

Corcoran

+ 142.9% **+ 116.7%** **+ 13.1%**

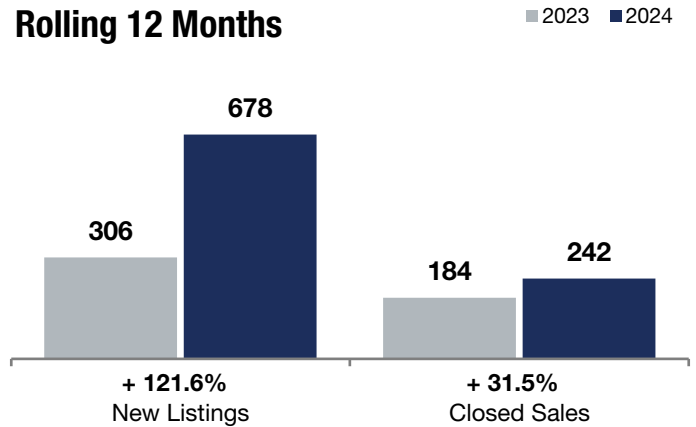
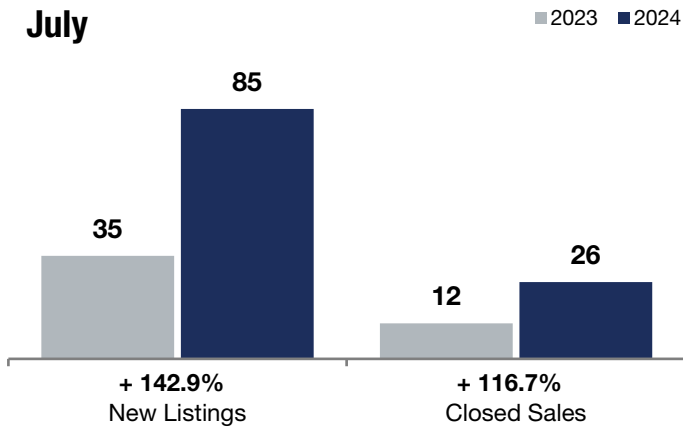
Change in
New Listings

Change in
Closed Sales

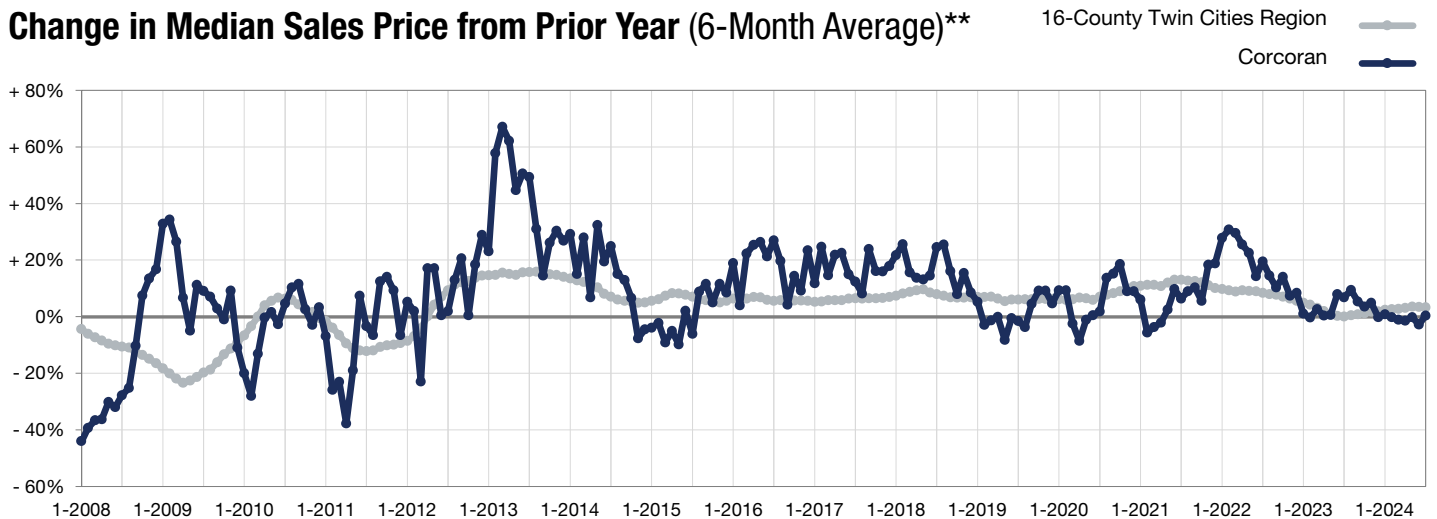
Change in
Median Sales Price

	July			Rolling 12 Months		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	35	85	+ 142.9%	306	678	+ 121.6%
Closed Sales	12	26	+ 116.7%	184	242	+ 31.5%
Median Sales Price*	\$605,245	\$684,445	+ 13.1%	\$615,000	\$616,753	+ 0.3%
Average Sales Price*	\$650,033	\$669,095	+ 2.9%	\$622,635	\$618,062	-0.7%
Price Per Square Foot*	\$218	\$265	+ 21.5%	\$239	\$250	+ 4.9%
Percent of Original List Price Received*	96.7%	99.9%	+ 3.3%	97.8%	99.0%	+ 1.2%
Days on Market Until Sale	62	23	-62.9%	42	33	-21.4%
Inventory of Homes for Sale	52	78	+ 50.0%	--	--	--
Months Supply of Inventory	3.3	3.5	+ 6.1%	--	--	--

* 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.