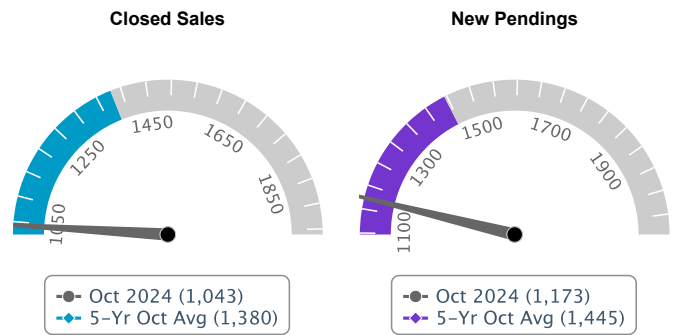


Association Executive Report

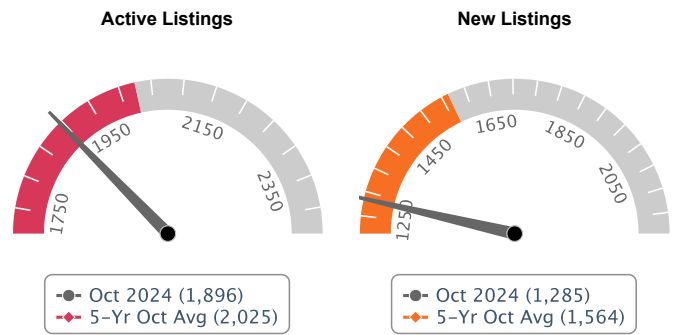
# October 2024

## NEXUS Association of REALTORS

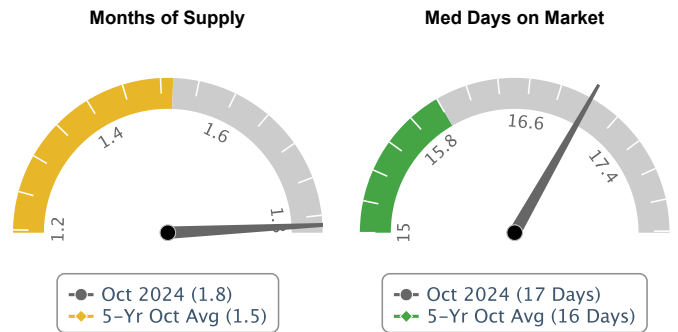
Statistic	Oct	YoY	MoM
<b>Total Sold Dollar Volume</b>	476,318,631	+ 7.6%	- 4.6%
<b>Closed Sales</b>	1,043	+ 1.8%	+ 4%
<b>Median Sold Price</b>	\$375,000	+ 7.1%	- 0.1%
<b>Average Sold Price</b>	\$459,565	+ 5.6%	- 7.5%
<b>Median Days on Market</b>	17 days	+13.3%	+6.3%
<b>Average Days on Market</b>	28 days	+ 3.7%	- 3.5%
<b>Median Price per Sq Foot</b>	\$229	+ 5.5%	+0.9%
<b>Average Price per Sq Foot</b>	\$256	+ 6.7%	- 1.5%



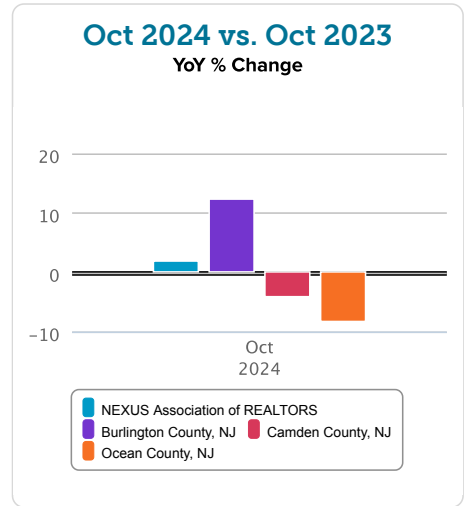
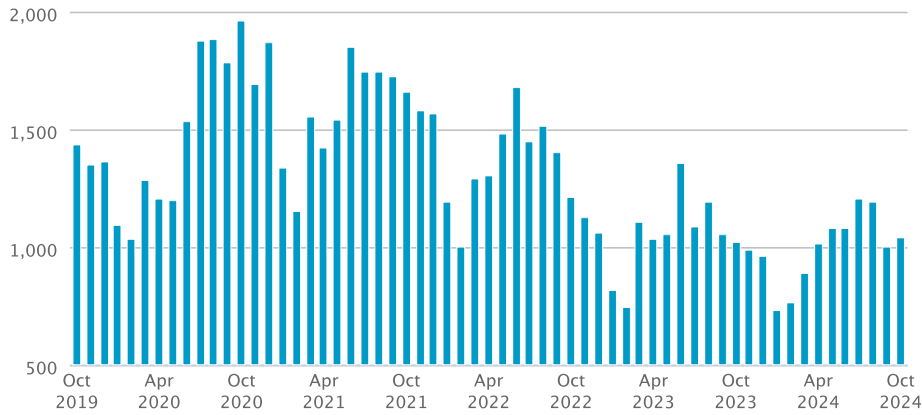
In the NEXUS Association of REALTORS area, the median sold price for residential properties for October was \$375,000, representing a decrease of 0.1% compared to last month and an increase of 7.1% from Oct 2023. The average days on market for units sold in October was 28 days, 5% below the 5-year October average of 30 days. There was a 10.2% month over month increase in new contract activity with 1,173 New Pendings; a 0.9% MoM increase in All Pendings (new contracts + contracts carried over from September) to 1,725; and a 2.7% increase in supply to 1,896 active units.



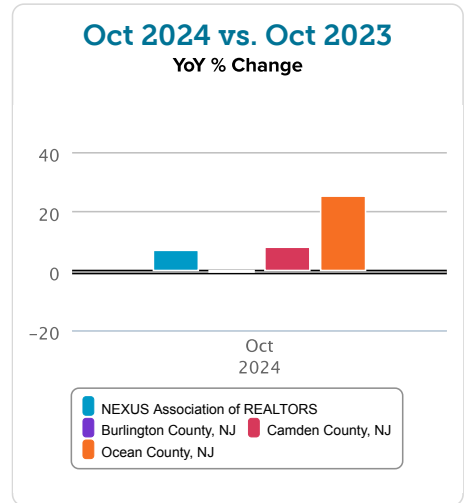
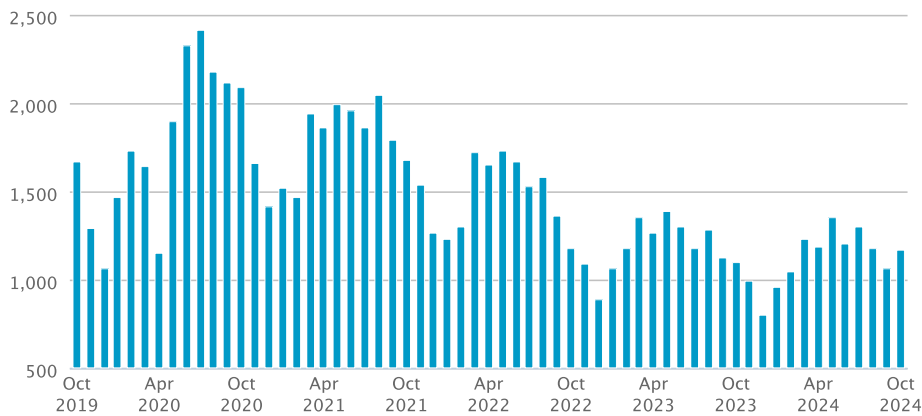
This activity resulted in a Contract Ratio of 0.91 pendencies per active listing, down from 0.93 in September and a decrease from 1.01 in October 2023. The Contract Ratio is 23% lower than the 5-year October average of 1.18. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



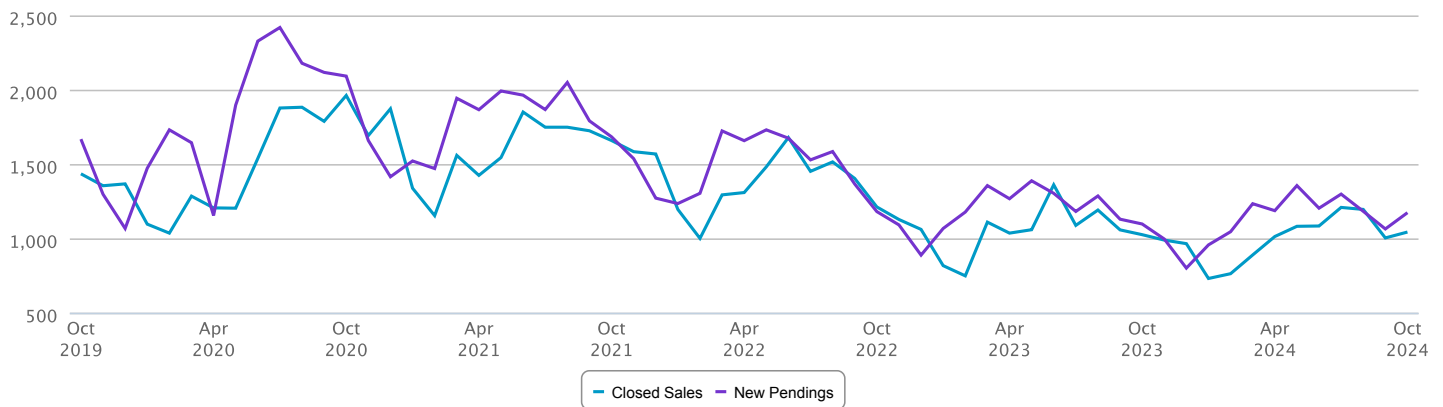
## Closed Sales



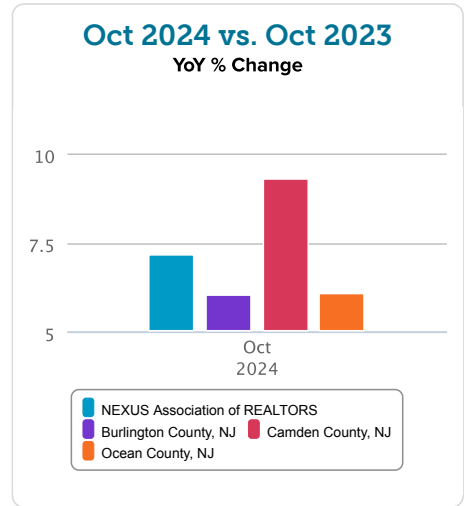
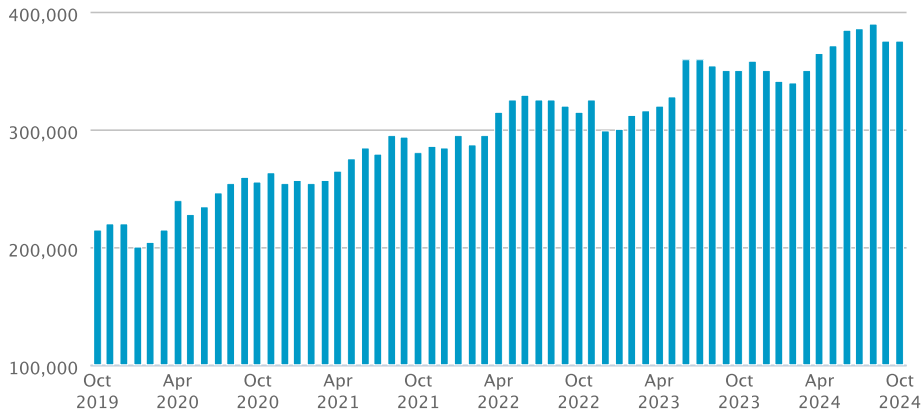
## New Pendings



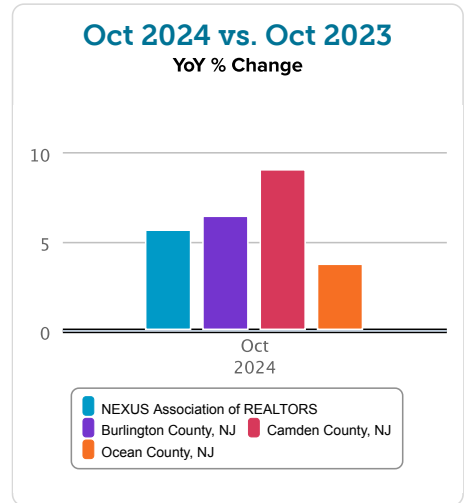
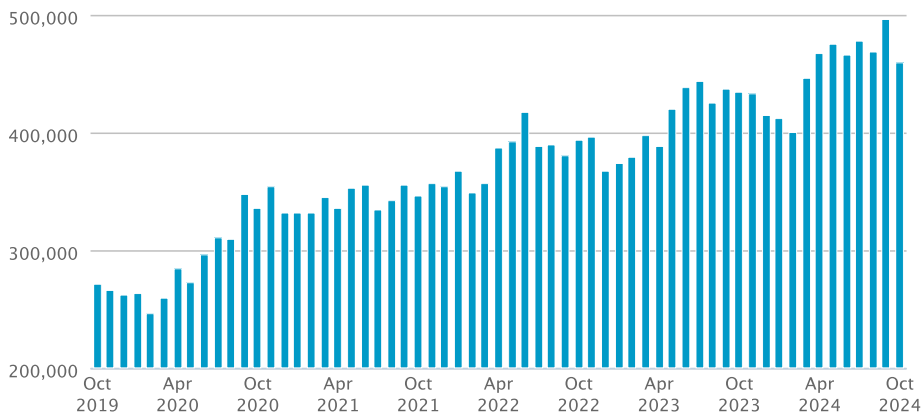
## Closed Sales vs. New Pendings



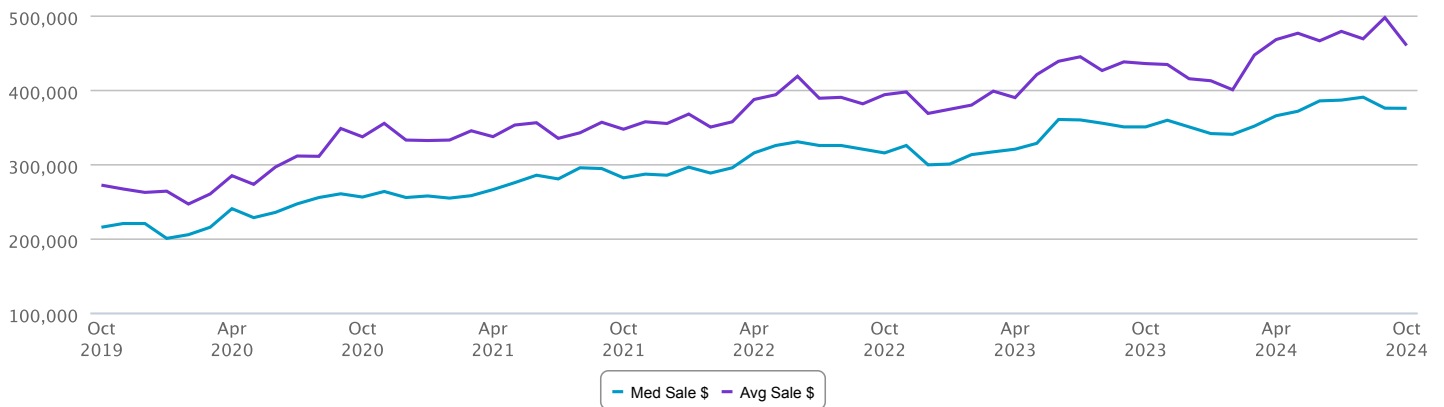
## Median Sale Price



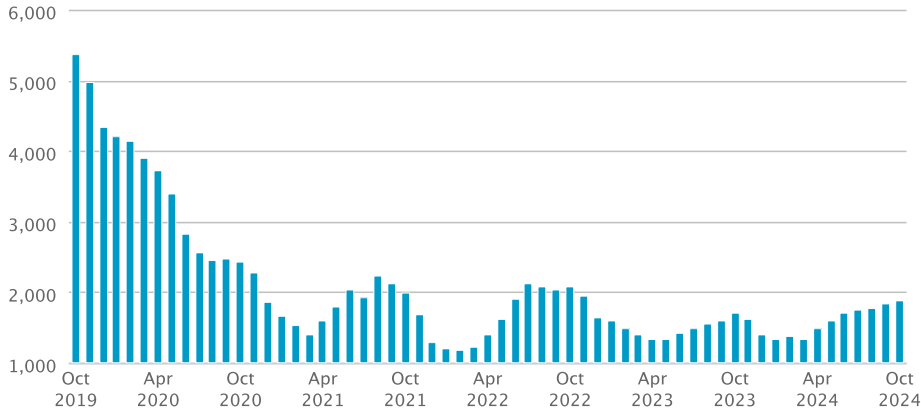
## Average Sale Price



## Median vs. Average Sale Price

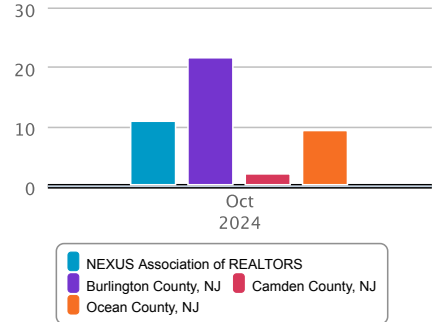


## Active Listings

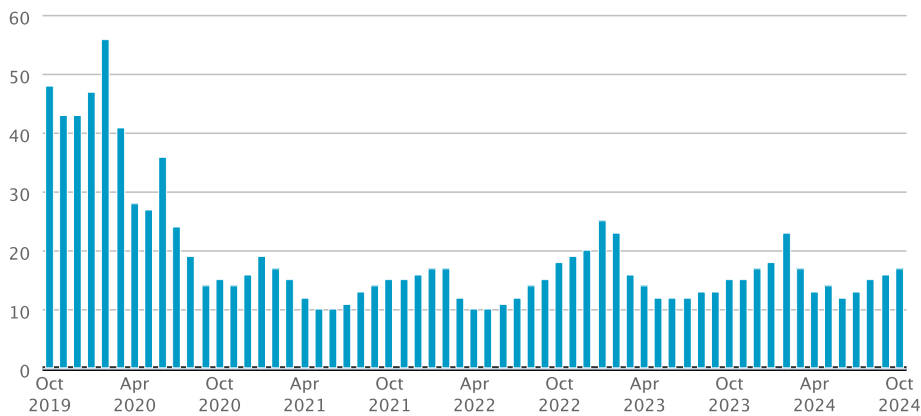


### Oct 2024 vs. Oct 2023

YoY % Change

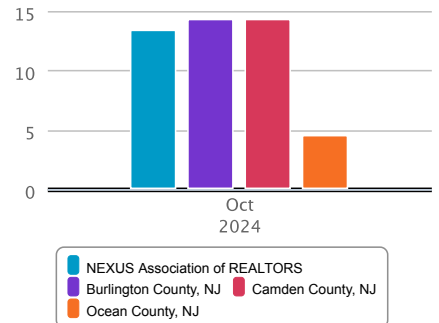


## Median Days on Market

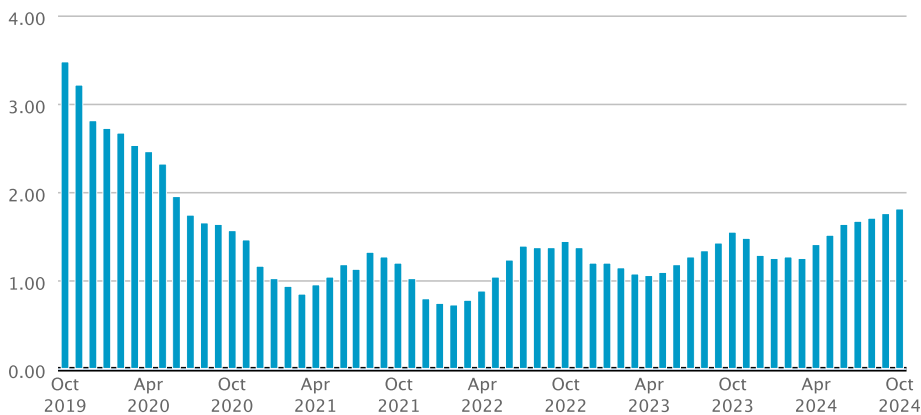


### Oct 2024 vs. Oct 2023

YoY % Change



## Months of Supply



### Oct 2024 vs. Oct 2023

YoY % Change

