



COMPASS

# Downtown Market Insights

MARCH 2023

**-45%**

DECREASE IN SALES  
COMPARED TO  
MARCH 2022

**-18.2%**

DECREASE IN  
AVERAGE DOM  
COMPARED TO  
MARCH 2022

**-4.8%**

DECREASE IN  
AVERAGE PRICE  
COMPARED TO  
MARCH 2022

**-1.7%**

DECREASE IN  
MEDIAN PRICE  
COMPARED TO  
MARCH 2022

|                |                    | MAR 2023  | MAR 2022    | %Δ     |
|----------------|--------------------|-----------|-------------|--------|
| Overall        | AVERAGE DOM        | 36        | 44          | -18%   |
|                | % OF ASKING PRICE  | 99%       | 99%         |        |
|                | AVERAGE SOLD PRICE | \$820,750 | \$861,774   | -4.8%  |
|                | # OF SALES         | 34        | 62          | -45.2% |
|                | # OF CONTRACTS     | 54        | 87          | -37.9% |
|                | NEW LISTINGS       | 79        | 135         | -41%   |
| Houses         | AVERAGE DOM        | 66        | 40          | 65%    |
|                | % OF ASKING PRICE  | 82%       | 95%         |        |
|                | AVERAGE SOLD PRICE | \$700,000 | \$1,412,333 | -50%   |
|                | # OF SALES         | 1         | 3           | -66.7% |
|                | # OF CONTRACTS     | 2         | 4           | -50%   |
|                | NEW LISTINGS       | 3         | 11          | -73%   |
| Condo/Co-op/TH | AVERAGE DOM        | 35        | 44          | -20%   |
|                | % OF ASKING PRICE  | 99%       | 99%         |        |
|                | AVERAGE SOLD PRICE | \$824,409 | \$833,780   | -1%    |
|                | # OF SALES         | 33        | 59          | -44.1% |
|                | # OF CONTRACTS     | 52        | 83          | -37%   |
|                | NEW LISTINGS       | 76        | 124         | -39%   |

\* DOM, PPSF, and Δ are abbreviations for Days On Market, Price Per Square Foot, and Percentage Change, respectively. Source(s): HudsonMLS, Mar. 2022 - Mar. 2023