

Audubon Park

- 20.0% **+ 25.0%** **+ 4.5%**

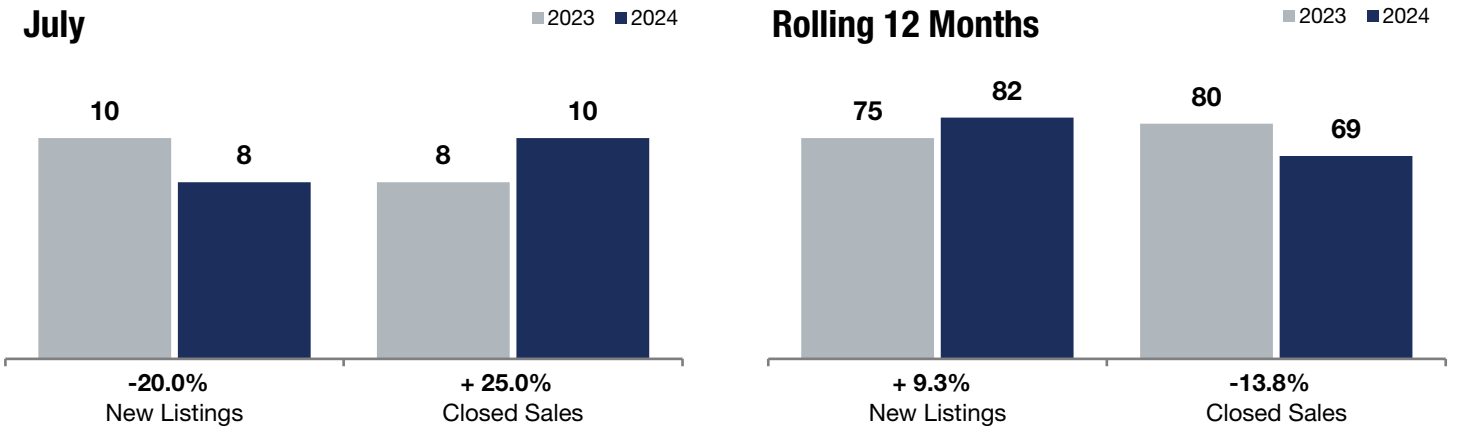
Change in
New Listings

Change in
Closed Sales

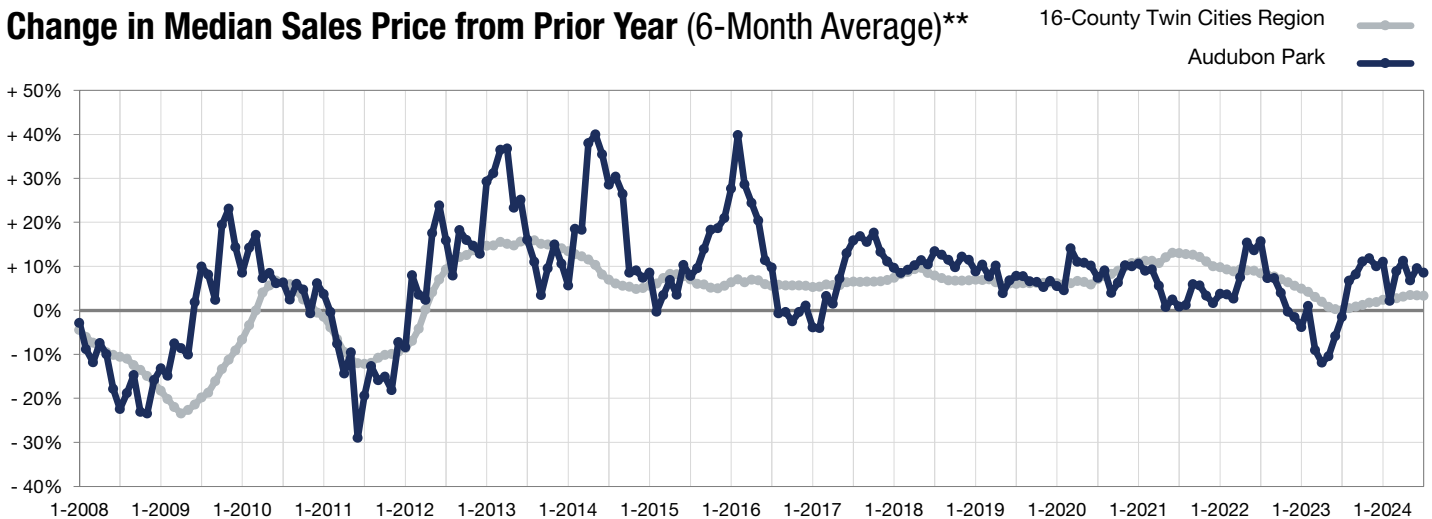
Change in
Median Sales Price

	July			Rolling 12 Months		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	10	8	-20.0%	75	82	+ 9.3%
Closed Sales	8	10	+ 25.0%	80	69	-13.8%
Median Sales Price*	\$344,500	\$360,000	+ 4.5%	\$320,000	\$354,500	+ 10.8%
Average Sales Price*	\$346,750	\$351,300	+ 1.3%	\$321,524	\$352,530	+ 9.6%
Price Per Square Foot*	\$256	\$251	-1.8%	\$233	\$244	+ 4.9%
Percent of Original List Price Received*	104.1%	104.6%	+ 0.5%	100.8%	102.3%	+ 1.5%
Days on Market Until Sale	7	11	+ 57.1%	24	19	-20.8%
Inventory of Homes for Sale	5	4	-20.0%	--	--	--
Months Supply of Inventory	0.8	0.7	-12.5%	--	--	--

* 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.