

Cooper

- 44.4% **+ 66.7%** **- 13.5%**

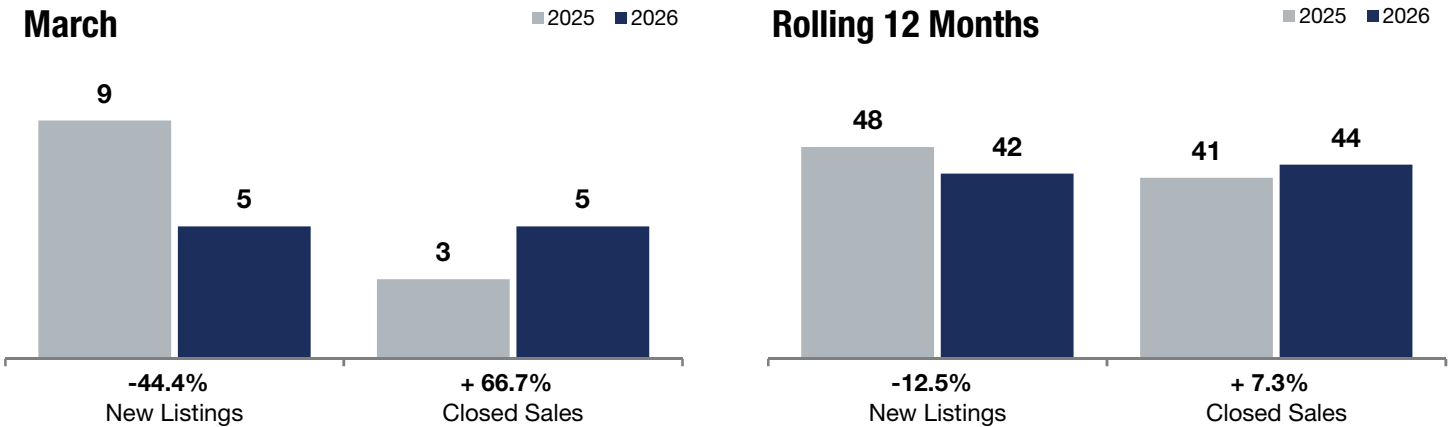
Change in
New Listings

Change in
Closed Sales

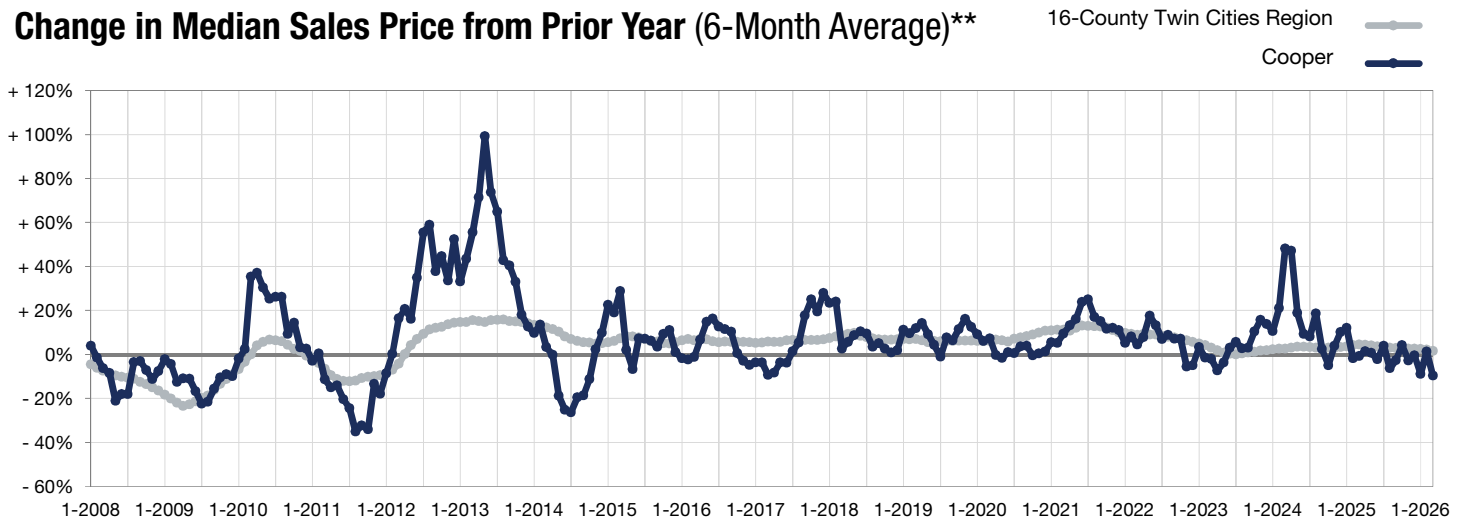
Change in
Median Sales Price

| | March | | | Rolling 12 Months | | |
|--|-----------|------------------|---------|-------------------|------------------|--------|
| | 2025 | 2026 | + / - | 2025 | 2026 | + / - |
| New Listings | 9 | 5 | -44.4% | 48 | 42 | -12.5% |
| Closed Sales | 3 | 5 | + 66.7% | 41 | 44 | + 7.3% |
| Median Sales Price* | \$520,000 | \$450,000 | -13.5% | \$375,000 | \$390,000 | + 4.0% |
| Average Sales Price* | \$442,333 | \$453,780 | + 2.6% | \$422,263 | \$394,640 | -6.5% |
| Price Per Square Foot* | \$239 | \$296 | + 23.9% | \$262 | \$280 | + 7.0% |
| Percent of Original List Price Received* | 102.8% | 103.1% | + 0.3% | 103.8% | 104.2% | + 0.4% |
| Days on Market Until Sale | 9 | 7 | -22.2% | 23 | 9 | -60.9% |
| Inventory of Homes for Sale | 3 | 1 | -66.7% | -- | -- | -- |
| Months Supply of Inventory | 0.7 | 0.2 | -71.4% | -- | -- | -- |

* 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.