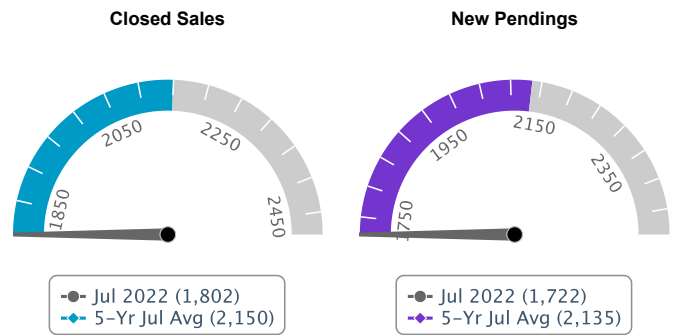


Association Executive Report

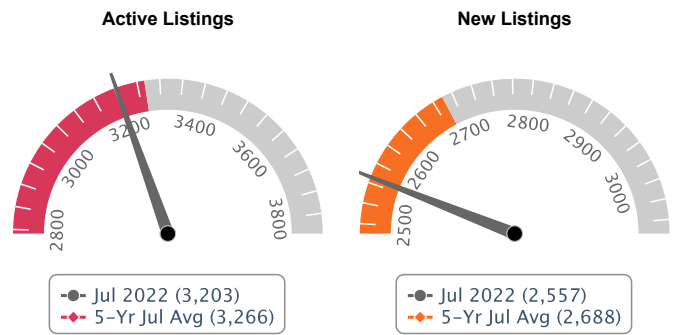
# July 2022

## Greater Capital Area Association of REALTORS

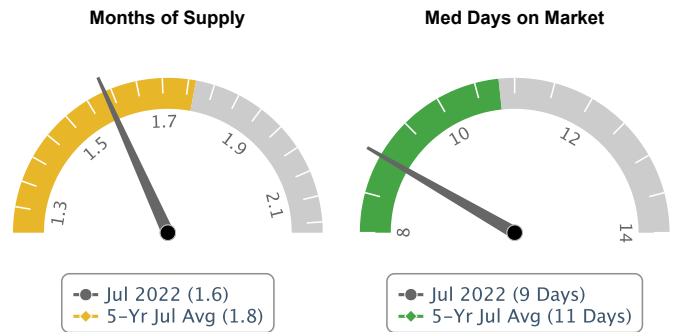
Statistic	Jul	YoY	MoM
<b>Total Sold Dollar Volume</b>	1,332,119,671	-24.3%	-23.7%
<b>Closed Sales</b>	1,802	-27.4%	-19.6%
<b>Median Sold Price</b>	\$595,000	+3.4%	-6.3%
<b>Average Sold Price</b>	\$745,064	+3%	-6.8%
<b>Median Days on Market</b>	9 days	+12.5%	+28.6%
<b>Average Days on Market</b>	20 days	+11.1%	+17.7%
<b>Median Price per Sq Foot</b>	\$335	+5%	-5.4%
<b>Average Price per Sq Foot</b>	\$392	+1.8%	-5.3%



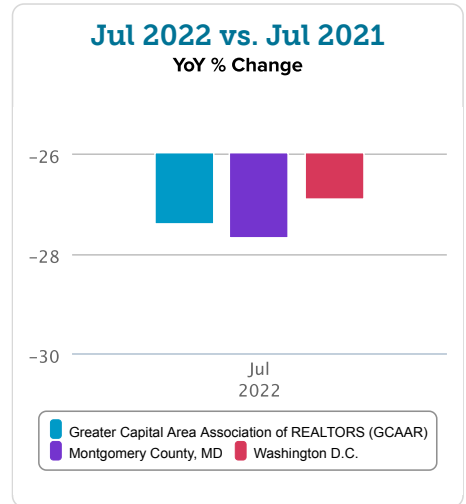
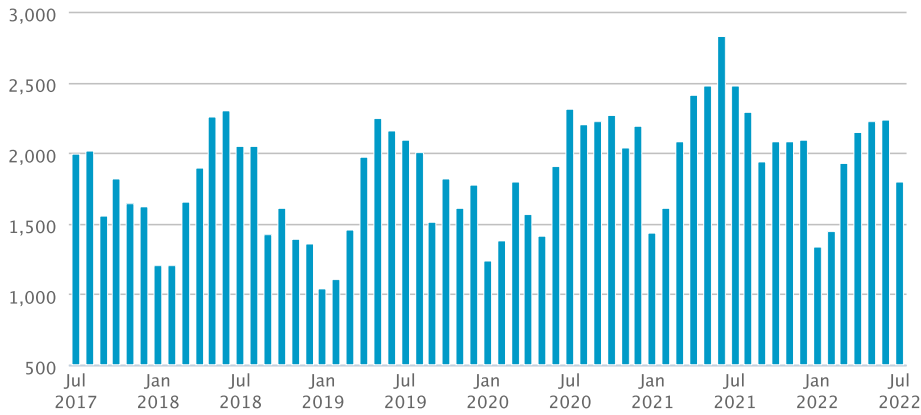
In the Greater Capital Area Association of REALTORS (GCAAR) area, the median sold price for residential properties for July was \$595,000, representing a decrease of 6.3% compared to last month and an increase of 3.4% from Jul 2021. The average days on market for units sold in July was 20 days, 14% below the 5-year July average of 23 days. There was a 13.9% month over month decrease in new contract activity with 1,722 New Pendings; a 9.6% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 1,990; and a 5% increase in supply to 3,203 active units.



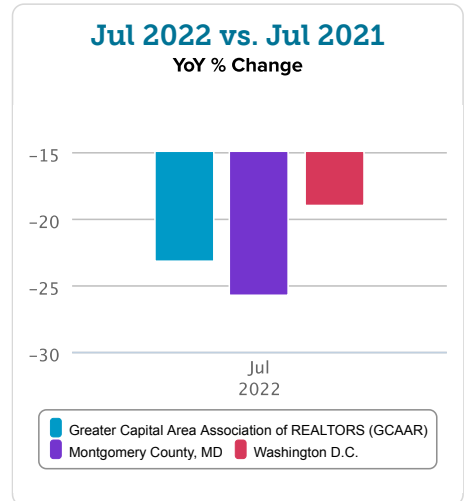
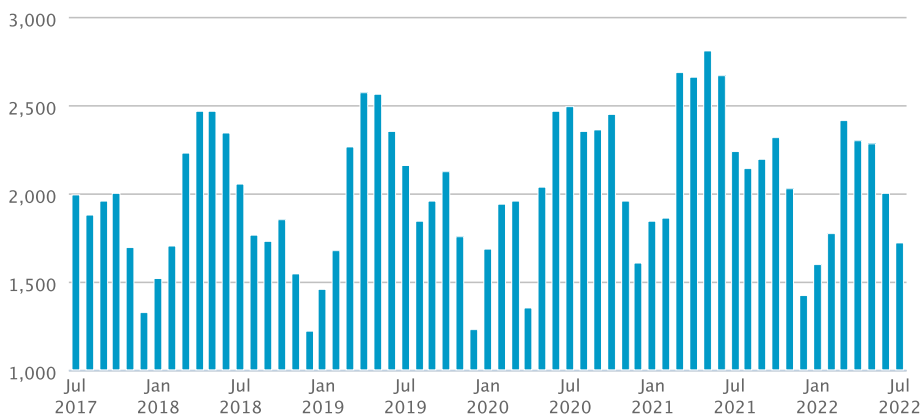
This activity resulted in a Contract Ratio of 0.62 pendencies per active listing, down from 0.72 in June and a decrease from 0.99 in July 2021. The Contract Ratio is 26% lower than the 5-year July average of 0.84. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



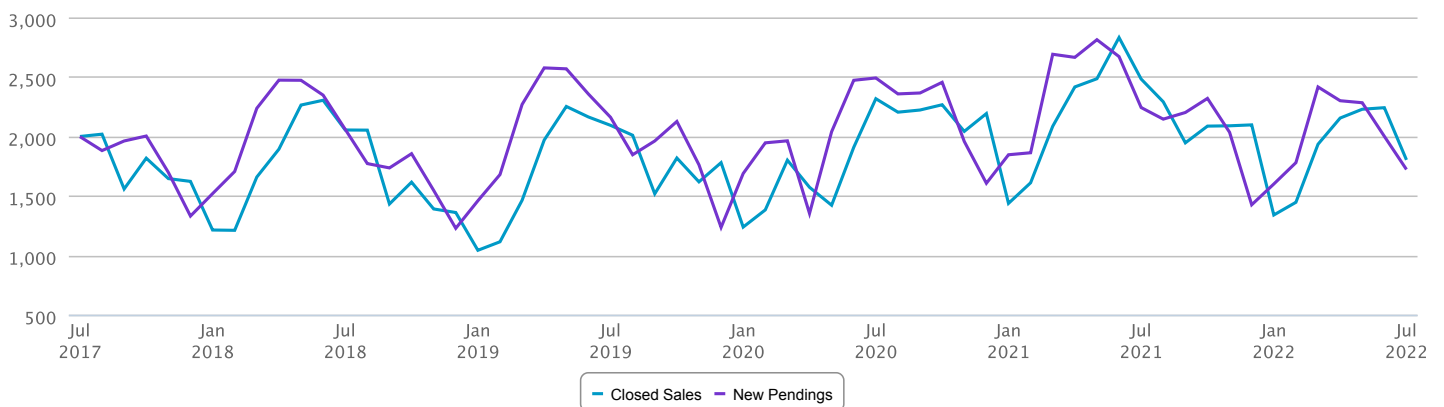
## Closed Sales



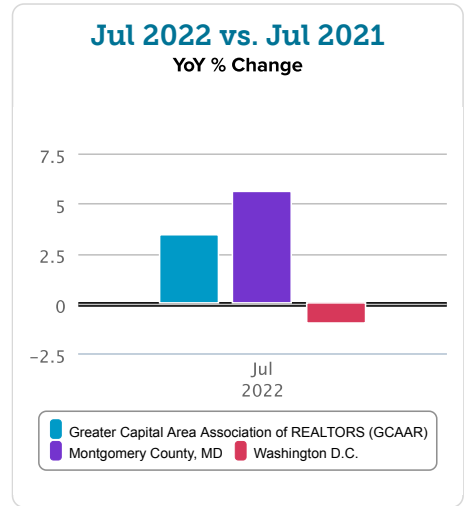
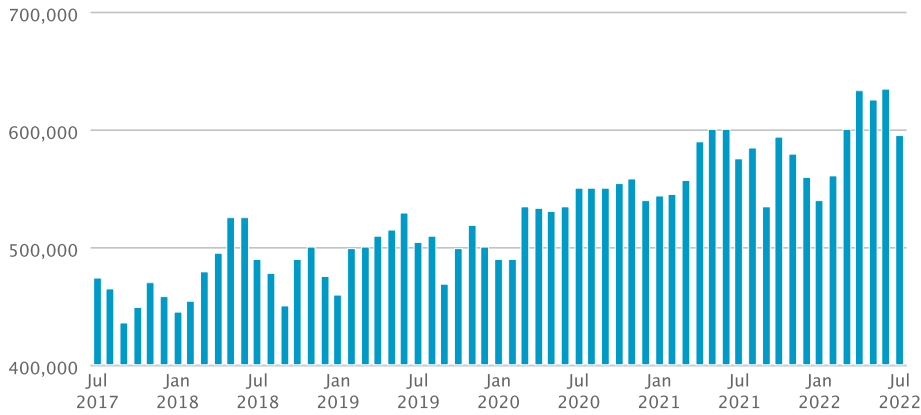
## New Pendings



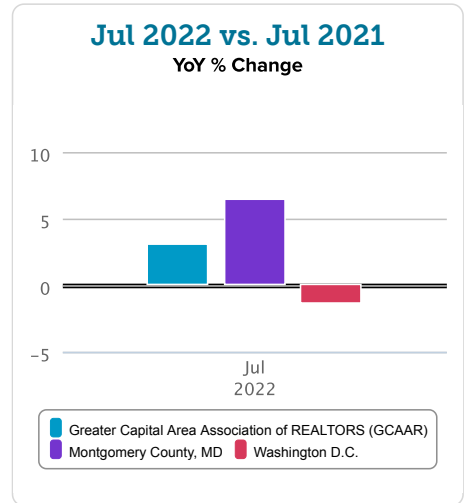
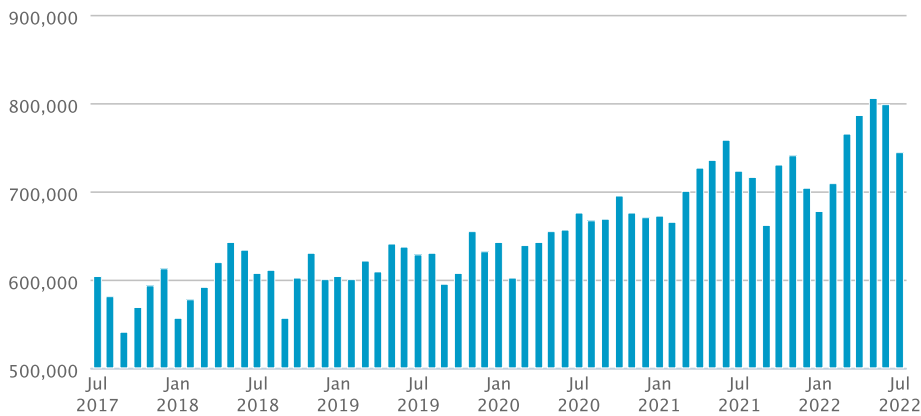
## Closed Sales vs. New Pendings



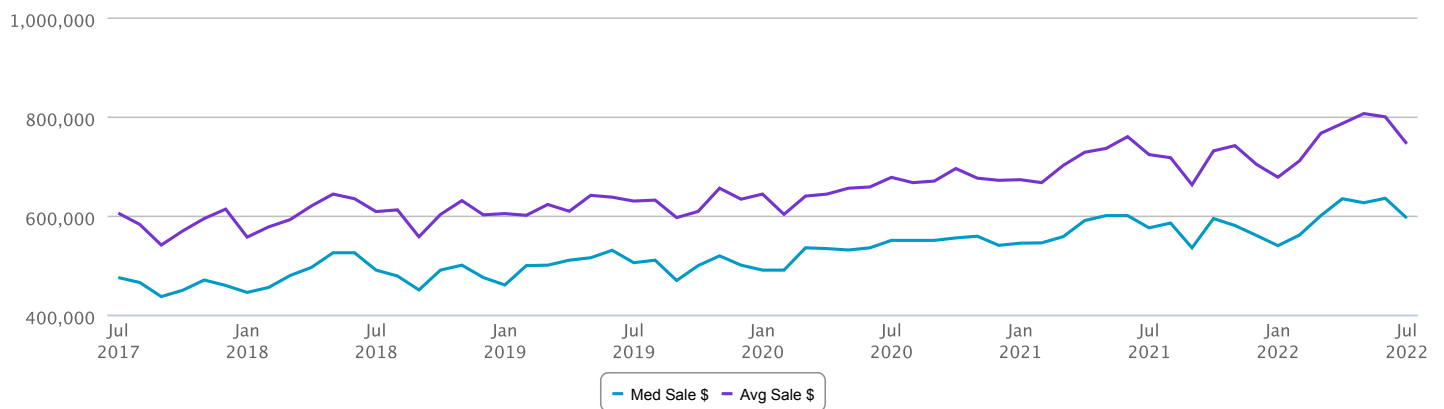
## Median Sale Price



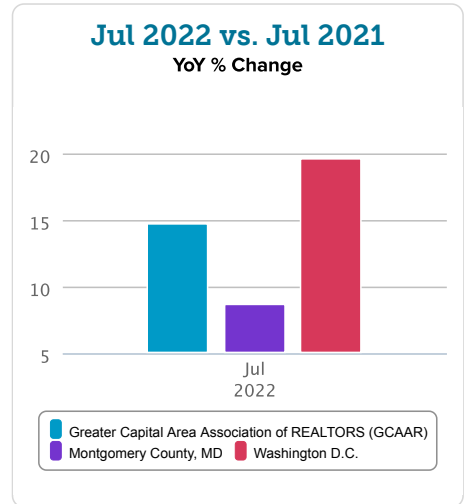
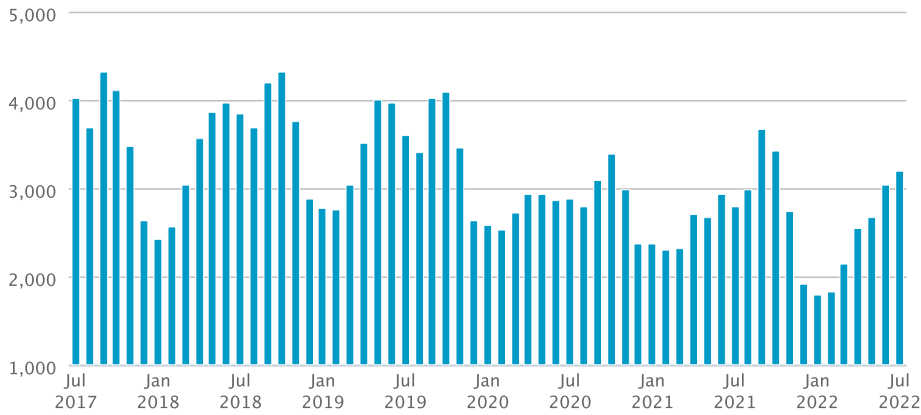
## Average Sale Price



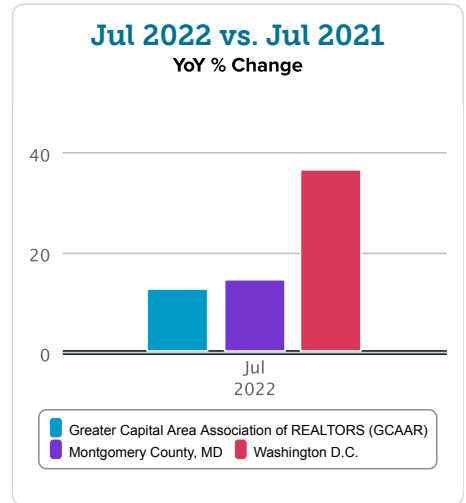
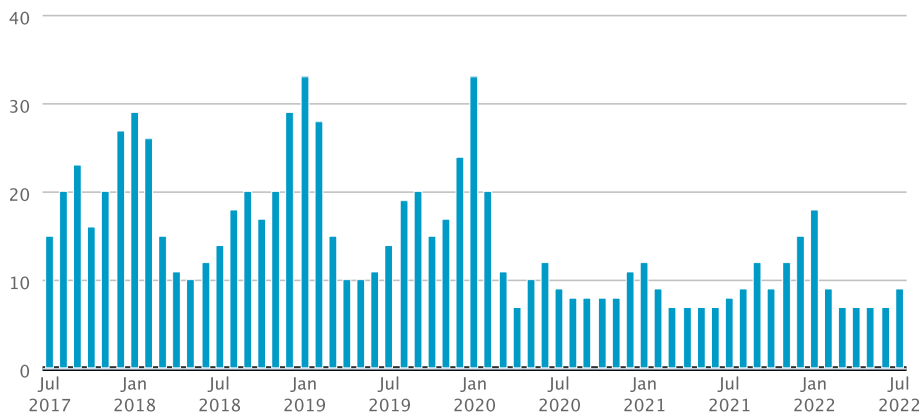
## Median vs. Average Sale Price



## Active Listings



## Median Days on Market



## Months of Supply

