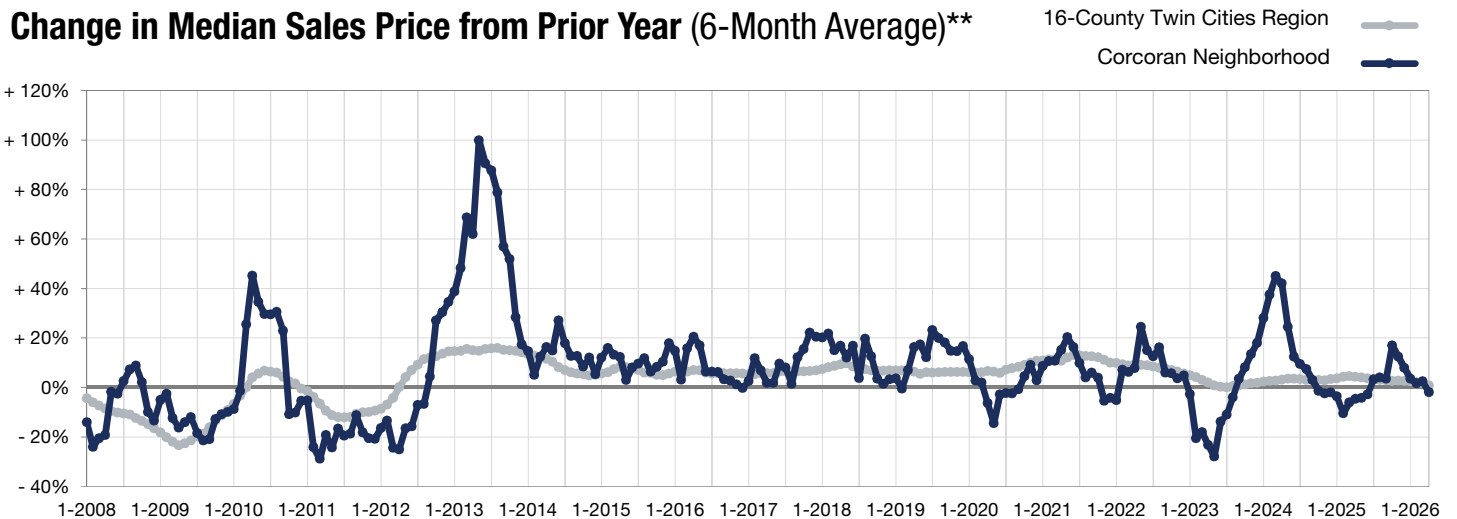
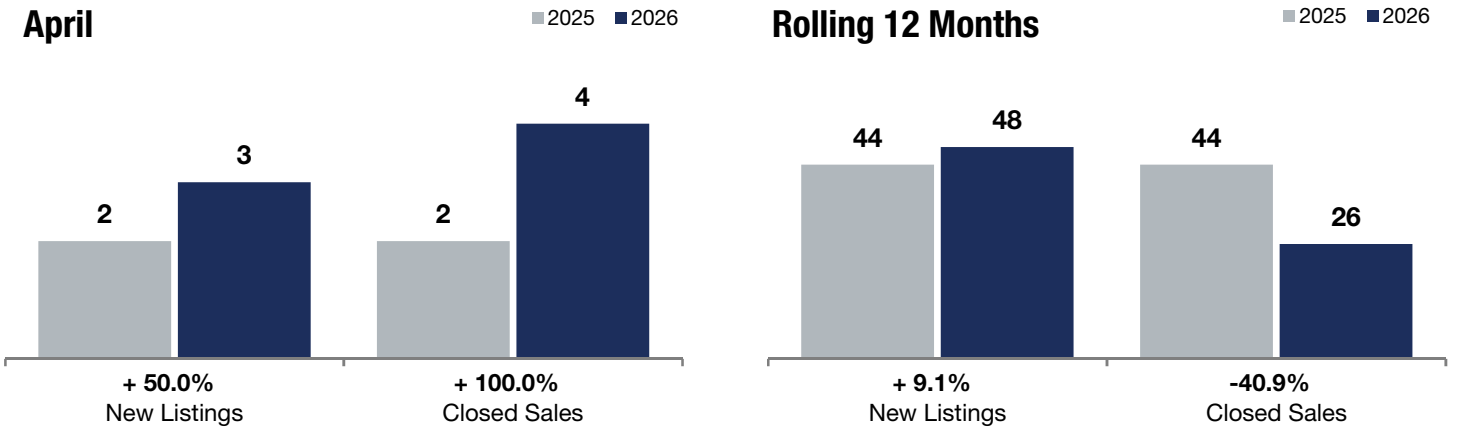


Corcoran Neighborhood

+ 50.0% **+ 100.0%** **- 2.9%**
 Change in New Listings Change in Closed Sales Change in Median Sales Price

	April			Rolling 12 Months		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	2	3	+ 50.0%	44	48	+ 9.1%
Closed Sales	2	4	+ 100.0%	44	26	-40.9%
Median Sales Price*	\$206,000	\$200,000	-2.9%	\$300,000	\$317,500	+ 5.8%
Average Sales Price*	\$206,000	\$213,500	+ 3.6%	\$288,647	\$302,006	+ 4.6%
Price Per Square Foot*	\$170	\$172	+ 1.6%	\$216	\$213	-1.5%
Percent of Original List Price Received*	101.4%	88.3%	-12.9%	100.4%	97.3%	-3.1%
Days on Market Until Sale	106	94	-11.3%	30	61	+ 103.3%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.3	1.1	+ 266.7%	--	--	--

* 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.