



# Market Report

MARCH 2024 REPORT



BONNYCASTLE  
REALTY

# BONNYCASTLE

Bonnycastle Realty provides an unparalleled standard of luxury services to buyers and sellers in Collier and Lee counties, Florida. Putting a fresh spin on a dated industry, our highly personalized, concierge-style assistance is infused with revolutionary real estate advancements.

Here at Bonnycastle, we're tech savvy and solutions oriented, filling whatever gaps we see in the industry with innovative excellence. As business-minded agents, we make data-driven decisions to maximize our marketing efforts and ultimately produce top-dollar deals, all in a trendsetting style.

Still, our entrepreneurial attitude doesn't sacrifice our human-to-human interaction — we're committed to building deep-rooted relationships that last long after the closing papers are signed. We understand that buying or selling a home is one of life's biggest financial decisions, which is why we'll guide you through every step to help you navigate the process with ease.

As Naples locals ourselves, we're motivated to share the high-quality life we live. Our team will go above and beyond to find the property that will elevate your lifestyle in the scenic Sunshine State.

Google



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# WELCOME TO THE BONNYCASTLE MARCH 2024 REPORT THIS TEXT IS COURTESY OF THE NAPLES AREA BOARD OF REALTORS MARKET REPORT

Positive shifts and trends in the Naples area housing market during March continued to attract buyers and sellers. The March 2024 Market Report by the Naples Area Board of REALTORS® (NABOR®), which tracks home listings and sales within Collier County (excluding Marco Island), reported a 67.6 percent increase in inventory to 5,283 properties from 3,153 properties in March 2023. While home prices continue to appreciate steadily, up 6 percent in March to \$649,000 from \$612,000 in March 2023, there were also 2,667 price decreases during March, the highest number of decreased reported in over five years. According to broker analysts, these decreases are not placing downward pressure on prices; they are an indication that sellers are taking steps to stay competitive. Closed sales in March decreased 14.2 percent to 893 from 1,041 closed sales in March 2023. Despite rising home prices and an increase in insurance rates, cash offers on homes have surged. The report shows 63 percent of transactions reported in March were cash sales. Naples has a very high cash market. The enduring appeal of Naples to the affluent home buyer, coupled with lower luxury home prices in the Naples area compared to other luxury markets and the steady growth in Naples area property values is driving sales now more than ever. There were 32 homes sold in the \$5 million and above price range and 126 homes sold in the \$1.5 to \$5 million price range in March 2024. Closed sales of single-family homes in East Naples (east of Collier Boulevard or 34114, 34117, 34120, 34137) continues to outpace single-family home closed sales reported in all other areas in Naples.

# QUICK FACTS

## OVERALL MARKET FACTS

### INVENTORY



**5,283**

↑ 68%

### PENDINGS



**1,300**

↓ 6%

### NEW LISTINGS



**1,501**

↑ 7%

### MEDIAN CLOSED PRICE



**\$649,000**

↑ 6%

### CLOSED SALES



**893**

↓ 14%

### DAYS ON MARKET



**68**

↑ 39%



# OVERALL MARKET OVERVIEW

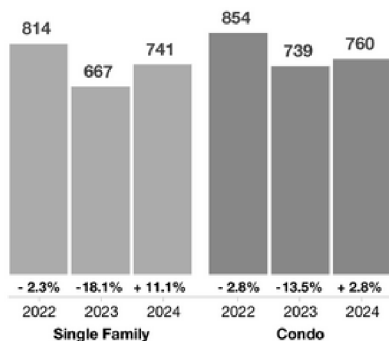
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	3-2023	3-2024	% Change	YTD 2023	YTD 2024	% Change
New Listings		1,406	1,501	+ 6.8%	4,121	5,013	+ 21.6%
Total Sales		1,041	893	- 14.2%	2,306	2,023	- 12.3%
Days on Market Until Sale		49	68	+ 38.8%	52	67	+ 28.8%
Median Closed Price		\$612,000	\$649,000	+ 6.0%	\$600,000	\$632,500	+ 5.4%
Average Closed Price		\$1,008,704	\$1,197,666	+ 18.7%	\$1,084,337	\$1,146,221	+ 5.7%
Percent of List Price Received		96.7%	95.7%	- 1.0%	96.3%	95.8%	- 0.5%
Pending Listings		1,377	1,300	- 5.6%	3,700	3,477	- 6.0%
Inventory of Homes for Sale		3,153	5,283	+ 67.6%	—	—	—
Months Supply of Inventory		3.9	7.4	+ 89.7%	—	—	—

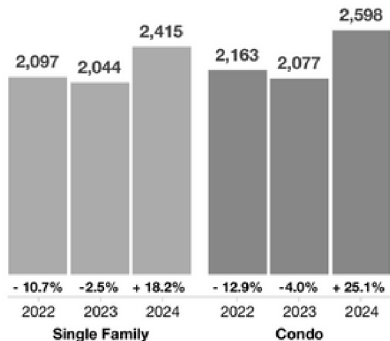
# OVERALL NEW LISTINGS

A count of the properties that have been newly listed on the market in a given month.

## March

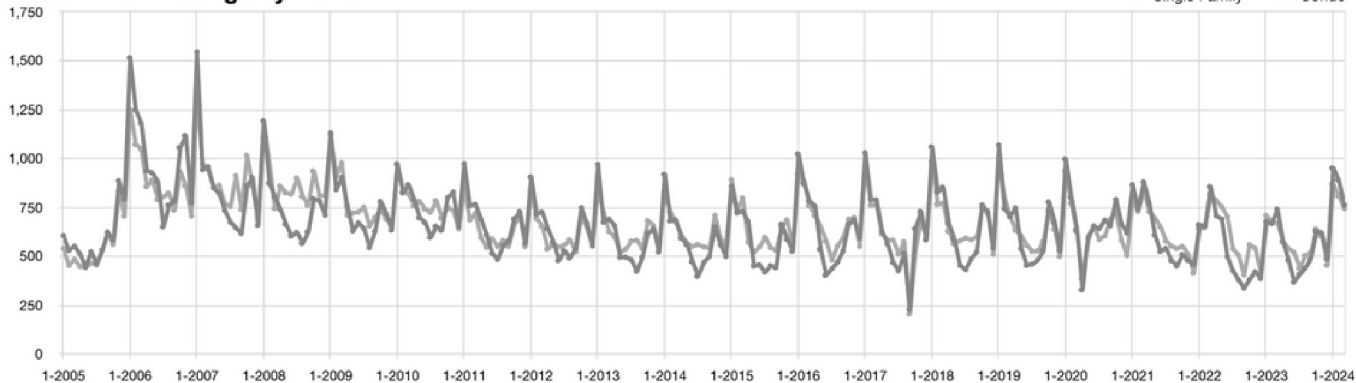


## Year to Date



New Listings	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Apr-2023	574	- 26.7%	572	- 18.9%
May-2023	536	- 28.5%	477	- 30.7%
Jun-2023	518	- 26.1%	365	- 26.4%
Jul-2023	434	- 18.9%	404	- 4.3%
Aug-2023	501	- 0.4%	436	+ 16.0%
Sep-2023	514	+ 27.9%	483	+ 44.6%
Oct-2023	637	+ 14.6%	624	+ 65.1%
Nov-2023	599	+ 11.1%	617	+ 47.6%
Dec-2023	452	+ 9.4%	485	+ 26.6%
Jan-2024	867	+ 22.8%	950	+ 41.2%
Feb-2024	807	+ 20.3%	888	+ 33.5%
<b>Mar-2024</b>	<b>741</b>	<b>+ 11.1%</b>	<b>760</b>	<b>+ 2.8%</b>
12-Month Avg	598	- 0.7%	588	+ 12.4%

## Overall New Listings by Month

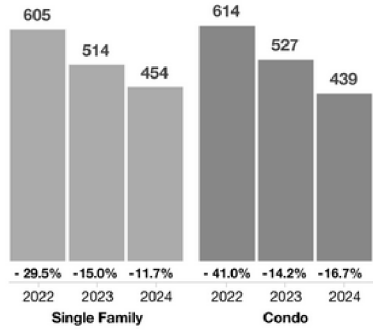


Current as of April 2024. All data from Southwest Florida MLS. Report © 2022 ShowingTime.

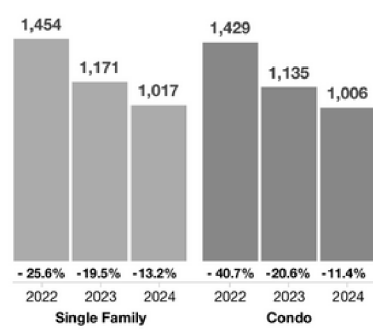
# OVERALL CLOSED SALES

A count of the actual sales that closed in a given month.

## March

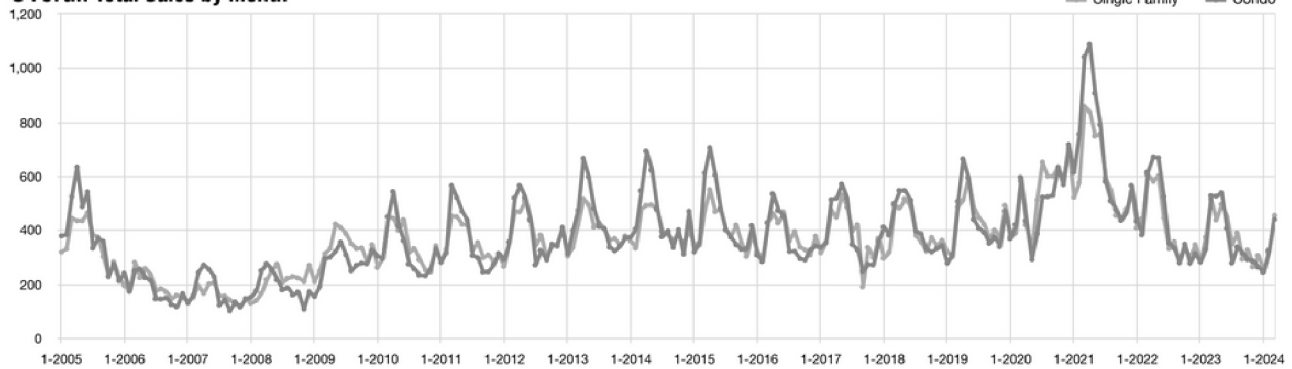


## Year to Date



Total Sales	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Apr-2023	437	-24.7%	525	-21.6%
May-2023	495	-17.6%	538	-19.3%
Jun-2023	451	+1.3%	406	-22.5%
Jul-2023	346	+4.5%	277	-21.1%
Aug-2023	389	+9.0%	337	+1.5%
Sep-2023	292	+5.4%	315	+12.5%
Oct-2023	326	-2.7%	290	-16.4%
Nov-2023	263	-11.1%	285	+3.3%
Dec-2023	305	-11.6%	262	-16.0%
Jan-2024	246	-13.4%	243	-13.2%
Feb-2024	317	-15.0%	324	-1.2%
<b>Mar-2024</b>	<b>454</b>	<b>-11.7%</b>	<b>439</b>	<b>-16.7%</b>
12-Month Avg	360	-8.9%	353	-13.5%

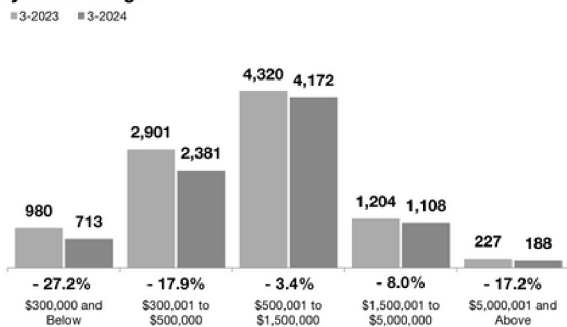
## Overall Total Sales by Month



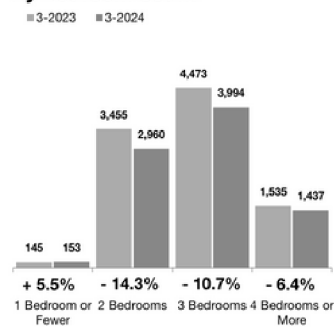
# OVERALL CLOSED SALES BY PRICE RANGE

A count of the actual sales that closed in a given month. Based on a rolling 12-month total.

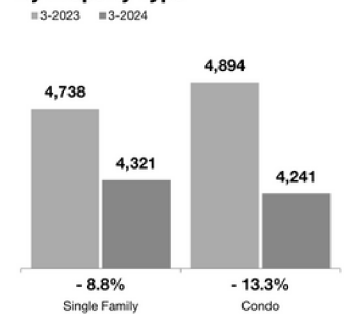
## By Price Range



## By Bedroom Count



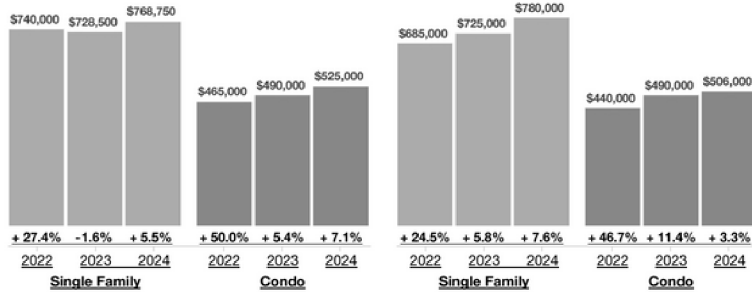
## By Property Type



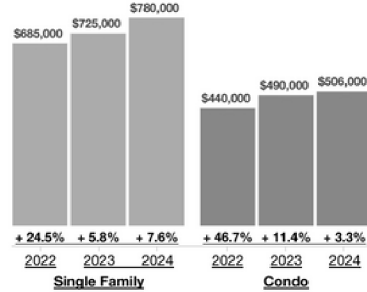
# OVERALL MEDIAN CLOSED PRICE

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

## March



## Year to Date



Median Closed Price	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Apr-2023	\$820,000	+ 2.5%	\$525,000	+ 14.1%
May-2023	\$745,000	- 6.9%	\$482,500	- 0.5%
Jun-2023	\$752,500	+ 0.5%	\$481,250	- 1.8%
Jul-2023	\$735,000	+ 1.4%	\$460,000	+ 7.2%
Aug-2023	\$699,450	- 2.3%	\$485,000	+ 7.7%
Sep-2023	\$745,693	+ 8.9%	\$470,000	+ 6.0%
Oct-2023	\$705,000	- 7.1%	\$446,000	+ 1.6%
Nov-2023	\$725,000	- 9.6%	\$465,000	+ 3.3%
Dec-2023	\$750,000	+ 2.7%	\$520,000	+ 13.2%
Jan-2024	\$752,500	+ 5.2%	\$479,000	- 0.7%
Feb-2024	\$834,000	+ 15.8%	\$503,500	+ 2.4%
<b>Mar-2024</b>	<b>\$768,750</b>	<b>+ 5.5%</b>	<b>\$525,000</b>	<b>+ 7.1%</b>
12-Month Avg*	\$750,000	0.0%	\$490,000	+ 5.4%

\* Median Closed Price for all properties from April 2023 through March 2024. This is not the average of the individual figures above.

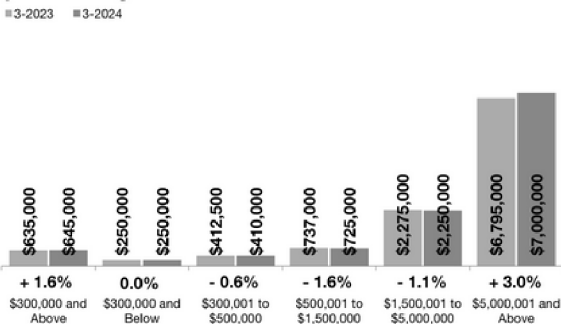
## Overall Median Closed Price by Month



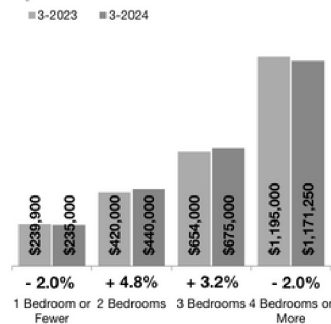
# OVERALL MEDIAN CLOSED PRICE BY PRICE RANGE

Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.

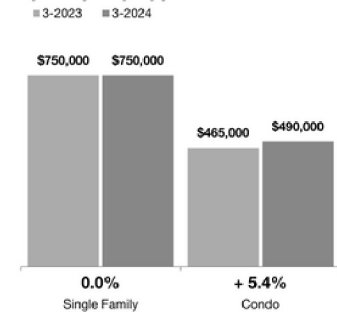
## By Price Range



## By Bedroom Count



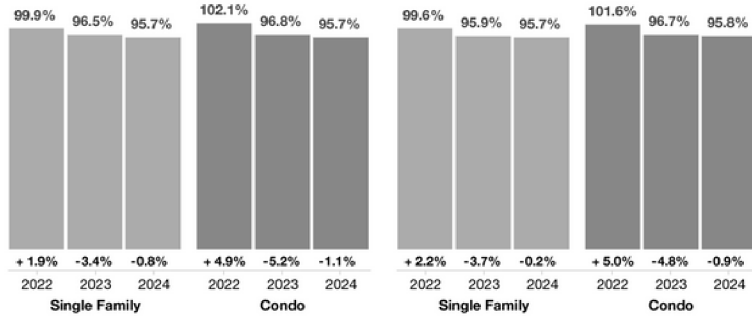
## By Property Type



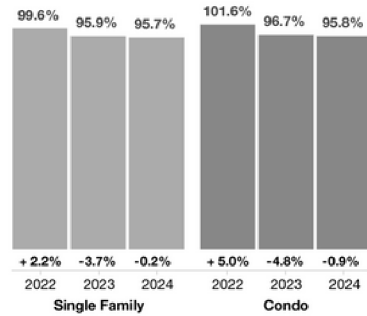
# OVERALL PERCENT OF CURRENT LIST PRICE RECEIVED

Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

## March



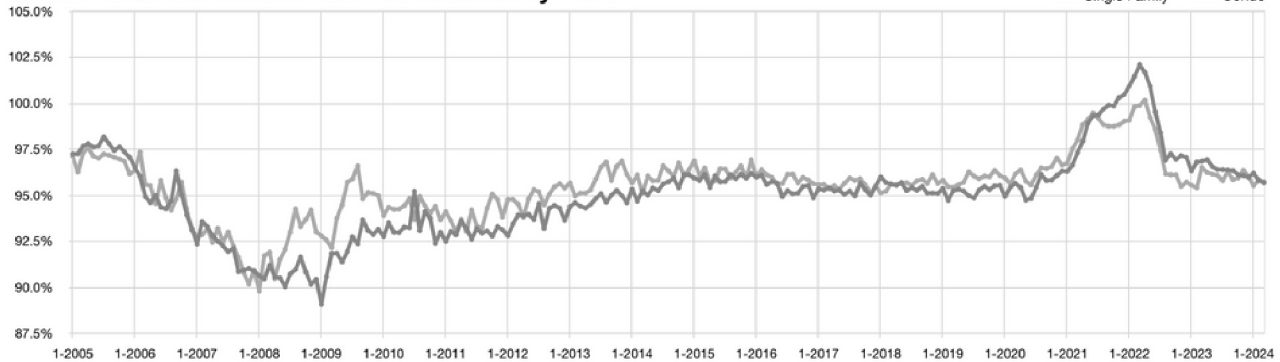
## Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Apr-2023	96.2%	-3.9%	96.9%	-4.7%
May-2023	96.1%	-3.1%	96.5%	-4.4%
Jun-2023	96.1%	-2.5%	96.4%	-3.1%
Jul-2023	95.8%	-1.6%	96.4%	-2.0%
Aug-2023	96.3%	+0.2%	96.4%	-0.5%
Sep-2023	95.8%	-0.3%	96.3%	-0.9%
Oct-2023	95.9%	-0.2%	96.1%	-0.8%
Nov-2023	96.3%	+0.8%	96.0%	-1.1%
Dec-2023	96.0%	+0.3%	96.0%	-1.0%
Jan-2024	95.5%	0.0%	96.2%	-0.1%
Feb-2024	95.8%	+0.4%	95.8%	-1.0%
<b>Mar-2024</b>	<b>95.7%</b>	<b>-0.8%</b>	<b>95.7%</b>	<b>-1.1%</b>
12-Month Avg*	96.0%	-1.3%	96.3%	-2.3%

\* Pct. of List Price Received for all properties from April 2023 through March 2024. This is not the average of the individual figures above.

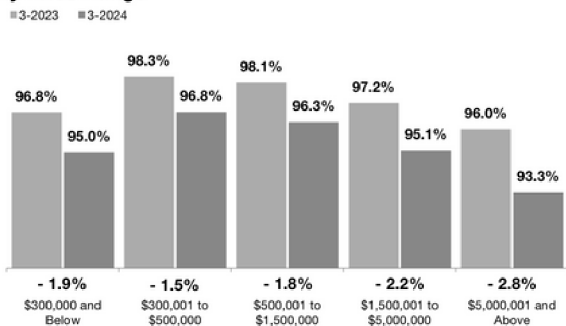
## Overall Percent of Current List Price Received by Month



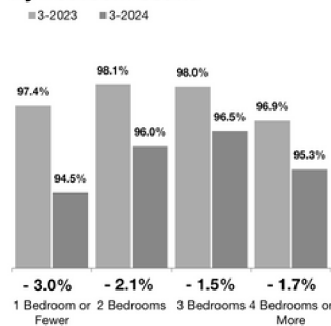
# OVERALL PERCENT OF CURRENT LIST PRICE RECEIVED BY PRICE RANGE

Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. Based on a rolling 12-month average.

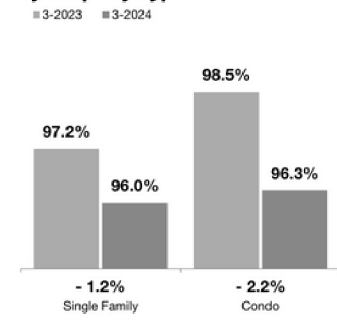
## By Price Range



## By Bedroom Count

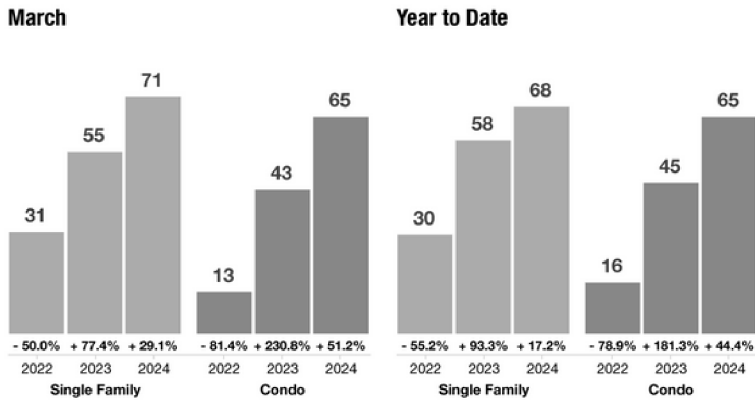


## By Property Type



# OVERALL DAYS ON MARKET UNTIL SALE

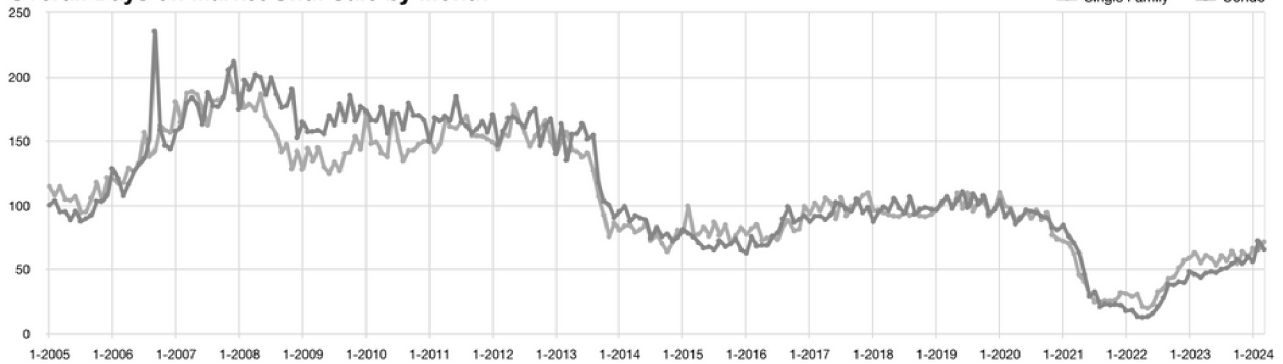
Average number of days between when a property is listed and when an offer is accepted in a given month.



Days on Market	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Apr-2023	61	+190.5%	47	+291.7%
May-2023	58	+190.0%	48	+269.2%
Jun-2023	53	+140.9%	47	+213.3%
Jul-2023	61	+90.6%	50	+138.1%
Aug-2023	56	+60.0%	51	+88.9%
Sep-2023	64	+48.8%	54	+42.1%
Oct-2023	54	+22.7%	58	+52.6%
Nov-2023	64	+25.5%	54	+35.0%
Dec-2023	59	+3.5%	60	+53.8%
Jan-2024	66	+11.9%	56	+16.7%
Feb-2024	65	+3.2%	72	+56.5%
<b>Mar-2024</b>	<b>71</b>	<b>+29.1%</b>	<b>65</b>	<b>+51.2%</b>
12-Month Avg*	61	+54.7%	55	+90.5%

\* Days on Market for all properties from April 2023 through March 2024. This is not the average of the individual figures above.

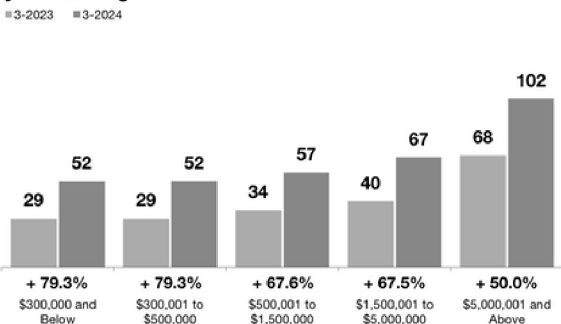
## Overall Days on Market Until Sale by Month



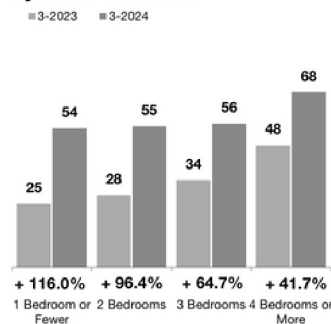
# OVERALL DAYS ON MARKET UNTIL SALE BY PRICE RANGE

Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.

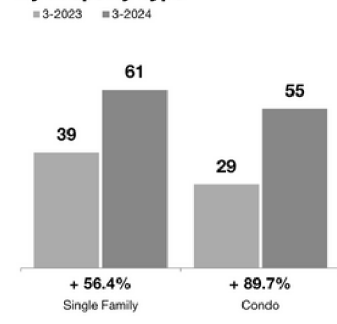
## By Price Range



## By Bedroom Count



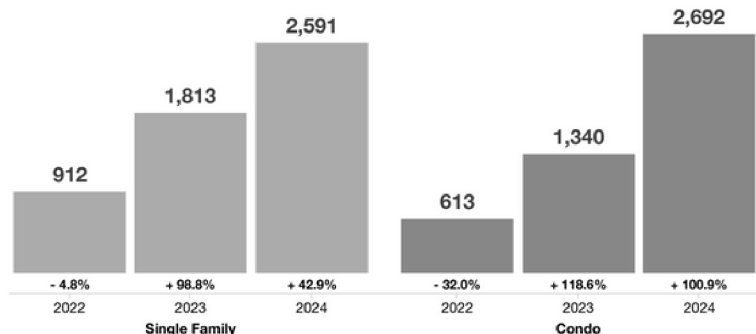
## By Property Type



# OVERALL INVENTORY OF HOMES FOR SALE

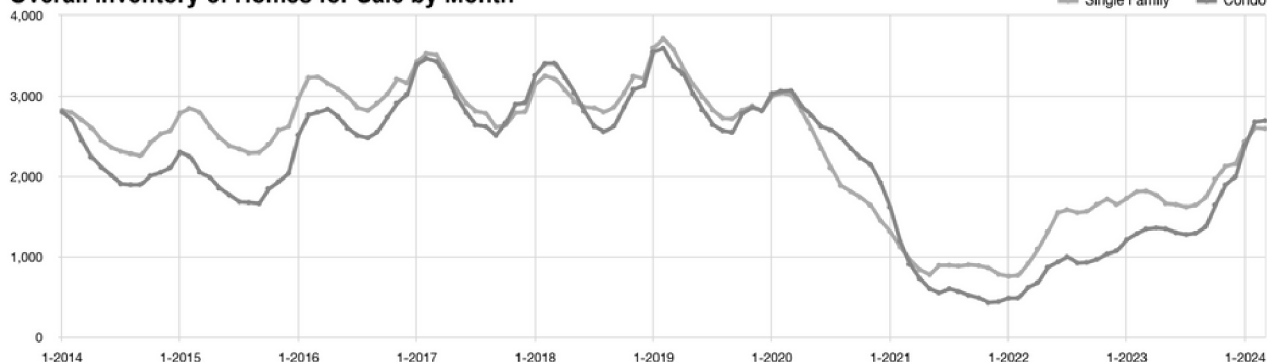
The number of properties available for sale in active status at the end of a given month.

## March



Homes for Sale	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Apr-2023	1,761	+ 61.6%	1,354	+ 101.5%
May-2023	1,658	+ 26.9%	1,342	+ 55.3%
Jun-2023	1,645	+ 6.5%	1,292	+ 38.9%
Jul-2023	1,613	+ 2.1%	1,269	+ 27.7%
Aug-2023	1,638	+ 6.2%	1,286	+ 40.4%
Sep-2023	1,733	+ 11.2%	1,369	+ 48.2%
Oct-2023	1,962	+ 19.1%	1,639	+ 70.2%
Nov-2023	2,122	+ 23.9%	1,890	+ 83.3%
Dec-2023	2,152	+ 30.8%	1,991	+ 86.2%
Jan-2024	2,428	+ 40.9%	2,383	+ 97.6%
Feb-2024	2,600	+ 44.0%	2,675	+ 108.7%
<b>Mar-2024</b>	<b>2,591</b>	<b>+ 42.9%</b>	<b>2,692</b>	<b>+ 100.9%</b>
12-Month Avg	1,992	+ 26.0%	1,765	+ 73.7%

## Overall Inventory of Homes for Sale by Month

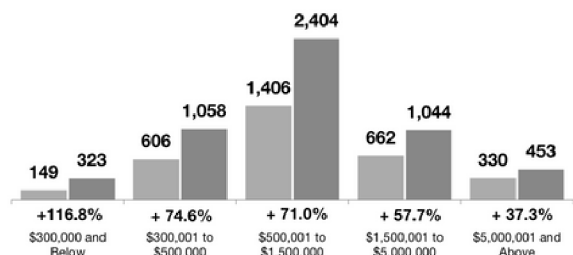


# OVERALL INVENTORY OF HOMES FOR SALE BY PRICE RANGE

The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.

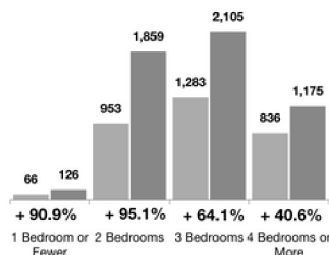
## By Price Range

■ 3-2023 ■ 3-2024



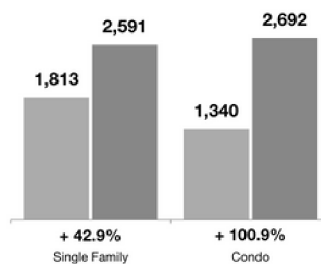
## By Bedroom Count

■ 3-2023 ■ 3-2024



## By Property Type

■ 3-2023 ■ 3-2024



# LOCAL MARKET UPDATE - NAPLES BEACH

34102, 34103, 34108

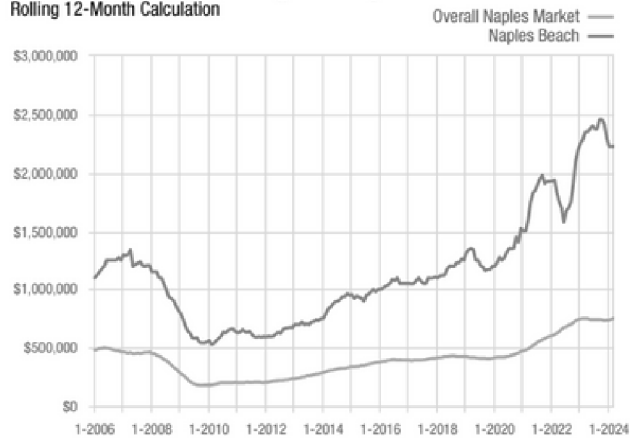
Single Family	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
<b>Key Metrics</b>						
New Listings	110	109	- 0.9%	378	381	+ 0.8%
Total Sales	54	52	- 3.7%	144	109	- 24.3%
Days on Market Until Sale	70	110	+ 57.1%	77	110	+ 42.9%
Median Closed Price*	\$2,433,500	<b>\$2,507,500</b>	+ 3.0%	\$2,602,500	<b>\$2,415,000</b>	- 7.2%
Average Closed Price*	\$3,333,093	<b>\$4,768,630</b>	+ 43.1%	\$4,234,244	<b>\$4,659,410</b>	+ 10.0%
Percent of List Price Received*	92.3%	92.1%	- 0.2%	93.0%	92.3%	- 0.8%
Inventory of Homes for Sale	509	625	+ 22.8%	—	—	—
Months Supply of Inventory	10.3	17.2	+ 67.0%	—	—	—

Condo	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
<b>Key Metrics</b>						
New Listings	201	188	- 6.5%	551	680	+ 23.4%
Total Sales	136	109	- 19.9%	254	230	- 9.4%
Days on Market Until Sale	49	93	+ 89.8%	51	84	+ 64.7%
Median Closed Price*	\$1,227,500	<b>\$1,260,000</b>	+ 2.6%	\$1,232,500	<b>\$1,200,000</b>	- 2.6%
Average Closed Price*	\$1,629,699	<b>\$1,875,755</b>	+ 15.1%	\$1,642,072	<b>\$1,800,845</b>	+ 9.7%
Percent of List Price Received*	95.7%	94.1%	- 1.7%	95.5%	94.0%	- 1.6%
Inventory of Homes for Sale	416	859	+ 106.5%	—	—	—
Months Supply of Inventory	5.1	11.5	+ 125.5%	—	—	—

\* 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.

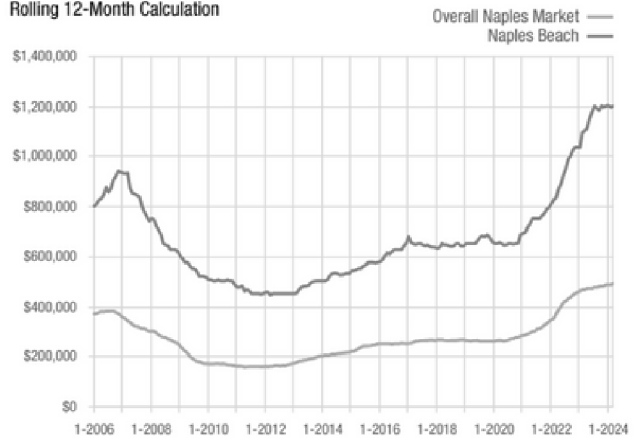
## Median Closed Price - Single Family

Rolling 12-Month Calculation



## Median Closed Price - Condo

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.

# LOCAL MARKET UPDATE - NORTH NAPLES

34109, 34110, 34119

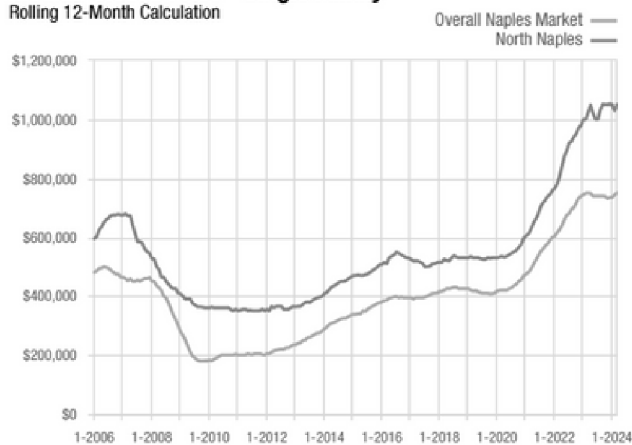
Single Family	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
<b>Key Metrics</b>						
New Listings	141	164	+ 16.3%	417	537	+ 28.8%
Total Sales	98	104	+ 6.1%	228	225	- 1.3%
Days on Market Until Sale	51	63	+ 23.5%	54	58	+ 7.4%
Median Closed Price*	\$995,000	\$1,100,000	+ 10.6%	\$1,054,500	\$995,000	- 5.6%
Average Closed Price*	\$1,541,568	\$1,642,852	+ 6.6%	\$1,537,856	\$1,543,613	+ 0.4%
Percent of List Price Received*	97.0%	95.6%	- 1.4%	96.1%	95.7%	- 0.4%
Inventory of Homes for Sale	312	502	+ 60.9%	—	—	—
Months Supply of Inventory	3.6	6.1	+ 69.4%	—	—	—

Condo	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
<b>Key Metrics</b>						
New Listings	164	186	+ 13.4%	518	638	+ 23.2%
Total Sales	134	130	- 3.0%	301	271	- 10.0%
Days on Market Until Sale	34	60	+ 76.5%	39	54	+ 38.5%
Median Closed Price*	\$500,000	\$537,500	+ 7.5%	\$500,000	\$514,000	+ 2.8%
Average Closed Price*	\$658,409	\$666,573	+ 1.2%	\$800,466	\$640,427	- 20.0%
Percent of List Price Received*	97.4%	95.7%	- 1.7%	97.1%	96.0%	- 1.1%
Inventory of Homes for Sale	299	592	+ 98.0%	—	—	—
Months Supply of Inventory	2.6	6.3	+ 142.3%	—	—	—

\* 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.

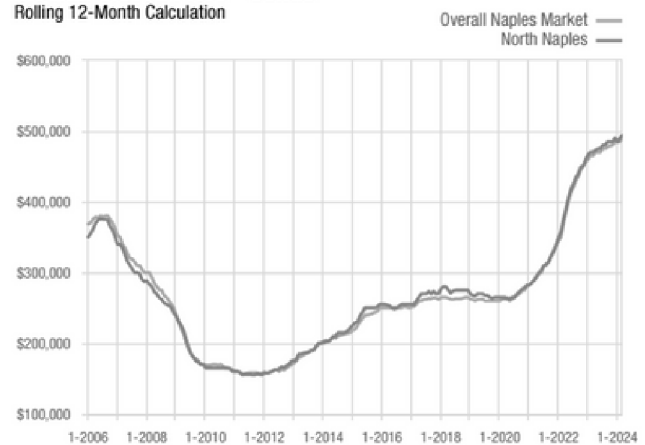
## Median Closed Price - Single Family

Rolling 12-Month Calculation



## Median Closed Price - Condo

Rolling 12-Month Calculation



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# LOCAL MARKET UPDATE - CENTRAL NAPLES

34104, 34105, 34116

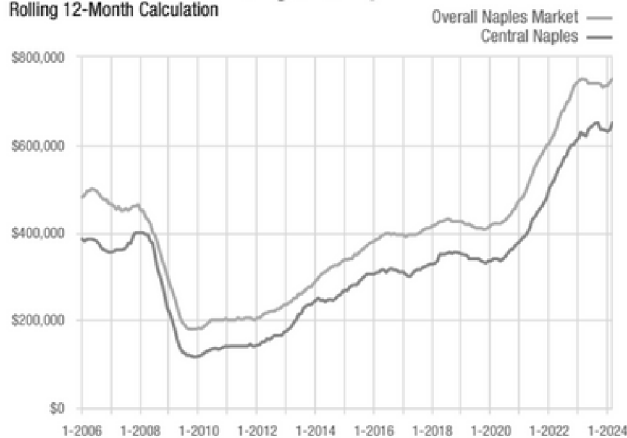
Single Family	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
<b>Key Metrics</b>						
New Listings	87	91	+ 4.6%	249	279	+ 12.0%
Total Sales	66	65	- 1.5%	154	126	- 18.2%
Days on Market Until Sale	41	63	+ 53.7%	46	57	+ 23.9%
Median Closed Price*	\$582,500	<b>\$665,000</b>	+ 14.2%	\$614,500	<b>\$675,000</b>	+ 9.8%
Average Closed Price*	\$893,611	<b>\$1,019,445</b>	+ 14.1%	\$839,687	<b>\$1,232,585</b>	+ 46.8%
Percent of List Price Received*	97.3%	<b>95.6%</b>	- 1.7%	95.9%	<b>95.4%</b>	- 0.5%
Inventory of Homes for Sale	171	245	+ 43.3%	—	—	—
Months Supply of Inventory	3.1	5.4	+ 74.2%	—	—	—

Condo	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
<b>Key Metrics</b>						
New Listings	105	96	- 8.6%	271	356	+ 31.4%
Total Sales	68	66	- 2.9%	159	147	- 7.5%
Days on Market Until Sale	42	32	- 23.8%	38	42	+ 10.5%
Median Closed Price*	\$340,000	<b>\$352,000</b>	+ 3.5%	\$360,000	<b>\$362,500</b>	+ 0.7%
Average Closed Price*	\$390,596	<b>\$431,209</b>	+ 10.4%	\$423,200	<b>\$470,613</b>	+ 11.2%
Percent of List Price Received*	96.6%	<b>96.3%</b>	- 0.3%	96.7%	<b>96.0%</b>	- 0.7%
Inventory of Homes for Sale	146	320	+ 119.2%	—	—	—
Months Supply of Inventory	2.2	6.3	+ 186.4%	—	—	—

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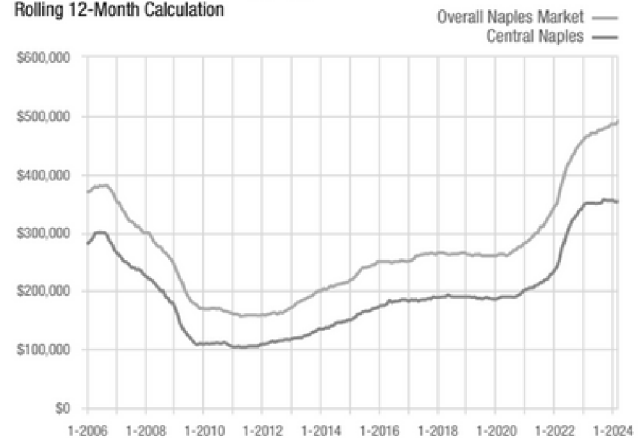
## Median Closed Price - Single Family

Rolling 12-Month Calculation



## Median Closed Price - Condo

Rolling 12-Month Calculation



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# LOCAL MARKET UPDATE - SOUTH NAPLES

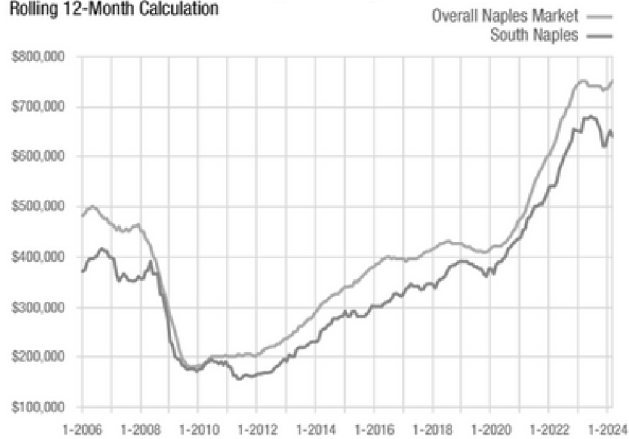
34112, 34113

Single Family	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
<b>Key Metrics</b>						
New Listings	78	<b>90</b>	+ 15.4%	241	<b>295</b>	+ 22.4%
Total Sales	76	<b>48</b>	- 36.8%	144	<b>112</b>	- 22.2%
Days on Market Until Sale	50	<b>58</b>	+ 16.0%	59	<b>54</b>	- 8.5%
Median Closed Price*	\$825,000	<b>\$670,000</b>	- 18.8%	\$646,000	<b>\$717,500</b>	+ 11.1%
Average Closed Price*	\$1,037,624	<b>\$1,085,906</b>	+ 4.7%	\$953,982	<b>\$1,108,187</b>	+ 16.2%
Percent of List Price Received*	96.7%	<b>95.4%</b>	- 1.3%	95.3%	<b>95.2%</b>	- 0.1%
Inventory of Homes for Sale	189	<b>302</b>	+ 59.8%	—	—	—
Months Supply of Inventory	3.9	<b>6.7</b>	+ 71.8%	—	—	—

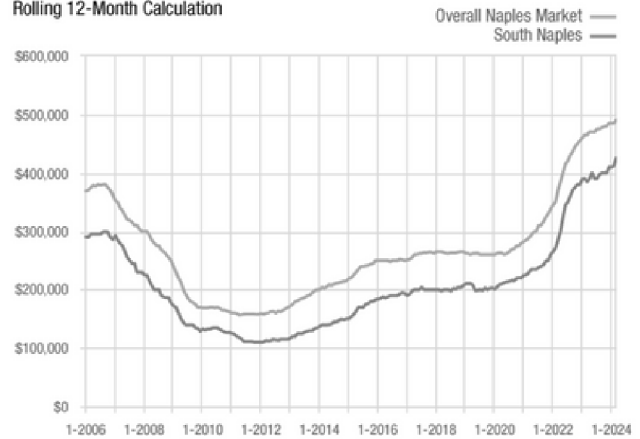
Condo	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
<b>Key Metrics</b>						
New Listings	177	<b>183</b>	+ 3.4%	443	<b>578</b>	+ 30.5%
Total Sales	111	<b>84</b>	- 24.3%	247	<b>217</b>	- 12.1%
Days on Market Until Sale	43	<b>62</b>	+ 44.2%	51	<b>67</b>	+ 31.4%
Median Closed Price*	\$355,000	<b>\$448,500</b>	+ 26.3%	\$382,450	<b>\$439,000</b>	+ 14.8%
Average Closed Price*	\$419,551	<b>\$529,118</b>	+ 26.1%	\$443,209	<b>\$500,369</b>	+ 12.9%
Percent of List Price Received*	96.9%	<b>96.5%</b>	- 0.4%	96.8%	<b>96.7%</b>	- 0.1%
Inventory of Homes for Sale	297	<b>571</b>	+ 92.3%	—	—	—
Months Supply of Inventory	3.4	<b>7.1</b>	+ 108.8%	—	—	—

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**Median Closed Price - Single Family**  
Rolling 12-Month Calculation



**Median Closed Price - Condo**  
Rolling 12-Month Calculation



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# LOCAL MARKET UPDATE - EAST NAPLES

34114, 34117, 34120, 34137

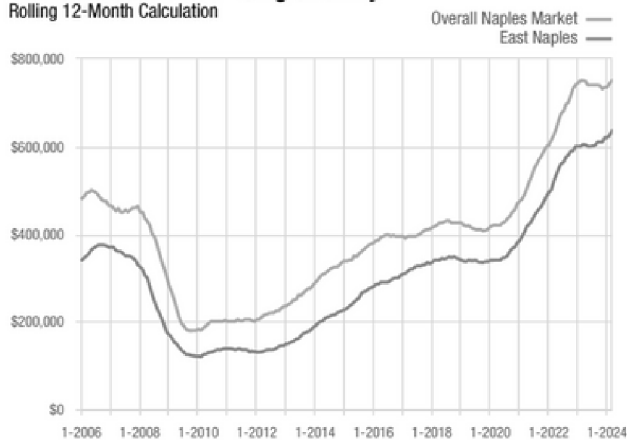
Single Family	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
<b>Key Metrics</b>						
New Listings	204	<b>249</b>	+ 22.1%	652	<b>816</b>	+ 25.2%
Total Sales	194	<b>163</b>	- 16.0%	432	<b>390</b>	- 9.7%
Days on Market Until Sale	59	<b>70</b>	+ 18.6%	59	<b>69</b>	+ 16.9%
Median Closed Price*	\$615,500	<b>\$685,000</b>	+ 11.3%	\$600,000	<b>\$654,925</b>	+ 9.2%
Average Closed Price*	\$746,038	<b>\$799,084</b>	+ 7.1%	\$729,198	<b>\$815,107</b>	+ 11.8%
Percent of List Price Received*	97.1%	<b>96.9%</b>	- 0.2%	96.9%	<b>96.7%</b>	- 0.2%
Inventory of Homes for Sale	536	<b>791</b>	+ 47.6%	—	—	—
Months Supply of Inventory	3.9	<b>6.1</b>	+ 56.4%	—	—	—

Condo	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
<b>Key Metrics</b>						
New Listings	84	<b>93</b>	+ 10.7%	265	<b>308</b>	+ 16.2%
Total Sales	71	<b>43</b>	- 39.4%	163	<b>118</b>	- 27.6%
Days on Market Until Sale	51	<b>74</b>	+ 45.1%	47	<b>77</b>	+ 63.8%
Median Closed Price*	\$555,000	<b>\$565,000</b>	+ 1.8%	\$494,000	<b>\$500,000</b>	+ 1.2%
Average Closed Price*	\$528,927	<b>\$584,309</b>	+ 10.5%	\$522,493	<b>\$552,877</b>	+ 5.8%
Percent of List Price Received*	97.8%	<b>96.6%</b>	- 1.2%	97.4%	<b>97.1%</b>	- 0.3%
Inventory of Homes for Sale	160	<b>323</b>	+ 101.9%	—	—	—
Months Supply of Inventory	2.8	<b>6.8</b>	+ 142.9%	—	—	—

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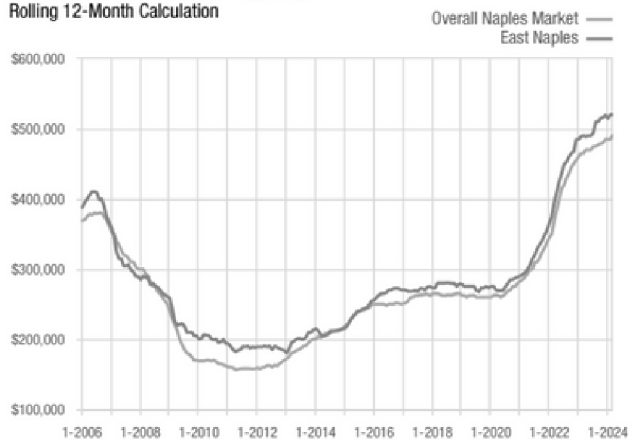
## Median Closed Price - Single Family

Rolling 12-Month Calculation



## Median Closed Price - Condo

Rolling 12-Month Calculation



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