

Local Market Update – July 2023

A FREE RESEARCH TOOL FROM THE IRES MLS



Timnath

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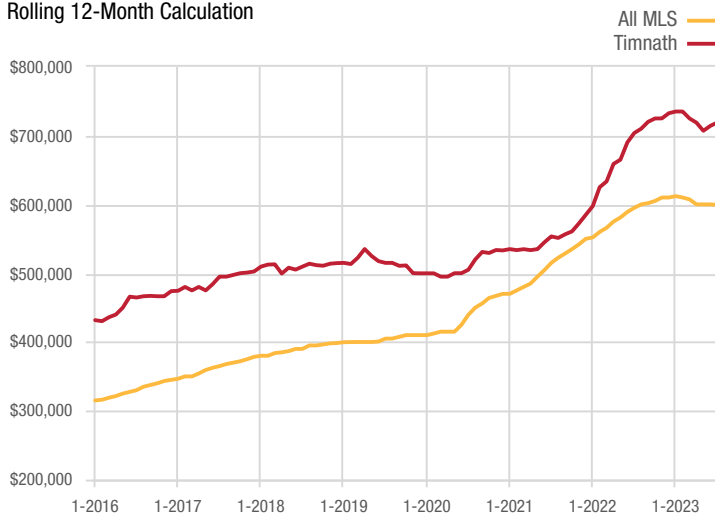
Single Family	July			Year to Date		
	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% Change
New Listings	34	24	- 29.4%	160	162	+ 1.3%
Pending Sales	10	22	+ 120.0%	117	127	+ 8.5%
Closed Sales	15	12	- 20.0%	122	109	- 10.7%
Days on Market Until Sale	41	71	+ 73.2%	50	78	+ 56.0%
Median Sales Price*	\$710,000	\$744,113	+ 4.8%	\$746,000	\$719,000	- 3.6%
Average Sales Price*	\$813,998	\$900,930	+ 10.7%	\$922,611	\$913,524	- 1.0%
Percent of List Price Received*	99.8%	98.6%	- 1.2%	101.5%	98.8%	- 2.7%
Inventory of Homes for Sale	57	48	- 15.8%	—	—	—
Months Supply of Inventory	3.7	3.1	- 16.2%	—	—	—

Townhouse/Condo	July			Year to Date		
	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% Change
New Listings	5	5	0.0%	38	49	+ 28.9%
Pending Sales	5	7	+ 40.0%	35	35	0.0%
Closed Sales	6	8	+ 33.3%	42	32	- 23.8%
Days on Market Until Sale	218	141	- 35.3%	211	139	- 34.1%
Median Sales Price*	\$638,090	\$752,500	+ 17.9%	\$489,173	\$499,999	+ 2.2%
Average Sales Price*	\$644,405	\$866,687	+ 34.5%	\$568,676	\$695,839	+ 22.4%
Percent of List Price Received*	103.2%	99.7%	- 3.4%	102.5%	100.3%	- 2.1%
Inventory of Homes for Sale	13	23	+ 76.9%	—	—	—
Months Supply of Inventory	2.5	5.0	+ 100.0%	—	—	—

* 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.

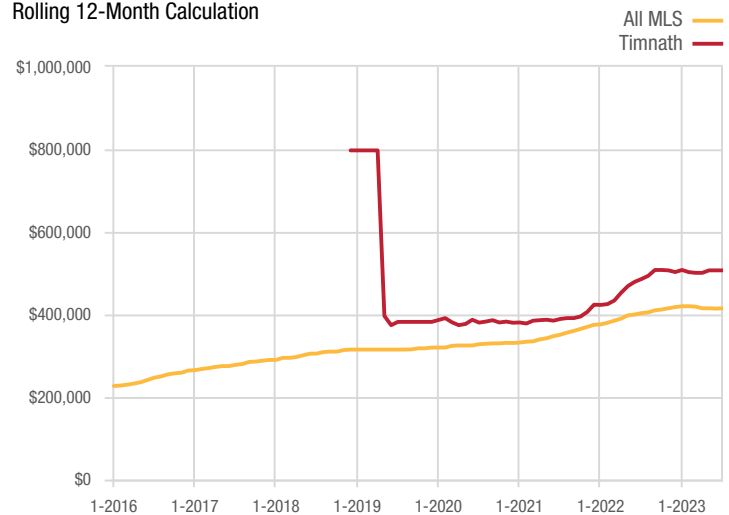
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

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.