# Local Market Update – May 2026

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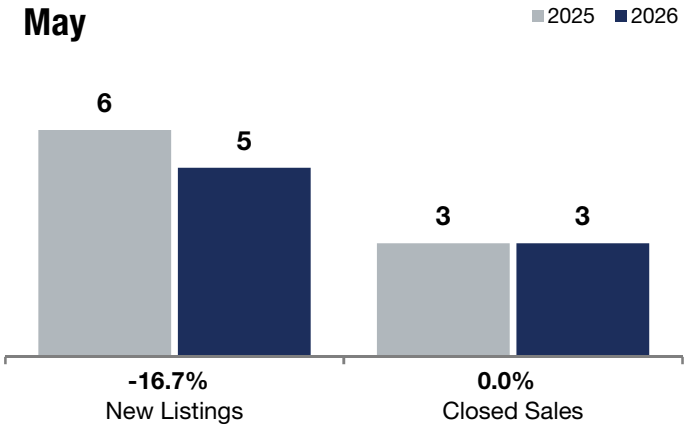
# Seward

| - 16.7% | 0.0% | + 35.8% |
|---|---|---|
| Change in **New Listings** | Change in **Closed Sales** | Change in **Median Sales Price** |

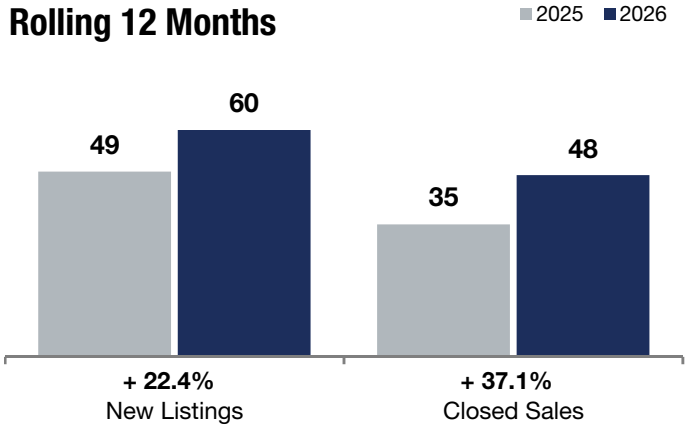
| | May | | | Rolling 12 Months | | |
|---|---|---|---|---|---|---|
| | 2025 | 2026 | + / – | 2025 | 2026 | + / – |
| New Listings | 6 | **5** | -16.7% | 49 | **60** | + 22.4% |
| Closed Sales | 3 | **3** | 0.0% | 35 | **48** | + 37.1% |
| Median Sales Price* | $335,000 | **$455,000** | + 35.8% | $310,000 | **$359,500** | + 16.0% |
| Average Sales Price* | $332,333 | **$425,000** | + 27.9% | $336,030 | **$393,898** | + 17.2% |
| Price Per Square Foot* | $244 | **$216** | -11.3% | $218 | **$241** | + 10.6% |
| Percent of Original List Price Received* | 105.1% | **100.6%** | -4.3% | 96.6% | **103.4%** | + 7.0% |
| Days on Market Until Sale | 30 | **20** | -33.3% | 52 | **30** | -42.3% |
| Inventory of Homes for Sale | 7 | **7** | 0.0% | -- | -- | -- |
| Months Supply of Inventory | 2.2 | **1.6** | -27.3% | -- | -- | -- |

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

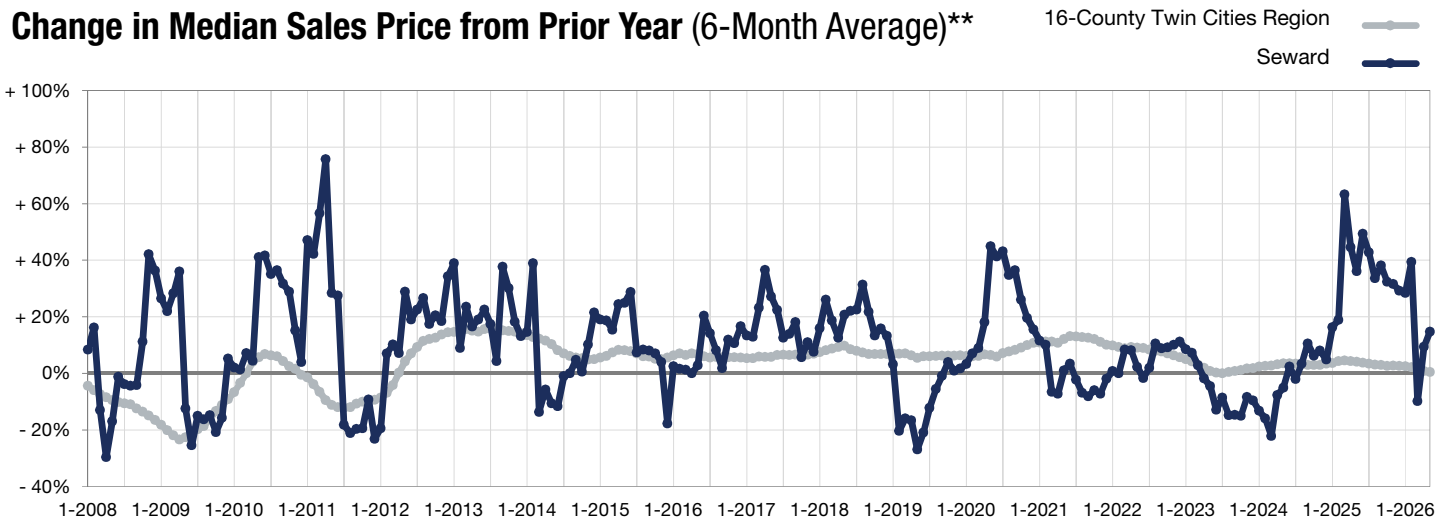
## May




## Rolling 12 Months




## 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.

Current as of June 5, 2026. All data from NorthstarMLS. | Copyright ShowingTime Plus, LLC.