

# Corcoran

**+ 106.5%**

Change in  
New Listings

**- 5.0%**

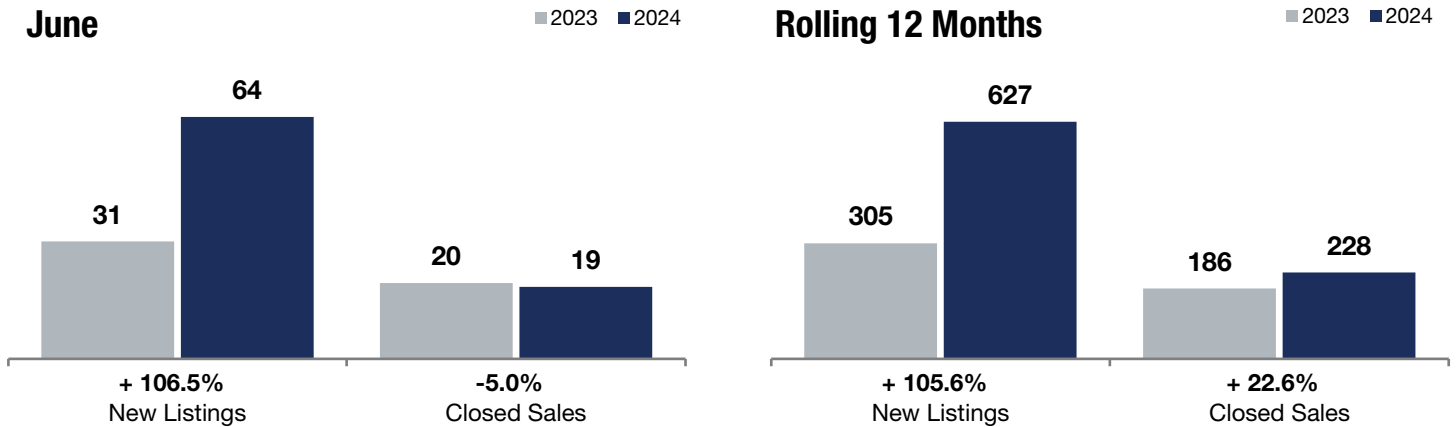
Change in  
Closed Sales

**- 9.9%**

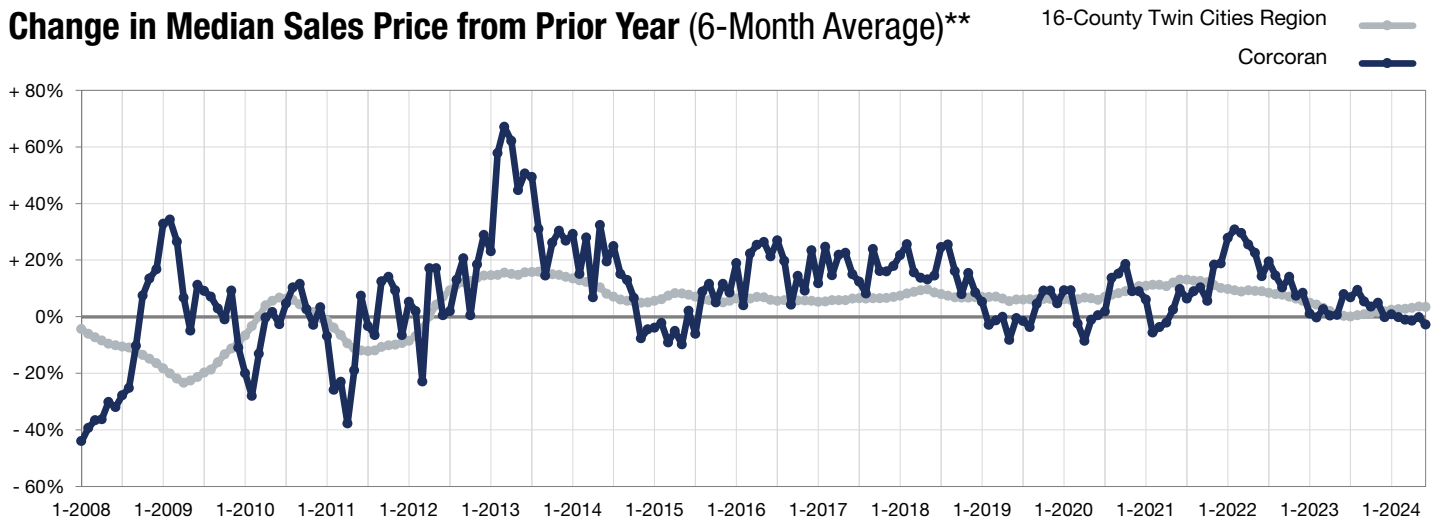
Change in  
Median Sales Price

	June			Rolling 12 Months		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	31	64	+ 106.5%	305	627	+ 105.6%
Closed Sales	20	19	-5.0%	186	228	+ 22.6%
Median Sales Price*	\$721,250	\$650,000	-9.9%	\$616,295	\$613,190	-0.5%
Average Sales Price*	\$684,151	\$647,916	-5.3%	\$624,748	\$613,925	-1.7%
Price Per Square Foot*	\$216	\$237	+ 9.9%	\$240	\$247	+ 3.0%
Percent of Original List Price Received*	98.8%	98.6%	-0.2%	97.9%	98.8%	+ 0.9%
Days on Market Until Sale	51	25	-51.0%	39	35	-10.3%
Inventory of Homes for Sale	45	71	+ 57.8%	--	--	--
Months Supply of Inventory	3.0	3.3	+ 10.0%	--	--	--

\* 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.