

Association Executive Report

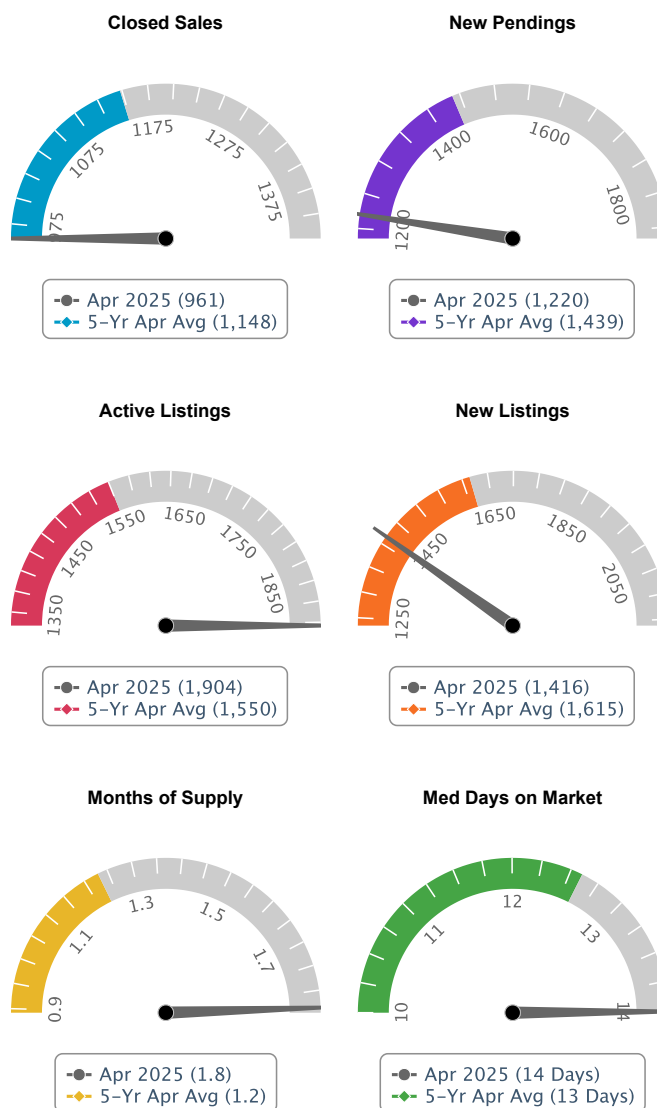
# April 2025

## NEXUS Association of REALTORS

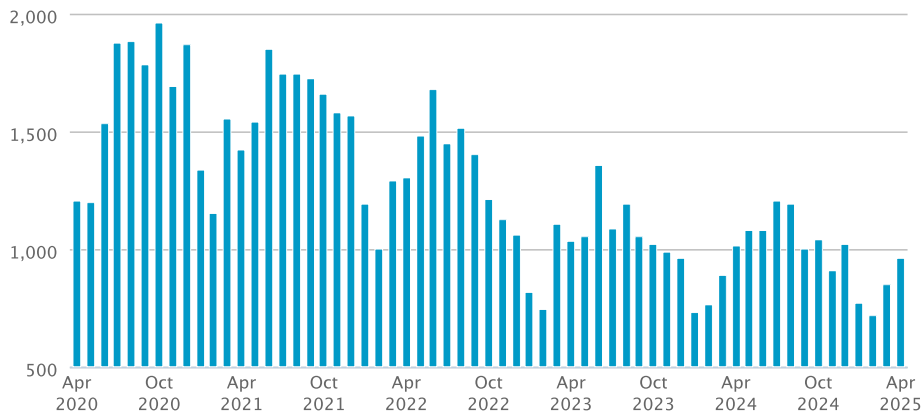
Statistic	Apr	YoY	MoM
Total Sold Dollar Volume	472,720,746	+ 0.9%	+ 15.3%
Closed Sales	961	- 5.1%	+ 12.8%
Median Sold Price	\$395,500	+ 8.4%	+ 2.1%
Average Sold Price	\$497,841	+ 6.5%	+ 3%
Median Days on Market	14 days	+ 7.7%	- 22.2%
Average Days on Market	32 days	+ 14.3%	- 11.1%
Median Price per Sq Foot	\$244	+ 9.9%	+ 4.7%
Average Price per Sq Foot	\$272	+ 9.2%	+ 1.1%

In the NEXUS Association of REALTORS area, the median sold price for residential properties for April was \$395,500, representing an increase of 2.1% compared to last month and an increase of 8.4% from Apr 2024. The average days on market for units sold in April was 32 days, 4% above the 5-year April average of 31 days. There was a 1.2% month over month decrease in new contract activity with 1,220 New Pending; an 8.1% MoM increase in All Pending (new contracts + contracts carried over from March) to 1,877; and a 14.1% increase in supply to 1,904 active units.

This activity resulted in a Contract Ratio of 0.99 pendencies per active listing, down from 1.04 in March and a decrease from 1.26 in April 2024. The Contract Ratio is 37% lower than the 5-year April average of 1.57. 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.

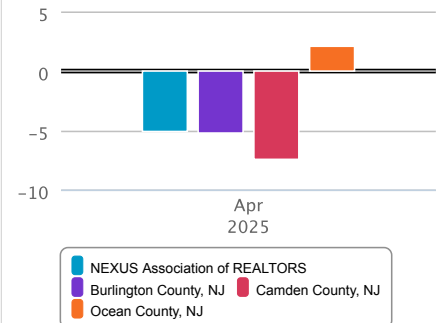


## Closed Sales

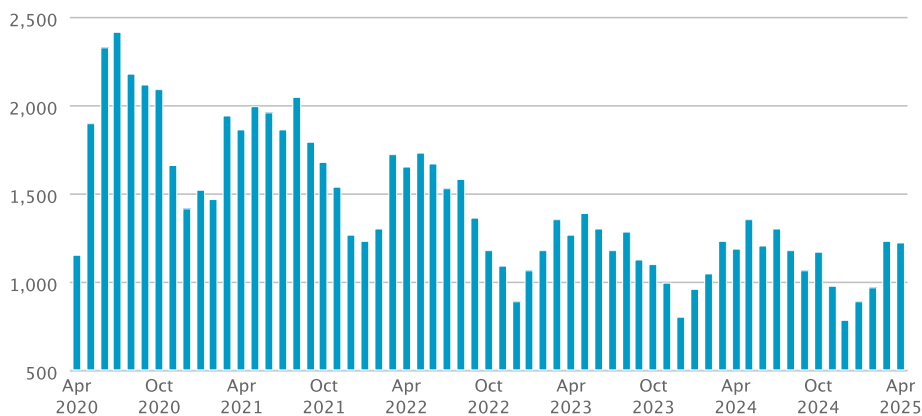


### Apr 2025 vs. Apr 2024

YoY % Change

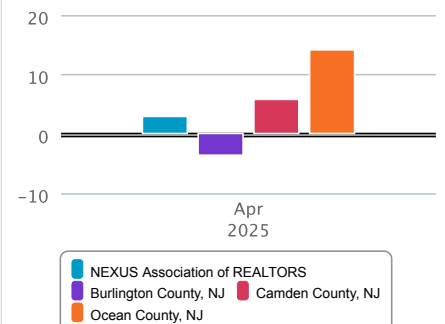


## New Pendings

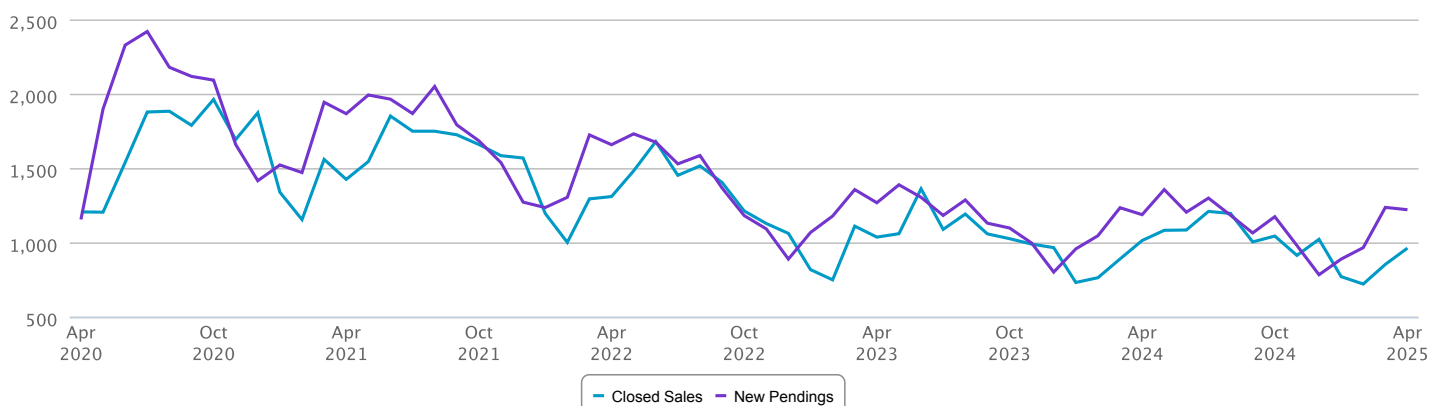


### Apr 2025 vs. Apr 2024

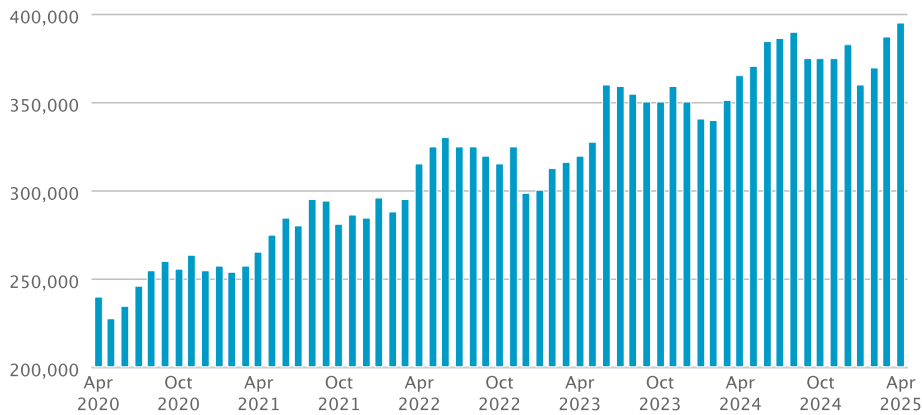
YoY % Change



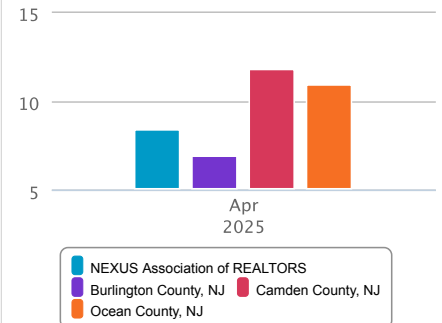
## Closed Sales vs. New Pendings



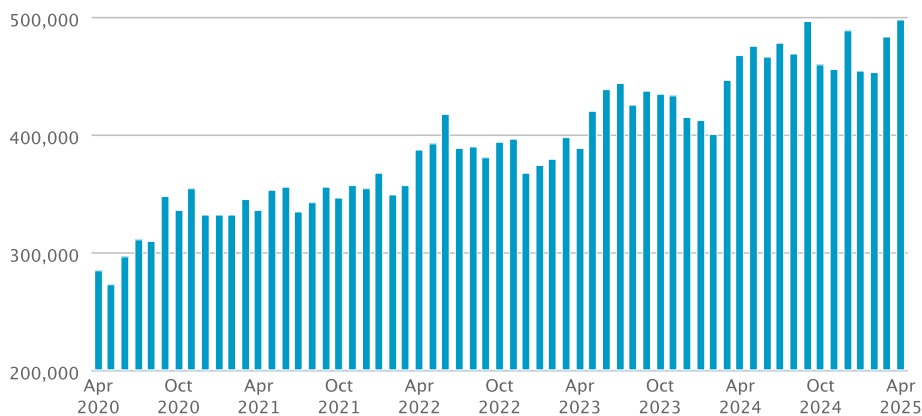
## Median Sale Price



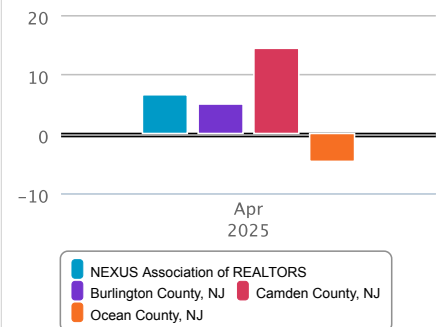
### Apr 2025 vs. Apr 2024 YoY % Change



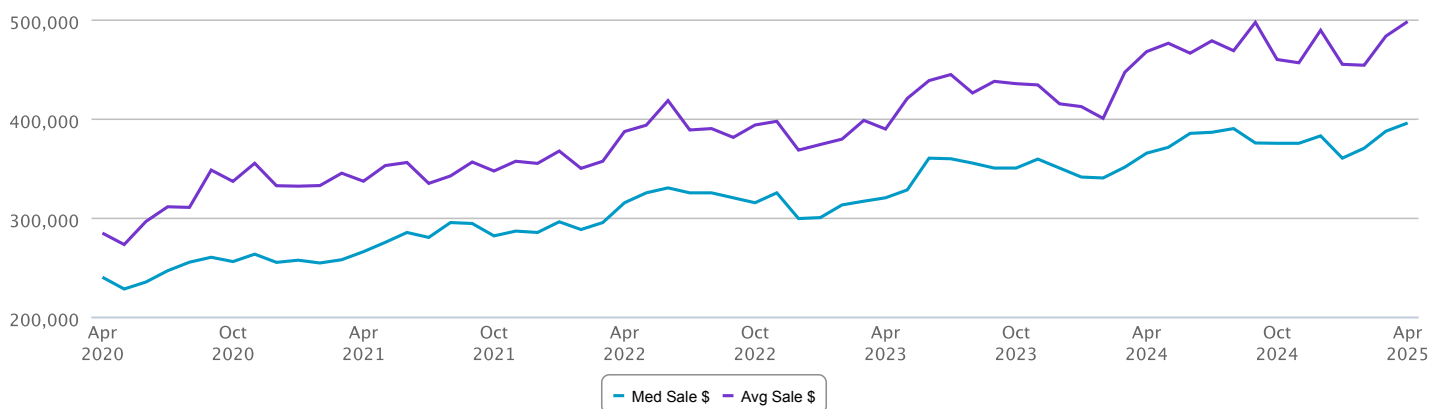
## Average Sale Price



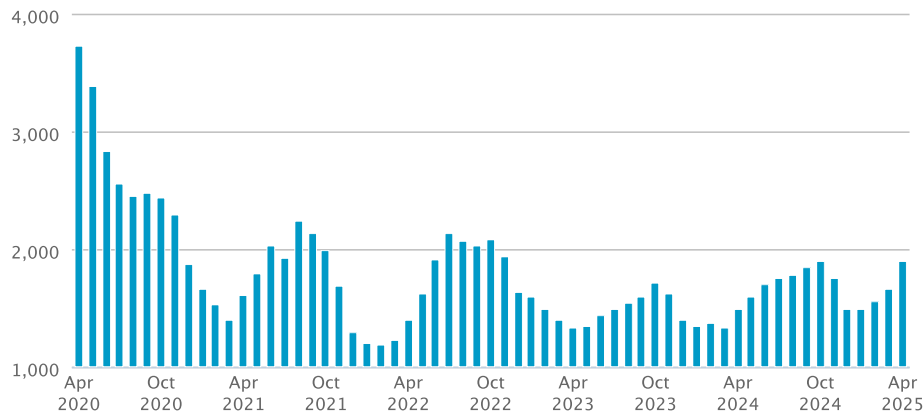
### Apr 2025 vs. Apr 2024 YoY % Change



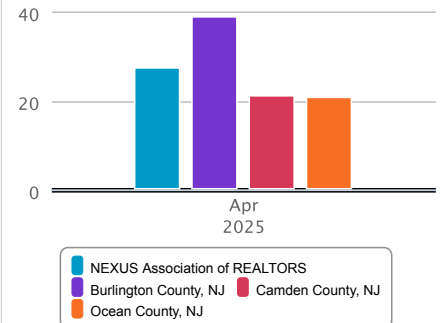
## Median vs. Average Sale Price



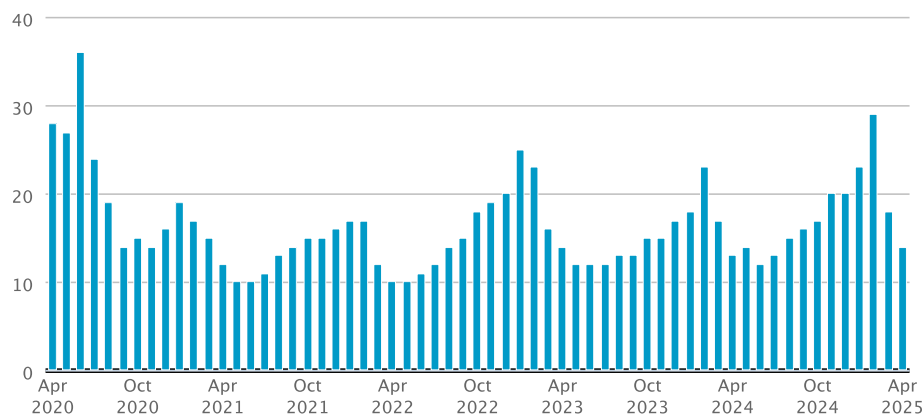
## Active Listings



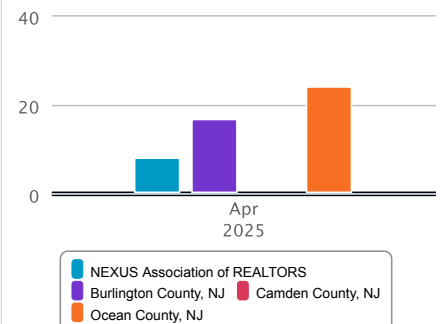
### Apr 2025 vs. Apr 2024 YoY % Change



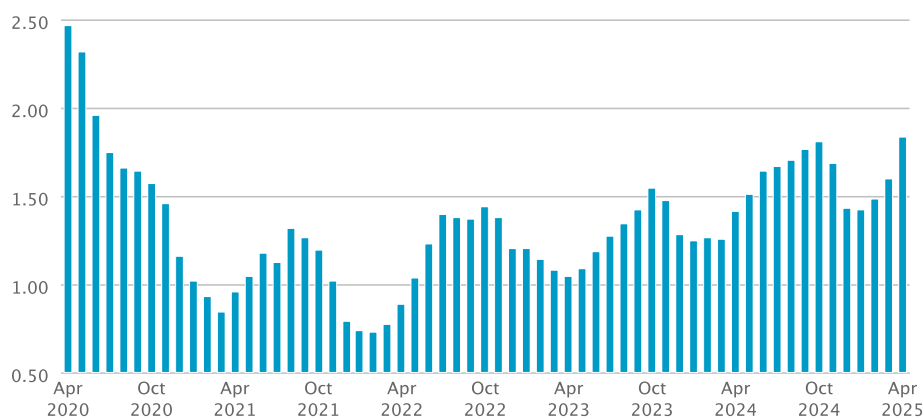
## Median Days on Market



### Apr 2025 vs. Apr 2024 YoY % Change



## Months of Supply



### Apr 2025 vs. Apr 2024 YoY % Change

