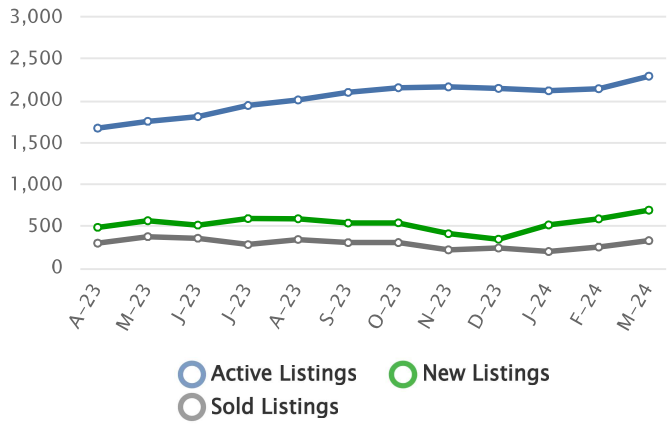
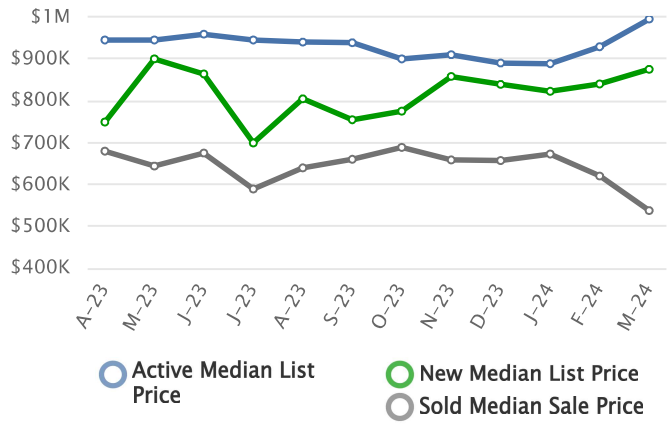
Market Summary

Walton Residential, March 2024

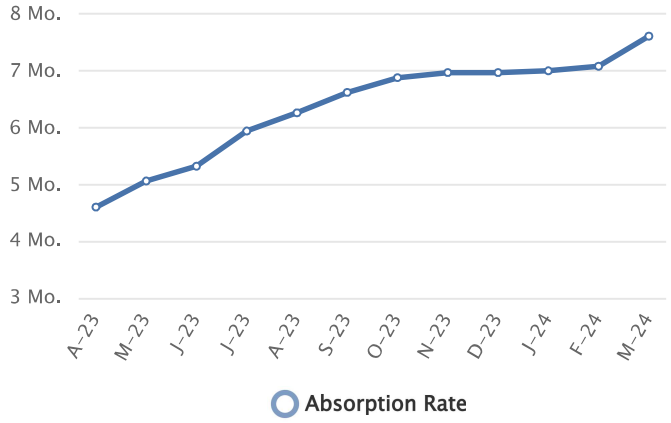
Number of Listings



Listing Prices



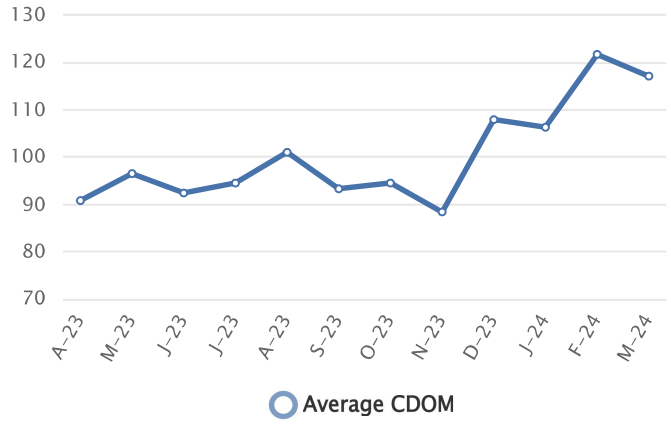
Absorption Rate, in Months



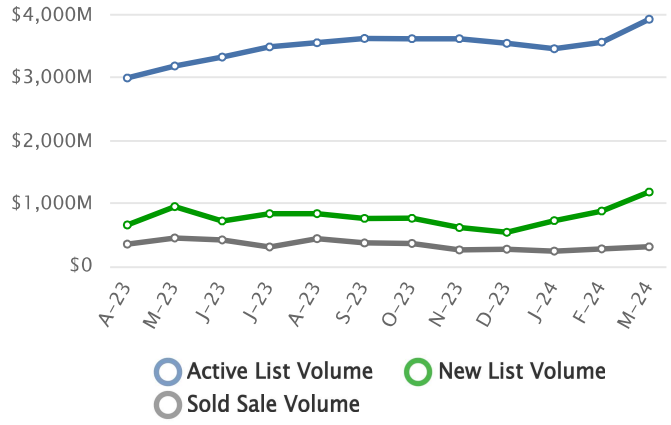
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Mar-24	Mar-23	% Chg	2024 YTD	2023 YTD	% Chg
Absorption Rate	7.61	4.33	75.75	7.23	4.11	75.91
Average List Price	$1,715,533	$1,749,493	-1.94	$1,605,682	$1,588,845	1.06
Median List Price	$995,000	$895,000	11.17	$875,000	$849,917	2.95
Average Sale Price	$942,908	$1,130,335	-16.58	$1,062,198	$1,111,977	-4.48
Median Sale Price	$537,500	$678,888	-20.83	$590,000	$666,960	-11.54
Average CDOM	117	92	27.17	115	93	23.66
Median CDOM	64	49	30.61	80	62	29.03

Sold Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	1	3	-66.7	1	8	-87.5
100,000-149,999	2	3	-33.3	10	10	0.0
150,000-199,999	13	7	85.7	23	18	27.8
200,000-249,999	9	17	-47.1	26	29	-10.3
250,000-299,999	17	21	-19.0	41	48	-14.6
300,000-349,999	27	17	58.8	53	39	35.9
350,000-399,999	33	34	-2.9	65	62	4.8
400,000-449,999	29	20	45.0	52	44	18.2
450,000-499,999	20	33	-39.4	43	69	-37.7
500,000-549,999	13	26	-50.0	44	56	-21.4
550,000-599,999	16	14	14.3	34	28	21.4
600,000-649,999	5	16	-68.7	18	33	-45.5
650,000-699,999	6	17	-64.7	21	33	-36.4
700,000-749,999	11	12	-8.3	22	25	-12.0
750,000-799,999	11	14	-21.4	22	29	-24.1
800,000-849,999	10	12	-16.7	26	24	8.3
850,000-899,999	7	12	-41.7	14	29	-51.7
900,000-949,999	7	8	-12.5	17	20	-15.0
950,000-999,999	8	11	-27.3	16	17	-5.9
1,000,000-1,099,999	2	16	-87.5	13	23	-43.5

Pending Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	2	2	0.0	3	8	-62.5
100,000-149,999	4	2	100.0	13	6	116.7
150,000-199,999	6	9	-33.3	25	20	25.0
200,000-249,999	12	10	20.0	23	31	-25.8
250,000-299,999	17	25	-32.0	43	57	-24.6
300,000-349,999	27	9	200.0	68	23	195.7
350,000-399,999	33	24	37.5	89	74	20.3
400,000-449,999	26	21	23.8	65	57	14.0
450,000-499,999	15	18	-16.7	60	70	-14.3
500,000-549,999	17	15	13.3	53	64	-17.2
550,000-599,999	16	20	-20.0	49	52	-5.8
600,000-649,999	6	15	-60.0	19	40	-52.5
650,000-699,999	15	17	-11.8	31	47	-34.0
700,000-749,999	13	10	30.0	28	24	16.7
750,000-799,999	6	10	-40.0	26	31	-16.1
800,000-849,999	11	9	22.2	21	24	-12.5
850,000-899,999	7	10	-30.0	22	27	-18.5
900,000-949,999	3	8	-62.5	10	18	-44.4
950,000-999,999	5	14	-64.3	25	27	-7.4
1,000,000-1,099,999	11	7	57.1	21	25	-16.0

Sold Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,100,000-1,199,999	7	11	-36.4	18	23	-21.7
1,200,000-1,299,999	9	9	0.0	23	19	21.1
1,300,000-1,399,999	6	17	-64.7	15	25	-40.0
1,400,000-1,499,999	7	5	40.0	15	17	-11.8
1,500,000-1,599,999	5	6	-16.7	10	19	-47.4
1,600,000-1,699,999	4	9	-55.6	10	15	-33.3
1,700,000-1,799,999	2	3	-33.3	8	10	-20.0
1,800,000-1,899,999	6	4	50.0	12	11	9.1
1,900,000-1,999,999	2	7	-71.4	5	10	-50.0
2,000,000-2,249,999	6	14	-57.1	16	23	-30.4
2,250,000-2,499,999	4	10	-60.0	11	17	-35.3
2,500,000-2,749,999	2	6	-66.7	13	9	44.4
2,750,000-2,999,999	5	5	0.0	9	8	12.5
3,000,000-3,249,999	3	4	-25.0	5	10	-50.0
3,250,000-3,499,999	1	3	-66.7	3	6	-50.0
3,500,000-3,749,999	1	0	N/A	4	1	300.0
3,750,000-3,999,999	2	0	N/A	7	3	133.3
4,000,000-4,249,999	0	1	-100.0	3	2	50.0
4,250,000-4,499,999	2	2	0.0	3	4	-25.0
4,500,000-4,749,999	0	1	-100.0	1	3	-66.7
4,750,000-4,999,999	1	1	0.0	3	1	200.0
5,000,000+	6	13	-53.8	22	28	-21.4
Totals	328	444	-26.1	777	908	-14.4

Pending Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,100,000-1,199,999	9	9	0.0	20	29	-31.0
1,200,000-1,299,999	11	9	22.2	30	19	57.9
1,300,000-1,399,999	4	11	-63.6	21	26	-19.2
1,400,000-1,499,999	4	5	-20.0	12	22	-45.5
1,500,000-1,599,999	6	2	200.0	18	13	38.5
1,600,000-1,699,999	5	8	-37.5	13	19	-31.6
1,700,000-1,799,999	9	6	50.0	22	16	37.5
1,800,000-1,899,999	6	5	20.0	13	10	30.0
1,900,000-1,999,999	4	8	-50.0	10	15	-33.3
2,000,000-2,249,999	5	4	25.0	12	18	-33.3
2,250,000-2,499,999	6	9	-33.3	16	32	-50.0
2,500,000-2,749,999	4	7	-42.9	12	10	20.0
2,750,000-2,999,999	5	9	-44.4	13	19	-31.6
3,000,000-3,249,999	2	3	-33.3	4	5	-20.0
3,250,000-3,499,999	5	4	25.0	8	10	-20.0
3,500,000-3,749,999	2	1	100.0	5	1	400.0
3,750,000-3,999,999	4	4	0.0	9	8	12.5
4,000,000-4,249,999	0	0	0.0	2	2	0.0
4,250,000-4,499,999	4	2	100.0	8	4	100.0
4,500,000-4,749,999	1	1	0.0	1	4	-75.0
4,750,000-4,999,999	1	3	-66.7	2	4	-50.0
5,000,000+	9	8	12.5	22	27	-18.5
Totals	358	373	-4.0	967	1038	-6.8

Active Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	2	1	100.0	5	10	-50.0
100,000-149,999	8	7	14.3	28	17	64.7
150,000-199,999	29	22	31.8	56	48	16.7
200,000-249,999	47	29	62.1	82	69	18.8
250,000-299,999	66	74	-10.8	126	144	-12.5
300,000-349,999	71	48	47.9	141	84	67.9
350,000-399,999	132	84	57.1	235	176	33.5
400,000-449,999	90	77	16.9	170	151	12.6
450,000-499,999	93	74	25.7	182	163	11.7
500,000-549,999	74	78	-5.1	146	154	-5.2
550,000-599,999	100	61	63.9	180	127	41.7
600,000-649,999	81	45	80.0	118	96	22.9
650,000-699,999	80	70	14.3	134	136	-1.5
700,000-749,999	47	43	9.3	89	71	25.4
750,000-799,999	58	47	23.4	110	87	26.4
800,000-849,999	41	23	78.3	74	58	27.6
850,000-899,999	61	47	29.8	108	89	21.3
900,000-949,999	28	23	21.7	49	43	14.0
950,000-999,999	55	36	52.8	92	74	24.3
1,000,000-1,099,999	63	41	53.7	97	76	27.6
1,100,000-1,199,999	93	38	144.7	127	84	51.2
1,200,000-1,299,999	82	40	105.0	127	82	54.9
1,300,000-1,399,999	60	36	66.7	104	76	36.8
1,400,000-1,499,999	48	36	33.3	73	76	-3.9
1,500,000-1,599,999	49	26	88.5	79	54	46.3
1,600,000-1,699,999	52	48	8.3	83	79	5.1
1,700,000-1,799,999	58	37	56.8	89	61	45.9
1,800,000-1,899,999	41	23	78.3	65	43	51.2
1,900,000-1,999,999	37	26	42.3	58	55	5.5
2,000,000-2,249,999	51	28	82.1	72	69	4.3

New Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	3	1	200.0	5	8	-37.5
100,000-149,999	3	5	-40.0	11	11	0.0
150,000-199,999	7	5	40.0	22	19	15.8
200,000-249,999	16	12	33.3	36	36	0.0
250,000-299,999	21	30	-30.0	58	79	-26.6
300,000-349,999	14	17	-17.6	60	48	25.0
350,000-399,999	47	32	46.9	119	91	30.8
400,000-449,999	27	22	22.7	85	61	39.3
450,000-499,999	37	24	54.2	89	60	48.3
500,000-549,999	25	24	4.2	66	78	-15.4
550,000-599,999	32	28	14.3	81	64	26.6
600,000-649,999	21	18	16.7	55	42	31.0
650,000-699,999	20	28	-28.6	71	72	-1.4
700,000-749,999	21	16	31.3	41	40	2.5
750,000-799,999	22	20	10.0	54	49	10.2
800,000-849,999	17	16	6.3	41	35	17.1
850,000-899,999	19	16	18.8	47	46	2.2
900,000-949,999	12	8	50.0	24	22	9.1
950,000-999,999	21	18	16.7	42	38	10.5
1,000,000-1,099,999	23	12	91.7	53	31	71.0
1,100,000-1,199,999	19	16	18.8	65	37	75.7
1,200,000-1,299,999	19	24	-20.8	65	52	25.0
1,300,000-1,399,999	14	15	-6.7	45	42	7.1
1,400,000-1,499,999	15	15	0.0	33	40	-17.5
1,500,000-1,599,999	13	8	62.5	28	21	33.3
1,600,000-1,699,999	17	11	54.5	45	39	15.4
1,700,000-1,799,999	19	15	26.7	48	30	60.0
1,800,000-1,899,999	8	3	166.7	24	20	20.0
1,900,000-1,999,999	10	16	-37.5	25	23	8.7
2,000,000-2,249,999	13	7	85.7	35	21	66.7

Active Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
2,250,000-2,499,999	69	42	64.3	94	95	-1.1
2,500,000-2,749,999	34	26	30.8	50	48	4.2
2,750,000-2,999,999	51	31	64.5	85	66	28.8
3,000,000-3,249,999	21	20	5.0	29	31	-6.5
3,250,000-3,499,999	35	29	20.7	50	47	6.4
3,500,000-3,749,999	29	10	190.0	46	19	142.1
3,750,000-3,999,999	41	25	64.0	59	38	55.3
4,000,000-4,249,999	7	6	16.7	10	8	25.0
4,250,000-4,499,999	20	17	17.6	41	32	28.1
4,500,000-4,749,999	11	8	37.5	14	14	0.0
4,750,000-4,999,999	23	23	0.0	34	32	6.3
5,000,000+	155	126	23.0	237	195	21.5
Totals	2293	1631	40.6	3848	3177	21.1

New Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
2,250,000-2,499,999	11	19	-42.1	36	46	-21.7
2,500,000-2,749,999	10	13	-23.1	22	25	-12.0
2,750,000-2,999,999	23	16	43.8	42	32	31.3
3,000,000-3,249,999	4	10	-60.0	10	21	-52.4
3,250,000-3,499,999	9	10	-10.0	22	27	-18.5
3,500,000-3,749,999	3	6	-50.0	16	9	77.8
3,750,000-3,999,999	7	10	-30.0	30	17	76.5
4,000,000-4,249,999	0	0	0.0	3	3	0.0
4,250,000-4,499,999	7	5	40.0	16	16	0.0
4,500,000-4,749,999	3	1	200.0	6	4	50.0
4,750,000-4,999,999	5	3	66.7	16	11	45.5
5,000,000+	55	36	52.8	104	83	25.3
Totals	692	611	13.3	1796	1549	15.9

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