

Rolling 12 Months

- 1.7%

- 41.2%

+ 5.0%

Change in **New Listings**

October

4.3

+ 10.3%

Change in Closed Sales

Change in Median Sales Price

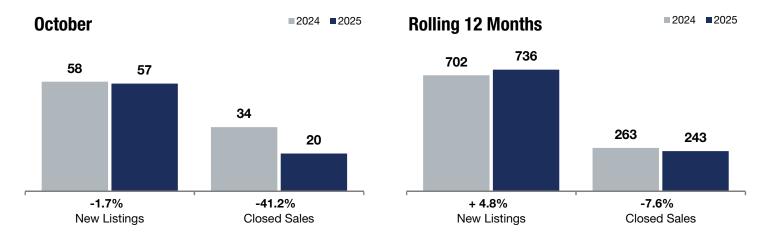
Corcoran

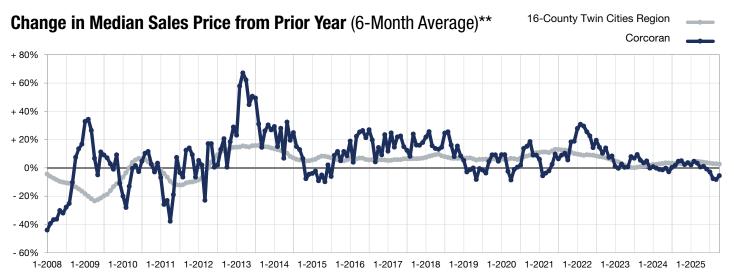
Months Supply of Inventory

		_					
	2024	2025	+/-	2024	2025	+/-	
New Listings	58	57	-1.7%	702	736	+ 4.8%	
Closed Sales	34	20	-41.2%	263	243	-7.6%	
Median Sales Price*	\$635,000	\$666,995	+ 5.0%	\$625,405	\$625,400	-0.0%	
Average Sales Price*	\$643,314	\$642,529	-0.1%	\$634,495	\$670,040	+ 5.6%	
Price Per Square Foot*	\$253	\$241	-4.5%	\$256	\$245	-4.2%	
Percent of Original List Price Received*	97.7%	99.2%	+ 1.5%	99.1%	98.2%	-0.9%	
Days on Market Until Sale	39	63	+ 61.5%	29	37	+ 27.6%	
Inventory of Homes for Sale	77	82	+ 6.5%				

3.9

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





^{**} 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.