

**+ 12.5%**

**- 15.4%**

**- 8.3%**

Change in  
New Listings

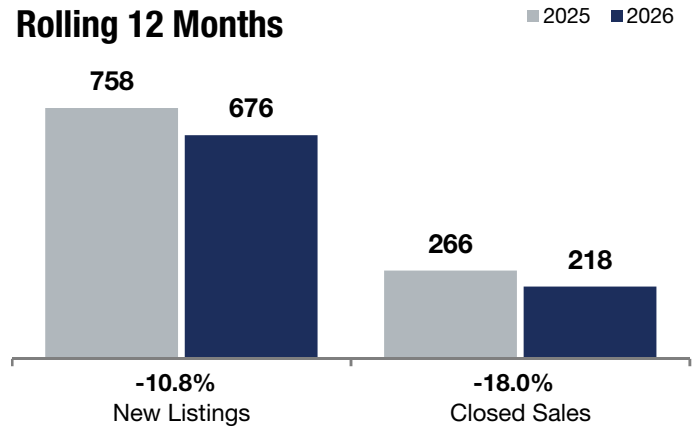
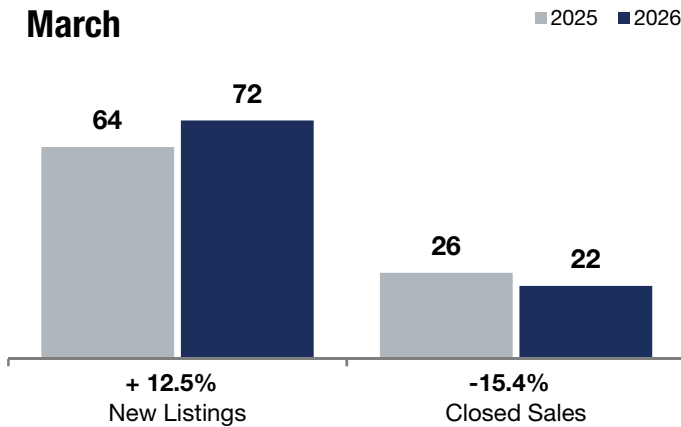
Change in  
Closed Sales

Change in  
Median Sales Price

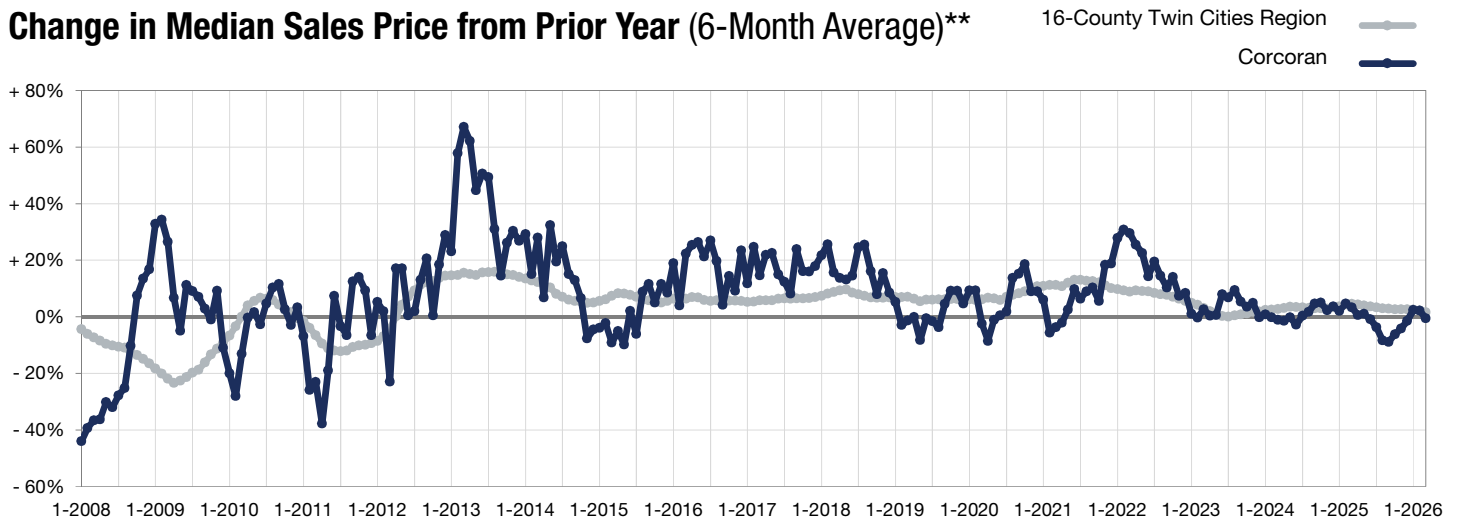
# Corcoran

	March			Rolling 12 Months		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	64	<b>72</b>	+ 12.5%	758	<b>676</b>	-10.8%
Closed Sales	26	<b>22</b>	-15.4%	266	<b>218</b>	-18.0%
Median Sales Price*	\$594,300	<b>\$545,000</b>	-8.3%	\$638,246	<b>\$617,500</b>	-3.3%
Average Sales Price*	\$733,226	<b>\$597,018</b>	-18.6%	\$673,959	<b>\$637,920</b>	-5.3%
Price Per Square Foot*	\$248	<b>\$249</b>	+ 0.5%	\$252	<b>\$242</b>	-3.7%
Percent of Original List Price Received*	98.3%	<b>98.1%</b>	-0.2%	98.6%	<b>98.4%</b>	-0.2%
Days on Market Until Sale	28	<b>56</b>	+ 100.0%	32	<b>42</b>	+ 31.3%
Inventory of Homes for Sale	66	<b>79</b>	+ 19.7%	--	--	--
Months Supply of Inventory	3.2	<b>4.7</b>	+ 46.9%	--	--	--

\* 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.