

**+ 120.0%**      **- 57.1%**      **+ 57.5%**

Change in  
New Listings

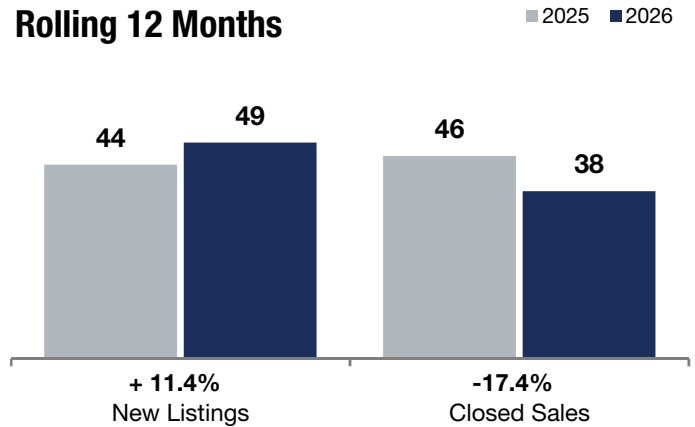
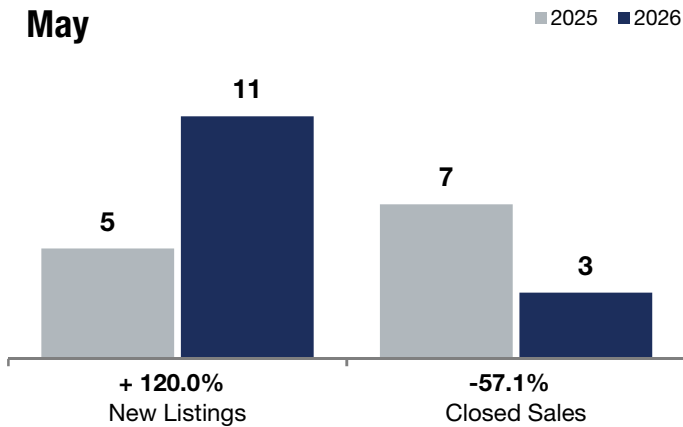
Change in  
Closed Sales

Change in  
Median Sales Price

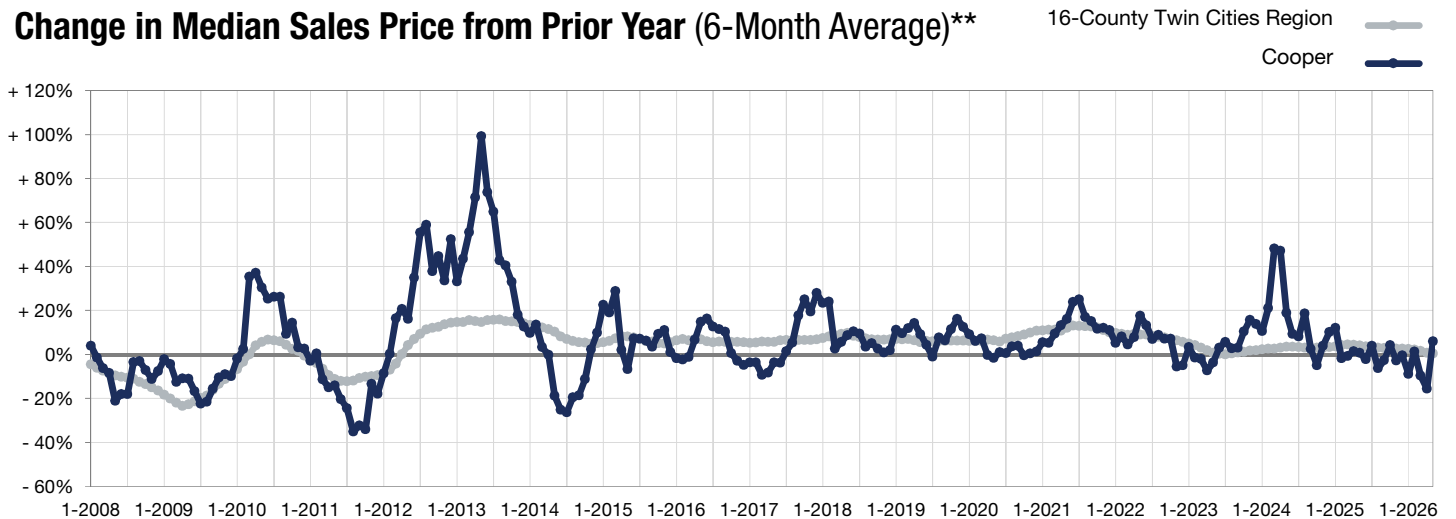
# Cooper

	May			Rolling 12 Months		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	5	11	+ 120.0%	44	49	+ 11.4%
Closed Sales	7	3	-57.1%	46	38	-17.4%
Median Sales Price*	\$400,000	\$630,000	+ 57.5%	\$396,500	\$386,250	-2.6%
Average Sales Price*	\$426,686	\$635,000	+ 48.8%	\$435,422	\$403,501	-7.3%
Price Per Square Foot*	\$298	\$264	-11.4%	\$270	\$273	+ 1.0%
Percent of Original List Price Received*	109.4%	106.7%	-2.5%	105.0%	103.4%	-1.5%
Days on Market Until Sale	7	4	-42.9%	21	9	-57.1%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	1.2	1.1	-8.3%	--	--	--

\* 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.