

# North Oaks

**+ 11.1%**

Change in  
New Listings

**- 11.1%**

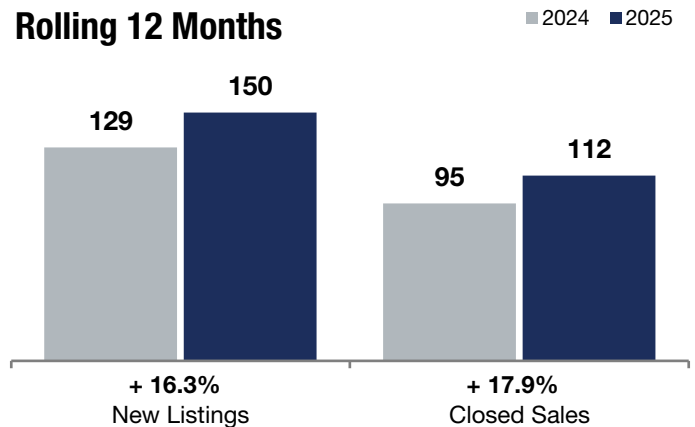
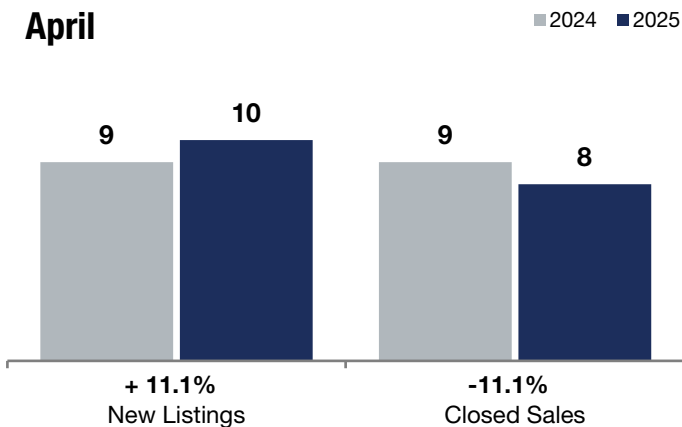
Change in  
Closed Sales

**+ 32.8%**

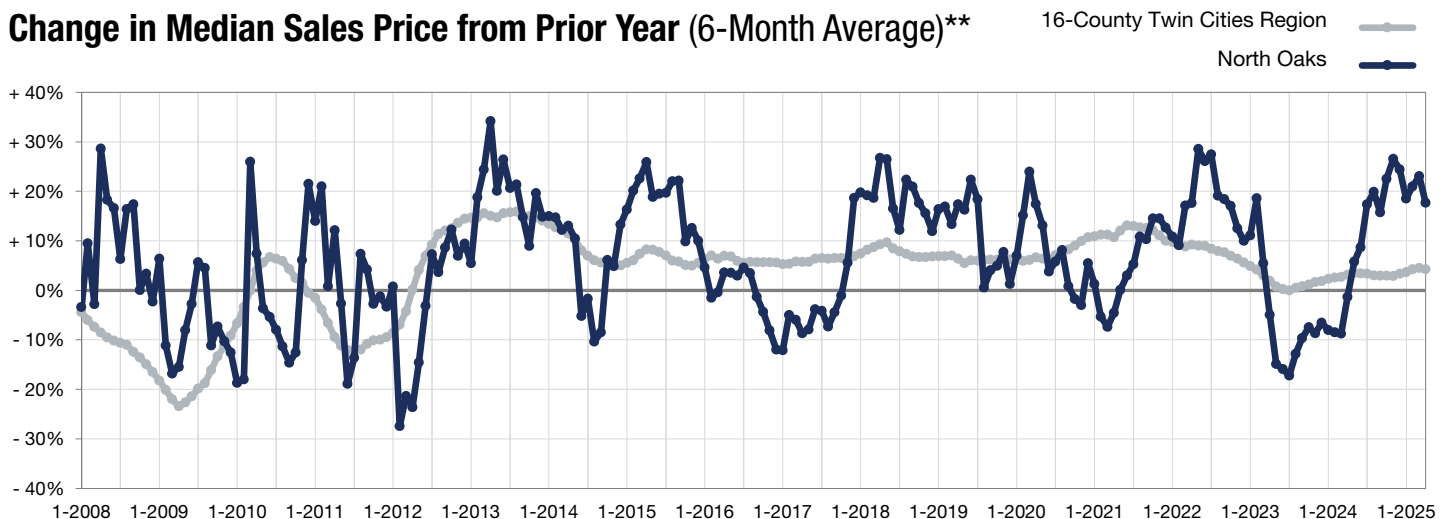
Change in  
Median Sales Price

|  | April     |                    |         | Rolling 12 Months |                    |         |
|--|-----------|--------------------|---------|-------------------|--------------------|---------|
|  | 2024      | 2025               | + / -   | 2024              | 2025               | + / -   |
| New Listings                             | 9         | 10                 | + 11.1% | 129               | 150                | + 16.3% |
| Closed Sales                             | 9         | 8                  | -11.1%  | 95                | 112                | + 17.9% |
| Median Sales Price*                      | \$845,000 | <b>\$1,121,966</b> | + 32.8% | \$844,900         | <b>\$1,110,612</b> | + 31.4% |
| Average Sales Price*                     | \$896,944 | <b>\$1,207,595</b> | + 34.6% | \$998,853         | <b>\$1,164,093</b> | + 16.5% |
| Price Per Square Foot*                   | \$223     | <b>\$321</b>       | + 44.1% | \$300             | <b>\$282</b>       | -5.9%   |
| Percent of Original List Price Received* | 97.7%     | <b>99.0%</b>       | + 1.3%  | 98.1%             | <b>96.3%</b>       | -1.8%   |
| Days on Market Until Sale                | 39        | 50                 | + 28.2% | 41                | 73                 | + 78.0% |
| Inventory of Homes for Sale              | 31        | 24                 | -22.6%  | --                | --                 | --      |
| Months Supply of Inventory               | 3.8       | 2.5                | -34.2%  | --                | --                 | --      |

\* 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.