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Gary A. McGowan Real Estate Team
KELLERWILLIAMS REALTYCENTRES

Comparison

Below, we are comparing the two following date ranges : Sunday May 14th, 2023 to Saturday May 20th, 2023 **and** Saturday May 14th, 2022 to Friday May 20th, 2022

May 14th, 23 to May 20th, 23 May 14th, 22 to May 20th, 22

Total Listings

The total number of new listings has decreased by 16.48%.

4,009
4,800

Average List Price

The average list price has decreased by 4.63%.

$1.30M
$1.36M

Total Inventory Cost

The total cost of inventory has decreased by 20.35%.

$5.20B
$6.52B

Total Sales

The total number of sales has decreased by 4.05%.

1,965
2,048

Sales Average Price

The average sale price has decreased by 2.89%.

$1.18M
$1.21M

Average LSR

The average asking to selling ratio has increased by 2.32%.

1.065
1.041

Overview

Below, we are looking at the six key metrics between the following date range : May 14th, 2023 to May 20th, 2023. These metrics include the total number of new properties listed and sold, average asking price and sale price and the average asking to selling ratio of all sold properties.

Total Listings

The total number of new properties that were listed.

4,009

Average List Price

The average asking price of properties that were listed.

$1.30M

Total Inventory Cost

The total volume of inventory that was listed on the market.

$5.20B

Total Sales

The total volume of properties that were sold.

1,965

Sales Average Price

The average selling price of properties that were sold.

$1.18M

Average LSR

The average list to sell ratio of all sold properties.

1.065

Average DOM

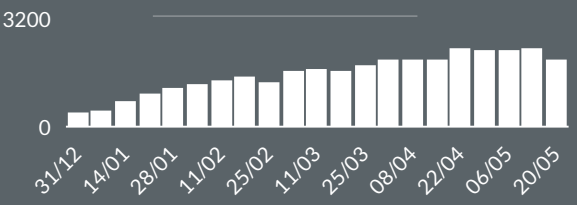
Between Sat May 14th, 2022 and Fri May 20th, 2022, the average days on market was 13. Between Sun May 14th, 2023 and Sat May 20th, 2023, the average days on market was 14. When the week of Sun May 14th, 2023 to Sat May 20th, 2023 is compared to the week of Sat May 14th, 2022 to Fri May 20th, 2022, the average days on market has increased by 7.69%.

Total Sales Volume

Between Sat May 14th, 2022 and Fri May 20th, 2022, the total volume of sales was $2.48B. Between Sun May 14th, 2023 and Sat May 20th, 2023, the total volume of sales was $2.28B. When the week of Sun May 14th, 2023 to Sat May 20th, 2023 is compared to the week of Sat May 14th, 2022 to Fri May 20th, 2022, the total volume of sales has decreased by 7.92%.

Total Sales | Quick Overview (See Page #5)

Between Sun May 14th, 2023 and Sat May 20th, 2023, the total number of sales was 1,965.



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Total Listings

Between Sun May 14th, 2023 and Sat May 20th, 2023, the total number of new listings was 4,009. Between Sat May 14th, 2022 and Fri May 20th, 2022, the total number of new listings was 4,800. When the week of Sunday May 14th, 2023 to Saturday May 20th, 2023 is compared to the week of Saturday May 14th, 2022 to Friday May 20th, 2022, the total number of new listings has decreased by 16.48%.

16.48%
Decrease

May 14th, 2023 - May 20th, 2023 vs May 14th, 2022 - May 20th, 2022

Between Sat May 14th, 2022 and Fri May 20th, 2022, the total number of new listings was 4,800. When the week of Sunday May 14th, 2023 to Saturday May 20th, 2023 is compared to the week of Saturday May 14th, 2022 to Friday May 20th, 2022, the total number of new listings has decreased by 16.48%.

22.53%
Decrease

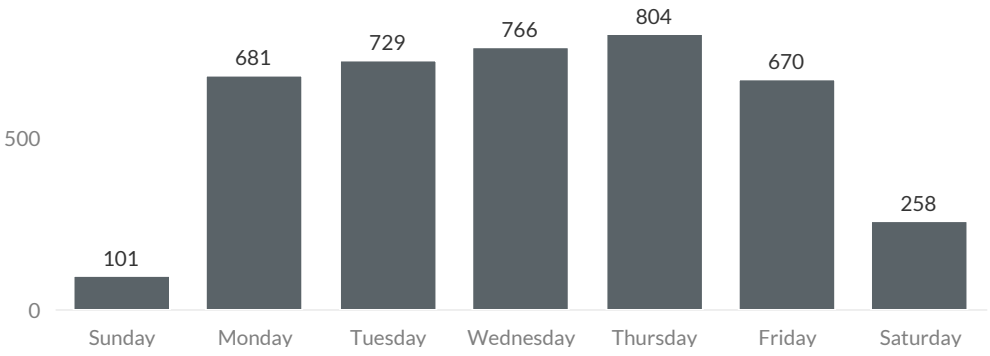
May 14th, 2023 - May 20th, 2023 vs May 14th, 2021 - May 20th, 2021

Between Fri May 14th, 2021 and Thu May 20th, 2021, the total number of new listings was 5,175. When the week of Sunday May 14th, 2023 to Saturday May 20th, 2023 is compared to the week of Friday May 14th, 2021 to Thursday May 20th, 2021, the total number of new listings has decreased by 22.53%.

64.03%
Increase

May 14th, 2023 - May 20th, 2023 vs May 14th, 2020 - May 20th, 2020

Between Thu May 14th, 2020 and Wed May 20th, 2020, the total number of new listings was 2,444. When the week of Sunday May 14th, 2023 to Saturday May 20th, 2023 is compared to the week of Thursday May 14th, 2020 to Wednesday May 20th, 2020, the total number of new listings has increased by 64.03%.

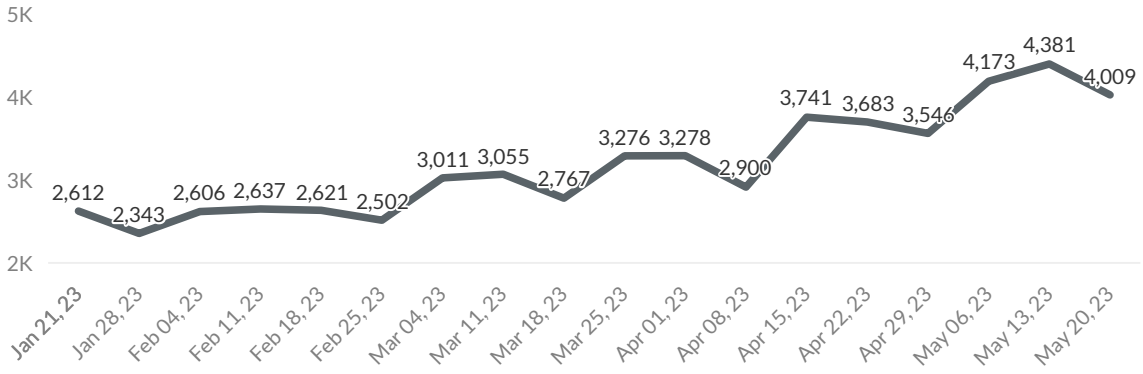


Overview

The bar graph to the left provides an overview of the last 7 days of the week broken down by each individual week day leading up to Saturday May 20th, 2023. Between Sunday May 14th, 2023 and Saturday May 20th, 2023, we have seen a total volume of 4,009 new properties that have been listed.

Analysis

The line graph to the right, outlines and details the changes in week-to-week (on a weekly interval) trends for all properties that have been listed over the last 4 months as of Saturday May 20th, 2023.



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Average List Price

Between Sun May 14th, 2023 and Sat May 20th, 2023, the average list price was $1.30M. Between Sat May 14th, 2022 and Fri May 20th, 2022, the average list price was $1.36M. When the week of Sunday May 14th, 2023 to Saturday May 20th, 2023 is compared to the week of Saturday May 14th, 2022 to Friday May 20th, 2022, the average list price has decreased by 4.63%.

4.63%
Decrease

May 14th, 2023 - May 20th, 2023 vs May 14th, 2022 - May 20th, 2022

Between Sat May 14th, 2022 and Fri May 20th, 2022, the average list price was $1.36M. When the week of Sunday May 14th, 2023 to Saturday May 20th, 2023 is compared to the week of Saturday May 14th, 2022 to Friday May 20th, 2022, the average list price has decreased by 4.63%.

7.74%
Increase

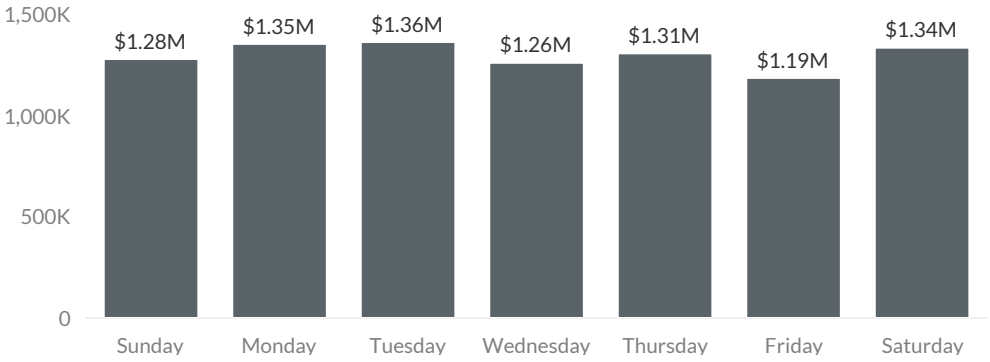
May 14th, 2023 - May 20th, 2023 vs May 14th, 2021 - May 20th, 2021

Between Fri May 14th, 2021 and Thu May 20th, 2021, the average list price was $1.20M. When the week of Sunday May 14th, 2023 to Saturday May 20th, 2023 is compared to the week of Friday May 14th, 2021 to Thursday May 20th, 2021, the average list price has increased by 7.74%.

24.10%
Increase

May 14th, 2023 - May 20th, 2023 vs May 14th, 2020 - May 20th, 2020

Between Thu May 14th, 2020 and Wed May 20th, 2020, the average list price was $1.04M. When the week of Sunday May 14th, 2023 to Saturday May 20th, 2023 is compared to the week of Thursday May 14th, 2020 to Wednesday May 20th, 2020, the average list price has increased by 24.10%.

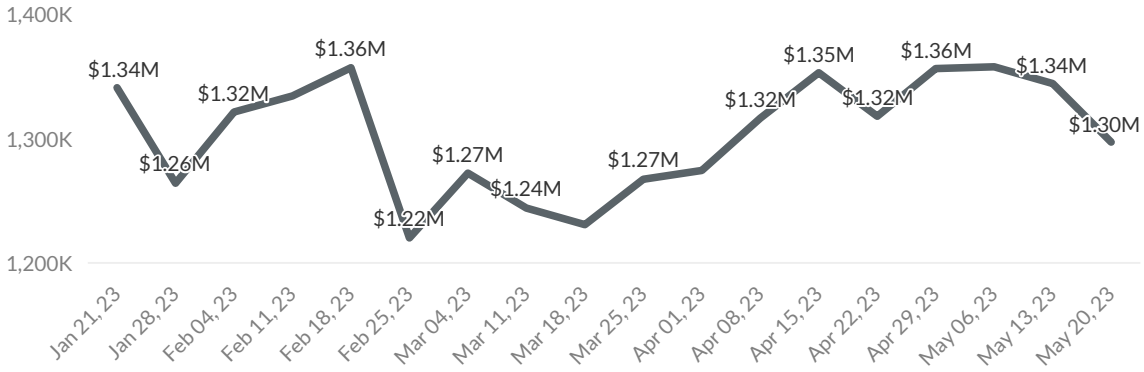


Overview

The bar graph to the left provides an overview of the last 7 days of the week broken down by each individual week day leading up to Saturday May 20th, 2023. Between Sunday May 14th, 2023 and Saturday May 20th, 2023, we have seen an average list price of $1.30M for all new properties that have been listed.

Analysis

The line graph to the right, outlines and details the changes in week-to-week (on a weekly interval) trends in the average list price of all properties listed over the last 4 months as of Saturday May 20th, 2023.



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Total Inventory Cost

Between Sun May 14th, 2023 and Sat May 20th, 2023, the total cost of inventory was $5.20B. Between Sat May 14th, 2022 and Fri May 20th, 2022, the total cost of inventory was $6.52B. When the week of Sunday May 14th, 2023 to Saturday May 20th, 2023 is compared to the week of Saturday May 14th, 2022 to Friday May 20th, 2022, the total cost of inventory has decreased by 20.35%.

20.35%
Decrease

May 14th, 2023 - May 20th, 2023 vs May 14th, 2022 - May 20th, 2022

Between Sat May 14th, 2022 and Fri May 20th, 2022, the total cost of inventory was $6.52B. When the week of Sunday May 14th, 2023 to Saturday May 20th, 2023 is compared to the week of Saturday May 14th, 2022 to Friday May 20th, 2022, the total cost of inventory has decreased by 20.35%.

16.54%
Decrease

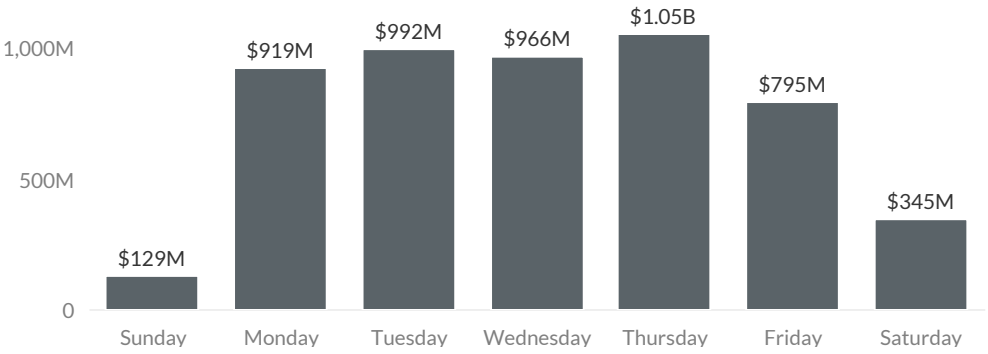
May 14th, 2023 - May 20th, 2023 vs May 14th, 2021 - May 20th, 2021

Between Fri May 14th, 2021 and Thu May 20th, 2021, the total cost of inventory was $6.23B. When the week of Sunday May 14th, 2023 to Saturday May 20th, 2023 is compared to the week of Friday May 14th, 2021 to Thursday May 20th, 2021, the total cost of inventory has decreased by 16.54%.

103.56%
Increase

May 14th, 2023 - May 20th, 2023 vs May 14th, 2020 - May 20th, 2020

Between Thu May 14th, 2020 and Wed May 20th, 2020, the total cost of inventory was $2.55B. When the week of Sunday May 14th, 2023 to Saturday May 20th, 2023 is compared to the week of Thursday May 14th, 2020 to Wednesday May 20th, 2020, the total cost of inventory has increased by 103.56%.

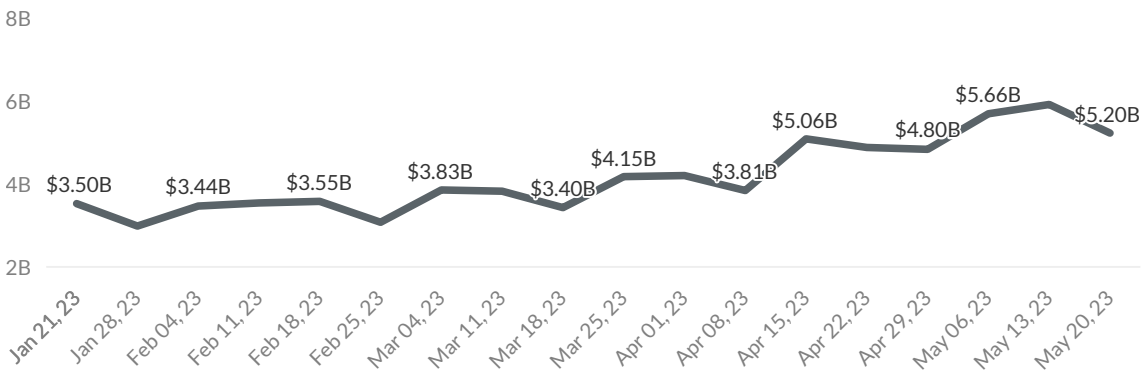


Overview

The bar graph to the left provides an overview of the last 7 days of the week broken down by each individual week day leading up to Saturday May 20th, 2023. Between Sunday May 14th, 2023 and Saturday May 20th, 2023, we have seen a total inventory volume of $5.20B for all new properties that have been listed.

Analysis

The line graph to the right, outlines and details the changes in week-to-week (on a weekly interval) trends for the total cost of all new inventory over the last 4 months as of Saturday May 20th, 2023.



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Total Sales

Between Sun May 14th, 2023 and Sat May 20th, 2023, the total number of sales was 1,965. Between Sat May 14th, 2022 and Fri May 20th, 2022, the total number of sales was 2,048. When the week of Sunday May 14th, 2023 to Saturday May 20th, 2023 is compared to the week of Saturday May 14th, 2022 to Friday May 20th, 2022, the total number of sales has decreased by 4.05%.

4.05%
Decrease

May 14th, 2023 - May 20th, 2023 vs May 14th, 2022 - May 20th, 2022

Between Sat May 14th, 2022 and Fri May 20th, 2022, the total number of sales was 2,048. When the week of Sunday May 14th, 2023 to Saturday May 20th, 2023 is compared to the week of Saturday May 14th, 2022 to Friday May 20th, 2022, the total number of sales has decreased by 4.05%.

40.45%
Decrease

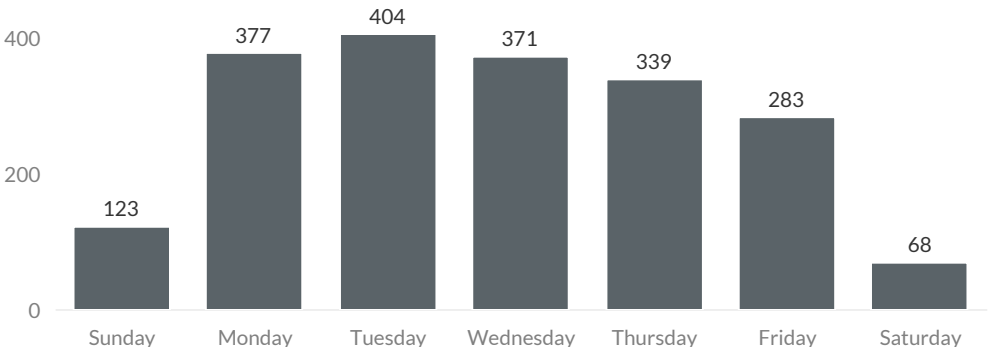
May 14th, 2023 - May 20th, 2023 vs May 14th, 2021 - May 20th, 2021

Between Fri May 14th, 2021 and Thu May 20th, 2021, the total number of sales was 3,300. When the week of Sunday May 14th, 2023 to Saturday May 20th, 2023 is compared to the week of Friday May 14th, 2021 to Thursday May 20th, 2021, the total number of sales has decreased by 40.45%.

60.80%
Increase

May 14th, 2023 - May 20th, 2023 vs May 14th, 2020 - May 20th, 2020

Between Thu May 14th, 2020 and Wed May 20th, 2020, the total number of sales was 1,222. When the week of Sunday May 14th, 2023 to Saturday May 20th, 2023 is compared to the week of Thursday May 14th, 2020 to Wednesday May 20th, 2020, the total number of sales has increased by 60.80%.

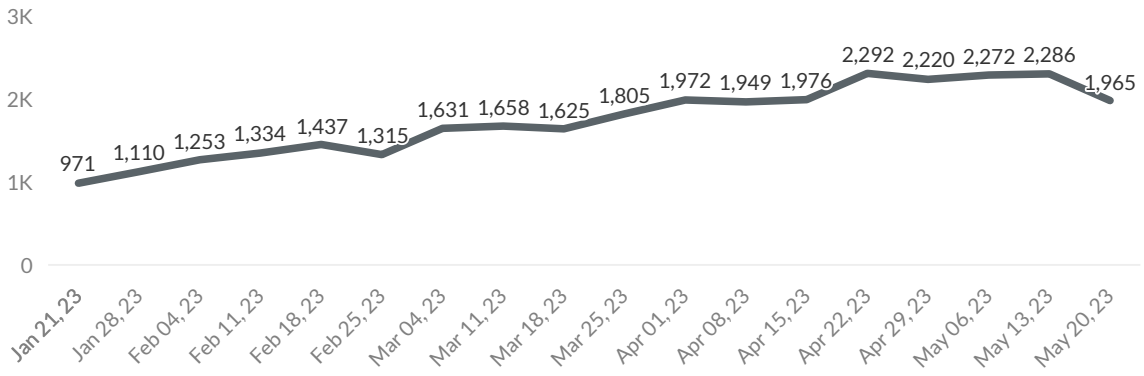


Overview

The bar graph to the left provides an overview of the last 7 days of the week broken down by each individual week day leading up to Saturday May 20th, 2023. Between Sunday May 14th, 2023 and Saturday May 20th, 2023, we have seen a total volume of 1,965 properties that have been sold.

Analysis

The line graph to the right, outlines and details the changes in week-to-week (on a weekly interval) trends for all properties that have been sold over the last 4 months as of Saturday May 20th, 2023.



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Sales Average Price

Between Sun May 14th, 2023 and Sat May 20th, 2023, the average sale price was $1.18M. Between Sat May 14th, 2022 and Fri May 20th, 2022, the average sale price was $1.21M. When the week of Sunday May 14th, 2023 to Saturday May 20th, 2023 is compared to the week of Saturday May 14th, 2022 to Friday May 20th, 2022, the average sale price has decreased by 2.89%.

2.89%
Decrease

May 14th, 2023 - May 20th, 2023 vs May 14th, 2022 - May 20th, 2022

Between Sat May 14th, 2022 and Fri May 20th, 2022, the average sale price was $1.21M. When the week of Sunday May 14th, 2023 to Saturday May 20th, 2023 is compared to the week of Saturday May 14th, 2022 to Friday May 20th, 2022, the average sale price has decreased by 2.89%.

7.04%
Increase

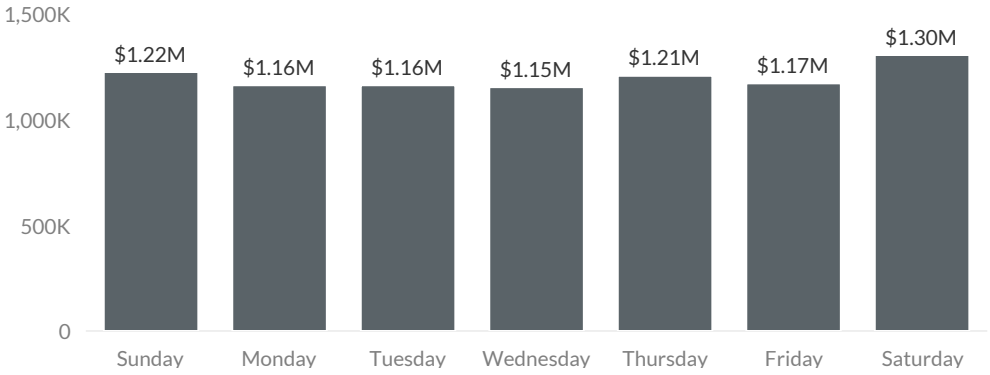
May 14th, 2023 - May 20th, 2023 vs May 14th, 2021 - May 20th, 2021

Between Fri May 14th, 2021 and Thu May 20th, 2021, the average sale price was $1.10M. When the week of Sunday May 14th, 2023 to Saturday May 20th, 2023 is compared to the week of Friday May 14th, 2021 to Thursday May 20th, 2021, the average sale price has increased by 7.04%.

41.54%
Increase

May 14th, 2023 - May 20th, 2023 vs May 14th, 2020 - May 20th, 2020

Between Thu May 14th, 2020 and Wed May 20th, 2020, the average sale price was $830K. When the week of Sunday May 14th, 2023 to Saturday May 20th, 2023 is compared to the week of Thursday May 14th, 2020 to Wednesday May 20th, 2020, the average sale price has increased by 41.54%.

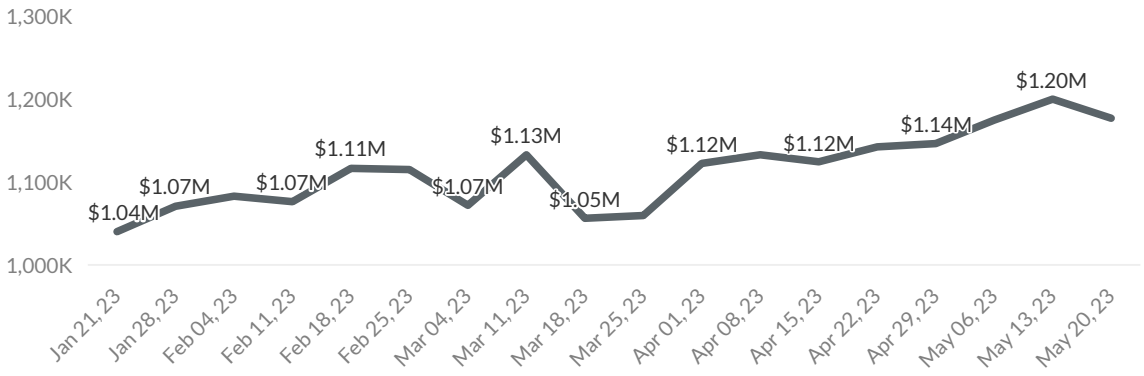


Overview

The bar graph to the left provides an overview of the last 7 days of the week broken down by each individual week day leading up to Saturday May 20th, 2023. Between Sunday May 14th, 2023 and Saturday May 20th, 2023, we have seen an average sale price of $1.18M for all properties that have been sold.

Analysis

The line graph to the right, outlines and details the changes in week-to-week (on a weekly interval) trends in the average sale price of all sold properties over the last 4 months as of Saturday May 20th, 2023.



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Average List to Sell Ratio

Between Sun May 14th, 2023 and Sat May 20th, 2023, the average asking to selling ratio was 1.065. Between Sat May 14th, 2022 and Fri May 20th, 2022, the average asking to selling ratio was 1.041. When the week of Sunday May 14th, 2023 to Saturday May 20th, 2023 is compared to the week of Saturday May 14th, 2022 to Friday May 20th, 2022, the average asking to selling ratio has increased by 2.32%.

2.32%
Increase

May 14th, 2023 - May 20th, 2023 vs May 14th, 2022 - May 20th, 2022

Between Sat May 14th, 2022 and Fri May 20th, 2022, the average asking to selling ratio was 1.041. When the week of Sunday May 14th, 2023 to Saturday May 20th, 2023 is compared to the week of Saturday May 14th, 2022 to Friday May 20th, 2022, the average asking to selling ratio has increased by 2.32%.

0.44%
Decrease

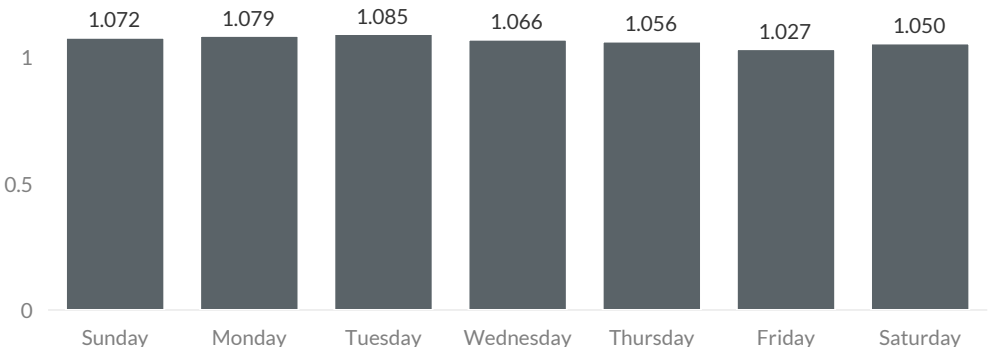
May 14th, 2023 - May 20th, 2023 vs May 14th, 2021 - May 20th, 2021

Between Fri May 14th, 2021 and Thu May 20th, 2021, the average asking to selling ratio was 1.070. When the week of Sunday May 14th, 2023 to Saturday May 20th, 2023 is compared to the week of Friday May 14th, 2021 to Thursday May 20th, 2021, the average asking to selling ratio has decreased by 0.44%.

7.66%
Increase

May 14th, 2023 - May 20th, 2023 vs May 14th, 2020 - May 20th, 2020

Between Thu May 14th, 2020 and Wed May 20th, 2020, the average asking to selling ratio was 0.989. When the week of Sunday May 14th, 2023 to Saturday May 20th, 2023 is compared to the week of Thursday May 14th, 2020 to Wednesday May 20th, 2020, the average asking to selling ratio has increased by 7.66%.

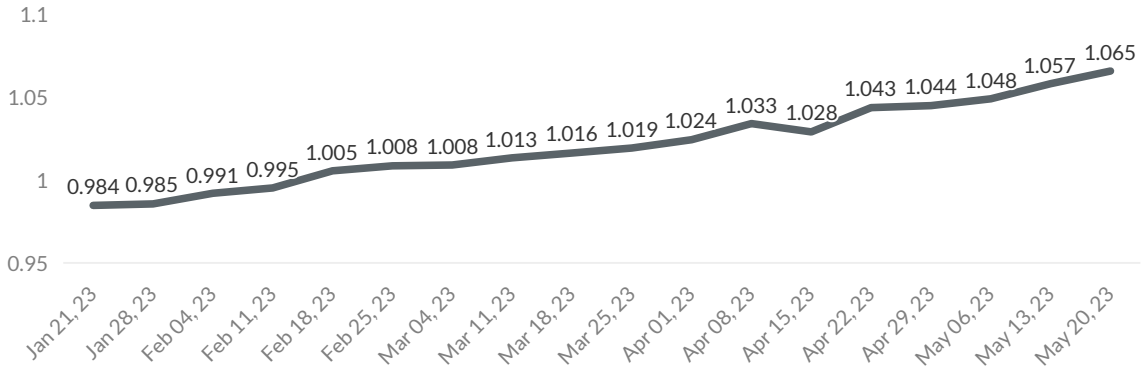


Overview

The bar graph to the left provides an overview of the last 7 days of the week broken down by each individual week day leading up to Saturday May 20th, 2023. Between Sunday May 14th, 2023 and Saturday May 20th, 2023, we have seen an average ask to sell price ratio of 1.065 for all properties that have been sold.

Analysis

The line graph to the right, outlines and details the changes in week-to-week (on a weekly interval) trends in the average ask to sell price ratio of all sold properties over the last 4 months as of Saturday May 20th, 2023.



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Average Days on Market

Between Sun May 14th, 2023 and Sat May 20th, 2023, the average days on market was 14. Between Sat May 14th, 2022 and Fri May 20th, 2022, the average days on market was 13. When the week of Sunday May 14th, 2023 to Saturday May 20th, 2023 is compared to the week of Saturday May 14th, 2022 to Friday May 20th, 2022, the average days on market has increased by 7.69%.

7.69%
Increase

May 14th, 2023 - May 20th, 2023 vs May 14th, 2022 - May 20th, 2022

Between Sat May 14th, 2022 and Fri May 20th, 2022, the average days on market was 13. When the week of Sunday May 14th, 2023 to Saturday May 20th, 2023 is compared to the week of Saturday May 14th, 2022 to Friday May 20th, 2022, the average days on market has increased by 7.69%.

16.67%
Increase

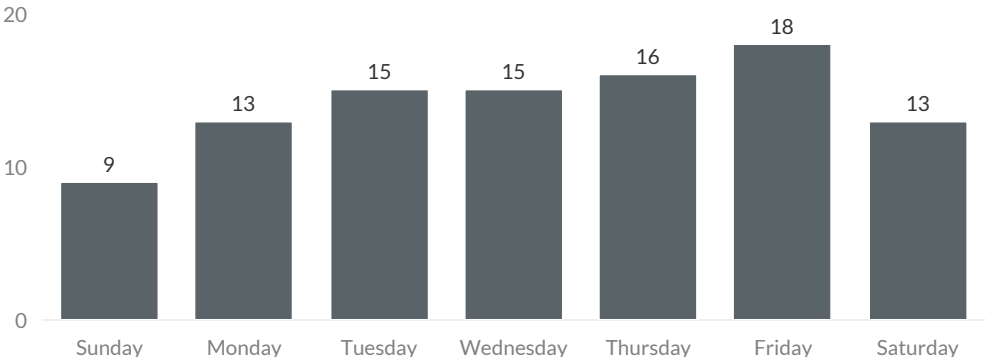
May 14th, 2023 - May 20th, 2023 vs May 14th, 2021 - May 20th, 2021

Between Fri May 14th, 2021 and Thu May 20th, 2021, the average days on market was 12. When the week of Sunday May 14th, 2023 to Saturday May 20th, 2023 is compared to the week of Friday May 14th, 2021 to Thursday May 20th, 2021, the average days on market has increased by 16.67%.

48.15%
Decrease

May 14th, 2023 - May 20th, 2023 vs May 14th, 2020 - May 20th, 2020

Between Thu May 14th, 2020 and Wed May 20th, 2020, the average days on market was 27. When the week of Sunday May 14th, 2023 to Saturday May 20th, 2023 is compared to the week of Thursday May 14th, 2020 to Wednesday May 20th, 2020, the average days on market has decreased by 48.15%.

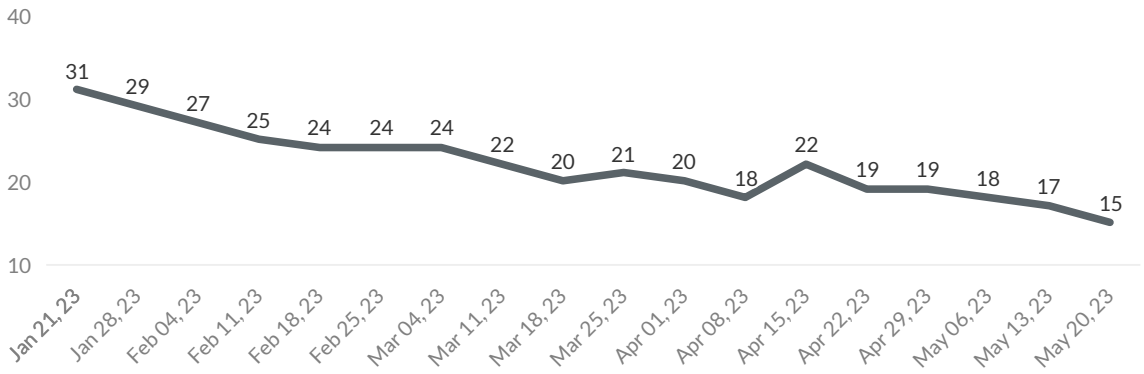


Overview

The bar graph to the left provides an overview of the last 7 days of the week broken down by each individual week day leading up to Saturday May 20th, 2023. Between Sunday May 14th, 2023 and Saturday May 20th, 2023, we have seen an average days on market of 14 for all properties that have been sold.

Analysis

The line graph to the right, outlines and details the changes in week-to-week (on a weekly interval) trends in the average days on market of all sold properties over the last 4 months as of Saturday May 20th, 2023.



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Total Sales Volume

Between Sun May 14th, 2023 and Sat May 20th, 2023, the total volume of sales was $2.28B. Between Sat May 14th, 2022 and Fri May 20th, 2022, the total volume of sales was $2.48B. When the week of Sunday May 14th, 2023 to Saturday May 20th, 2023 is compared to the week of Saturday May 14th, 2022 to Friday May 20th, 2022, the total volume of sales has decreased by 7.92%.

7.92%
Decrease

May 14th, 2023 - May 20th, 2023 vs May 14th, 2022 - May 20th, 2022

Between Sat May 14th, 2022 and Fri May 20th, 2022, the total volume of sales was $2.48B. When the week of Sunday May 14th, 2023 to Saturday May 20th, 2023 is compared to the week of Saturday May 14th, 2022 to Friday May 20th, 2022, the total volume of sales has decreased by 7.92%.

37.01%
Decrease

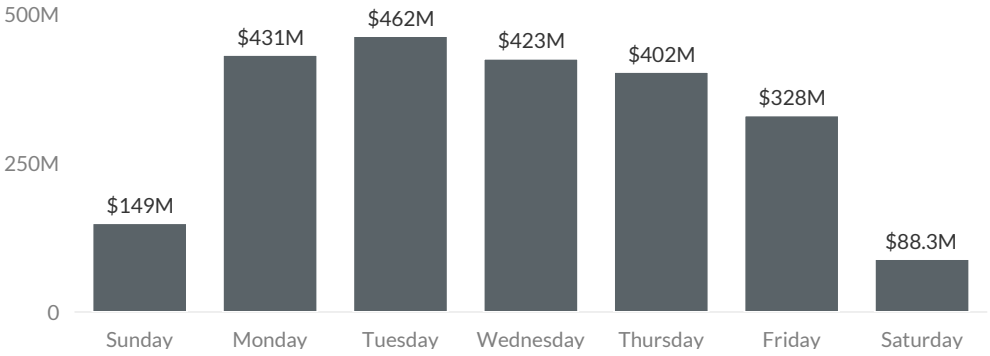
May 14th, 2023 - May 20th, 2023 vs May 14th, 2021 - May 20th, 2021

Between Fri May 14th, 2021 and Thu May 20th, 2021, the total volume of sales was $3.62B. When the week of Sunday May 14th, 2023 to Saturday May 20th, 2023 is compared to the week of Friday May 14th, 2021 to Thursday May 20th, 2021, the total volume of sales has decreased by 37.01%.

124.94%
Increase

May 14th, 2023 - May 20th, 2023 vs May 14th, 2020 - May 20th, 2020

Between Thu May 14th, 2020 and Wed May 20th, 2020, the total volume of sales was $1.01B. When the week of Sunday May 14th, 2023 to Saturday May 20th, 2023 is compared to the week of Thursday May 14th, 2020 to Wednesday May 20th, 2020, the total volume of sales has increased by 124.94%.

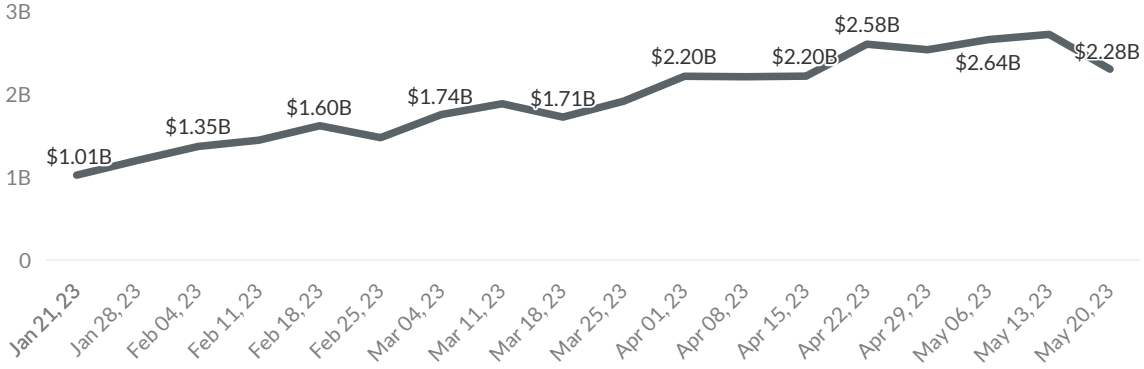


Overview

The bar graph to the left provides an overview of the last 7 days of the week broken down by each individual week day leading up to Saturday May 20th, 2023. Between Sunday May 14th, 2023 and Saturday May 20th, 2023, we have seen a total sales volume of $2.28B for all new properties that have been listed.

Analysis

The line graph to the right, outlines and details the changes in week-to-week (on a weekly interval) trends for the total cost of all sold properties over the last 4 months as of Saturday May 20th, 2023.



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