

Local Market Update – March 2024

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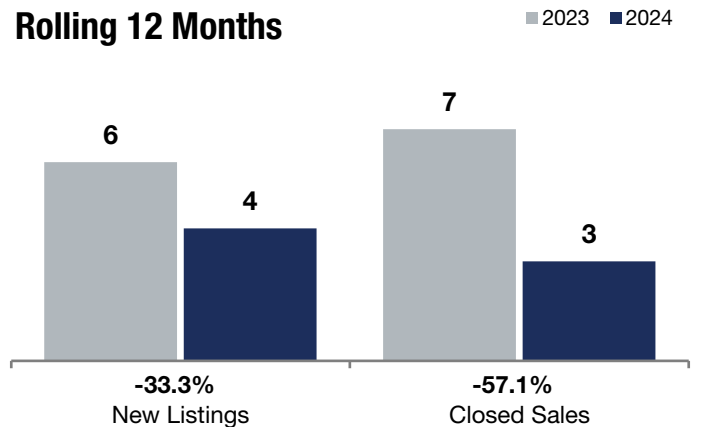
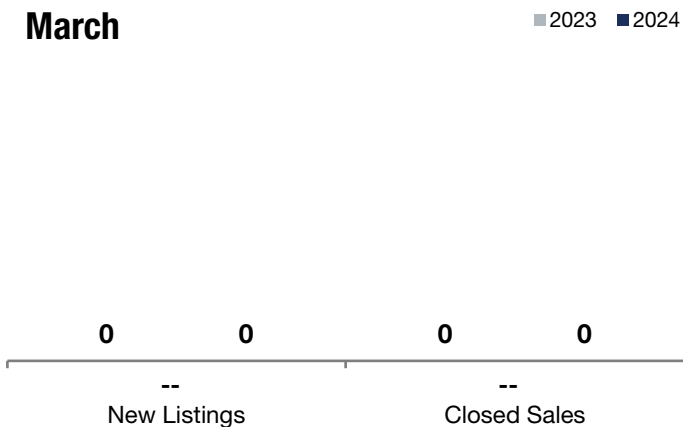


Birchwood Village

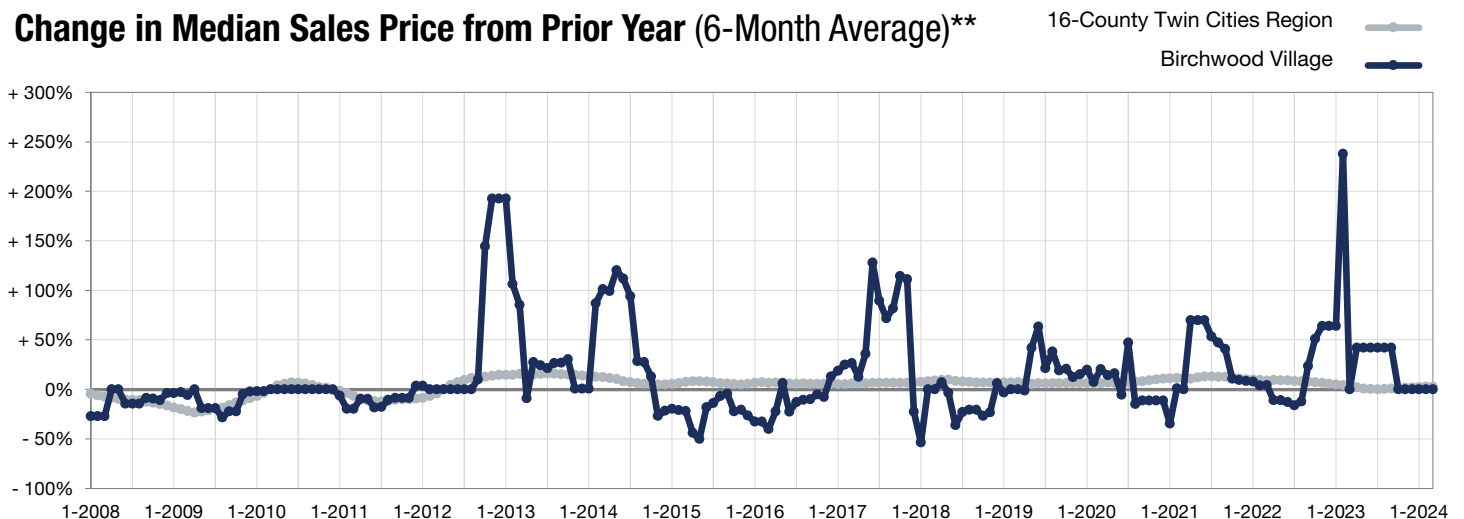
Change in New Listings	Change in Closed Sales	Change in Median Sales Price
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	March			Rolling 12 Months		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	0	0	--	6	4	-33.3%
Closed Sales	0	0	--	7	3	-57.1%
Median Sales Price*	\$0	\$0	--	\$450,000	\$485,000	+ 7.8%
Average Sales Price*	\$0	\$0	--	\$575,429	\$498,333	-13.4%
Price Per Square Foot*	\$0	\$0	--	\$263	\$179	-32.2%
Percent of Original List Price Received*	0.0%	0.0%	--	102.6%	100.8%	-1.8%
Days on Market Until Sale	0	0	--	10	26	+ 160.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



Change in Median Sales Price from Prior Year (6-Month Average)**



** Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.