



COMPASS

Downtown Market Insights

JULY 2023

-52%

DECREASE IN SALES
COMPARED TO
JULY 2022

+59.1%

INCREASE IN
AVERAGE DOM
COMPARED TO
JULY 2022

-22.1%

DECREASE IN
AVERAGE PRICE
COMPARED TO
JULY 2022

-11.7%

DECREASE IN
MEDIAN PRICE
COMPARED TO
JULY 2022

		JUL 2023	JUL 2022	%Δ
Overall	AVERAGE DOM	35	22	59%
	% OF ASKING PRICE	101%	100%	
	AVERAGE SOLD PRICE	\$779,312	\$1,000,188	-22.1%
	# OF SALES	33	69	-52.2%
	# OF CONTRACTS	62	44	40.9%
	NEW LISTINGS	91	108	-16%
Houses	AVERAGE DOM	99	11	800%
	% OF ASKING PRICE	98%	103%	
	AVERAGE SOLD PRICE	\$805,000	\$1,679,000	-52%
	# OF SALES	1	5	-80.0%
	# OF CONTRACTS	4	4	0%
	NEW LISTINGS	4	7	-43%
Condo/Co-op/TH	AVERAGE DOM	33	23	43%
	% OF ASKING PRICE	101%	100%	
	AVERAGE SOLD PRICE	\$778,509	\$947,156	-18%
	# OF SALES	32	64	-50.0%
	# OF CONTRACTS	58	40	45%
	NEW LISTINGS	87	101	-14%

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

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