

# Local Market Update – August 2026

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## Armatage

**- 18.2%**

Change in  
New Listings

**- 25.0%**

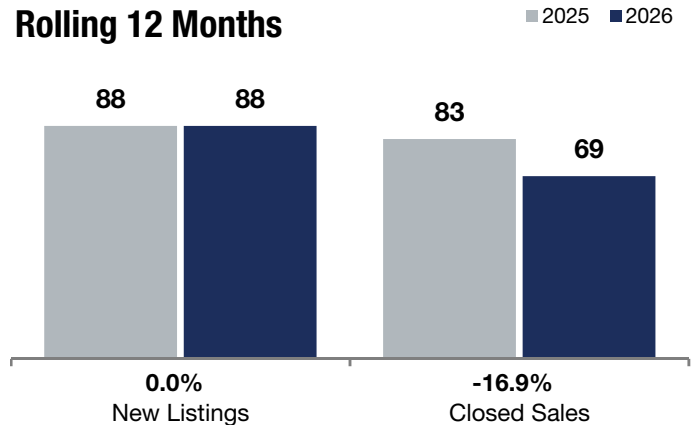
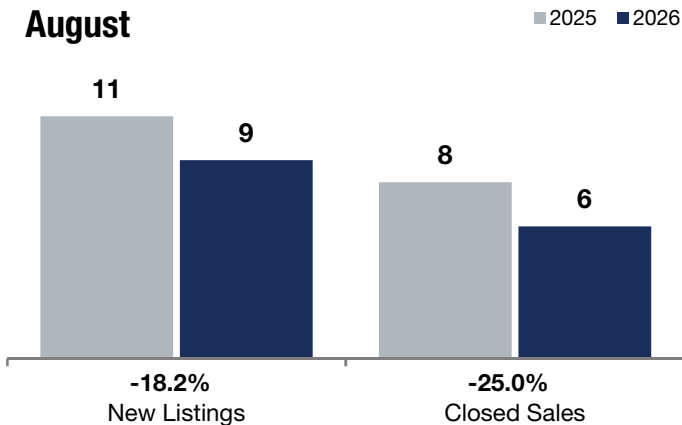
Change in  
Closed Sales

**+ 0.5%**

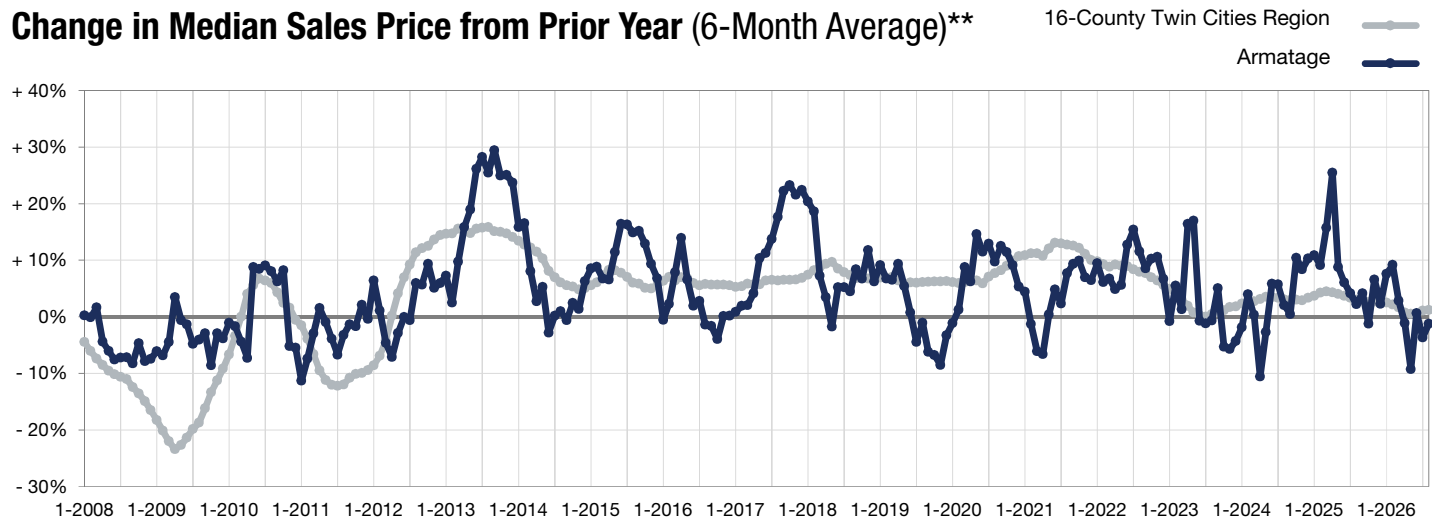
Change in  
Median Sales Price

|                                          | August    |                  |          | Rolling 12 Months |                  |        |
|------------------------------------------|-----------|------------------|----------|-------------------|------------------|--------|
|                                          | 2025      | 2026             | + / -    | 2025              | 2026             | + / -  |
| New Listings                             | 11        | 9                | -18.2%   | 88                | 88               | 0.0%   |
| Closed Sales                             | 8         | 6                | -25.0%   | 83                | 69               | -16.9% |
| Median Sales Price*                      | \$435,000 | <b>\$437,000</b> | + 0.5%   | \$450,000         | <b>\$475,000</b> | + 5.6% |
| Average Sales Price*                     | \$514,188 | <b>\$461,483</b> | -10.3%   | \$495,100         | <b>\$502,826</b> | + 1.6% |
| Price Per Square Foot*                   | \$254     | <b>\$267</b>     | + 5.0%   | \$257             | <b>\$267</b>     | + 3.8% |
| Percent of Original List Price Received* | 103.8%    | <b>97.1%</b>     | -6.5%    | 101.4%            | <b>100.2%</b>    | -1.2%  |
| Days on Market Until Sale                | 14        | <b>31</b>        | + 121.4% | 33                | <b>23</b>        | -30.3% |
| Inventory of Homes for Sale              | 4         | <b>8</b>         | + 100.0% | --                | --               | --     |
| Months Supply of Inventory               | 0.6       | <b>1.4</b>       | + 133.3% | --                | --               | --     |

\* 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.