

MARKET ABSORPTION REPORT

Real Estate Performance Analysis

Report Period: Oct 2023 - Mar 2024

Area: North Metropolitan District

Calculation: Absorption Rate = (Sold Units per Month / Active Listings) × 100

PRICE RANGE	ACTIVE LISTINGS	SOLD (LAST 6 MO)	AVG. SOLD / MO	ABSORPTION RATE	INVENTORY (MOS)	MARKET TYPE
\$0 - \$250k	12	48	8.0	66.7%	1.5	Seller's
\$250k - \$500k	45	90	15.0	33.3%	3.0	Seller's
\$500k - \$750k	60	60	10.0	16.7%	6.0	Balanced
\$750k - \$1M	35	18	3.0	8.5%	11.6	Buyer's
\$1M+	22	6	1.0	4.5%	22.0	Buyer's

OVERALL MARKET RATE **22.4%**

AVG. ABSORPTION TIME **4.4 Months**

CURRENT MOMENTUM **Neutral-Seller**

Disclaimer: Data provided for informational purposes based on MLS records. Market conditions are subject to rapid change.