

# Local Market Update – July 2025

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## Hawthorne

**- 14.3%**

Change in  
New Listings

**- 25.0%**

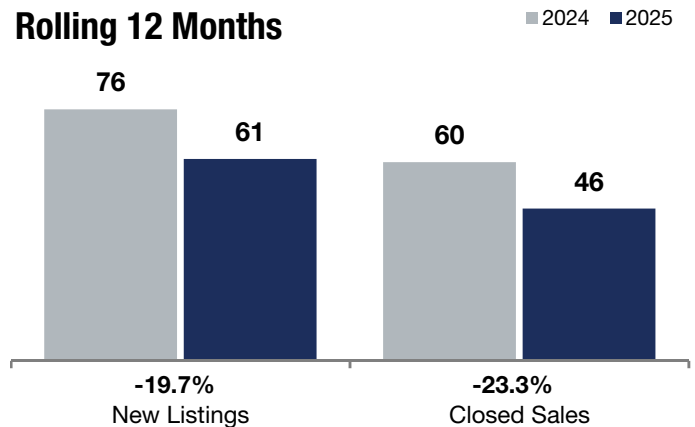
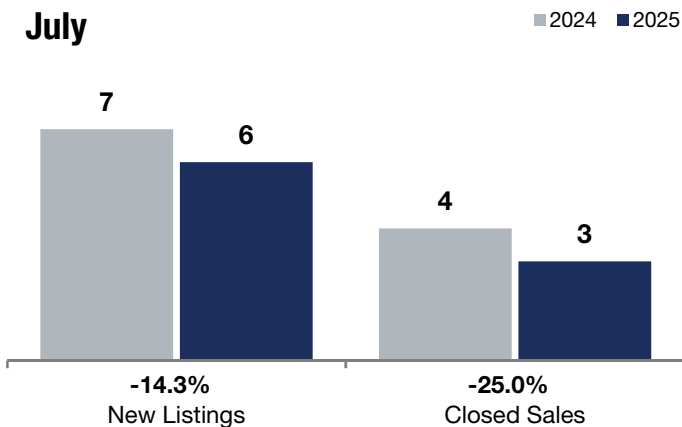
Change in  
Closed Sales

**- 22.4%**

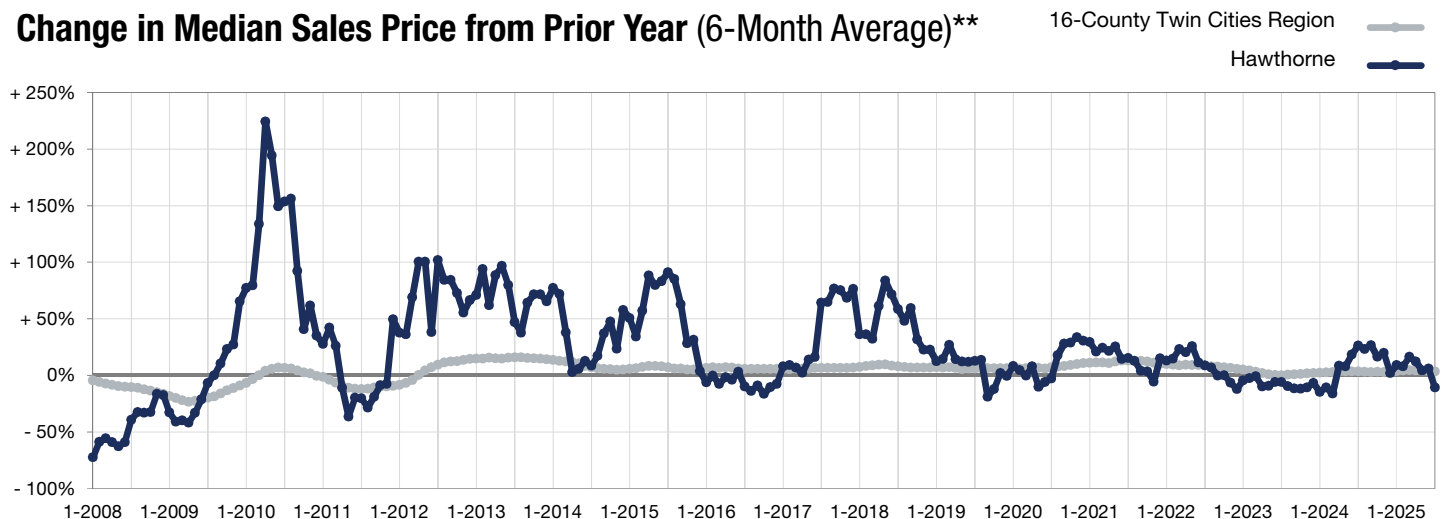
Change in  
Median Sales Price

	July			Rolling 12 Months		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	7	6	-14.3%	76	61	-19.7%
Closed Sales	4	3	-25.0%	60	46	-23.3%
Median Sales Price*	\$270,500	<b>\$210,000</b>	-22.4%	\$235,000	<b>\$243,000</b>	+ 3.4%
Average Sales Price*	\$274,750	<b>\$215,000</b>	-21.7%	\$242,422	<b>\$243,057</b>	+ 0.3%
Price Per Square Foot*	\$146	<b>\$172</b>	+ 17.4%	\$140	<b>\$150</b>	+ 6.9%
Percent of Original List Price Received*	99.4%	<b>95.3%</b>	-4.1%	96.8%	<b>101.3%</b>	+ 4.6%
Days on Market Until Sale	10	<b>31</b>	+ 210.0%	67	<b>73</b>	+ 9.0%
Inventory of Homes for Sale	11	<b>9</b>	-18.2%	--	--	--
Months Supply of Inventory	2.3	<b>2.3</b>	0.0%	--	--	--

\* 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.