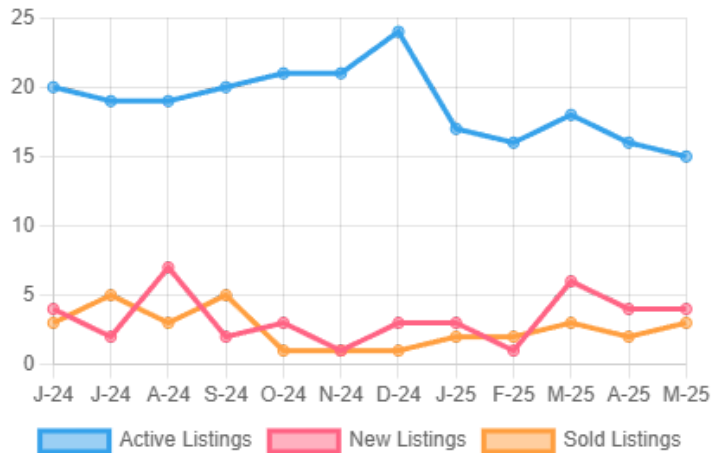


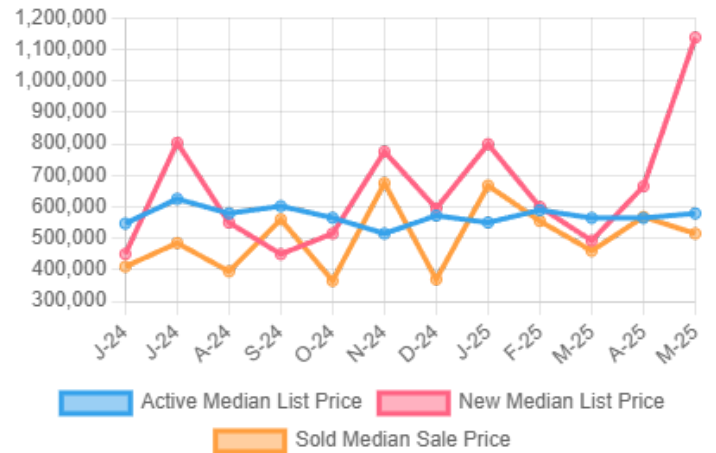
Market Summary

Williams Residential, May 2025

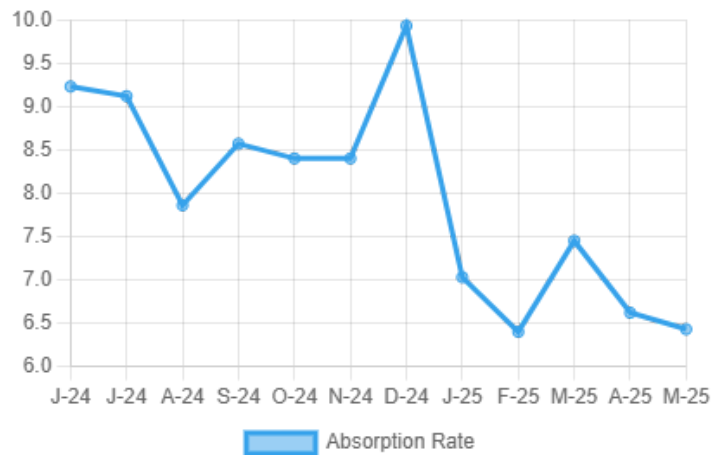
Number of Listings



Listing Prices



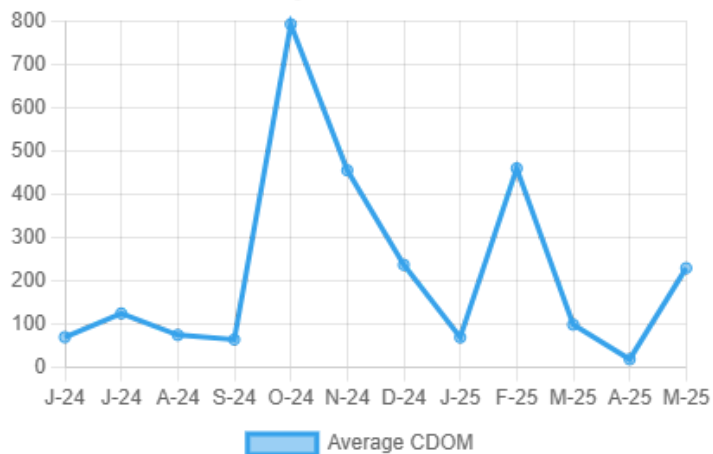
Absorption Rate, in Months



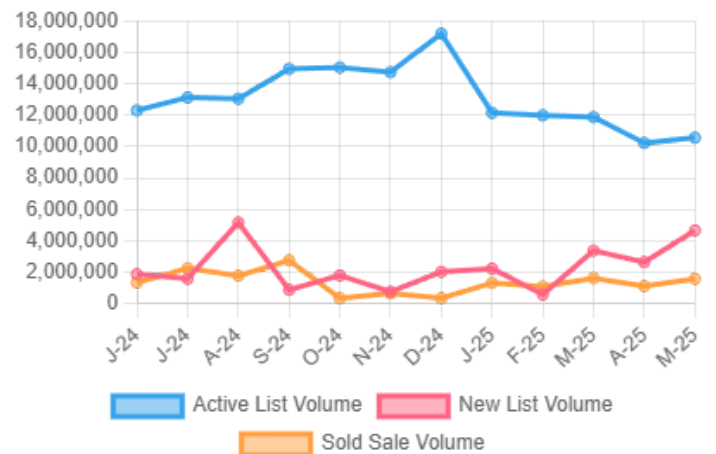
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	May-25	May-24	% Chg	2025 YTD	2024 YTD	% Chg
Absorption Rate	6.43	11.14	-42.28	6.79	8.96	-24.22
Average List Price	\$704,757	\$606,725	16.16	\$740,873	\$616,069	20.26
Median List Price	\$579,000	\$579,500	-0.09	\$579,000	\$579,500	-0.09
Average Sale Price	\$532,733	N/A	N/A	\$567,702	\$524,600	8.22
Median Sale Price	\$515,000	N/A	N/A	\$555,000	\$512,500	8.29
Average CDOM	229	N/A	N/A	173	80	116.25
Median CDOM	173	N/A	N/A	130	31	319.35

Sold Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	0	0	0.0	0	0	0.0
100,000-149,999	0	0	0.0	1	0	N/A
150,000-199,999	0	0	0.0	0	0	0.0
200,000-249,999	0	0	0.0	0	0	0.0
250,000-299,999	0	0	0.0	0	0	0.0
300,000-349,999	0	0	0.0	1	1	0.0
350,000-399,999	0	0	0.0	1	1	0.0
400,000-449,999	0	0	0.0	0	2	-100.0
450,000-499,999	1	0	N/A	2	0	N/A
500,000-549,999	1	0	N/A	1	2	-50.0
550,000-599,999	0	0	0.0	1	1	0.0
600,000-649,999	1	0	N/A	1	2	-50.0
650,000-699,999	0	0	0.0	0	0	0.0
700,000-749,999	0	0	0.0	1	0	N/A
750,000-799,999	0	0	0.0	1	0	N/A
800,000-849,999	0	0	0.0	1	1	0.0
850,000-899,999	0	0	0.0	0	0	0.0
900,000-949,999	0	0	0.0	0	0	0.0
950,000-999,999	0	0	0.0	0	0	0.0
1,000,000-1,099,999	0	0	0.0	1	0	N/A

Pending Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	0	0	0.0	0	0	0.0
100,000-149,999	0	0	0.0	1	0	N/A
150,000-199,999	0	0	0.0	0	0	0.0
200,000-249,999	0	0	0.0	0	0	0.0
250,000-299,999	0	0	0.0	0	0	0.0
300,000-349,999	0	0	0.0	1	0	N/A
350,000-399,999	0	1	-100.0	1	3	-66.7
400,000-449,999	0	0	0.0	1	1	0.0
450,000-499,999	0	1	-100.0	2	1	100.0
500,000-549,999	1	1	0.0	2	2	0.0
550,000-599,999	1	1	0.0	1	2	-50.0
600,000-649,999	0	0	0.0	1	1	0.0
650,000-699,999	0	0	0.0	0	1	-100.0
700,000-749,999	0	0	0.0	0	0	0.0
750,000-799,999	0	0	0.0	1	0	N/A
800,000-849,999	0	0	0.0	0	1	-100.0
850,000-899,999	0	0	0.0	0	0	0.0
900,000-949,999	0	0	0.0	0	0	0.0
950,000-999,999	0	0	0.0	0	0	0.0
1,000,000-1,099,999	0	0	0.0	0	0	0.0

Sold Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
1,100,000-1,199,999	0	0	0.0	0	0	0.0
1,200,000-1,299,999	0	0	0.0	0	0	0.0
1,300,000-1,399,999	0	0	0.0	0	0	0.0
1,400,000-1,499,999	0	0	0.0	0	0	0.0
1,500,000-1,599,999	0	0	0.0	0	0	0.0
1,600,000-1,699,999	0	0	0.0	0	0	0.0
1,700,000-1,799,999	0	0	0.0	0	0	0.0
1,800,000-1,899,999	0	0	0.0	0	0	0.0
1,900,000-1,999,999	0	0	0.0	0	0	0.0
2,000,000-2,249,999	0	0	0.0	0	0	0.0
2,250,000-2,499,999	0	0	0.0	0	0	0.0
2,500,000-2,749,999	0	0	0.0	0	0	0.0
2,750,000-2,999,999	0	0	0.0	0	0	0.0
3,000,000-3,249,999	0	0	0.0	0	0	0.0
3,250,000-3,499,999	0	0	0.0	0	0	0.0
3,500,000-3,749,999	0	0	0.0	0	0	0.0
3,750,000-3,999,999	0	0	0.0	0	0	0.0
4,000,000-4,249,999	0	0	0.0	0	0	0.0
4,250,000-4,499,999	0	0	0.0	0	0	0.0
4,500,000-4,749,999	0	0	0.0	0	0	0.0
4,750,000-4,999,999	0	0	0.0	0	0	0.0
5,000,000+	0	0	0.0	0	0	0.0
Totals	3	0	N/A	12	10	20.0

Pending Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
1,100,000-1,199,999	0	0	0.0	2	0	N/A
1,200,000-1,299,999	0	0	0.0	0	0	0.0
1,300,000-1,399,999	0	0	0.0	0	0	0.0
1,400,000-1,499,999	0	0	0.0	0	0	0.0
1,500,000-1,599,999	0	0	0.0	0	0	0.0
1,600,000-1,699,999	0	0	0.0	0	0	0.0
1,700,000-1,799,999	0	0	0.0	0	0	0.0
1,800,000-1,899,999	0	0	0.0	0	0	0.0
1,900,000-1,999,999	0	0	0.0	0	0	0.0
2,000,000-2,249,999	0	0	0.0	0	0	0.0
2,250,000-2,499,999	0	0	0.0	0	0	0.0
2,500,000-2,749,999	0	0	0.0	0	0	0.0
2,750,000-2,999,999	0	0	0.0	0	0	0.0
3,000,000-3,249,999	0	0	0.0	0	0	0.0
3,250,000-3,499,999	0	0	0.0	0	0	0.0
3,500,000-3,749,999	0	0	0.0	0	0	0.0
3,750,000-3,999,999	0	0	0.0	0	0	0.0
4,000,000-4,249,999	0	0	0.0	0	0	0.0
4,250,000-4,499,999	0	0	0.0	0	0	0.0
4,500,000-4,749,999	0	0	0.0	0	0	0.0
4,750,000-4,999,999	0	0	0.0	0	0	0.0
5,000,000+	0	0	0.0	0	0	0.0
Totals	2	4	-50.0	13	12	8.3

Active Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	0	0	0.0	0	0	0.0
100,000-149,999	0	1	-100.0	1	1	0.0
150,000-199,999	0	0	0.0	0	0	0.0
200,000-249,999	0	0	0.0	0	0	0.0
250,000-299,999	0	1	-100.0	0	1	-100.0
300,000-349,999	0	2	-100.0	1	2	-50.0
350,000-399,999	1	2	-50.0	2	5	-60.0
400,000-449,999	2	1	100.0	3	2	50.0
450,000-499,999	2	3	-33.3	5	3	66.7
500,000-549,999	1	2	-50.0	4	4	0.0
550,000-599,999	3	4	-25.0	5	6	-16.7
600,000-649,999	0	2	-100.0	1	3	-66.7
650,000-699,999	0	1	-100.0	0	3	-100.0
700,000-749,999	0	1	-100.0	0	1	-100.0
750,000-799,999	2	2	0.0	3	2	50.0
800,000-849,999	0	0	0.0	0	1	-100.0
850,000-899,999	1	0	N/A	1	1	0.0
900,000-949,999	0	0	0.0	0	0	0.0
950,000-999,999	2	2	0.0	4	2	100.0
1,000,000-1,099,999	0	0	0.0	0	0	0.0
1,100,000-1,199,999	0	2	-100.0	3	2	50.0
1,200,000-1,299,999	0	0	0.0	1	0	N/A
1,300,000-1,399,999	0	0	0.0	1	1	0.0
1,400,000-1,499,999	0	0	0.0	0	0	0.0
1,500,000-1,599,999	0	0	0.0	0	0	0.0
1,600,000-1,699,999	0	0	0.0	0	0	0.0
1,700,000-1,799,999	1	0	N/A	1	0	N/A
1,800,000-1,899,999	0	0	0.0	0	0	0.0
1,900,000-1,999,999	0	0	0.0	1	0	N/A
2,000,000-2,249,999	0	0	0.0	0	0	0.0

New Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	0	0	0.0	0	0	0.0
100,000-149,999	0	0	0.0	0	1	-100.0
150,000-199,999	0	0	0.0	0	0	0.0
200,000-249,999	0	0	0.0	0	0	0.0
250,000-299,999	0	1	-100.0	0	1	-100.0
300,000-349,999	0	0	0.0	1	1	0.0
350,000-399,999	0	0	0.0	1	3	-66.7
400,000-449,999	0	0	0.0	1	1	0.0
450,000-499,999	0	0	0.0	3	3	0.0
500,000-549,999	0	0	0.0	1	1	0.0
550,000-599,999	1	1	0.0	3	4	-25.0
600,000-649,999	0	0	0.0	0	2	-100.0
650,000-699,999	0	0	0.0	0	1	-100.0
700,000-749,999	0	0	0.0	0	1	-100.0
750,000-799,999	0	1	-100.0	1	2	-50.0
800,000-849,999	0	0	0.0	0	1	-100.0
850,000-899,999	0	0	0.0	1	0	N/A
900,000-949,999	0	0	0.0	0	0	0.0
950,000-999,999	1	0	N/A	3	1	200.0
1,000,000-1,099,999	0	0	0.0	0	0	0.0
1,100,000-1,199,999	0	0	0.0	1	1	0.0
1,200,000-1,299,999	0	0	0.0	0	0	0.0
1,300,000-1,399,999	1	0	N/A	1	0	N/A
1,400,000-1,499,999	0	0	0.0	0	0	0.0
1,500,000-1,599,999	0	0	0.0	0	0	0.0
1,600,000-1,699,999	0	0	0.0	0	0	0.0
1,700,000-1,799,999	1	0	N/A	1	0	N/A
1,800,000-1,899,999	0	0	0.0	0	0	0.0
1,900,000-1,999,999	0	0	0.0	0	0	0.0
2,000,000-2,249,999	0	0	0.0	0	0	0.0

Active Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
2,250,000-2,499,999	0	0	0.0	0	0	0.0
2,500,000-2,749,999	0	0	0.0	0	0	0.0
2,750,000-2,999,999	0	0	0.0	0	0	0.0
3,000,000-3,249,999	0	0	0.0	0	0	0.0
3,250,000-3,499,999	0	0	0.0	0	0	0.0
3,500,000-3,749,999	0	0	0.0	0	0	0.0
3,750,000-3,999,999	0	0	0.0	0	0	0.0
4,000,000-4,249,999	0	0	0.0	0	0	0.0
4,250,000-4,499,999	0	0	0.0	0	0	0.0
4,500,000-4,749,999	0	0	0.0	0	0	0.0
4,750,000-4,999,999	0	0	0.0	0	0	0.0
5,000,000+	0	0	0.0	0	0	0.0
Totals	15	26	-42.3	37	40	-7.5

New Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
2,250,000-2,499,999	0	0	0.0	0	0	0.0
2,500,000-2,749,999	0	0	0.0	0	0	0.0
2,750,000-2,999,999	0	0	0.0	0	0	0.0
3,000,000-3,249,999	0	0	0.0	0	0	0.0
3,250,000-3,499,999	0	0	0.0	0	0	0.0
3,500,000-3,749,999	0	0	0.0	0	0	0.0
3,750,000-3,999,999	0	0	0.0	0	0	0.0
4,000,000-4,249,999	0	0	0.0	0	0	0.0
4,250,000-4,499,999	0	0	0.0	0	0	0.0
4,500,000-4,749,999	0	0	0.0	0	0	0.0
4,750,000-4,999,999	0	0	0.0	0	0	0.0
5,000,000+	0	0	0.0	0	0	0.0
Totals	4	3	33.3	18	24	-25.0