

- 60.0% **- 27.3%** **- 24.8%**

Change in
New Listings

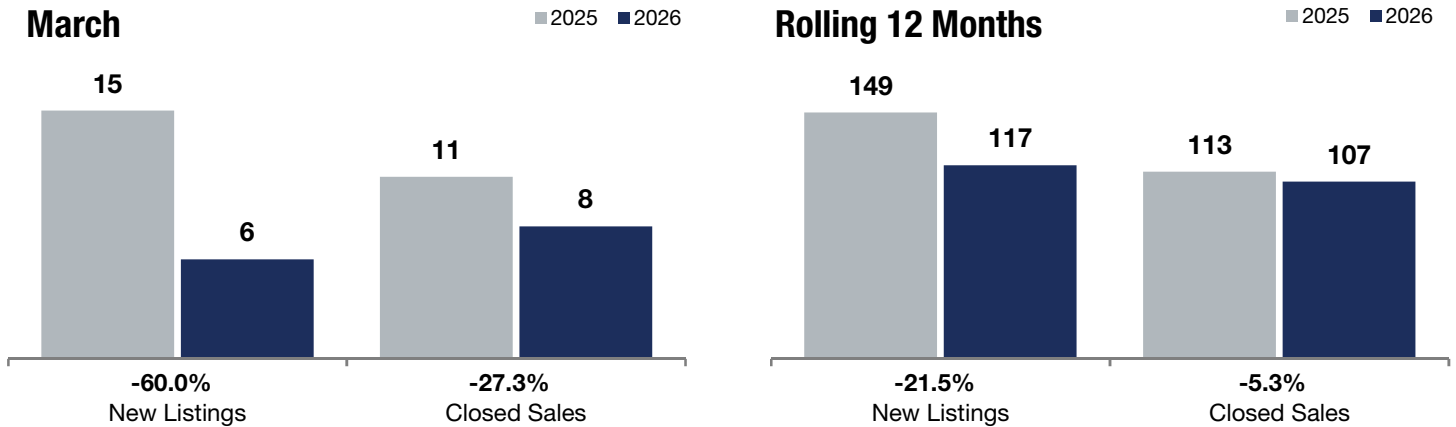
Change in
Closed Sales

Change in
Median Sales Price

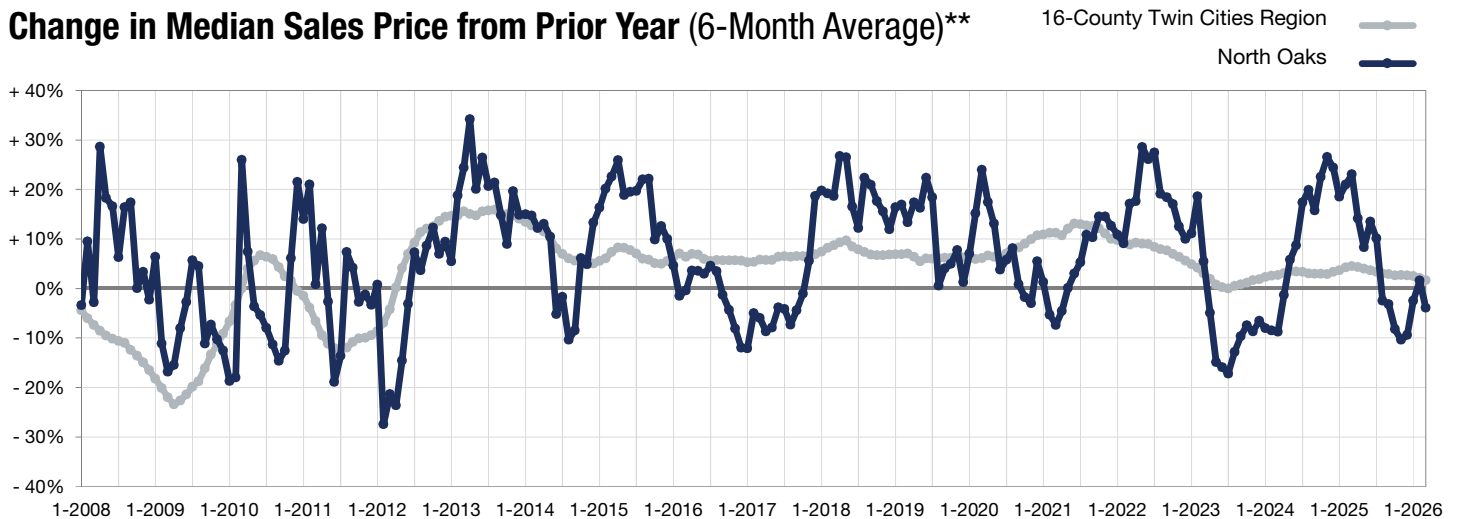
North Oaks

	March			Rolling 12 Months		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	15	6	-60.0%	149	117	-21.5%
Closed Sales	11	8	-27.3%	113	107	-5.3%
Median Sales Price*	\$1,250,000	\$939,464	-24.8%	\$1,075,000	\$950,000	-11.6%
Average Sales Price*	\$1,281,622	\$1,081,073	-15.6%	\$1,139,736	\$1,038,295	-8.9%
Price Per Square Foot*	\$272	\$331	+ 21.5%	\$274	\$284	+ 3.7%
Percent of Original List Price Received*	95.9%	97.0%	+ 1.1%	96.2%	96.2%	0.0%
Days on Market Until Sale	113	104	-8.0%	72	77	+ 6.9%
Inventory of Homes for Sale	31	23	-25.8%	--	--	--
Months Supply of Inventory	3.4	2.8	-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.