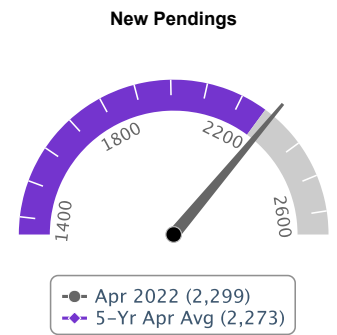
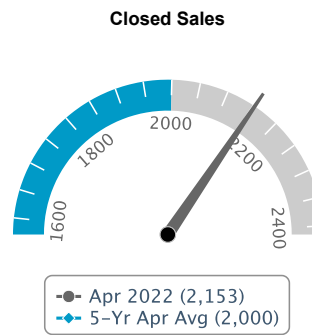


Association Executive Report

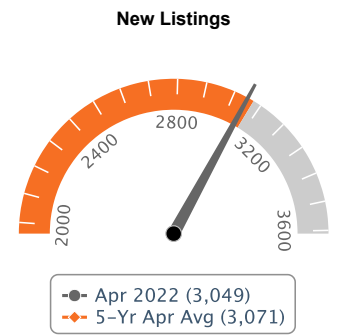
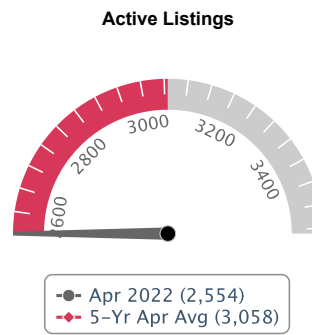
# April 2022

## Greater Capital Area Association of REALTORS

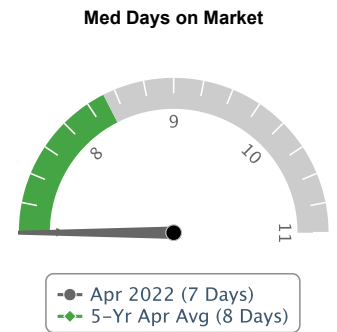
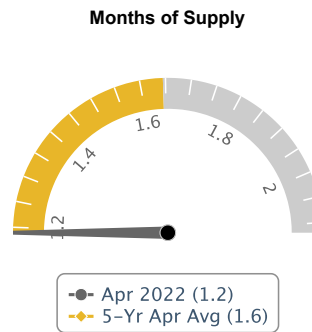
Statistic	Apr	YoY	MoM
<b>Total Sold Dollar Volume</b>	1,624,398,858	- 4.9%	+12.8%
<b>Closed Sales</b>	2,153	-10.9%	+ 11.3%
<b>Median Sold Price</b>	\$634,000	+ 7.5%	+ 5.7%
<b>Average Sold Price</b>	\$785,884	+ 8%	+ 2.6%
<b>Median Days on Market</b>	7 days	0%	0%
<b>Average Days on Market</b>	19 days	0%	-13.6%
<b>Median Price per Sq Foot</b>	\$366	+ 7.3%	- 1.1%
<b>Average Price per Sq Foot</b>	\$421	+ 4.5%	0%



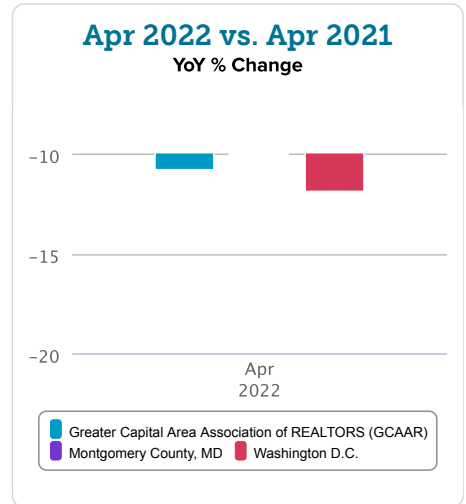
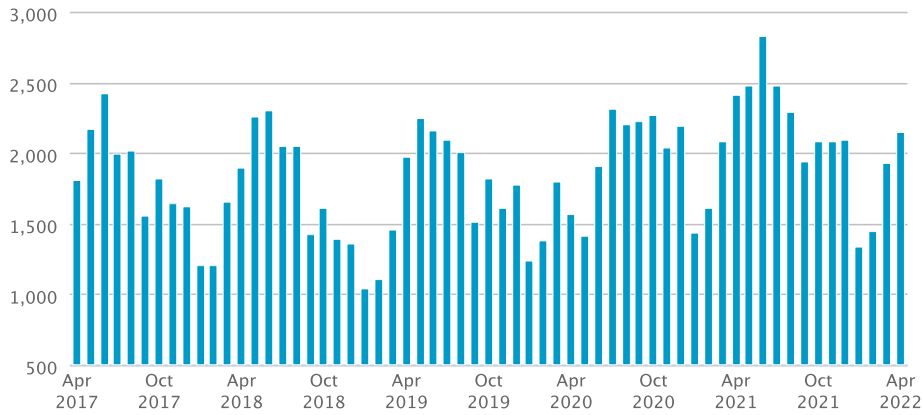
In the Greater Capital Area Association of REALTORS (GCAAR) area, the median sold price for residential properties for April was \$634,000, representing an increase of 5.7% compared to last month and an increase of 7.5% from Apr 2021. The average days on market for units sold in April was 19 days, 20% below the 5-year April average of 24 days. There was a 4.8% month over month decrease in new contract activity with 2,299 New Pendings; a 1.8% MoM increase in All Pendings (new contracts + contracts carried over from March) to 2,612; and a 19.3% increase in supply to 2,554 active units.



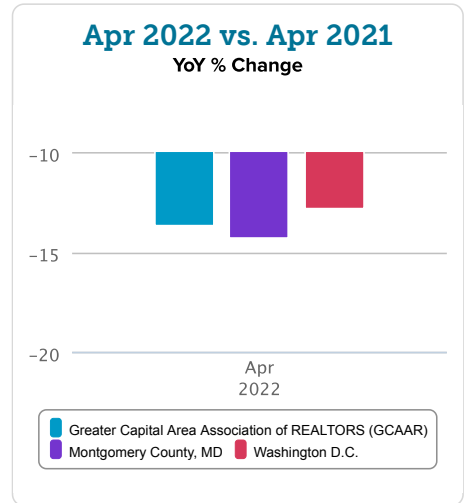
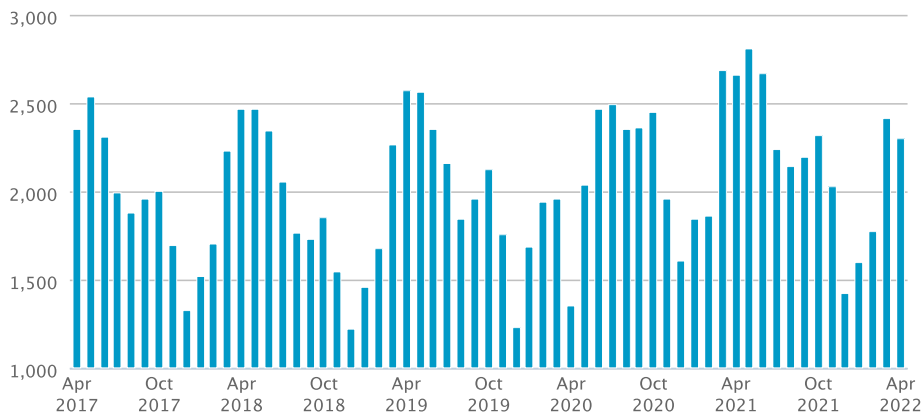
This activity resulted in a Contract Ratio of 1.02 pendings per active listing, down from 1.20 in March and a decrease from 1.19 in April 2021. The Contract Ratio is 7% higher than the 5-year April average of 0.95. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



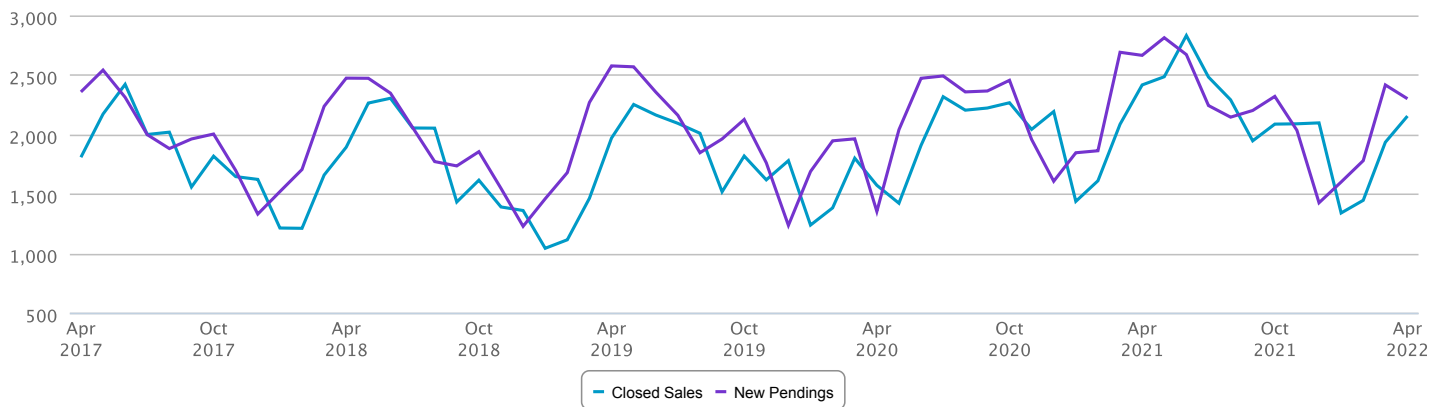
## Closed Sales



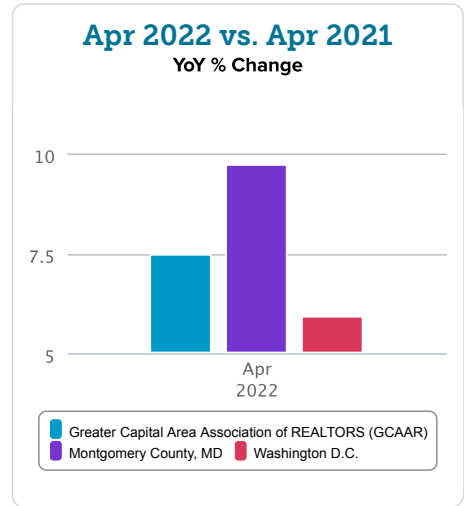
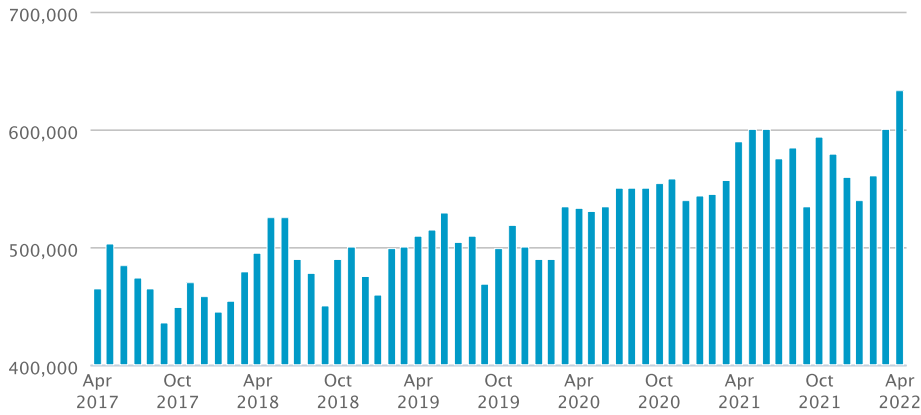
## New Pendings



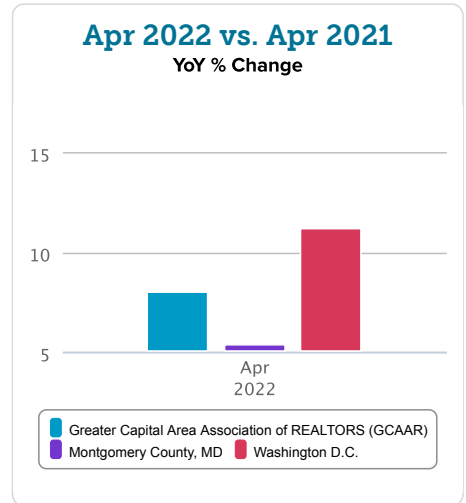
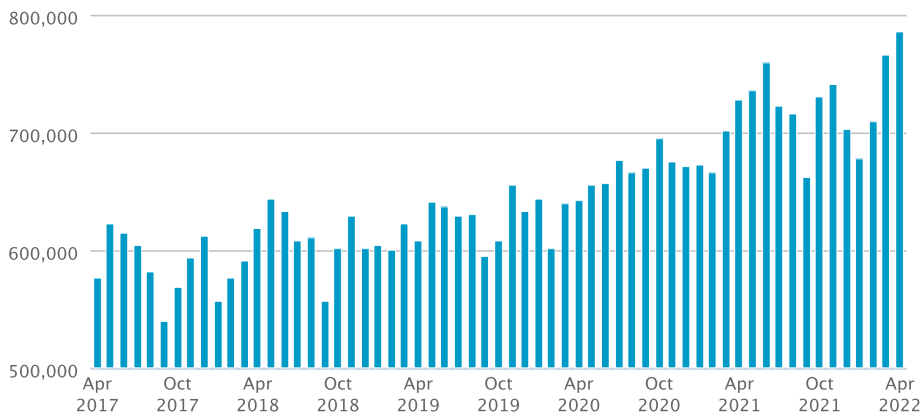
## Closed Sales vs. New Pendings



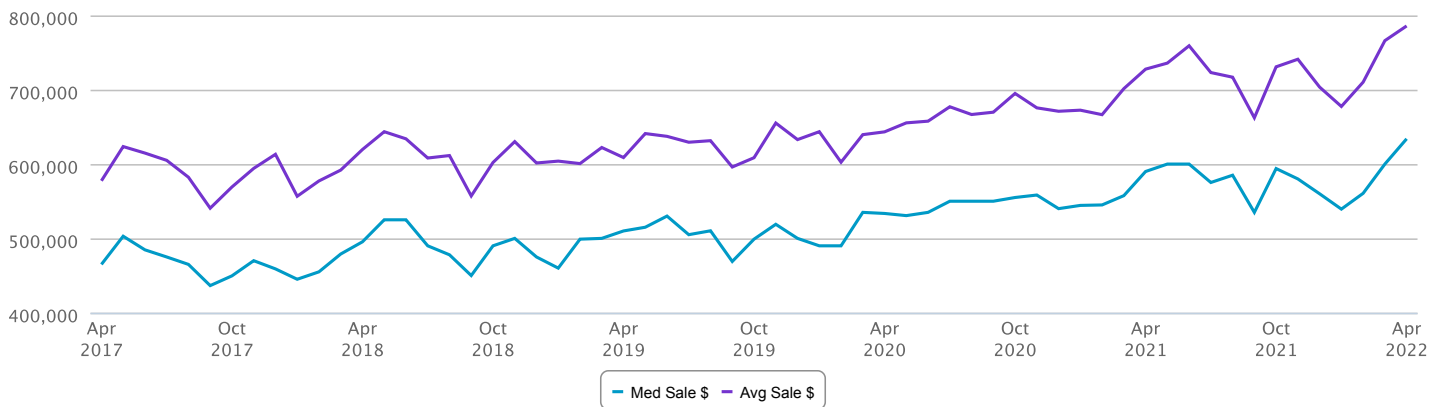
## Median Sale Price



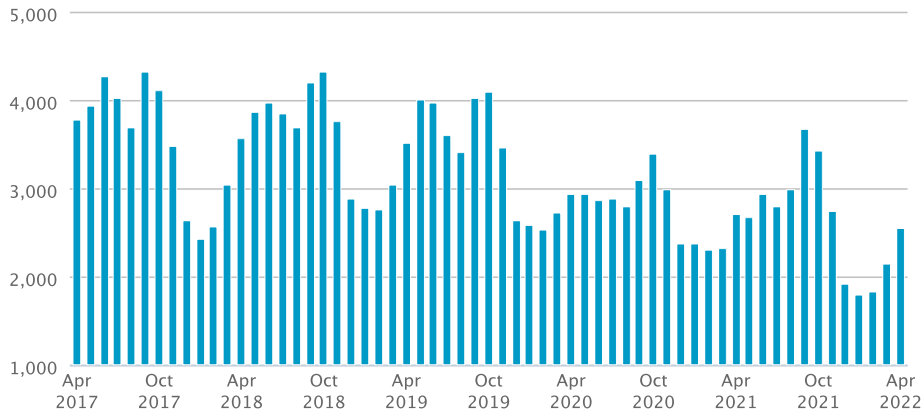
## Average Sale Price



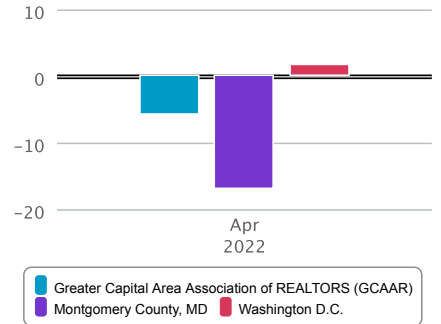
## Median vs. Average Sale Price



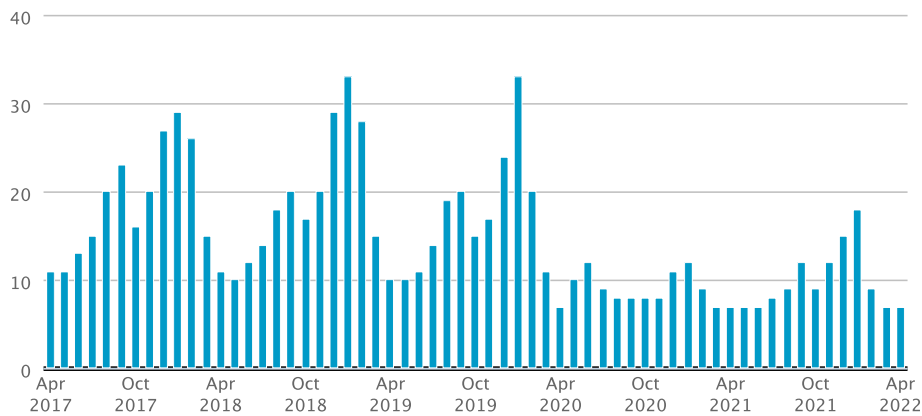
## Active Listings



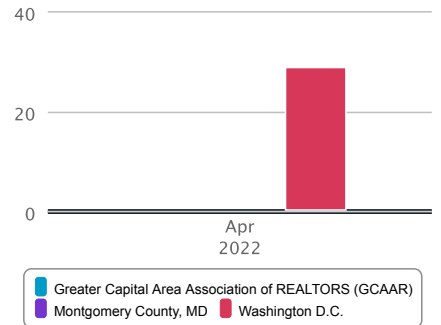
Apr 2022 vs. Apr 2021  
YoY % Change



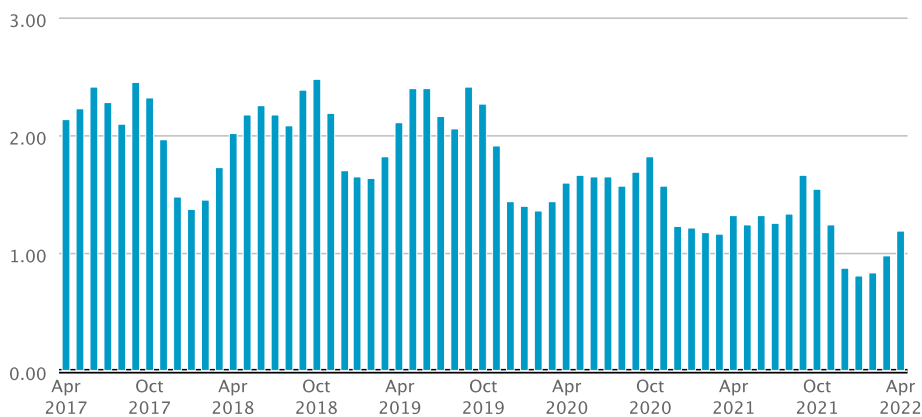
## Median Days on Market



Apr 2022 vs. Apr 2021  
YoY % Change



## Months of Supply



Apr 2022 vs. Apr 2021  
YoY % Change

