

# Local Market Update – January 2026

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## Corcoran

**- 41.2%**

Change in  
New Listings

**- 46.2%**

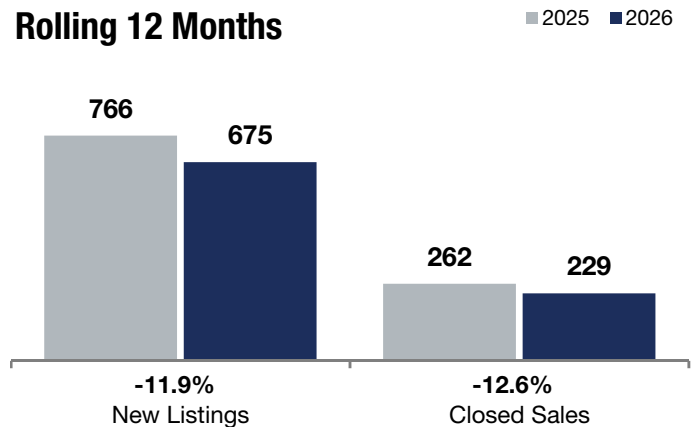
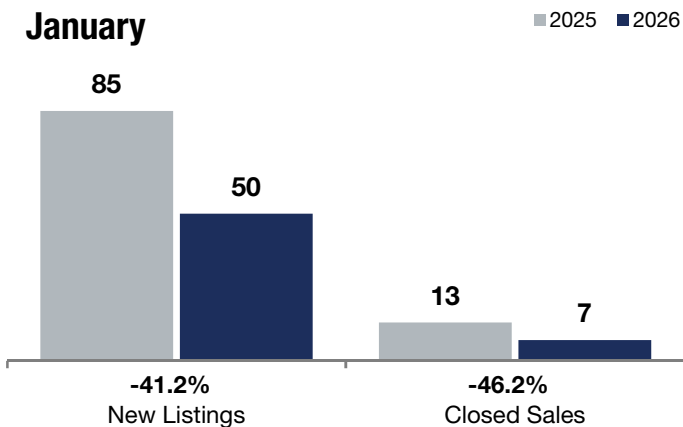
Change in  
Closed Sales

**- 0.5%**

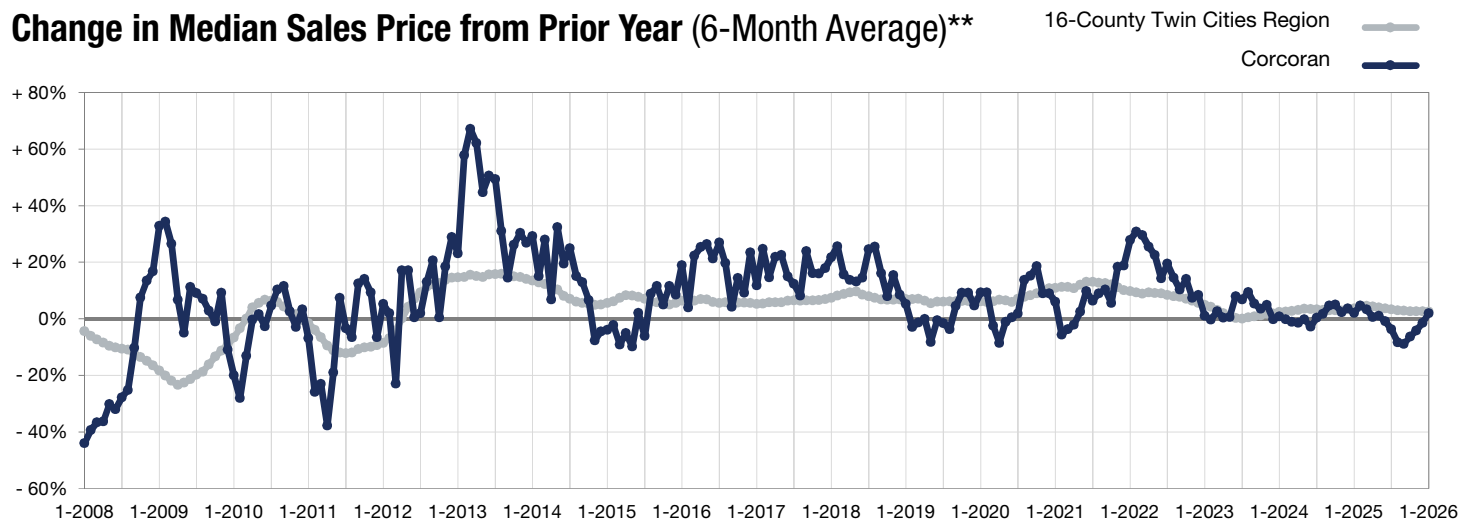
Change in  
Median Sales Price

	January			Rolling 12 Months		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	85	50	-41.2%	766	675	-11.9%
Closed Sales	13	7	-46.2%	262	229	-12.6%
Median Sales Price*	\$580,000	<b>\$577,000</b>	-0.5%	\$624,848	<b>\$634,432</b>	+ 1.5%
Average Sales Price*	\$618,507	<b>\$588,184</b>	-4.9%	\$640,762	<b>\$671,252</b>	+ 4.8%
Price Per Square Foot*	\$224	<b>\$230</b>	+ 2.7%	\$252	<b>\$245</b>	-2.7%
Percent of Original List Price Received*	97.2%	<b>98.6%</b>	+ 1.4%	99.0%	<b>98.3%</b>	-0.7%
Days on Market Until Sale	29	56	+ 93.1%	34	37	+ 8.8%
Inventory of Homes for Sale	66	74	+ 12.1%	--	--	--
Months Supply of Inventory	3.1	4.1	+ 32.3%	--	--	--

\* 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.