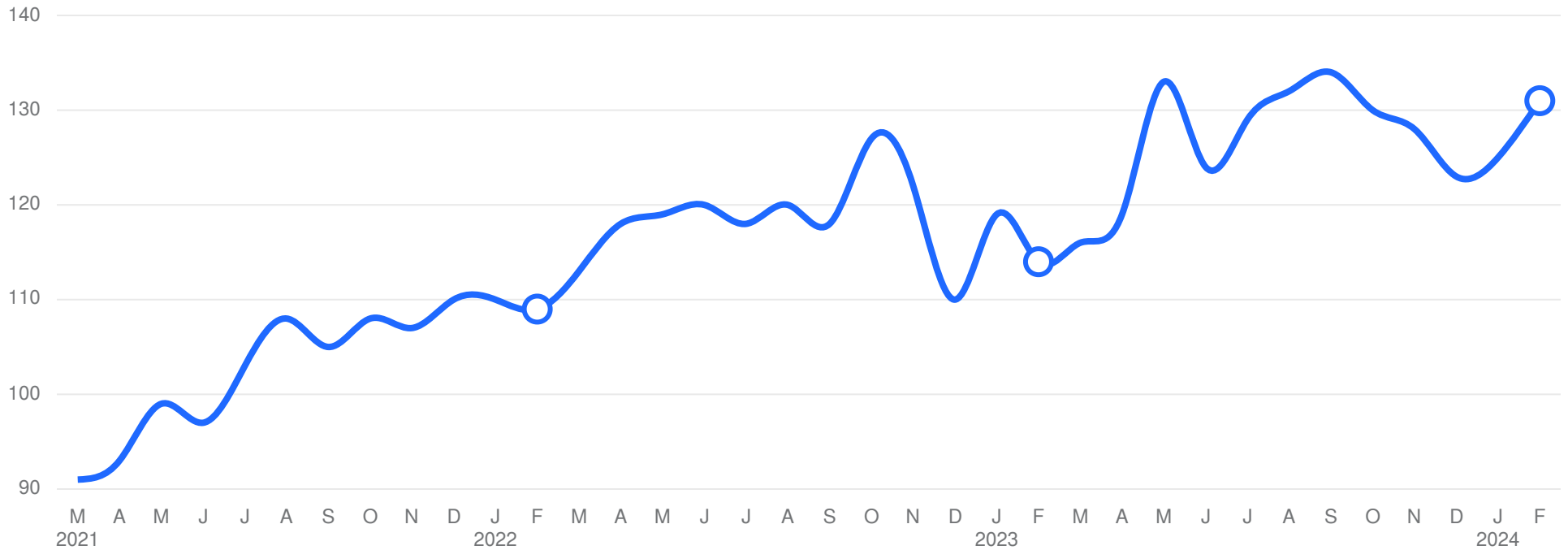
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Average Sales Price per Square Foot

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 February 2024 was \$131, up 4.80% from \$125 from the previous month and 14.91% higher than \$114 from February 2023.



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Inventory & MSI

The number of properties for sale in February 2024 was 709, down -7.56% from 767 from the previous month and 20.17% higher than 590 from February 2023. The February 2024 inventory was at its highest level compared with February 2023 and 2022. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The February 2024 MSI of 5.14 months was at its highest level compared with February 2023 and 2022.



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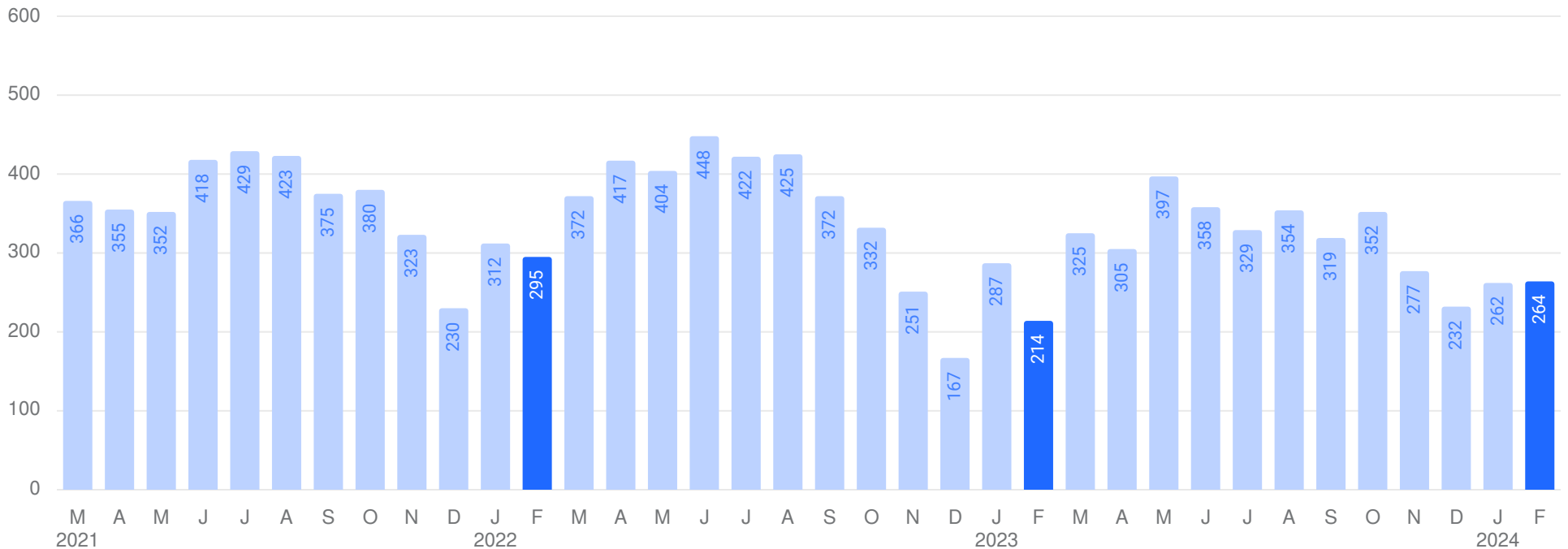
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New Listings

The number of new listings in February 2024 was 264, equal to the previous month and 23.36% higher than 214 from February 2023. The February 2024 listings were at a mid level compared to February 2023 and 2022.



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