

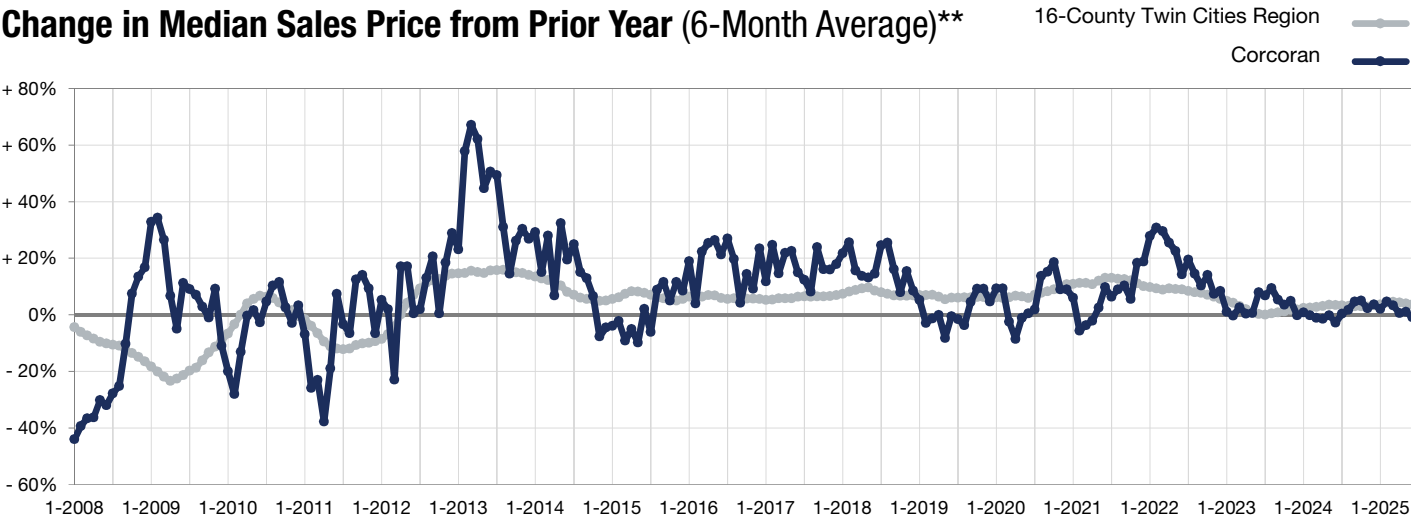
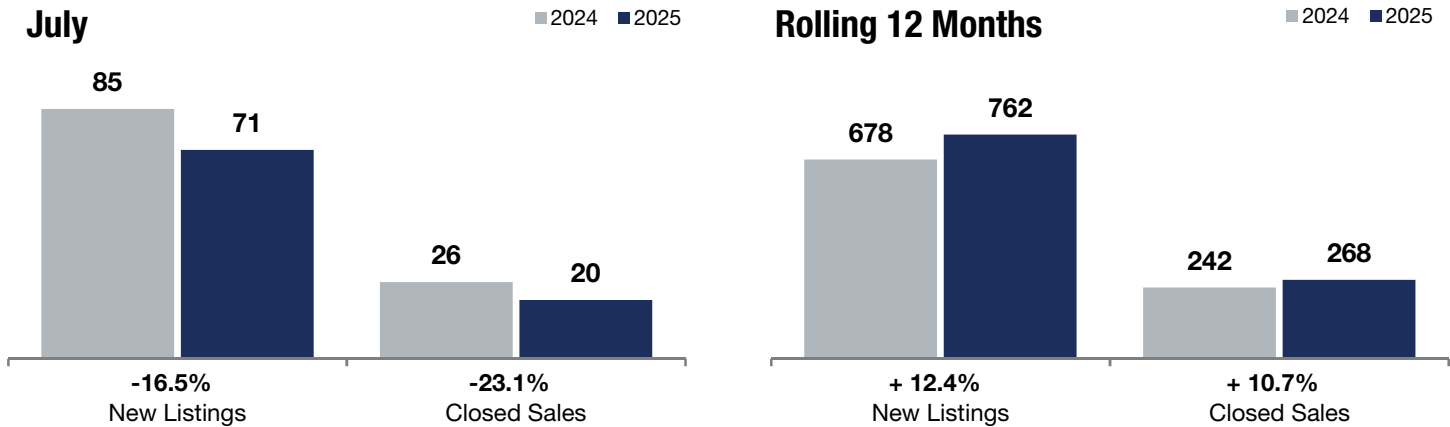
Corcoran

- 16.5% - 23.1% - 10.9%

Change in New Listings Change in Closed Sales Change in Median Sales Price

	July			Rolling 12 Months		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	85	71	-16.5%	678	762	+ 12.4%
Closed Sales	26	20	-23.1%	242	268	+ 10.7%
Median Sales Price*	\$684,445	\$610,003	-10.9%	\$616,753	\$627,228	+ 1.7%
Average Sales Price*	\$669,095	\$643,676	-3.8%	\$617,945	\$675,900	+ 9.4%
Price Per Square Foot*	\$265	\$243	-8.3%	\$250	\$250	-0.2%
Percent of Original List Price Received*	99.9%	99.2%	-0.7%	99.0%	98.3%	-0.7%
Days on Market Until Sale	23	29	+ 26.1%	33	33	0.0%
Inventory of Homes for Sale	80	81	+ 1.3%	--	--	--
Months Supply of Inventory	3.6	3.9	+ 8.3%	--	--	--

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



** 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.