

Bryan Housing Report

May 2023



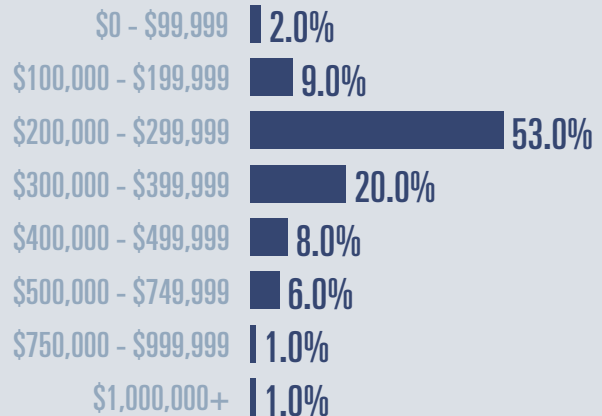
Median price

\$276,040

↑ **7.4%**

Compared to May 2022

Price Distribution



Active listings

↑ **16.9%**

187 in May 2023



Closed sales

↓ **17.6%**

103 in May 2023



Days on market

Days on market 58

Days to close 32

Total 90

30 days more than May 2022



Months of inventory

2.1

Compared to 1.5 in May 2022

About the data used in this report

Data used in this report come from the Texas REALTOR® Data Relevance Project, a partnership among the Texas Association of REALTORS® and local REALTOR® associations throughout the state. Analysis is provided through a research agreement with the Real Estate Center at Texas A&M University.



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Texas Real Estate Research Center



BRYAN-COLLEGE STATION REGIONAL
ASSOCIATION of REALTORS®

College Station Housing Report

May 2023

Price Distribution

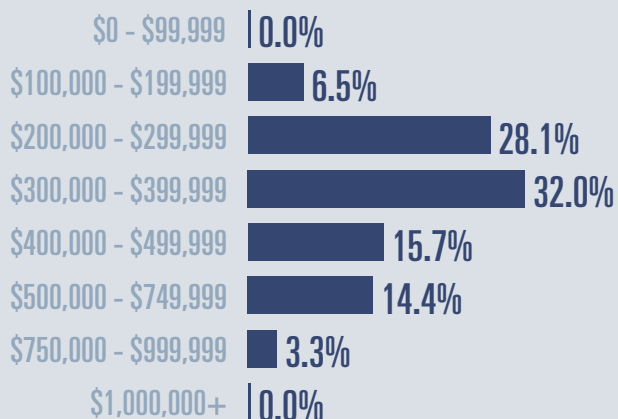


Median price

\$335,000

↑ **6.6%**

Compared to May 2022



Active listings

↑ **32.1%**

218 in May 2023



Closed sales

↓ **10.9%**

155 in May 2023



Days on market

Days on market 42

Days to close 34

Total 76

25 days more than May 2022



Months of inventory

1.7

Compared to 1.0 in May 2022

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**BRYAN-COLLEGE STATION REGIONAL
ASSOCIATION of REALTORS®**

College Station-Bryan MSA Housing Report

May 2023



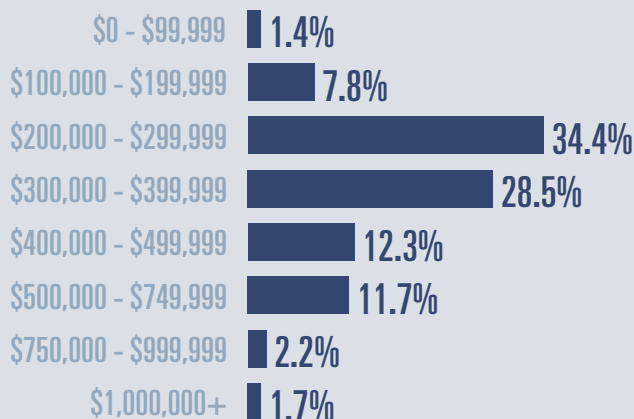
Median price

\$317,148

↑ **10.1%**

Compared to May 2022

Price Distribution



Active listings

↑ **36.7%**

727 in May 2023



Closed sales

↓ **4.7%**

365 in May 2023



Days on market

Days on market 57

Days to close 35

Total 92

29 days more than May 2022



Months of inventory

2.5

Compared to 1.5 in May 2022

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**BRYAN-COLLEGE STATION REGIONAL
ASSOCIATION of REALTORS®**

Brazos County Housing Report

May 2023



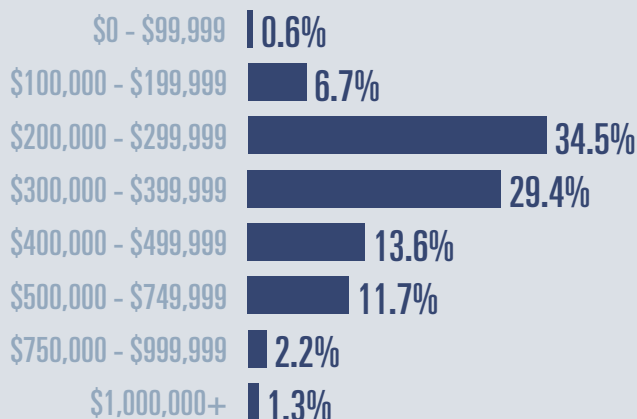
Median price

\$324,450

↑ 11.7%

Compared to May 2022

Price Distribution



Active listings

↑ 36.8%

599 in May 2023



Closed sales

↓ 6.9%

323 in May 2023



Days on market

Days on market 56

Days to close 35

Total 91

33 days more than May 2022



Months of inventory

2.3

Compared to 1.4 in May 2022

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**BRYAN-COLLEGE STATION REGIONAL
ASSOCIATION of REALTORS®**

Burleson County Housing Report

May 2023



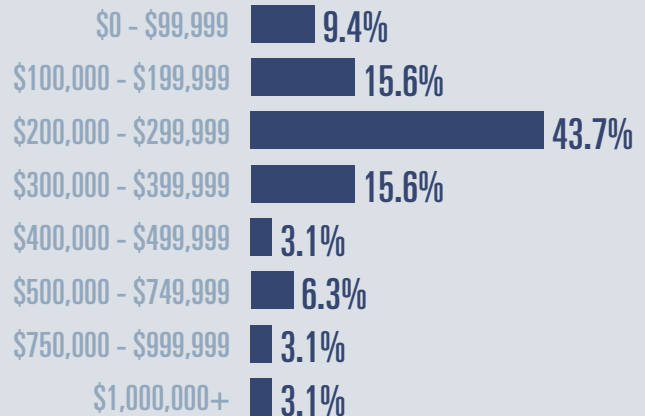
Median price

\$284,900

↑ 5.6%

Compared to May 2022

Price Distribution



Active listings

↑ 37%

74 in May 2023



Closed sales

↑ 52.4%

32 in May 2023



Days on market

Days on market 72

Days to close 33

Total 105

3 days less than May 2022



Months of inventory

3.4

Compared to 2.6 in May 2022

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**BRYAN-COLLEGE STATION REGIONAL
ASSOCIATION of REALTORS®**

Grimes County Housing Report

May 2023

Price Distribution

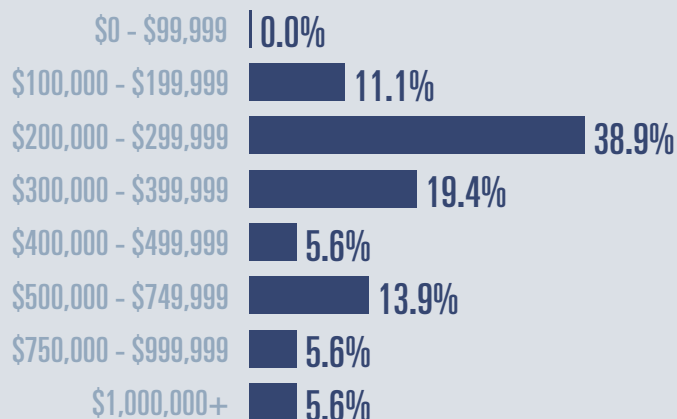


Median price

\$306,250

↓ 0.4%

Compared to May 2022



Active listings

↑ 68.1%

121 in May 2023



Closed sales

↑ 28.6%

36 in May 2023



Days on market

Days on market 84

Days to close 35

Total 119

47 days more than May 2022



Months of inventory

4.7

Compared to 2.9 in May 2022

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BRYAN-COLLEGE STATION REGIONAL
ASSOCIATION of REALTORS®

Leon County Housing Report

May 2023



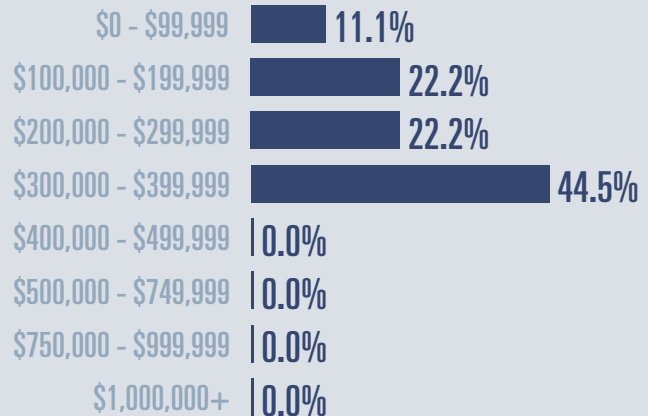
Median price

\$279,000

↑ **22.6%**

Compared to May 2022

Price Distribution



Active listings

↑ **48.8%**

61 in May 2023



Closed sales

↓ **10%**

9 in May 2023



Days on market

Days on market 80

Days to close 44

Total 124

5 days more than May 2022



Months of inventory

7.0

Compared to 3.5 in May 2022

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BRYAN-COLLEGE STATION REGIONAL
ASSOCIATION of REALTORS®

Madison County Housing Report

May 2023

Price Distribution



Median price

\$292,000

↑ **38.3%**

Compared to May 2022

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	0.0%
\$200,000 - \$299,999	66.7%
\$300,000 - \$399,999	0.0%
\$400,000 - \$499,999	33.3%
\$500,000 - \$749,999	0.0%
\$750,000 - \$999,999	0.0%
\$1,000,000+	0.0%



Active listings

↑ **153.9%**

33 in May 2023



Closed sales

Flat **0%**

6 in May 2023



Days on market

Days on market 66

Days to close 33

Total 99

8 days less than May 2022



Months of inventory

6.5

Compared to 2.1 in May 2022

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**BRYAN-COLLEGE STATION REGIONAL
ASSOCIATION of REALTORS®**

Robertson County Housing Report

May 2023



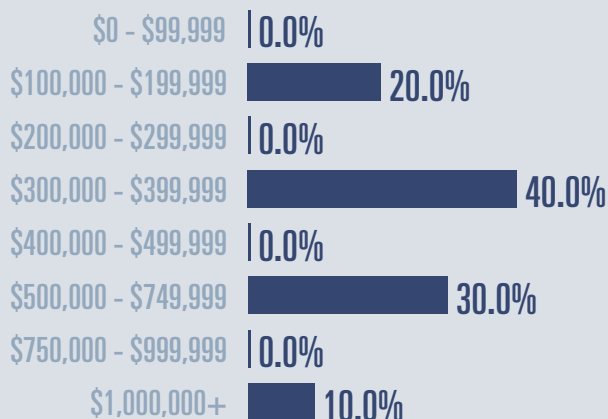
Median price

\$348,771

↑ **45.3%**

Compared to May 2022

Price Distribution



Active listings

↑ **35%**

54 in May 2023



Closed sales

↓ **33.3%**

10 in May 2023



Days on market

Days on market 41

Days to close 29

Total 70

53 days less than May 2022



Months of inventory

5.8

Compared to 3.8 in May 2022

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BRYAN-COLLEGE STATION REGIONAL
ASSOCIATION of REALTORS®

RESIDENTIAL STATS MAY 2023

ALL AREAS

Average DOM: 89

New Listings: 524

Sold Listings

Price Class	<2 Beds	3 Beds	4+ Beds	Total	Active	Pending	Expired	Off Mrkt
\$49,999 & under	1	1	0	2	3	0	0	1
\$50,000-\$99,999	2	0	0	2	5	5	0	1
\$100,000-\$119,999	5	0	0	5	4	4	0	0
\$120,000-\$139,999	2	0	0	2	14	2	0	1
\$140,000-\$159,999	1	5	1	7	14	3	1	1
\$160,000-\$179,999	5	4	1	10	19	6	1	1
\$180,000-\$199,999	3	3	2	8	18	8	0	1
\$200,000-\$219,999	2	4	3	9	29	5	2	5
\$220,000-\$239,999	5	13	2	20	36	10	3	4
\$240,000-\$259,999	5	21	3	29	46	12	0	11
\$260,000-\$279,999	1	20	8	29	56	24	2	10
\$280,000-\$299,999	1	21	6	28	65	33	1	10
\$300,000-\$349,999	1	30	22	53	113	47	4	29
\$350,000-\$399,999	2	15	23	40	92	23	2	8
\$400,000-\$499,999	0	18	28	46	103	28	0	9
\$500,000-\$599,999	1	8	19	28	75	20	1	4
\$600,000-\$699,999	1	3	7	11	74	9	1	6
\$700,000-\$799,999	0	1	7	8	41	12	1	4
\$800,000-\$899,999	0	3	2	5	42	5	0	2
\$900,000-\$999,999	0	0	2	2	35	5	0	4
\$1,000,000 & over	2	3	3	8	71	12	1	18
Total Units	40	173	139	352	955	273	20	130
Average Price	311,809	343,157	452,223	382,663	544,727	443,296	402,814	643,262
Volume	12,472,000	59,366,000	62,859,000	134,697,000	520,214,000	121,020,000	8,056,000	83,624,000

RESIDENTIAL STATS MAY 2023

BRAZOS

Average DOM: 85

New Listings: 375

Sold Listings

Price Class	<2 Beds	3 Beds	4+ Beds	Total	Active	Pending	Expired	Off Mrkt
\$49,999 & under	1	0	0	1	0	0	0	0
\$50,000-\$99,999	1	0	0	1	0	1	0	0
\$100,000-\$119,999	4	0	0	4	0	1	0	0
\$120,000-\$139,999	2	0	0	2	2	1	0	0
\$140,000-\$159,999	0	1	0	1	3	3	0	0
\$160,000-\$179,999	3	4	1	8	8	2	0	1
\$180,000-\$199,999	3	2	1	6	6	4	0	0
\$200,000-\$219,999	2	3	2	7	14	5	0	2
\$220,000-\$239,999	5	10	2	17	17	8	1	2
\$240,000-\$259,999	4	19	3	26	23	8	0	8
\$260,000-\$279,999	1	18	8	27	21	16	2	7
\$280,000-\$299,999	1	16	2	19	45	23	1	10
\$300,000-\$349,999	1	27	17	45	77	41	3	25
\$350,000-\$399,999	1	11	21	33	72	21	2	6
\$400,000-\$499,999	0	13	28	41	66	25	0	6
\$500,000-\$599,999	0	5	19	24	51	18	1	3
\$600,000-\$699,999	0	1	4	5	46	5	0	3
\$700,000-\$799,999	0	0	7	7	25	9	1	2
\$800,000-\$899,999	0	2	1	3	24	3	0	2
\$900,000-\$999,999	0	0	2	2	23	3	0	2
\$1,000,000 & over	0	1	3	4	33	7	0	9
Total Units	29	133	121	283	556	204	11	88
Average Price	196,667	325,502	462,505	370,877	526,975	410,518	364,935	558,028
Volume	5,703,000	43,292,000	55,963,000	104,958,000	292,998,000	83,746,000	4,014,000	49,106,000

RESIDENTIAL STATS MAY 2023

BURLESON

Average DOM: 119

New Listings: 29

Sold Listings								
Price Class	<2 Beds	3 Beds	4+ Beds	Total	Active	Pending	Expired	Off Mrkt
\$49,999 & under	0	1	0	1	2	0	0	0
\$50,000-\$99,999	0	0	0	0	2	2	0	0
\$100,000-\$119,999	0	0	0	0	2	0	0	0
\$120,000-\$139,999	0	0	0	0	2	0	0	1
\$140,000-\$159,999	0	3	0	3	3	0	0	1
\$160,000-\$179,999	1	0	0	1	1	1	1	0
\$180,000-\$199,999	0	0	0	0	3	0	0	0
\$200,000-\$219,999	0	1	0	1	4	0	2	0
\$220,000-\$239,999	0	2	0	2	3	1	1	0
\$240,000-\$259,999	1	0	0	1	3	1	0	0
\$260,000-\$279,999	0	0	0	0	14	1	0	0
\$280,000-\$299,999	0	1	3	4	5	7	0	0
\$300,000-\$349,999	0	0	2	2	6	0	0	0
\$350,000-\$399,999	0	1	0	1	2	0	0	0
\$400,000-\$499,999	0	1	0	1	5	1	0	1
\$500,000-\$599,999	0	0	0	0	4	0	0	0
\$600,000-\$699,999	1	0	0	1	1	0	1	0
\$700,000-\$799,999	0	0	0	0	1	0	0	0
\$800,000-\$899,999	0	0	1	1	2	0	0	0
\$900,000-\$999,999	0	0	0	0	4	0	0	1
\$1,000,000 & over	0	1	0	1	8	1	0	0
Total Units	3	11	6	20	77	15	5	4
Average Price	362,667	331,073	389,450	353,325	470,618	327,973	286,600	426,000
Volume	1,088,000	3,642,000	2,337,000	7,067,000	36,238,000	4,920,000	1,433,000	1,704,000

RESIDENTIAL STATS MAY 2023

GRIMES

Average DOM: 119

New Listings: 42

Sold Listings								
Price Class	<2 Beds	3 Beds	4+ Beds	Total	Active	Pending	Expired	Off Mrkt
\$49,999 & under	0	0	0	0	0	0	0	0
\$50,000-\$99,999	0	0	0	0	0	0	0	0
\$100,000-\$119,999	1	0	0	1	1	1	0	0
\$120,000-\$139,999	0	0	0	0	0	0	0	0
\$140,000-\$159,999	0	0	1	1	1	0	0	0
\$160,000-\$179,999	0	0	0	0	2	1	0	0
\$180,000-\$199,999	0	0	1	1	1	1	0	0
\$200,000-\$219,999	0	0	0	0	1	0	0	0
\$220,000-\$239,999	0	1	0	1	6	1	0	0
\$240,000-\$259,999	0	0	0	0	7	1	0	3
\$260,000-\$279,999	0	1	0	1	12	4	0	1
\$280,000-\$299,999	0	1	1	2	3	0	0	0
\$300,000-\$349,999	0	1	0	1	6	0	0	0
\$350,000-\$399,999	1	2	0	3	4	1	0	0
\$400,000-\$499,999	0	0	0	0	14	0	0	0
\$500,000-\$599,999	0	0	0	0	5	1	0	0
\$600,000-\$699,999	0	0	2	2	10	1	0	0
\$700,000-\$799,999	0	1	0	1	3	1	0	1
\$800,000-\$899,999	0	1	0	1	4	0	0	0
\$900,000-\$999,999	0	0	0	0	2	0	0	0
\$1,000,000 & over	1	0	0	1	9	0	1	1
Total Units	3	8	5	16	91	13	1	6
Average Price	549,667	420,063	390,180	435,025	569,655	333,254	1,895,000	1,105,430
Volume	1,649,000	3,361,000	1,951,000	6,960,000	51,839,000	4,332,000	1,895,000	6,633,000

RESIDENTIAL STATS MAY 2023

LEON

Average DOM: 124

New Listings: 11

Sold Listings								
Price Class	<2 Beds	3 Beds	4+ Beds	Total	Active	Pending	Expired	Off Mrkt
\$49,999 & under	0	0	0	0	0	0	0	0
\$50,000-\$99,999	0	0	0	0	2	0	0	0
\$100,000-\$119,999	0	0	0	0	1	1	0	0
\$120,000-\$139,999	0	0	0	0	1	1	0	0
\$140,000-\$159,999	0	0	0	0	1	0	0	0
\$160,000-\$179,999	0	0	0	0	3	0	0	0
\$180,000-\$199,999	0	0	0	0	0	0	0	0
\$200,000-\$219,999	0	0	0	0	3	0	0	1
\$220,000-\$239,999	0	0	0	0	2	0	1	0
\$240,000-\$259,999	0	1	0	1	3	0	0	0
\$260,000-\$279,999	0	1	0	1	3	0	0	0
\$280,000-\$299,999	0	0	0	0	2	0	0	0
\$300,000-\$349,999	0	1	0	1	3	1	1	0
\$350,000-\$399,999	0	1	0	1	0	0	0	0
\$400,000-\$499,999	0	0	0	0	4	0	0	0
\$500,000-\$599,999	0	0	0	0	3	0	0	0
\$600,000-\$699,999	0	0	0	0	1	0	0	0
\$700,000-\$799,999	0	0	0	0	1	0	0	0
\$800,000-\$899,999	0	0	0	0	0	0	0	0
\$900,000-\$999,999	0	0	0	0	0	0	0	0
\$1,000,000 & over	0	0	0	0	0	0	0	0
Total Units	0	4	0	4	33	3	2	1
Average Price	0	305,804	0	305,804	307,700	184,967	284,500	208,970
Volume	0	1,223,000	0	1,223,000	10,154,000	555,000	569,000	209,000

RESIDENTIAL STATS MAY 2023

MADISON

Average DOM: 72

New Listings: 11

Sold Listings								
Price Class	<2 Beds	3 Beds	4+ Beds	Total	Active	Pending	Expired	Off Mrkt
\$49,999 & under	0	0	0	0	0	0	0	1
\$50,000-\$99,999	0	0	0	0	0	0	0	0
\$100,000-\$119,999	0	0	0	0	0	0	0	0
\$120,000-\$139,999	0	0	0	0	2	0	0	0
\$140,000-\$159,999	0	0	0	0	0	0	0	0
\$160,000-\$179,999	0	0	0	0	2	0	0	0
\$180,000-\$199,999	0	0	0	0	5	0	0	1
\$200,000-\$219,999	0	0	1	1	1	0	0	0
\$220,000-\$239,999	0	0	0	0	2	0	0	0
\$240,000-\$259,999	0	0	0	0	0	0	0	0
\$260,000-\$279,999	0	0	0	0	0	0	0	0
\$280,000-\$299,999	0	1	0	1	3	0	0	0
\$300,000-\$349,999	0	0	0	0	0	0	0	0
\$350,000-\$399,999	0	0	0	0	4	0	0	1
\$400,000-\$499,999	0	1	0	1	3	0	0	0
\$500,000-\$599,999	0	0	0	0	3	0	0	0
\$600,000-\$699,999	0	0	0	0	1	0	0	1
\$700,000-\$799,999	0	0	0	0	1	0	0	0
\$800,000-\$899,999	0	0	0	0	1	0	0	0
\$900,000-\$999,999	0	0	0	0	1	1	0	0
\$1,000,000 & over	0	0	0	0	2	1	0	1
Total Units	0	2	1	3	31	2	0	5
Average Price	0	364,500	211,900	313,633	428,206	5,345,000	0	483,980
Volume	0	729,000	212,000	941,000	13,274,000	10,690,000	0	2,420,000

RESIDENTIAL STATS MAY 2023

ROBERTSON

Average DOM: 69

New Listings: 18

Sold Listings								
Price Class	<2 Beds	3 Beds	4+ Beds	Total	Active	Pending	Expired	Off Mrkt
\$49,999 & under	0	0	0	0	0	0	0	0
\$50,000-\$99,999	0	0	0	0	1	2	0	1
\$100,000-\$119,999	0	0	0	0	0	1	0	0
\$120,000-\$139,999	0	0	0	0	3	0	0	0
\$140,000-\$159,999	0	1	0	1	4	0	0	0
\$160,000-\$179,999	0	0	0	0	2	1	0	0
\$180,000-\$199,999	0	1	0	1	1	3	0	0
\$200,000-\$219,999	0	0	0	0	4	0	0	1
\$220,000-\$239,999	0	0	0	0	1	0	0	0
\$240,000-\$259,999	0	0	0	0	5	1	0	0
\$260,000-\$279,999	0	0	0	0	2	0	0	1
\$280,000-\$299,999	0	0	0	0	0	1	0	0
\$300,000-\$349,999	0	1	1	2	5	1	0	0
\$350,000-\$399,999	0	0	1	1	3	0	0	1
\$400,000-\$499,999	0	0	0	0	1	1	0	0
\$500,000-\$599,999	1	0	0	1	4	1	0	0
\$600,000-\$699,999	0	1	1	2	3	2	0	0
\$700,000-\$799,999	0	0	0	0	1	1	0	0
\$800,000-\$899,999	0	0	0	0	3	1	0	0
\$900,000-\$999,999	0	0	0	0	1	0	0	1
\$1,000,000 & over	0	1	0	1	2	0	0	1
Total Units	1	5	3	9	46	16	0	6
Average Price	555,000	498,280	445,847	487,105	419,036	366,925	0	549,750
Volume	555,000	2,491,000	1,338,000	4,384,000	19,276,000	5,871,000	0	3,299,000

RENTAL STATS MAY 2023

ALL AREAS

Average DOM: 52

New Listings: 314

Leased Listings								
Price Class	<2 Beds	3 Beds	4+ Beds	Total	Active	Pending	Expired	Off Mrkt
\$499 & under	1	2	1	4	0	0	0	0
\$500-\$749	6	0	0	6	33	4	0	1
\$750-\$999	30	1	0	31	37	8	0	13
\$1,000-\$1,249	46	4	0	50	22	9	0	4
\$1,250-\$1,499	12	14	0	26	25	2	0	4
\$1,500-\$1,749	4	22	7	33	53	4	0	8
\$1,750-\$1,999	2	24	12	38	57	10	0	10
\$2,000-\$2,249	0	29	32	61	97	4	3	16
\$2,250-\$2,499	0	11	12	23	49	1	0	2
\$2,500-\$2,749	1	5	12	18	18	1	0	1
\$2,750-\$2,999	0	1	10	11	7	1	1	2
\$3,000 & over	0	2	7	9	25	2	0	5
Total Units	102	115	93	310	423	46	4	66
Average Price	1,042	1,836	2,271	1,705	1,808	1,521	2,324	1,764
Volume	106	211	211	529	765	70	9	116

This chart does not include individual room rentals.

RESIDENTIAL STATISTICS FOR 2023

	January		February		March		April		May		June		Semi-Annual	
	#	Amount	#	Amount	#	Amount	#	Amount	#	Amount	#	Amount	#	Amount
Single-family	109	\$39,302,000	131	\$49,724,000	173	\$68,125,000	186	\$73,889,000	216	\$88,549,000				
Condo	22	\$4,576,000	21	\$4,047,000	29	\$5,756,000	17	\$3,738,000	39	\$8,645,000				
Homeplex	1	\$156,000	0	\$0	0	\$0	1	\$149,000	0	\$0				
Manufactured Home	7	\$1,540,000	10	\$1,654,000	7	\$1,806,000	10	\$1,852,000	12	\$2,387,000				
Modular Home	0	\$0	0	\$0	1	\$135,000	0	\$0	0	\$0				
New Builder Home	47	\$19,289,000	69	\$25,644,000	70	\$28,699,000	66	\$25,697,000	66	\$26,240,000				
New Patio Home	0	\$0	1	\$601,000	0	\$0	0	\$0	1	\$601,000				
New Townhome	1	\$395,000	3	\$1,025,000	2	\$652,000	0	\$0	2	\$693,000				
Patio Home	0	\$0	0	\$0	0	\$0	4	\$1,607,000	1	\$282,000				
Recreational	2	\$384,000	2	\$963,000	2	\$409,000	0	\$0	2	\$3,525,000				
Townhome	12	\$3,737,000	4	\$1,307,000	18	\$4,886,000	17	\$4,494,000	13	\$3,775,000				
TOTALS:	201	\$69,379,000	241	\$84,965,000	302	\$110,468,000	301	\$111,426,000	352	\$134,697,000				

	July		August		September		October		November		December		2nd Semi-Annual	
	#	Amount	#	Amount	#	Amount	#	Amount	#	Amount	#	Amount	#	Amount
Single-family														
Condo														
Homeplex														
Manufactured Home														
Modular Home														
New Builder Home														
New Patio Home														
New Townhome														
Patio Home														
Recreational														
Townhome														
TOTALS:														

MAY Year to Date Sales

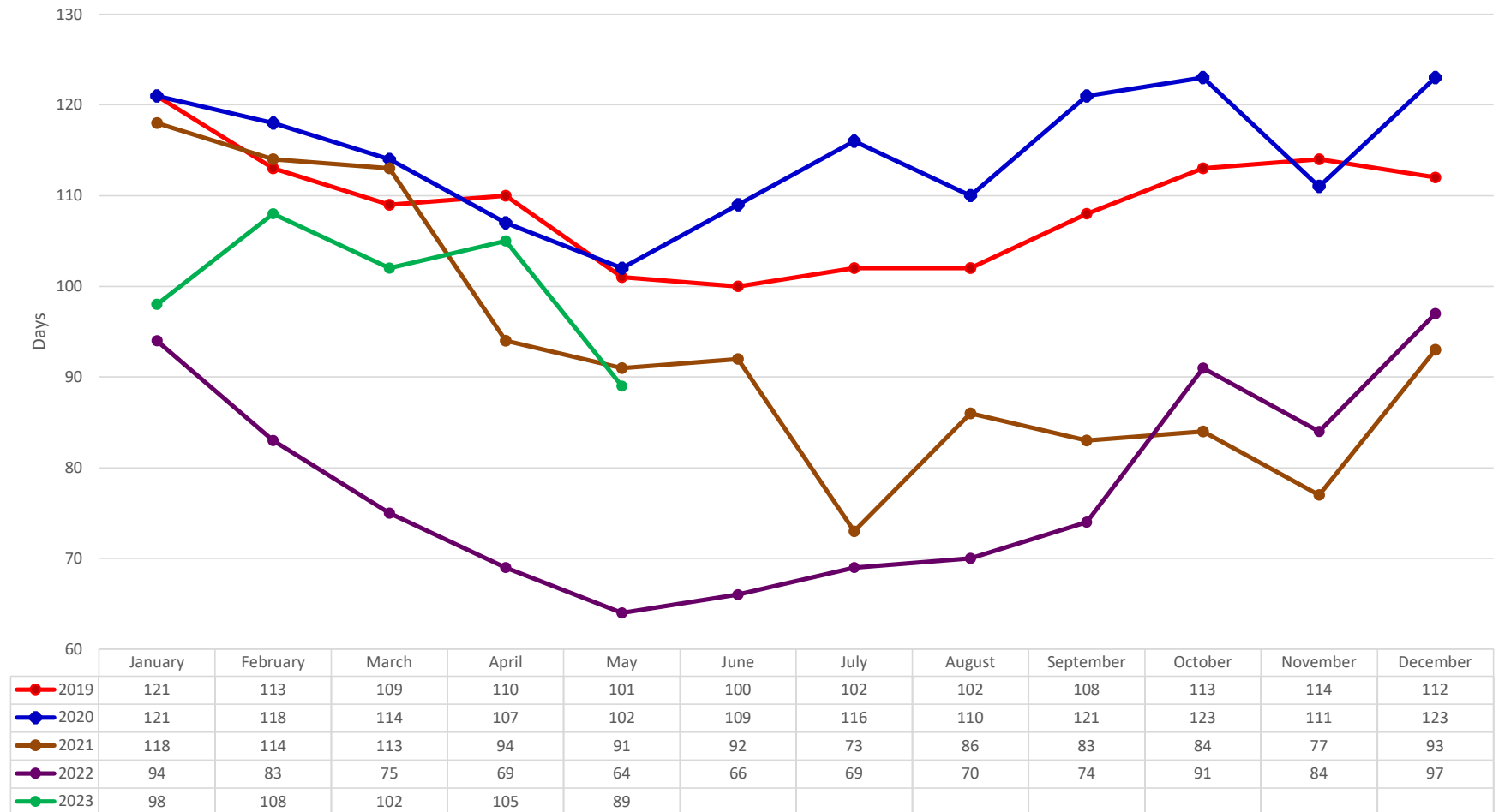
	2023	2022	2021
Year to Date Solds:	1,397	3,982	4,611
Total \$ Amount:	\$510,935,000	\$1,451,549,000	\$1,475,262,000
Total Average \$ of Home Sales:	\$365,737	\$364,527	\$319,944
# of Active End of Year:		915	434

[illegible]

2023 RES Annual Sales by Price Range

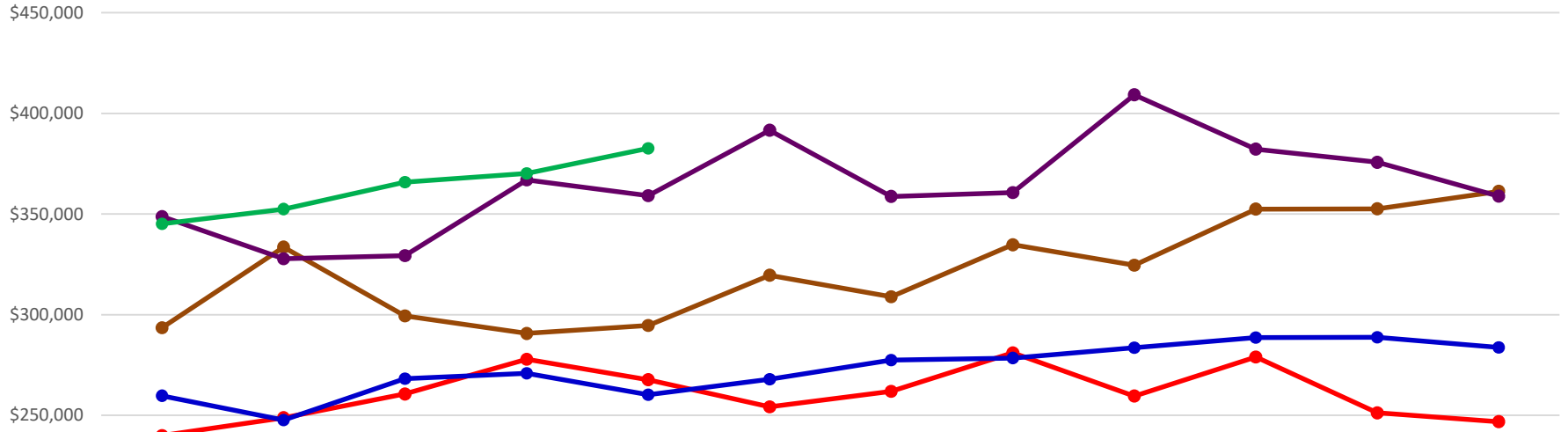
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	<u>Total</u>
\$49,999 & under	1	0	1	1	2								
\$50,000-\$99,999	5	8	10	3	2								
\$100,000-\$119,999	1	3	8	4	5								
\$120,000-\$139,999	6	5	5	5	2								
\$140,000-\$159,999	7	6	3	8	7								
\$160,000-\$179,999	5	5	5	8	10								
\$180,000-\$199,999	4	5	7	8	8								
\$200,000-\$219,000	9	11	12	16	9								
\$220,000-\$239,999	22	20	23	14	20								
\$240,000-\$259,999	13	16	31	24	29								
\$260,000-\$279,999	12	27	22	28	29								
\$280,000-\$299,999	17	16	18	24	28								
\$300,000-\$349,999	29	28	35	48	53								
\$350,000-\$399,999	26	25	34	28	40								
\$400,000-\$499,999	16	24	35	31	46								
\$500,000-\$599,999	5	16	15	20	28								
\$600,000-\$699,999	11	11	11	10	11								
\$700,000-\$799,999	4	8	13	7	8								
\$800,000-\$899,999	3	2	6	3	5								
\$900,000-\$999,999	2	1	0	4	2								
\$1,000,000 & over	3	4	8	7	8								
Total:	201	241	302	301	352								

Average DOM



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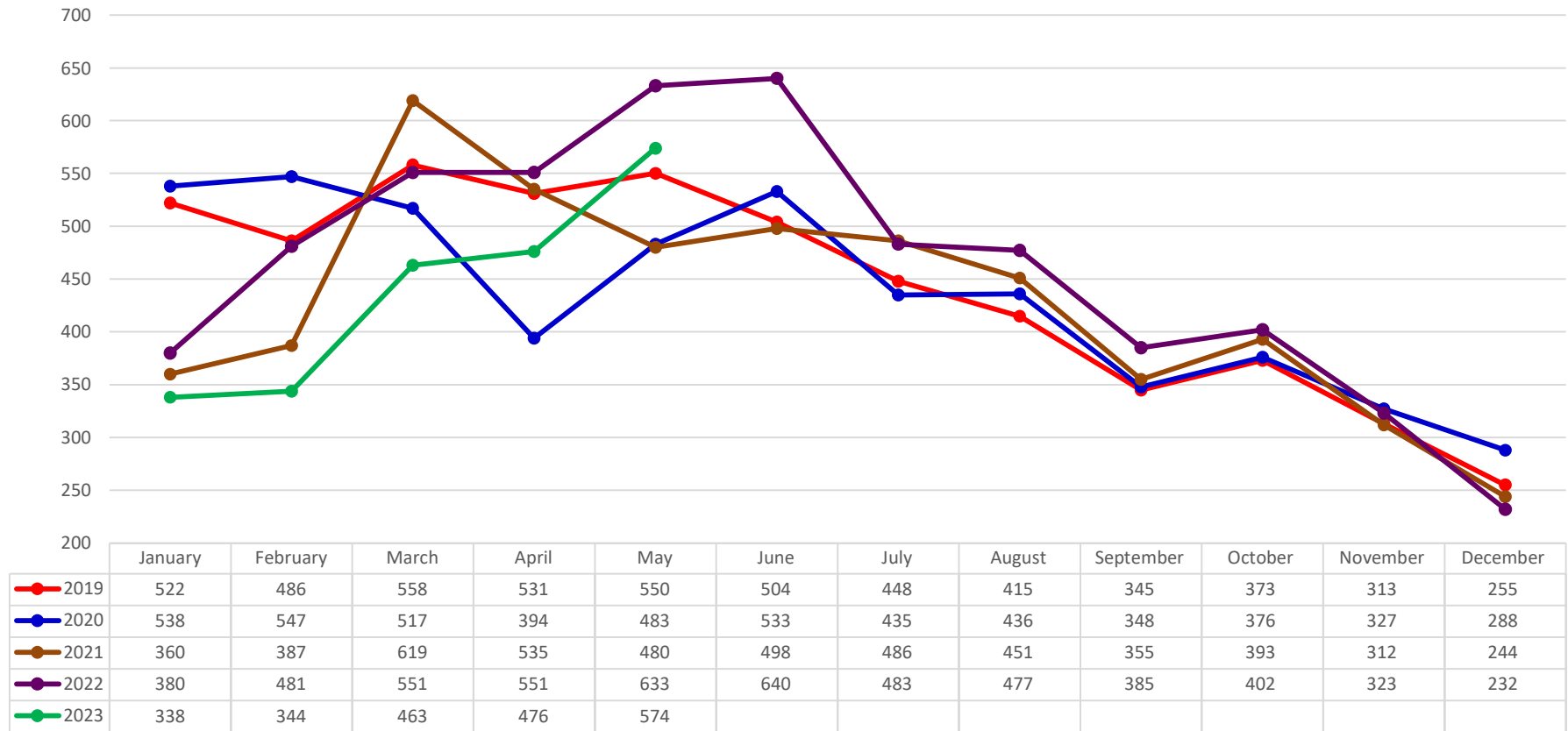
Average Sales Price



	January	February	March	April	May	June	July	August	September	October	November	December
2019	\$239,979	\$248,823	\$260,671	\$277,841	\$267,720	\$254,215	\$261,881	\$281,074	\$259,589	\$278,952	\$251,247	\$246,864
2020	\$259,756	\$247,660	\$268,279	\$270,942	\$260,281	\$267,913	\$277,434	\$278,547	\$283,685	\$288,682	\$288,728	\$283,768
2021	\$293,561	\$333,665	\$299,380	\$290,727	\$294,693	\$319,635	\$308,974	\$334,797	\$324,651	\$352,458	\$352,579	\$361,311
2022	\$348,757	\$327,783	\$329,323	\$366,948	\$359,159	\$391,712	\$358,845	\$360,661	\$409,276	\$382,230	\$375,748	\$358,878
2023	\$345,170	\$352,533	\$365,788	\$370,188	\$382,663							

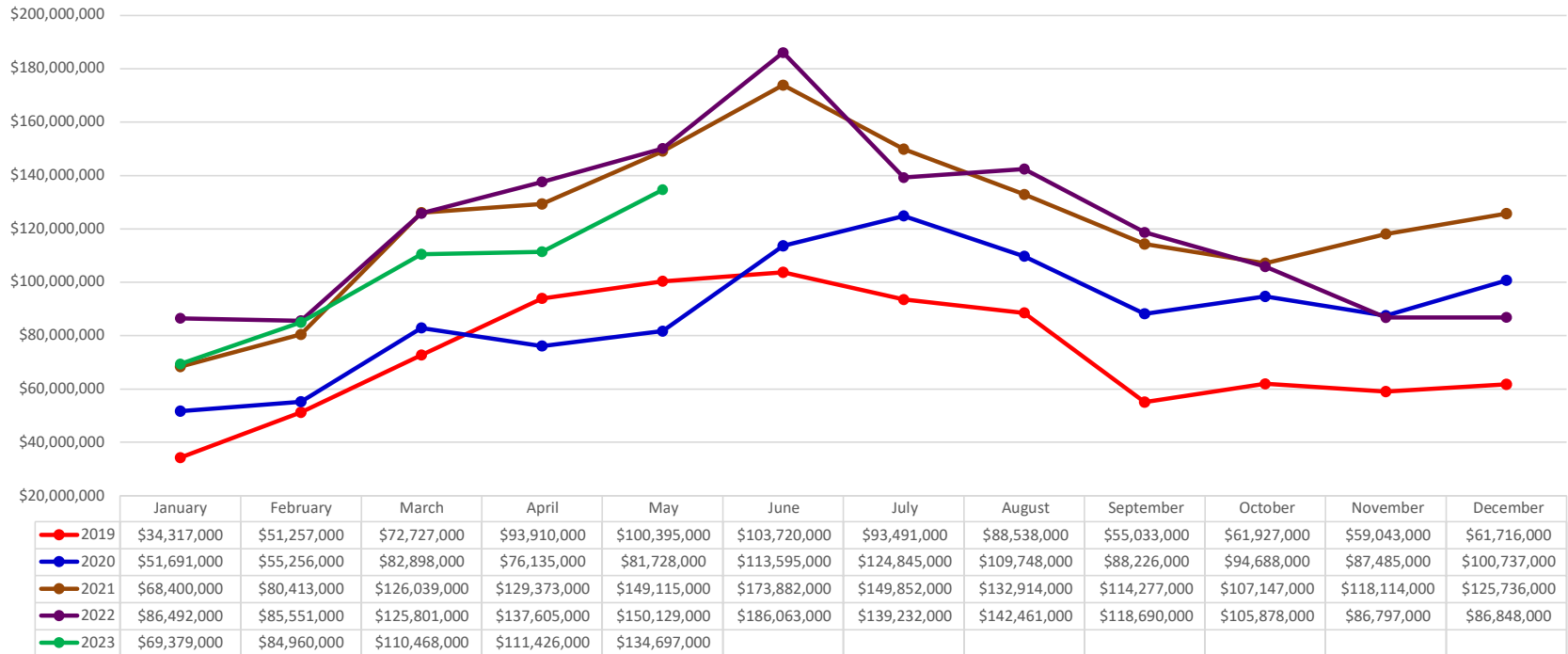
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New Listings



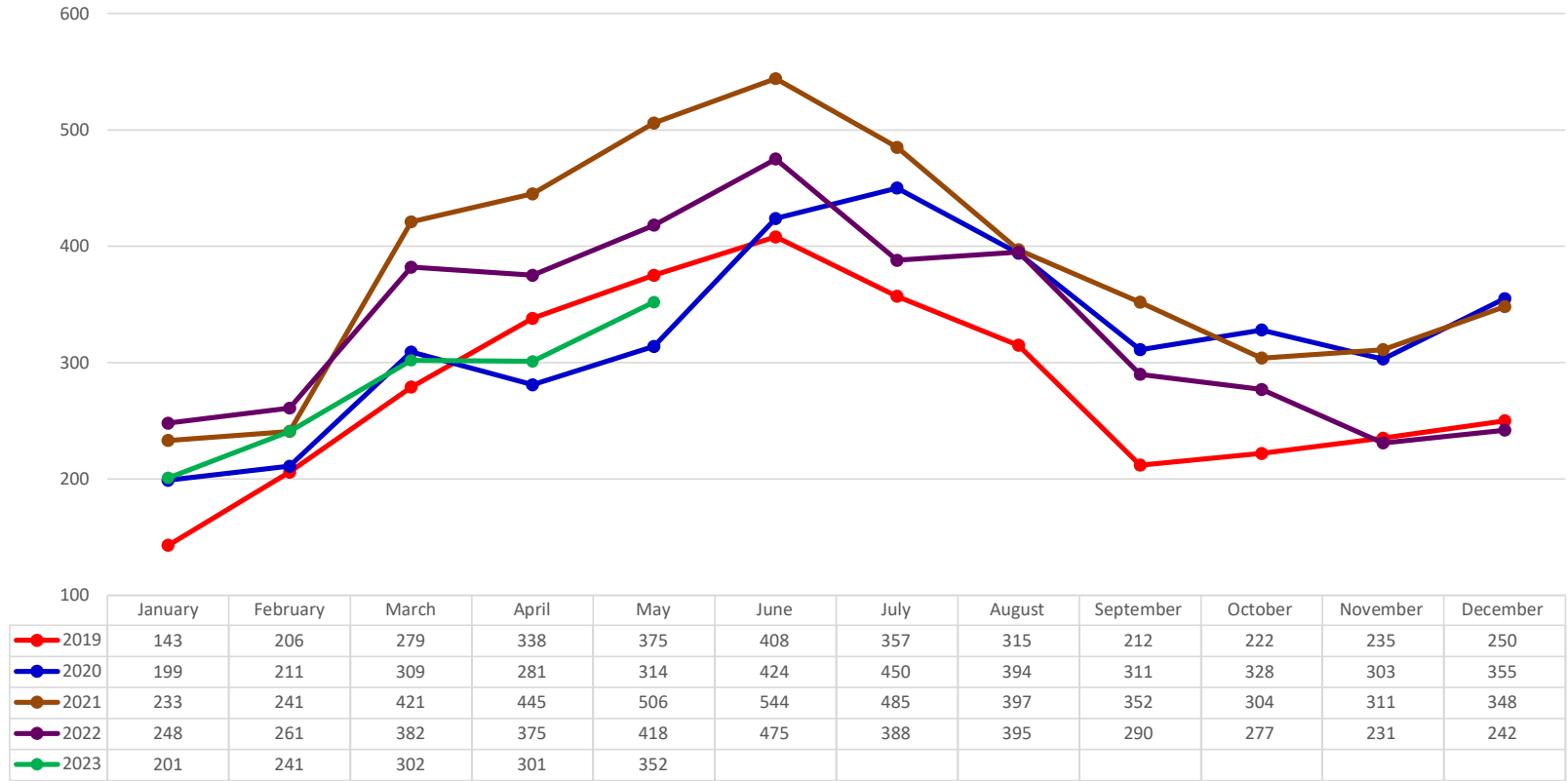
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Total Monthly Sales



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Units Sold



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