

Quarterly Indicators

Putnam County



Q3-2023

The U.S. housing market slowdown persisted in the third quarter of 2023, as affordability conditions continue to weigh on consumer demand, causing existing-home sales to slump. Mortgage rates hit a two-decade high, and monthly loan payments are up significantly from last year, making homeownership out of reach for many prospective buyers. According to Black Knight, over half of recent purchase originations had a mortgage payment of more than \$2,000 per month, while nearly a quarter had payments of more than \$3,000 per month.

- Single-Family Closed Sales were down 31.1 percent to 224.
- Condos Closed Sales were down 57.1 percent to 21.
- Co-ops Closed Sales remained flat at 1.

- Single-Family Median Sales Price increased 1.0 percent to \$510,000.
- Condos Median Sales Price increased 16.9 percent to \$379,900.
- Co-ops Median Sales Price increased 70.8 percent to \$205,000.

If surging borrowing costs weren't enough, low inventory levels have offered fewer options for remaining homebuyers, sparking bidding wars and putting upward pressure on sales prices. Nationally, months' supply has hovered around 3 months this fall, well below the 5-6 months' supply of a balanced market. And with demand outpacing the number of homes for sale, median home prices have continued to climb nationwide, eroding affordability and further squeezing buyer budgets.

Quarterly Snapshot

- 34.4% **- 35.2%** **+ 2.3%**

One-Year Change in Closed Sales All Properties	One-Year Change in Homes for Sale All Properties	One-Year Change in Median Sales Price All Properties
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Residential real estate activity composed of Single-Family, Condo and Co-op properties. Percent changes are calculated using rounded figures.

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Single-Family Homes Market Overview

Key metrics for **Single-Family Homes Only** for the report quarter and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	Q3-2022	Q3-2023	Percent Change	YTD 2022	YTD 2023	Percent Change																									
New Listings	<table border="1"> <tr><th>Quarter</th><td>Q4-2020</td><td>Q1-2021</td><td>Q2-2021</td><td>Q3-2021</td><td>Q4-2021</td><td>Q1-2022</td><td>Q2-2022</td><td>Q3-2022</td><td>Q4-2022</td><td>Q1-2023</td><td>Q2-2023</td></tr> <tr><th>Count</th><td>363</td><td>289</td><td>506</td><td>457</td><td>244</td><td>293</td><td>478</td><td>342</td><td>220</td><td>168</td><td>332</td><td>273</td></tr> </table>	Quarter	Q4-2020	Q1-2021	Q2-2021	Q3-2021	Q4-2021	Q1-2022	Q2-2022	Q3-2022	Q4-2022	Q1-2023	Q2-2023	Count	363	289	506	457	244	293	478	342	220	168	332	273	342	273	- 20.2%	1,113	773	- 30.5%
Quarter	Q4-2020	Q1-2021	Q2-2021	Q3-2021	Q4-2021	Q1-2022	Q2-2022	Q3-2022	Q4-2022	Q1-2023	Q2-2023																					
Count	363	289	506	457	244	293	478	342	220	168	332	273																				
Pending Sales	<table border="1"> <tr><th>Quarter</th><td>Q4-2020</td><td>Q1-2021</td><td>Q2-2021</td><td>Q3-2021</td><td>Q4-2021</td><td>Q1-2022</td><td>Q2-2022</td><td>Q3-2022</td><td>Q4-2022</td><td>Q1-2023</td><td>Q2-2023</td></tr> <tr><th>Count</th><td>400</td><td>301</td><td>327</td><td>352</td><td>270</td><td>239</td><td>309</td><td>271</td><td>210</td><td>175</td><td>215</td><td>223</td></tr> </table>	Quarter	Q4-2020	Q1-2021	Q2-2021	Q3-2021	Q4-2021	Q1-2022	Q2-2022	Q3-2022	Q4-2022	Q1-2023	Q2-2023	Count	400	301	327	352	270	239	309	271	210	175	215	223	271	223	- 17.7%	819	613	- 25.2%
Quarter	Q4-2020	Q1-2021	Q2-2021	Q3-2021	Q4-2021	Q1-2022	Q2-2022	Q3-2022	Q4-2022	Q1-2023	Q2-2023																					
Count	400	301	327	352	270	239	309	271	210	175	215	223																				
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Quarter	Q4-2020	Q1-2021	Q2-2021	Q3-2021	Q4-2021	Q1-2022	Q2-2022	Q3-2022	Q4-2022	Q1-2023	Q2-2023																					
Count	456	367	303	365	338	256	242	325	249	181	202	224																				
Days on Market	<table border="1"> <tr><th>Quarter</th><td>Q4-2020</td><td>Q1-2021</td><td>Q2-2021</td><td>Q3-2021</td><td>Q4-2021</td><td>Q1-2022</td><td>Q2-2022</td><td>Q3-2022</td><td>Q4-2022</td><td>Q1-2023</td><td>Q2-2023</td></tr> <tr><th>Days</th><td>68</td><td>66</td><td>69</td><td>49</td><td>48</td><td>62</td><td>45</td><td>37</td><td>51</td><td>64</td><td>60</td><td>41</td></tr> </table>	Quarter	Q4-2020	Q1-2021	Q2-2021	Q3-2021	Q4-2021	Q1-2022	Q2-2022	Q3-2022	Q4-2022	Q1-2023	Q2-2023	Days	68	66	69	49	48	62	45	37	51	64	60	41	37	41	+ 10.8%	47	54	+ 14.9%
Quarter	Q4-2020	Q1-2021	Q2-2021	Q3-2021	Q4-2021	Q1-2022	Q2-2022	Q3-2022	Q4-2022	Q1-2023	Q2-2023																					
Days	68	66	69	49	48	62	45	37	51	64	60	41																				
Median Sales Price	<table border="1"> <tr><th>Quarter</th><td>Q4-2020</td><td>Q1-2021</td><td>Q2-2021</td><td>Q3-2021</td><td>Q4-2021</td><td>Q1-2022</td><td>Q2-2022</td><td>Q3-2022</td><td>Q4-2022</td><td>Q1-2023</td><td>Q2-2023</td></tr> <tr><th>Price</th><td>\$395,000</td><td>\$390,000</td><td>\$442,000</td><td>\$466,500</td><td>\$455,750</td><td>\$475,000</td><td>\$485,000</td><td>\$505,200</td><td>\$479,900</td><td>\$450,000</td><td>\$467,250</td><td>\$510,000</td></tr> </table>	Quarter	Q4-2020	Q1-2021	Q2-2021	Q3-2021	Q4-2021	Q1-2022	Q2-2022	Q3-2022	Q4-2022	Q1-2023	Q2-2023	Price	\$395,000	\$390,000	\$442,000	\$466,500	\$455,750	\$475,000	\$485,000	\$505,200	\$479,900	\$450,000	\$467,250	\$510,000	\$505,200	\$510,000	+ 1.0%	\$492,000	\$470,000	- 4.5%
Quarter	Q4-2020	Q1-2021	Q2-2021	Q3-2021	Q4-2021	Q1-2022	Q2-2022	Q3-2022	Q4-2022	Q1-2023	Q2-2023																					
Price	\$395,000	\$390,000	\$442,000	\$466,500	\$455,750	\$475,000	\$485,000	\$505,200	\$479,900	\$450,000	\$467,250	\$510,000																				
Average Sales Price	<table border="1"> <tr><th>Quarter</th><td>Q4-2020</td><td>Q1-2021</td><td>Q2-2021</td><td>Q3-2021</td><td>Q4-2021</td><td>Q1-2022</td><td>Q2-2022</td><td>Q3-2022</td><td>Q4-2022</td><td>Q1-2023</td><td>Q2-2023</td></tr> <tr><th>Price</th><td>\$461,293</td><td>\$467,665</td><td>\$506,125</td><td>\$533,645</td><td>\$502,783</td><td>\$528,512</td><td>\$580,912</td><td>\$547,848</td><td>\$515,471</td><td>\$490,981</td><td>\$541,681</td><td>\$574,078</td></tr> </table>	Quarter	Q4-2020	Q1-2021	Q2-2021	Q3-2021	Q4-2021	Q1-2022	Q2-2022	Q3-2022	Q4-2022	Q1-2023	Q2-2023	Price	\$461,293	\$467,665	\$506,125	\$533,645	\$502,783	\$528,512	\$580,912	\$547,848	\$515,471	\$490,981	\$541,681	\$574,078	\$547,948	\$574,078	+ 4.8%	\$551,595	\$538,518	- 2.4%
Quarter	Q4-2020	Q1-2021	Q2-2021	Q3-2021	Q4-2021	Q1-2022	Q2-2022	Q3-2022	Q4-2022	Q1-2023	Q2-2023																					
Price	\$461,293	\$467,665	\$506,125	\$533,645	\$502,783	\$528,512	\$580,912	\$547,848	\$515,471	\$490,981	\$541,681	\$574,078																				
Pct. of Orig. Price Received	<table border="1"> <tr><th>Quarter</th><td>Q4-2020</td><td>Q1-2021</td><td>Q2-2021</td><td>Q3-2021</td><td>Q4-2021</td><td>Q1-2022</td><td>Q2-2022</td><td>Q3-2022</td><td>Q4-2022</td><td>Q1-2023</td><td>Q2-2023</td></tr> <tr><th>Percentage</th><td>97.9%</td><td>97.4%</td><td>98.8%</td><td>100.6%</td><td>100.3%</td><td>97.8%</td><td>101.9%</td><td>100.7%</td><td>96.7%</td><td>96.5%</td><td>99.2%</td><td>102.0%</td></tr> </table>	Quarter	Q4-2020	Q1-2021	Q2-2021	Q3-2021	Q4-2021	Q1-2022	Q2-2022	Q3-2022	Q4-2022	Q1-2023	Q2-2023	Percentage	97.9%	97.4%	98.8%	100.6%	100.3%	97.8%	101.9%	100.7%	96.7%	96.5%	99.2%	102.0%	100.7%	102.0%	+ 1.3%	100.1%	99.4%	- 0.7%
Quarter	Q4-2020	Q1-2021	Q2-2021	Q3-2021	Q4-2021	Q1-2022	Q2-2022	Q3-2022	Q4-2022	Q1-2023	Q2-2023																					
Percentage	97.9%	97.4%	98.8%	100.6%	100.3%	97.8%	101.9%	100.7%	96.7%	96.5%	99.2%	102.0%																				
Housing Affordability Index	<table border="1"> <tr><th>Quarter</th><td>Q4-2020</td><td>Q1-2021</td><td>Q2-2021</td><td>Q3-2021</td><td>Q4-2021</td><td>Q1-2022</td><td>Q2-2022</td><td>Q3-2022</td><td>Q4-2022</td><td>Q1-2023</td><td>Q2-2023</td></tr> <tr><th>Index</th><td>166</td><td>174</td><td>151</td><td>145</td><td>146</td><td>131</td><td>112</td><td>104</td><td>100</td><td>110</td><td>99</td><td>90</td></tr> </table>	Quarter	Q4-2020	Q1-2021	Q2-2021	Q3-2021	Q4-2021	Q1-2022	Q2-2022	Q3-2022	Q4-2022	Q1-2023	Q2-2023	Index	166	174	151	145	146	131	112	104	100	110	99	90	104	90	- 13.5%	107	98	- 8.4%
Quarter	Q4-2020	Q1-2021	Q2-2021	Q3-2021	Q4-2021	Q1-2022	Q2-2022	Q3-2022	Q4-2022	Q1-2023	Q2-2023																					
Index	166	174	151	145	146	131	112	104	100	110	99	90																				
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Quarter	Q4-2020	Q1-2021	Q2-2021	Q3-2021	Q4-2021	Q1-2022	Q2-2022	Q3-2022	Q4-2022	Q1-2023	Q2-2023																					
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Months Supply of Inventory	<table border="1"> <tr><th>Quarter</th><td>Q4-2020</td><td>Q1-2021</td><td>Q2-2021</td><td>Q3-2021</td><td>Q4-2021</td><td>Q1-2022</td><td>Q2-2022</td><td>Q3-2022</td><td>Q4-2022</td><td>Q1-2023</td><td>Q2-2023</td></tr> <tr><th>Months</th><td>3.1</td><td>2.1</td><td>2.8</td><td>3.1</td><td>2.3</td><td>2.2</td><td>3.2</td><td>3.3</td><td>2.7</td><td>2.0</td><td>2.9</td><td>2.8</td></tr> </table>	Quarter	Q4-2020	Q1-2021	Q2-2021	Q3-2021	Q4-2021	Q1-2022	Q2-2022	Q3-2022	Q4-2022	Q1-2023	Q2-2023	Months	3.1	2.1	2.8	3.1	2.3	2.2	3.2	3.3	2.7	2.0	2.9	2.8	3.3	2.8	- 15.2%	--	--	--
Quarter	Q4-2020	Q1-2021	Q2-2021	Q3-2021	Q4-2021	Q1-2022	Q2-2022	Q3-2022	Q4-2022	Q1-2023	Q2-2023																					
Months	3.1	2.1	2.8	3.1	2.3	2.2	3.2	3.3	2.7	2.0	2.9	2.8																				

Condos Market Overview

Key metrics for **Condominiums Only** for the report quarter and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	Q3-2022	Q3-2023	Percent Change	YTD 2022	YTD 2023	Percent Change
New Listings	<p>Q4-2020: 53, Q2-2021: 44, Q4-2021: 66, Q2-2022: 58, Q4-2022: 46, Q2-2023: 29, 52, 48, 24, 26, 21, 36</p>	48	36	- 25.0%	129	83	- 35.7%
Pending Sales	<p>Q4-2020: 59, Q2-2021: 44, Q4-2021: 48, Q2-2022: 60, Q4-2022: 46, Q2-2023: 34, 45, 40, 26, 25, 23, 31</p>	40	31	- 22.5%	119	79	- 33.6%
Closed Sales	<p>Q4-2020: 60, Q2-2021: 52, Q4-2021: 42, Q2-2022: 63, Q4-2022: 43, Q2-2023: 49, 37, 49, 31, 27, 28, 21</p>	49	21	- 57.1%	135	76	- 43.7%
Days on Market	<p>Q4-2020: 80, Q2-2021: 68, Q4-2021: 49, Q2-2022: 32, Q4-2022: 37, Q2-2023: 43, 47, 37, 30, 66, 49, 52</p>	37	52	+ 40.5%	42	56	+ 33.3%
Median Sales Price	<p>Q4-2020: \$290,950, Q2-2021: \$296,750, Q4-2021: \$283,000, Q2-2022: \$300,000, Q4-2022: \$315,000, Q2-2023: \$265,000, \$275,000, \$324,900, \$283,000, \$320,000, \$342,450, \$379,900</p>	\$324,900	\$379,900	+ 16.9%	\$295,000	\$340,000	+ 15.3%
Average Sales Price	<p>Q4-2020: \$293,977, Q2-2021: \$264,089, Q4-2021: \$271,854, Q2-2022: \$317,705, Q4-2022: \$328,720, Q2-2023: \$304,399, \$311,191, \$338,519, \$310,505, \$330,496, \$345,471, \$367,713</p>	\$338,519	\$367,713	+ 8.6%	\$318,645	\$346,297	+ 8.7%
Pct. of Orig. Price Received	<p>Q4-2020: 98.6%, Q2-2021: 98.3%, Q4-2021: 99.0%, Q2-2022: 99.9%, Q4-2022: 99.9%, Q2-2023: 101.8%, 102.4%, 101.6%, 98.7%, 101.2%, 102.8%</p>	102.4%	102.8%	+ 0.4%	101.4%	100.7%	- 0.7%
Housing Affordability Index	<p>Q4-2020: 233, Q2-2021: 264, Q4-2021: 237, Q2-2022: 226, Q4-2022: 211, Q2-2023: 234, 197, 162, 163, 154, 141, 121</p>	162	121	- 25.3%	178	136	- 23.6%
Inventory of Homes for Sale	<p>Q4-2020: 41, Q2-2021: 30, Q4-2021: 41, Q2-2022: 28, Q4-2022: 24, Q2-2023: 15, 20, 23, 17, 13, 11, 14</p>	23	14	- 39.1%	--	--	--
Months Supply of Inventory	<p>Q4-2020: 2.5, Q2-2021: 1.8, Q4-2021: 2.3, Q2-2022: 1.6, Q4-2022: 1.5, Q2-2023: 1.0, 1.3, 1.7, 1.4, 1.1, 1.2, 1.6</p>	1.7	1.6	- 5.9%	--	--	--

Co-ops Market Overview

Key metrics for **Co-operatives Only** for the report quarter and for year-to-date (YTD) starting from the first of the year.

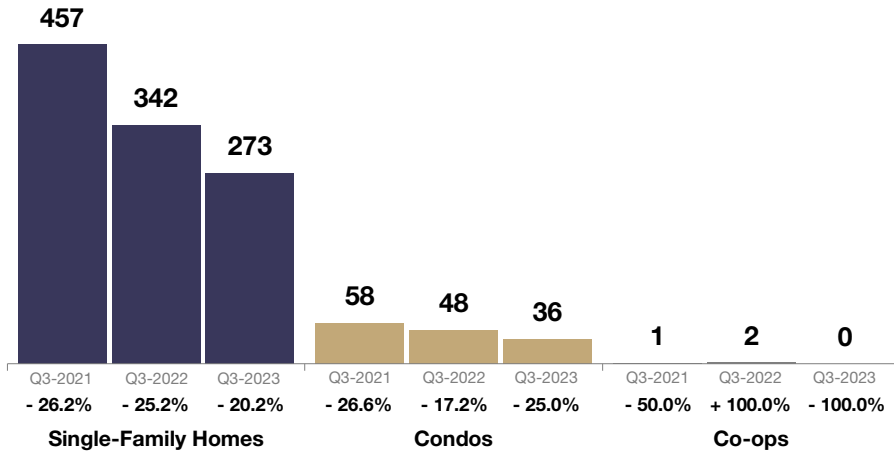


Key Metrics	Historical Sparkbars	Q3-2022	Q3-2023	Percent Change	YTD 2022	YTD 2023	Percent Change
New Listings		2	0	- 100.0%	6	2	- 66.7%
Pending Sales		2	0	- 100.0%	5	3	- 40.0%
Closed Sales		1	1	0.0%	4	3	- 25.0%
Days on Market		34	41	+ 20.6%	22	61	+ 177.3%
Median Sales Price		\$120,000	\$205,000	+ 70.8%	\$157,000	\$205,000	+ 30.6%
Average Sales Price		\$120,000	\$205,000	+ 70.8%	\$150,100	\$186,667	+ 24.4%
Pct. of Orig. Price Received		100.0%	87.9%	- 12.1%	99.6%	96.0%	- 3.6%
Housing Affordability Index		--	--	--	--	--	--
Inventory of Homes for Sale		1	0	- 100.0%	--	--	--
Months Supply of Inventory		1.0	--	--	--	--	--

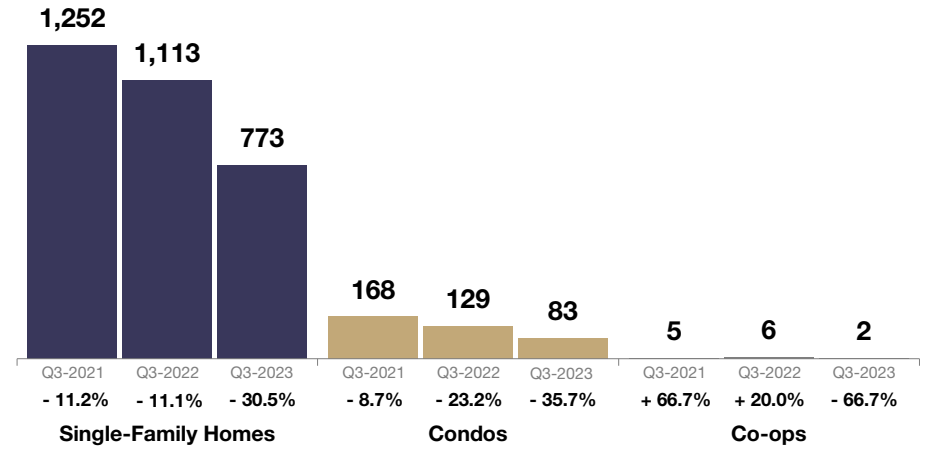
New Listings

A count of the properties that have been newly listed on the market in a given quarter.

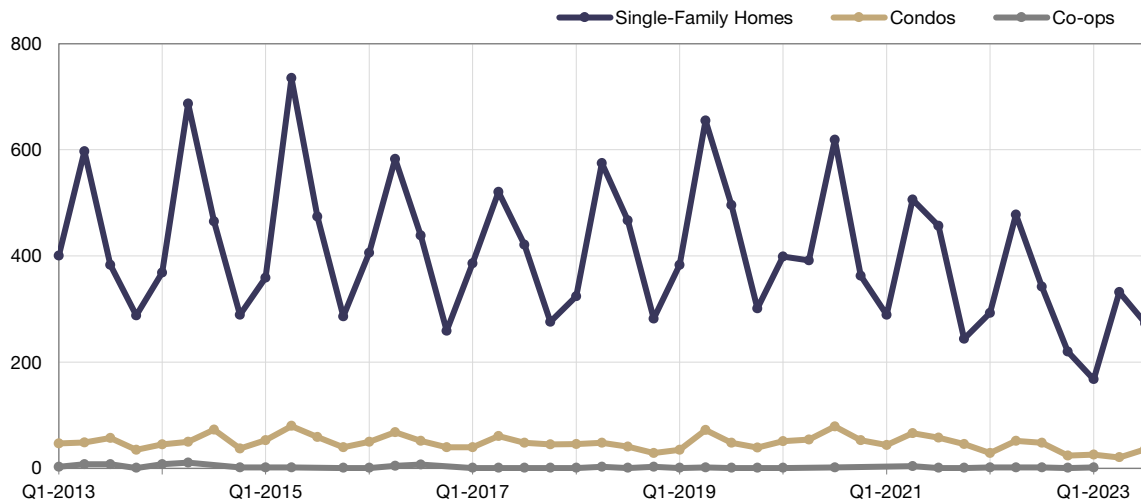
Q3-2023



Year to Date



Historical New Listings by Quarter



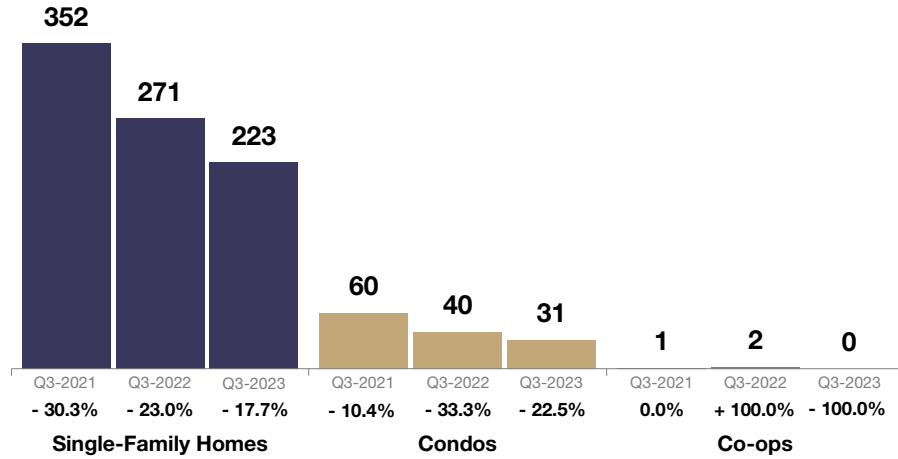
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q4-2020	363	53	0
Q1-2021	289	44	0
Q2-2021	506	66	4
Q3-2021	457	58	1
Q4-2021	244	46	1
Q1-2022	293	29	2
Q2-2022	478	52	2
Q3-2022	342	48	2
Q4-2022	220	24	1
Q1-2023	168	26	2
Q2-2023	332	21	0
Q3-2023	273	36	0

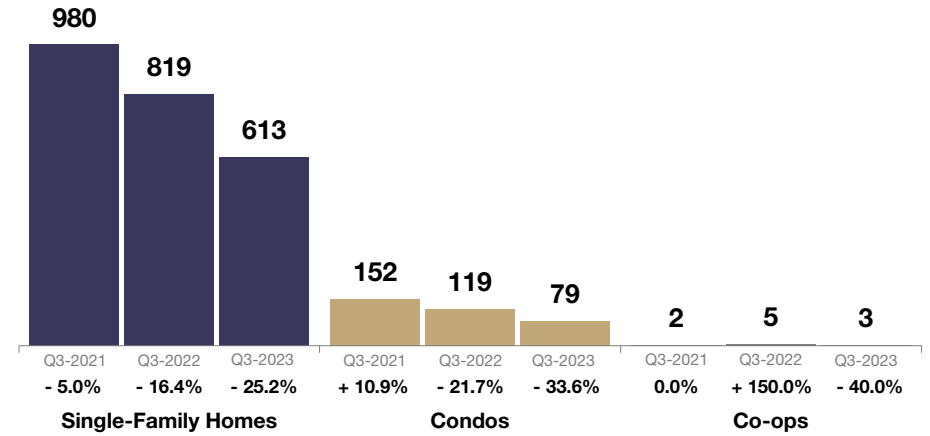
Pending Sales

A count of the properties on which offers have been accepted in a given quarter.

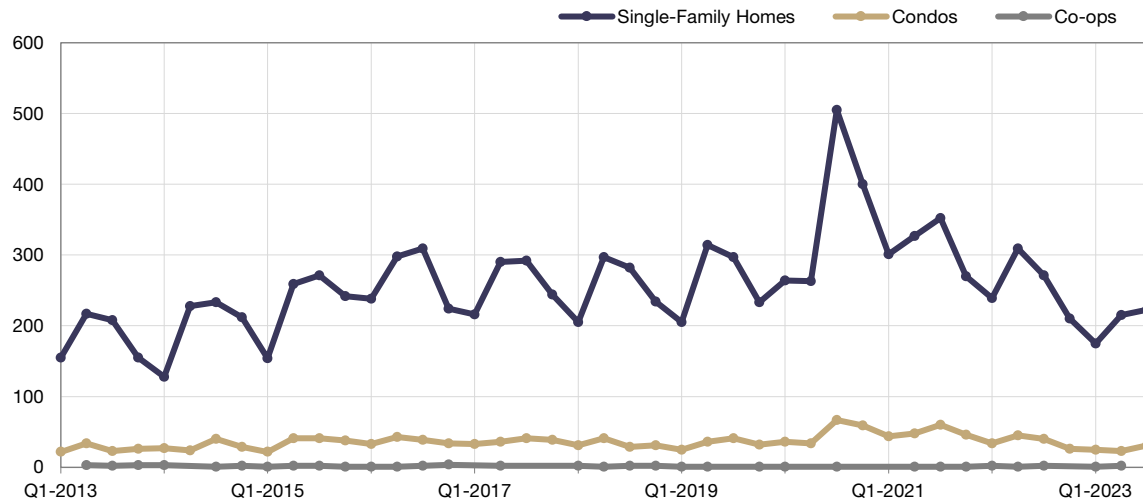
Q3-2023



Year to Date



Historical Pending Sales by Quarter



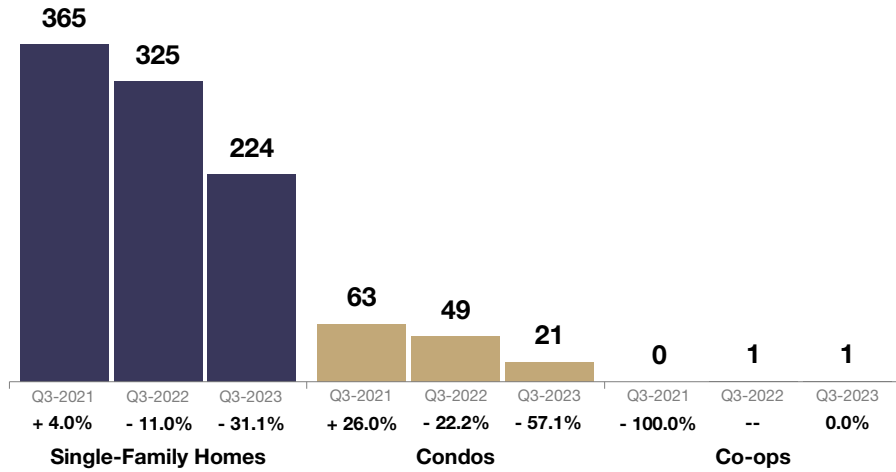
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q4-2020	400	59	0
Q1-2021	301	44	0
Q2-2021	327	48	1
Q3-2021	352	60	1
Q4-2021	270	46	1
Q1-2022	239	34	2
Q2-2022	309	45	1
Q3-2022	271	40	2
Q4-2022	210	26	0
Q1-2023	175	25	1
Q2-2023	215	23	2
Q3-2023	223	31	0

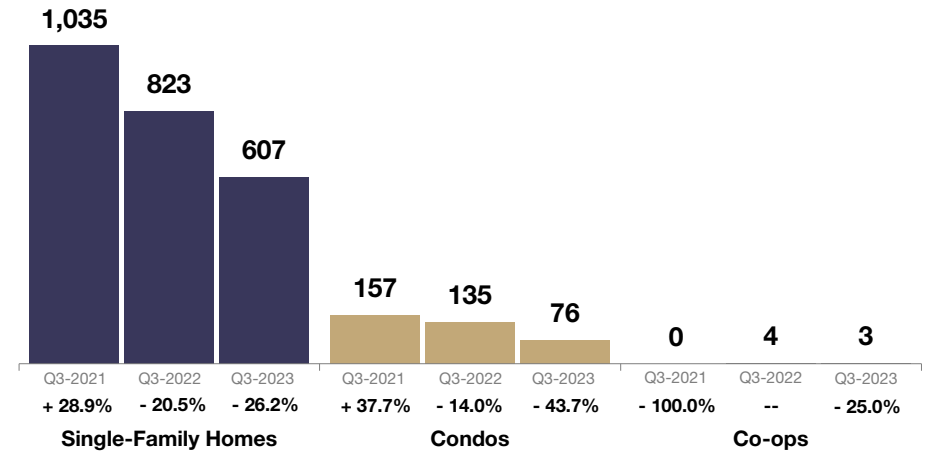
Closed Sales

A count of the actual sales that closed in a given quarter.

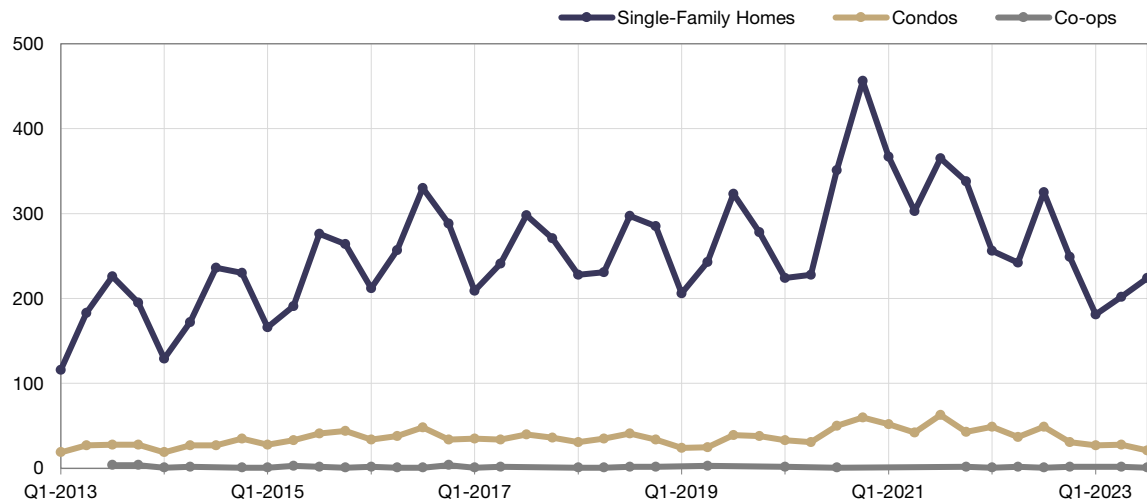
Q3-2023



Year to Date



Historical Closed Sales by Quarter



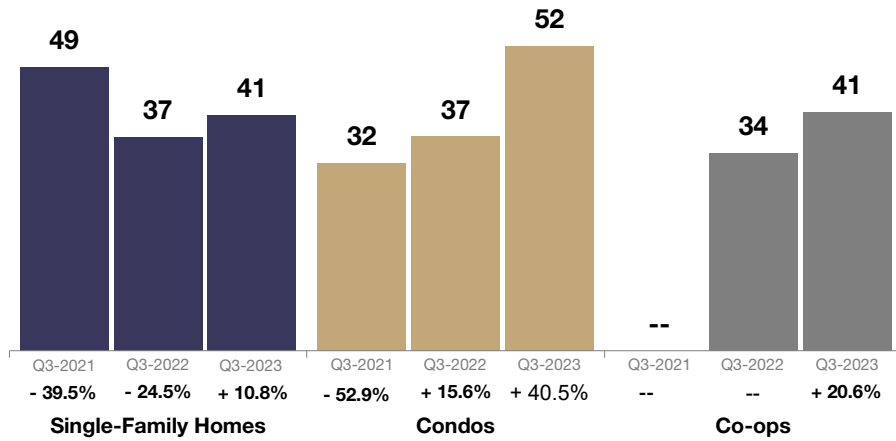
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q4-2020	456	60	0
Q1-2021	367	52	0
Q2-2021	303	42	0
Q3-2021	365	63	0
Q4-2021	338	43	2
Q1-2022	256	49	1
Q2-2022	242	37	2
Q3-2022	325	49	1
Q4-2022	249	31	2
Q1-2023	181	27	0
Q2-2023	202	28	2
Q3-2023	224	21	1

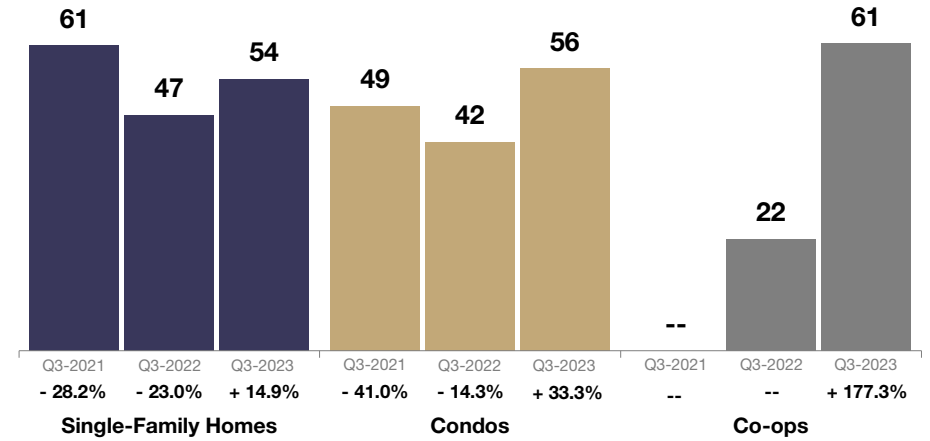
Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given quarter.

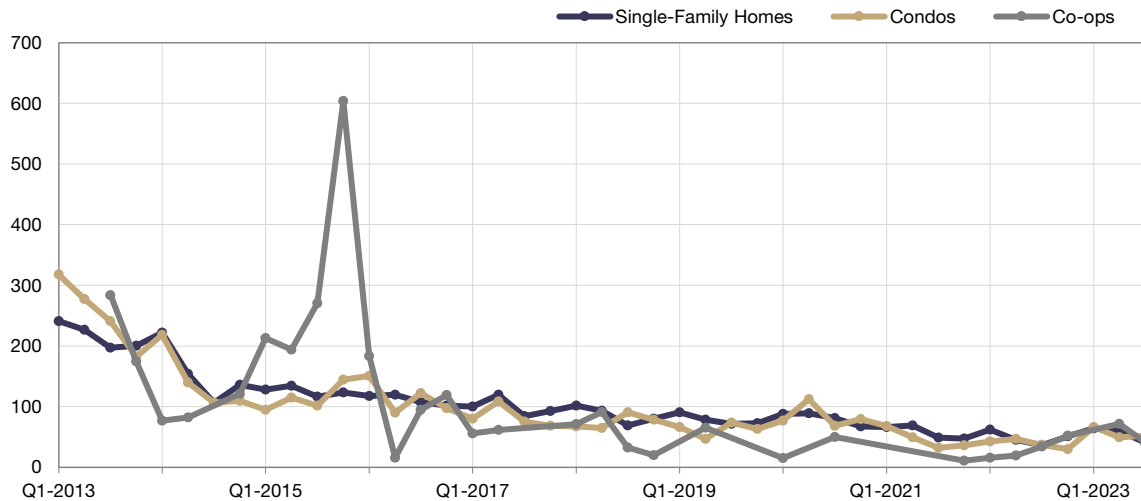
Q3-2023



Year to Date



Historical Days on Market Until Sale by Quarter



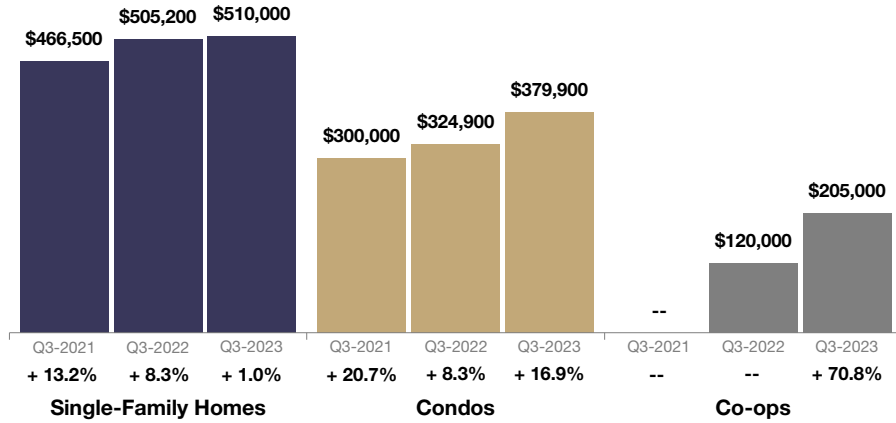
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q4-2020	68	80	--
Q1-2021	66	68	--
Q2-2021	69	49	--
Q3-2021	49	32	--
Q4-2021	48	37	11
Q1-2022	62	43	16
Q2-2022	45	47	20
Q3-2022	37	37	34
Q4-2022	51	30	52
Q1-2023	64	66	--
Q2-2023	60	49	72
Q3-2023	41	52	41

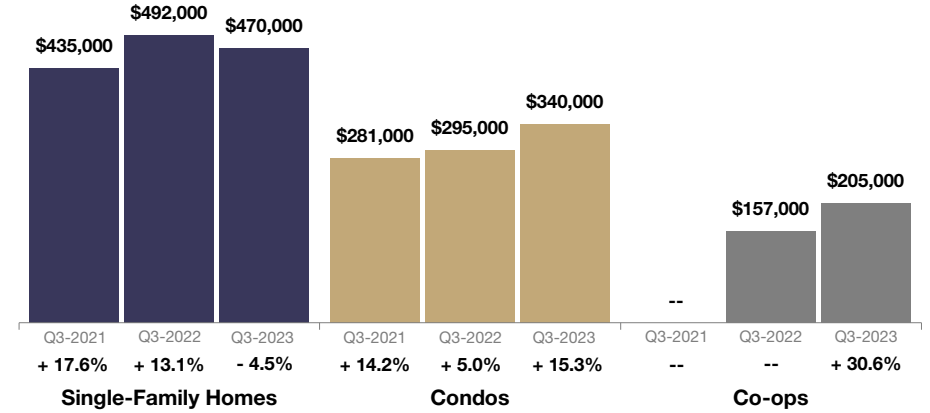
Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given quarter.

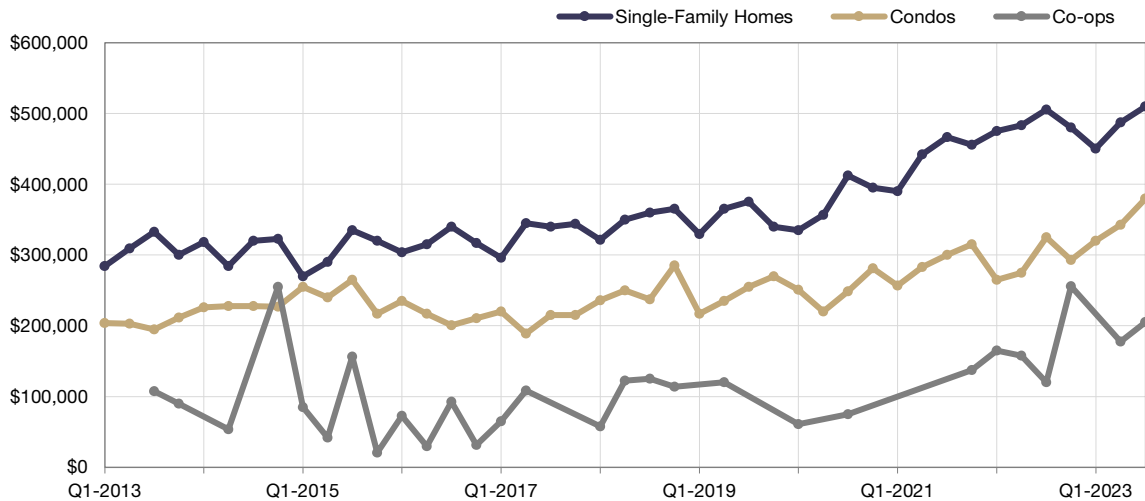
Q3-2023



Year to Date



Historical Median Sales Price by Quarter



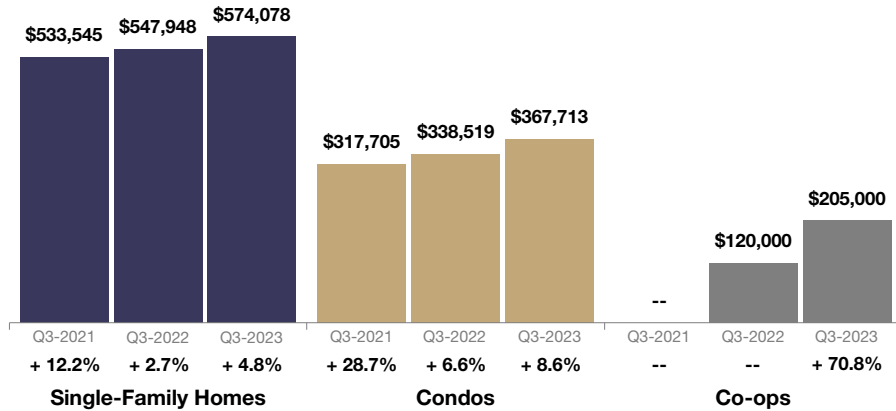
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q4-2020	\$395,000	\$280,950	--
Q1-2021	\$390,000	\$256,750	--
Q2-2021	\$442,000	\$283,000	--
Q3-2021	\$466,500	\$300,000	--
Q4-2021	\$455,750	\$315,000	\$137,500
Q1-2022	\$475,000	\$265,000	\$165,000
Q2-2022	\$483,000	\$275,000	\$157,700
Q3-2022	\$505,200	\$324,900	\$120,000
Q4-2022	\$479,900	\$293,000	\$256,000
Q1-2023	\$450,000	\$320,000	--
Q2-2023	\$487,250	\$342,450	\$177,500
Q3-2023	\$510,000	\$379,900	\$205,000

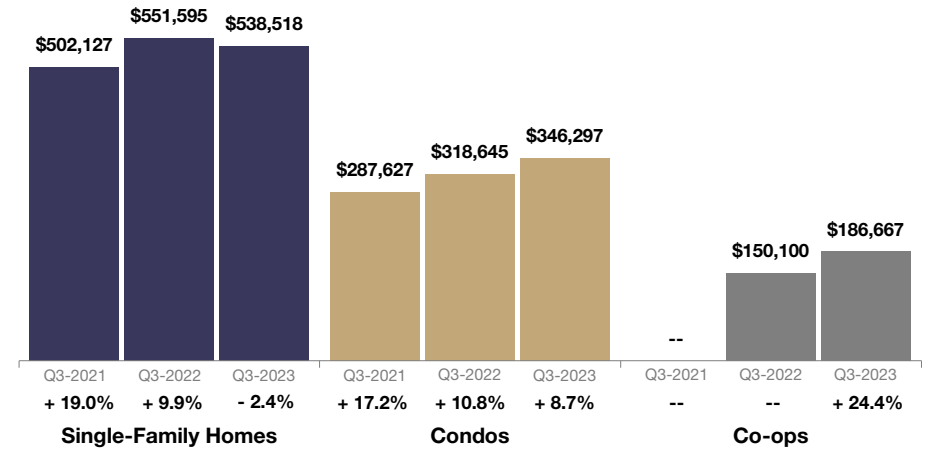
Average Sales Price

Average sales price for all closed sales, not accounting for seller concessions, in a given month.

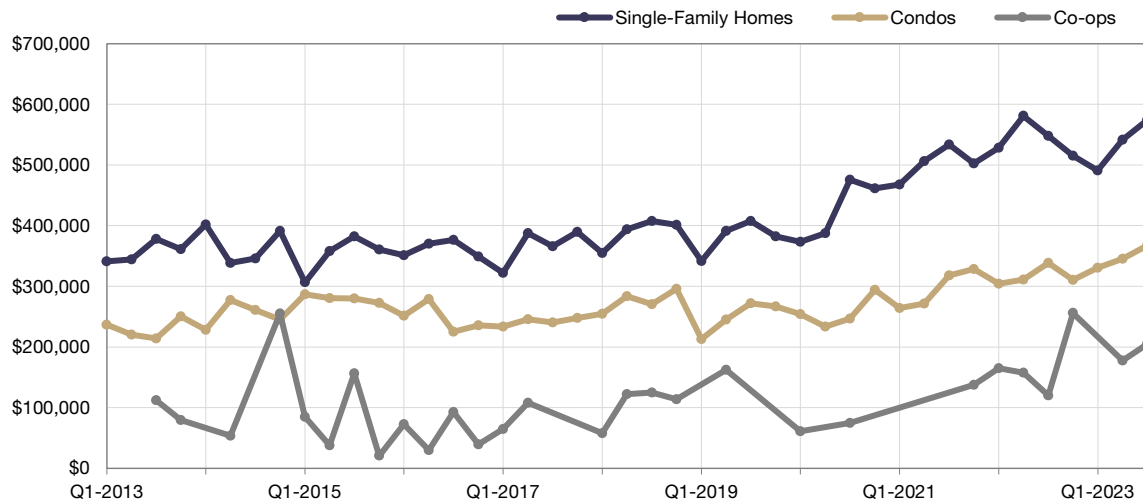
Q3-2023



Year to Date



Historical Average Sales Price by Quarter



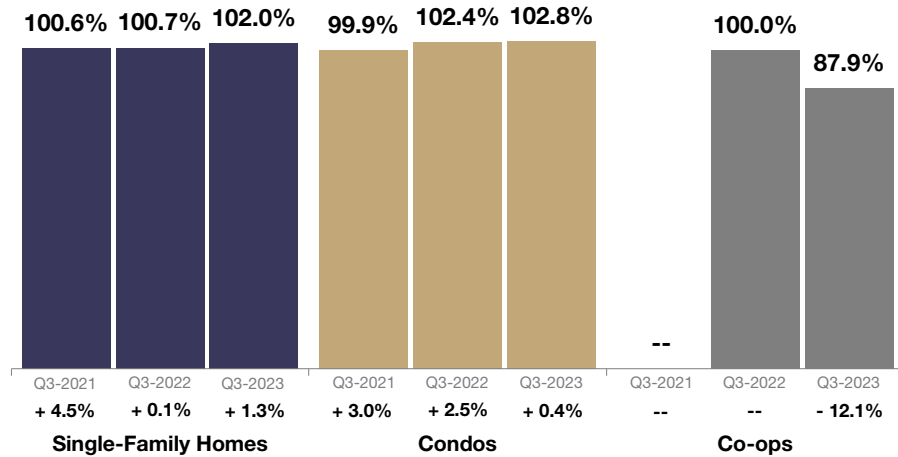
Quarter	Single-Family Homes	Condos	Co-ops
Q4-2020	\$461,283	\$293,977	--
Q1-2021	\$467,665	\$264,089	--
Q2-2021	\$506,125	\$271,654	--
Q3-2021	\$533,545	\$317,705	--
Q4-2021	\$502,783	\$328,720	\$137,500
Q1-2022	\$528,512	\$304,399	\$165,000
Q2-2022	\$580,912	\$311,191	\$157,700
Q3-2022	\$547,948	\$338,519	\$120,000
Q4-2022	\$515,471	\$310,505	\$256,000
Q1-2023	\$490,981	\$330,496	--
Q2-2023	\$541,681	\$345,471	\$177,500
Q3-2023	\$574,078	\$367,713	\$205,000

Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

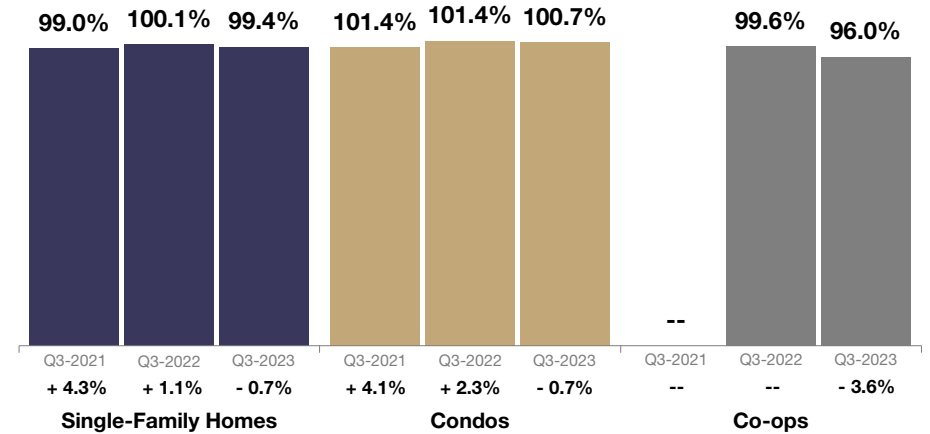
Percent of Original List Price Received

Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

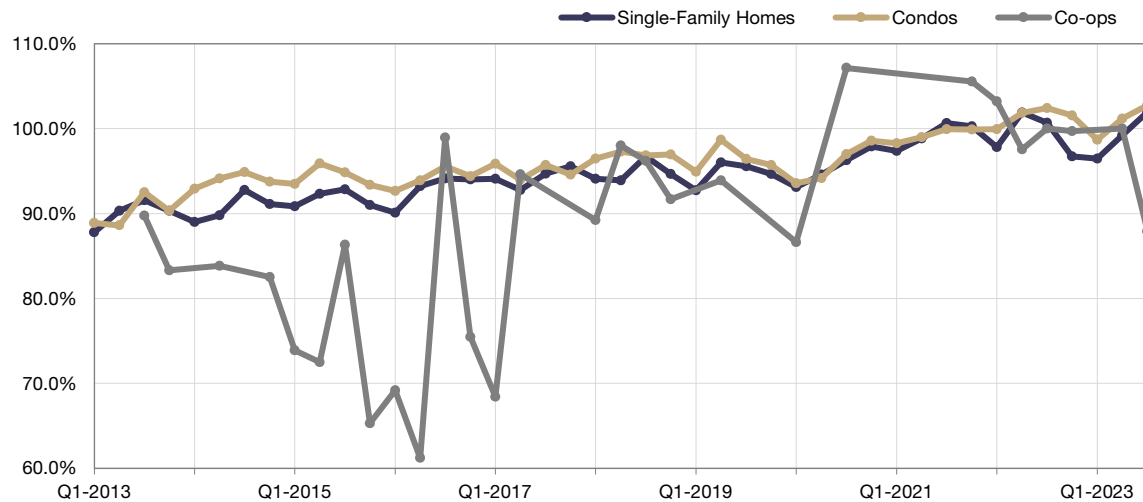
Q3-2023



Year to Date



Historical Percent of Original List Price Received by Quarter



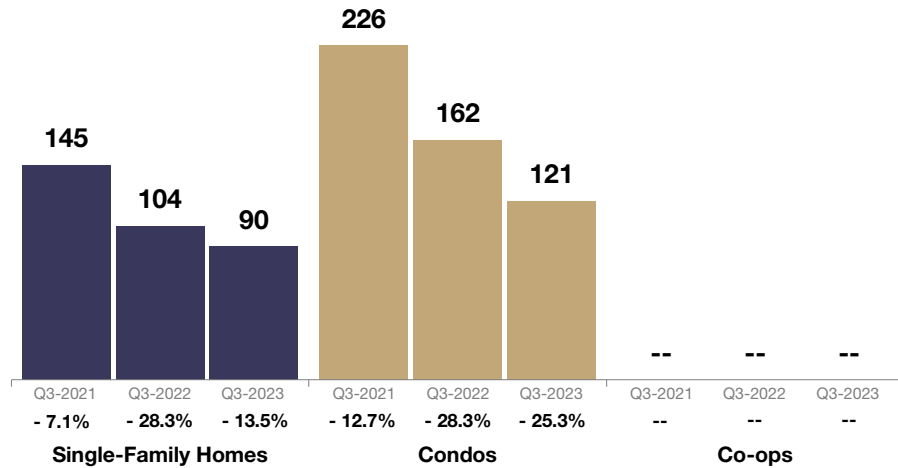
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q4-2020	97.9%	98.6%	--
Q1-2021	97.4%	98.3%	--
Q2-2021	98.8%	99.0%	--
Q3-2021	100.6%	99.9%	--
Q4-2021	100.3%	99.9%	105.6%
Q1-2022	97.8%	99.9%	103.2%
Q2-2022	101.9%	101.8%	97.5%
Q3-2022	100.7%	102.4%	100.0%
Q4-2022	96.7%	101.6%	99.7%
Q1-2023	96.5%	98.7%	--
Q2-2023	99.2%	101.2%	100.0%
Q3-2023	102.0%	102.8%	87.9%

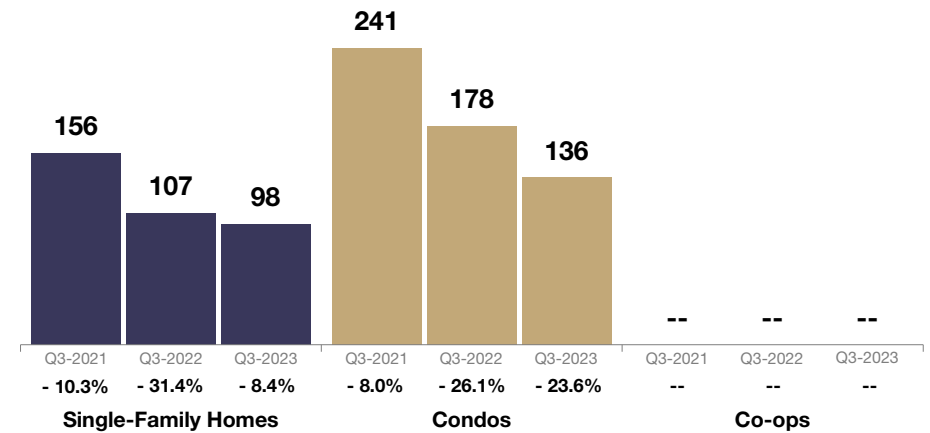
Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

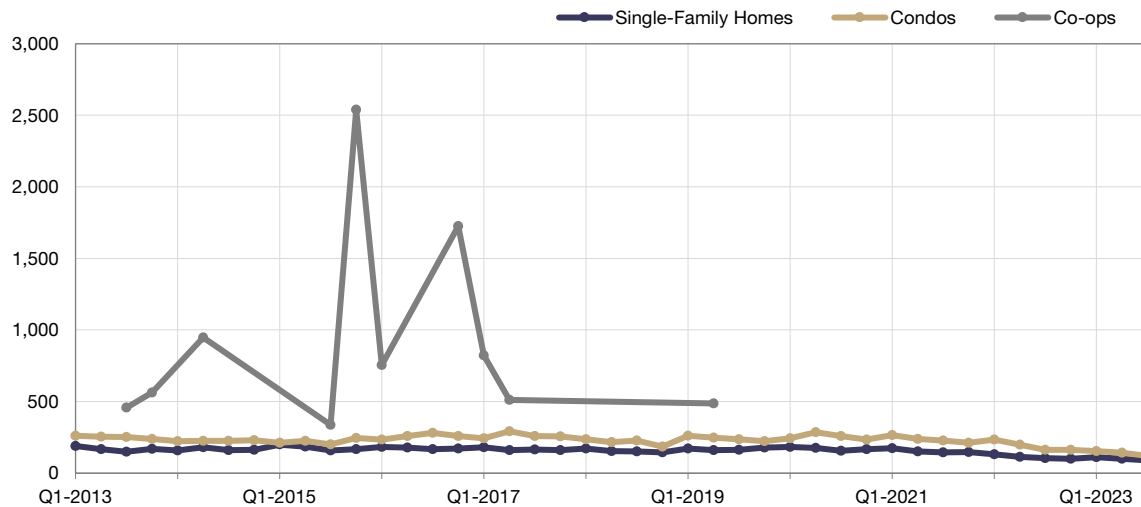
Q3-2023



Year to Date



Historical Housing Affordability Index by Quarter



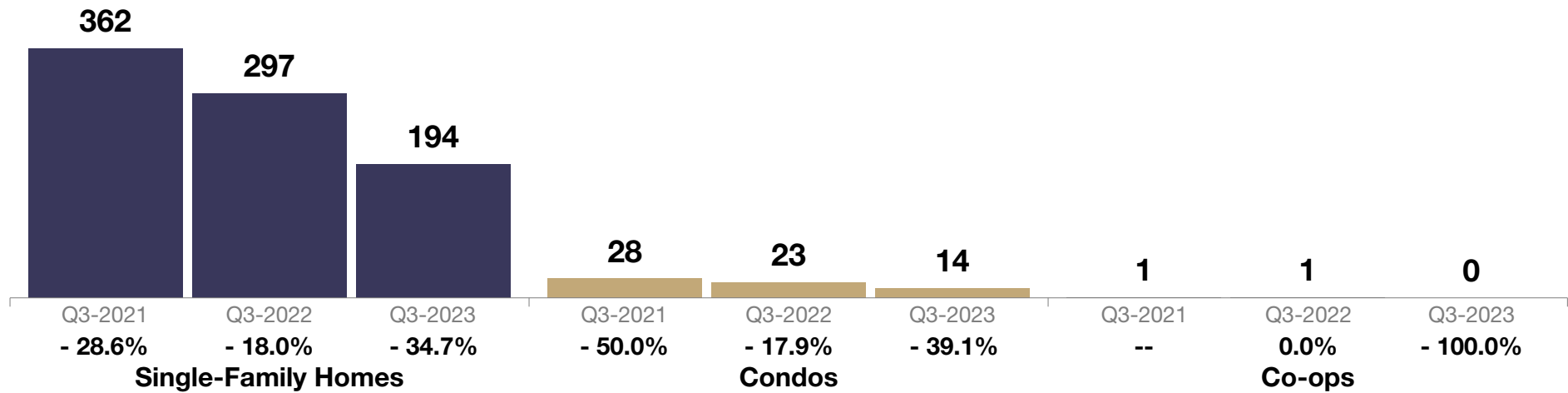
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q4-2020	166	233	--
Q1-2021	174	264	--
Q2-2021	151	237	--
Q3-2021	145	226	--
Q4-2021	146	211	--
Q1-2022	131	234	--
Q2-2022	112	197	--
Q3-2022	104	162	--
Q4-2022	100	163	--
Q1-2023	110	154	--
Q2-2023	99	141	--
Q3-2023	90	121	--

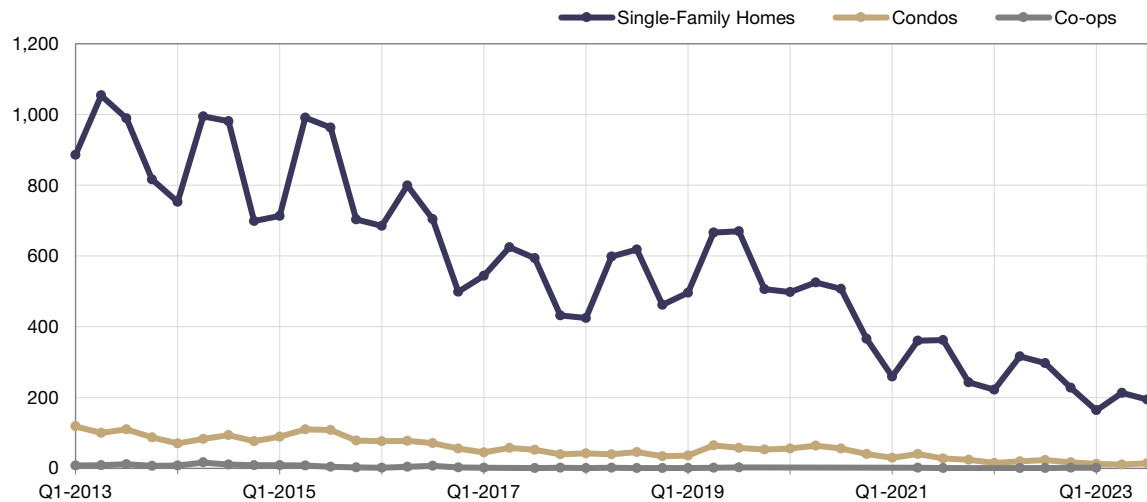
Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given quarter.

Q3-2023



Historical Inventory of Homes for Sale by Quarter



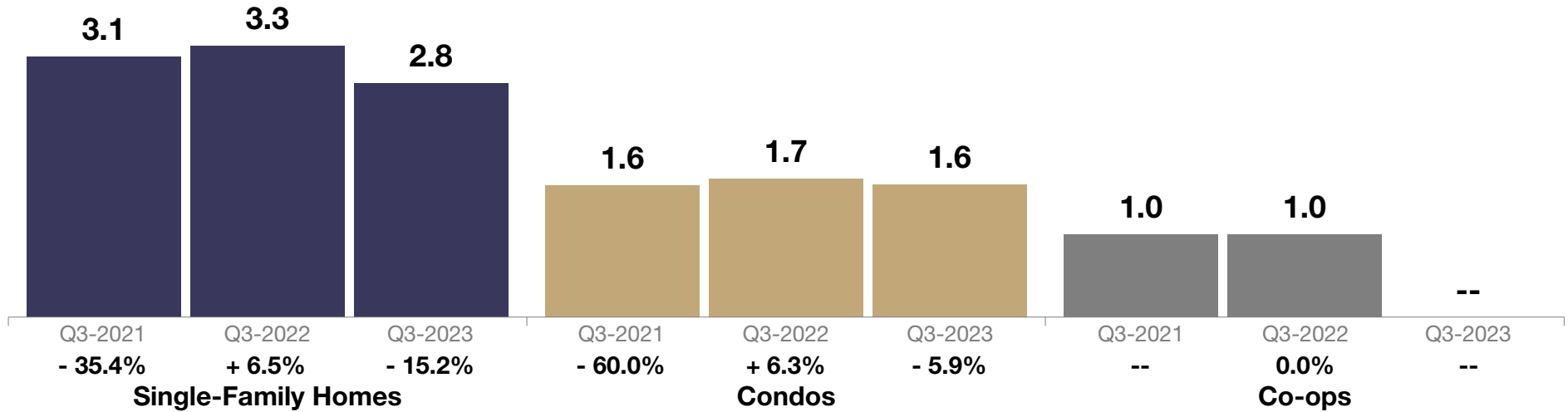
Quarter	Single-Family Homes	Condos	Co-ops
Q4-2020	366	41	0
Q1-2021	259	30	0
Q2-2021	361	41	2
Q3-2021	362	28	1
Q4-2021	243	24	0
Q1-2022	222	15	0
Q2-2022	316	20	1
Q3-2022	297	23	1
Q4-2022	228	17	2
Q1-2023	164	13	2
Q2-2023	213	11	0
Q3-2023	194	14	0

Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

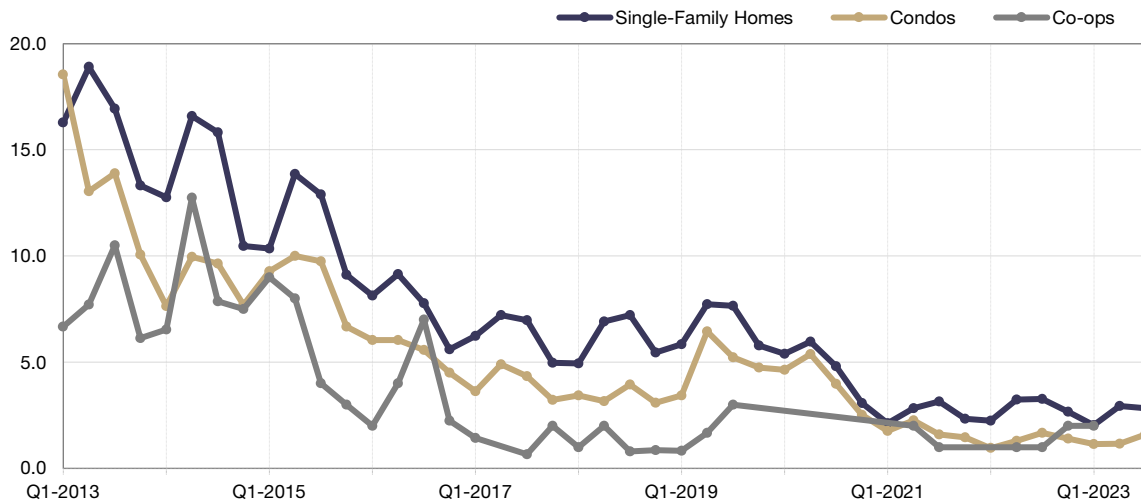
Months Supply of Inventory

The inventory of homes for sale at the end of a given quarter, divided by the average monthly pending sales from the last 4 quarters.

Q3-2023



Historical Months Supply of Inventory by Quarter



Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q4-2020	3.1	2.5	--
Q1-2021	2.1	1.8	--
Q2-2021	2.8	2.3	2.0
Q3-2021	3.1	1.6	1.0
Q4-2021	2.3	1.5	--
Q1-2022	2.2	1.0	--
Q2-2022	3.2	1.3	1.0
Q3-2022	3.3	1.7	1.0
Q4-2022	2.7	1.4	2.0
Q1-2023	2.0	1.1	2.0
Q2-2023	2.9	1.2	--
Q3-2023	2.8	1.6	--

Total Market Overview

Key metrics for single-family homes, condominiums and co-operatives combined for the report quarter and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	Q3-2022	Q3-2023	Percent Change	YTD 2022	YTD 2023	Percent Change
New Listings	<p>Q4-2020: 416, Q1-2021: 333, Q2-2021: 576, Q3-2021: 516, Q4-2021: 291, Q1-2022: 324, Q2-2022: 532, Q3-2022: 392, Q4-2022: 245, Q1-2023: 196, Q2-2023: 353, Q3-2023: 309</p>	392	309	- 21.2%	1,248	858	- 31.3%
Pending Sales	<p>Q4-2020: 459, Q1-2021: 345, Q2-2021: 376, Q3-2021: 413, Q4-2021: 317, Q1-2022: 275, Q2-2022: 355, Q3-2022: 313, Q4-2022: 236, Q1-2023: 201, Q2-2023: 240, Q3-2023: 254</p>	313	254	- 18.8%	943	695	- 26.3%
Closed Sales	<p>Q4-2020: 516, Q1-2021: 420, Q2-2021: 345, Q3-2021: 428, Q4-2021: 383, Q1-2022: 306, Q2-2022: 281, Q3-2022: 375, Q4-2022: 282, Q1-2023: 208, Q2-2023: 232, Q3-2023: 246</p>	375	246	- 34.4%	962	686	- 28.7%
Days on Market	<p>Q4-2020: 69, Q1-2021: 66, Q2-2021: 67, Q3-2021: 46, Q4-2021: 46, Q1-2022: 59, Q2-2022: 45, Q3-2022: 37, Q4-2022: 49, Q1-2023: 65, Q2-2023: 59, Q3-2023: 42</p>	37	42	+ 13.5%	46	54	+ 17.4%
Median Sales Price	<p>Q4-2020: \$380,000, Q1-2021: \$375,000, Q2-2021: \$415,000, Q3-2021: \$440,000, Q4-2021: \$435,000, Q1-2022: \$439,500, Q2-2022: \$462,000, Q3-2022: \$470,000, Q4-2022: \$449,000, Q1-2023: \$420,000, Q2-2023: \$450,000, Q3-2023: \$481,000</p>	\$470,000	\$481,000	+ 2.3%	\$453,750	\$450,000	- 0.8%
Average Sales Price	<p>Q4-2020: \$441,829, Q1-2021: \$441,597, Q2-2021: \$477,581, Q3-2021: \$501,700, Q4-2021: \$481,333, Q1-2022: \$491,436, Q2-2022: \$542,285, Q3-2022: \$519,441, Q4-2022: \$491,099, Q1-2023: \$470,149, Q2-2023: \$514,861, Q3-2023: \$554,961</p>	\$519,441	\$554,961	+ 6.8%	\$517,235	\$515,684	- 0.3%
Pct. of Orig. Price Received	<p>Q4-2020: 98.0%, Q1-2021: 97.5%, Q2-2021: 98.9%, Q3-2021: 100.5%, Q4-2021: 100.2%, Q1-2022: 98.2%, Q2-2022: 101.9%, Q3-2022: 100.9%, Q4-2022: 97.3%, Q1-2023: 96.7%, Q2-2023: 99.4%, Q3-2023: 102.0%</p>	100.9%	102.0%	+ 1.1%	100.3%	99.5%	- 0.8%
Housing Affordability Index	<p>Q4-2020: 173, Q1-2021: 181, Q2-2021: 161, Q3-2021: 154, Q4-2021: 153, Q1-2022: 141, Q2-2022: 120, Q3-2022: 112, Q4-2022: 106, Q1-2023: 118, Q2-2023: 107, Q3-2023: 96</p>	112	96	- 14.3%	116	102	- 12.1%
Inventory of Homes for Sale	<p>Q4-2020: 407, Q1-2021: 289, Q2-2021: 404, Q3-2021: 391, Q4-2021: 267, Q1-2022: 237, Q2-2022: 337, Q3-2022: 321, Q4-2022: 247, Q1-2023: 179, Q2-2023: 224, Q3-2023: 208</p>	321	208	- 35.2%	--	--	--
Months Supply of Inventory	<p>Q4-2020: 3.0, Q1-2021: 2.1, Q2-2021: 2.8, Q3-2021: 2.9, Q4-2021: 2.2, Q1-2022: 2.1, Q2-2022: 3.0, Q3-2022: 3.1, Q4-2022: 2.5, Q1-2023: 1.9, Q2-2023: 2.7, Q3-2023: 2.7</p>	3.1	2.7	- 12.9%	--	--	--