

Local Market Update – August 2026

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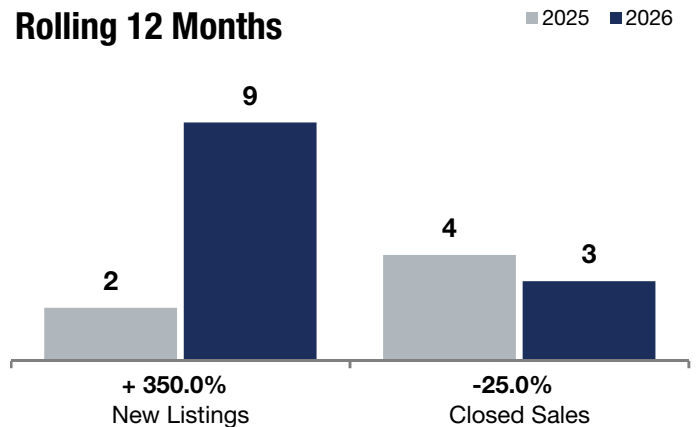
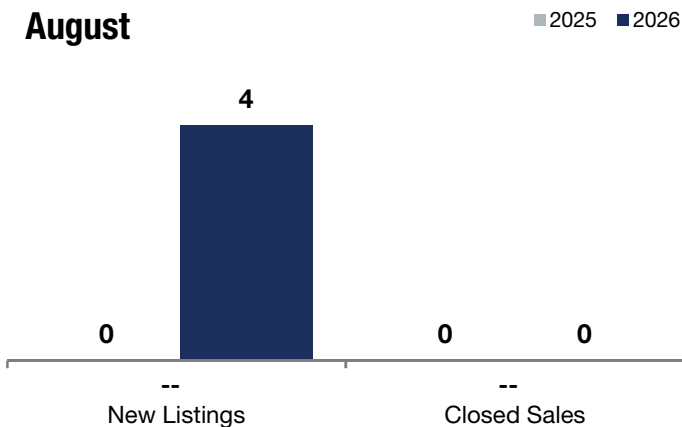


St. Mary's Point

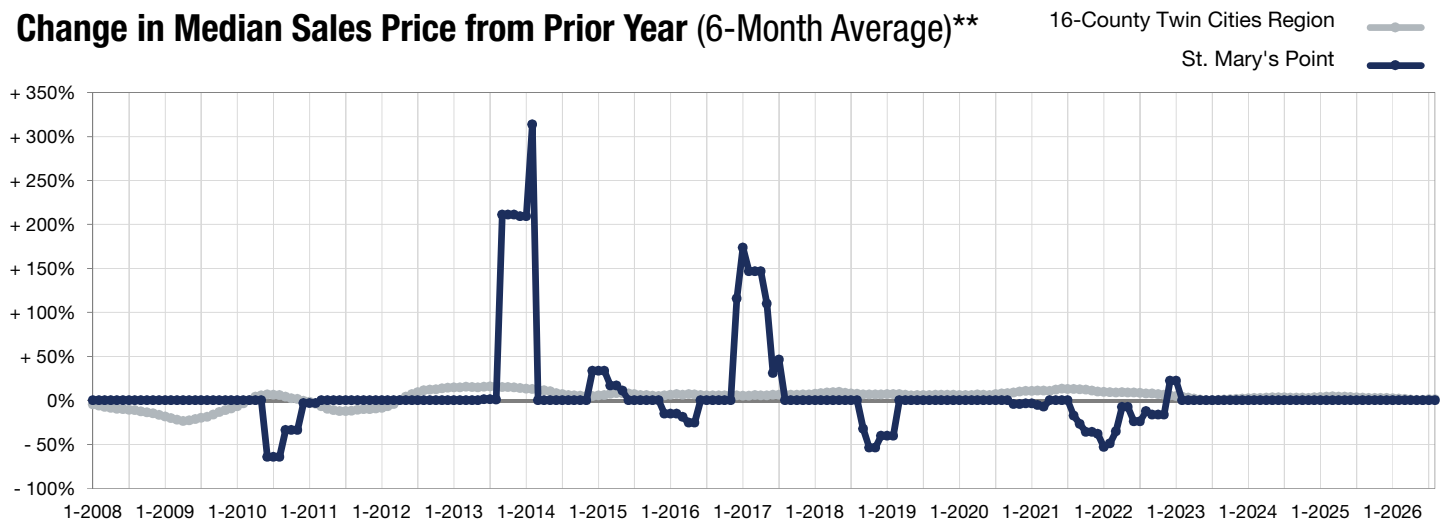
Change in New Listings	Change in Closed Sales	Change in Median Sales Price
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	August			Rolling 12 Months		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	0	4	--	2	9	+ 350.0%
Closed Sales	0	0	--	4	3	-25.0%
Median Sales Price*	\$0	\$0	--	\$455,000	\$550,000	+ 20.9%
Average Sales Price*	\$0	\$0	--	\$642,063	\$886,667	+ 38.1%
Price Per Square Foot*	\$0	\$0	--	\$407	\$271	-33.6%
Percent of Original List Price Received*	0.0%	0.0%	--	90.5%	94.6%	+ 4.5%
Days on Market Until Sale	0	0	--	82	160	+ 95.1%
Inventory of Homes for Sale	1	5	+ 400.0%	--	--	--
Months Supply of Inventory	1.0	3.3	+ 230.0%	--	--	--

* 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.