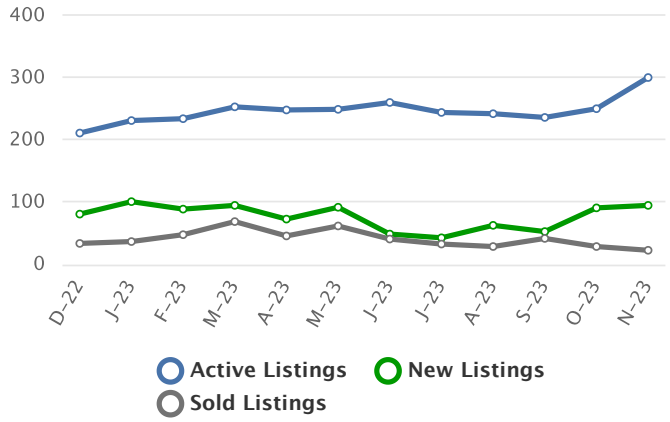
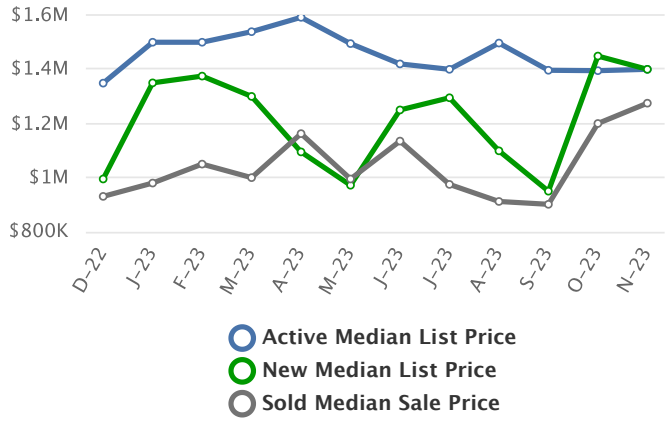
# Market Summary

33040 Residential, November 2023

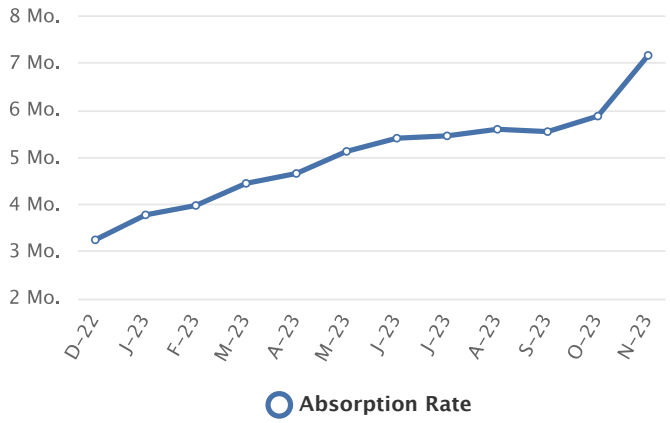
## Number of Listings




## Listing Prices

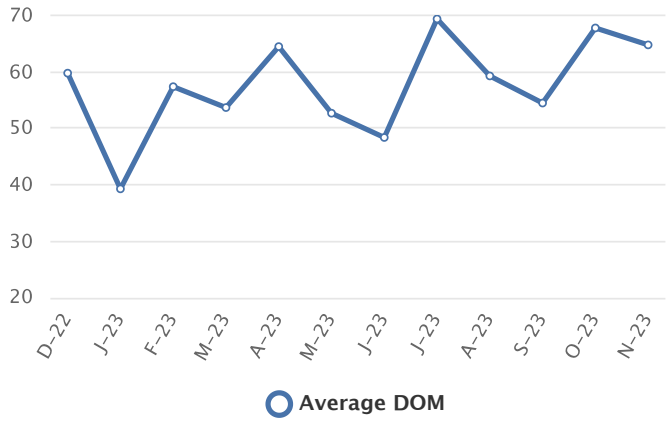



## Absorption Rate, in Months

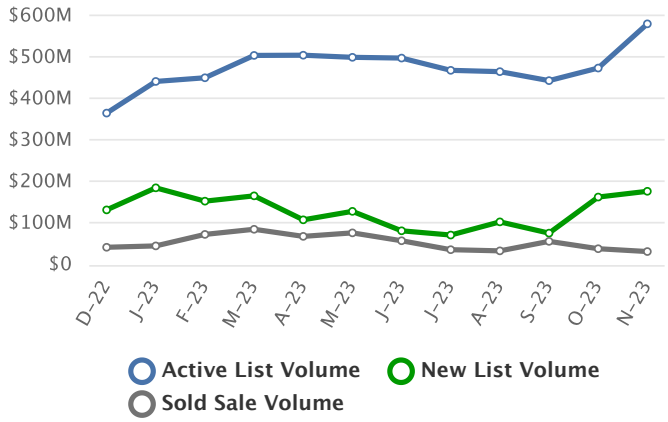



## Sold to List Ratio

## Days on Market




## Price Volume



**Summary Statistics**

| | Nov-23 | Nov-22 | % Chg | 2023 YTD | 2022 YTD | % Chg |
|---|---|---|---|---|---|---|
| Absorption Rate | 7.17 | 2.73 | 162.64 | 5.19 | 2.17 | 139.17 |
| Average List Price | $1,933,432 | $1,738,822 | 11.19 | $1,696,414 | $1,392,992 | 21.78 |
| Median List Price | $1,400,000 | $1,350,000 | 3.70 | $1,275,000 | $999,000 | 27.63 |
| Average Sale Price | $1,407,719 | $993,717 | 41.66 | $1,327,067 | $1,188,959 | 11.62 |
| Median Sale Price | $1,275,000 | $843,750 | 51.11 | $1,000,000 | $899,000 | 11.23 |
| Average DOM | 64 | 50 | 28.00 | 56 | 42 | 33.33 |
| Median DOM | 14 | 22 | -36.36 | 31 | 17 | 82.35 |

**Sold Listings**

| | This Month | | | Year to Date | | |
|---|---|---|---|---|---|---|
| | 2023 | 2022 | % Chg | 2023 | 2022 | % Chg |
| 0-99,999 | 0 | 0 | 0.0 | 0 | 0 | 0.0 |
| 100,000-149,999 | 0 | 0 | 0.0 | 0 | 8 | -100.0 |
| 150,000-199,999 | 0 | 0 | 0.0 | 0 | 10 | -100.0 |
| 200,000-249,999 | 0 | 0 | 0.0 | 1 | 11 | -90.9 |
| 250,000-299,999 | 0 | 0 | 0.0 | 4 | 17 | -76.5 |
| 300,000-349,999 | 0 | 1 | -100.0 | 9 | 7 | 28.6 |
| 350,000-399,999 | 1 | 1 | 0.0 | 5 | 8 | -37.5 |
| 400,000-449,999 | 2 | 0 | N/A | 13 | 17 | -23.5 |
| 450,000-499,999 | 0 | 0 | 0.0 | 7 | 17 | -58.8 |
| 500,000-549,999 | 0 | 2 | -100.0 | 13 | 22 | -40.9 |
| 550,000-599,999 | 0 | 1 | -100.0 | 18 | 29 | -37.9 |
| 600,000-649,999 | 2 | 1 | 100.0 | 21 | 32 | -34.4 |
| 650,000-699,999 | 0 | 2 | -100.0 | 23 | 30 | -23.3 |
| 700,000-749,999 | 1 | 2 | -50.0 | 19 | 35 | -45.7 |
| 750,000-799,999 | 0 | 1 | -100.0 | 10 | 35 | -71.4 |
| 800,000-849,999 | 1 | 5 | -80.0 | 29 | 31 | -6.5 |
| 850,000-899,999 | 0 | 3 | -100.0 | 16 | 49 | -67.3 |
| 900,000-949,999 | 2 | 0 | N/A | 20 | 26 | -23.1 |
| 950,000-999,999 | 0 | 0 | 0.0 | 20 | 16 | 25.0 |

**Pending Listings**

| | This Month | | | Year to Date | | |
|---|---|---|---|---|---|---|
| | 2023 | 2022 | % Chg | 2023 | 2022 | % Chg |
| 0-99,999 | 0 | 0 | 0.0 | 0 | 0 | 0.0 |
| 100,000-149,999 | 0 | 0 | 0.0 | 0 | 4 | -100.0 |
| 150,000-199,999 | 0 | 0 | 0.0 | 0 | 13 | -100.0 |
| 200,000-249,999 | 0 | 0 | 0.0 | 1 | 10 | -90.0 |
| 250,000-299,999 | 0 | 0 | 0.0 | 4 | 16 | -75.0 |
| 300,000-349,999 | 0 | 0 | 0.0 | 6 | 5 | 20.0 |
| 350,000-399,999 | 0 | 0 | 0.0 | 5 | 10 | -50.0 |
| 400,000-449,999 | 0 | 0 | 0.0 | 11 | 12 | -8.3 |
| 450,000-499,999 | 2 | 0 | N/A | 8 | 19 | -57.9 |
| 500,000-549,999 | 0 | 0 | 0.0 | 10 | 21 | -52.4 |
| 550,000-599,999 | 2 | 1 | 100.0 | 20 | 24 | -16.7 |
| 600,000-649,999 | 0 | 0 | 0.0 | 19 | 27 | -29.6 |
| 650,000-699,999 | 0 | 2 | -100.0 | 22 | 36 | -38.9 |
| 700,000-749,999 | 0 | 1 | -100.0 | 12 | 24 | -50.0 |
| 750,000-799,999 | 1 | 1 | 0.0 | 13 | 38 | -65.8 |
| 800,000-849,999 | 1 | 1 | 0.0 | 19 | 25 | -24.0 |
| 850,000-899,999 | 2 | 1 | 100.0 | 26 | 48 | -45.8 |
| 900,000-949,999 | 0 | 2 | -100.0 | 15 | 27 | -44.4 |
| 950,000-999,999 | 2 | 0 | N/A | 24 | 20 | 20.0 |

**Sold Listings**

| | This Month | | | Year to Date | | |
|---|---|---|---|---|---|---|
| | 2023 | 2022 | % Chg | 2023 | 2022 | % Chg |
| 1,000,000-1,099,999 | 1 | 4 | -75.0 | 20 | 30 | -33.3 |
| 1,100,000-1,199,999 | 1 | 1 | 0.0 | 25 | 38 | -34.2 |
| 1,200,000-1,299,999 | 1 | 2 | -50.0 | 21 | 39 | -46.2 |
| 1,300,000-1,399,999 | 1 | 1 | 0.0 | 12 | 17 | -29.4 |
| 1,400,000-1,499,999 | 1 | 1 | 0.0 | 13 | 15 | -13.3 |
| 1,500,000-1,599,999 | 1 | 2 | -50.0 | 16 | 22 | -27.3 |
| 1,600,000-1,699,999 | 2 | 0 | N/A | 25 | 12 | 108.3 |
| 1,700,000-1,799,999 | 0 | 0 | 0.0 | 6 | 16 | -62.5 |
| 1,800,000-1,899,999 | 0 | 1 | -100.0 | 9 | 11 | -18.2 |
| 1,900,000-1,999,999 | 1 | 0 | N/A | 8 | 9 | -11.1 |
| 2,000,000-2,249,999 | 1 | 0 | N/A | 15 | 16 | -6.2 |
| 2,250,000-2,499,999 | 1 | 0 | N/A | 13 | 17 | -23.5 |
| 2,500,000-2,749,999 | 1 | 0 | N/A | 7 | 10 | -30.0 |
| 2,750,000-2,999,999 | 1 | 0 | N/A | 10 | 6 | 66.7 |
| 3,000,000-3,249,999 | 0 | 1 | -100.0 | 6 | 10 | -40.0 |
| 3,250,000-3,499,999 | 0 | 0 | 0.0 | 3 | 13 | -76.9 |
| 3,500,000-3,749,999 | 1 | 0 | N/A | 7 | 4 | 75.0 |
| 3,750,000-3,999,999 | 0 | 0 | 0.0 | 3 | 5 | -40.0 |
| 4,000,000-4,249,999 | 0 | 0 | 0.0 | 2 | 1 | 100.0 |
| 4,250,000-4,499,999 | 0 | 0 | 0.0 | 1 | 0 | N/A |
| 4,500,000-4,749,999 | 0 | 0 | 0.0 | 2 | 1 | 100.0 |
| 4,750,000-4,999,999 | 0 | 0 | 0.0 | 3 | 0 | N/A |
| 5,000,000+ | 0 | 0 | 0.0 | 4 | 7 | -42.9 |
| Totals | 23 | 32 | -28.1 | 459 | 699 | -34.3 |

**Pending Listings**

| | This Month | | | Year to Date | | |
|---|---|---|---|---|---|---|
| | 2023 | 2022 | % Chg | 2023 | 2022 | % Chg |
| 1,000,000-1,099,999 | 2 | 3 | -33.3 | 17 | 20 | -15.0 |
| 1,100,000-1,199,999 | 3 | 2 | 50.0 | 25 | 35 | -28.6 |
| 1,200,000-1,299,999 | 1 | 2 | -50.0 | 20 | 49 | -59.2 |
| 1,300,000-1,399,999 | 0 | 2 | -100.0 | 16 | 15 | 6.7 |
| 1,400,000-1,499,999 | 2 | 2 | 0.0 | 16 | 14 | 14.3 |
| 1,500,000-1,599,999 | 1 | 0 | N/A | 9 | 19 | -52.6 |
| 1,600,000-1,699,999 | 1 | 1 | 0.0 | 17 | 9 | 88.9 |
| 1,700,000-1,799,999 | 0 | 0 | 0.0 | 13 | 7 | 85.7 |
| 1,800,000-1,899,999 | 0 | 0 | 0.0 | 11 | 9 | 22.2 |
| 1,900,000-1,999,999 | 0 | 0 | 0.0 | 8 | 16 | -50.0 |
| 2,000,000-2,249,999 | 1 | 1 | 0.0 | 13 | 15 | -13.3 |
| 2,250,000-2,499,999 | 2 | 1 | 100.0 | 20 | 18 | 11.1 |
| 2,500,000-2,749,999 | 0 | 0 | 0.0 | 7 | 7 | 0.0 |
| 2,750,000-2,999,999 | 2 | 0 | N/A | 9 | 6 | 50.0 |
| 3,000,000-3,249,999 | 0 | 0 | 0.0 | 8 | 5 | 60.0 |
| 3,250,000-3,499,999 | 2 | 1 | 100.0 | 7 | 20 | -65.0 |
| 3,500,000-3,749,999 | 0 | 0 | 0.0 | 3 | 2 | 50.0 |
| 3,750,000-3,999,999 | 1 | 1 | 0.0 | 7 | 6 | 16.7 |
| 4,000,000-4,249,999 | 0 | 0 | 0.0 | 1 | 4 | -75.0 |
| 4,250,000-4,499,999 | 0 | 0 | 0.0 | 0 | 0 | 0.0 |
| 4,500,000-4,749,999 | 0 | 0 | 0.0 | 3 | 1 | 200.0 |
| 4,750,000-4,999,999 | 0 | 0 | 0.0 | 4 | 0 | N/A |
| 5,000,000+ | 0 | 0 | 0.0 | 4 | 6 | -33.3 |
| Totals | 28 | 25 | 12.0 | 453 | 662 | -31.6 |

## Active Listings

| | This Month | | | Year to Date | | |
|---|---|---|---|---|---|---|
| | 2023 | 2022 | % Chg | 2023 | 2022 | % Chg |
| 0-99,999 | 0 | 1 | -100.0 | 5 | 7 | -28.6 |
| 100,000-149,999 | 0 | 0 | 0.0 | 0 | 5 | -100.0 |
| 150,000-199,999 | 0 | 0 | 0.0 | 0 | 14 | -100.0 |
| 200,000-249,999 | 1 | 0 | N/A | 2 | 11 | -81.8 |
| 250,000-299,999 | 0 | 1 | -100.0 | 6 | 22 | -72.7 |
| 300,000-349,999 | 1 | 1 | 0.0 | 8 | 7 | 14.3 |
| 350,000-399,999 | 2 | 0 | N/A | 13 | 14 | -7.1 |
| 400,000-449,999 | 2 | 4 | -50.0 | 20 | 21 | -4.8 |
| 450,000-499,999 | 3 | 1 | 200.0 | 17 | 24 | -29.2 |
| 500,000-549,999 | 5 | 1 | 400.0 | 17 | 27 | -37.0 |
| 550,000-599,999 | 13 | 10 | 30.0 | 42 | 39 | 7.7 |
| 600,000-649,999 | 8 | 0 | N/A | 29 | 30 | -3.3 |
| 650,000-699,999 | 11 | 5 | 120.0 | 40 | 44 | -9.1 |
| 700,000-749,999 | 5 | 5 | 0.0 | 22 | 33 | -33.3 |
| 750,000-799,999 | 14 | 1 | 1300.0 | 35 | 47 | -25.5 |
| 800,000-849,999 | 8 | 4 | 100.0 | 33 | 36 | -8.3 |
| 850,000-899,999 | 8 | 20 | -60.0 | 50 | 82 | -39.0 |
| 900,000-949,999 | 7 | 8 | -12.5 | 31 | 40 | -22.5 |
| 950,000-999,999 | 14 | 8 | 75.0 | 44 | 37 | 18.9 |
| 1,000,000-1,099,999 | 10 | 2 | 400.0 | 41 | 25 | 64.0 |
| 1,100,000-1,199,999 | 10 | 7 | 42.9 | 51 | 60 | -15.0 |
| 1,200,000-1,299,999 | 16 | 9 | 77.8 | 48 | 70 | -31.4 |
| 1,300,000-1,399,999 | 10 | 8 | 25.0 | 41 | 34 | 20.6 |
| 1,400,000-1,499,999 | 10 | 6 | 66.7 | 37 | 23 | 60.9 |
| 1,500,000-1,599,999 | 8 | 2 | 300.0 | 28 | 27 | 3.7 |
| 1,600,000-1,699,999 | 14 | 6 | 133.3 | 39 | 20 | 95.0 |
| 1,700,000-1,799,999 | 10 | 12 | -16.7 | 31 | 23 | 34.8 |
| 1,800,000-1,899,999 | 6 | 4 | 50.0 | 21 | 16 | 31.3 |
| 1,900,000-1,999,999 | 12 | 5 | 140.0 | 28 | 25 | 12.0 |
| 2,000,000-2,249,999 | 11 | 12 | -8.3 | 39 | 29 | 34.5 |

## New Listings

| | This Month | | | Year to Date | | |
|---|---|---|---|---|---|---|
| | 2023 | 2022 | % Chg | 2023 | 2022 | % Chg |
| 0-99,999 | 0 | 1 | -100.0 | 4 | 7 | -42.9 |
| 100,000-149,999 | 0 | 0 | 0.0 | 0 | 4 | -100.0 |
| 150,000-199,999 | 0 | 0 | 0.0 | 0 | 8 | -100.0 |
| 200,000-249,999 | 0 | 0 | 0.0 | 2 | 7 | -71.4 |
| 250,000-299,999 | 0 | 0 | 0.0 | 3 | 19 | -84.2 |
| 300,000-349,999 | 0 | 1 | -100.0 | 8 | 7 | 14.3 |
| 350,000-399,999 | 1 | 1 | 0.0 | 11 | 9 | 22.2 |
| 400,000-449,999 | 1 | 1 | 0.0 | 17 | 18 | -5.6 |
| 450,000-499,999 | 2 | 2 | 0.0 | 14 | 20 | -30.0 |
| 500,000-549,999 | 1 | 1 | 0.0 | 16 | 23 | -30.4 |
| 550,000-599,999 | 3 | 3 | 0.0 | 32 | 34 | -5.9 |
| 600,000-649,999 | 0 | 2 | -100.0 | 28 | 26 | 7.7 |
| 650,000-699,999 | 5 | 1 | 400.0 | 34 | 38 | -10.5 |
| 700,000-749,999 | 0 | 1 | -100.0 | 18 | 31 | -41.9 |
| 750,000-799,999 | 6 | 1 | 500.0 | 31 | 39 | -20.5 |
| 800,000-849,999 | 0 | 1 | -100.0 | 24 | 32 | -25.0 |
| 850,000-899,999 | 4 | 7 | -42.9 | 30 | 72 | -58.3 |
| 900,000-949,999 | 3 | 4 | -25.0 | 25 | 36 | -30.6 |
| 950,000-999,999 | 2 | 2 | 0.0 | 34 | 32 | 6.3 |
| 1,000,000-1,099,999 | 3 | 2 | 50.0 | 36 | 25 | 44.0 |
| 1,100,000-1,199,999 | 8 | 3 | 166.7 | 42 | 43 | -2.3 |
| 1,200,000-1,299,999 | 3 | 3 | 0.0 | 40 | 58 | -31.0 |
| 1,300,000-1,399,999 | 5 | 4 | 25.0 | 35 | 29 | 20.7 |
| 1,400,000-1,499,999 | 5 | 5 | 0.0 | 31 | 21 | 47.6 |
| 1,500,000-1,599,999 | 4 | 2 | 100.0 | 24 | 23 | 4.3 |
| 1,600,000-1,699,999 | 4 | 2 | 100.0 | 31 | 16 | 93.8 |
| 1,700,000-1,799,999 | 4 | 1 | 300.0 | 20 | 22 | -9.1 |
| 1,800,000-1,899,999 | 1 | 2 | -50.0 | 16 | 16 | 0.0 |
| 1,900,000-1,999,999 | 2 | 2 | 0.0 | 21 | 21 | 0.0 |
| 2,000,000-2,249,999 | 4 | 1 | 300.0 | 28 | 25 | 12.0 |

## Active Listings

| | This Month | | | Year to Date | | |
|---|---|---|---|---|---|---|
| | 2023 | 2022 | % Chg | 2023 | 2022 | % Chg |
| 2,250,000-2,499,999 | 10 | 6 | 66.7 | 48 | 36 | 33.3 |
| 2,500,000-2,749,999 | 8 | 8 | 0.0 | 30 | 22 | 36.4 |
| 2,750,000-2,999,999 | 12 | 4 | 200.0 | 35 | 19 | 84.2 |
| 3,000,000-3,249,999 | 3 | 5 | -40.0 | 16 | 11 | 45.5 |
| 3,250,000-3,499,999 | 7 | 5 | 40.0 | 23 | 30 | -23.3 |
| 3,500,000-3,749,999 | 5 | 2 | 150.0 | 12 | 5 | 140.0 |
| 3,750,000-3,999,999 | 11 | 2 | 450.0 | 26 | 10 | 160.0 |
| 4,000,000-4,249,999 | 2 | 0 | N/A | 4 | 6 | -33.3 |
| 4,250,000-4,499,999 | 1 | 0 | N/A | 1 | 0 | N/A |
| 4,500,000-4,749,999 | 3 | 0 | N/A | 6 | 3 | 100.0 |
| 4,750,000-4,999,999 | 4 | 7 | -42.9 | 11 | 10 | 10.0 |
| 5,000,000+ | 15 | 3 | 400.0 | 34 | 16 | 112.5 |
| Totals | 300 | 185 | 62.2 | 1064 | 1060 | 0.4 |

## New Listings

| | This Month | | | Year to Date | | |
|---|---|---|---|---|---|---|
| | 2023 | 2022 | % Chg | 2023 | 2022 | % Chg |
| 2,250,000-2,499,999 | 2 | 5 | -60.0 | 36 | 29 | 24.1 |
| 2,500,000-2,749,999 | 4 | 0 | N/A | 22 | 16 | 37.5 |
| 2,750,000-2,999,999 | 6 | 1 | 500.0 | 29 | 17 | 70.6 |
| 3,000,000-3,249,999 | 0 | 2 | -100.0 | 9 | 9 | 0.0 |
| 3,250,000-3,499,999 | 3 | 2 | 50.0 | 16 | 26 | -38.5 |
| 3,500,000-3,749,999 | 2 | 1 | 100.0 | 11 | 5 | 120.0 |
| 3,750,000-3,999,999 | 1 | 1 | 0.0 | 21 | 8 | 162.5 |
| 4,000,000-4,249,999 | 0 | 0 | 0.0 | 4 | 5 | -20.0 |
| 4,250,000-4,499,999 | 1 | 0 | N/A | 1 | 0 | N/A |
| 4,500,000-4,749,999 | 0 | 0 | 0.0 | 5 | 2 | 150.0 |
| 4,750,000-4,999,999 | 0 | 0 | 0.0 | 5 | 7 | -28.6 |
| 5,000,000+ | 5 | 0 | N/A | 30 | 9 | 233.3 |
| Totals | 95 | 68 | 39.7 | 844 | 894 | -5.6 |

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