

# Tangletown

**- 50.0%**      **+ 116.7%**      **- 1.8%**

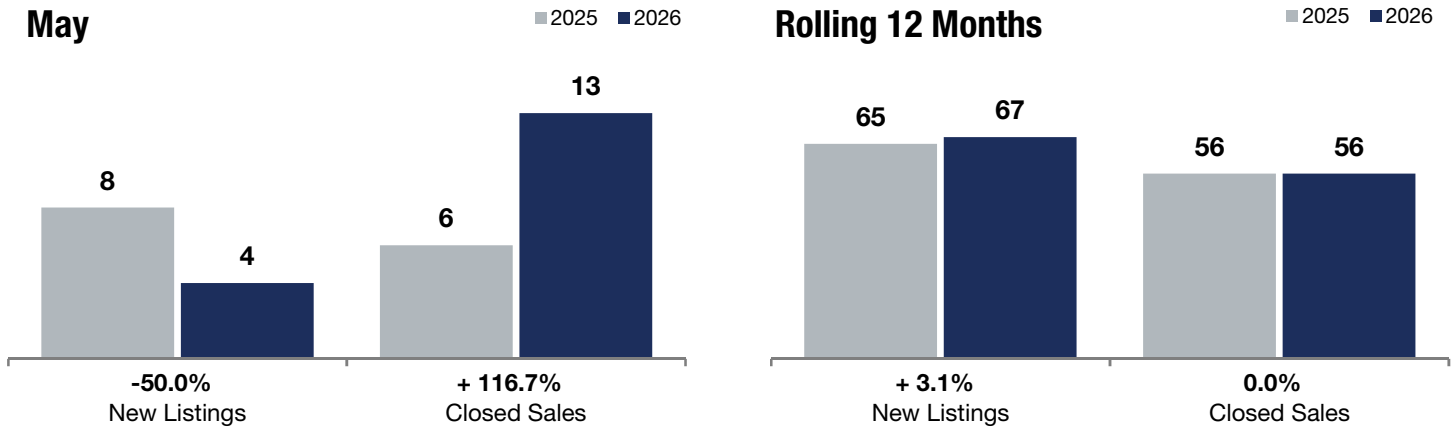
Change in  
New Listings

Change in  
Closed Sales

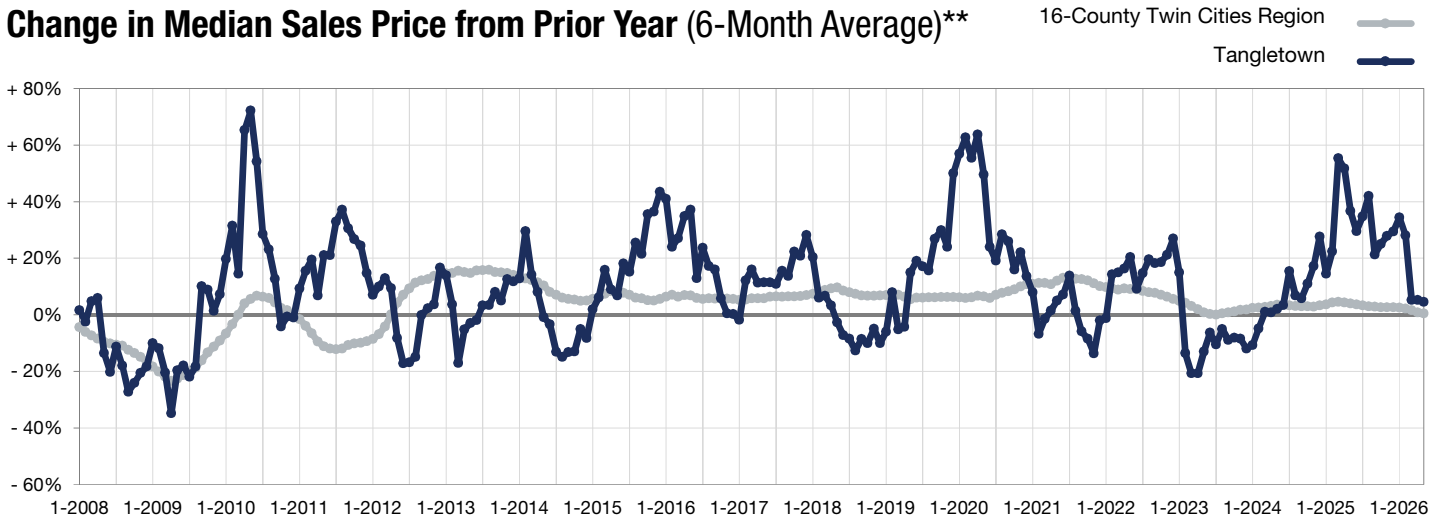
Change in  
Median Sales Price

|  | May       |                  |          | Rolling 12 Months |                  |         |
|--|-----------|------------------|----------|-------------------|------------------|---------|
|  | 2025      | 2026             | + / -    | 2025              | 2026             | + / -   |
| New Listings                             | 8         | 4                | -50.0%   | 65                | 67               | + 3.1%  |
| Closed Sales                             | 6         | 13               | + 116.7% | 56                | 56               | 0.0%    |
| Median Sales Price*                      | \$578,000 | <b>\$567,500</b> | -1.8%    | \$558,000         | <b>\$685,000</b> | + 22.8% |
| Average Sales Price*                     | \$578,250 | <b>\$650,346</b> | + 12.5%  | \$588,452         | <b>\$666,829</b> | + 13.3% |
| Price Per Square Foot*                   | \$290     | <b>\$319</b>     | + 10.2%  | \$277             | <b>\$294</b>     | + 6.2%  |
| Percent of Original List Price Received* | 108.8%    | <b>103.6%</b>    | -4.8%    | 100.4%            | <b>101.3%</b>    | + 0.9%  |
| Days on Market Until Sale                | 6         | 11               | + 83.3%  | 42                | 30               | -28.6%  |
| Inventory of Homes for Sale              | 5         | 1                | -80.0%   | --                | --               | --      |
| Months Supply of Inventory               | 1.1       | 0.2              | -81.8%   | --                | --               | --      |

\* 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.