# Local Market Update – June 2026

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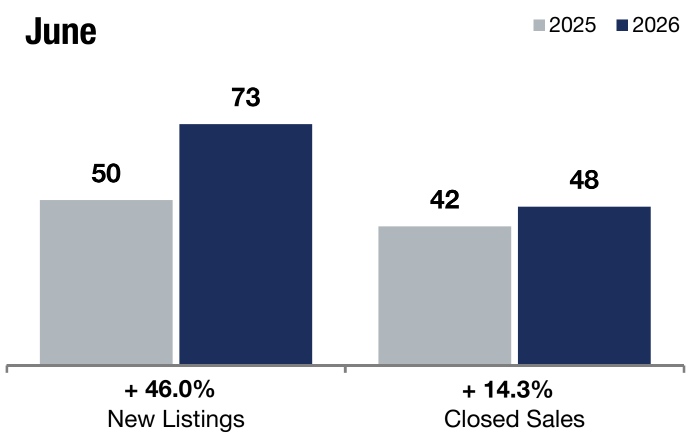
# Oakdale

| + 46.0% | + 14.3% | - 10.3% |
|---|---|---|
| Change in **New Listings** | Change in **Closed Sales** | Change in **Median Sales Price** |

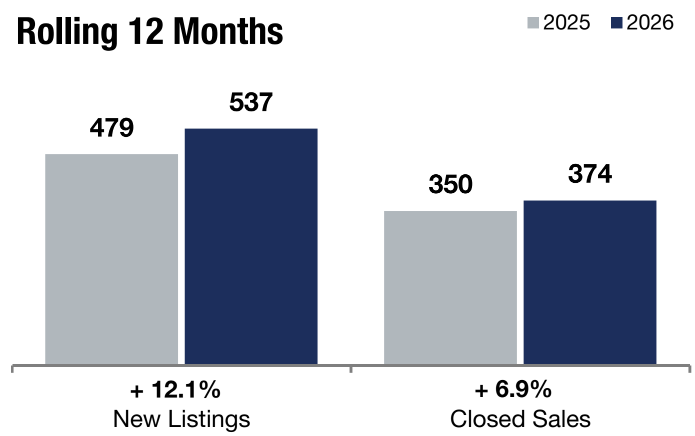
| | June | | | Rolling 12 Months | | |
|---|---|---|---|---|---|---|
| | 2025 | 2026 | + / – | 2025 | 2026 | + / – |
| New Listings | 50 | **73** | + 46.0% | 479 | **537** | + 12.1% |
| Closed Sales | 42 | **48** | + 14.3% | 350 | **374** | + 6.9% |
| Median Sales Price* | $387,500 | **$347,500** | -10.3% | $314,950 | **$319,950** | + 1.6% |
| Average Sales Price* | $368,003 | **$333,263** | -9.4% | $328,465 | **$332,192** | + 1.1% |
| Price Per Square Foot* | $198 | **$203** | + 2.3% | $191 | **$195** | + 2.2% |
| Percent of Original List Price Received* | 99.7% | **102.4%** | + 2.7% | 99.6% | **99.6%** | 0.0% |
| Days on Market Until Sale | 20 | **27** | + 35.0% | 33 | **39** | + 18.2% |
| Inventory of Homes for Sale | 58 | **64** | + 10.3% | -- | -- | -- |
| Months Supply of Inventory | 2.0 | **2.0** | 0.0% | -- | -- | -- |

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

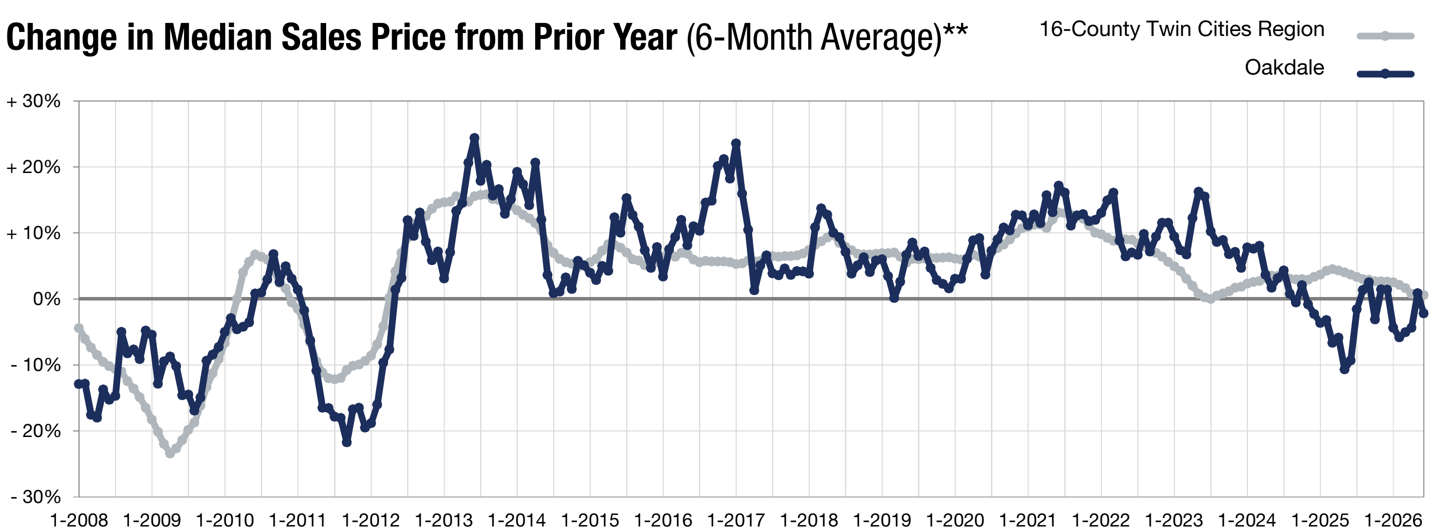
## June




## 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.