May 2023 Market Snapshot

Caldwell County



Year to Date

	2022	2023	% Change	2022	2023	% Change
Closed Sales	63	47	▼ -25.4%	214	187	▼-12.6%
Median Sales Price	\$345,000	\$312,000	▼ -9.6%	\$337,995	\$299,995	▼-11.2%
Average Sales Price	\$359,689	\$356,406	▼ -0.9%	\$361,128	\$332,517	▼-7.9%
Ratio to Original List Price	101.6%	95.6%	▼ -5.9%	101.0%	94.1%	▼-6.8%
Days On Market	16	58	▲ 262.5%	22	57	▲ 159.1%
New Listings	60	67	▲ 11.7%	307	327	▲ 6.5%
Under Contract	66	91	▲ 37.9%	77	63	▼-18.2%
Active Listings	48	140	▲ 191.7%	35	125	▲ 257.1%
Months Inventory	1.3	3.5	▲ 172.3%	1.3	3.5	▲ 172.3%





