

# Local Market Update – May 2025

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## North Branch

**- 67.1%**

**+ 13.0%**

**+ 5.8%**

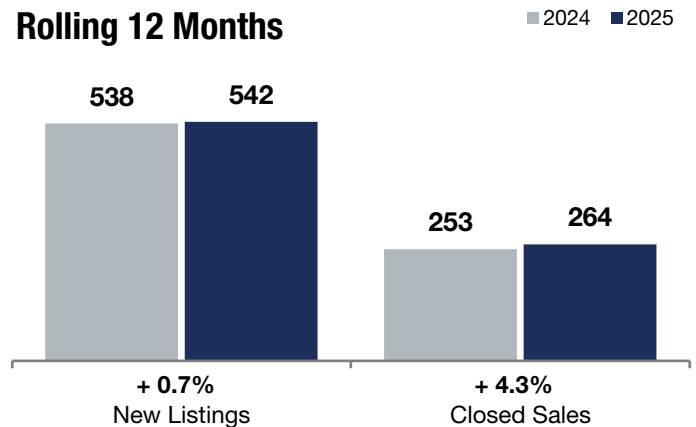
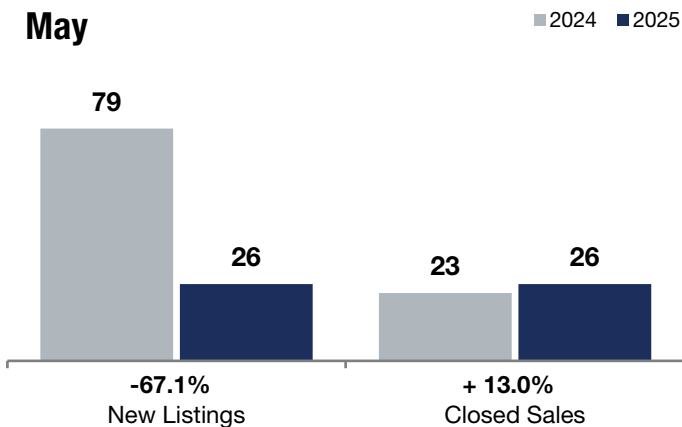
Change in  
New Listings

Change in  
Closed Sales

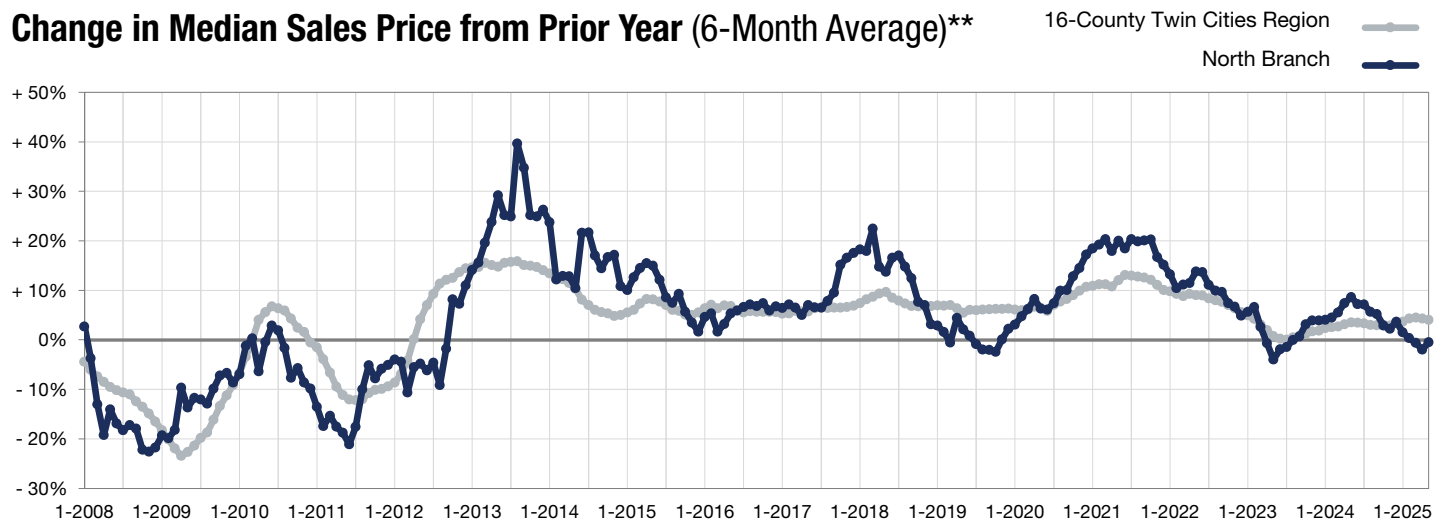
Change in  
Median Sales Price

	May			Rolling 12 Months		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	79	26	-67.1%	538	542	+ 0.7%
Closed Sales	23	26	+ 13.0%	253	264	+ 4.3%
Median Sales Price*	\$342,500	<b>\$362,450</b>	+ 5.8%	\$339,900	<b>\$349,900</b>	+ 2.9%
Average Sales Price*	\$365,196	<b>\$403,754</b>	+ 10.6%	\$350,550	<b>\$358,802</b>	+ 2.4%
Price Per Square Foot*	\$218	<b>\$242</b>	+ 11.0%	\$213	<b>\$220</b>	+ 3.1%
Percent of Original List Price Received*	101.0%	<b>99.8%</b>	-1.2%	99.8%	<b>98.6%</b>	-1.2%
Days on Market Until Sale	35	<b>111</b>	+ 217.1%	53	<b>57</b>	+ 7.5%
Inventory of Homes for Sale	74	<b>50</b>	-32.4%	--	--	--
Months Supply of Inventory	3.5	<b>2.5</b>	-28.6%	--	--	--

\* 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.