

**- 100.0%**      **- 100.0%**      **- 100.0%**

Change in  
New Listings

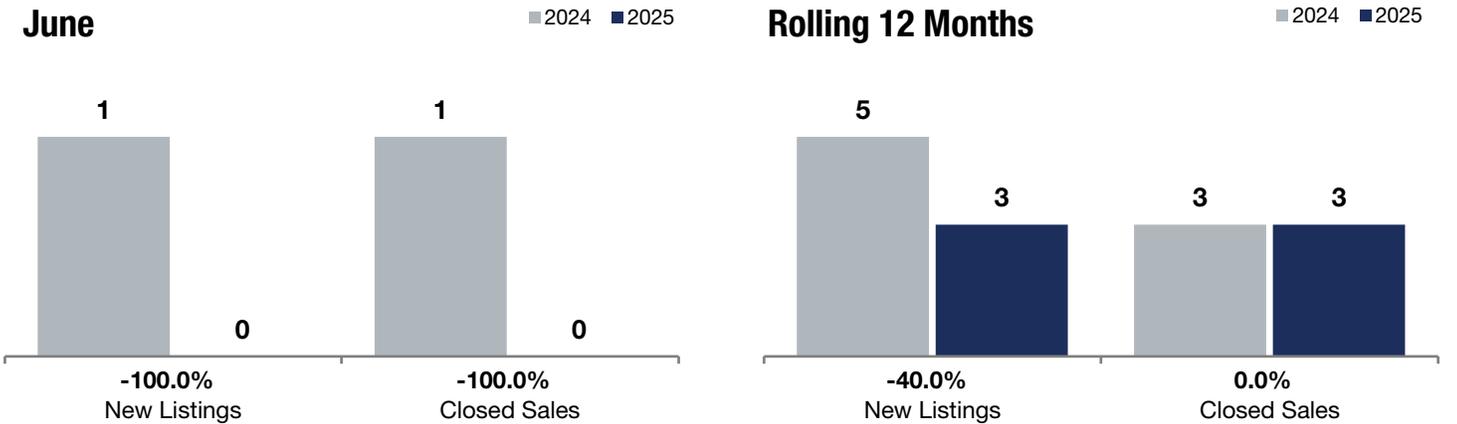
Change in  
Closed Sales

Change in  
Median Sales Price

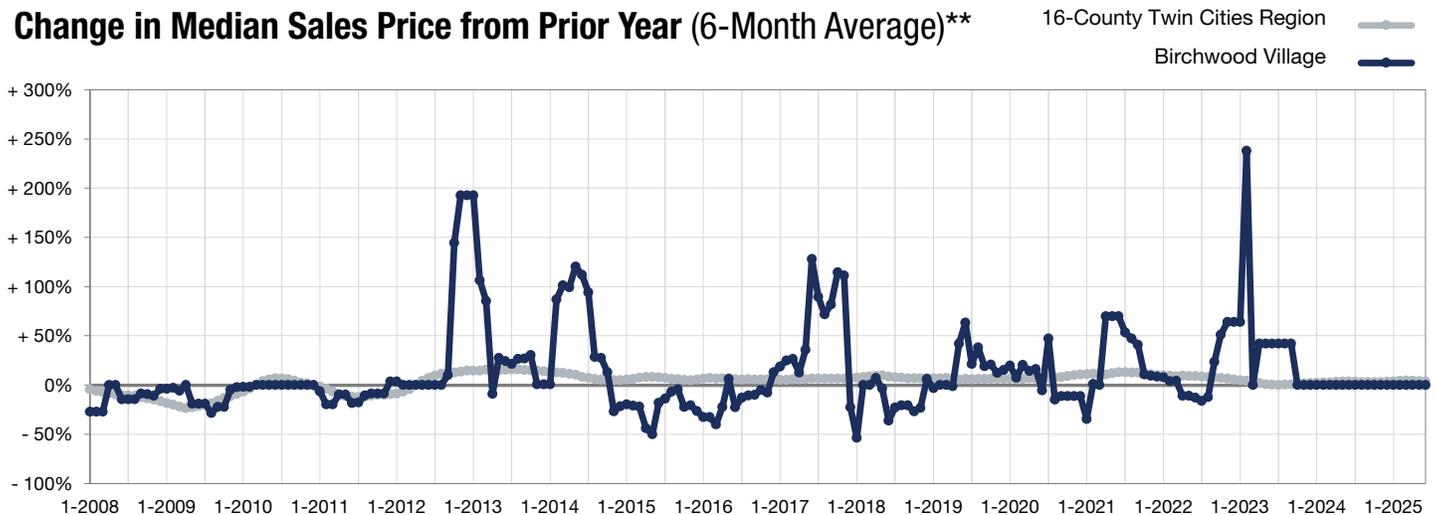
# Birchwood Village

	June			Rolling 12 Months		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	1	0	-100.0%	5	3	-40.0%
Closed Sales	1	0	-100.0%	3	3	0.0%
Median Sales Price*	\$525,000	\$0	-100.0%	\$525,000	\$395,000	-24.8%
Average Sales Price*	\$525,000	\$0	-100.0%	\$511,667	\$450,000	-12.1%
Price Per Square Foot*	\$229	\$0	-100.0%	\$197	\$226	+ 14.9%
Percent of Original List Price Received*	108.2%	0.0%	-100.0%	100.9%	88.9%	-11.9%
Days on Market Until Sale	1	0	-100.0%	25	80	+ 220.0%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.8	1.0	+ 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.