

# Local Market Update – July 2024

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## All MLS

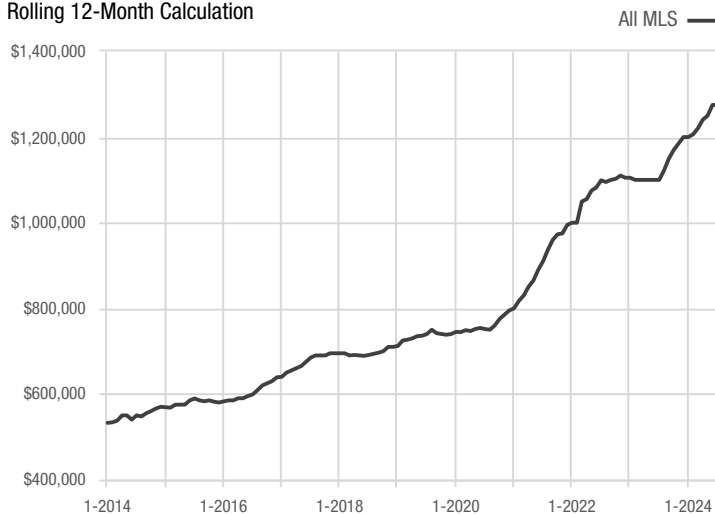
Single Family	July			Year to Date		
	2023	2024	% Change	Thru 7-2023	Thru 7-2024	% Change
<b>Key Metrics</b>						
New Listings	81	<b>91</b>	+ 12.3%	601	<b>727</b>	+ 21.0%
Pending Sales	49	<b>58</b>	+ 18.4%	459	<b>464</b>	+ 1.1%
Closed Sales	69	<b>56</b>	- 18.8%	453	<b>465</b>	+ 2.6%
Days on Market Until Sale	122	<b>102</b>	- 16.4%	120	<b>118</b>	- 1.7%
Median Sales Price*	\$1,200,000	<b>\$1,210,000</b>	+ 0.8%	\$1,165,000	<b>\$1,300,000</b>	+ 11.6%
Average Sales Price*	\$1,678,715	<b>\$1,594,193</b>	- 5.0%	\$1,821,948	<b>\$1,773,786</b>	- 2.6%
Percent of List Price Received*	96.7%	<b>99.0%</b>	+ 2.4%	96.9%	<b>98.1%</b>	+ 1.2%
Inventory of Homes for Sale	265	<b>338</b>	+ 27.5%	—	—	—
Months Supply of Inventory	4.1	<b>5.4</b>	+ 31.7%	—	—	—

Condominium	July			Year to Date		
	2023	2024	% Change	Thru 7-2023	Thru 7-2024	% Change
<b>Key Metrics</b>						
New Listings	92	<b>136</b>	+ 47.8%	758	<b>1,115</b>	+ 47.1%
Pending Sales	65	<b>52</b>	- 20.0%	602	<b>482</b>	- 19.9%
Closed Sales	76	<b>64</b>	- 15.8%	593	<b>560</b>	- 5.6%
Days on Market Until Sale	96	<b>149</b>	+ 55.2%	106	<b>103</b>	- 2.8%
Median Sales Price*	\$845,000	<b>\$792,000</b>	- 6.3%	\$840,000	<b>\$880,000</b>	+ 4.8%
Average Sales Price*	\$1,155,886	<b>\$1,660,059</b>	+ 43.6%	\$1,155,296	<b>\$1,470,804</b>	+ 27.3%
Percent of List Price Received*	97.4%	<b>96.0%</b>	- 1.4%	98.3%	<b>97.2%</b>	- 1.1%
Inventory of Homes for Sale	231	<b>715</b>	+ 209.5%	—	—	—
Months Supply of Inventory	2.8	<b>10.6</b>	+ 278.6%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

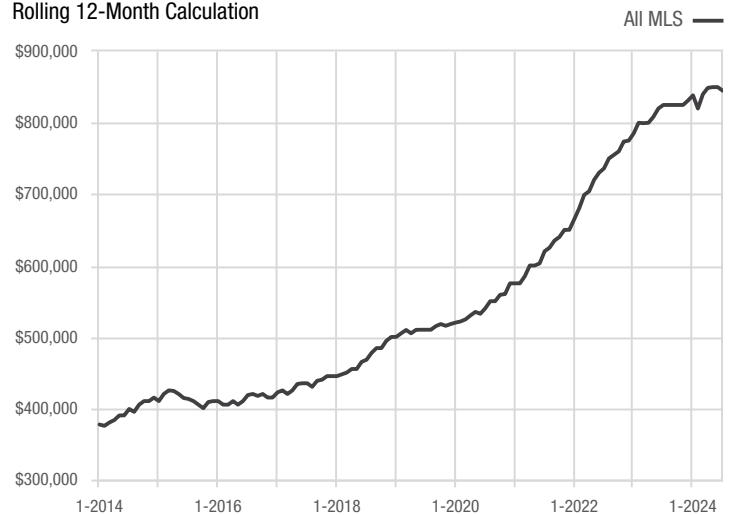
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condominium

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.