

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
Dec 2024	\$ 1,068,920	82	94	87%	\$ 997,000
Nov 2024	\$ 1,119,939	150	281	53%	\$ 987,500
% CHANGE (+/-)	-4.56%	-45.33%	-66.55%	63.42%	0.96%
Dec 2023	\$ 990,944	87	81	107%	\$ 910,000
% CHANGE (+/-)	7.87%	-5.75%	16.05%		9.56%

NEW INVENTORY

	Dec 2024	Nov 2024	
Detached homes	36	120	-70%
Semi-detached	7	34	-79%
Att/Row/Twnhouse	24	63	-62%
Condo Townhouse	13	25	-48%
Condo Apartment	14	38	-63%
Other	0	1	-100%
TOTAL	94	281	-67%
sales to new ratio	0.87	0.53	

TREND

To appropriately measure market activity, Sales/New Listing Ratio is used as much as possible. The primary purpose of this ratio is to measure the balance between market supply and demand.

A ratio above .60 is considered a seller's market

A ratio of less than .40 is considered to be a buyer's market

*To determine between a seller's market and a buyer's market is the Sales-to-New-Listings-Ratio. Take the number of new listings and the number of past sales, and divide the two numbers to get a ratio.

SALES BY INVENTORY TYPE

	Detached	Semi-detached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
Dec 2024	41	6	20	5	10	0
Nov 2024	67	20	39	7	15	2
	-39%	-70%	-49%	-29%	-33%	200%

AVERAGE SALE PRICE VS. # OF SALES

	Mar 2024	Apr 2024	May 2024	June 2024	July 2024	August 2024	Sept 2024	Nov 2024	Dec 2024
sale price	\$ 1,095,865	\$ 1,046,179	\$ 1,095,665	\$ 1,090,062	\$ 1,064,460	\$ 1,021,471	\$ 1,040,242	\$ 1,119,939	\$ 1,068,920
# of sales	145	181	162	129	131	127	163	150	82

©FLOWERS TEAM REAL ESTATE | 2024 DECEMBER REAL ESTATE MARKET WATCH All material presented herein is intended for information purposes only. While this information is believed to be correct it is represented subject to errors, omissions, changes, or withdrawal without notice.