



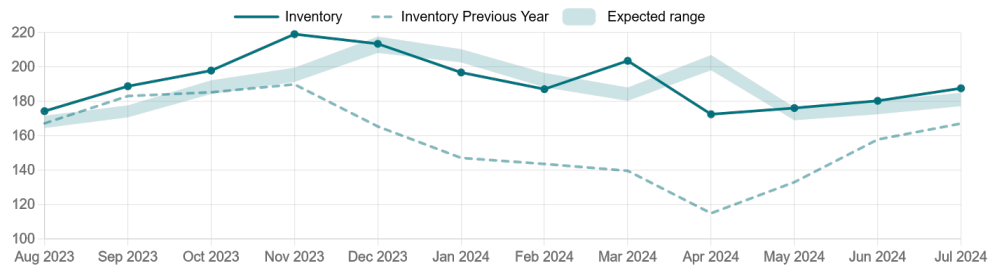
Monthly Market Report

Monthly totals, trends, and year-over-year comparisons
 Monthly Market Report for LaPorte as of July 2024.

Supply

Inventory

Average daily inventory



Last update: Aug. 7, 2024, 4 a.m. **Source:** IAR MLS Data Warehouse **Data notes:** A listing counts in inventory if its status is active, not pending or sold. Inventory fluctuates constantly, so we calculate the monthly measure as the inventory at the start of each day average across the entire month.

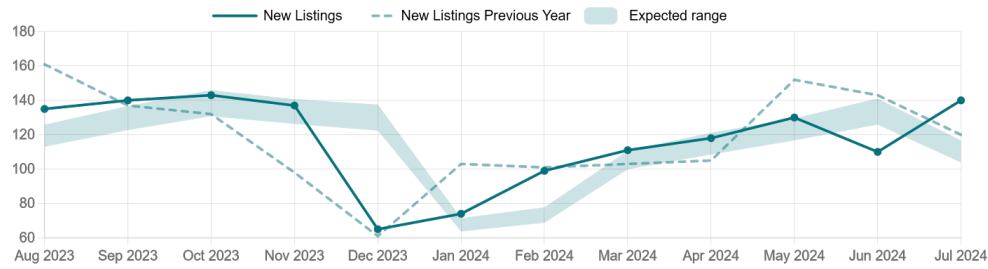
July 2024
188
 Expected range of 177-185 based on previous month

Month-over-month
+4%
 Typical change ranges from -2% to +3% this month

Year-over-year
+12%

New Listings

Monthly total by listing date



Last update: Aug. 7, 2024, 4 a.m. **Source:** IAR MLS Data Warehouse **Data notes:** Listings may be posted to an MLS system after their listing date. Historically, 92% of listings are posted within three days and 99% within seven days.

July 2024
140
 Expected range of 104-117 based on previous month

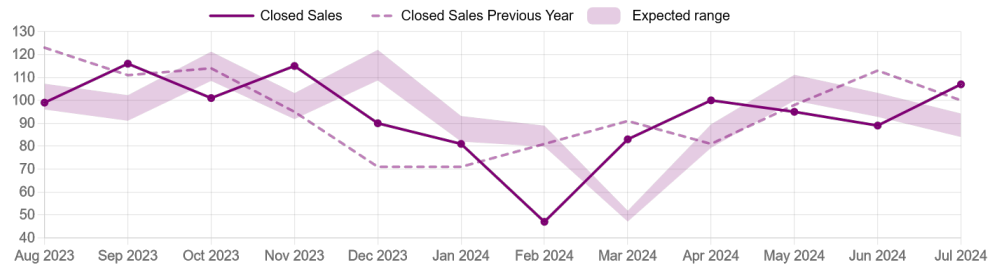
Month-over-month
+27%
 Typical change ranges from -6% to +6% this month

Year-over-year
+17%

Sales

Closed Sales

Monthly total of closed sales



Last update: Aug. 7, 2024, 4 a.m. **Source:** IAR MLS Data Warehouse **Data notes:** Sales may be posted to an MLS system after their closing date. Historically, 79% of listings are posted within three days and 96% within seven days.

July 2024

107

Expected range of 84-94 based on previous month

Month-over-month

+20%

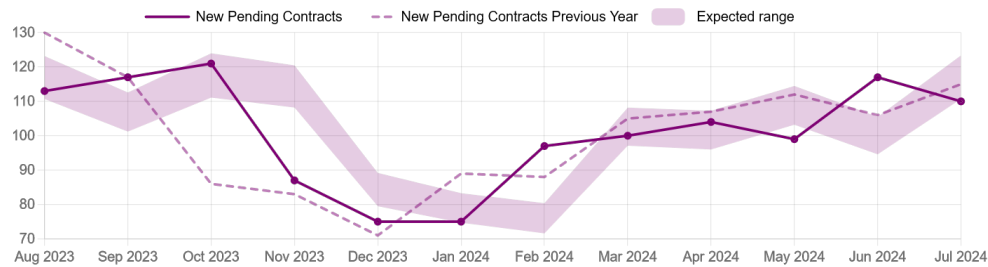
Typical change ranges from -6% to +6% this month

Year-over-year

+7%

New Pending Contracts

Monthly total of newly pended properties



Last update: Aug. 7, 2024, 4 a.m. **Source:** IAR MLS Data Warehouse **Data notes:** While not all pending contracts result in a closed sale, they are a very strong predictor of sales trends five weeks in the future. Pending contracts may be posted to an MLS system after their pending date. Historically, 81% of listings are posted within three days and 92% within seven days.

July 2024

110

Expected range of 111-123 based on previous month

Month-over-month

-6%

Typical change ranges from -5% to +6% this month

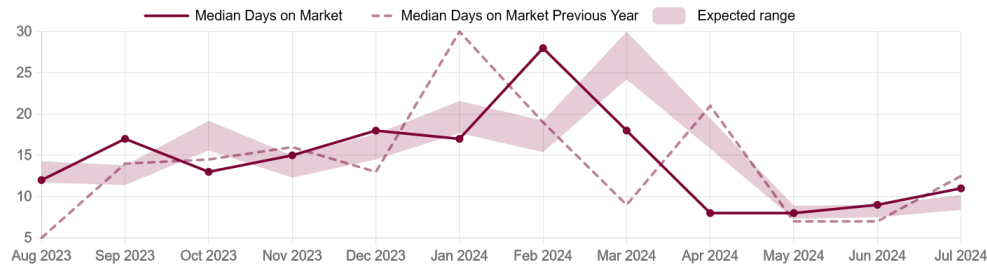
Year-over-year

-4%

Market Momentum

Median Days on Market

Days from listing to pending



Last update: Aug. 7, 2024, 4 a.m. **Source:** IAR MLS Data Warehouse **Data notes:** This is calculated as the difference between listing date and pending date. To filter out erroneous data, this filters out listings with a pending date before 2017. There is delay in entering pending dates, so recent months represent only the portion of sales with a pending date.

July 2024

11

Expected range of 8-10 based on previous month

Month-over-month

+22%

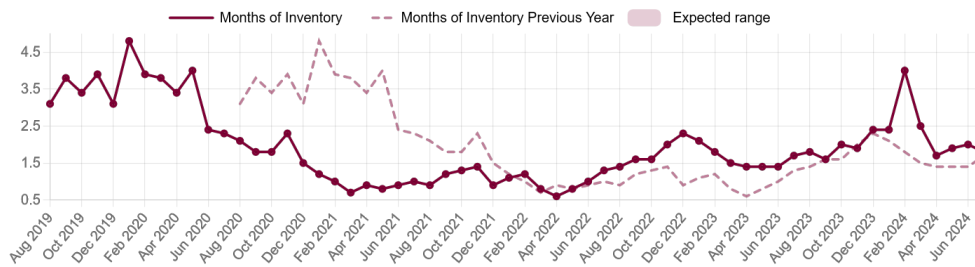
Typical change ranges from -6% to +14% this month

Year-over-year

-12%

Months of Inventory

Current supply versus 12-month sales average



Last update: Aug. 7, 2024, 4 a.m. **Source:** IAR MLS Data Warehouse **Data notes:** Months of inventory is calculated as the current month's supply + the average sales per month over the previous 12 months.

July 2024

1.8

Expected range of 2.0-2.1 based on previous month

Month-over-month

-13%

Typical change ranges from -2% to +3% this month

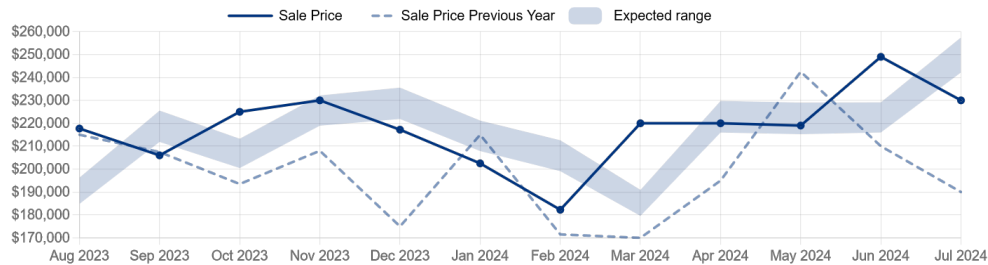
Year-over-year

+5%

Price

Sale Price

Median monthly sale price



Last update: Aug. 7, 2024, 4 a.m. **Source:** IAR MLS Data Warehouse **Data notes:** This excludes properties where the sale price is less than half the listing price or greater than twice the listing price, assuming those are errors. The median price represents the middle value of all properties sold. Half of sales had a higher price and half had a lower price.

July 2024

\$230,000

Expected range of \$242,187-\$257,521 based on previous month

Month-over-month

-8%

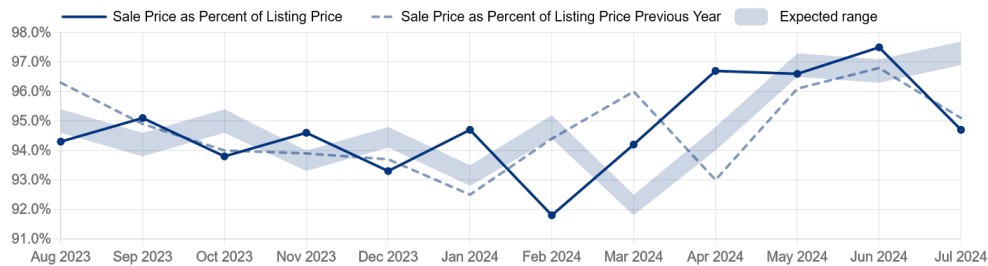
Typical change ranges from -3% to +3% this month

Year-over-year

+21%

Sale Price as Percent of Listing Price

Monthly average



Last update: Aug. 7, 2024, 4 a.m. **Source:** IAR MLS Data Warehouse **Data notes:** This excludes properties where the sale price is less than half the listing price or greater than twice the listing price, assuming those are errors.

July 2024

94.7%

Expected range of 96.9%-97.7% based on previous month

Month-over-month

-3%

Typical change ranges from -1% to +0% this month

Year-over-year

-0%