

Local Market Update – June 2023

A FREE RESEARCH TOOL FROM THE IRES MLS



Timnath

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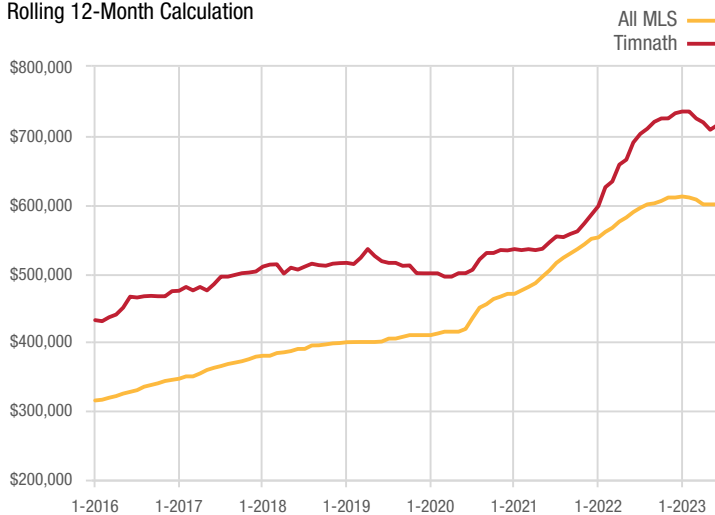
Single Family	June			Year to Date		
	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
Key Metrics						
New Listings	35	28	- 20.0%	125	137	+ 9.6%
Pending Sales	21	13	- 38.1%	106	107	+ 0.9%
Closed Sales	22	19	- 13.6%	106	97	- 8.5%
Days on Market Until Sale	47	60	+ 27.7%	50	78	+ 56.0%
Median Sales Price*	\$706,913	\$758,000	+ 7.2%	\$750,000	\$713,110	- 4.9%
Average Sales Price*	\$962,117	\$915,172	- 4.9%	\$938,893	\$915,082	- 2.5%
Percent of List Price Received*	100.5%	99.4%	- 1.1%	101.7%	98.8%	- 2.9%
Inventory of Homes for Sale	35	52	+ 48.6%	—	—	—
Months Supply of Inventory	2.2	3.5	+ 59.1%	—	—	—

Townhouse/Condo	June			Year to Date		
	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
Key Metrics						
New Listings	3	8	+ 166.7%	33	44	+ 33.3%
Pending Sales	4	8	+ 100.0%	30	29	- 3.3%
Closed Sales	12	4	- 66.7%	36	24	- 33.3%
Days on Market Until Sale	198	169	- 14.6%	210	138	- 34.3%
Median Sales Price*	\$497,299	\$498,533	+ 0.2%	\$483,203	\$499,999	+ 3.5%
Average Sales Price*	\$583,154	\$624,402	+ 7.1%	\$556,054	\$638,889	+ 14.9%
Percent of List Price Received*	102.4%	100.3%	- 2.1%	102.4%	100.5%	- 1.9%
Inventory of Homes for Sale	15	26	+ 73.3%	—	—	—
Months Supply of Inventory	3.1	5.8	+ 87.1%	—	—	—

* 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.

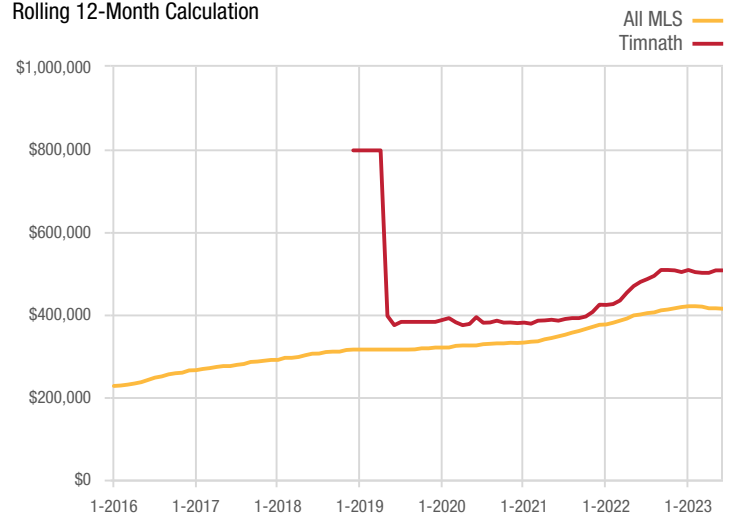
Median Sales Price - Single Family

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.