

+ 10.0% **- 44.4%** **- 16.8%**

Change in
New Listings

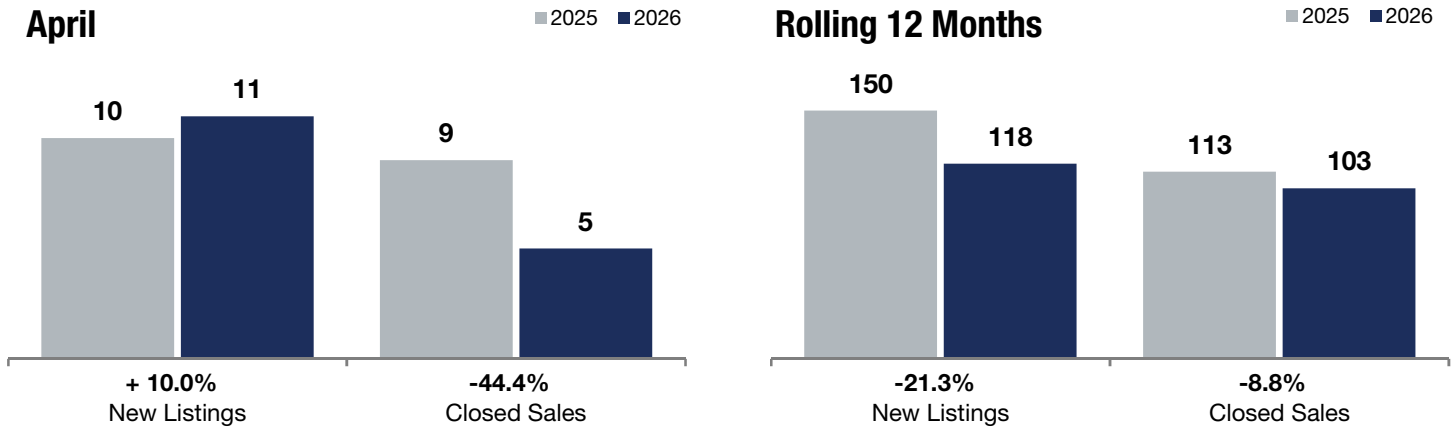
Change in
Closed Sales

Change in
Median Sales Price

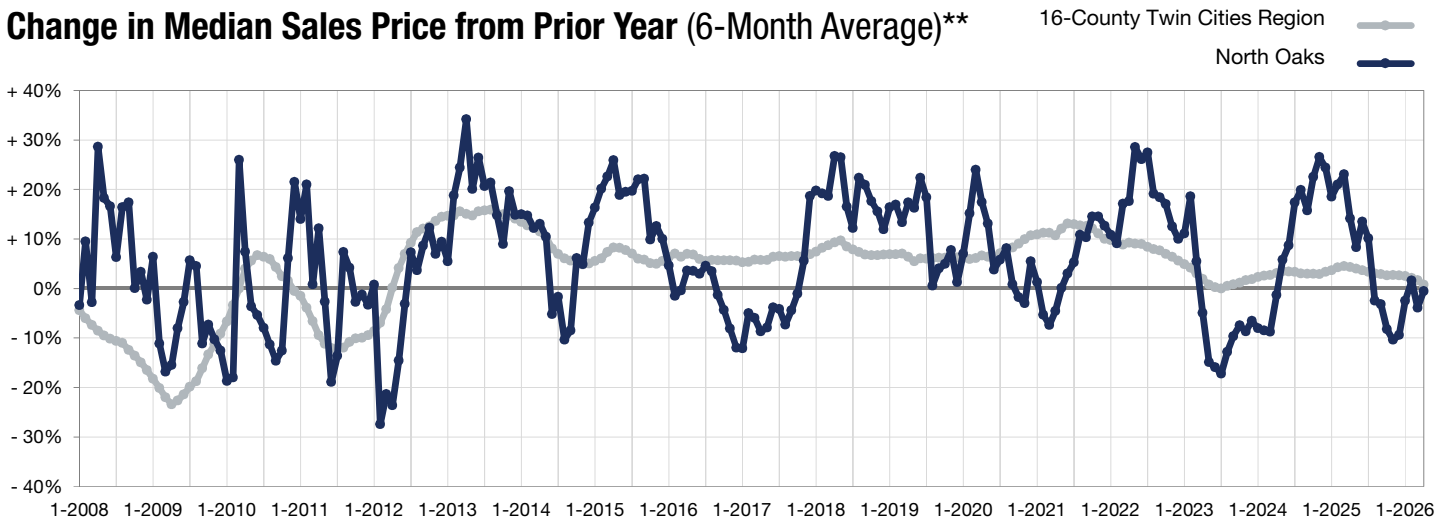
North Oaks

	April			Rolling 12 Months		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	10	11	+ 10.0%	150	118	-21.3%
Closed Sales	9	5	-44.4%	113	103	-8.8%
Median Sales Price*	\$924,931	\$770,000	-16.8%	\$1,103,224	\$950,000	-13.9%
Average Sales Price*	\$1,138,417	\$1,037,634	-8.9%	\$1,158,969	\$1,029,514	-11.2%
Price Per Square Foot*	\$303	\$334	+ 10.4%	\$281	\$285	+ 1.6%
Percent of Original List Price Received*	97.3%	99.4%	+ 2.2%	96.2%	96.2%	0.0%
Days on Market Until Sale	53	132	+ 149.1%	73	81	+ 11.0%
Inventory of Homes for Sale	28	31	+ 10.7%	--	--	--
Months Supply of Inventory	2.9	4.2	+ 44.8%	--	--	--

* 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.