

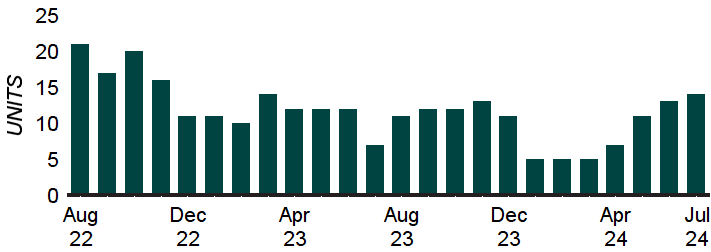
JULY 2024 MARKET REPORT

Union Vale
Single Family

	July 2024	CHANGE FROM June 2024	CHANGE FROM July 2023
MEDIAN SALE PRICE	\$482,000	▼ -27.50%	▼ -16.20%
AVERAGE SALE PRICE	\$454,333	▼ -26.70%	▼ -38.90%
UNITS SOLD	3	0.00%	▼ -57.10%
AVERAGE DAYS ON MARKET	47	▲ 113.60%	▲ 176.50%
% OF SALES PRICE	100.66	▼ -4.20%	▲ 1.40%
UNITS FOR SALE	14	▲ 7.70%	▲ 100.00%
MONTHS OF INVENTORY	4.70	▲ 9.30%	▲ 370.00%

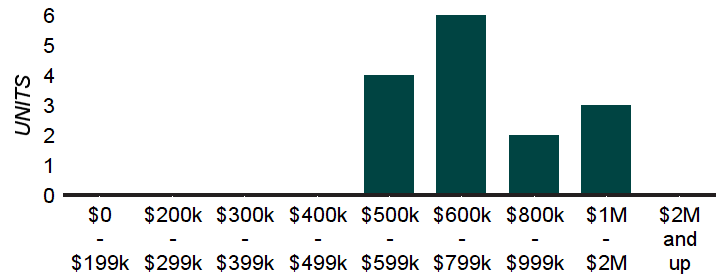
HOMES FOR SALE

Number of homes listed for sale, end of month



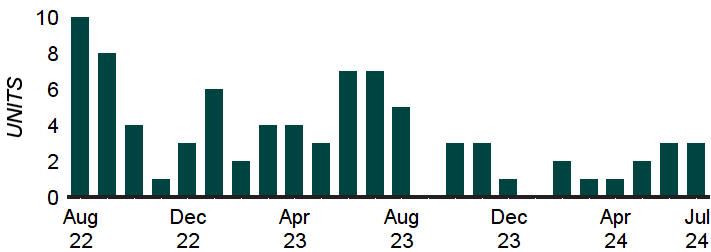
HOMES FOR SALE BY PRICE RANGE

Number of homes listed for sale at the end of month



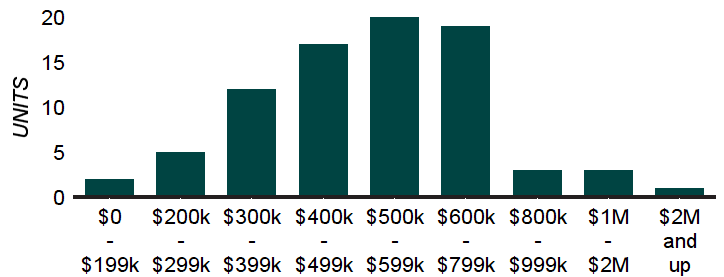
HOMES SOLD

Number of homes sold



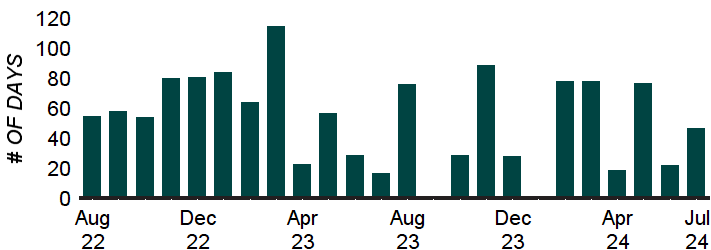
HOMES SOLD BY PRICE RANGE

Number of homes sold in the previous two years



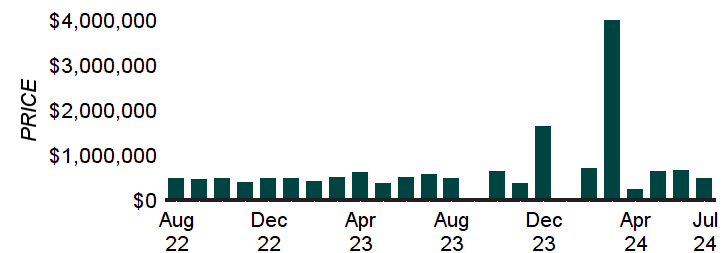
DAYS ON MARKET - SOLD

Average days on market for all homes sold



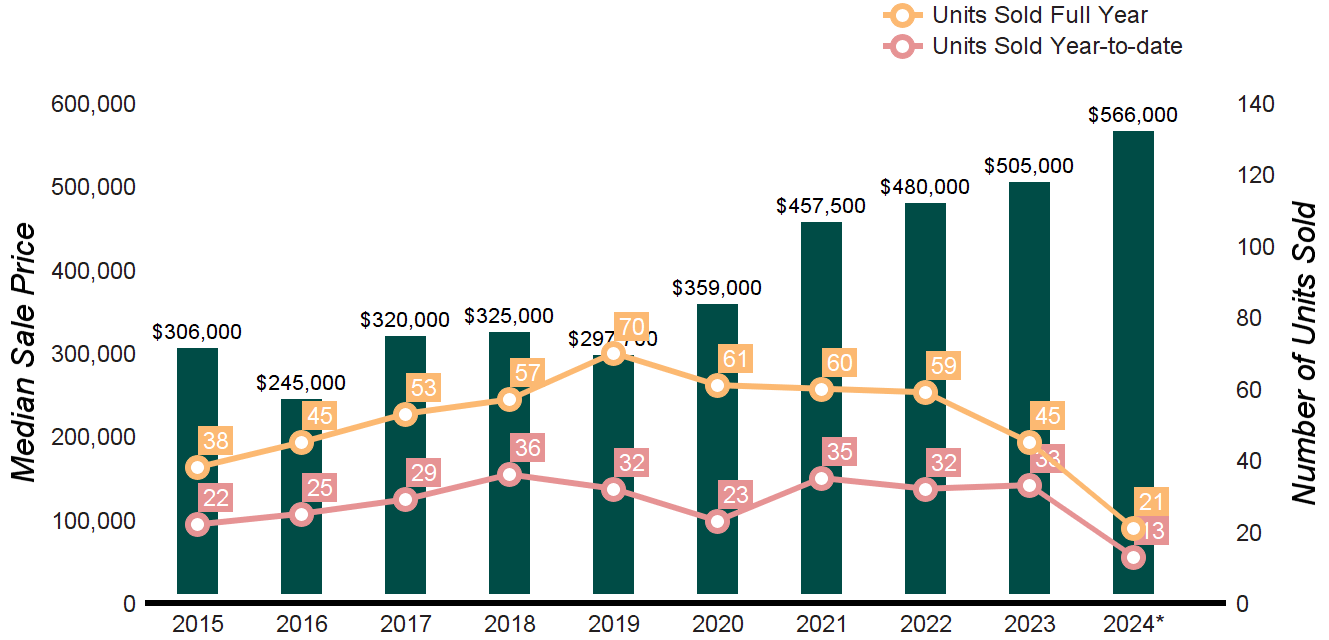
MEDIAN SALE PRICE

Price of the "middle" homes sold -an equal number of sales were above AND below this price



TEN-YEAR MARKET HISTORY

Union Vale
Single Family



	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024*
UNITS SOLD	38	45	53	57	70	61	60	59	45	21
	▲ 6%	▲ 18%	▲ 18%	▲ 8%	▲ 23%	▼ 13%	▼ 2%	▼ 2%	▼ 24%	▼ 53%
MEDIAN SOLD PRICE	\$306,000	\$245,000	\$320,000	\$325,000	\$297,700	\$359,000	\$457,500	\$480,000	\$505,000	\$566,000
	▲ 4%	▼ 20%	▲ 31%	▲ 2%	▼ 8%	▲ 21%	▲ 27%	▲ 5%	▲ 5%	▲ 12%

Data source: Onekey MLS, Single Family Homes. Information believed to be accurate but not warranted.
Copyright ©2024 Houlihan Lawrence. All rights reserved.
*2024 year-to-date Homes and Median Price are through 7/31/2024
For 2024, Homes on Full-Year Line Graph are annualized based on actual sales year-to-date