



Market Report

GLADSTONE (CITY)

FEBRUARY 2024 | ALL PROPERTY TYPES



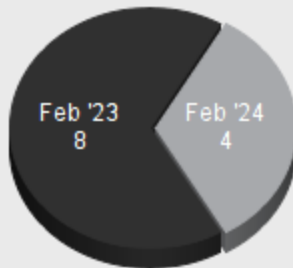
GLADSTONE (CITY) | February 2024

REAL ESTATE SNAPSHOT - Change since this time last year

All Property Types

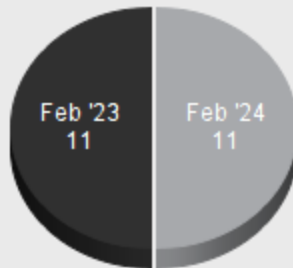
NUMBER OF SALES

-50.00% ↓



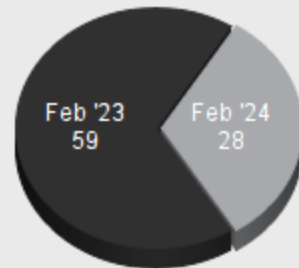
NEW LISTINGS

0.00%



AVERAGE DOM

-52.54% ↓



17.66% ↑

MEDIAN SALES PRICE
ALL PROPERTY TYPES

26.70% ↑

AVERAGE SALES PRICE
ALL PROPERTY TYPES

11.38% ↑

MEDIAN LIST PRICE
(SOLD LISTINGS)
ALL PROPERTY TYPES

22.30% ↑

AVERAGE LIST PRICE
(SOLD LISTINGS)
ALL PROPERTY TYPES

■ Feb '23 ■ Feb '24

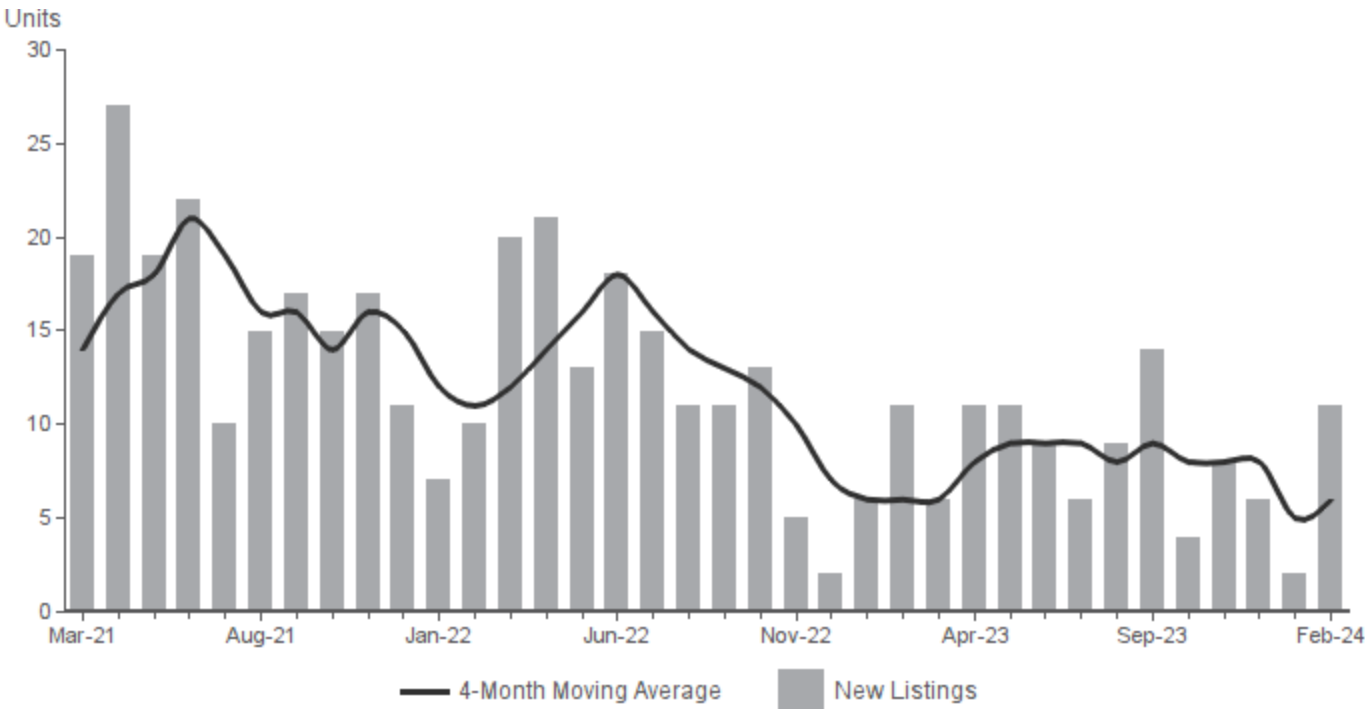


MARKET SUMMARY
FEBRUARY 2024 | ALL PROPERTY TYPES

Market Summary	Month to Date			Year to Date		
	February 2024	February 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	11	11	0%	13	17	-23.53% ▼
Sold Listings	4	8	-50% ▼	14	15	-6.67% ▼
Median List Price (Solds)	\$475,000	\$426,450	11.38% ▲	\$492,000	\$465,000	5.81% ▲
Median Sold Price	\$485,000	\$412,210	17.66% ▲	\$488,250	\$415,000	17.65% ▲
Median Days on Market	27	17	58.82% ▲	23	22	4.55% ▲
Average List Price (Solds)	\$521,000	\$425,987	22.3% ▲	\$501,450	\$456,439	9.86% ▲
Average Sold Price	\$531,250	\$419,302	26.7% ▲	\$499,383	\$444,344	12.39% ▲
Average Days on Market	28	59	-52.54% ▼	45	50	-10% ▼
List/Sold Price Ratio	102%	98.8%	3.29% ▲	99.7%	97.5%	2.3% ▲

NEW PROPERTIES
FEBRUARY 2024 | ALL PROPERTY TYPES

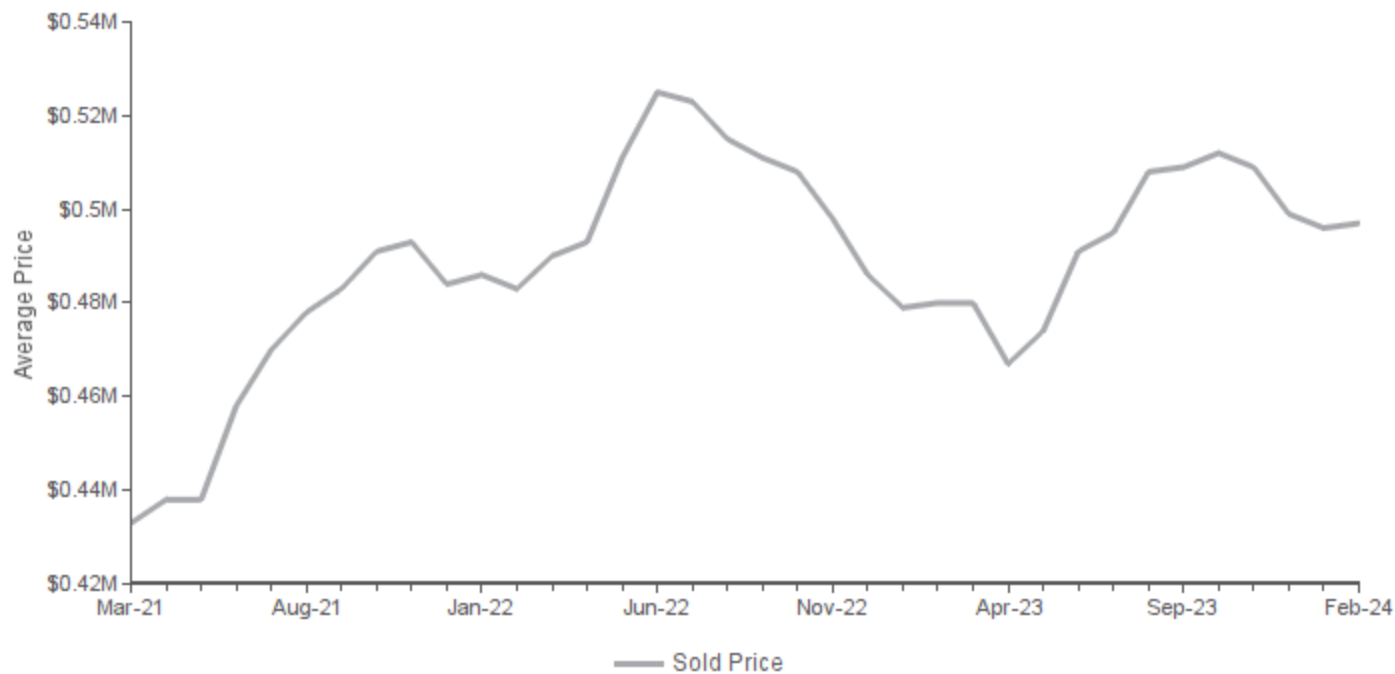
Number of new properties listed for sale during the month



AVERAGE SALES PRICE

FEBRUARY 2024 | ALL PROPERTY TYPES

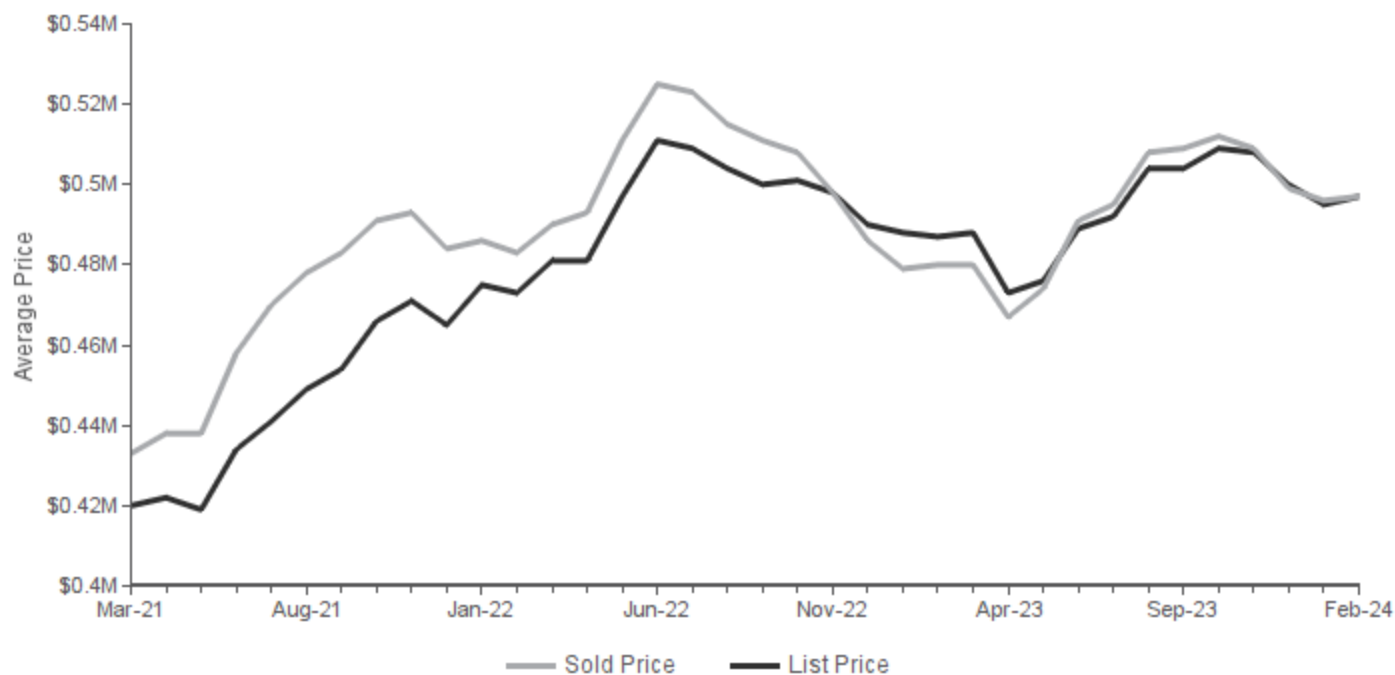
Average price for sold properties (6-Month Moving Average)



AVERAGE SALES/LIST PRICE

FEBRUARY 2024 | ALL PROPERTY TYPES

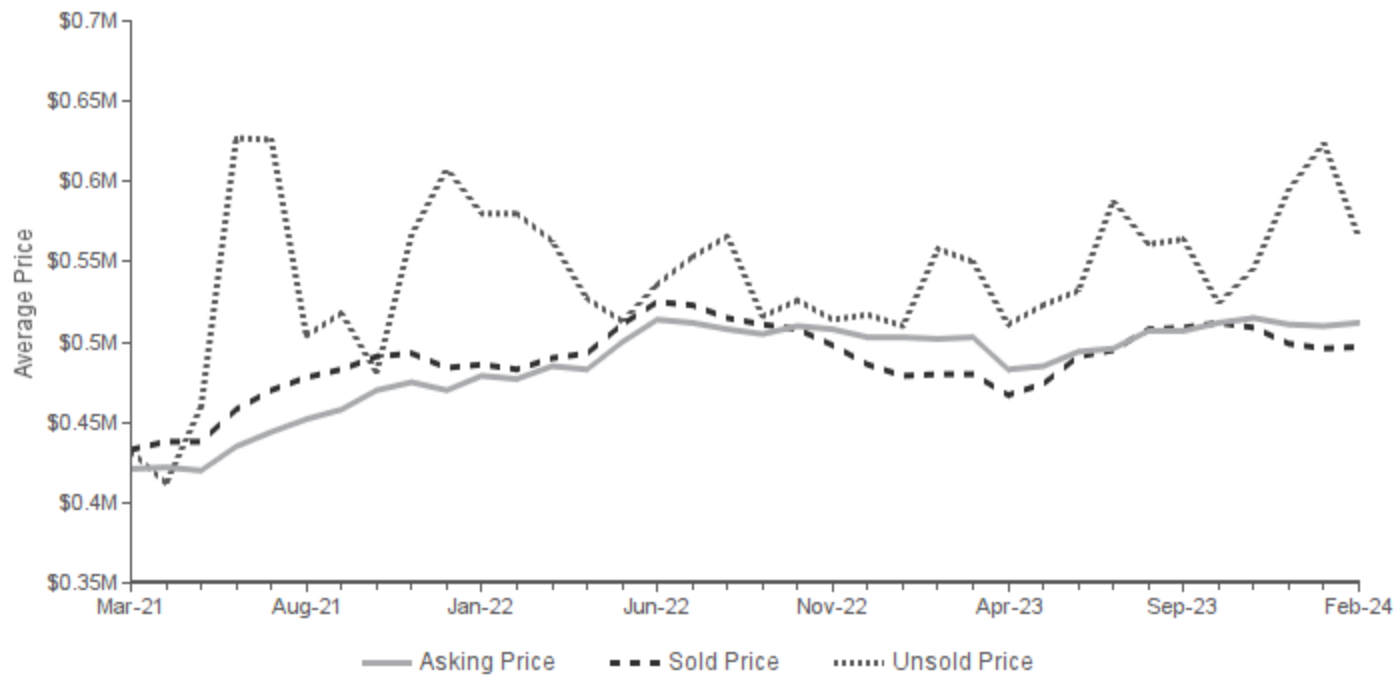
Average list price compared to average sold price of properties sold each month (6-Month Moving Average)



AVERAGE ASKING/SOLD/UNSOLD PRICE

FEBRUARY 2024 | ALL PROPERTY TYPES

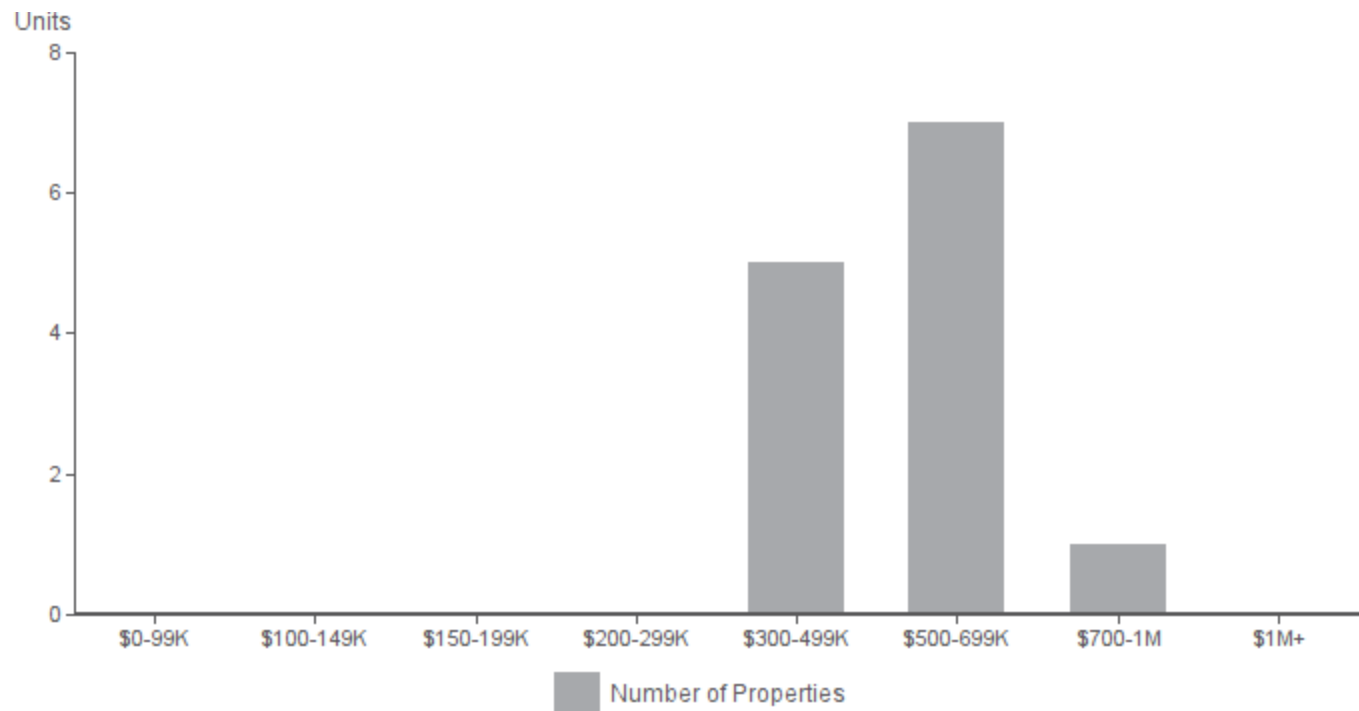
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



PROPERTIES FOR SALE

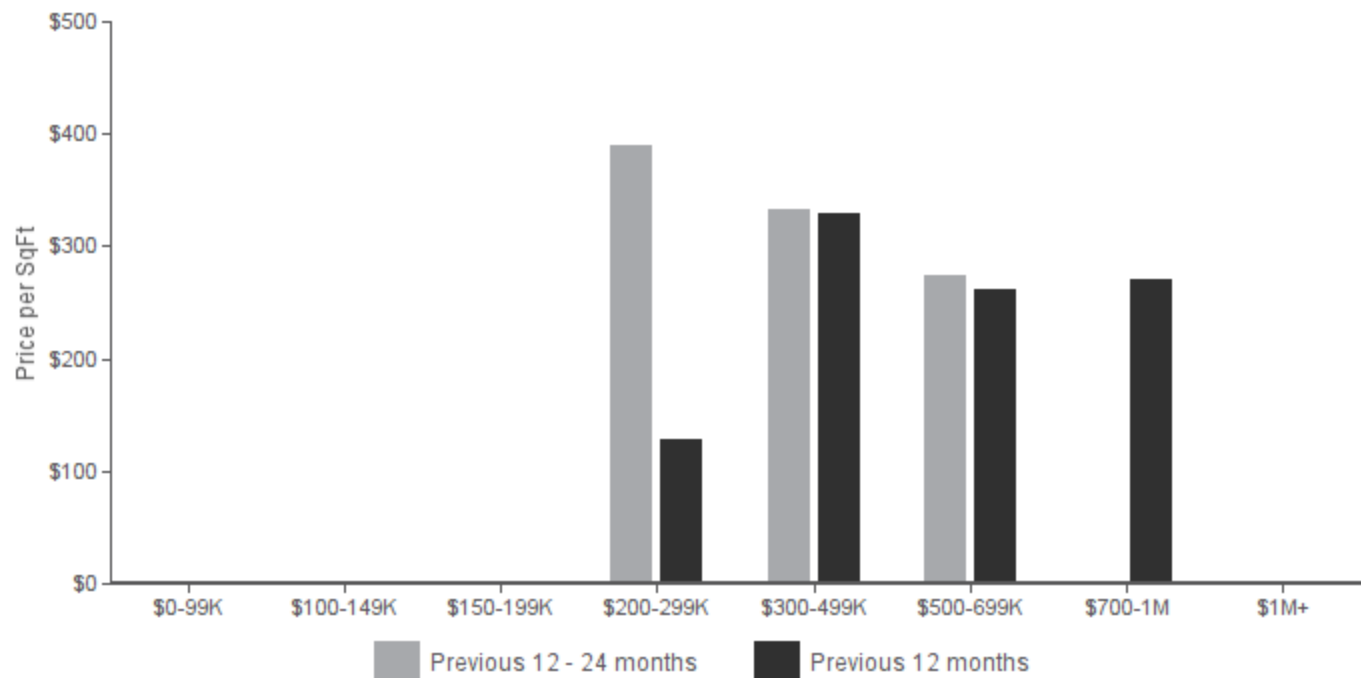
FEBRUARY 2024 | ALL PROPERTY TYPES

Number of properties currently listed for sale by price range



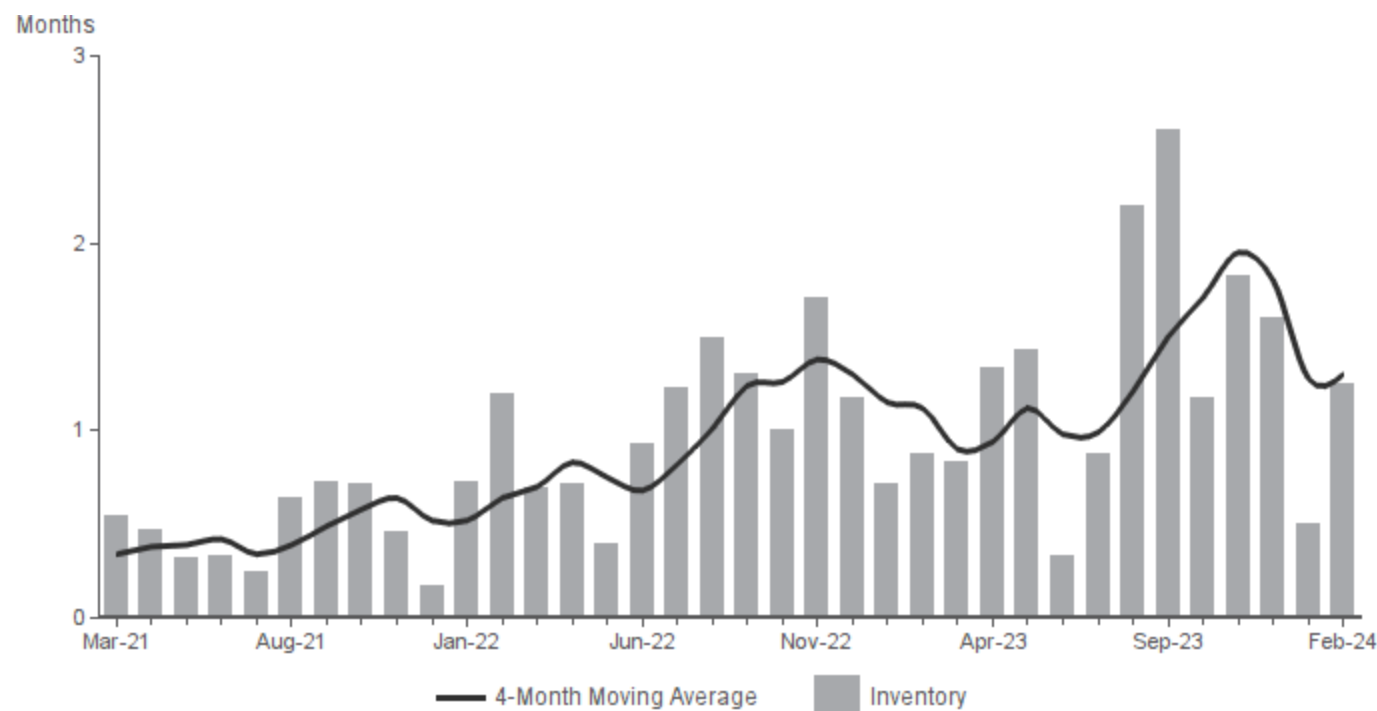
AVERAGE SALES PRICE PER SQFT
FEBRUARY 2024 | ALL PROPERTY TYPES

Average Sales Price per SqFt for previous two years



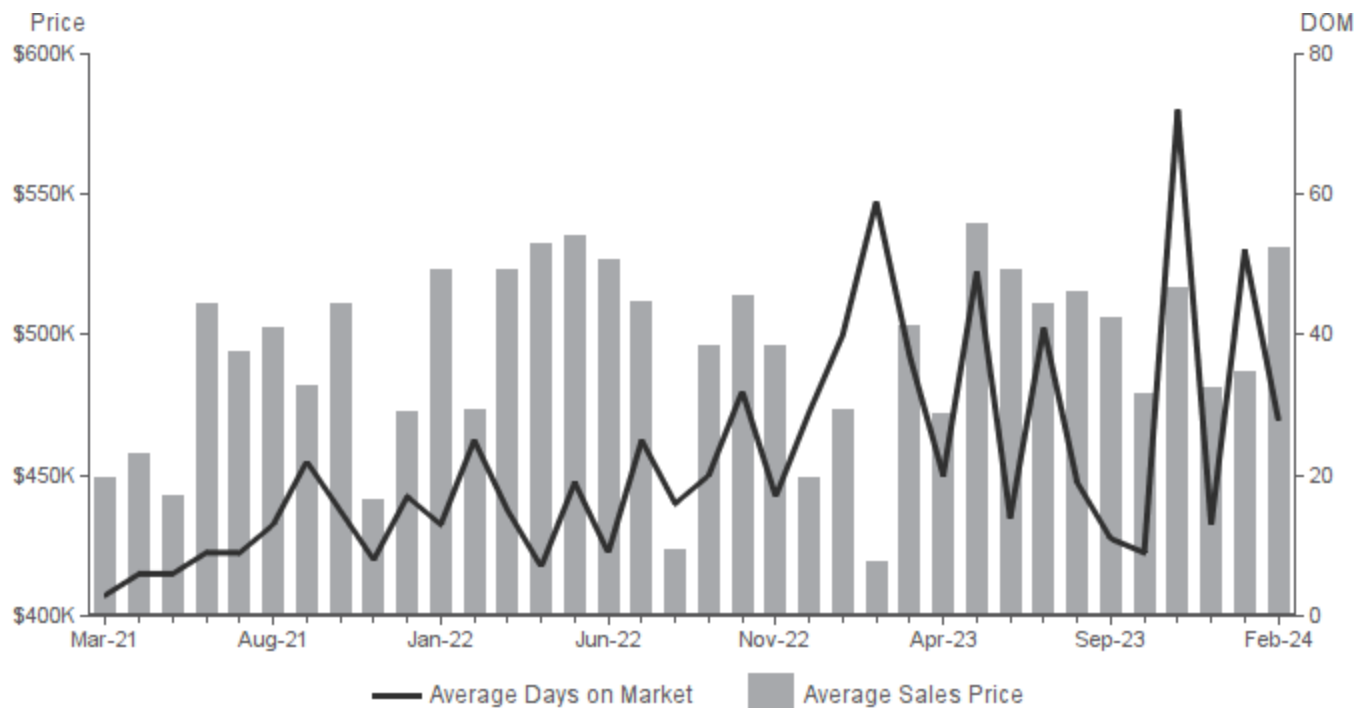
MONTHS SUPPLY OF INVENTORY
FEBRUARY 2024 | ALL PROPERTY TYPES

Properties for sale divided by number of properties sold



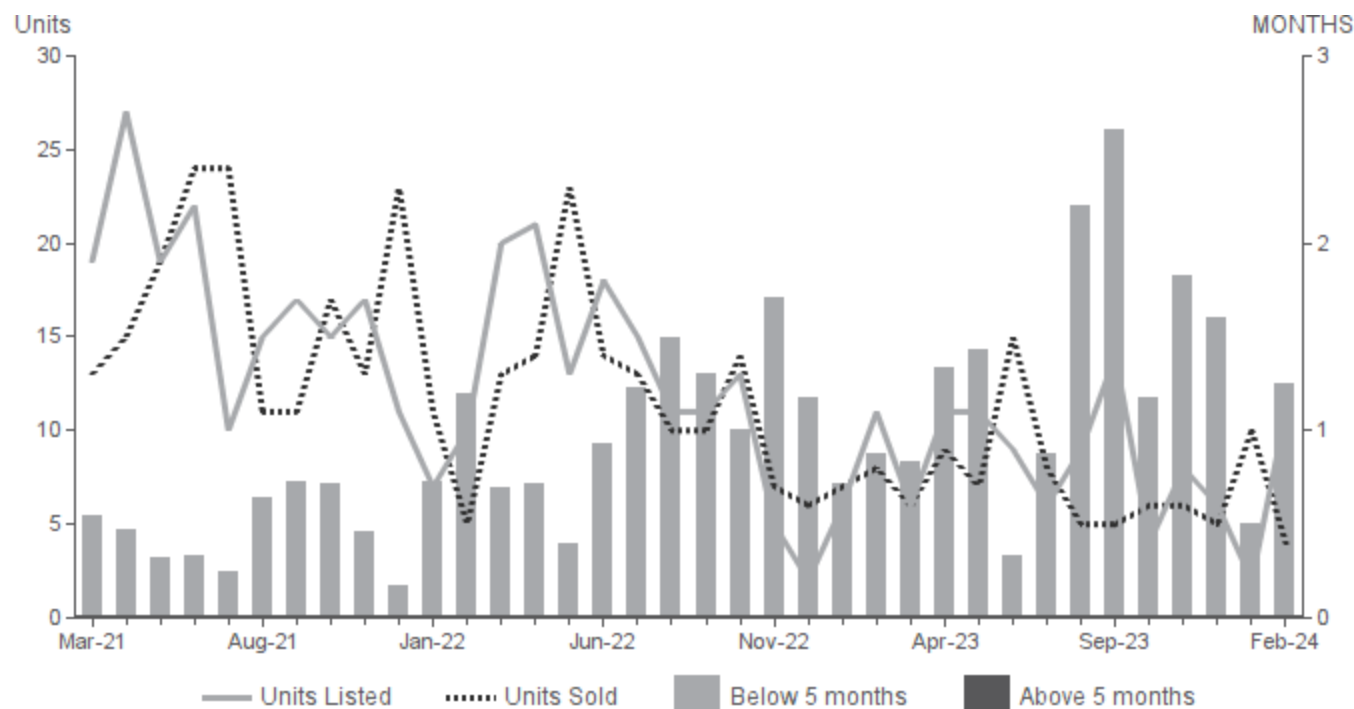
AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET
FEBRUARY 2024 | ALL PROPERTY TYPES

Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



MONTHS SUPPLY OF INVENTORY
FEBRUARY 2024 | ALL PROPERTY TYPES

Months Supply of Inventory | Properties for sale divided by number of properties sold.
Units Listed | Number of properties listed for sale at the end of month.
Units Sold | Number of properties sold.





The statistics presented in the Market Report are compiled based on figures and data generated by [IDC Global](#) and [Datafloat](#) for the benefit of REMAX Equity Group. Due to possible reporting inconsistencies, Days on Market (DOM), average prices and rates of appreciation should be used to analyze trends only. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Data maintained by the MLSs may not reflect all real estate activity in the market. All information should be independently reviewed and verified for accuracy. Properties may or may not be listed by the office/agent presenting the information.

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