

Essa

Year-Over-Year Summary

February 2024 vs. February 2023

	Feb. 2024	Feb. 2023	% Change
Sales	22	21	+4.76%
Average Price	\$718,314	\$836,746	-14.15%
New Listings	57	54	+5.56%
Active Listings	48	43	+11.63%
Months of Inventory	2.18	2.05	+6.55%

Month-Over-Month Summary

February 2024 vs. January 2024

	Feb. 2024	Jan. 2024	% Change
Sales	22	14	+57.14%
Average Price	\$718,314	\$825,857	-13.02%
New Listings	57	41	+39.02%
Active Listings	48	45	+6.67%
Months of Inventory	2.18	3.21	-32.12%

February 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	22	\$15,802,900	\$718,314	\$718,500	57	48	98%	24
Detached	12	\$9,333,000	\$777,750	\$812,000	46	46	98%	23
Semi-Detached	2	\$1,279,000	\$639,500	\$639,500	2	0	100%	20
Condo Townhouse	0				0	0		
Condo Apartment	0				0	0		
Link	1	\$717,000	\$717,000	\$717,000	1	2	97%	30
Att/Row/Townhouse	7	\$4,473,900	\$639,129	\$670,000	8	0	98%	25
Detached Condo	0				0	0		

1. Sales, dollar volume, average sale prices and median sale prices are based on firm transactions entered into the MLS® System between the first and last day of the month/period being reported.
2. New listings entered into the MLS® System between the first and last day of the month/period being reported.
3. Active listings at the end of the last day of the month/period being reported.
4. Ratio of the average selling price to the average listing price for firm transactions entered into the MLS® System between the first and last day of the month/period being reported.
5. Average number of days on the market for firm transactions entered into the MLS® System between the first and last day of the month/period being reported.