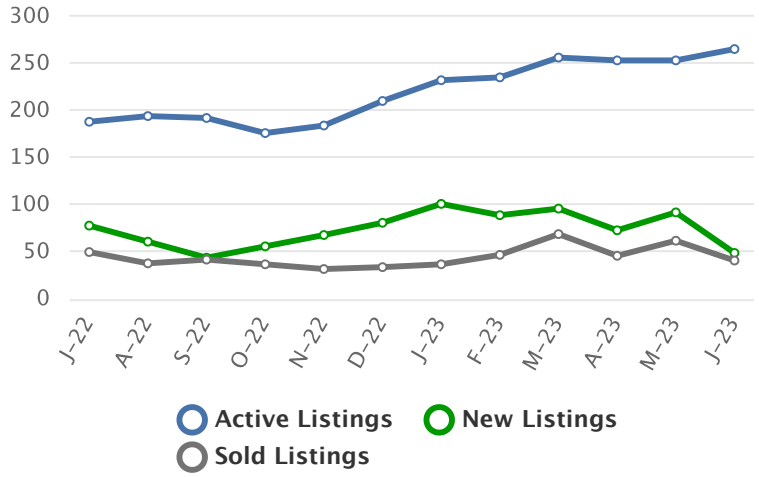
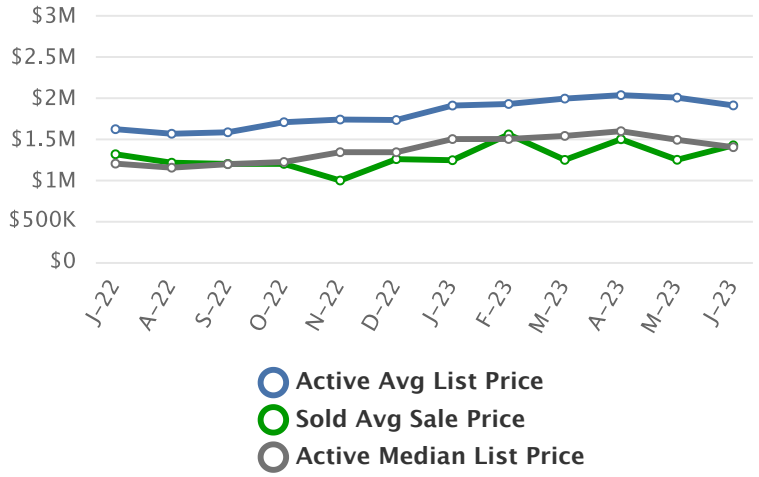
Market Summary

33040 Residential, June 2023

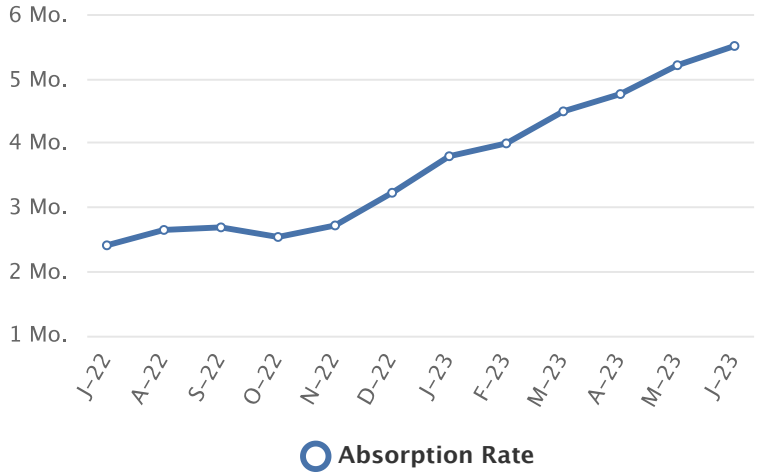
Number of Listings



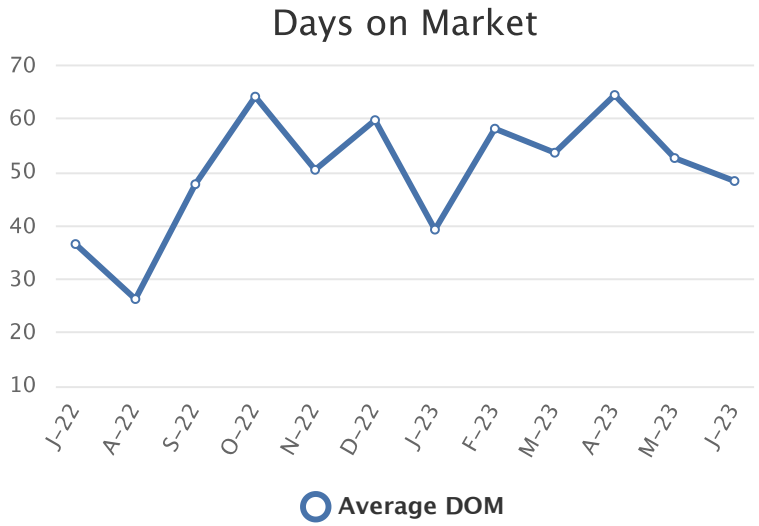
Listing Prices

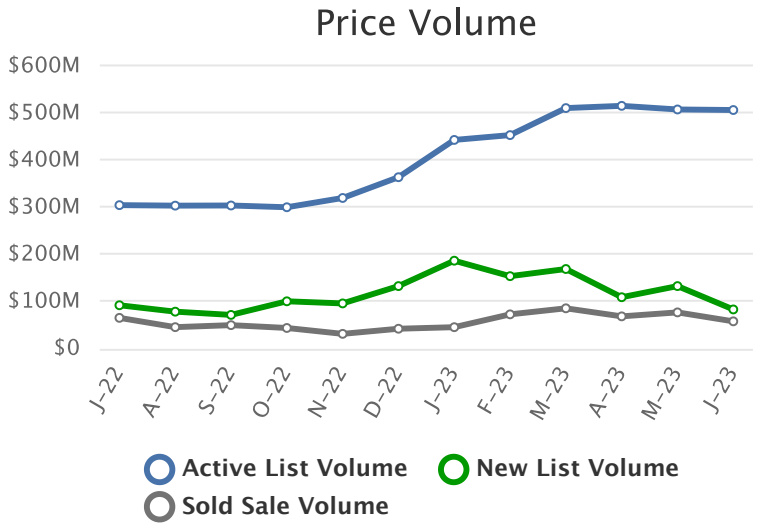


Absorption Rate, in Months



Sold to List Ratio


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


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

Summary Statistics

	Jun-23	Jun-22	% Chg	2023 YTD	2022 YTD	% Chg
Absorption Rate	5.52	2.13	159.15	4.63	1.82	154.40
Average List Price	$1,909,432	$1,745,993	9.36	$1,698,372	$1,376,311	23.40
Median List Price	$1,400,000	$1,249,500	12.04	$1,295,000	$995,000	30.15
Average Sale Price	$1,422,424	$1,209,596	17.60	$1,355,645	$1,186,144	14.29
Median Sale Price	$1,135,000	$935,000	21.39	$1,020,000	$901,950	13.09
Average DOM	48	28	71.43	53	41	29.27
Median DOM	31	13	138.46	29	15	93.33

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	1	-100.0	0	9	-100.0
200,000-249,999	0	1	-100.0	1	8	-87.5
250,000-299,999	0	2	-100.0	2	14	-85.7
300,000-349,999	1	0	N/A	7	3	133.3
350,000-399,999	0	1	-100.0	2	5	-60.0
400,000-449,999	0	1	-100.0	4	11	-63.6

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	12	-100.0
200,000-249,999	0	2	-100.0	1	9	-88.9
250,000-299,999	0	4	-100.0	4	15	-73.3
300,000-349,999	0	0	0.0	2	1	100.0
350,000-399,999	1	0	N/A	3	7	-57.1
400,000-449,999	0	0	0.0	6	8	-25.0

Sold Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
450,000-499,999	2	3	-33.3	5	12	-58.3
500,000-549,999	0	0	0.0	11	15	-26.7
550,000-599,999	3	5	-40.0	12	22	-45.5
600,000-649,999	1	1	0.0	11	20	-45.0
650,000-699,999	1	3	-66.7	13	20	-35.0
700,000-749,999	2	5	-60.0	13	22	-40.9
750,000-799,999	2	4	-50.0	9	26	-65.4
800,000-849,999	2	3	-33.3	18	19	-5.3
850,000-899,999	2	7	-71.4	13	33	-60.6
900,000-949,999	0	4	-100.0	10	20	-50.0
950,000-999,999	1	5	-80.0	13	15	-13.3
1,000,000-1,099,999	2	7	-71.4	16	18	-11.1
1,100,000-1,199,999	2	2	0.0	15	28	-46.4
1,200,000-1,299,999	1	3	-66.7	11	23	-52.2
1,300,000-1,399,999	3	2	50.0	9	12	-25.0
1,400,000-1,499,999	2	2	0.0	11	10	10.0
1,500,000-1,599,999	0	4	-100.0	14	16	-12.5
1,600,000-1,699,999	3	3	0.0	13	12	8.3
1,700,000-1,799,999	0	3	-100.0	4	14	-71.4

Pending Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
450,000-499,999	0	2	-100.0	3	12	-75.0
500,000-549,999	0	2	-100.0	7	16	-56.2
550,000-599,999	1	2	-50.0	15	16	-6.2
600,000-649,999	0	3	-100.0	12	22	-45.5
650,000-699,999	2	3	-33.3	14	26	-46.2
700,000-749,999	0	3	-100.0	7	13	-46.2
750,000-799,999	2	2	0.0	9	28	-67.9
800,000-849,999	2	3	-33.3	12	16	-25.0
850,000-899,999	0	6	-100.0	18	36	-50.0
900,000-949,999	2	0	N/A	10	19	-47.4
950,000-999,999	0	0	0.0	14	17	-17.6
1,000,000-1,099,999	2	0	N/A	12	11	9.1
1,100,000-1,199,999	2	4	-50.0	15	29	-48.3
1,200,000-1,299,999	0	4	-100.0	10	29	-65.5
1,300,000-1,399,999	0	0	0.0	11	8	37.5
1,400,000-1,499,999	2	0	N/A	11	9	22.2
1,500,000-1,599,999	0	2	-100.0	8	14	-42.9
1,600,000-1,699,999	0	0	0.0	13	6	116.7
1,700,000-1,799,999	0	0	0.0	9	5	80.0

Sold Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
1,800,000-1,899,999	2	1	100.0	6	9	-33.3
1,900,000-1,999,999	3	1	200.0	5	6	-16.7
2,000,000-2,249,999	2	3	-33.3	12	12	0.0
2,250,000-2,499,999	0	0	0.0	10	16	-37.5
2,500,000-2,749,999	0	0	0.0	5	9	-44.4
2,750,000-2,999,999	0	0	0.0	5	5	0.0
3,000,000-3,249,999	0	0	0.0	3	7	-57.1
3,250,000-3,499,999	0	0	0.0	3	9	-66.7
3,500,000-3,749,999	2	1	100.0	6	4	50.0
3,750,000-3,999,999	1	1	0.0	2	3	-33.3
4,000,000-4,249,999	0	1	-100.0	1	1	0.0
4,250,000-4,499,999	1	0	N/A	1	0	N/A
4,500,000-4,749,999	0	0	0.0	2	0	N/A
4,750,000-4,999,999	0	0	0.0	2	0	N/A
5,000,000+	0	2	-100.0	2	4	-50.0
Totals	41	82	-50.0	302	500	-39.6

Pending Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
1,800,000-1,899,999	1	0	N/A	9	8	12.5
1,900,000-1,999,999	4	2	100.0	5	14	-64.3
2,000,000-2,249,999	0	2	-100.0	9	13	-30.8
2,250,000-2,499,999	0	0	0.0	14	14	0.0
2,500,000-2,749,999	0	0	0.0	5	6	-16.7
2,750,000-2,999,999	0	1	-100.0	3	5	-40.0
3,000,000-3,249,999	1	1	0.0	4	4	0.0
3,250,000-3,499,999	0	0	0.0	4	15	-73.3
3,500,000-3,749,999	0	0	0.0	3	1	200.0
3,750,000-3,999,999	0	2	-100.0	4	4	0.0
4,000,000-4,249,999	0	1	-100.0	1	3	-66.7
4,250,000-4,499,999	0	0	0.0	0	0	0.0
4,500,000-4,749,999	0	0	0.0	2	0	N/A
4,750,000-4,999,999	0	0	0.0	3	0	N/A
5,000,000+	0	2	-100.0	2	3	-33.3
Totals	22	53	-58.5	294	478	-38.5

Active 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	5	-100.0
150,000-199,999	0	0	0.0	0	12	-100.0
200,000-249,999	0	2	-100.0	1	11	-90.9
250,000-299,999	0	1	-100.0	7	20	-65.0
300,000-349,999	3	1	200.0	5	2	150.0
350,000-399,999	5	2	150.0	9	11	-18.2
400,000-449,999	5	4	25.0	15	13	15.4
450,000-499,999	5	4	25.0	11	18	-38.9
500,000-549,999	3	1	200.0	12	21	-42.9
550,000-599,999	5	6	-16.7	27	24	12.5
600,000-649,999	4	1	300.0	18	24	-25.0
650,000-699,999	11	5	120.0	29	32	-9.4
700,000-749,999	3	5	-40.0	14	20	-30.0
750,000-799,999	7	6	16.7	16	35	-54.3
800,000-849,999	10	5	100.0	26	23	13.0
850,000-899,999	14	13	7.7	37	55	-32.7
900,000-949,999	4	6	-33.3	18	29	-37.9

New Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	0	0	0.0	3	6	-50.0
100,000-149,999	0	0	0.0	0	4	-100.0
150,000-199,999	0	0	0.0	0	6	-100.0
200,000-249,999	0	0	0.0	1	7	-85.7
250,000-299,999	1	4	-75.0	4	17	-76.5
300,000-349,999	0	1	-100.0	5	2	150.0
350,000-399,999	0	0	0.0	7	6	16.7
400,000-449,999	0	1	-100.0	12	10	20.0
450,000-499,999	0	1	-100.0	8	14	-42.9
500,000-549,999	2	3	-33.3	11	17	-35.3
550,000-599,999	2	2	0.0	17	19	-10.5
600,000-649,999	3	2	50.0	17	20	-15.0
650,000-699,999	3	1	200.0	24	26	-7.7
700,000-749,999	0	4	-100.0	10	18	-44.4
750,000-799,999	1	1	0.0	11	27	-59.3
800,000-849,999	3	3	0.0	17	19	-10.5
850,000-899,999	3	6	-50.0	17	45	-62.2
900,000-949,999	0	4	-100.0	12	25	-52.0

Active Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
950,000-999,999	10	4	150.0	30	26	15.4
1,000,000-1,099,999	10	3	233.3	26	16	62.5
1,100,000-1,199,999	11	11	0.0	33	49	-32.7
1,200,000-1,299,999	9	16	-43.7	29	49	-40.8
1,300,000-1,399,999	13	7	85.7	32	19	68.4
1,400,000-1,499,999	10	1	900.0	23	14	64.3
1,500,000-1,599,999	4	6	-33.3	16	23	-30.4
1,600,000-1,699,999	9	4	125.0	25	14	78.6
1,700,000-1,799,999	8	4	100.0	21	9	133.3
1,800,000-1,899,999	4	3	33.3	15	13	15.4
1,900,000-1,999,999	18	5	260.0	25	20	25.0
2,000,000-2,249,999	8	6	33.3	25	18	38.9
2,250,000-2,499,999	15	6	150.0	38	25	52.0
2,500,000-2,749,999	7	5	40.0	21	17	23.5
2,750,000-2,999,999	11	7	57.1	22	17	29.4
3,000,000-3,249,999	4	3	33.3	11	7	57.1
3,250,000-3,499,999	6	3	100.0	16	20	-20.0
3,500,000-3,749,999	3	3	0.0	8	4	100.0
3,750,000-3,999,999	5	1	400.0	16	7	128.6

New Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
950,000-999,999	1	2	-50.0	20	21	-4.8
1,000,000-1,099,999	0	2	-100.0	21	16	31.3
1,100,000-1,199,999	4	7	-42.9	24	32	-25.0
1,200,000-1,299,999	4	6	-33.3	22	37	-40.5
1,300,000-1,399,999	3	3	0.0	25	14	78.6
1,400,000-1,499,999	1	2	-50.0	17	12	41.7
1,500,000-1,599,999	0	3	-100.0	12	18	-33.3
1,600,000-1,699,999	1	1	0.0	17	10	70.0
1,700,000-1,799,999	2	0	N/A	11	8	37.5
1,800,000-1,899,999	1	1	0.0	10	13	-23.1
1,900,000-1,999,999	3	1	200.0	19	16	18.8
2,000,000-2,249,999	0	1	-100.0	14	14	0.0
2,250,000-2,499,999	2	1	100.0	24	18	33.3
2,500,000-2,749,999	2	1	100.0	14	11	27.3
2,750,000-2,999,999	1	2	-50.0	16	15	6.7
3,000,000-3,249,999	0	1	-100.0	4	5	-20.0
3,250,000-3,499,999	1	0	N/A	9	16	-43.7
3,500,000-3,749,999	1	1	0.0	7	4	75.0
3,750,000-3,999,999	0	1	-100.0	11	5	120.0

Active Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
4,000,000-4,249,999	1	1	0.0	3	6	-50.0
4,250,000-4,499,999	0	0	0.0	0	0	0.0
4,500,000-4,749,999	1	2	-50.0	3	2	50.0
4,750,000-4,999,999	4	6	-33.3	10	7	42.9
5,000,000+	15	5	200.0	22	11	100.0
Totals	265	174	52.3	719	754	-4.6

New Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
4,000,000-4,249,999	1	1	0.0	3	5	-40.0
4,250,000-4,499,999	0	0	0.0	0	0	0.0
4,500,000-4,749,999	0	0	0.0	2	1	100.0
4,750,000-4,999,999	1	1	0.0	4	4	0.0
5,000,000+	2	1	100.0	18	4	350.0
Totals	49	72	-31.9	500	587	-14.8

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