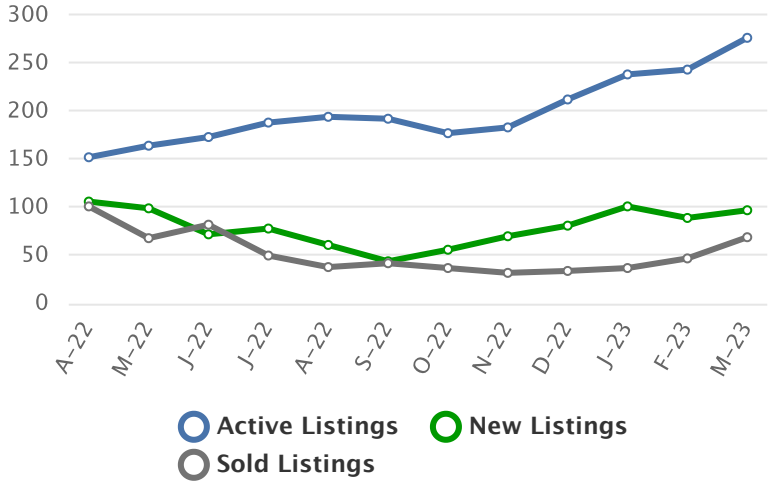
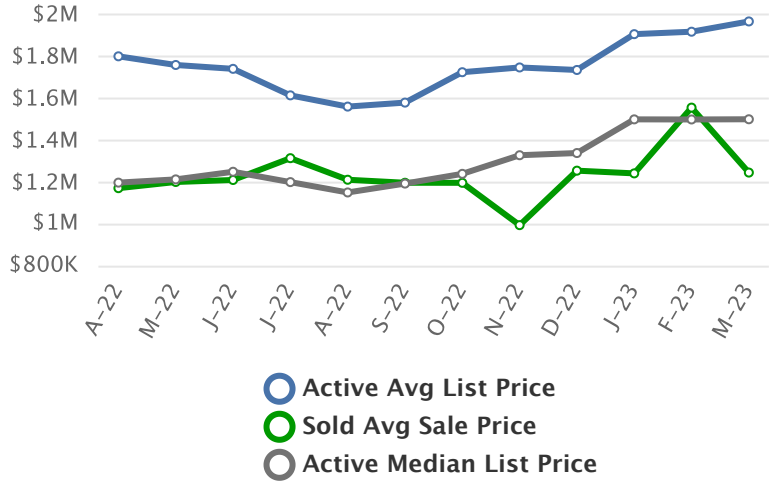
Market Summary

33040 Residential, March 2023

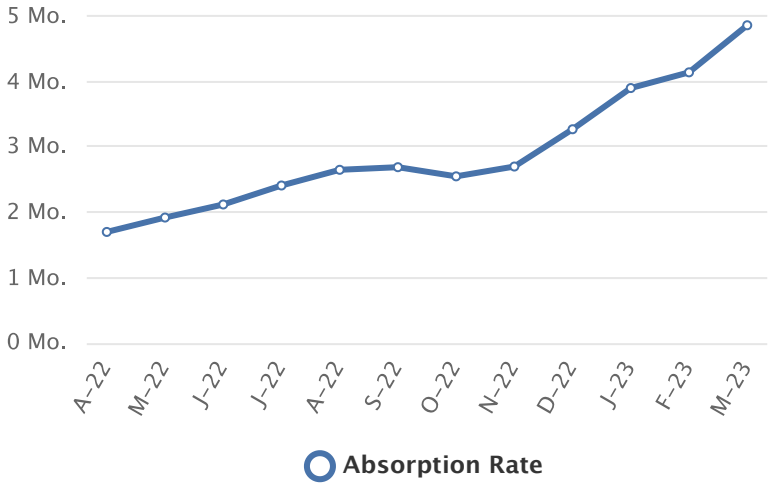
Number of Listings



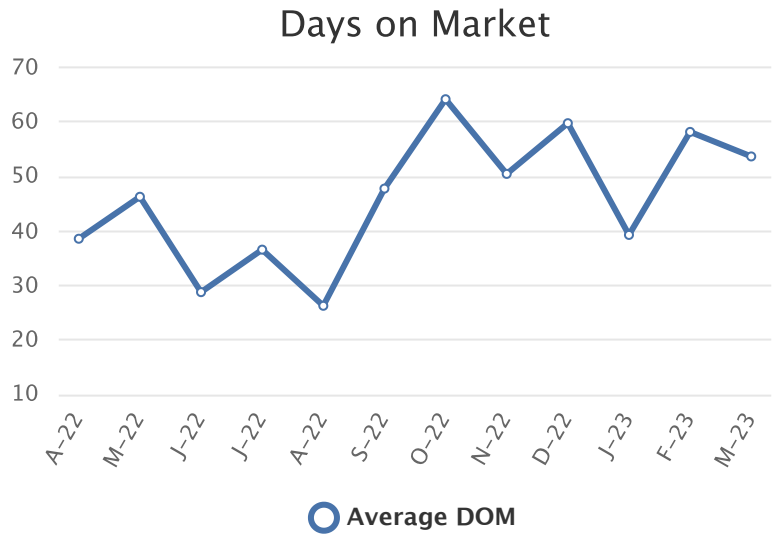
Listing Prices

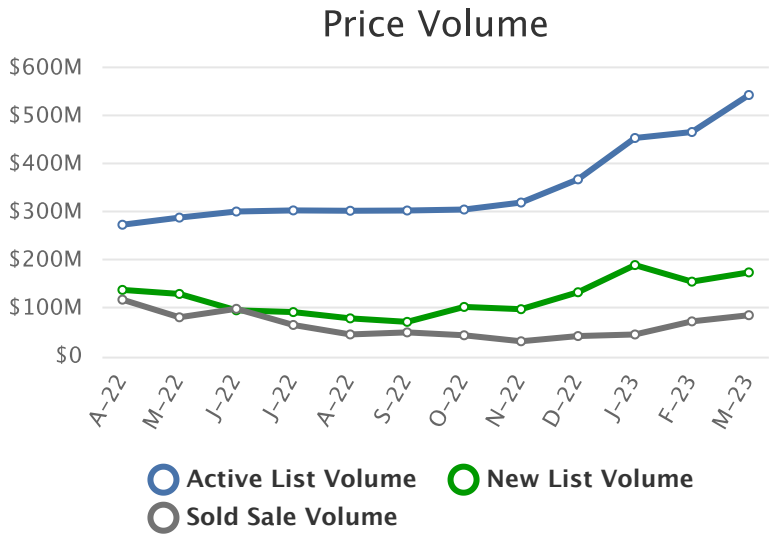


Absorption Rate, in Months



Sold to List Ratio


Days on Market
70
60
50
40
30
20
10
A-22
M-22
J-22
J-22
A-22
S-22
O-22
N-22
D-22
J-23
F-23
M-23
Average DOM


Price Volume
$600M
$500M
$400M
$300M
$200M
$100M
$0
A-22
M-22
J-22
J-22
A-22
S-22
O-22
N-22
D-22
J-23
F-23
M-23
Active List Volume
New List Volume
Sold Sale Volume

Summary Statistics

	Mar-23	Mar-22	% Chg	2023 YTD	2022 YTD	% Chg
Absorption Rate	4.86	1.66	192.77	4.3	1.71	151.46
Average List Price	$1,967,726	$1,791,553	9.83	$1,793,709	$1,408,870	27.32
Median List Price	$1,500,000	$1,239,500	21.02	$1,375,000	$990,000	38.89
Average Sale Price	$1,245,118	$1,216,225	2.38	$1,339,568	$1,180,950	13.43
Median Sale Price	$1,000,000	$882,500	13.31	$1,000,000	$899,000	11.23
Average DOM	53	42	26.19	51	46	10.87
Median DOM	28	12	133.33	27	16	68.75

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	4	-100.0	0	8	-100.0
150,000-199,999	0	4	-100.0	0	6	-100.0
200,000-249,999	0	5	-100.0	0	7	-100.0
250,000-299,999	1	4	-75.0	2	7	-71.4
300,000-349,999	1	0	N/A	4	2	100.0
350,000-399,999	0	1	-100.0	1	2	-50.0
400,000-449,999	2	3	-33.3	3	5	-40.0

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	2	-100.0	0	11	-100.0
200,000-249,999	1	3	-66.7	1	5	-80.0
250,000-299,999	1	2	-50.0	3	7	-57.1
300,000-349,999	0	1	-100.0	1	1	0.0
350,000-399,999	0	0	0.0	1	5	-80.0
400,000-449,999	0	2	-100.0	3	7	-57.1

Sold Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
450,000-499,999	1	2	-50.0	2	8	-75.0
500,000-549,999	3	2	50.0	6	8	-25.0
550,000-599,999	0	2	-100.0	2	8	-75.0
600,000-649,999	4	7	-42.9	6	13	-53.8
650,000-699,999	2	5	-60.0	8	9	-11.1
700,000-749,999	3	4	-25.0	7	10	-30.0
750,000-799,999	2	6	-66.7	2	13	-84.6
800,000-849,999	4	4	0.0	10	7	42.9
850,000-899,999	4	6	-33.3	9	13	-30.8
900,000-949,999	6	5	20.0	9	8	12.5
950,000-999,999	1	1	0.0	4	5	-20.0
1,000,000-1,099,999	3	3	0.0	7	6	16.7
1,100,000-1,199,999	3	7	-57.1	7	16	-56.2
1,200,000-1,299,999	3	6	-50.0	5	10	-50.0
1,300,000-1,399,999	3	1	200.0	5	4	25.0
1,400,000-1,499,999	2	1	100.0	7	4	75.0
1,500,000-1,599,999	7	2	250.0	9	9	0.0
1,600,000-1,699,999	2	4	-50.0	6	7	-14.3
1,700,000-1,799,999	1	1	0.0	1	7	-85.7

Pending Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
450,000-499,999	0	3	-100.0	0	7	-100.0
500,000-549,999	1	4	-75.0	3	6	-50.0
550,000-599,999	2	3	-33.3	6	8	-25.0
600,000-649,999	2	3	-33.3	5	14	-64.3
650,000-699,999	2	5	-60.0	6	15	-60.0
700,000-749,999	0	0	0.0	3	7	-57.1
750,000-799,999	1	4	-75.0	2	19	-89.5
800,000-849,999	3	2	50.0	7	9	-22.2
850,000-899,999	0	9	-100.0	10	18	-44.4
900,000-949,999	0	5	-100.0	6	12	-50.0
950,000-999,999	5	3	66.7	9	9	0.0
1,000,000-1,099,999	2	2	0.0	6	5	20.0
1,100,000-1,199,999	4	2	100.0	8	17	-52.9
1,200,000-1,299,999	1	7	-85.7	3	16	-81.2
1,300,000-1,399,999	1	3	-66.7	7	7	0.0
1,400,000-1,499,999	1	3	-66.7	9	6	50.0
1,500,000-1,599,999	0	1	-100.0	4	7	-42.9
1,600,000-1,699,999	4	0	N/A	10	5	100.0
1,700,000-1,799,999	3	0	N/A	6	2	200.0

Sold Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
1,800,000-1,899,999	2	3	-33.3	2	6	-66.7
1,900,000-1,999,999	0	2	-100.0	2	3	-33.3
2,000,000-2,249,999	2	2	0.0	6	6	0.0
2,250,000-2,499,999	2	2	0.0	5	9	-44.4
2,500,000-2,749,999	2	4	-50.0	4	6	-33.3
2,750,000-2,999,999	0	2	-100.0	1	5	-80.0
3,000,000-3,249,999	1	3	-66.7	2	4	-50.0
3,250,000-3,499,999	0	3	-100.0	3	4	-25.0
3,500,000-3,749,999	1	2	-50.0	1	2	-50.0
3,750,000-3,999,999	0	0	0.0	0	0	0.0
4,000,000-4,249,999	0	0	0.0	1	0	N/A
4,250,000-4,499,999	0	0	0.0	0	0	0.0
4,500,000-4,749,999	0	0	0.0	1	0	N/A
4,750,000-4,999,999	1	0	N/A	2	0	N/A
5,000,000+	0	1	-100.0	1	2	-50.0
Totals	69	114	-39.5	153	249	-38.6

Pending Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
1,800,000-1,899,999	1	4	-75.0	4	7	-42.9
1,900,000-1,999,999	0	3	-100.0	1	7	-85.7
2,000,000-2,249,999	1	0	N/A	4	5	-20.0
2,250,000-2,499,999	2	3	-33.3	10	11	-9.1
2,500,000-2,749,999	3	2	50.0	5	6	-16.7
2,750,000-2,999,999	1	1	0.0	2	4	-50.0
3,000,000-3,249,999	1	1	0.0	3	2	50.0
3,250,000-3,499,999	1	3	-66.7	3	10	-70.0
3,500,000-3,749,999	0	0	0.0	0	0	0.0
3,750,000-3,999,999	0	0	0.0	2	1	100.0
4,000,000-4,249,999	0	0	0.0	0	0	0.0
4,250,000-4,499,999	0	0	0.0	0	0	0.0
4,500,000-4,749,999	0	0	0.0	1	0	N/A
4,750,000-4,999,999	1	0	N/A	3	0	N/A
5,000,000+	0	0	0.0	1	1	0.0
Totals	45	86	-47.7	158	283	-44.2

Active Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	2	0	N/A	3	6	-50.0
100,000-149,999	0	0	0.0	0	5	-100.0
150,000-199,999	0	0	0.0	0	11	-100.0
200,000-249,999	1	3	-66.7	1	10	-90.0
250,000-299,999	1	2	-50.0	5	11	-54.5
300,000-349,999	2	1	100.0	3	1	200.0
350,000-399,999	2	3	-33.3	3	10	-70.0
400,000-449,999	4	3	33.3	10	9	11.1
450,000-499,999	5	4	25.0	7	12	-41.7
500,000-549,999	4	6	-33.3	7	12	-41.7
550,000-599,999	8	3	166.7	17	13	30.8
600,000-649,999	3	3	0.0	9	16	-43.7
650,000-699,999	10	4	150.0	17	19	-10.5
700,000-749,999	7	1	600.0	11	10	10.0
750,000-799,999	8	3	166.7	10	26	-61.5
800,000-849,999	10	2	400.0	17	13	30.8
850,000-899,999	11	9	22.2	25	32	-21.9
900,000-949,999	6	7	-14.3	15	18	-16.7

New Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	1	0	N/A	2	6	-66.7
100,000-149,999	0	0	0.0	0	4	-100.0
150,000-199,999	0	1	-100.0	0	5	-100.0
200,000-249,999	0	3	-100.0	1	6	-83.3
250,000-299,999	1	2	-50.0	2	8	-75.0
300,000-349,999	0	1	-100.0	3	1	200.0
350,000-399,999	0	1	-100.0	0	5	-100.0
400,000-449,999	2	3	-33.3	7	6	16.7
450,000-499,999	1	3	-66.7	4	8	-50.0
500,000-549,999	2	5	-60.0	6	8	-25.0
550,000-599,999	2	6	-66.7	7	8	-12.5
600,000-649,999	1	2	-50.0	8	12	-33.3
650,000-699,999	5	7	-28.6	12	13	-7.7
700,000-749,999	1	1	0.0	7	8	-12.5
750,000-799,999	1	6	-83.3	5	18	-72.2
800,000-849,999	5	4	25.0	8	9	-11.1
850,000-899,999	4	9	-55.6	7	22	-68.2
900,000-949,999	2	4	-50.0	7	14	-50.0

Active Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
950,000-999,999	6	7	-14.3	17	14	21.4
1,000,000-1,099,999	11	3	266.7	19	9	111.1
1,100,000-1,199,999	12	8	50.0	24	26	-7.7
1,200,000-1,299,999	9	13	-30.8	20	29	-31.0
1,300,000-1,399,999	9	4	125.0	19	13	46.2
1,400,000-1,499,999	6	2	200.0	15	8	87.5
1,500,000-1,599,999	8	7	14.3	15	14	7.1
1,600,000-1,699,999	10	4	150.0	23	11	109.1
1,700,000-1,799,999	8	3	166.7	14	5	180.0
1,800,000-1,899,999	4	3	33.3	10	10	0.0
1,900,000-1,999,999	12	1	1100.0	14	8	75.0
2,000,000-2,249,999	15	3	400.0	26	11	136.4
2,250,000-2,499,999	14	6	133.3	30	19	57.9
2,500,000-2,749,999	8	3	166.7	15	10	50.0
2,750,000-2,999,999	16	4	300.0	19	9	111.1
3,000,000-3,249,999	3	1	200.0	8	3	166.7
3,250,000-3,499,999	10	8	25.0	16	19	-15.8
3,500,000-3,749,999	4	1	300.0	4	1	300.0
3,750,000-3,999,999	6	0	N/A	12	3	300.0

New Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
950,000-999,999	1	1	0.0	7	9	-22.2
1,000,000-1,099,999	4	3	33.3	15	9	66.7
1,100,000-1,199,999	9	2	350.0	14	9	55.6
1,200,000-1,299,999	5	8	-37.5	13	17	-23.5
1,300,000-1,399,999	2	2	0.0	12	8	50.0
1,400,000-1,499,999	3	3	0.0	9	6	50.0
1,500,000-1,599,999	2	2	0.0	11	9	22.2
1,600,000-1,699,999	6	2	200.0	14	7	100.0
1,700,000-1,799,999	1	0	N/A	4	4	0.0
1,800,000-1,899,999	2	2	0.0	5	10	-50.0
1,900,000-1,999,999	1	0	N/A	8	4	100.0
2,000,000-2,249,999	10	2	400.0	15	7	114.3
2,250,000-2,499,999	5	7	-28.6	15	12	25.0
2,500,000-2,749,999	3	3	0.0	8	4	100.0
2,750,000-2,999,999	3	0	N/A	14	7	100.0
3,000,000-3,249,999	1	0	N/A	2	1	100.0
3,250,000-3,499,999	1	4	-75.0	7	15	-53.3
3,500,000-3,749,999	2	1	100.0	3	1	200.0
3,750,000-3,999,999	3	1	200.0	7	1	600.0

Active Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
4,000,000-4,249,999	2	2	0.0	2	4	-50.0
4,250,000-4,499,999	0	0	0.0	0	0	0.0
4,500,000-4,749,999	0	1	-100.0	2	2	0.0
4,750,000-4,999,999	4	4	0.0	8	5	60.0
5,000,000+	15	8	87.5	17	10	70.0
Totals	276	150	84.0	509	477	6.7

New Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
4,000,000-4,249,999	0	1	-100.0	2	3	-33.3
4,250,000-4,499,999	0	0	0.0	0	0	0.0
4,500,000-4,749,999	1	1	0.0	1	1	0.0
4,750,000-4,999,999	1	2	-50.0	3	2	50.0
5,000,000+	3	1	200.0	12	3	300.0
Totals	97	106	-8.5	287	310	-7.4

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