

Property Type Comparative Summary - Unconditional Date From Dec 01, 2023 To Nov 30, 2024
Transactions For Area Delimited By Entire AIR MLS

Units Sold

Property Type	12/01/2022 - 11/30/2023	12/01/2023 - 11/30/2024	% Change	Nov-23	Nov-24	% Change
Residential	13,465	13,234	-1.72%	831	990	19.13%
Vacant Land	938	977	4.16%	55	62	12.73%
Commercial	471	510	8.28%	41	40	-2.44%
Business Opportunity	58	54	-6.90%	4	2	-50.00%
Farm	27	43	59.26%	4	2	-50.00%
Multifamily/Income	22	15	-31.82%	2	2	0.00%
Totals	14,981	14,833	-0.99%	937	1,098	17.18%

Volume Sold

Property Type	12/01/2022 - 11/30/2023	12/01/2023 - 11/30/2024	% Change	Nov-23	Nov-24	% Change
Residential	8,878,230,551	8,800,398,691	-0.88%	544,041,066	635,418,707	16.80%
Vacant Land	331,126,387	333,109,806	0.60%	14,291,499	23,958,500	67.64%
Commercial	244,301,446	304,908,141	24.81%	21,810,393	31,950,356	46.49%
Business Opportunity	26,311,605	33,899,188	28.84%	595,000	5,190,000	772.27%
Farm	36,491,500	75,525,100	106.97%	9,460,000	2,595,000	-72.57%
Multifamily/Income	57,084,500	20,602,500	-63.91%	2,625,000	1,775,000	-32.38%
Totals	9,573,545,989	9,568,443,426	-0.05%	592,822,958	700,887,563	18.23%

Average Sold Price

Property Type	12/01/2022 - 11/30/2023	12/01/2023 - 11/30/2024	% Change	Nov-23	Nov-24	% Change
Residential	659,356	664,984	0.85%	654,682	641,837	-1.96%
Vacant Land	353,013	340,952	-3.42%	259,845	386,427	48.71%
Commercial	518,687	597,859	15.26%	531,961	798,759	50.15%
Business Opportunity	453,648	627,763	38.38%	148,750	2,595,000	1,644.54%
Farm	1,351,537	1,756,398	29.96%	2,365,000	1,297,500	-45.14%
Multifamily/Income	2,594,750	1,373,500	-47.07%	1,312,500	887,500	-32.38%
Totals	639,046	645,078	0.94%	632,682	638,331	0.89%

Average Days on Market

Property Type	12/01/2022 - 11/30/2023	12/01/2023 - 11/30/2024	% Change	Nov-23	Nov-24	% Change
Residential	62	68	9.62%	68	78	15.82%
Vacant Land	116	122	5.39%	136	156	14.80%
Commercial	124	136	9.38%	112	151	35.31%
Business Opportunity	145	161	11.42%	150	249	65.94%
Farm	87	122	39.74%	158	185	16.96%
Multifamily/Income	155	158	2.11%	208	91	-56.14%
Totals	68	75	9.76%	75	86	15.14%

Average Sold/Asked Ratio

Property Type	12/01/2022 - 11/30/2023	12/01/2023 - 11/30/2024	% Change	Nov-23	Nov-24	% Change
Residential	95.21%	101.14%	6.23%	93.65%	176.83%	88.81%
Vacant Land	90.97%	89.28%	-1.85%	87.51%	88.89%	1.57%
Commercial	99.60%	28332.63%	28,347.84%	93.08%	92.84%	-0.26%
Business Opportunity	85.39%	77.88%	-8.79%	80.82%	71.83%	-11.13%
Farm	89.56%	90.80%	1.38%	86.54%	81.31%	-6.04%
Multifamily/Income	86.97%	87.03%	0.08%	79.15%	73.42%	-7.24%
Totals	95.03%	1070.91%	1,026.97%	93.15%	168.25%	80.62%

Median Sold Price

Property Type	12/01/2022 - 11/30/2023	12/01/2023 - 11/30/2024	% Change	Nov-23	Nov-24	% Change
Residential	580,000	595,000	2.59%	567,000	579,400	2.19%
Vacant Land	230,000	230,000	0.00%	229,000	224,000	-2.18%
Commercial	32	1,733	5,314.06%	32	31	-3.13%
Business Opportunity	198,500	247,500	24.69%	104,500	2,595,000	2,383.25%
Farm	1,175,000	1,505,000	28.09%	1,767,500	1,297,500	-26.59%
Multifamily/Income	1,887,500	1,055,000	-44.11%	1,312,500	887,500	-32.38%
Totals	555,000	569,000	2.52%	525,000	562,000	7.05%

Median Days on Market

Property Type	12/01/2022 - 11/30/2023	12/01/2023 - 11/30/2024	% Change	Nov-23	Nov-24	% Change
Residential	41	46	12.20%	48	58	20.83%
Vacant Land	69	83	20.29%	83	132	58.43%
Commercial	89	91	2.25%	82	84	2.44%
Business Opportunity	114	125	9.69%	170	249	46.18%
Farm	63	126	100.00%	99	185	87.31%
Multifamily/Income	124	88	-29.03%	208	91	-56.14%
Totals	43	49	13.95%	52	62	19.23%

Median Asked/Sold Ratio

Property Type	12/01/2022 - 11/30/2023	12/01/2023 - 11/30/2024	% Change	Nov-23	Nov-24	% Change
Residential	96.58%	96.46%	-0.12%	95.00%	95.89%	0.93%
Vacant Land	92.99%	91.30%	-1.81%	90.00%	91.13%	1.26%
Commercial	100.00%	96.98%	-3.02%	95.93%	95.45%	-0.50%
Business Opportunity	86.81%	84.02%	-3.22%	82.48%	71.83%	-12.91%
Farm	90.08%	91.54%	1.62%	86.91%	81.31%	-6.44%
Multifamily/Income	85.76%	90.23%	5.21%	79.15%	73.42%	-7.24%
Totals	96.47%	96.26%	-0.21%	94.74%	95.66%	0.97%