

Corcoran Neighborhood

0.0%

Change in New Listings

+ 100.0%

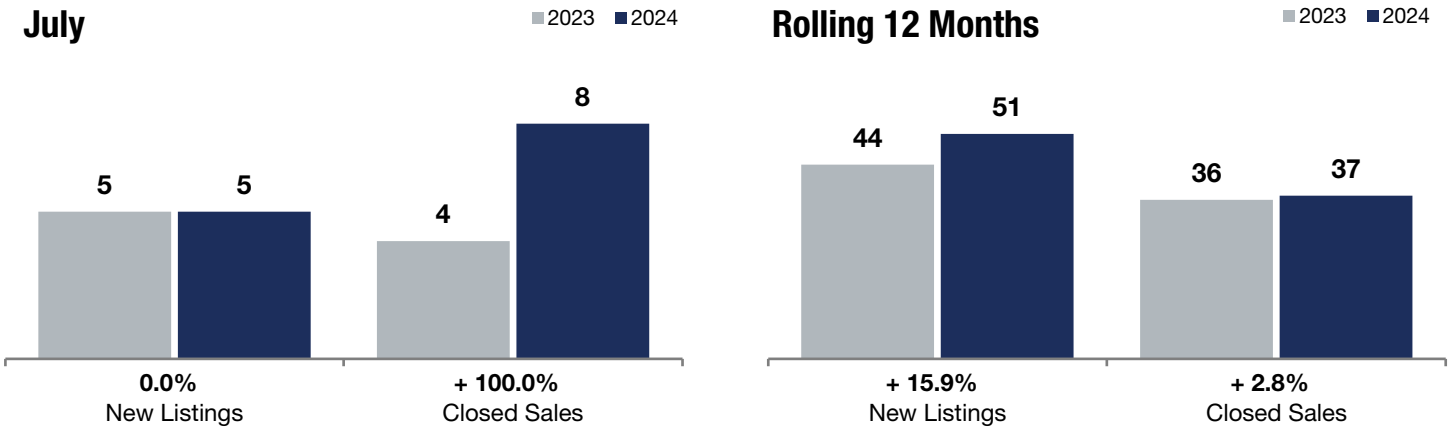
Change in Closed Sales

+ 2.0%

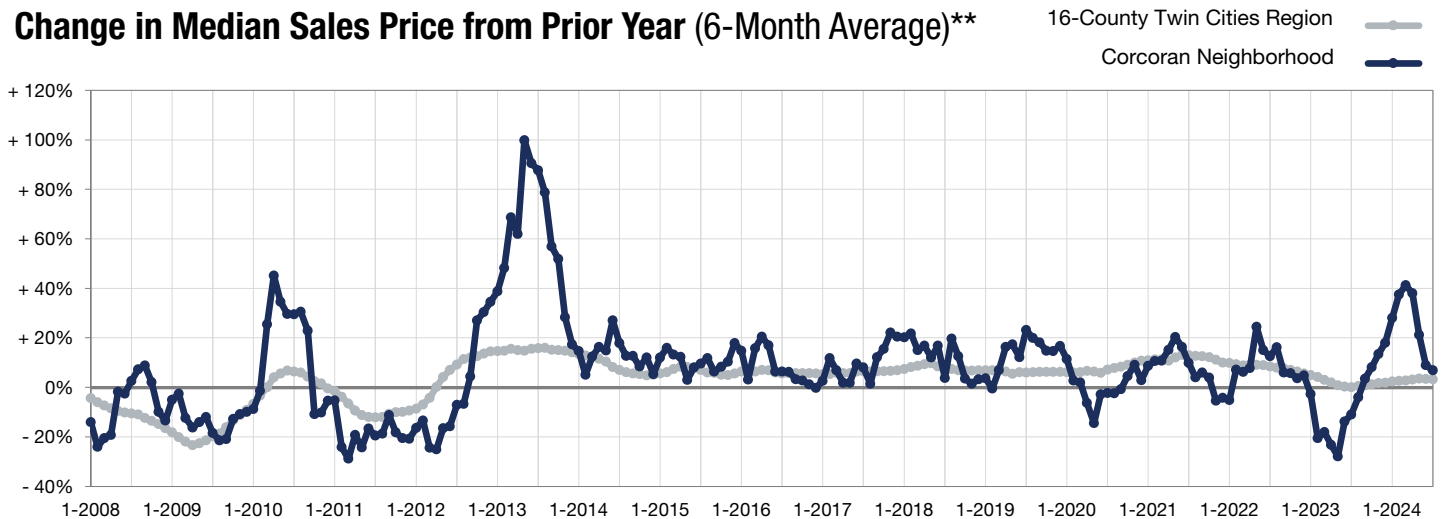
Change in Median Sales Price

	July			Rolling 12 Months		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	5	5	0.0%	44	51	+ 15.9%
Closed Sales	4	8	+ 100.0%	36	37	+ 2.8%
Median Sales Price*	\$296,500	\$302,500	+ 2.0%	\$276,000	\$304,250	+ 10.2%
Average Sales Price*	\$293,250	\$309,875	+ 5.7%	\$275,009	\$299,511	+ 8.9%
Price Per Square Foot*	\$223	\$239	+ 7.1%	\$200	\$220	+ 10.3%
Percent of Original List Price Received*	106.8%	104.0%	-2.6%	99.6%	102.0%	+ 2.4%
Days on Market Until Sale	7	4	-42.9%	46	32	-30.4%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	1.0	1.4	+ 40.0%	--	--	--

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



Change in Median Sales Price from Prior Year (6-Month Average)**



** Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.