

# January 2023 Market Stats

## Median Sale Price

Summary Statistics	January 2023	January 2022	Percent Change Year-over-Year
Closed Sales	549	926	-40.7%
Paid in Cash	195	332	-41.3%
Median Sale Price	\$400,000	\$400,000	0.0%
Average Sale Price	\$552,352	\$529,074	4.4%
Dollar Volume	\$303.2 Million	\$489.9 Million	-38.1%
Median Percent of Original List Price Received	93.9%	100.0%	-6.1%
Median Time to Contract	36 Days	10 Days	260.0%
Median Time to Sale	75 Days	48 Days	56.3%
New Pending Sales	918	1,164	-21.1%
New Listings	912	1,064	-14.3%
Pending Inventory	996	1,291	-22.9%
Inventory (Active Listings)	1,771	762	132.4%
Months Supply of Inventory	1.9	0.6	216.7%

Month	Median Sale Price	Percent Change Year-over-Year
Year-to-Date	\$400,000	0.0%
<b>January 2023</b>	<b>\$400,000</b>	<b>0.0%</b>
December 2022	\$436,750	10.6%
November 2022	\$420,000	10.5%
October 2022	\$440,000	19.1%
September 2022	\$421,150	13.8%
August 2022	\$435,000	20.2%
July 2022	\$450,000	20.0%
June 2022	\$445,000	18.7%
May 2022	\$450,000	26.8%
April 2022	\$440,000	25.7%
March 2022	\$435,000	27.9%
February 2022	\$411,000	24.5%
January 2022	\$400,000	29.3%

## Sale Price vs. List Price

Month	Med. Pct. of Orig. List Price Received	Percent Change Year-over-Year
Year-to-Date	93.9%	-6.1%
<b>January 2023</b>	<b>93.9%</b>	<b>-6.1%</b>
December 2022	94.7%	-5.3%
November 2022	95.2%	-4.8%
October 2022	95.9%	-4.1%
September 2022	96.5%	-3.5%
August 2022	97.0%	-3.0%
July 2022	99.4%	-0.6%
June 2022	100.0%	0.0%
May 2022	101.3%	1.3%
April 2022	101.4%	1.4%
March 2022	101.6%	1.6%
February 2022	100.0%	1.4%
January 2022	100.0%	1.9%

## Months Supply of Inventory (5.5 months is a balanced market)

Month	Months Supply	Percent Change Year-over-Year
YTD (Monthly Avg)	1.9	216.7%
<b>January 2023</b>	<b>1.9</b>	<b>216.7%</b>
December 2022	2.0	185.7%
November 2022	2.1	162.5%
October 2022	2.1	110.0%
September 2022	1.8	80.0%
August 2022	1.7	54.5%
July 2022	1.7	54.5%
June 2022	1.5	66.7%
May 2022	1.0	25.0%
April 2022	0.9	12.5%
March 2022	0.7	-12.5%
February 2022	0.6	-25.0%
January 2022	0.6	-40.0%

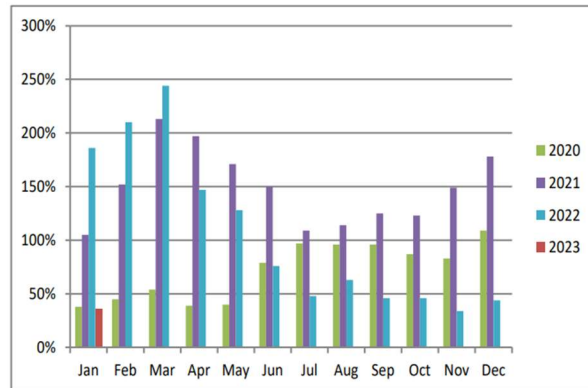
## Median Days on Market

Month	Median Time to Contract	Percent Change Year-over-Year
Year-to-Date	36 Days	260.0%
<b>January 2023</b>	<b>36 Days</b>	<b>260.0%</b>
December 2022	25 Days	127.3%
November 2022	28 Days	180.0%
October 2022	23 Days	130.0%
September 2022	21 Days	133.3%
August 2022	14 Days	75.0%
July 2022	10 Days	42.9%
June 2022	7 Days	40.0%
May 2022	6 Days	0.0%
April 2022	6 Days	0.0%
March 2022	5 Days	-44.4%
February 2022	7 Days	-58.8%
January 2022	10 Days	-33.3%

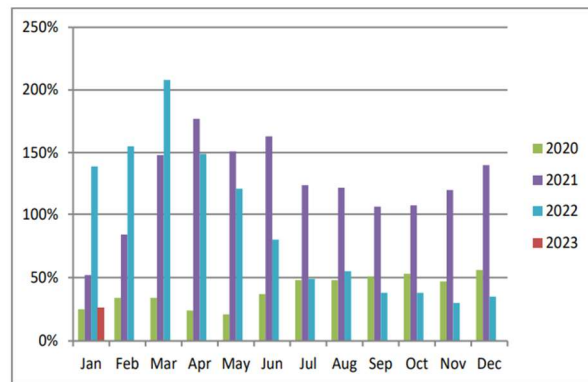


## Absorption Rate

Single Family	2020	2021	2022	2023
January	38%	105%	186%	36%
February	45%	152%	210%	
March	54%	213%	244%	
April	39%	197%	147%	
May	40%	171%	128%	
June	79%	150%	76%	
July	97%	109%	48%	
August	96%	114%	63%	
September	96%	125%	46%	
October	87%	123%	46%	
November	83%	149%	34%	
December	109%	178%	44%	



Condo	2020	2021	2022	2023
January	25%	52%	139%	26%
February	34%	84%	155%	
March	34%	148%	208%	
April	24%	177%	149%	
May	21%	151%	121%	
June	37%	163%	80%	
July	48%	124%	49%	
August	48%	122%	55%	
September	51%	106%	38%	
October	53%	107%	38%	
November	47%	120%	30%	
December	56%	140%	35%	



source: Stellar MLS Live Data 2/17/2023