

Association Executive Report

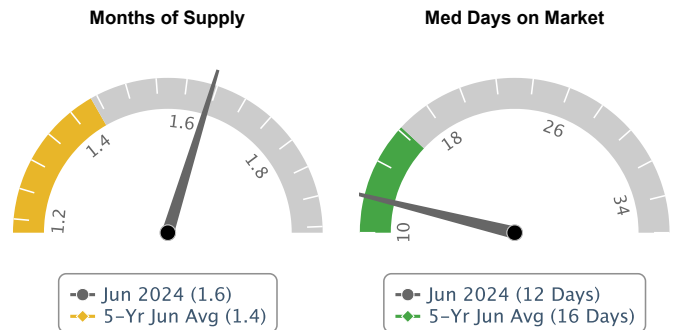
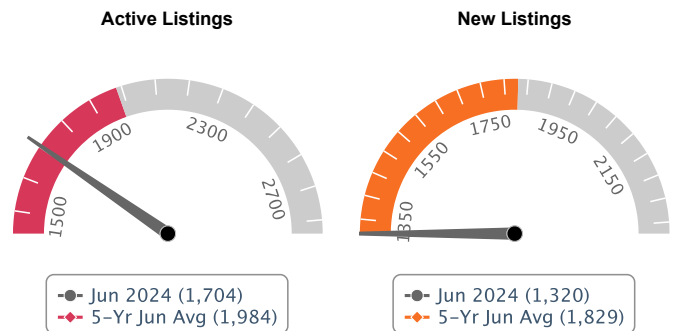
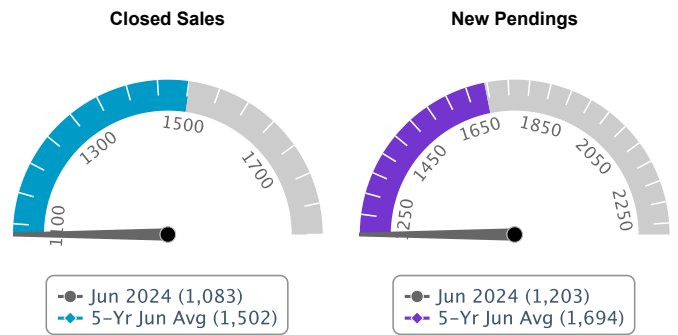
June 2024

NEXUS Association of REALTORS

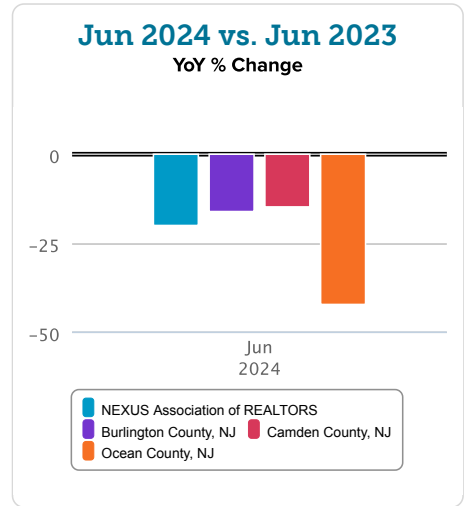
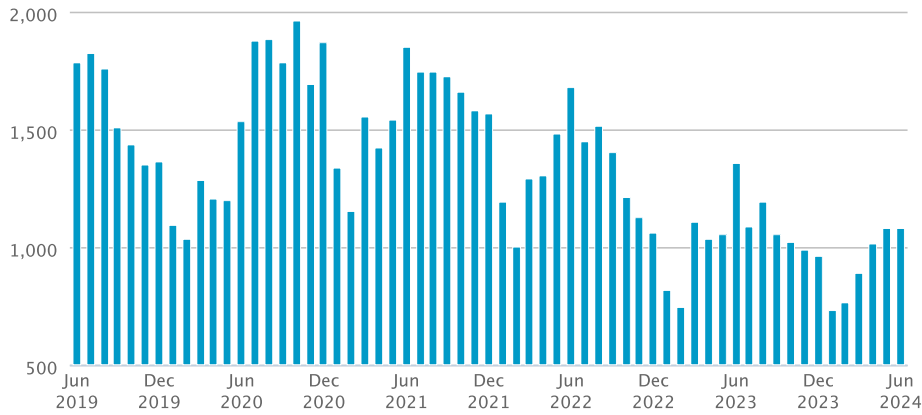
Statistic	Jun	YoY	MoM
Total Sold Dollar Volume	493,178,916	- 15.2%	- 2.8%
Closed Sales	1,083	-20.4%	+ 0.2%
Median Sold Price	\$385,000	+ 6.9%	+ 3.8%
Average Sold Price	\$465,875	+ 6.3%	- 2.1%
Median Days on Market	12 days	0%	- 14.3%
Average Days on Market	23 days	- 8%	-20.7%
Median Price per Sq Foot	\$230	+ 9.5%	+ 2.7%
Average Price per Sq Foot	\$247	+ 5.6%	- 1.2%

In the NEXUS Association of REALTORS area, the median sold price for residential properties for June was \$385,000, representing an increase of 3.8% compared to last month and an increase of 6.9% from Jun 2023. The average days on market for units sold in June was 23 days, 22% below the 5-year June average of 30 days. There was an 11.2% month over month decrease in new contract activity with 1,203 New Pendings; a 1.1% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 2,000; and a 6.4% increase in supply to 1,704 active units.

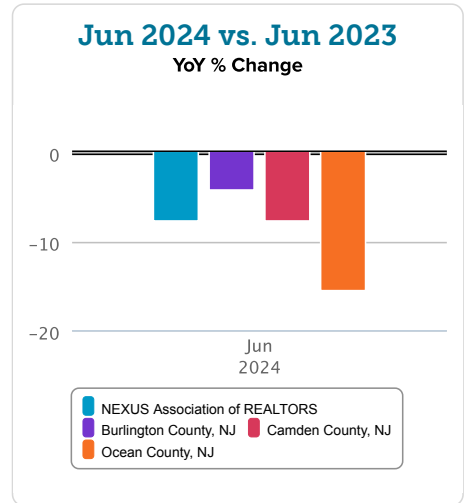
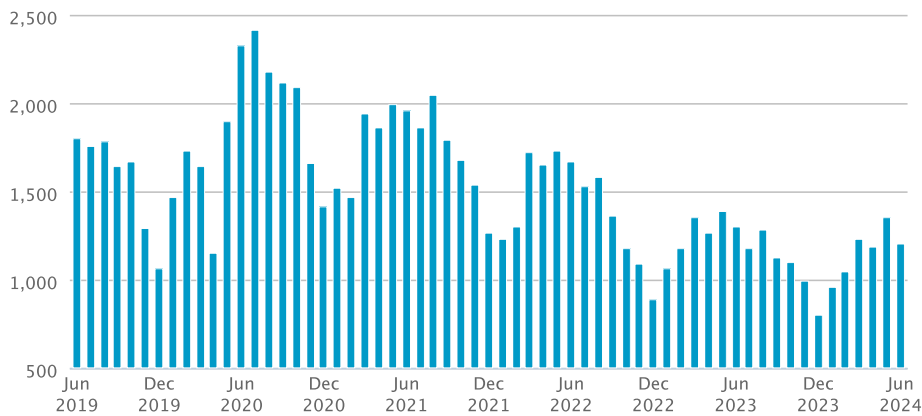
This activity resulted in a Contract Ratio of 1.17 pendings per active listing, down from 1.26 in May and a decrease from 1.40 in June 2023. The Contract Ratio is 16% lower than the 5-year June average of 1.38. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



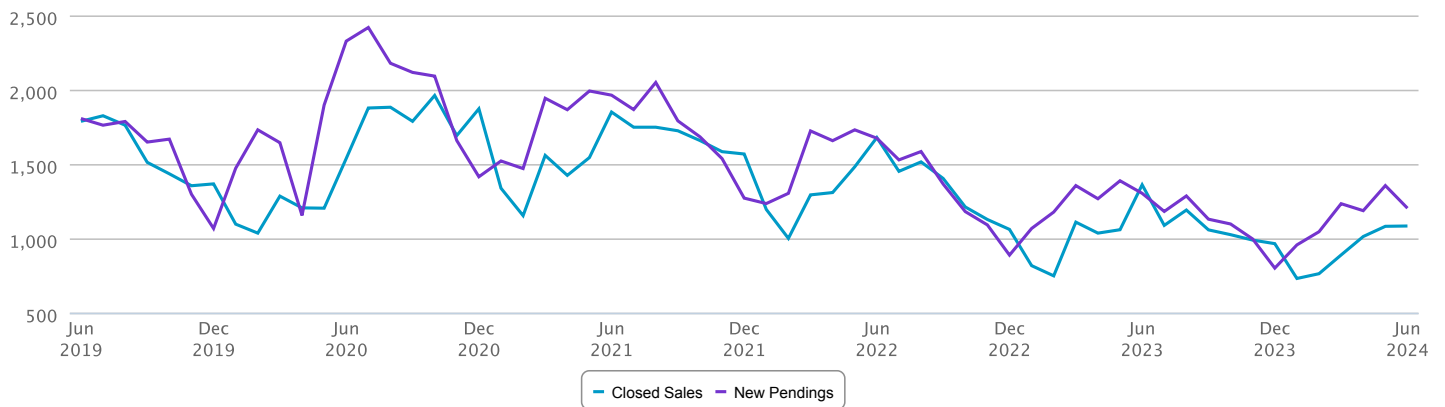
Closed Sales



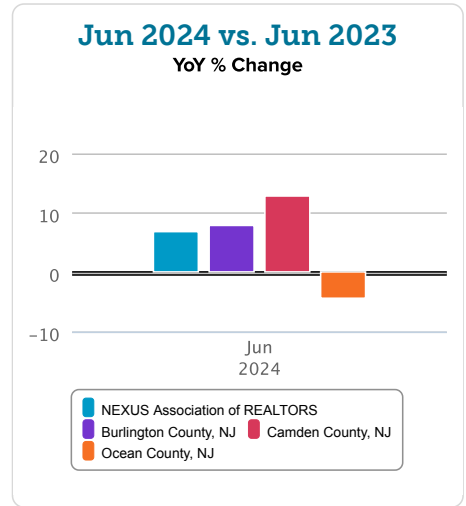
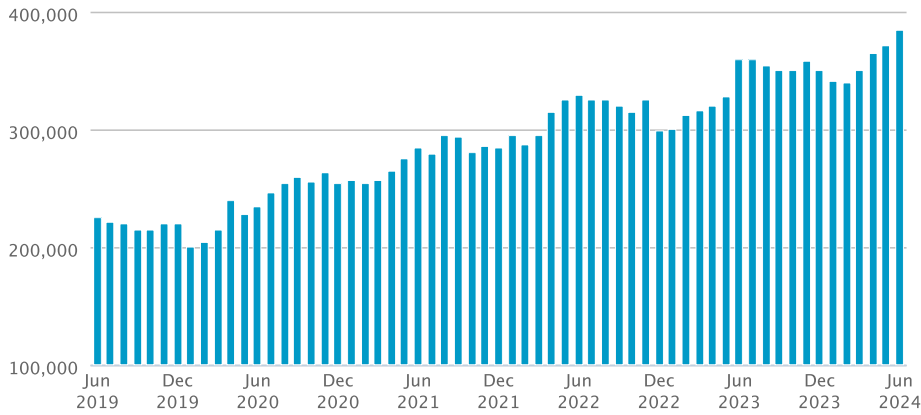
New Pendings



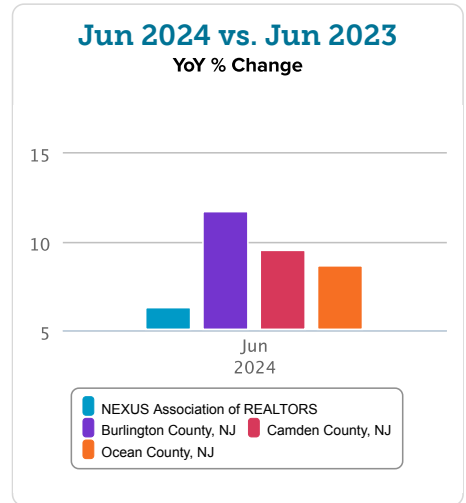
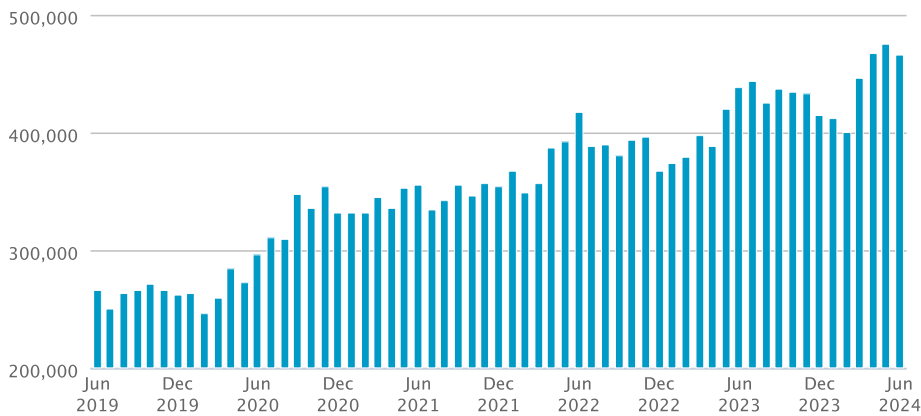
Closed Sales vs. New Pendings



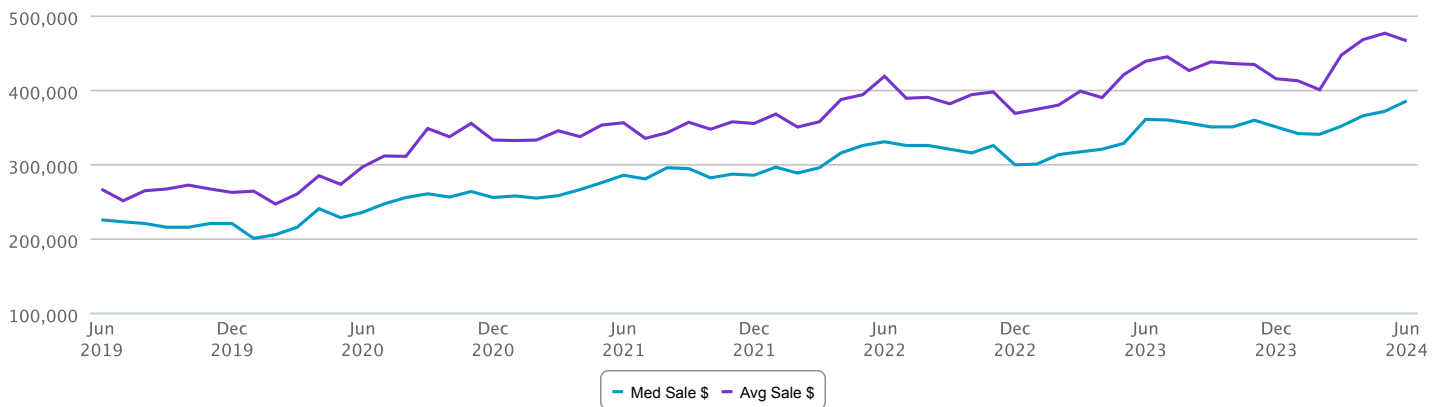
Median Sale Price



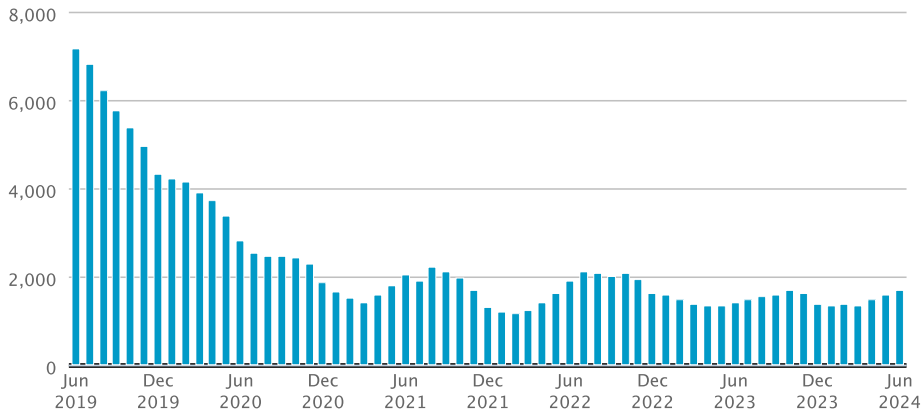
Average Sale Price



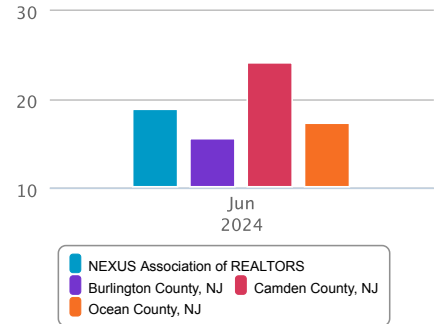
Median vs. Average Sale Price



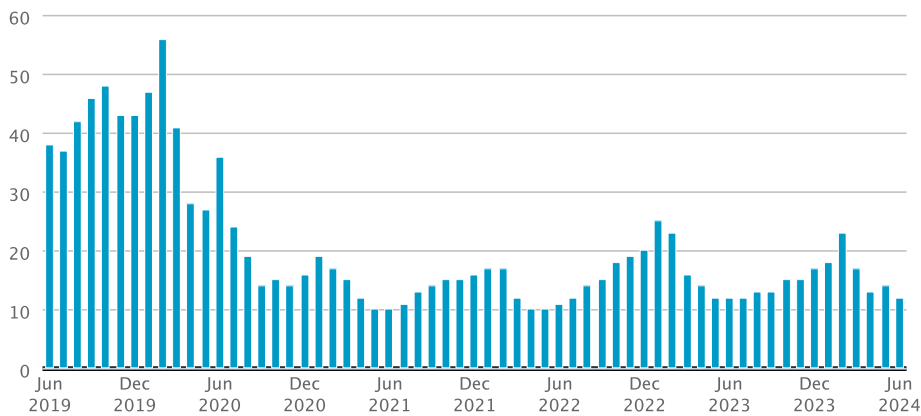
Active Listings



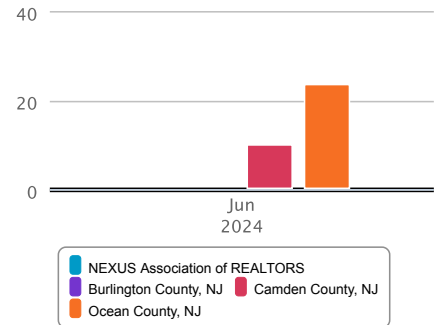
Jun 2024 vs. Jun 2023
YoY % Change



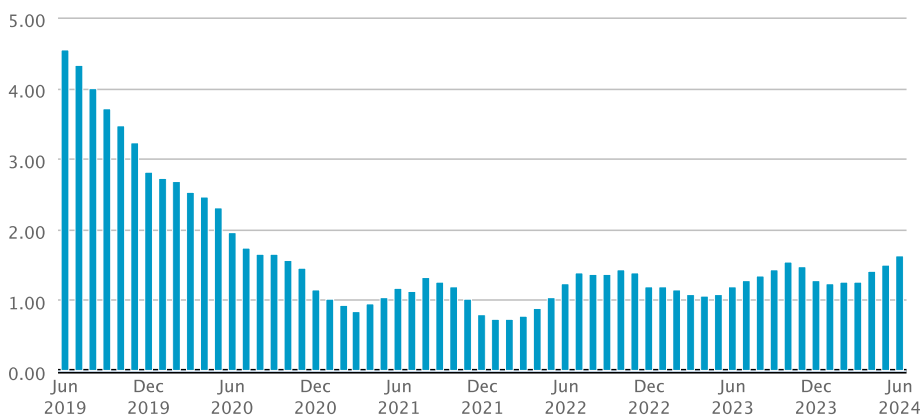
Median Days on Market



Jun 2024 vs. Jun 2023
YoY % Change



Months of Supply



Jun 2024 vs. Jun 2023
YoY % Change

