

North Oaks

- 12.5%

Change in
New Listings

- 53.8%

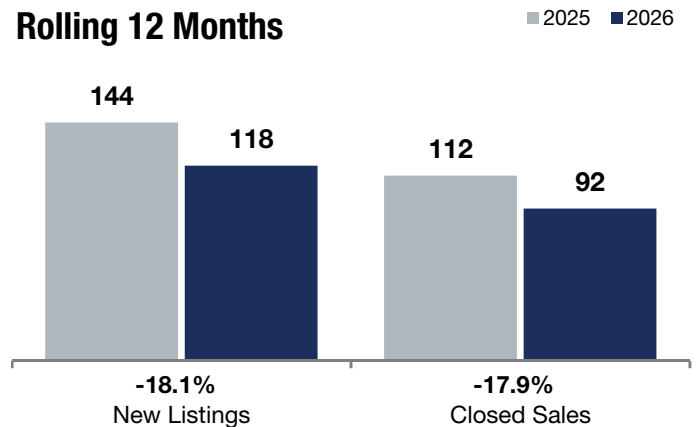
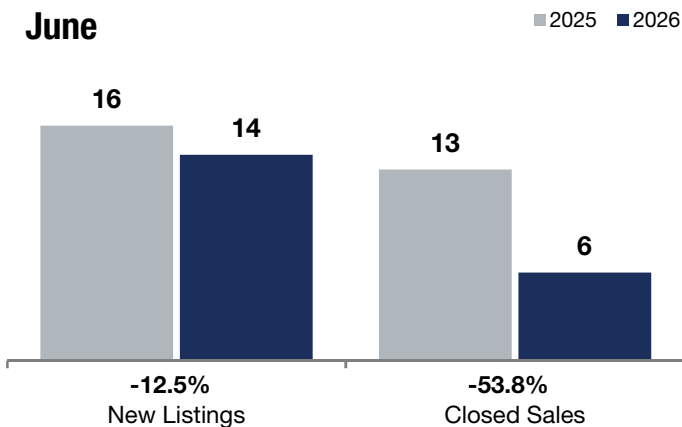
Change in
Closed Sales

- 24.7%

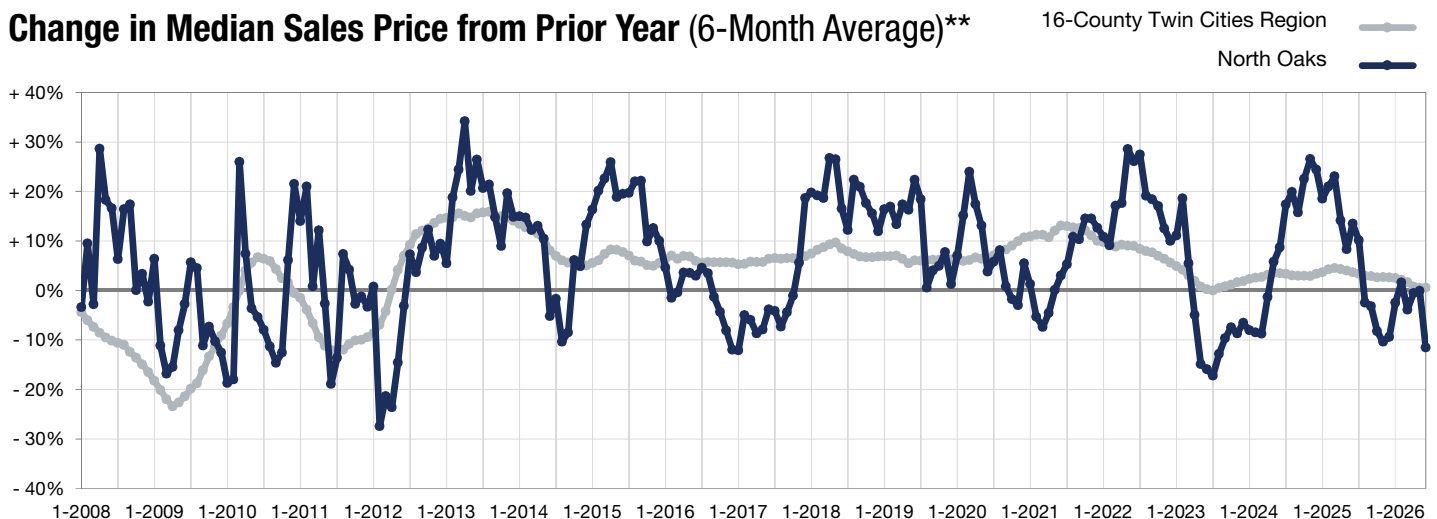
Change in
Median Sales Price

	June			Rolling 12 Months		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	16	14	-12.5%	144	118	-18.1%
Closed Sales	13	6	-53.8%	112	92	-17.9%
Median Sales Price*	\$1,133,314	\$853,750	-24.7%	\$1,139,157	\$900,500	-21.0%
Average Sales Price*	\$1,285,947	\$812,083	-36.8%	\$1,181,268	\$986,718	-16.5%
Price Per Square Foot*	\$303	\$244	-19.5%	\$285	\$282	-1.3%
Percent of Original List Price Received*	96.7%	96.4%	-0.3%	95.9%	96.0%	+ 0.1%
Days on Market Until Sale	122	41	-66.4%	83	65	-21.7%
Inventory of Homes for Sale	35	32	-8.6%	--	--	--
Months Supply of Inventory	4.0	4.3	+ 7.5%	--	--	--

* 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.