

# All Properties Combined

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	1-2022	1-2023	% Change	YTD 2022	YTD 2023	% Change
<b>New Listings</b>		740	<b>665</b>	- 10.1%	740	<b>665</b>	- 10.1%
<b>Pending Sales</b>		738	<b>587</b>	- 20.5%	738	<b>587</b>	- 20.5%
<b>Closed Sales</b>		720	<b>553</b>	- 23.2%	720	<b>553</b>	- 23.2%
<b>Days on Market Until Sale</b>		76	<b>71</b>	- 6.6%	76	<b>71</b>	- 6.6%
<b>Median Sales Price</b>		\$160,000	<b>\$155,000</b>	- 3.1%	\$160,000	<b>\$155,000</b>	- 3.1%
<b>Average Sales Price</b>		\$186,866	<b>\$184,166</b>	- 1.4%	\$186,866	<b>\$184,166</b>	- 1.4%
<b>Percent of List Price Received</b>		98.2%	<b>97.4%</b>	- 0.8%	98.2%	<b>97.4%</b>	- 0.8%
<b>Housing Affordability Index</b>		245	<b>195</b>	- 20.4%	245	<b>195</b>	- 20.4%
<b>Inventory of Homes for Sale</b>		1,550	<b>1,504</b>	- 3.0%	—	—	—
<b>Months Supply of Inventory</b>		1.5	<b>1.7</b>	+ 13.3%	—	—	—

# Local Market Update – January 2023

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## Defiance

MLS Area 61: 43512

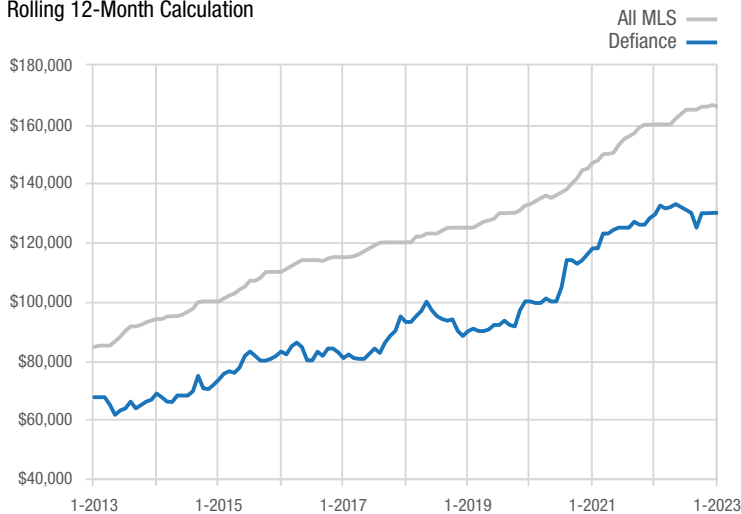
Single Family	January			Year to Date		
	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	14	15	+ 7.1%	14	15	+ 7.1%
Pending Sales	15	12	- 20.0%	15	12	- 20.0%
Closed Sales	13	10	- 23.1%	13	10	- 23.1%
Days on Market Until Sale	76	67	- 11.8%	76	67	- 11.8%
Median Sales Price*	\$131,000	<b>\$119,500</b>	- 8.8%	\$131,000	<b>\$119,500</b>	- 8.8%
Average Sales Price*	\$134,639	<b>\$123,300</b>	- 8.4%	\$134,639	<b>\$123,300</b>	- 8.4%
Percent of List Price Received*	99.3%	<b>96.3%</b>	- 3.0%	99.3%	<b>96.3%</b>	- 3.0%
Inventory of Homes for Sale	41	31	- 24.4%	—	—	—
Months Supply of Inventory	2.1	1.7	- 19.0%	—	—	—

Condo-Villa	January			Year to Date		
	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	0	1	—	0	1	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	1.4	—	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

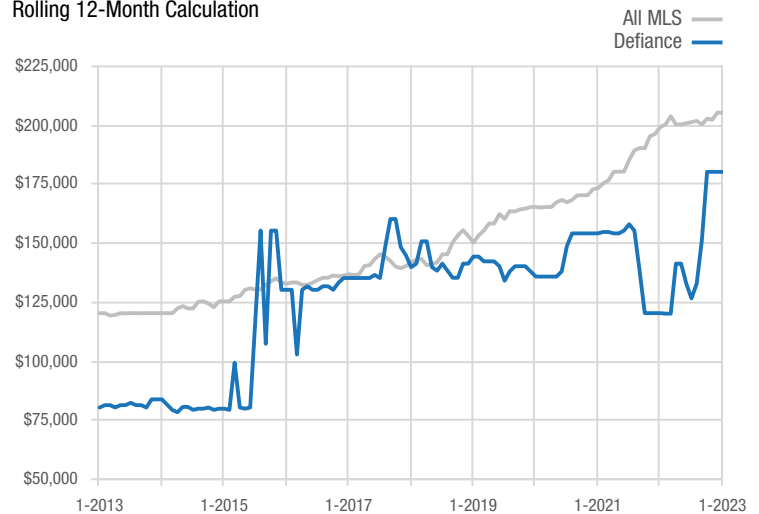
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

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## Napoleon

MLS Area 76: 43545

Single Family	January			Year to Date		
	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	10	4	- 60.0%	10	4	- 60.0%
Pending Sales	9	6	- 33.3%	9	6	- 33.3%
Closed Sales	9	5	- 44.4%	9	5	- 44.4%
Days on Market Until Sale	64	75	+ 17.2%	64	75	+ 17.2%
Median Sales Price*	\$166,500	<b>\$200,000</b>	+ 20.1%	\$166,500	<b>\$200,000</b>	+ 20.1%
Average Sales Price*	\$157,911	<b>\$232,900</b>	+ 47.5%	\$157,911	<b>\$232,900</b>	+ 47.5%
Percent of List Price Received*	97.7%	<b>97.6%</b>	- 0.1%	97.7%	<b>97.6%</b>	- 0.1%
Inventory of Homes for Sale	22	20	- 9.1%	—	—	—
Months Supply of Inventory	2.3	1.8	- 21.7%	—	—	—

Condo-Villa	January			Year to Date		
	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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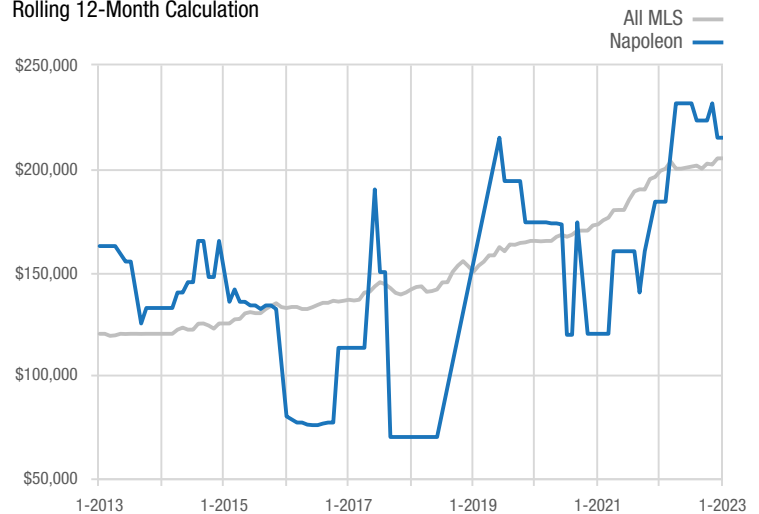
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Bryan

MLS Area 87: 43506

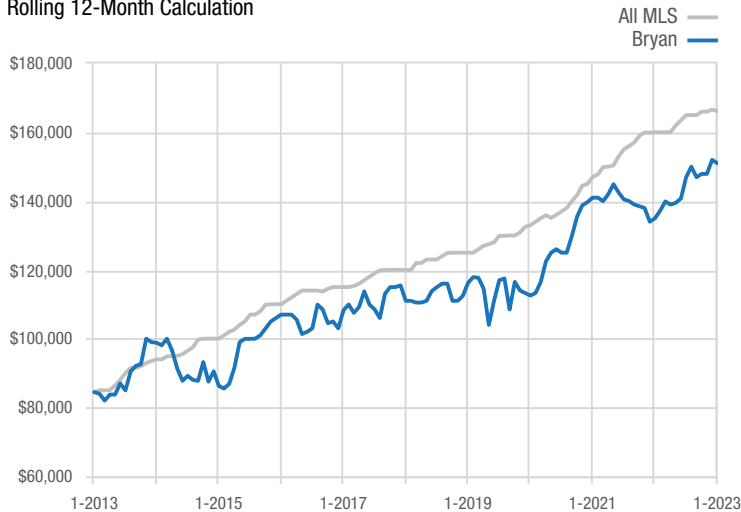
Single Family	January			Year to Date		
	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	16	11	- 31.3%	16	11	- 31.3%
Pending Sales	18	13	- 27.8%	18	13	- 27.8%
Closed Sales	21	9	- 57.1%	21	9	- 57.1%
Days on Market Until Sale	70	53	- 24.3%	70	53	- 24.3%
Median Sales Price*	\$156,500	<b>\$154,500</b>	- 1.3%	\$156,500	<b>\$154,500</b>	- 1.3%
Average Sales Price*	\$197,319	<b>\$137,044</b>	- 30.5%	\$197,319	<b>\$137,044</b>	- 30.5%
Percent of List Price Received*	100.5%	<b>98.9%</b>	- 1.6%	100.5%	<b>98.9%</b>	- 1.6%
Inventory of Homes for Sale	37	33	- 10.8%	—	—	—
Months Supply of Inventory	2.0	<b>2.2</b>	+ 10.0%	—	—	—

Condo-Villa	January			Year to Date		
	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	2	0	- 100.0%	2	0	- 100.0%
Pending Sales	2	0	- 100.0%	2	0	- 100.0%
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	<b>2.0</b>	—	—	—	—

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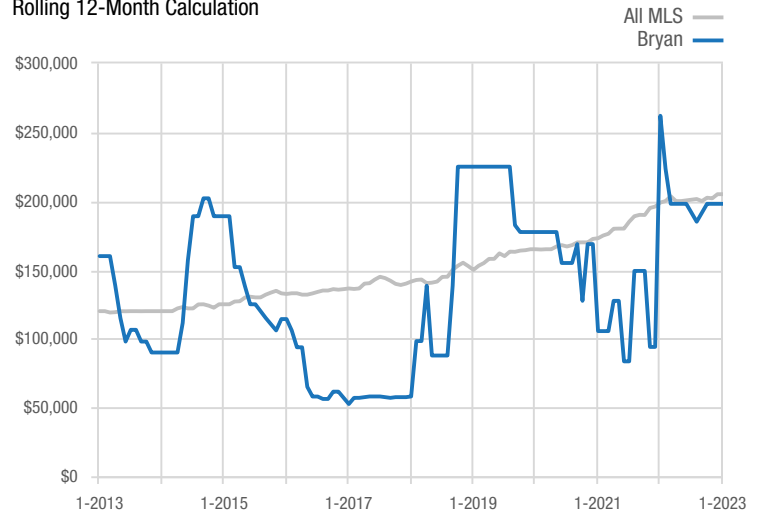
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Wauseon

MLS Area 96: 43567

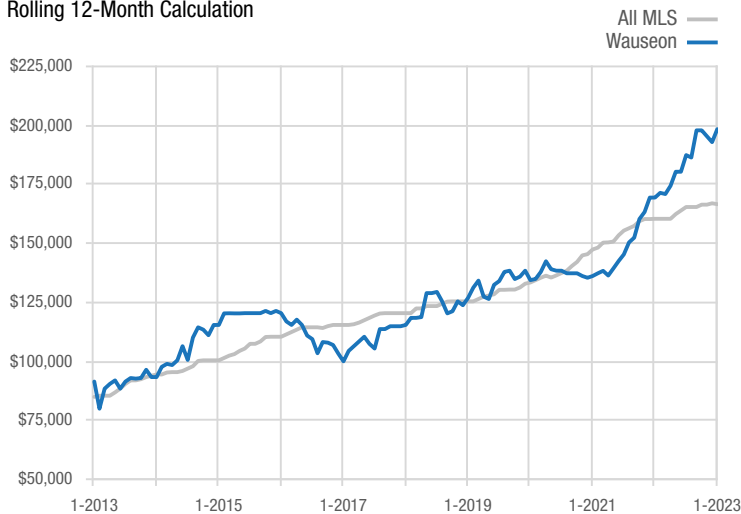
Single Family	January			Year to Date		
	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	4	6	+ 50.0%	4	6	+ 50.0%
Pending Sales	7	5	- 28.6%	7	5	- 28.6%
Closed Sales	8	2	- 75.0%	8	2	- 75.0%
Days on Market Until Sale	65	73	+ 12.3%	65	73	+ 12.3%
Median Sales Price*	\$160,585	<b>\$340,000</b>	+ 111.7%	\$160,585	<b>\$340,000</b>	+ 111.7%
Average Sales Price*	\$167,146	<b>\$340,000</b>	+ 103.4%	\$167,146	<b>\$340,000</b>	+ 103.4%
Percent of List Price Received*	101.2%	<b>99.8%</b>	- 1.4%	101.2%	<b>99.8%</b>	- 1.4%
Inventory of Homes for Sale	12	<b>23</b>	+ 91.7%	—	—	—
Months Supply of Inventory	1.1	<b>2.5</b>	+ 127.3%	—	—	—

Condo-Villa	January			Year to Date		
	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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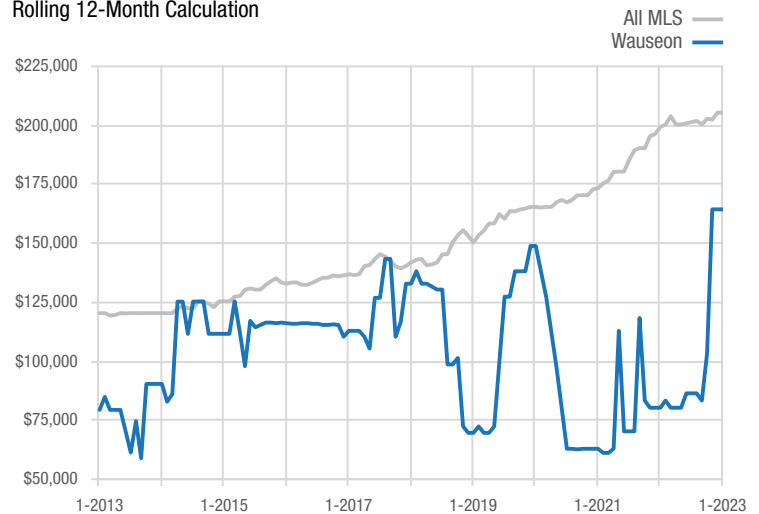
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

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## Archbold

MLS Area 98: 43502

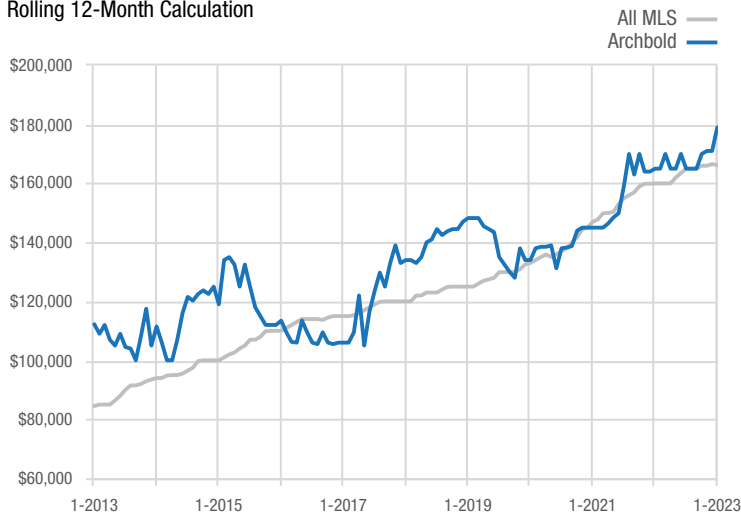
Single Family	January			Year to Date		
	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	2	5	+ 150.0%	2	5	+ 150.0%
Pending Sales	4	2	- 50.0%	4	2	- 50.0%
Closed Sales	2	5	+ 150.0%	2	5	+ 150.0%
Days on Market Until Sale	60	51	- 15.0%	60	51	- 15.0%
Median Sales Price*	\$104,500	<b>\$209,000</b>	+ 100.0%	\$104,500	<b>\$209,000</b>	+ 100.0%
Average Sales Price*	\$104,500	<b>\$219,500</b>	+ 110.0%	\$104,500	<b>\$219,500</b>	+ 110.0%
Percent of List Price Received*	93.4%	<b>99.3%</b>	+ 6.3%	93.4%	<b>99.3%</b>	+ 6.3%
Inventory of Homes for Sale	5	12	+ 140.0%	—	—	—
Months Supply of Inventory	1.1	2.8	+ 154.5%	—	—	—

Condo-Villa	January			Year to Date		
	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	1	—	0	1	—
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	32	—	—	32	—
Median Sales Price*	—	<b>\$190,000</b>	—	—	<b>\$190,000</b>	—
Average Sales Price*	—	<b>\$190,000</b>	—	—	<b>\$190,000</b>	—
Percent of List Price Received*	—	<b>100.0%</b>	—	—	<b>100.0%</b>	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

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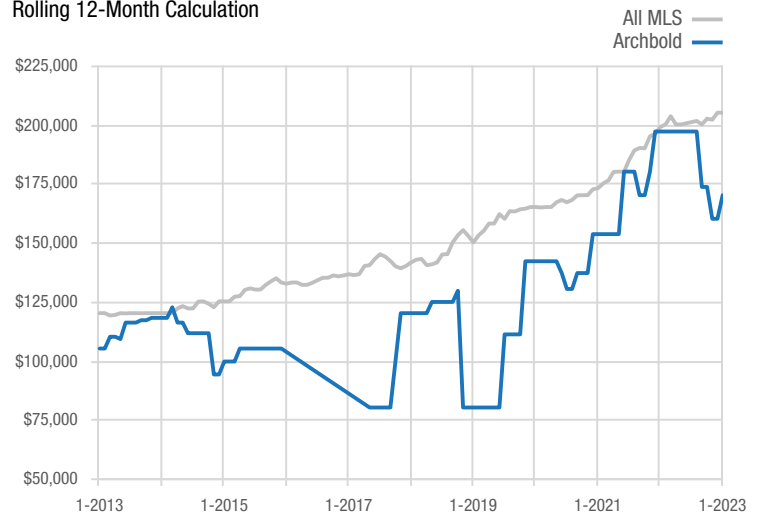
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Defiance County

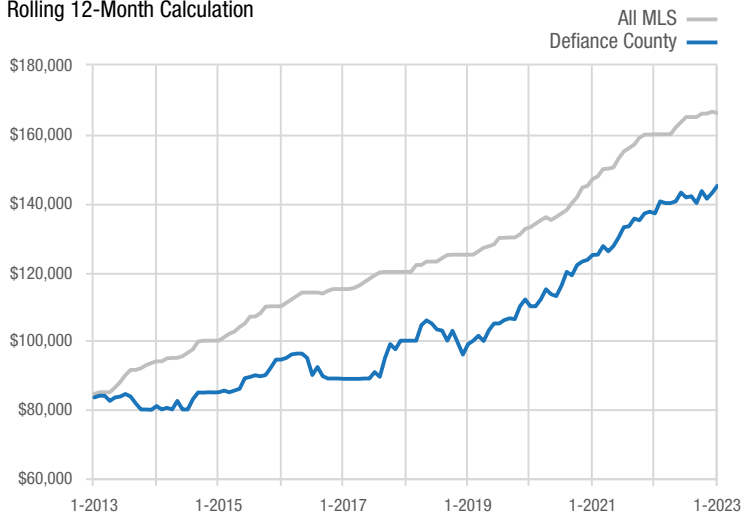
Single Family Key Metrics	January			Year to Date		
	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	22	<b>24</b>	+ 9.1%	22	<b>24</b>	+ 9.1%
Pending Sales	26	<b>30</b>	+ 15.4%	26	<b>30</b>	+ 15.4%
Closed Sales	24	<b>26</b>	+ 8.3%	24	<b>26</b>	+ 8.3%
Days on Market Until Sale	74	<b>84</b>	+ 13.5%	74	<b>84</b>	+ 13.5%
Median Sales Price*	\$129,900	<b>\$152,300</b>	+ 17.2%	\$129,900	<b>\$152,300</b>	+ 17.2%
Average Sales Price*	\$136,204	<b>\$166,612</b>	+ 22.3%	\$136,204	<b>\$166,612</b>	+ 22.3%
Percent of List Price Received*	98.0%	<b>97.1%</b>	- 0.9%	98.0%	<b>97.1%</b>	- 0.9%
Inventory of Homes for Sale	67	<b>56</b>	- 16.4%	—	—	—
Months Supply of Inventory	1.8	<b>1.7</b>	- 5.6%	—	—	—

Condo-Villa Key Metrics	January			Year to Date		
	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	1	<b>4</b>	+ 300.0%	1	<b>4</b>	+ 300.0%
Pending Sales	1	<b>1</b>	0.0%	1	<b>1</b>	0.0%
Closed Sales	2	<b>1</b>	- 50.0%	2	<b>1</b>	- 50.0%
Days on Market Until Sale	38	<b>44</b>	+ 15.8%	38	<b>44</b>	+ 15.8%
Median Sales Price*	\$100,000	<b>\$130,000</b>	+ 30.0%	\$100,000	<b>\$130,000</b>	+ 30.0%
Average Sales Price*	\$100,000	<b>\$130,000</b>	+ 30.0%	\$100,000	<b>\$130,000</b>	+ 30.0%
Percent of List Price Received*	98.0%	<b>95.6%</b>	- 2.4%	98.0%	<b>95.6%</b>	- 2.4%
Inventory of Homes for Sale	1	<b>4</b>	+ 300.0%	—	—	—
Months Supply of Inventory	0.5	<b>2.3</b>	+ 360.0%	—	—	—

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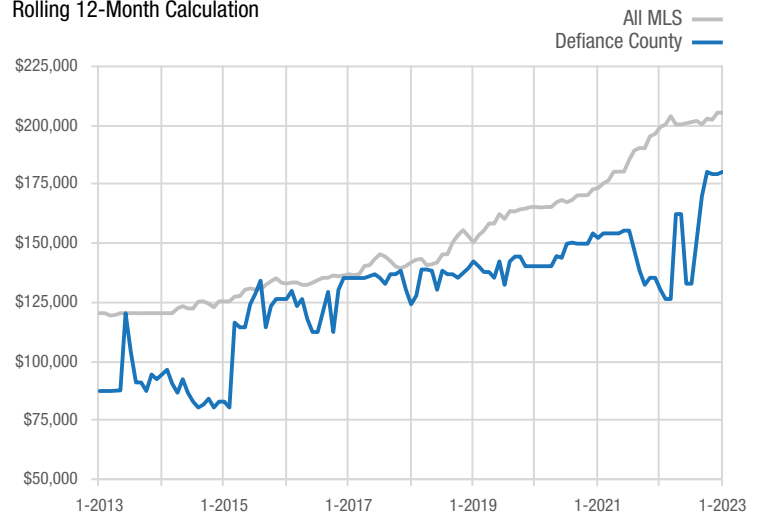
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Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

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## Fulton County

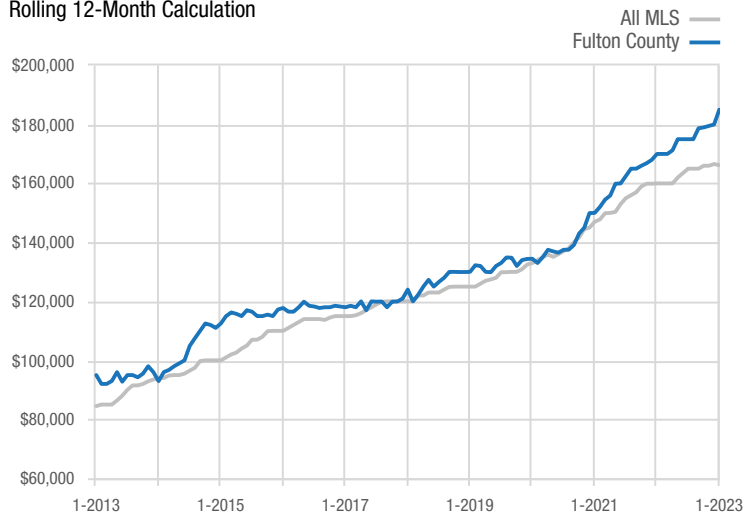
Single Family	January			Year to Date		
Key Metrics	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	24	25	+ 4.2%	24	25	+ 4.2%
Pending Sales	21	15	- 28.6%	21	15	- 28.6%
Closed Sales	24	18	- 25.0%	24	18	- 25.0%
Days on Market Until Sale	59	69	+ 16.9%	59	69	+ 16.9%
Median Sales Price*	\$158,450	<b>\$186,000</b>	+ 17.4%	\$158,450	<b>\$186,000</b>	+ 17.4%
Average Sales Price*	\$160,882	<b>\$205,494</b>	+ 27.7%	\$160,882	<b>\$205,494</b>	+ 27.7%
Percent of List Price Received*	100.3%	<b>97.5%</b>	- 2.8%	100.3%	<b>97.5%</b>	- 2.8%
Inventory of Homes for Sale	52	63	+ 21.2%	—	—	—
Months Supply of Inventory	1.5	2.0	+ 33.3%	—	—	—

Condo-Villa	January			Year to Date		
Key Metrics	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	1	—	0	1	—
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	32	—	—	32	—
Median Sales Price*	—	<b>\$190,000</b>	—	—	<b>\$190,000</b>	—
Average Sales Price*	—	<b>\$190,000</b>	—	—	<b>\$190,000</b>	—
Percent of List Price Received*	—	<b>100.0%</b>	—	—	<b>100.0%</b>	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.7	—	—	—	—

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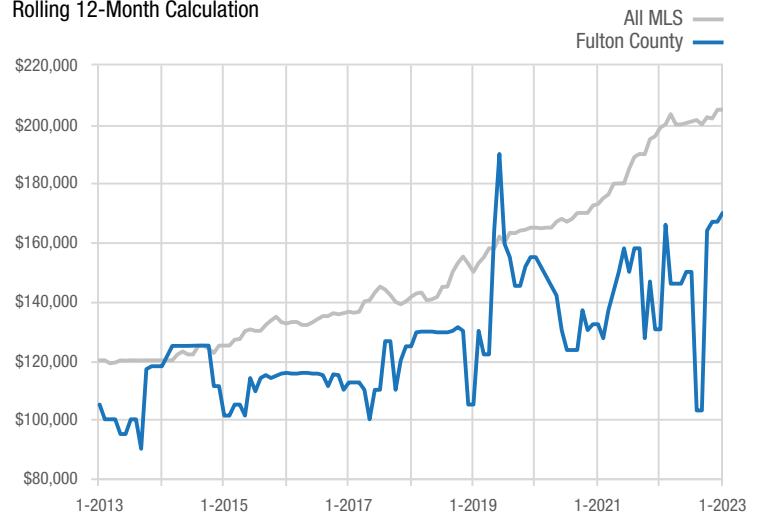
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Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

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## Henry County

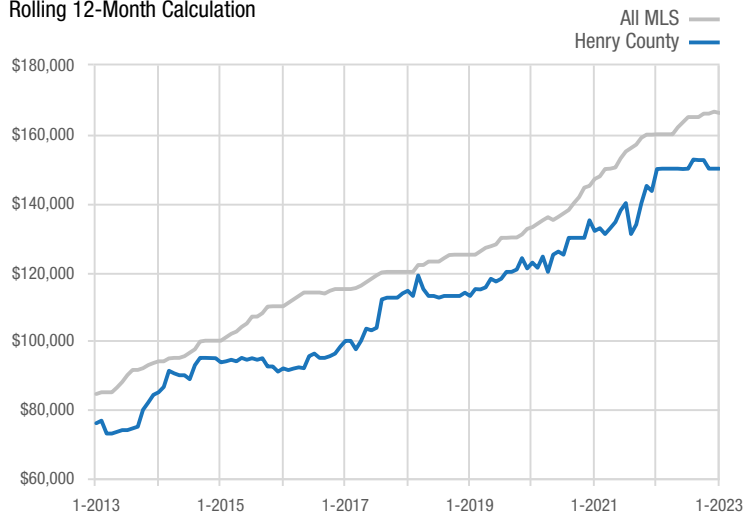
Single Family	January			Year to Date		
	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	19	12	- 36.8%	19	12	- 36.8%
Pending Sales	19	13	- 31.6%	19	13	- 31.6%
Closed Sales	21	12	- 42.9%	21	12	- 42.9%
Days on Market Until Sale	73	73	0.0%	73	73	0.0%
Median Sales Price*	\$184,900	<b>\$205,000</b>	+ 10.9%	\$184,900	<b>\$205,000</b>	+ 10.9%
Average Sales Price*	\$191,163	<b>\$218,864</b>	+ 14.5%	\$191,163	<b>\$218,864</b>	+ 14.5%
Percent of List Price Received*	98.8%	<b>96.2%</b>	- 2.6%	98.8%	<b>96.2%</b>	- 2.6%
Inventory of Homes for Sale	42	32	- 23.8%	—	—	—
Months Supply of Inventory	2.3	1.6	- 30.4%	—	—	—

Condo-Villa	January			Year to Date		
	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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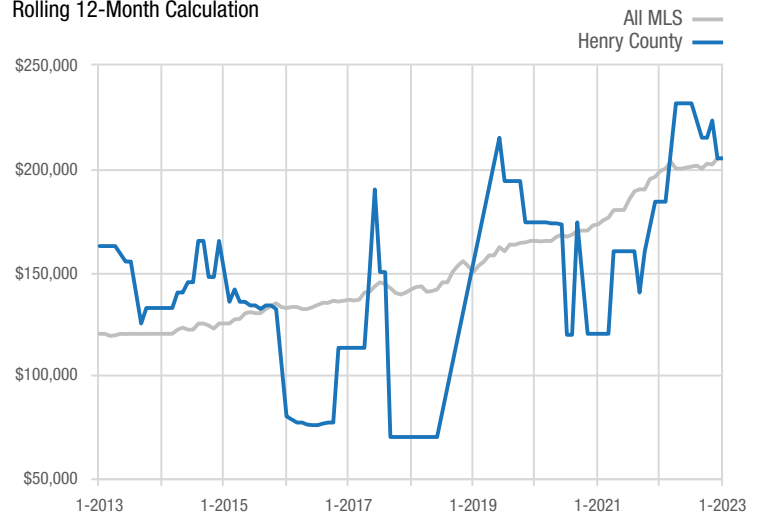
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

# Local Market Update – January 2023

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## Paulding County

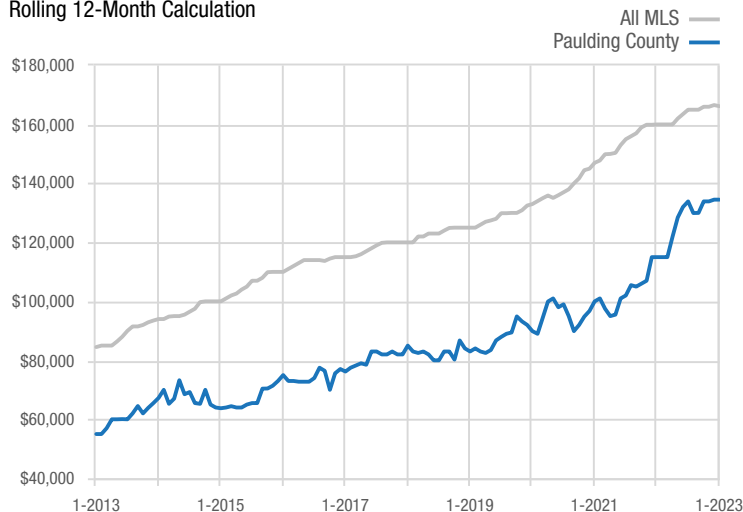
Single Family	January			Year to Date		
	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	14	17	+ 21.4%	14	17	+ 21.4%
Pending Sales	11	4	- 63.6%	11	4	- 63.6%
Closed Sales	13	7	- 46.2%	13	7	- 46.2%
Days on Market Until Sale	108	70	- 35.2%	108	70	- 35.2%
Median Sales Price*	\$110,000	\$120,000	+ 9.1%	\$110,000	\$120,000	+ 9.1%
Average Sales Price*	\$120,062	\$119,107	- 0.8%	\$120,062	\$119,107	- 0.8%
Percent of List Price Received*	94.3%	100.5%	+ 6.6%	94.3%	100.5%	+ 6.6%
Inventory of Homes for Sale	28	37	+ 32.1%	—	—	—
Months Supply of Inventory	2.4	2.9	+ 20.8%	—	—	—

Condo-Villa	January			Year to Date		
	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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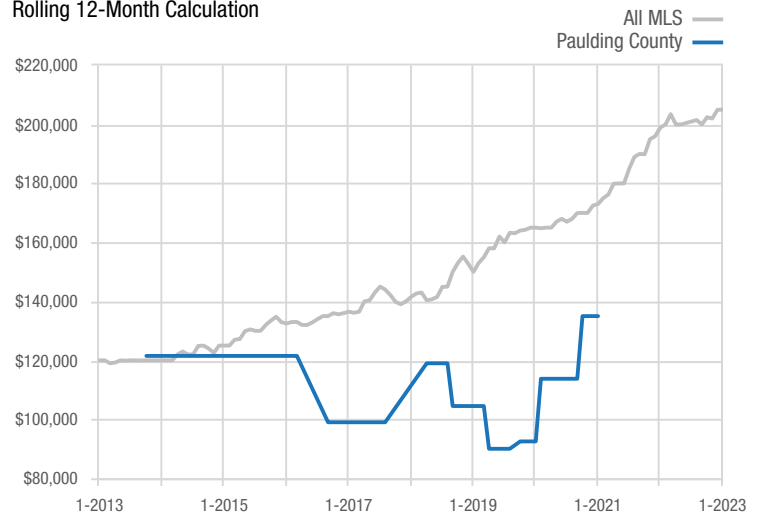
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Putnam County

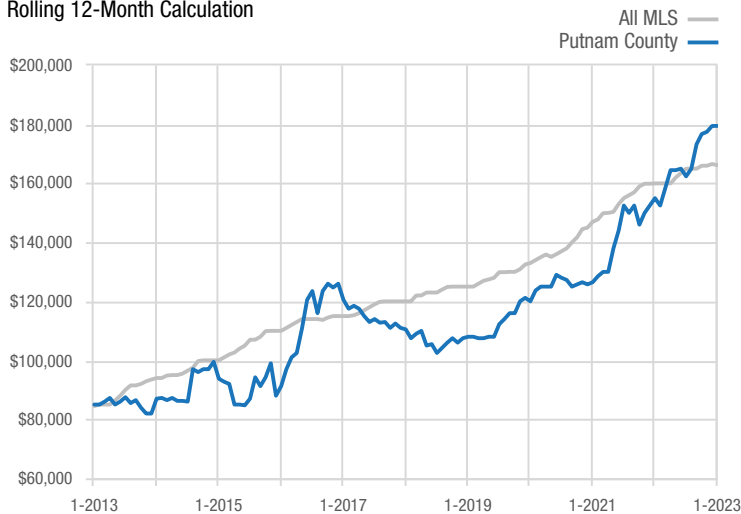
Single Family	January			Year to Date		
	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	4	5	+ 25.0%	4	5	+ 25.0%
Pending Sales	6	3	- 50.0%	6	3	- 50.0%
Closed Sales	6	2	- 66.7%	6	2	- 66.7%
Days on Market Until Sale	67	59	- 11.9%	67	59	- 11.9%
Median Sales Price*	\$169,500	<b>\$88,950</b>	- 47.5%	\$169,500	<b>\$88,950</b>	- 47.5%
Average Sales Price*	\$185,317	<b>\$88,950</b>	- 52.0%	\$185,317	<b>\$88,950</b>	- 52.0%
Percent of List Price Received*	97.1%	<b>100.0%</b>	+ 3.0%	97.1%	<b>100.0%</b>	+ 3.0%
Inventory of Homes for Sale	15	18	+ 20.0%	—	—	—
Months Supply of Inventory	1.4	2.2	+ 57.1%	—	—	—

Condo-Villa	January			Year to Date		
	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	1	0	- 100.0%	1	0	- 100.0%
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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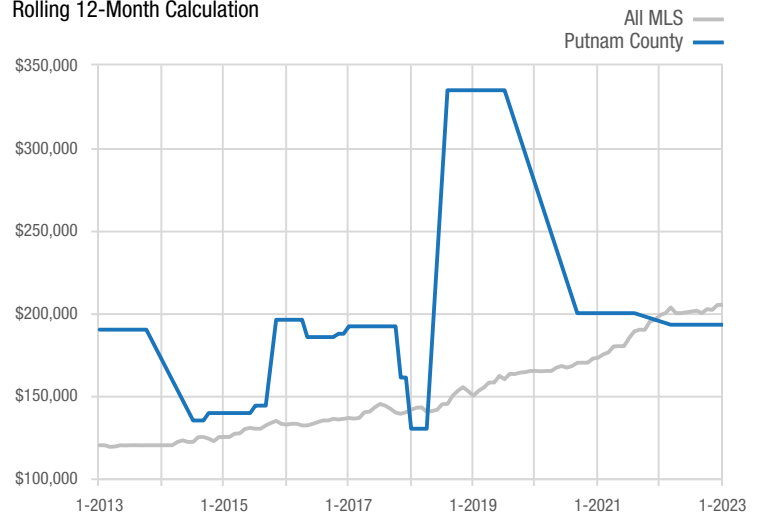
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Williams County

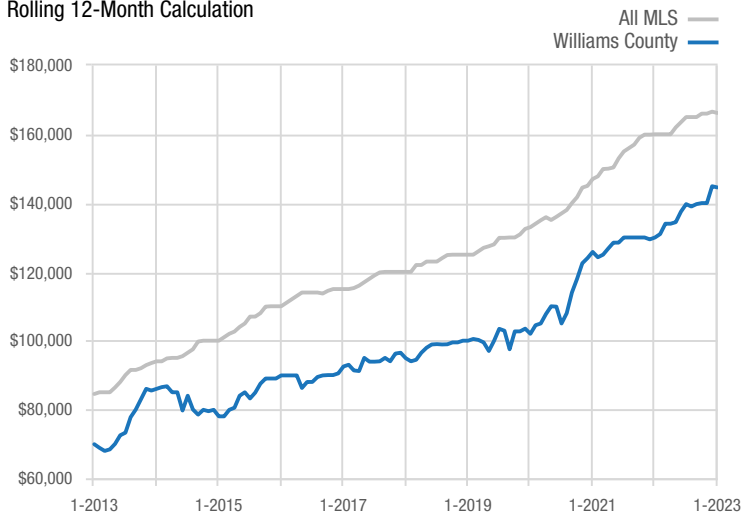
Single Family Key Metrics	January			Year to Date		
	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	23	<b>28</b>	+ 21.7%	23	<b>28</b>	+ 21.7%
Pending Sales	38	<b>33</b>	- 13.2%	38	<b>33</b>	- 13.2%
Closed Sales	40	<b>29</b>	- 27.5%	40	<b>29</b>	- 27.5%
Days on Market Until Sale	74	<b>60</b>	- 18.9%	74	<b>60</b>	- 18.9%
Median Sales Price*	\$147,500	<b>\$140,000</b>	- 5.1%	\$147,500	<b>\$140,000</b>	- 5.1%
Average Sales Price*	\$171,775	<b>\$157,017</b>	- 8.6%	\$171,775	<b>\$157,017</b>	- 8.6%
Percent of List Price Received*	97.8%	<b>97.0%</b>	- 0.8%	97.8%	<b>97.0%</b>	- 0.8%
Inventory of Homes for Sale	71	<b>71</b>	0.0%	—	—	—
Months Supply of Inventory	1.7	<b>2.1</b>	+ 23.5%	—	—	—

Condo-Villa Key Metrics	January			Year to Date		
	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	2	<b>1</b>	- 50.0%	2	<b>1</b>	- 50.0%
Pending Sales	2	<b>0</b>	- 100.0%	2	<b>0</b>	- 100.0%
Closed Sales	0	<b>0</b>	—	0	<b>0</b>	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	2	<b>3</b>	+ 50.0%	—	—	—
Months Supply of Inventory	1.7	<b>3.0</b>	+ 76.5%	—	—	—

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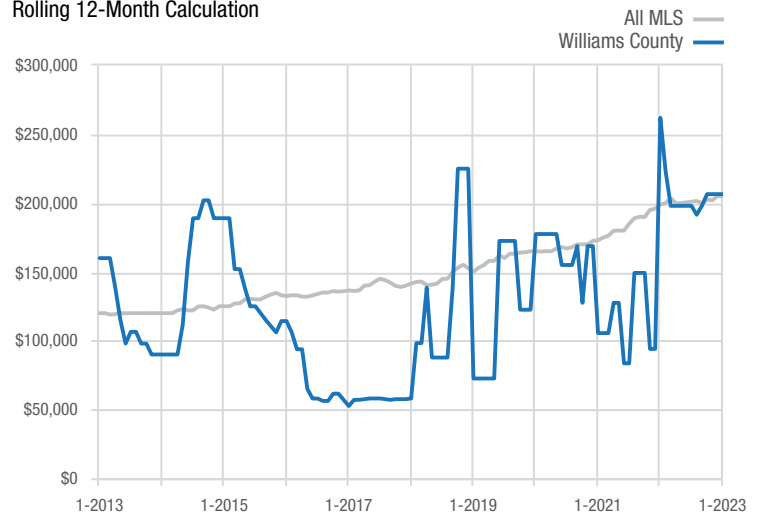
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Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

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