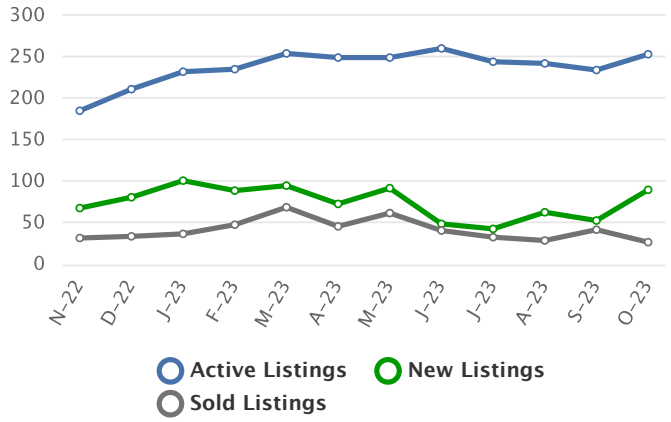
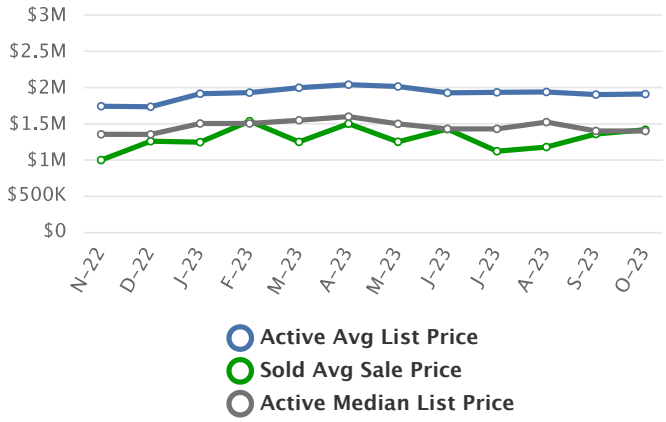
Market Summary

33040 Residential, October 2023

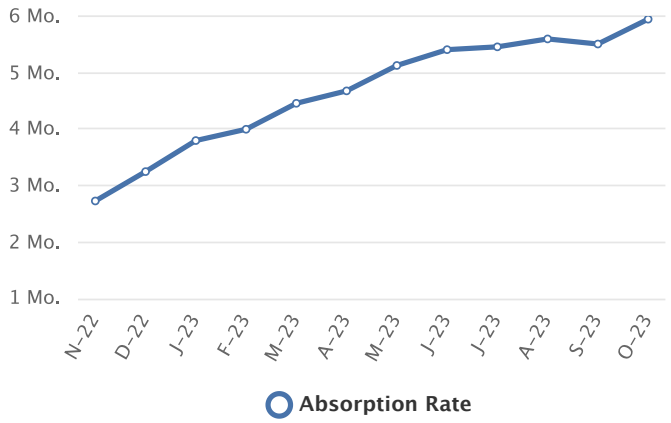
Number of Listings



Listing Prices

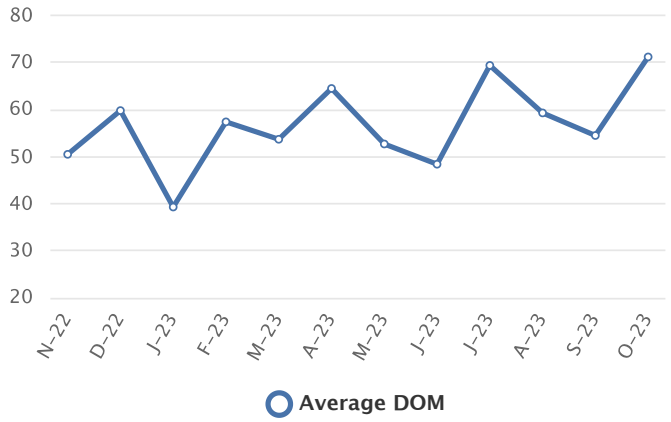


Absorption Rate, in Months

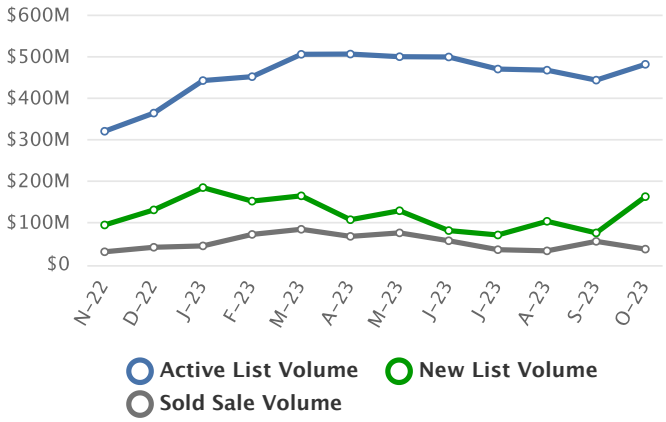


Sold to List Ratio

Days on Market



Price Volume



Summary Statistics

	Oct-23	Oct-22	% Chg	2023 YTD	2022 YTD	% Chg
Absorption Rate	5.95	2.54	134.25	5	2.11	136.97
Average List Price	$1,907,755	$1,705,917	11.83	$1,687,923	$1,391,427	21.31
Median List Price	$1,395,000	$1,219,500	14.39	$1,260,000	$995,000	26.63
Average Sale Price	$1,413,681	$1,196,108	18.19	$1,326,604	$1,198,326	10.70
Median Sale Price	$1,210,000	$858,000	41.03	$997,500	$899,000	10.96
Average DOM	71	64	10.94	56	42	33.33
Median DOM	44	44	0.00	32	16	100.00

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	1	-100.0	4	17	-76.5
300,000-349,999	0	0	0.0	9	6	50.0
350,000-399,999	0	1	-100.0	4	7	-42.9
400,000-449,999	1	2	-50.0	10	17	-41.2
450,000-499,999	0	3	-100.0	7	17	-58.8
500,000-549,999	1	1	0.0	13	20	-35.0
550,000-599,999	0	2	-100.0	18	28	-35.7
600,000-649,999	1	0	N/A	18	31	-41.9
650,000-699,999	2	2	0.0	23	28	-17.9
700,000-749,999	2	3	-33.3	18	33	-45.5
750,000-799,999	0	3	-100.0	10	34	-70.6
800,000-849,999	3	0	N/A	28	26	7.7
850,000-899,999	0	2	-100.0	16	46	-65.2
900,000-949,999	1	2	-50.0	18	26	-30.8
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	1	-100.0	4	16	-75.0
300,000-349,999	0	0	0.0	5	5	0.0
350,000-399,999	0	1	-100.0	4	10	-60.0
400,000-449,999	1	0	N/A	10	12	-16.7
450,000-499,999	0	2	-100.0	6	19	-68.4
500,000-549,999	0	0	0.0	10	21	-52.4
550,000-599,999	0	5	-100.0	18	23	-21.7
600,000-649,999	2	0	N/A	18	27	-33.3
650,000-699,999	1	3	-66.7	22	34	-35.3
700,000-749,999	0	4	-100.0	11	23	-52.2
750,000-799,999	1	1	0.0	11	37	-70.3
800,000-849,999	0	3	-100.0	17	24	-29.2
850,000-899,999	1	3	-66.7	24	47	-48.9
900,000-949,999	0	1	-100.0	15	25	-40.0
950,000-999,999	0	0	0.0	22	20	10.0

Sold Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
1,000,000-1,099,999	1	1	0.0	19	26	-26.9
1,100,000-1,199,999	0	2	-100.0	24	37	-35.1
1,200,000-1,299,999	4	2	100.0	20	37	-45.9
1,300,000-1,399,999	1	1	0.0	11	16	-31.2
1,400,000-1,499,999	0	1	-100.0	12	14	-14.3
1,500,000-1,599,999	0	2	-100.0	15	20	-25.0
1,600,000-1,699,999	2	0	N/A	23	12	91.7
1,700,000-1,799,999	0	0	0.0	6	16	-62.5
1,800,000-1,899,999	1	0	N/A	9	10	-10.0
1,900,000-1,999,999	2	0	N/A	7	9	-22.2
2,000,000-2,249,999	1	2	-50.0	14	16	-12.5
2,250,000-2,499,999	1	1	0.0	12	17	-29.4
2,500,000-2,749,999	0	1	-100.0	6	10	-40.0
2,750,000-2,999,999	1	0	N/A	9	6	50.0
3,000,000-3,249,999	1	1	0.0	6	9	-33.3
3,250,000-3,499,999	0	0	0.0	3	13	-76.9
3,500,000-3,749,999	0	0	0.0	6	4	50.0
3,750,000-3,999,999	1	0	N/A	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	1	-100.0	4	7	-42.9
Totals	27	37	-27.0	434	667	-34.9

Pending Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
1,000,000-1,099,999	1	2	-50.0	15	17	-11.8
1,100,000-1,199,999	0	0	0.0	21	33	-36.4
1,200,000-1,299,999	4	3	33.3	19	47	-59.6
1,300,000-1,399,999	1	1	0.0	16	13	23.1
1,400,000-1,499,999	1	1	0.0	13	12	8.3
1,500,000-1,599,999	0	0	0.0	8	19	-57.9
1,600,000-1,699,999	0	0	0.0	16	8	100.0
1,700,000-1,799,999	0	0	0.0	13	7	85.7
1,800,000-1,899,999	1	1	0.0	11	9	22.2
1,900,000-1,999,999	0	0	0.0	7	16	-56.2
2,000,000-2,249,999	1	0	N/A	11	14	-21.4
2,250,000-2,499,999	0	0	0.0	18	17	5.9
2,500,000-2,749,999	0	0	0.0	5	7	-28.6
2,750,000-2,999,999	0	0	0.0	7	6	16.7
3,000,000-3,249,999	1	0	N/A	7	5	40.0
3,250,000-3,499,999	0	0	0.0	5	19	-73.7
3,500,000-3,749,999	0	1	-100.0	3	2	50.0
3,750,000-3,999,999	0	0	0.0	6	5	20.0
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	1	-100.0	4	6	-33.3
Totals	16	34	-52.9	411	637	-35.5

Active Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	0	0	0.0	5	6	-16.7
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	2	1	100.0	8	6	33.3
350,000-399,999	2	0	N/A	12	13	-7.7
400,000-449,999	4	2	100.0	19	20	-5.0
450,000-499,999	3	1	200.0	15	22	-31.8
500,000-549,999	5	1	400.0	16	26	-38.5
550,000-599,999	7	8	-12.5	33	36	-8.3
600,000-649,999	10	0	N/A	31	28	10.7
650,000-699,999	8	10	-20.0	35	43	-18.6
700,000-749,999	8	6	33.3	24	32	-25.0
750,000-799,999	7	5	40.0	28	46	-39.1
800,000-849,999	9	7	28.6	36	35	2.9
850,000-899,999	5	15	-66.7	45	75	-40.0
900,000-949,999	5	7	-28.6	29	36	-19.4
950,000-999,999	13	8	62.5	40	35	14.3
1,000,000-1,099,999	9	6	50.0	38	23	65.2
1,100,000-1,199,999	7	7	0.0	41	57	-28.1
1,200,000-1,299,999	13	11	18.2	45	67	-32.8
1,300,000-1,399,999	11	9	22.2	38	30	26.7
1,400,000-1,499,999	9	4	125.0	31	18	72.2
1,500,000-1,599,999	8	2	300.0	25	25	0.0
1,600,000-1,699,999	8	6	33.3	34	18	88.9
1,700,000-1,799,999	7	5	40.0	28	22	27.3
1,800,000-1,899,999	2	2	0.0	18	14	28.6
1,900,000-1,999,999	11	5	120.0	28	23	21.7
2,000,000-2,249,999	8	9	-11.1	35	28	25.0

New Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	0	0	0.0	4	6	-33.3
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	2	-100.0	3	19	-84.2
300,000-349,999	0	1	-100.0	8	6	33.3
350,000-399,999	0	0	0.0	10	8	25.0
400,000-449,999	0	1	-100.0	16	17	-5.9
450,000-499,999	1	1	0.0	12	18	-33.3
500,000-549,999	1	0	N/A	15	22	-31.8
550,000-599,999	2	2	0.0	23	31	-25.8
600,000-649,999	4	0	N/A	30	24	25.0
650,000-699,999	1	1	0.0	29	37	-21.6
700,000-749,999	2	1	100.0	20	30	-33.3
750,000-799,999	6	1	500.0	24	38	-36.8
800,000-849,999	5	4	25.0	27	31	-12.9
850,000-899,999	2	4	-50.0	25	65	-61.5
900,000-949,999	3	2	50.0	23	32	-28.1
950,000-999,999	1	0	N/A	30	30	0.0
1,000,000-1,099,999	2	1	100.0	33	23	43.5
1,100,000-1,199,999	3	3	0.0	32	40	-20.0
1,200,000-1,299,999	9	2	350.0	38	55	-30.9
1,300,000-1,399,999	1	2	-50.0	31	25	24.0
1,400,000-1,499,999	6	2	200.0	25	16	56.3
1,500,000-1,599,999	1	0	N/A	21	21	0.0
1,600,000-1,699,999	5	0	N/A	26	14	85.7
1,700,000-1,799,999	3	8	-62.5	17	21	-19.0
1,800,000-1,899,999	1	0	N/A	13	14	-7.1
1,900,000-1,999,999	1	0	N/A	21	19	10.5
2,000,000-2,249,999	5	6	-16.7	24	24	0.0

Active Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
2,250,000-2,499,999	9	5	80.0	44	31	41.9
2,500,000-2,749,999	12	8	50.0	29	22	31.8
2,750,000-2,999,999	8	3	166.7	29	18	61.1
3,000,000-3,249,999	4	3	33.3	16	9	77.8
3,250,000-3,499,999	4	3	33.3	18	28	-35.7
3,500,000-3,749,999	5	3	66.7	11	4	175.0
3,750,000-3,999,999	6	1	500.0	22	9	144.4
4,000,000-4,249,999	3	0	N/A	6	6	0.0
4,250,000-4,499,999	1	0	N/A	1	0	N/A
4,500,000-4,749,999	2	0	N/A	6	3	100.0
4,750,000-4,999,999	5	7	-28.6	12	10	20.0
5,000,000+	12	5	140.0	29	16	81.3
Totals	253	176	43.8	968	992	-2.4

New Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
2,250,000-2,499,999	3	1	200.0	32	24	33.3
2,500,000-2,749,999	3	3	0.0	21	16	31.3
2,750,000-2,999,999	4	0	N/A	23	16	43.8
3,000,000-3,249,999	3	1	200.0	9	7	28.6
3,250,000-3,499,999	0	3	-100.0	11	24	-54.2
3,500,000-3,749,999	2	0	N/A	9	4	125.0
3,750,000-3,999,999	4	1	300.0	18	7	157.1
4,000,000-4,249,999	3	0	N/A	6	5	20.0
4,250,000-4,499,999	1	0	N/A	1	0	N/A
4,500,000-4,749,999	1	0	N/A	5	2	150.0
4,750,000-4,999,999	0	1	-100.0	6	7	-14.3
5,000,000+	1	2	-50.0	25	9	177.8
Totals	90	56	60.7	748	826	-9.4

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