

Local Market Update – August 2026

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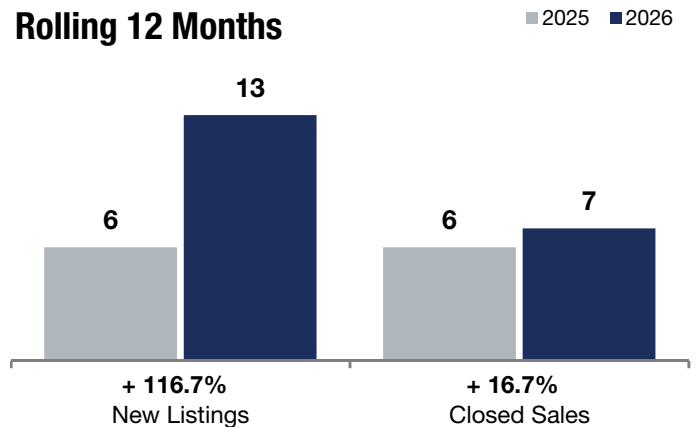
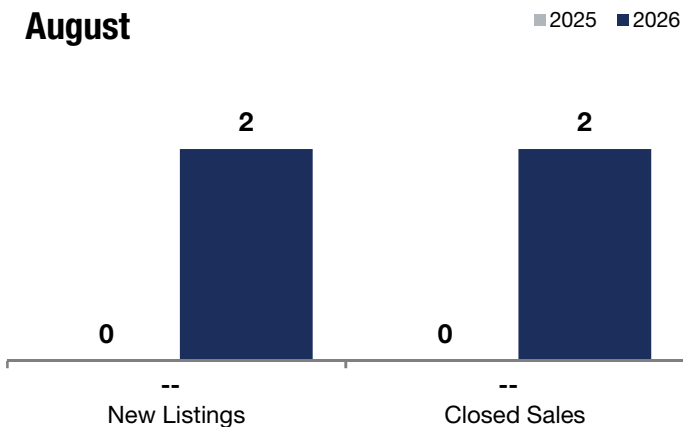


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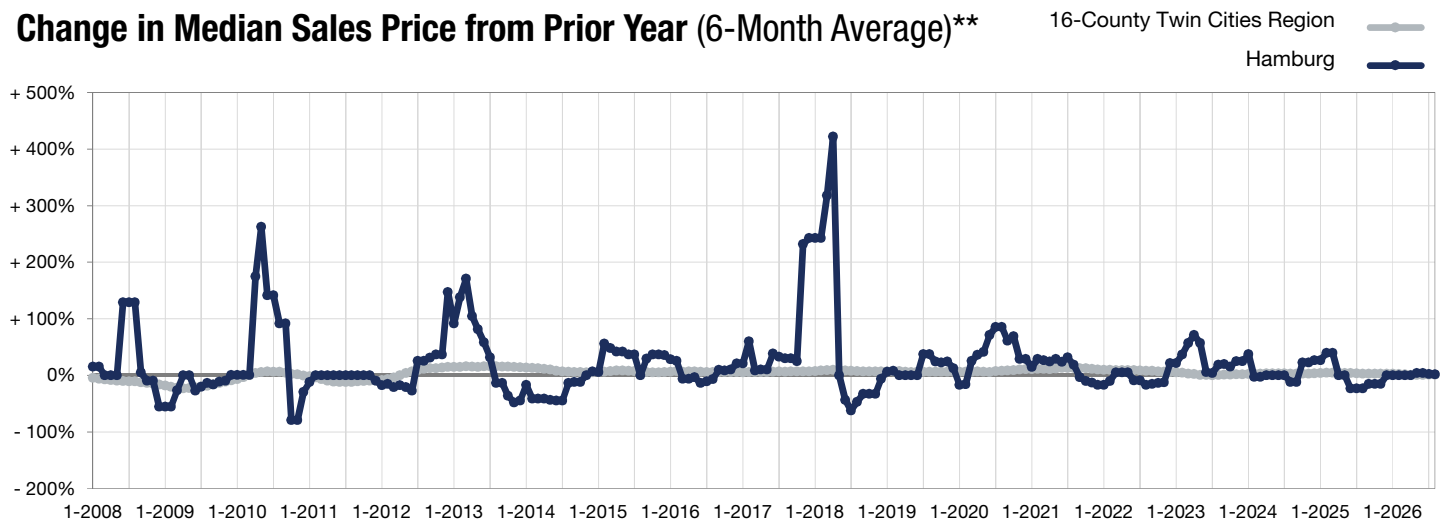
Change in New Listings	Change in Closed Sales	Change in Median Sales Price
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	August			Rolling 12 Months		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	0	2	--	6	13	+ 116.7%
Closed Sales	0	2	--	6	7	+ 16.7%
Median Sales Price*	\$0	\$327,450	--	\$286,100	\$325,000	+ 13.6%
Average Sales Price*	\$0	\$327,450	--	\$323,033	\$304,593	-5.7%
Price Per Square Foot*	\$0	\$150	--	\$170	\$146	-14.6%
Percent of Original List Price Received*	0.0%	100.0%	--	101.6%	97.8%	-3.7%
Days on Market Until Sale	0	43	--	20	26	+ 30.0%
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	1.7	3.3	+ 94.1%	--	--	--

* 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.