

Local Market Update – August 2026

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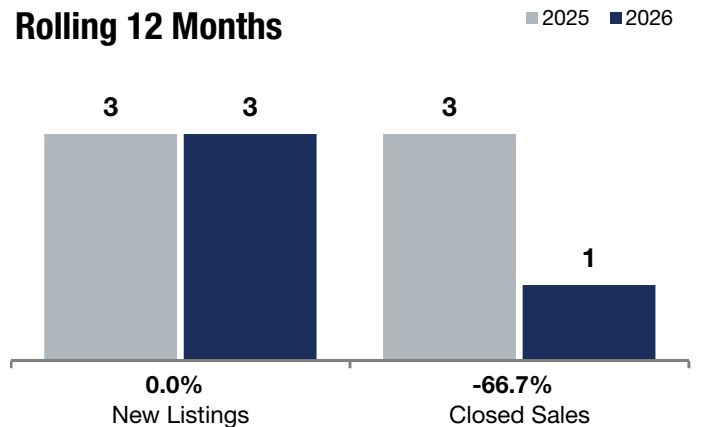
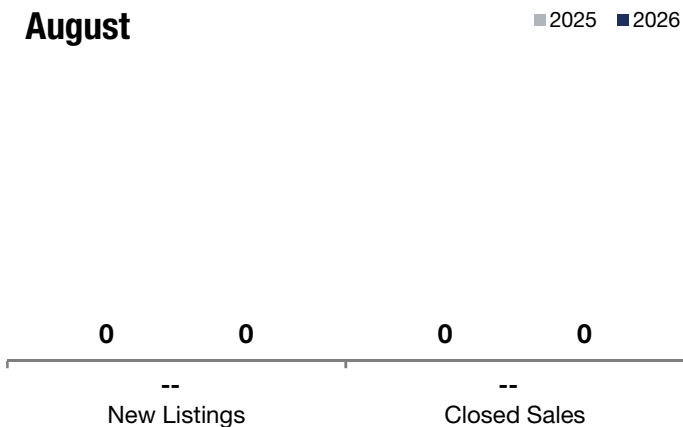


Birchwood Village

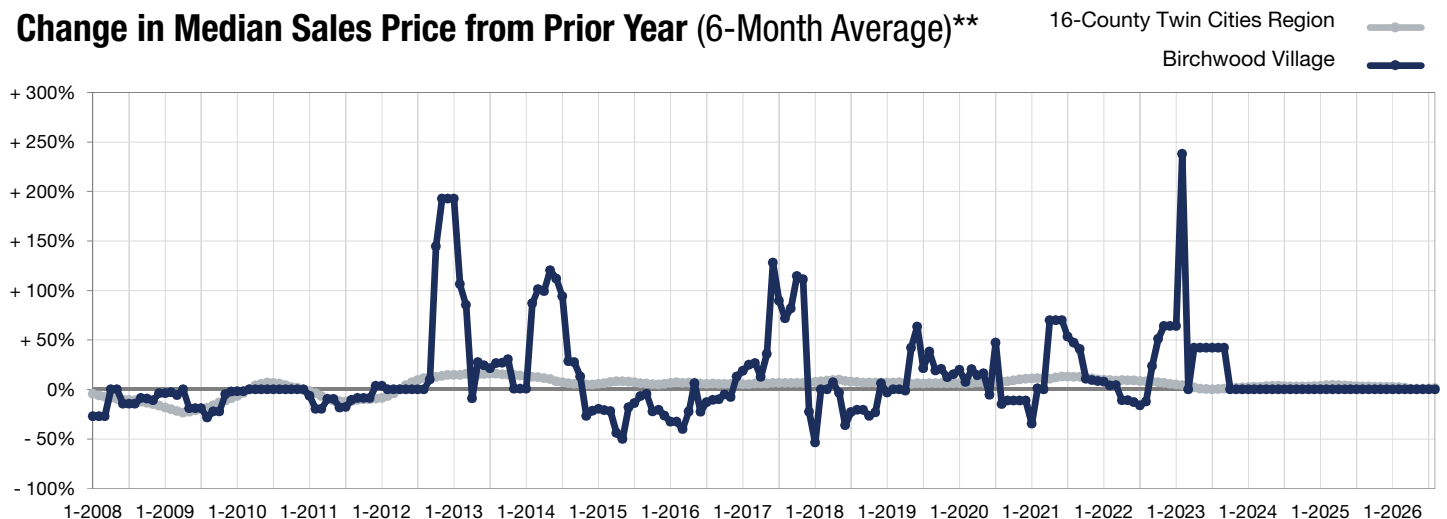
Change in New Listings	Change in Closed Sales	Change in Median Sales Price
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	August			Rolling 12 Months		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	0	0	--	3	3	0.0%
Closed Sales	0	0	--	3	1	-66.7%
Median Sales Price*	\$0	\$0	--	\$325,000	\$575,000	+ 76.9%
Average Sales Price*	\$0	\$0	--	\$330,000	\$575,000	+ 74.2%
Price Per Square Foot*	\$0	\$0	--	\$208	\$227	+ 9.3%
Percent of Original List Price Received*	0.0%	0.0%	--	85.2%	104.5%	+ 22.7%
Days on Market Until Sale	0	0	--	88	8	-90.9%
Inventory of Homes for Sale	1	0	-100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	-100.0%	--	--	--

* 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.