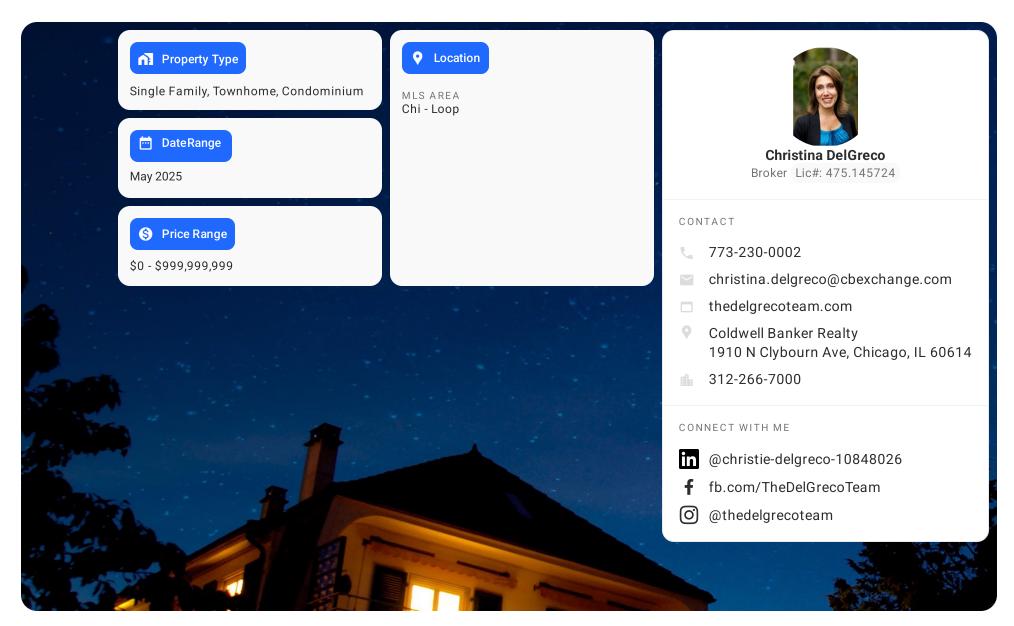


Market Trends Report May 2025





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Broker

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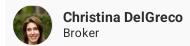
Properties: Single Family, Townhome, Condominium

Overview

The overview below shows real estate activity from January 2025 to May 2025. You will see data comparisons between May and the previous month, the last three months and May 2024.

Overview	Monthly Trends				
	YTD Avg.	May	April	Feb Apr.	May. 202
New Listings	734	154	V	↑	4
Average Sales Price per Square Foot	433	429	^	^	1
Average Days on Market	46	28	V	\downarrow	1
Number of Properties for Sale	1316	281	V	^	1
Average List Price	\$798,291	\$794,657	^	_	1
Median List Price	\$492,800	\$500,000	_	_	1
Average Sales Price	\$656,318	\$620,245	^	^	1
Median Sales Price	\$410,600	\$428,000	^	^	1
Sales Price / List Price Ratio	98.77%	98.86%	\downarrow	_	-
Number of Properties Sold	301	77	^	^	1
Month's Supply of Inventory	4.58	3.65	\downarrow	\downarrow	1
Absorption Rate	0.23	0.27	^	^	



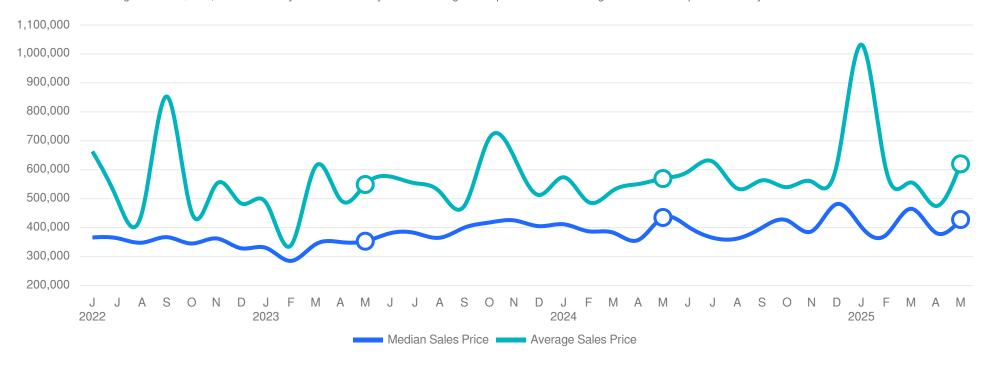


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Average & Median Sales Price

The median sales price in May 2025 was \$428,000, up 11.90% from \$382,500 from the previous month and -1.61% lower than \$435,000 from May 2024. The May 2025 median sales price was at a mid level compared to May 2024 and 2023. The average sales price in May 2025 was \$620,245, up 30.68% from \$474,644 from the previous month and 8.91% higher than \$569,497 from May 2024. The May 2025 average sale price was at its highest level compared to May 2024 and 2023.





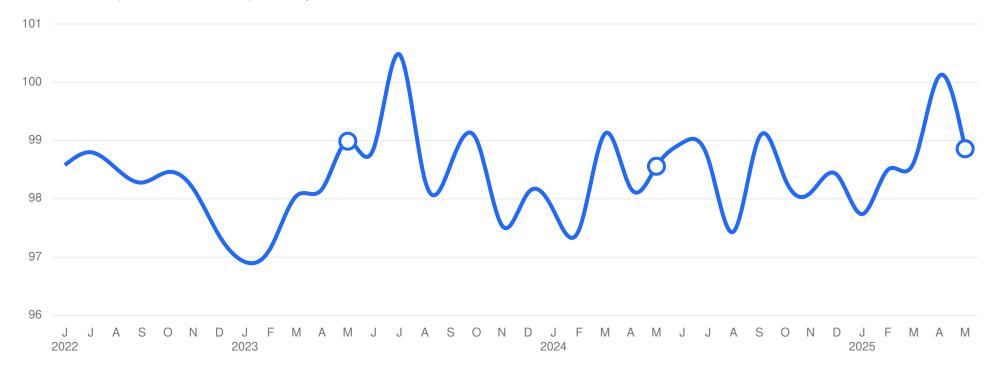


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Sales Price / List Price Ratio

The sales price/list price ratio is the average sale price divided by the average list price for sold properties expressed as a percentage. If it is above 100%, homes are selling for more than the list price. If it is less than 100%, homes are selling for less than the list price. The May 2025 sales price/list price ratio was 98.86%, down from 100.11% from the previous month and equal to May 2024.





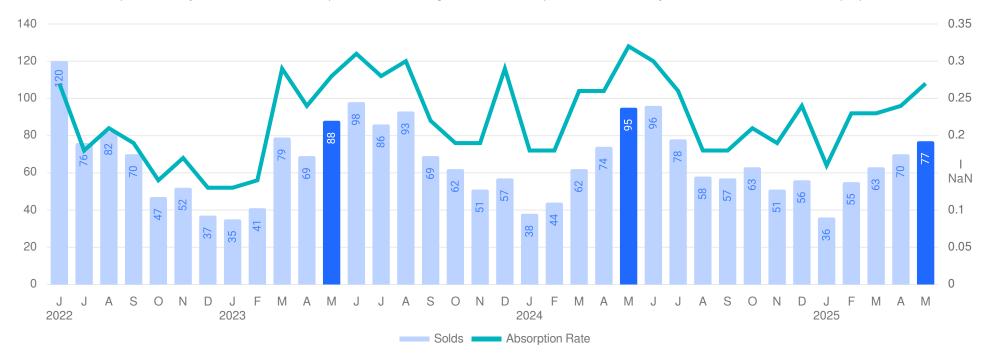


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Number of Properties Sold & Absorption Rate

The number of properties sold in May 2025 was 77, up 10.0% from 70 from the previous month and -18.95% lower than 95 from May 2024. The May 2025 sales were at its lowest level compared to May 2024 and 2023. Absorption rate is the avg number of sales per month divided by the total number of available properties.





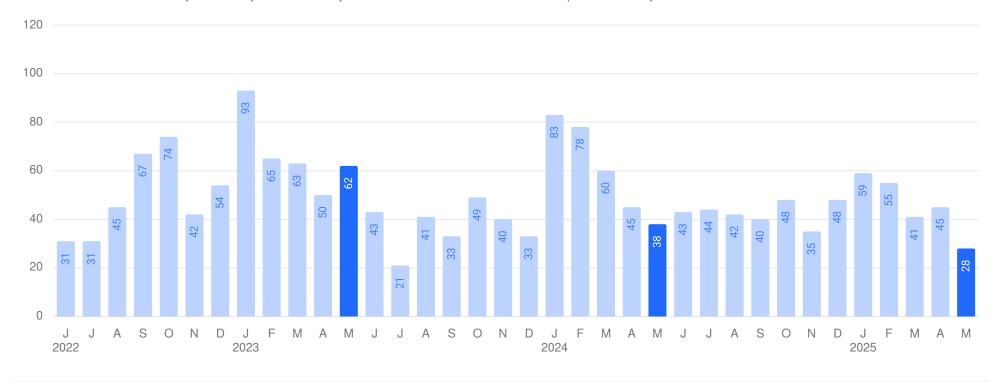


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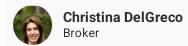
Average Days on Market

The average days on market (DOM) is the number of days a property is on the market before it sells. An upward trend in DOM tends to indicate a move towards a buyer's market, a downward trend tends to indicate a move towards seller's market. The DOM for May 2025 was 28 days, down -37.78% from 45 days from the previous month and -26.32% lower than 38 days from May 2024. The May 2025 DOM was at its lowest level compared with May 2024 and 2023.



Based on information from Midwest Real Estate Data LLC for the period 06/01/2022 through 5/31/2025. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.



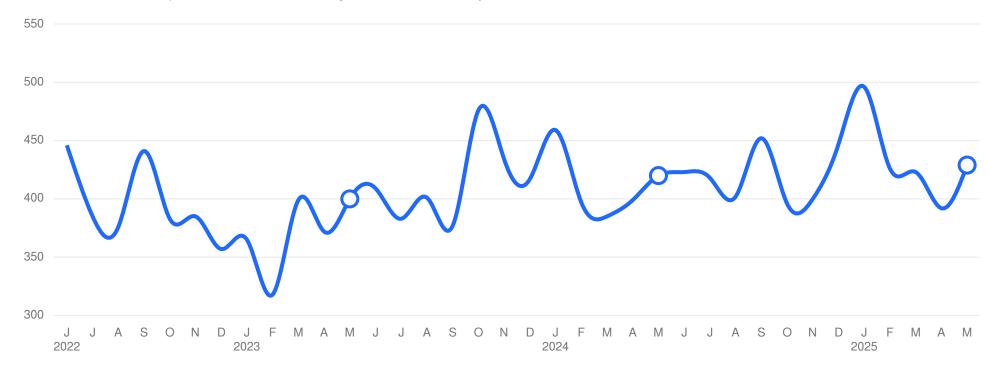


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Average Sales Price per Square Foot

The average sales price per square foot is a more normalized indicator for the direction of property value. The sales price per square foot in May 2025 was \$429, up 9.44% from \$392 from the previous month and 2.14% higher than \$420 from May 2024.







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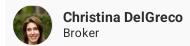
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Inventory & MSI

The number of properties for sale in May 2025 was 281, down -3.44% from 291 from the previous month and -5.39% lower than 297 from May 2024. The May 2025 inventory was at its lowest level compared with May 2024 and 2023. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The May 2025 MSI of 3.65 months was at its highest level compared with May 2024 and 2023.







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New Listings

The number of new listings in May 2025 was 154, down -10.98% from 173 from the previous month and -7.78% lower than 167 from May 2024. The May 2025 listings were at its lowest level compared to May 2024 and 2023.

