

North Oaks

+ 157.1% **+ 40.0%** **+ 45.2%**

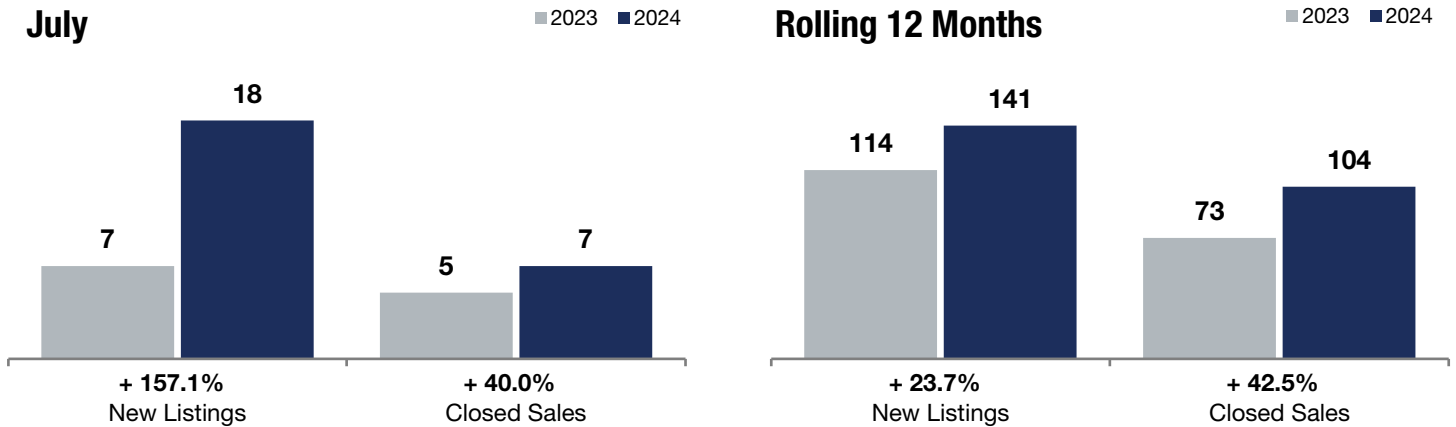
Change in
New Listings

Change in
Closed Sales

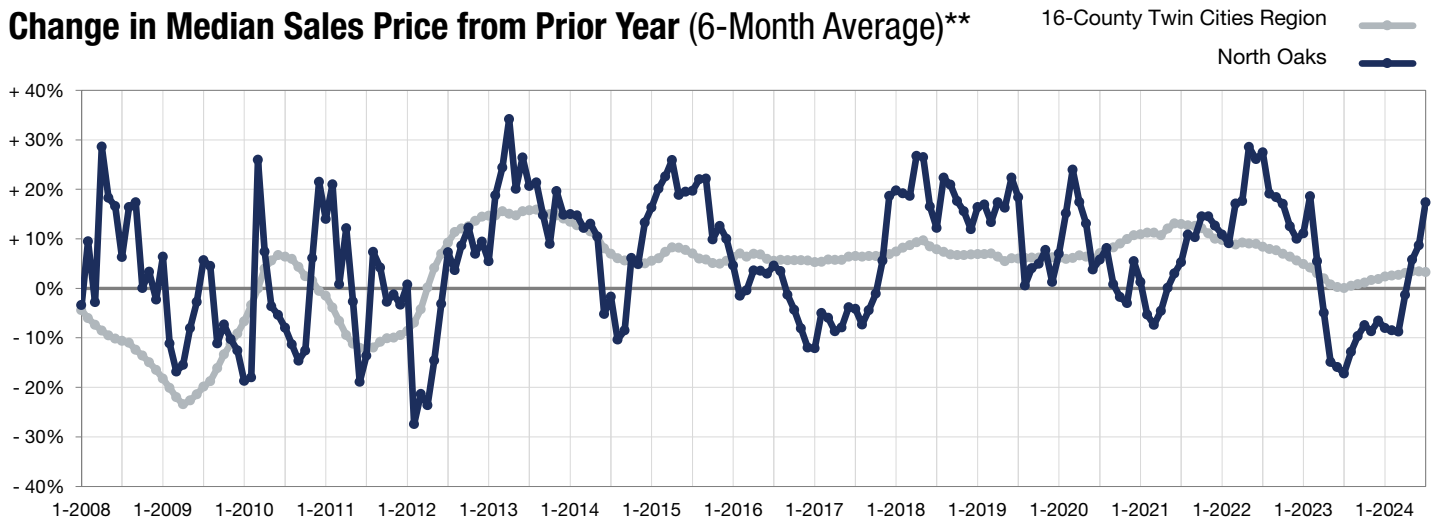
Change in
Median Sales Price

	July			Rolling 12 Months		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	7	18	+ 157.1%	114	141	+ 23.7%
Closed Sales	5	7	+ 40.0%	73	104	+ 42.5%
Median Sales Price*	\$885,000	\$1,285,000	+ 45.2%	\$900,000	\$885,000	-1.7%
Average Sales Price*	\$1,037,240	\$1,303,049	+ 25.6%	\$1,003,370	\$1,042,477	+ 3.9%
Price Per Square Foot*	\$243	\$282	+ 15.8%	\$245	\$305	+ 24.3%
Percent of Original List Price Received*	99.0%	94.4%	-4.6%	96.6%	97.4%	+ 0.8%
Days on Market Until Sale	49	48	-2.0%	50	51	+ 2.0%
Inventory of Homes for Sale	34	34	0.0%	--	--	--
Months Supply of Inventory	5.2	3.9	-25.0%	--	--	--

* 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.