



COMPASS

# Downtown Market Insights

APRIL 2023

**-54%**

DECREASE IN SALES  
COMPARED TO  
APRIL 2022

**+48.1%**

INCREASE IN  
AVERAGE DOM  
COMPARED TO  
APRIL 2022

**-3.5%**

DECREASE IN  
AVERAGE PRICE  
COMPARED TO  
APRIL 2022

**+6.7%**

INCREASE IN  
MEDIAN PRICE  
COMPARED TO  
APRIL 2022

		APR 2023	APR 2022	%Δ
Overall	AVERAGE DOM	40	27	48%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$837,636	\$868,287	-3.5%
	# OF SALES	33	72	-54.2%
	# OF CONTRACTS	46	79	-41.8%
	NEW LISTINGS	74	146	-49%
Houses	AVERAGE DOM	8	30	-73%
	% OF ASKING PRICE	96%	102%	
	AVERAGE SOLD PRICE	\$1,100,000	\$1,445,521	-24%
	# OF SALES	1	8	-87.5%
	# OF CONTRACTS	3	7	-57%
	NEW LISTINGS	8	8	0%
Condo/Co-op/TH	AVERAGE DOM	41	27	52%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$829,438	\$796,133	4%
	# OF SALES	32	64	-50.0%
	# OF CONTRACTS	43	72	-40%
	NEW LISTINGS	66	138	-52%

\* DOM, PPSF, and Δ are abbreviations for Days On Market, Price Per Square Foot, and Percentage Change, respectively.

Source(s): HudsonMLS, Apr. 2022 - Apr. 2023