



COMPASS

Downtown  
Market Insights  
FEBRUARY 2023

**-47%**

DECREASE IN SALES  
COMPARED TO  
FEBRUARY 2022

**+7.9%**

INCREASE IN  
AVERAGE DOM  
COMPARED TO  
FEBRUARY 2022

**-1.5%**

DECREASE IN  
AVERAGE PRICE  
COMPARED TO  
FEBRUARY 2022

**+4.7%**

INCREASE IN  
MEDIAN PRICE  
COMPARED TO  
FEBRUARY 2022

		FEB 2023	FEB 2022	%Δ
Overall	AVERAGE DOM	41	38	8%
	% OF ASKING PRICE	98%	98%	
	AVERAGE SOLD PRICE	\$923,500	\$937,154	-1.5%
	# OF SALES	20	38	-47.4%
	# OF CONTRACTS	38	67	-43.3%
	NEW LISTINGS	64	78	-18%
Houses	AVERAGE DOM	117	29	303%
	% OF ASKING PRICE	97%	92%	
	AVERAGE SOLD PRICE	\$2,137,500	\$1,284,967	66%
	# OF SALES	2	3	-33.3%
	# OF CONTRACTS	3	5	-40%
	NEW LISTINGS	3	3	0%
Condo/Co-op/TH	AVERAGE DOM	32	39	-18%
	% OF ASKING PRICE	98%	99%	
	AVERAGE SOLD PRICE	\$788,611	\$907,341	-13%
	# OF SALES	18	35	-48.6%
	# OF CONTRACTS	35	62	-44%
	NEW LISTINGS	61	75	-19%

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

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