

Cooper

+ 25.0%

- 50.0%

- 17.9%

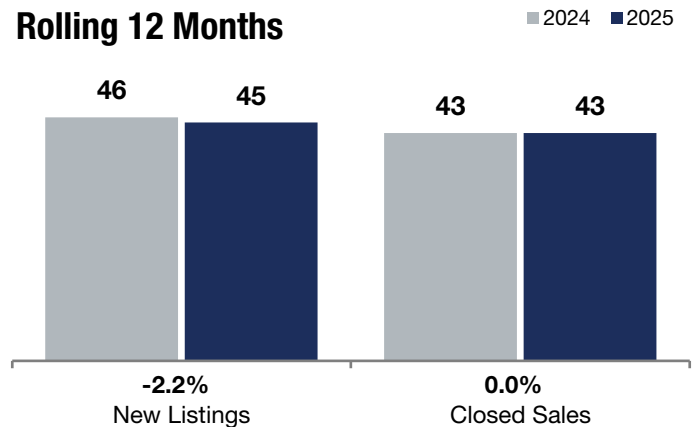
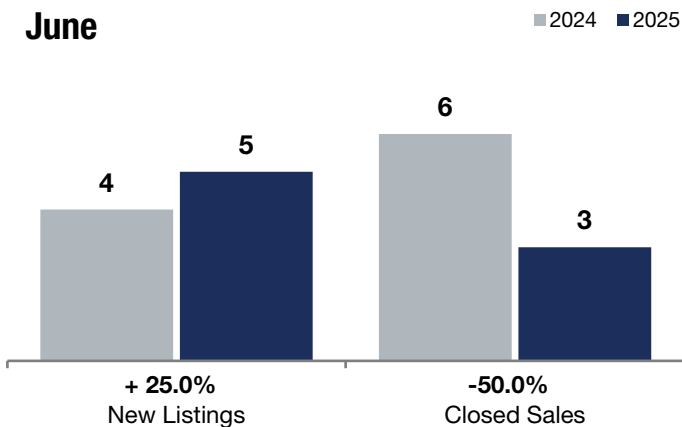
Change in
New Listings

Change in
Closed Sales

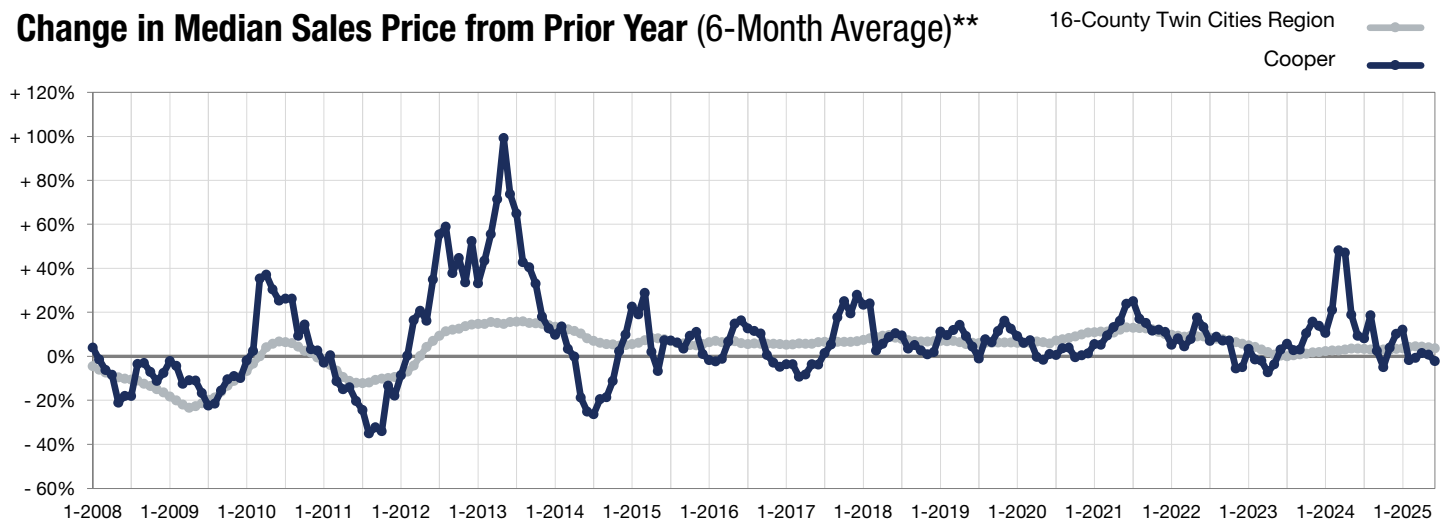
Change in
Median Sales Price

	June			Rolling 12 Months		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	4	5	+ 25.0%	46	45	-2.2%
Closed Sales	6	3	-50.0%	43	43	0.0%
Median Sales Price*	\$341,000	\$280,000	-17.9%	\$367,000	\$400,000	+ 9.0%
Average Sales Price*	\$355,083	\$262,333	-26.1%	\$411,764	\$434,557	+ 5.5%
Price Per Square Foot*	\$291	\$338	+ 16.1%	\$265	\$272	+ 2.8%
Percent of Original List Price Received*	113.4%	104.7%	-7.7%	102.1%	104.0%	+ 1.9%
Days on Market Until Sale	4	12	+ 200.0%	28	22	-21.4%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.6	0.5	-16.7%	--	--	--

* 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.