

January 2023 Market Snapshot

Caldwell County



	Year to Date			Year to Date		
	2022	2023	% Change	2022	2023	% Change
Closed Sales	22	21	▼ -4.6%	22	21	▼ -4.6%
Median Sales Price	\$315,000	\$316,750	▲ 0.6%	\$315,000	\$316,750	▲ 0.6%
Average Sales Price	\$367,090	\$307,537	▼ -16.2%	\$367,090	\$307,537	▼ -16.2%
Ratio to Original List Price	98.3%	91.7%	▼ -6.7%	98.3%	91.7%	▼ -6.7%
Days On Market	36	66	▲ 83.3%	36	66	▲ 83.3%
New Listings	58	76	▲ 31.0%	58	76	▲ 31.0%
Under Contract	74	59	▼ -20.3%	74	59	▼ -20.3%
Active Listings	32	133	▲ 315.6%	32	133	▲ 315.6%
Months Inventory	1.0	3.1	▲ 203.8%	1.0	3.1	▲ 203.8%

