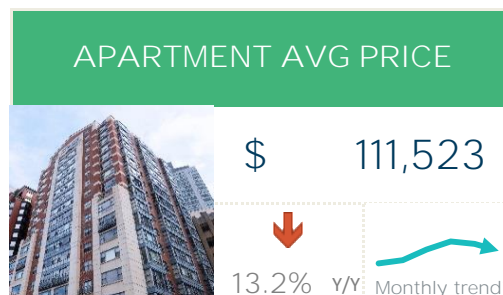
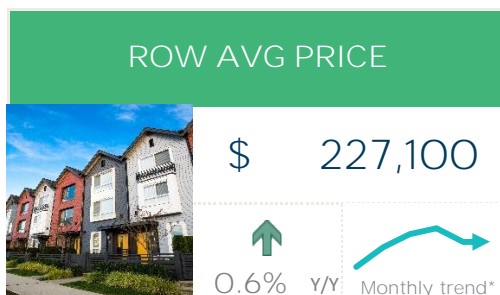
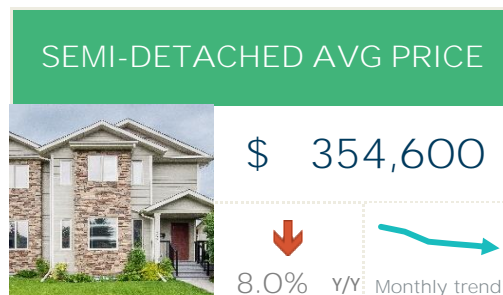
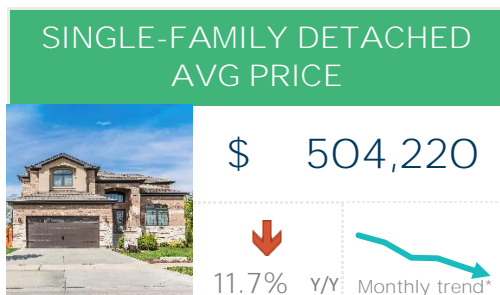
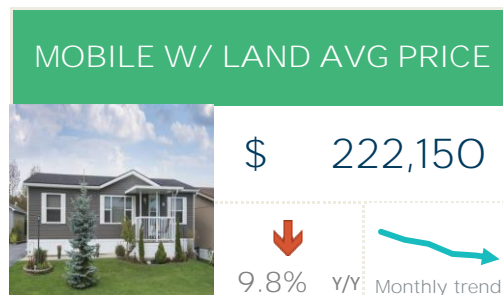
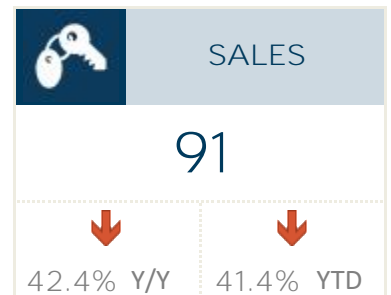


April 2023

Sales activity continued to slow relative to last year's levels in April, contributing to the year-to-date decline of 41 percent. Despite the decline, sales activity is consistent with the activity reported prior to covid. Meanwhile, new listings eased this month, causing the sales-to-new listings ratio to rise to 55 percent and slowing the pace of growth in inventories.

Overall, the months of supply has remained below six months, an improvement over levels seen during the second half of 2022, but still higher than the extremely tight conditions reported in April of 2022. Should the months of supply continue to trend down, we could see prices improve from levels seen earlier in the year. Despite some recent monthly price gains, average and median prices remain lower than levels reported last year.



April 2023

April 2023

	Sales		New Listings		Inventory		S/NL	Months of Supply		Average Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Single Family Detached	50	-48%	89	-35%	322	36%	56%	6.44	36%	\$504,220	-12%
Mobile with Land	6	-60%	22	83%	51	9%	27%	8.50	9%	\$222,150	-10%
Semi-Detached	8	14%	10	-47%	39	34%	80%	4.88	34%	\$354,600	-8%
Row	5	-58%	19	46%	58	314%	26%	11.60	314%	\$227,100	1%
Apartment	22	-19%	26	-32%	67	31%	85%	3.05	31%	\$111,523	-13%
Total Residential	91	-42%	166	-24%	537	42%	55%	5.90	42%	\$362,304	-16%

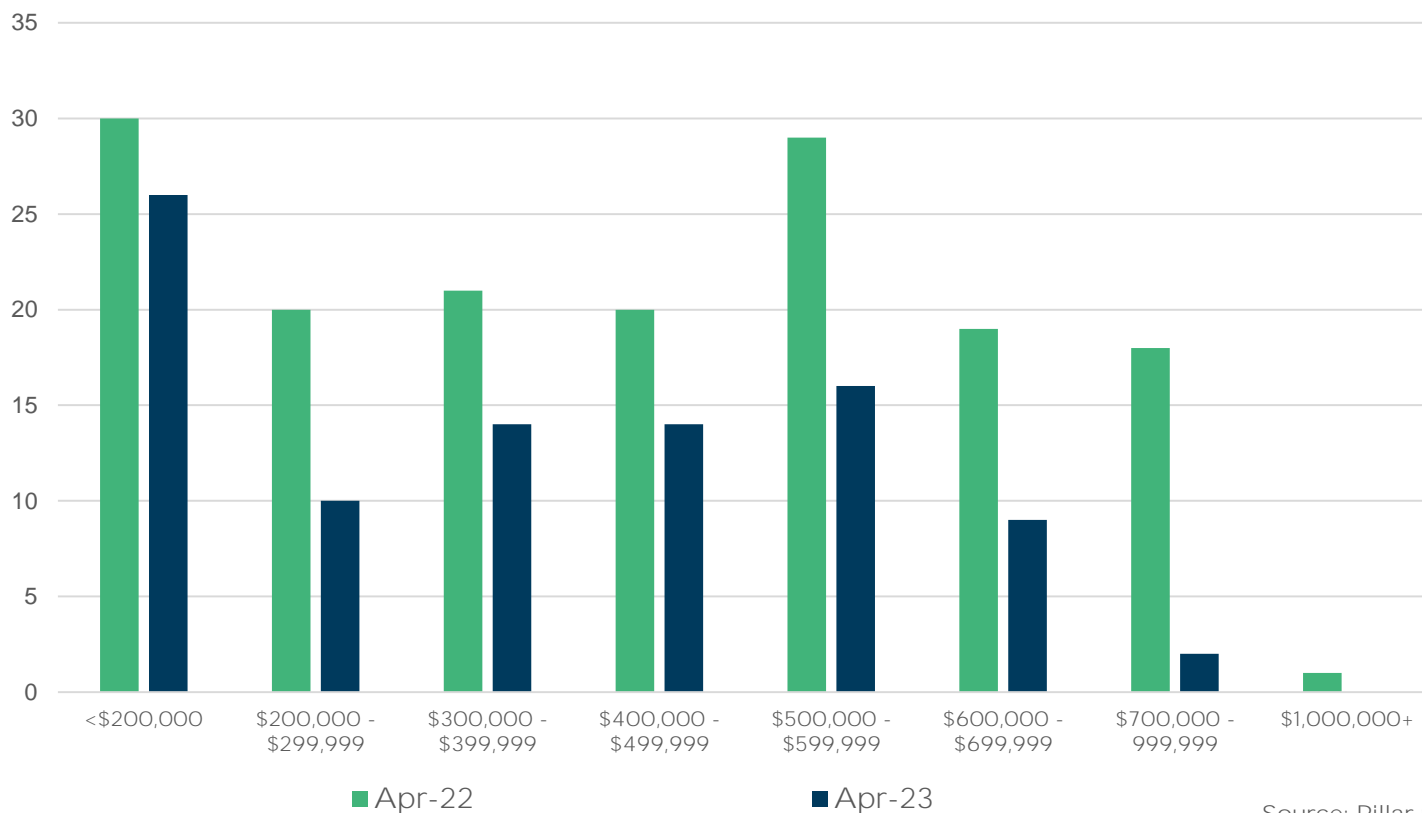
Year-to-Date

April 2023

	Sales		New Listings		Inventory		S/NL	Months of Supply		Average Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Single Family Detached	155	-47%	427	-1%	283	41%	36%	7.30	163%	\$504,140	-9%
Mobile with Land	31	-40%	74	12%	38	-20%	42%	4.84	34%	\$211,906	-13%
Semi-Detached	23	-15%	52	13%	38	74%	44%	6.57	104%	\$334,635	-14%
Row	34	-42%	76	52%	50	144%	45%	5.82	324%	\$221,225	-1%
Apartment	66	-33%	100	-11%	60	29%	66%	3.64	94%	\$116,242	4%
Total Residential	309	-41%	729	3%	468	39%	42%	6.05	137%	\$348,728	-12%

Residential Sales by Price Range

April



Source: Pillar 9