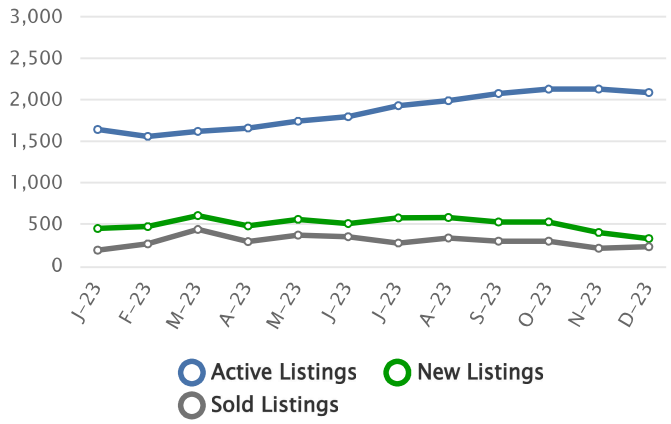
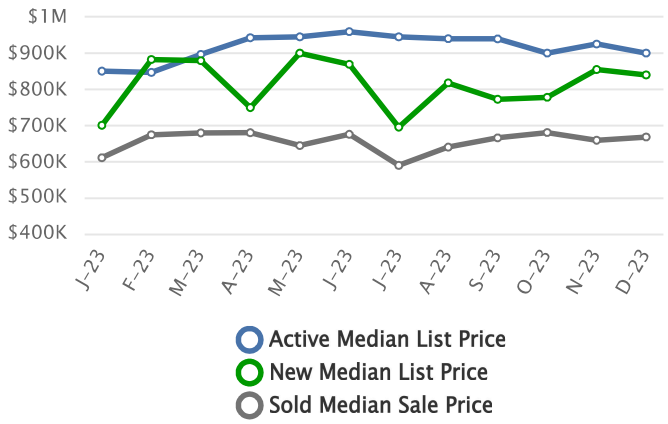
Market Summary

Walton Residential, December 2023

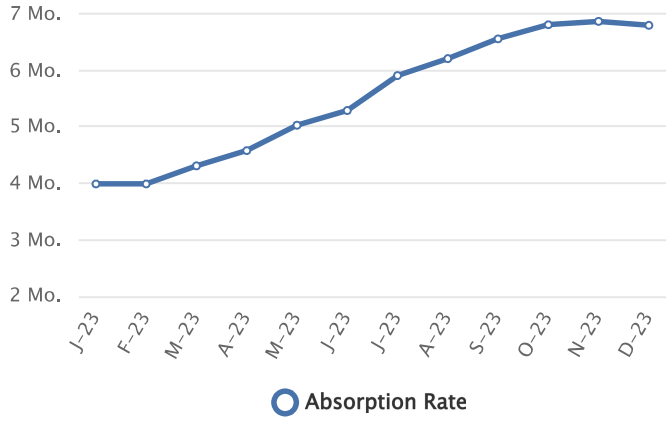
Number of Listings



Listing Prices



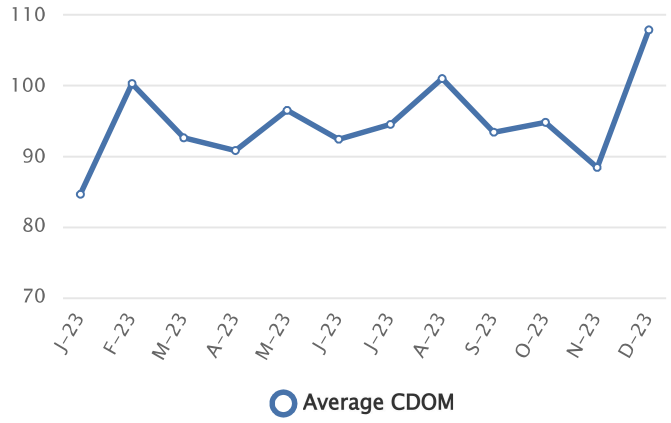
Absorption Rate, in Months



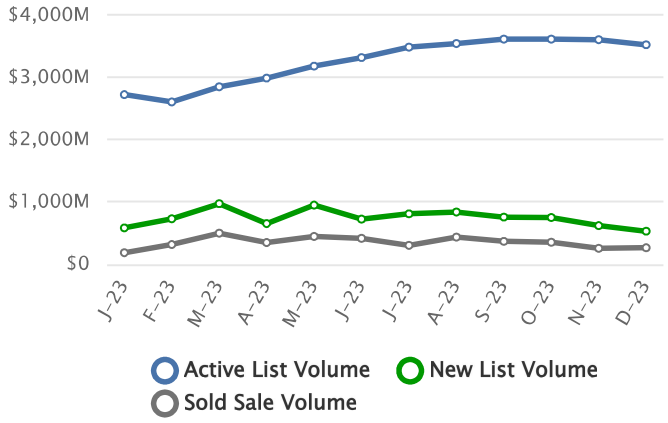
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Dec-23	Dec-22	% Chg	2023 YTD	2022 YTD	% Chg
Absorption Rate	6.8	3.92	73.47	5.53	2.72	103.31
Average List Price	$1,685,219	$1,654,694	1.84	$1,516,412	$1,442,337	5.14
Median List Price	$900,000	$871,000	3.33	$825,000	$759,000	8.70
Average Sale Price	$1,137,691	$913,877	24.49	$1,167,965	$1,124,044	3.91
Median Sale Price	$667,500	$576,163	15.85	$655,000	$640,000	2.34
Average CDOM	107	83	28.92	94	45	108.89
Median CDOM	53	51	3.92	53	15	253.33

Sold Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	0	3	-100.0	30	42	-28.6
100,000-149,999	0	2	-100.0	30	51	-41.2
150,000-199,999	3	3	0.0	64	119	-46.2
200,000-249,999	12	20	-40.0	133	183	-27.3
250,000-299,999	8	14	-42.9	183	255	-28.2
300,000-349,999	8	16	-50.0	165	203	-18.7
350,000-399,999	28	15	86.7	309	251	23.1
400,000-449,999	18	21	-14.3	204	302	-32.5
450,000-499,999	13	30	-56.7	204	353	-42.2
500,000-549,999	8	21	-61.9	169	255	-33.7
550,000-599,999	12	13	-7.7	161	272	-40.8
600,000-649,999	7	16	-56.2	141	224	-37.1
650,000-699,999	7	8	-12.5	112	175	-36.0
700,000-749,999	4	8	-50.0	101	146	-30.8
750,000-799,999	7	7	0.0	102	140	-27.1
800,000-849,999	5	5	0.0	86	114	-24.6
850,000-899,999	5	4	25.0	84	117	-28.2
900,000-949,999	5	8	-37.5	70	123	-43.1
950,000-999,999	8	5	60.0	77	101	-23.8
1,000,000-1,099,999	5	9	-44.4	90	127	-29.1

Pending Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	0	2	-100.0	25	41	-39.0
100,000-149,999	2	2	0.0	27	45	-40.0
150,000-199,999	3	7	-57.1	66	117	-43.6
200,000-249,999	6	6	0.0	129	135	-4.4
250,000-299,999	10	12	-16.7	178	234	-23.9
300,000-349,999	15	9	66.7	140	136	2.9
350,000-399,999	12	12	0.0	314	201	56.2
400,000-449,999	10	12	-16.7	204	227	-10.1
450,000-499,999	12	22	-45.5	207	317	-34.7
500,000-549,999	9	10	-10.0	177	216	-18.1
550,000-599,999	7	9	-22.2	166	248	-33.1
600,000-649,999	5	5	0.0	122	229	-46.7
650,000-699,999	10	5	100.0	132	196	-32.7
700,000-749,999	6	6	0.0	89	112	-20.5
750,000-799,999	1	6	-83.3	95	128	-25.8
800,000-849,999	6	3	100.0	83	86	-3.5
850,000-899,999	7	9	-22.2	99	116	-14.7
900,000-949,999	2	7	-71.4	48	92	-47.8
950,000-999,999	4	7	-42.9	92	110	-16.4
1,000,000-1,099,999	2	2	0.0	74	95	-22.1

Sold Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
1,100,000-1,199,999	8	5	60.0	91	126	-27.8
1,200,000-1,299,999	2	5	-60.0	85	132	-35.6
1,300,000-1,399,999	1	11	-90.9	69	109	-36.7
1,400,000-1,499,999	3	9	-66.7	64	75	-14.7
1,500,000-1,599,999	3	2	50.0	54	78	-30.8
1,600,000-1,699,999	7	6	16.7	78	66	18.2
1,700,000-1,799,999	5	4	25.0	56	59	-5.1
1,800,000-1,899,999	9	6	50.0	52	50	4.0
1,900,000-1,999,999	3	0	N/A	46	44	4.5
2,000,000-2,249,999	6	6	0.0	85	100	-15.0
2,250,000-2,499,999	5	8	-37.5	53	75	-29.3
2,500,000-2,749,999	1	1	0.0	40	67	-40.3
2,750,000-2,999,999	1	4	-75.0	45	62	-27.4
3,000,000-3,249,999	3	0	N/A	40	58	-31.0
3,250,000-3,499,999	2	2	0.0	23	37	-37.8
3,500,000-3,749,999	0	2	-100.0	21	36	-41.7
3,750,000-3,999,999	4	1	300.0	25	33	-24.2
4,000,000-4,249,999	1	0	N/A	18	21	-14.3
4,250,000-4,499,999	1	1	0.0	18	24	-25.0
4,500,000-4,749,999	1	1	0.0	16	18	-11.1
4,750,000-4,999,999	0	1	-100.0	13	12	8.3
5,000,000+	7	2	250.0	116	116	0.0
Totals	236	305	-22.6	3623	4951	-26.8

Pending Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
1,100,000-1,199,999	4	9	-55.6	95	123	-22.8
1,200,000-1,299,999	3	5	-40.0	86	120	-28.3
1,300,000-1,399,999	4	4	0.0	70	108	-35.2
1,400,000-1,499,999	5	5	0.0	75	70	7.1
1,500,000-1,599,999	4	4	0.0	45	74	-39.2
1,600,000-1,699,999	2	1	100.0	68	67	1.5
1,700,000-1,799,999	2	1	100.0	52	64	-18.7
1,800,000-1,899,999	2	2	0.0	45	54	-16.7
1,900,000-1,999,999	3	3	0.0	49	52	-5.8
2,000,000-2,249,999	3	7	-57.1	57	100	-43.0
2,250,000-2,499,999	1	5	-80.0	77	89	-13.5
2,500,000-2,749,999	4	2	100.0	39	54	-27.8
2,750,000-2,999,999	4	0	N/A	53	74	-28.4
3,000,000-3,249,999	0	2	-100.0	27	47	-42.6
3,250,000-3,499,999	1	1	0.0	37	39	-5.1
3,500,000-3,749,999	2	0	N/A	15	36	-58.3
3,750,000-3,999,999	2	2	0.0	32	29	10.3
4,000,000-4,249,999	0	1	-100.0	9	16	-43.7
4,250,000-4,499,999	0	0	0.0	19	18	5.6
4,500,000-4,749,999	1	0	N/A	13	16	-18.7
4,750,000-4,999,999	2	1	100.0	20	21	-4.8
5,000,000+	3	2	50.0	114	128	-10.9
Totals	181	210	-13.8	3564	4480	-20.4

Active Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	0	2	-100.0	33	47	-29.8
100,000-149,999	14	6	133.3	53	69	-23.2
150,000-199,999	31	35	-11.4	126	175	-28.0
200,000-249,999	49	35	40.0	214	191	12.0
250,000-299,999	69	65	6.2	314	332	-5.4
300,000-349,999	80	37	116.2	250	197	26.9
350,000-399,999	127	90	41.1	511	319	60.2
400,000-449,999	74	93	-20.4	347	358	-3.1
450,000-499,999	95	109	-12.8	368	472	-22.0
500,000-549,999	67	78	-14.1	329	342	-3.8
550,000-599,999	98	68	44.1	337	379	-11.1
600,000-649,999	66	57	15.8	256	343	-25.4
650,000-699,999	77	63	22.2	290	323	-10.2
700,000-749,999	45	38	18.4	176	185	-4.9
750,000-799,999	63	41	53.7	219	198	10.6
800,000-849,999	33	24	37.5	146	130	12.3
850,000-899,999	56	46	21.7	206	194	6.2
900,000-949,999	27	21	28.6	111	136	-18.4
950,000-999,999	51	37	37.8	196	183	7.1
1,000,000-1,099,999	44	48	-8.3	169	174	-2.9
1,100,000-1,199,999	59	55	7.3	227	228	-0.4
1,200,000-1,299,999	64	37	73.0	203	202	0.5
1,300,000-1,399,999	58	37	56.8	172	181	-5.0
1,400,000-1,499,999	51	37	37.8	174	144	20.8
1,500,000-1,599,999	60	39	53.8	150	136	10.3
1,600,000-1,699,999	36	43	-16.3	162	143	13.3
1,700,000-1,799,999	36	29	24.1	128	125	2.4
1,800,000-1,899,999	50	22	127.3	134	107	25.2
1,900,000-1,999,999	31	35	-11.4	136	119	14.3
2,000,000-2,249,999	39	45	-13.3	154	171	-9.9

New Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	0	1	-100.0	31	40	-22.5
100,000-149,999	5	0	N/A	47	60	-21.7
150,000-199,999	4	12	-66.7	97	153	-36.6
200,000-249,999	11	6	83.3	180	171	5.3
250,000-299,999	14	14	0.0	249	283	-12.0
300,000-349,999	8	5	60.0	217	162	34.0
350,000-399,999	12	16	-25.0	422	290	45.5
400,000-449,999	23	15	53.3	258	328	-21.3
450,000-499,999	14	19	-26.3	265	415	-36.1
500,000-549,999	12	12	0.0	253	308	-17.9
550,000-599,999	14	13	7.7	274	327	-16.2
600,000-649,999	11	14	-21.4	202	302	-33.1
650,000-699,999	14	8	75.0	227	289	-21.5
700,000-749,999	9	8	12.5	145	166	-12.7
750,000-799,999	10	8	25.0	181	178	1.7
800,000-849,999	9	6	50.0	123	116	6.0
850,000-899,999	11	10	10.0	164	165	-0.6
900,000-949,999	3	7	-57.1	90	116	-22.4
950,000-999,999	11	9	22.2	160	160	0.0
1,000,000-1,099,999	4	7	-42.9	124	159	-22.0
1,100,000-1,199,999	15	7	114.3	179	204	-12.3
1,200,000-1,299,999	8	6	33.3	174	187	-7.0
1,300,000-1,399,999	9	3	200.0	137	169	-18.9
1,400,000-1,499,999	5	6	-16.7	139	130	6.9
1,500,000-1,599,999	10	6	66.7	116	123	-5.7
1,600,000-1,699,999	2	2	0.0	122	128	-4.7
1,700,000-1,799,999	4	10	-60.0	98	116	-15.5
1,800,000-1,899,999	4	4	0.0	112	100	12.0
1,900,000-1,999,999	7	4	75.0	104	102	2.0
2,000,000-2,249,999	8	9	-11.1	107	158	-32.3

Active Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
2,250,000-2,499,999	54	50	8.0	205	180	13.9
2,500,000-2,749,999	29	22	31.8	113	101	11.9
2,750,000-2,999,999	49	31	58.1	154	142	8.5
3,000,000-3,249,999	17	12	41.7	76	69	10.1
3,250,000-3,499,999	29	21	38.1	96	80	20.0
3,500,000-3,749,999	28	10	180.0	66	64	3.1
3,750,000-3,999,999	27	19	42.1	99	82	20.7
4,000,000-4,249,999	11	8	37.5	29	27	7.4
4,250,000-4,499,999	21	13	61.5	65	38	71.1
4,500,000-4,749,999	12	11	9.1	38	37	2.7
4,750,000-4,999,999	24	22	9.1	68	60	13.3
5,000,000+	140	110	27.3	419	354	18.4
Totals	2091	1701	22.9	7719	7537	2.4

New Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
2,250,000-2,499,999	9	12	-25.0	156	157	-0.6
2,500,000-2,749,999	6	3	100.0	89	93	-4.3
2,750,000-2,999,999	9	6	50.0	120	128	-6.2
3,000,000-3,249,999	2	1	100.0	66	59	11.9
3,250,000-3,499,999	3	4	-25.0	77	70	10.0
3,500,000-3,749,999	4	0	N/A	56	57	-1.8
3,750,000-3,999,999	4	9	-55.6	78	76	2.6
4,000,000-4,249,999	3	0	N/A	24	21	14.3
4,250,000-4,499,999	2	2	0.0	51	34	50.0
4,500,000-4,749,999	2	2	0.0	26	33	-21.2
4,750,000-4,999,999	0	3	-100.0	47	49	-4.1
5,000,000+	19	14	35.7	307	306	0.3
Totals	334	303	10.2	6094	6688	-8.9

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