

# Local Market Update – July 2025

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## Tangletown

**- 66.7%**

Change in  
New Listings

**- 50.0%**

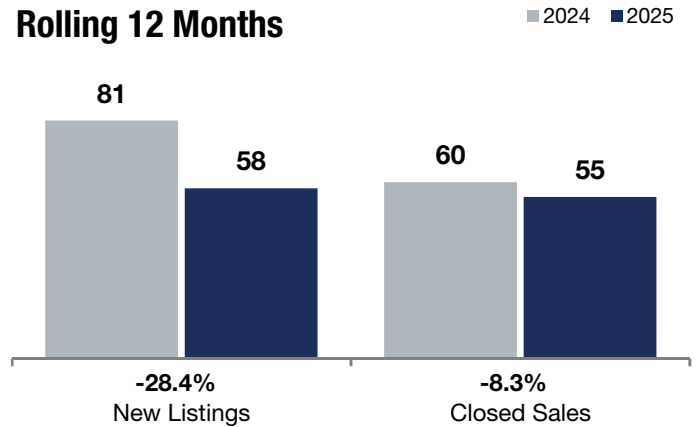
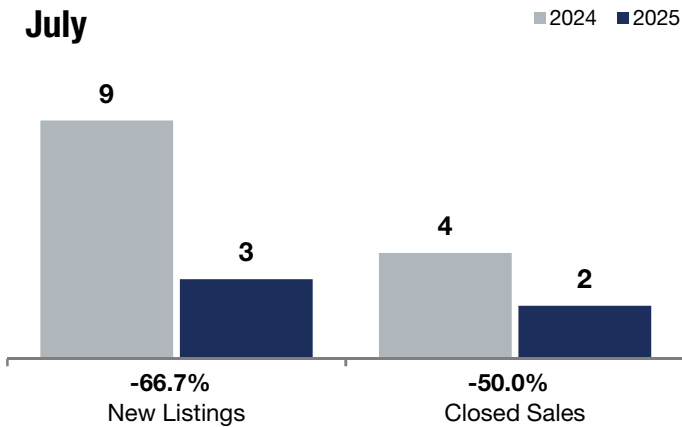
Change in  
Closed Sales

**- 19.4%**

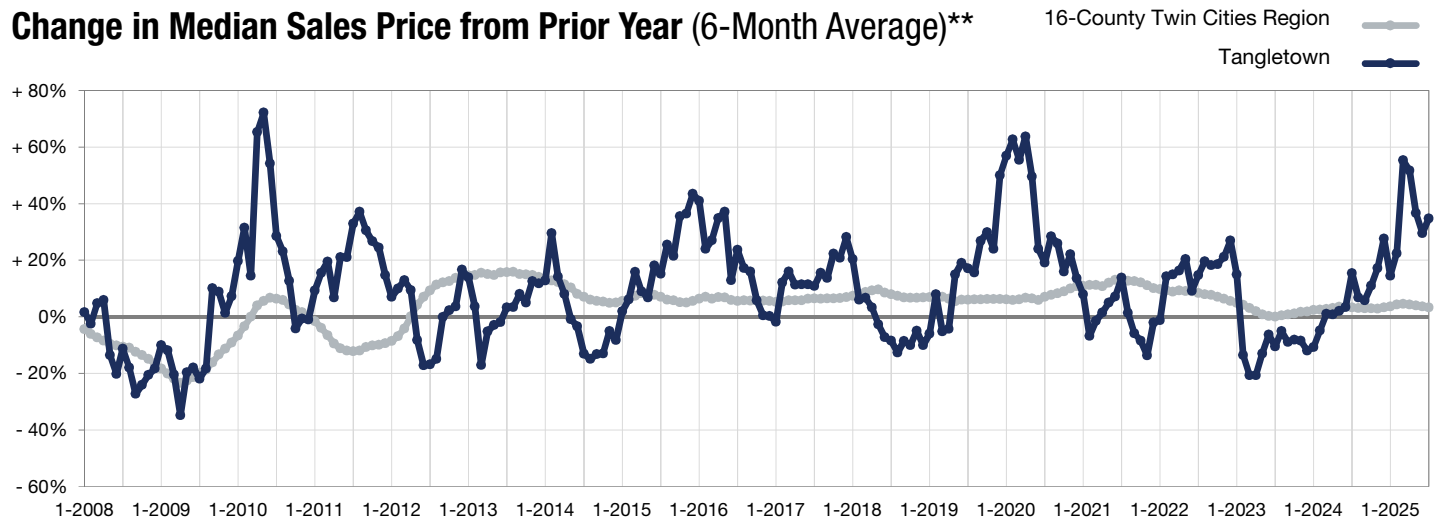
Change in  
Median Sales Price

	July			Rolling 12 Months		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	9	3	-66.7%	81	58	-28.4%
Closed Sales	4	2	-50.0%	60	55	-8.3%
Median Sales Price*	\$790,500	<b>\$636,900</b>	-19.4%	\$501,000	<b>\$560,000</b>	+ 11.8%
Average Sales Price*	\$885,250	<b>\$636,900</b>	-28.1%	\$529,204	<b>\$582,340</b>	+ 10.0%
Price Per Square Foot*	\$319	<b>\$325</b>	+ 1.8%	\$270	<b>\$282</b>	+ 4.3%
Percent of Original List Price Received*	105.3%	<b>112.4%</b>	+ 6.7%	99.8%	<b>101.0%</b>	+ 1.2%
Days on Market Until Sale	24	8	-66.7%	38	41	+ 7.9%
Inventory of Homes for Sale	9	6	-33.3%	--	--	--
Months Supply of Inventory	1.7	1.4	-17.6%	--	--	--

\* 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.