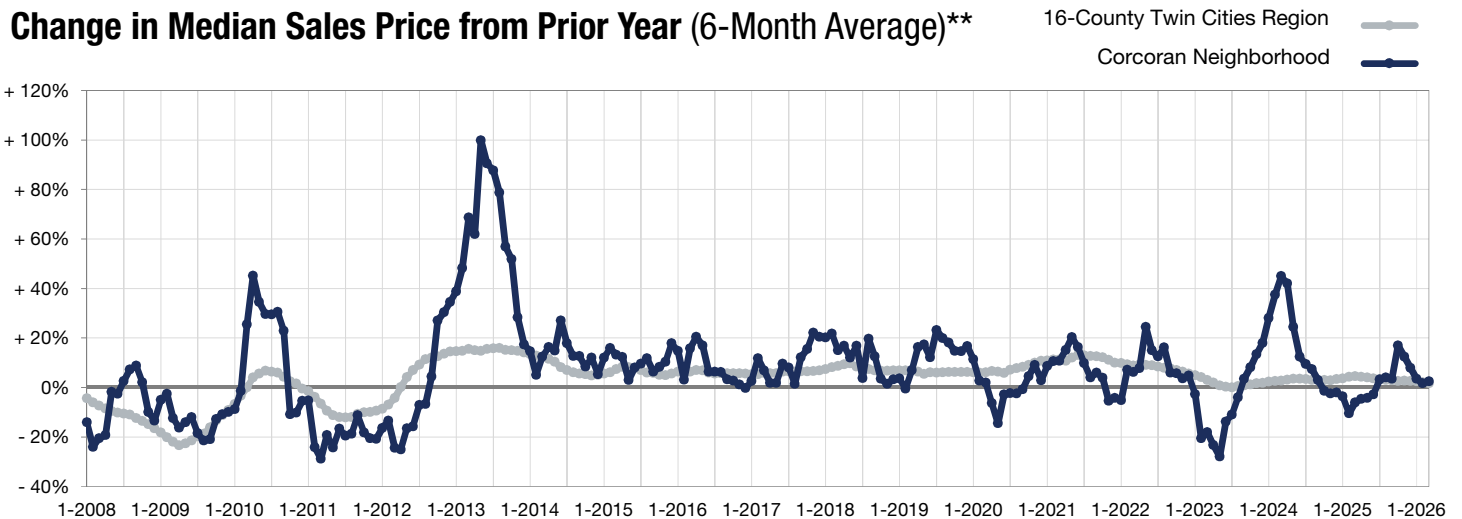
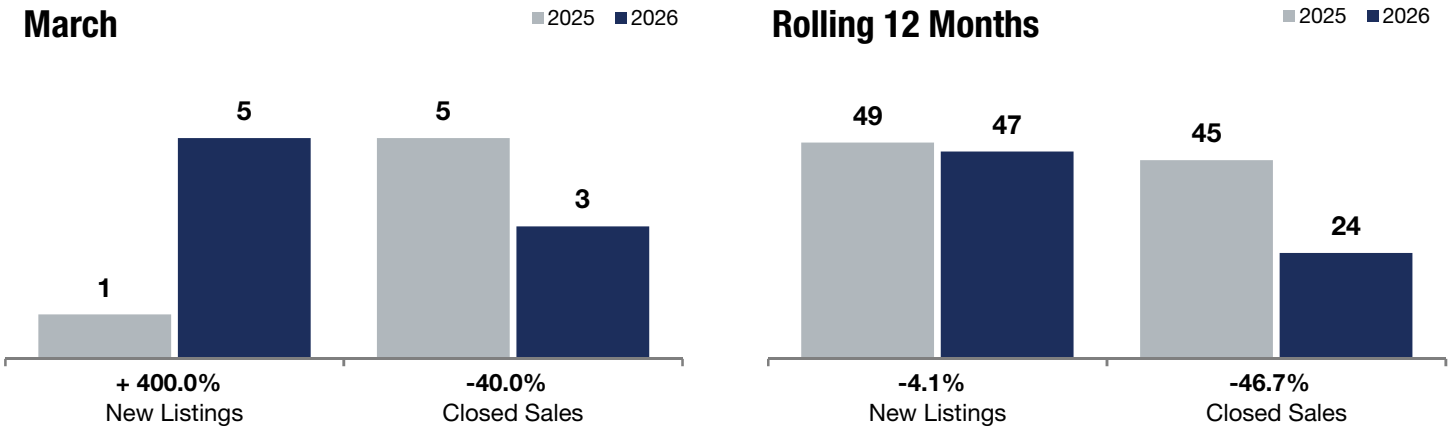


Corcoran Neighborhood

+ 400.0%	- 40.0%	+ 4.2%
Change in New Listings	Change in Closed Sales	Change in Median Sales Price

	March			Rolling 12 Months		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	1	5	+ 400.0%	49	47	-4.1%
Closed Sales	5	3	-40.0%	45	24	-46.7%
Median Sales Price*	\$318,000	\$331,500	+ 4.2%	\$300,000	\$325,750	+ 8.6%
Average Sales Price*	\$278,434	\$326,833	+ 17.4%	\$291,622	\$308,756	+ 5.9%
Price Per Square Foot*	\$241	\$237	-1.7%	\$215	\$216	+ 0.7%
Percent of Original List Price Received*	103.1%	101.7%	-1.4%	100.5%	99.2%	-1.3%
Days on Market Until Sale	24	31	+ 29.2%	31	59	+ 90.3%
Inventory of Homes for Sale	2	7	+ 250.0%	--	--	--
Months Supply of Inventory	0.6	2.9	+ 383.3%	--	--	--

* 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.