

- 17.1% **- 36.7%** **+ 14.4%**

Change in
New Listings

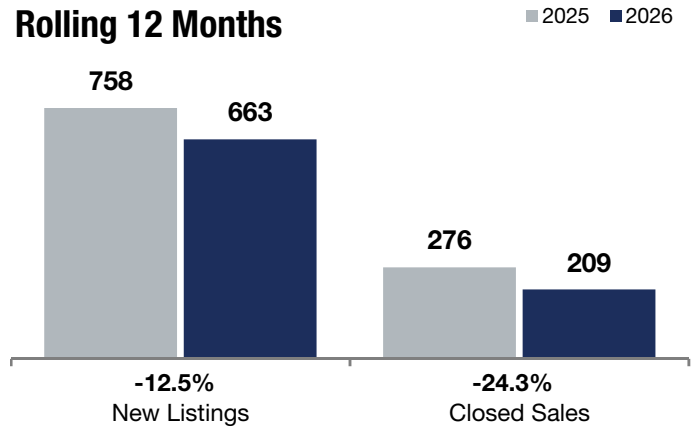
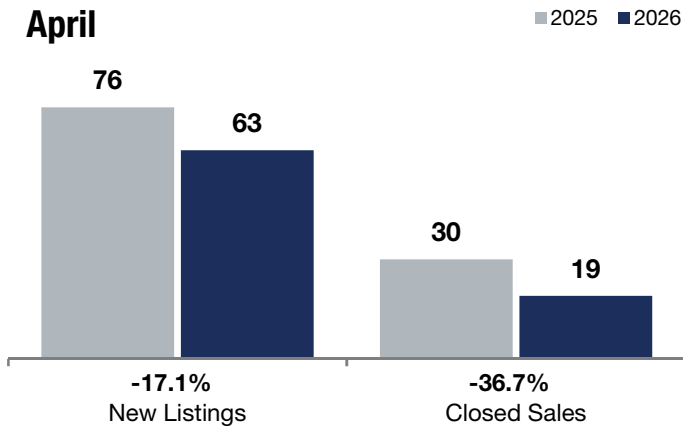
Change in
Closed Sales

Change in
Median Sales Price

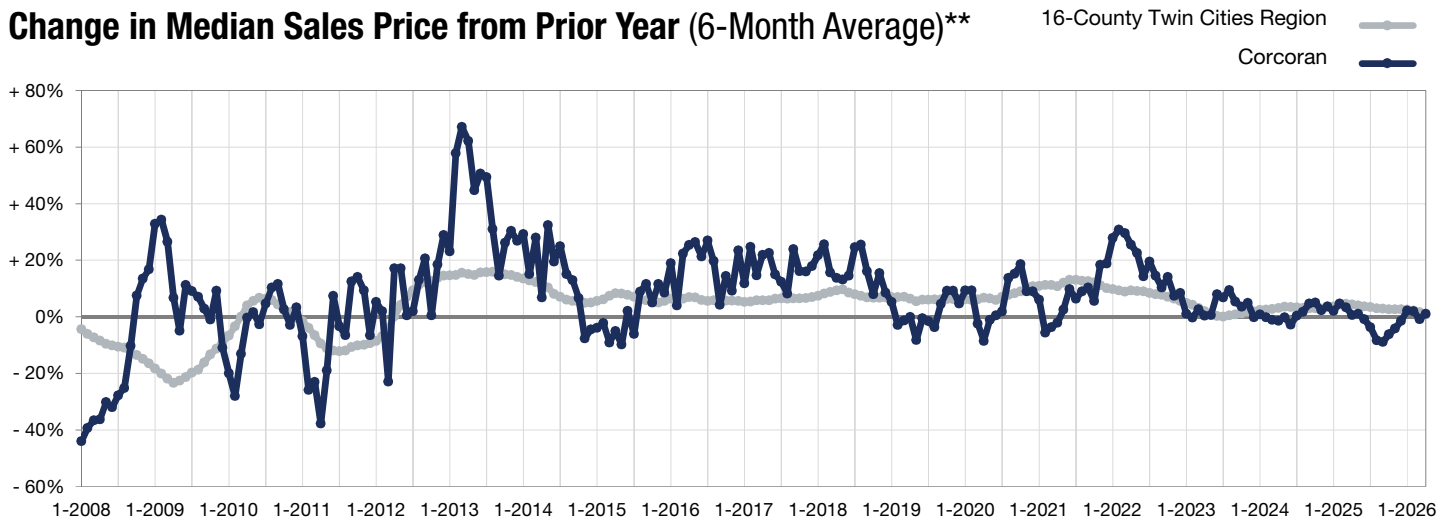
Corcoran

	April			Rolling 12 Months		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	76	63	-17.1%	758	663	-12.5%
Closed Sales	30	19	-36.7%	276	209	-24.3%
Median Sales Price*	\$540,000	\$617,500	+ 14.4%	\$635,751	\$617,500	-2.9%
Average Sales Price*	\$606,971	\$645,170	+ 6.3%	\$672,852	\$642,383	-4.5%
Price Per Square Foot*	\$257	\$241	-6.1%	\$252	\$241	-4.4%
Percent of Original List Price Received*	98.3%	98.0%	-0.3%	98.5%	98.4%	-0.1%
Days on Market Until Sale	42	33	-21.4%	34	42	+ 23.5%
Inventory of Homes for Sale	81	91	+ 12.3%	--	--	--
Months Supply of Inventory	3.9	5.5	+ 41.0%	--	--	--

* 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.