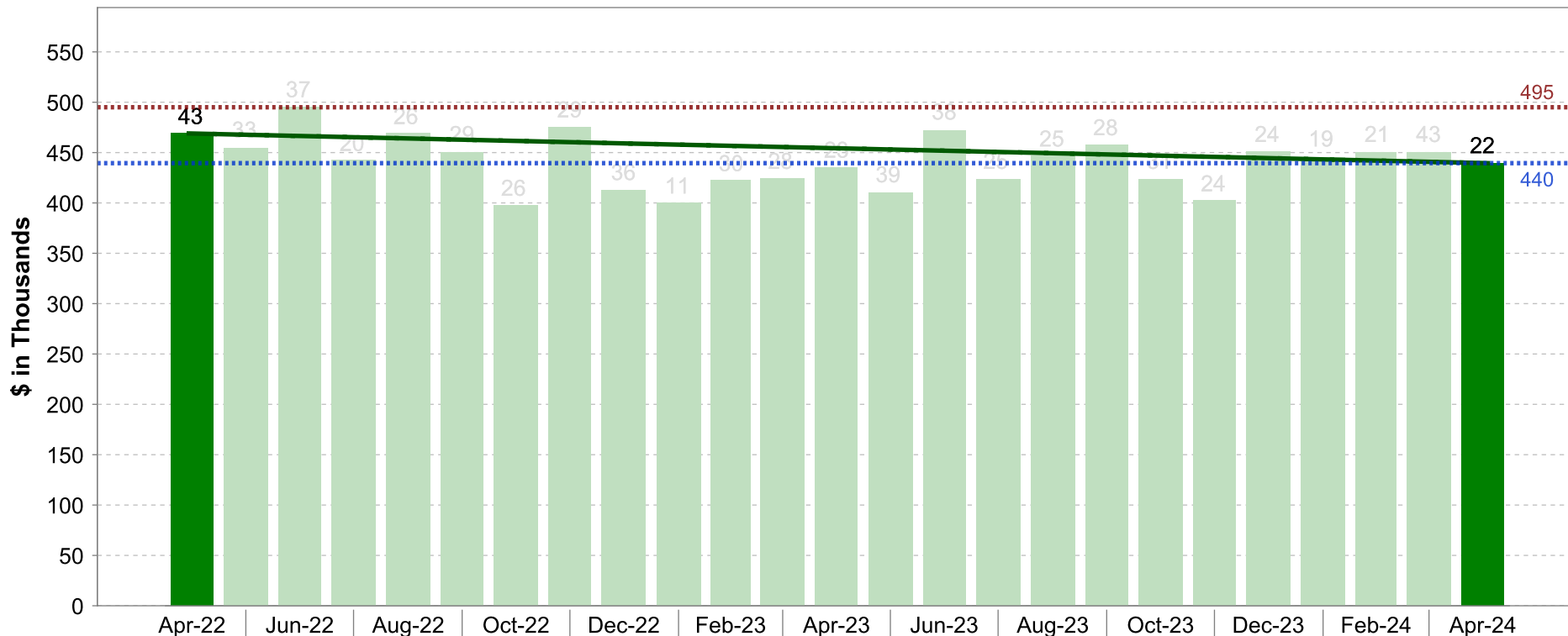


Market Dynamics

RE/MAX Gold - CA

Median Price (Sold)

2 Years (Monthly) 04/01/22 - 04/30/24



■ Sold

KEY INFORMATION

	Apr-22	Apr-24	Median Price Change	Percent Change
Sold	469,000	439,500	-29,500	-6.3

Sold -6.3%

MLS: NNRMLS	Period: 2 Years (Monthly)	Price: All	Construction Type: All	Bedrooms: All	Bathrooms: All	Lot Size: All
Property Types:	Residential: (Single Family Residence)					Sq Ft: All
Cities:	Dayton					

Market Dynamics
Median Price (Sold)
2 Years (Monthly) 04/01/22 - 04/30/24

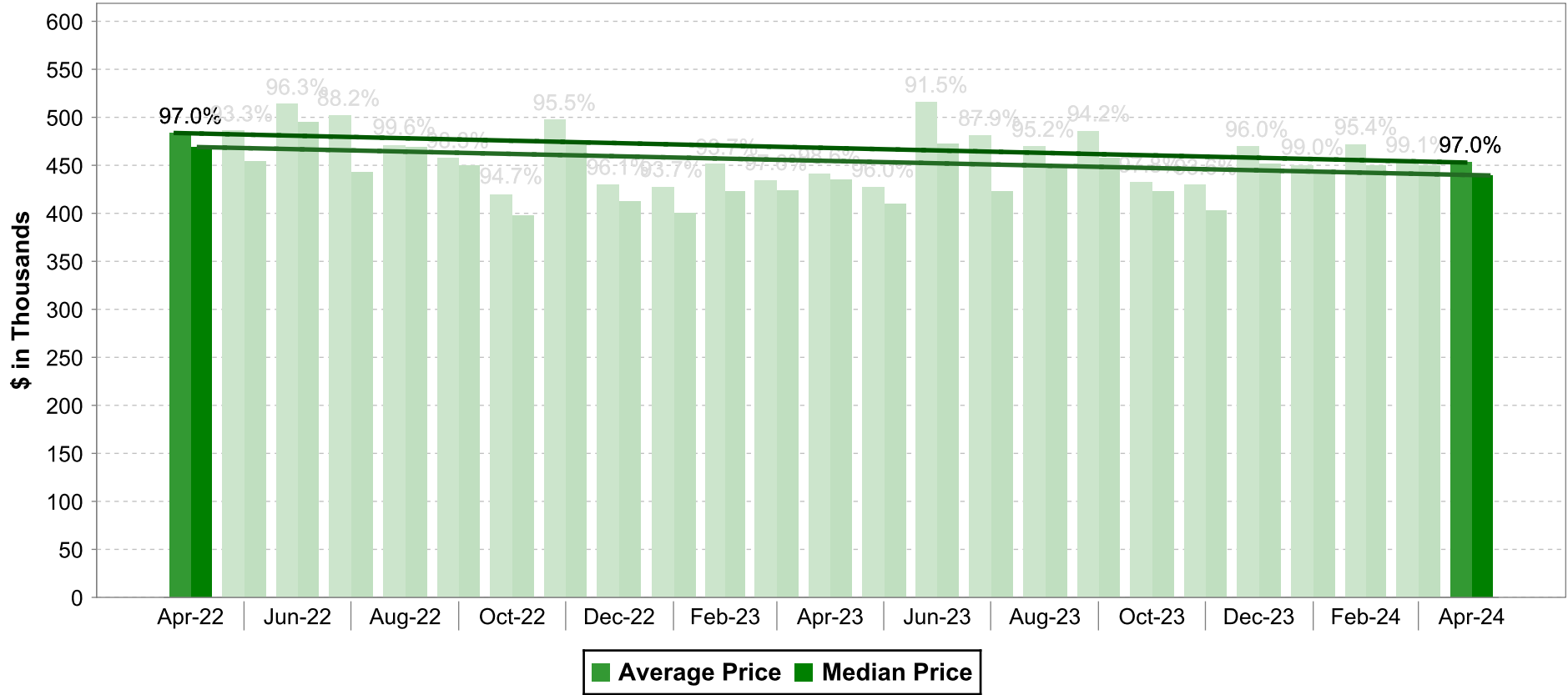
RE/MAX Gold - CA

Time Period	FOR SALE		UNDER CONTRACT		SOLD		OFF MARKET		NEW LISTINGS	
	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties
Apr-24	494,450	72	467,445	34	439,500	22	842,450	8	499,900	35
Mar-24	485,000	67	465,500	30	450,000	43		0	481,990	23
Feb-24	459,900	85	428,990	39	450,000	21	665,000	2	459,000	25
Jan-24	455,500	88	450,000	25	444,990	19	400,000	3	448,945	36
Dec-23	465,000	77	465,000	21	451,250	24	436,950	4	465,450	12
Nov-23	454,000	84	419,000	15	402,450	24	569,250	4	429,999	25
Oct-23	465,000	91	435,000	25	422,990	31	529,990	7	473,990	21
Sep-23	454,000	105	441,495	30	457,475	28	549,999	5	472,990	33
Aug-23	449,000	109	446,970	34	447,000	25	430,000	3	449,975	34
Jul-23	449,950	101	459,500	21	423,000	25	525,000	5	499,900	25
Jun-23	428,995	112	415,000	31	471,990	38	445,000	5	449,475	38
May-23	421,495	114	449,000	37	409,852	39	534,900	3	450,000	37
Apr-23	409,376	112	433,945	32	435,000	23	699,900	3	442,475	28
Mar-23	408,795	108	437,475	24	424,000	28		0	457,420	32
Feb-23	406,900	111	417,000	33	422,475	30	377,250	2	434,950	23
Jan-23	407,900	114	469,900	23	400,000	11	450,000	3	457,500	14
Dec-22	407,900	128	418,000	21	412,500	36	425,000	7	420,000	13
Nov-22	403,900	150	399,950	27	475,000	29	397,500	8	435,000	26
Oct-22	409,900	165	467,500	28	397,325	26	425,000	13	419,975	32
Sep-22	410,000	165	425,721	27	450,000	29	625,000	5	459,000	34
Aug-22	417,022	169	485,000	27	469,000	26	470,400	11	427,860	46
Jul-22	419,999	153	458,168	24	442,500	20	587,000	6	395,900	81
Jun-22	485,000	102	450,000	27	495,000	37	521,000	3	474,700	54
May-22	490,000	77	488,725	28	453,930	33	565,000	1	494,500	44
Apr-22	476,250	70	472,475	36	469,000	43	494,999	1	470,000	39

Market Dynamics

Sold Average vs. Median Price

2 Years (Monthly) 04/01/22 - 04/30/24



KEY INFORMATION

	Apr-22	Apr-24	Price Change	Percent Change
Average	483,664	452,896	-30,768	-6.4
Median	469,000	439,500	-29,500	-6.3



MLS: NNRMLS	Period: 2 Years (Monthly)	Price: All	Construction Type: All	Bedrooms: All	Bathrooms: All	Lot Size: All
Property Types:	Residential: (Single Family Residence)					Sq Ft: All
Cities:	Dayton					

Market Dynamics
Sold Average vs. Median Price
2 Years (Monthly) 04/01/22 - 04/30/24

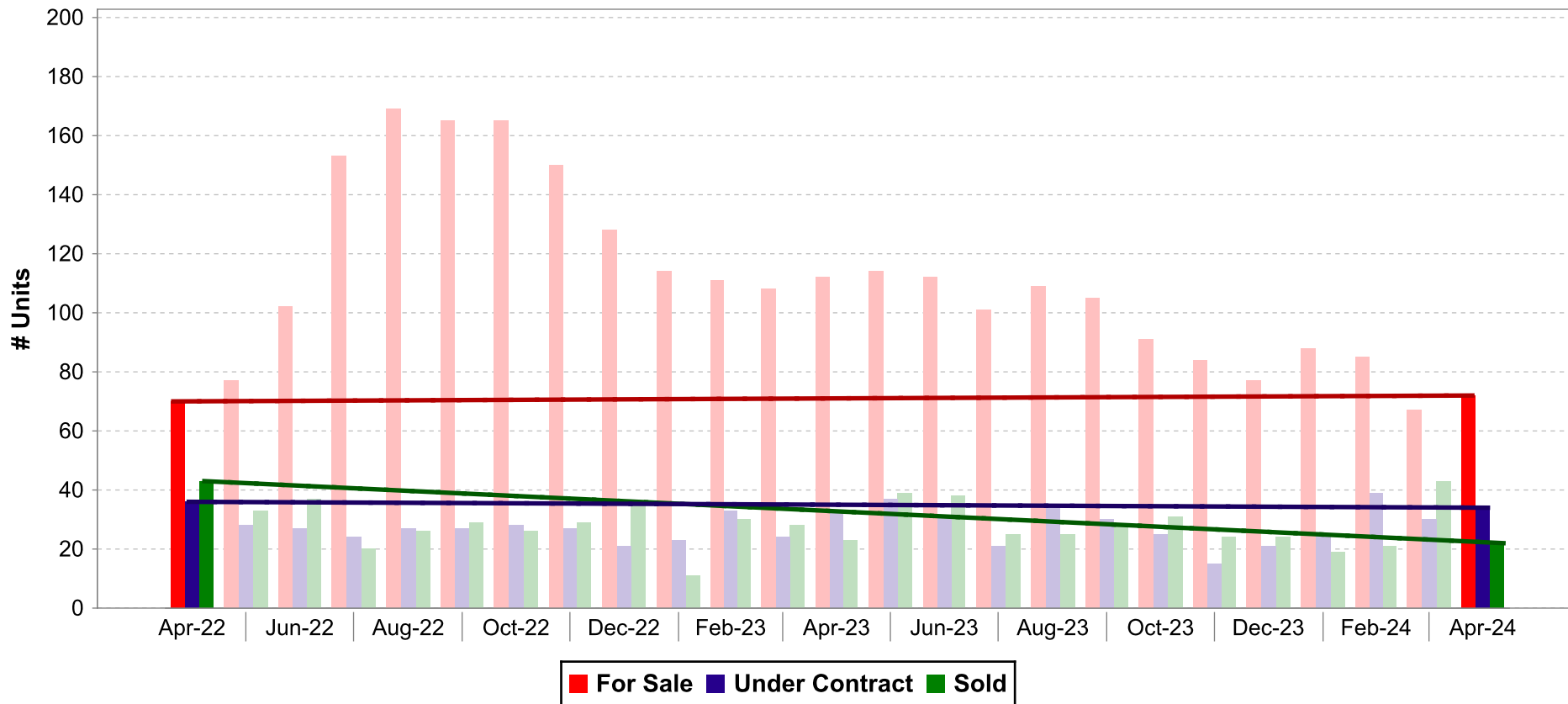
RE/MAX Gold - CA

Time Period	# Properties Sold	Sold Average \$	Sold Median \$	Average \$ - Median \$	Median \$ as % of Average \$	Sold Avg DOM
Apr-24	22	452,896	439,500	13,396	97.0	103
Mar-24	43	453,870	450,000	3,870	99.2	140
Feb-24	21	471,457	450,000	21,457	95.5	124
Jan-24	19	449,674	444,990	4,684	99.0	84
Dec-23	24	469,953	451,250	18,703	96.0	81
Nov-23	24	429,824	402,450	27,374	93.6	187
Oct-23	31	432,420	422,990	9,430	97.8	111
Sep-23	28	485,572	457,475	28,097	94.2	126
Aug-23	25	469,668	447,000	22,668	95.2	97
Jul-23	25	481,047	423,000	58,047	87.9	62
Jun-23	38	515,589	471,990	43,599	91.5	97
May-23	39	426,987	409,852	17,135	96.0	101
Apr-23	23	441,071	435,000	6,071	98.6	121
Mar-23	28	434,284	424,000	10,284	97.6	123
Feb-23	30	451,017	422,475	28,542	93.7	168
Jan-23	11	426,956	400,000	26,956	93.7	97
Dec-22	36	429,438	412,500	16,938	96.1	107
Nov-22	29	497,259	475,000	22,259	95.5	120
Oct-22	26	419,707	397,325	22,382	94.7	267
Sep-22	29	457,661	450,000	7,661	98.3	68
Aug-22	26	470,984	469,000	1,984	99.6	88
Jul-22	20	501,525	442,500	59,025	88.2	58
Jun-22	37	514,056	495,000	19,056	96.3	73
May-22	33	486,543	453,930	32,613	93.3	66
Apr-22	43	483,664	469,000	14,664	97.0	64

Market Dynamics

Supply & Demand - # Units (FS, UC, Sold)

2 Years (Monthly) 04/01/22 - 04/30/24



KEY INFORMATION

	Apr-22	Apr-24	# Units Change	Percent Change
For Sale	70.0	72.0	2.0	2.9
Under Contract	36.0	34.0	-2.0	-5.6
Sold	43.0	22.0	-21.0	-48.8

For Sale
+2.9%

UC
-5.6%

Sold
-48.8%

MLS: NNRMLS	Period: 2 Years (Monthly)	Price: All	Construction Type: All	Bedrooms: All	Bathrooms: All	Lot Size: All
Property Types:	Residential: (Single Family Residence)					Sq Ft: All
Cities:	Dayton					

Market Dynamics

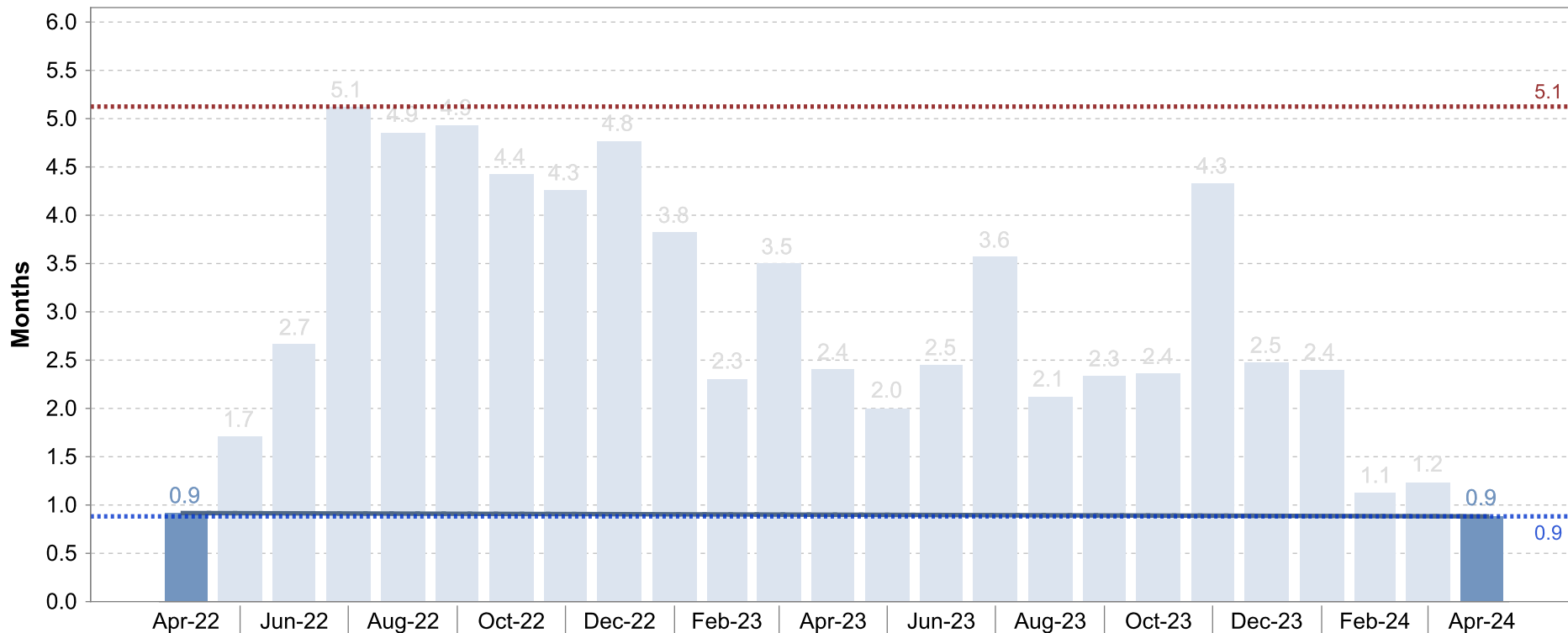
Supply & Demand - # Units (FS, UC, Sold)

2 Years (Monthly) 04/01/22 - 04/30/24

Time Period	FOR SALE		UNDER CONTRACT		SOLD		Off Market		NEW LISTINGS
	# Properties	Average DOM	# Properties	Average DOM	# Properties	Average DOM	# Properties	Average DOM	# Properties
Apr-24	72	82	34	36	22	103	8	164	35
Mar-24	67	117	30	133	43	140	0		23
Feb-24	85	130	39	147	21	124	2	62	25
Jan-24	88	129	25	104	19	84	3	53	36
Dec-23	77	148	21	108	24	81	4	81	12
Nov-23	84	127	15	80	24	187	4	101	25
Oct-23	91	133	25	149	31	111	7	89	21
Sep-23	105	126	30	112	28	126	5	161	33
Aug-23	109	137	34	148	25	97	3	96	34
Jul-23	101	138	21	64	25	62	5	115	25
Jun-23	112	123	31	101	38	97	5	47	38
May-23	114	123	37	100	39	101	3	43	37
Apr-23	112	133	32	88	23	121	3	442	28
Mar-23	108	134	24	111	28	123	0		32
Feb-23	111	136	33	128	30	168	2	48	23
Jan-23	114	145	23	181	11	97	3	69	14
Dec-22	128	123	21	104	36	107	7	113	13
Nov-22	150	99	27	95	29	120	8	83	26
Oct-22	165	98	28	180	26	267	13	92	32
Sep-22	165	83	27	90	29	68	5	48	34
Aug-22	169	68	27	73	26	88	11	72	46
Jul-22	153	56	24	73	20	58	6	56	81
Jun-22	102	69	27	65	37	73	3	85	54
May-22	77	86	28	87	33	66	1	35	44
Apr-22	70	84	36	60	43	64	1	32	39

Market Dynamics

Months Supply of Inventory (UC Calculation) 2 Years (Monthly) 04/01/22 - 04/30/24



MSI-UC
KEY INFORMATION

	Apr-22	Apr-24	MSI Change	Percent Change
MSI-UC	0.9	0.9	-0.0	-3.7



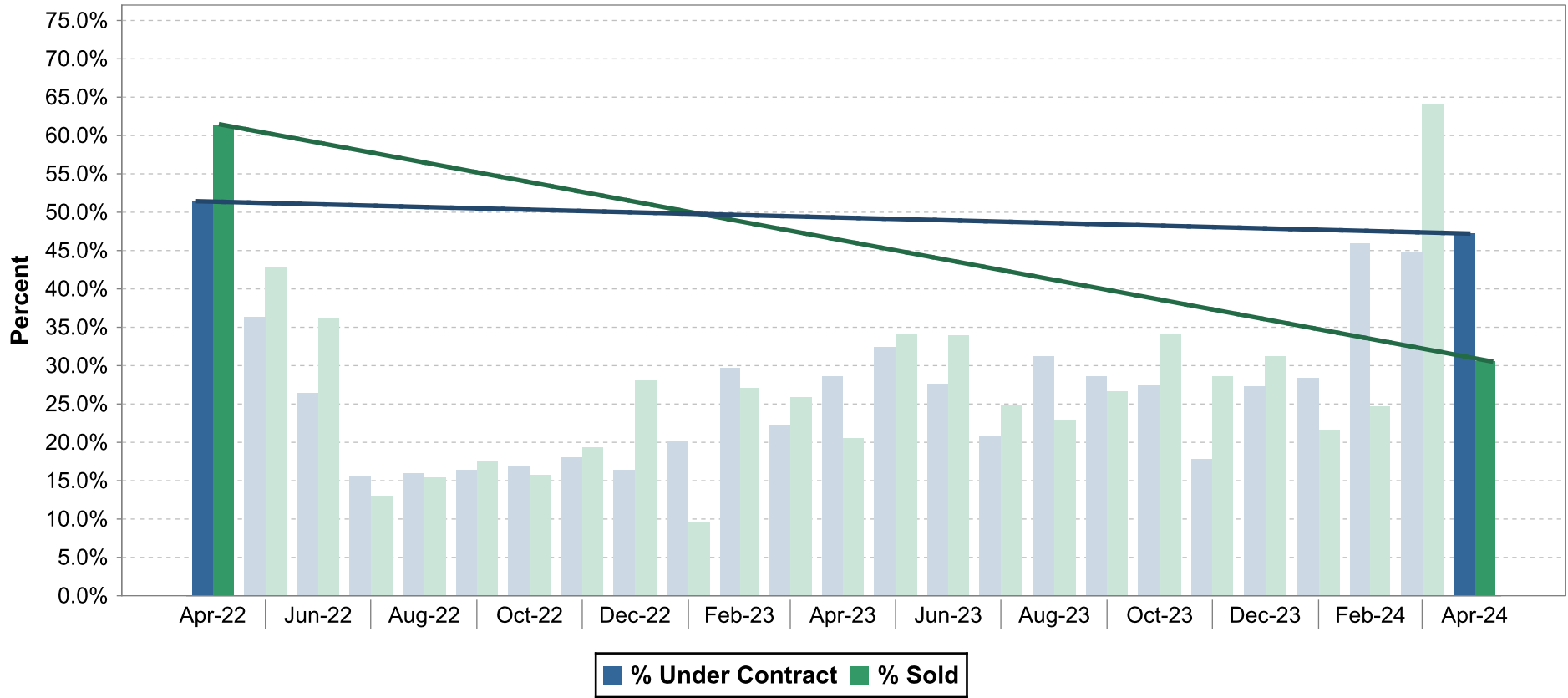
MLS: NNRMLS	Period: 2 Years (Monthly)	Price: All	Construction Type: All	Bedrooms: All	Bathrooms: All	Lot Size: All
Property Types:	Residential: (Single Family Residence)					Sq Ft: All
Cities:	Dayton					

Market Dynamics

Months Supply of Inventory (UC Calculation) 2 Years (Monthly) 04/01/22 - 04/30/24

Time Period	MSI	NAR MSI	# For Sale Last Day of Month	# Under Contract	# Sold
Apr-24	0.9	1.4	30	34	22
Mar-24	1.2	0.9	37	30	43
Feb-24	1.1	2.1	44	39	21
Jan-24	2.4	3.2	60	25	19
Dec-23	2.5	2.2	52	21	24
Nov-23	4.3	2.7	65	15	24
Oct-23	2.4	1.9	59	25	31
Sep-23	2.3	2.5	70	30	28
Aug-23	2.1	2.9	72	34	25
Jul-23	3.6	3.0	75	21	25
Jun-23	2.5	2.0	76	31	38
May-23	2.0	1.9	74	37	39
Apr-23	2.4	3.3	77	32	23
Mar-23	3.5	3.0	84	24	28
Feb-23	2.3	2.5	76	33	30
Jan-23	3.8	8.0	88	23	11
Dec-22	4.8	2.8	100	21	36
Nov-22	4.3	4.0	115	27	29
Oct-22	4.4	4.8	124	28	26
Sep-22	4.9	4.6	133	27	29
Aug-22	4.9	5.0	131	27	26
Jul-22	5.1	6.2	123	24	20
Jun-22	2.7	1.9	72	27	37
May-22	1.7	1.5	48	28	33
Apr-22	0.9	0.8	33	36	43

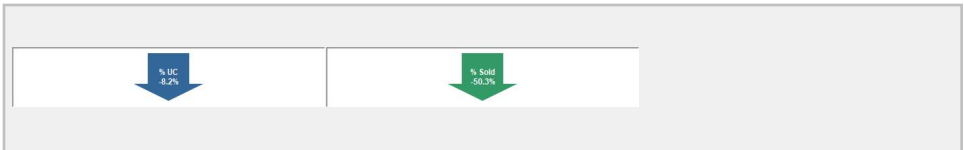
Market Dynamics Sales Absorption 2 Years (Monthly) 04/01/22 - 04/30/24



% Under Contract **% Sold**

KEY INFORMATION

	Apr-22	Apr-24	Change	Percent Change
% Under Contract	51.43	47.22	-4.21	-8.2
% Sold	61.43	30.56	-30.87	-50.3



MLS: NNRMLS	Period: 2 Years (Monthly)	Price: All	Construction Type: All	Bedrooms: All	Bathrooms: All	Lot Size: All
Property Types:	Residential: (Single Family Residence)					Sq Ft: All
Cities:	Dayton					

Market Dynamics
Sales Absorption
2 Years (Monthly) 04/01/22 - 04/30/24

RE/MAX Gold - CA

Time Period	% of Properties Under Contract	% of Properties Sold	# Properties For Sale	# Properties Under Contract	# Properties Sold
Apr-24	47.2	30.6	72	34	22
Mar-24	44.8	64.2	67	30	43
Feb-24	45.9	24.7	85	39	21
Jan-24	28.4	21.6	88	25	19
Dec-23	27.3	31.2	77	21	24
Nov-23	17.9	28.6	84	15	24
Oct-23	27.5	34.1	91	25	31
Sep-23	28.6	26.7	105	30	28
Aug-23	31.2	22.9	109	34	25
Jul-23	20.8	24.8	101	21	25
Jun-23	27.7	33.9	112	31	38
May-23	32.5	34.2	114	37	39
Apr-23	28.6	20.5	112	32	23
Mar-23	22.2	25.9	108	24	28
Feb-23	29.7	27.0	111	33	30
Jan-23	20.2	9.6	114	23	11
Dec-22	16.4	28.1	128	21	36
Nov-22	18.0	19.3	150	27	29
Oct-22	17.0	15.8	165	28	26
Sep-22	16.4	17.6	165	27	29
Aug-22	16.0	15.4	169	27	26
Jul-22	15.7	13.1	153	24	20
Jun-22	26.5	36.3	102	27	37
May-22	36.4	42.9	77	28	33
Apr-22	51.4	61.4	70	36	43