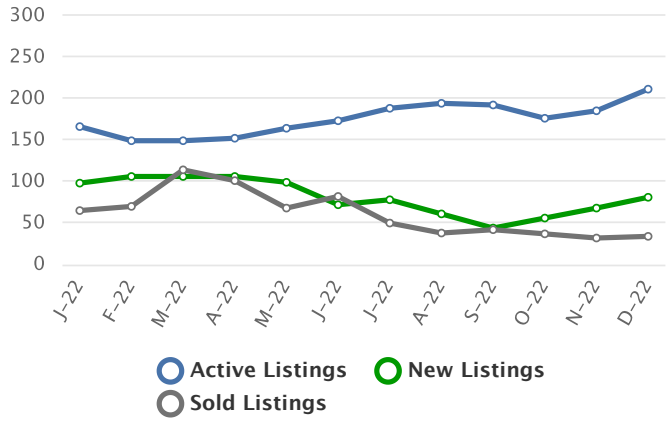
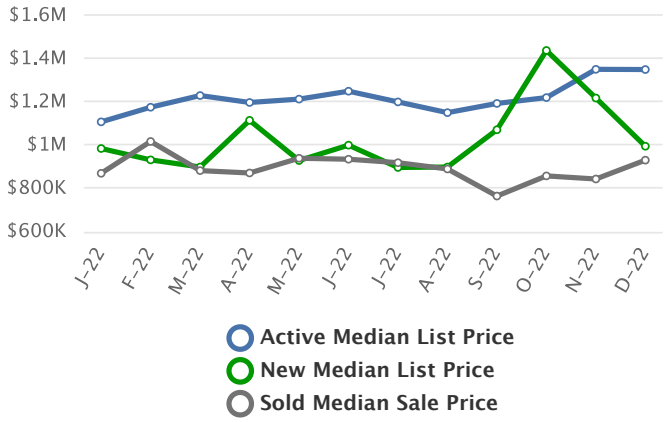
Market Summary

33040 Residential, December 2022

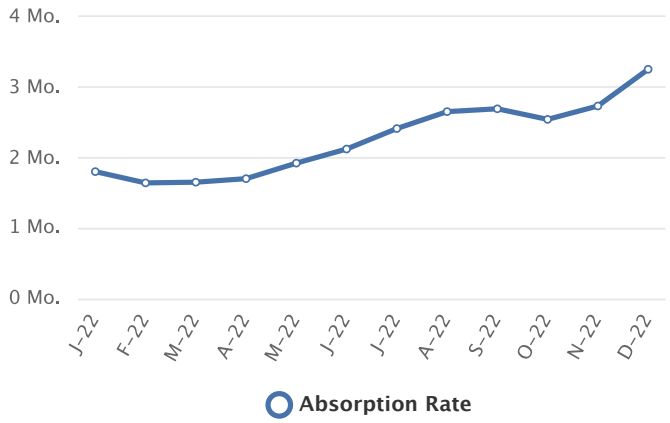
Number of Listings



Listing Prices

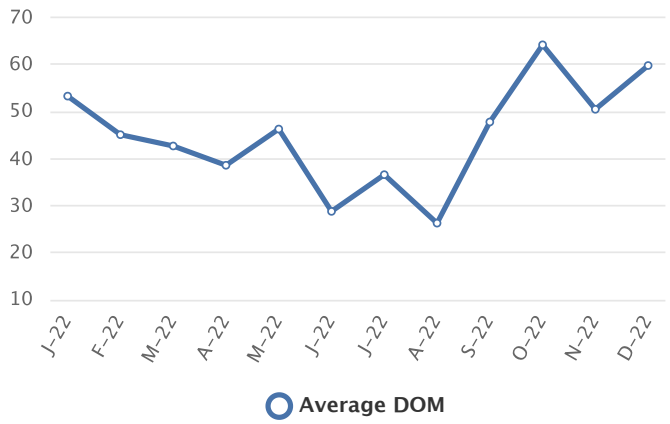


Absorption Rate, in Months

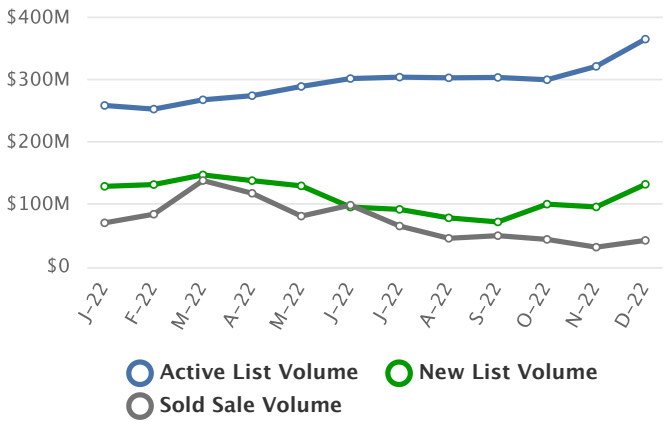


Sold to List Ratio

Days on Market



Price Volume



Summary Statistics

	Dec-22	Dec-21	% Chg	2022 YTD	2021 YTD	% Chg
Absorption Rate	3.25	2.05	58.54	2.26	3.42	-33.92
Average List Price	$1,731,639	$1,581,604	9.49	$1,410,262	$1,197,431	17.77
Median List Price	$1,349,000	$1,100,000	22.64	$995,000	$859,000	15.83
Average Sale Price	$1,254,221	$1,210,089	3.65	$1,191,986	$1,044,115	14.16
Median Sale Price	$930,750	$845,000	10.15	$899,000	$769,000	16.91
Average DOM	59	68	-13.24	43	72	-40.28
Median DOM	44	43	2.33	18	36	-50.00

Sold Listings

	This Month			Year to Date		
	2022	2021	% Chg	2022	2021	% Chg
0-99,999	0	0	0.0	0	2	-100.0
100,000-149,999	0	2	-100.0	8	5	60.0
150,000-199,999	0	0	0.0	10	5	100.0
200,000-249,999	0	5	-100.0	11	28	-60.7
250,000-299,999	1	1	0.0	18	24	-25.0
300,000-349,999	0	3	-100.0	7	21	-66.7
350,000-399,999	0	0	0.0	8	38	-78.9
400,000-449,999	0	0	0.0	17	55	-69.1
450,000-499,999	1	3	-66.7	18	50	-64.0
500,000-549,999	1	2	-50.0	23	51	-54.9
550,000-599,999	3	2	50.0	32	54	-40.7
600,000-649,999	2	6	-66.7	34	60	-43.3
650,000-699,999	3	3	0.0	33	70	-52.9
700,000-749,999	0	2	-100.0	35	58	-39.7
750,000-799,999	1	7	-85.7	36	60	-40.0
800,000-849,999	1	4	-75.0	32	49	-34.7
850,000-899,999	3	2	50.0	52	46	13.0
900,000-949,999	2	1	100.0	28	29	-3.4
950,000-999,999	1	2	-50.0	17	34	-50.0

Pending Listings

	This Month			Year to Date		
	2022	2021	% Chg	2022	2021	% Chg
0-99,999	0	0	0.0	0	2	-100.0
100,000-149,999	0	2	-100.0	4	5	-20.0
150,000-199,999	0	0	0.0	13	6	116.7
200,000-249,999	0	2	-100.0	10	20	-50.0
250,000-299,999	0	0	0.0	16	30	-46.7
300,000-349,999	1	1	0.0	6	16	-62.5
350,000-399,999	1	1	0.0	11	39	-71.8
400,000-449,999	0	1	-100.0	12	48	-75.0
450,000-499,999	1	2	-50.0	20	64	-68.7
500,000-549,999	0	3	-100.0	21	48	-56.2
550,000-599,999	4	2	100.0	28	49	-42.9
600,000-649,999	2	2	0.0	29	46	-37.0
650,000-699,999	2	3	-33.3	38	75	-49.3
700,000-749,999	2	3	-33.3	26	50	-48.0
750,000-799,999	3	4	-25.0	41	52	-21.2
800,000-849,999	0	3	-100.0	25	40	-37.5
850,000-899,999	4	3	33.3	52	58	-10.3
900,000-949,999	5	1	400.0	32	31	3.2
950,000-999,999	1	5	-80.0	21	43	-51.2

Sold Listings

	This Month			Year to Date		
	2022	2021	% Chg	2022	2021	% Chg
1,000,000-1,099,999	4	1	300.0	34	25	36.0
1,100,000-1,199,999	2	3	-33.3	40	32	25.0
1,200,000-1,299,999	1	4	-75.0	40	45	-11.1
1,300,000-1,399,999	1	3	-66.7	18	29	-37.9
1,400,000-1,499,999	0	3	-100.0	15	29	-48.3
1,500,000-1,599,999	0	1	-100.0	22	11	100.0
1,600,000-1,699,999	0	2	-100.0	12	17	-29.4
1,700,000-1,799,999	0	2	-100.0	16	18	-11.1
1,800,000-1,899,999	1	1	0.0	12	17	-29.4
1,900,000-1,999,999	0	2	-100.0	9	8	12.5
2,000,000-2,249,999	1	1	0.0	17	36	-52.8
2,250,000-2,499,999	1	2	-50.0	18	24	-25.0
2,500,000-2,749,999	0	4	-100.0	10	20	-50.0
2,750,000-2,999,999	0	1	-100.0	6	14	-57.1
3,000,000-3,249,999	1	4	-75.0	11	15	-26.7
3,250,000-3,499,999	1	0	N/A	14	7	100.0
3,500,000-3,749,999	1	0	N/A	5	3	66.7
3,750,000-3,999,999	1	0	N/A	6	5	20.0
4,000,000-4,249,999	0	0	0.0	1	1	0.0
4,250,000-4,499,999	0	0	0.0	0	1	-100.0
4,500,000-4,749,999	0	0	0.0	1	1	0.0
4,750,000-4,999,999	0	0	0.0	0	2	-100.0
5,000,000+	0	1	-100.0	7	5	40.0
Totals	34	80	-57.5	733	1104	-33.6

Pending Listings

	This Month			Year to Date		
	2022	2021	% Chg	2022	2021	% Chg
1,000,000-1,099,999	0	1	-100.0	20	15	33.3
1,100,000-1,199,999	1	1	0.0	36	30	20.0
1,200,000-1,299,999	0	5	-100.0	49	52	-5.8
1,300,000-1,399,999	1	1	0.0	16	27	-40.7
1,400,000-1,499,999	1	4	-75.0	15	30	-50.0
1,500,000-1,599,999	0	4	-100.0	19	14	35.7
1,600,000-1,699,999	1	1	0.0	10	16	-37.5
1,700,000-1,799,999	1	4	-75.0	8	19	-57.9
1,800,000-1,899,999	1	3	-66.7	10	17	-41.2
1,900,000-1,999,999	0	2	-100.0	16	19	-15.8
2,000,000-2,249,999	0	2	-100.0	15	19	-21.1
2,250,000-2,499,999	2	4	-50.0	20	34	-41.2
2,500,000-2,749,999	0	0	0.0	7	19	-63.2
2,750,000-2,999,999	0	7	-100.0	6	21	-71.4
3,000,000-3,249,999	1	2	-50.0	6	7	-14.3
3,250,000-3,499,999	1	0	N/A	21	7	200.0
3,500,000-3,749,999	1	0	N/A	3	5	-40.0
3,750,000-3,999,999	0	0	0.0	6	9	-33.3
4,000,000-4,249,999	0	0	0.0	4	0	N/A
4,250,000-4,499,999	0	0	0.0	0	1	-100.0
4,500,000-4,749,999	0	0	0.0	1	0	N/A
4,750,000-4,999,999	1	0	N/A	1	3	-66.7
5,000,000+	0	0	0.0	6	5	20.0
Totals	38	79	-51.9	700	1091	-35.8

Active Listings

	This Month			Year to Date		
	2022	2021	% Chg	2022	2021	% Chg
0-99,999	0	0	0.0	9	3	200.0
100,000-149,999	0	1	-100.0	5	6	-16.7
150,000-199,999	0	5	-100.0	14	12	16.7
200,000-249,999	0	4	-100.0	11	29	-62.1
250,000-299,999	1	3	-66.7	24	39	-38.5
300,000-349,999	3	0	N/A	8	19	-57.9
350,000-399,999	2	6	-66.7	16	50	-68.0
400,000-449,999	3	3	0.0	21	58	-63.8
450,000-499,999	3	5	-40.0	25	83	-69.9
500,000-549,999	1	1	0.0	28	63	-55.6
550,000-599,999	11	6	83.3	45	69	-34.8
600,000-649,999	1	6	-83.3	31	53	-41.5
650,000-699,999	7	6	16.7	47	94	-50.0
700,000-749,999	5	5	0.0	36	60	-40.0
750,000-799,999	4	10	-60.0	52	69	-24.6
800,000-849,999	5	5	0.0	41	57	-28.1
850,000-899,999	19	12	58.3	87	92	-5.4
900,000-949,999	7	4	75.0	43	44	-2.3
950,000-999,999	10	8	25.0	39	60	-35.0
1,000,000-1,099,999	4	1	300.0	28	20	40.0
1,100,000-1,199,999	8	17	-52.9	62	60	3.3
1,200,000-1,299,999	7	12	-41.7	70	80	-12.5
1,300,000-1,399,999	8	3	166.7	35	37	-5.4
1,400,000-1,499,999	6	1	500.0	24	46	-47.8
1,500,000-1,599,999	3	5	-40.0	29	23	26.1
1,600,000-1,699,999	7	4	75.0	23	23	0.0
1,700,000-1,799,999	11	3	266.7	23	24	-4.2
1,800,000-1,899,999	5	3	66.7	18	21	-14.3
1,900,000-1,999,999	7	3	133.3	26	29	-10.3
2,000,000-2,249,999	13	4	225.0	32	29	10.3

New Listings

	This Month			Year to Date		
	2022	2021	% Chg	2022	2021	% Chg
0-99,999	2	0	N/A	9	3	200.0
100,000-149,999	0	3	-100.0	4	5	-20.0
150,000-199,999	0	1	-100.0	8	11	-27.3
200,000-249,999	0	2	-100.0	7	24	-70.8
250,000-299,999	2	0	N/A	21	32	-34.4
300,000-349,999	1	0	N/A	8	10	-20.0
350,000-399,999	2	1	100.0	11	31	-64.5
400,000-449,999	0	2	-100.0	18	47	-61.7
450,000-499,999	1	2	-50.0	21	65	-67.7
500,000-549,999	1	6	-83.3	24	53	-54.7
550,000-599,999	6	4	50.0	40	50	-20.0
600,000-649,999	1	4	-75.0	27	42	-35.7
650,000-699,999	3	5	-40.0	41	69	-40.6
700,000-749,999	3	2	50.0	34	52	-34.6
750,000-799,999	5	5	0.0	44	55	-20.0
800,000-849,999	5	4	25.0	37	42	-11.9
850,000-899,999	5	5	0.0	77	71	8.5
900,000-949,999	3	2	50.0	39	33	18.2
950,000-999,999	2	3	-33.3	34	51	-33.3
1,000,000-1,099,999	3	1	200.0	28	13	115.4
1,100,000-1,199,999	2	7	-71.4	45	46	-2.2
1,200,000-1,299,999	0	5	-100.0	58	67	-13.4
1,300,000-1,399,999	1	2	-50.0	30	26	15.4
1,400,000-1,499,999	1	3	-66.7	22	34	-35.3
1,500,000-1,599,999	2	2	0.0	25	21	19.0
1,600,000-1,699,999	3	1	200.0	19	17	11.8
1,700,000-1,799,999	0	3	-100.0	22	22	0.0
1,800,000-1,899,999	2	0	N/A	18	14	28.6
1,900,000-1,999,999	1	1	0.0	22	19	15.8
2,000,000-2,249,999	3	2	50.0	28	26	7.7

Active Listings

	This Month			Year to Date		
	2022	2021	% Chg	2022	2021	% Chg
2,250,000-2,499,999	10	7	42.9	41	50	-18.0
2,500,000-2,749,999	7	5	40.0	24	28	-14.3
2,750,000-2,999,999	4	7	-42.9	21	27	-22.2
3,000,000-3,249,999	6	2	200.0	13	14	-7.1
3,250,000-3,499,999	7	5	40.0	32	24	33.3
3,500,000-3,749,999	1	0	N/A	5	7	-28.6
3,750,000-3,999,999	4	2	100.0	13	20	-35.0
4,000,000-4,249,999	0	0	0.0	6	1	500.0
4,250,000-4,499,999	0	0	0.0	0	2	-100.0
4,500,000-4,749,999	0	1	-100.0	4	1	300.0
4,750,000-4,999,999	8	3	166.7	12	6	100.0
5,000,000+	3	8	-62.5	18	18	0.0
Totals	211	186	13.4	1141	1550	-26.4

New Listings

	This Month			Year to Date		
	2022	2021	% Chg	2022	2021	% Chg
2,250,000-2,499,999	5	3	66.7	34	38	-10.5
2,500,000-2,749,999	2	1	100.0	18	21	-14.3
2,750,000-2,999,999	2	4	-50.0	19	21	-9.5
3,000,000-3,249,999	2	1	100.0	11	9	22.2
3,250,000-3,499,999	2	0	N/A	28	12	133.3
3,500,000-3,749,999	0	0	0.0	5	5	0.0
3,750,000-3,999,999	3	0	N/A	11	11	0.0
4,000,000-4,249,999	0	1	-100.0	5	1	400.0
4,250,000-4,499,999	0	0	0.0	0	1	-100.0
4,500,000-4,749,999	1	0	N/A	3	1	200.0
4,750,000-4,999,999	2	1	100.0	9	5	80.0
5,000,000+	2	2	0.0	11	17	-35.3
Totals	81	91	-11.0	975	1193	-18.3

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