

Local Market Update – January 2026

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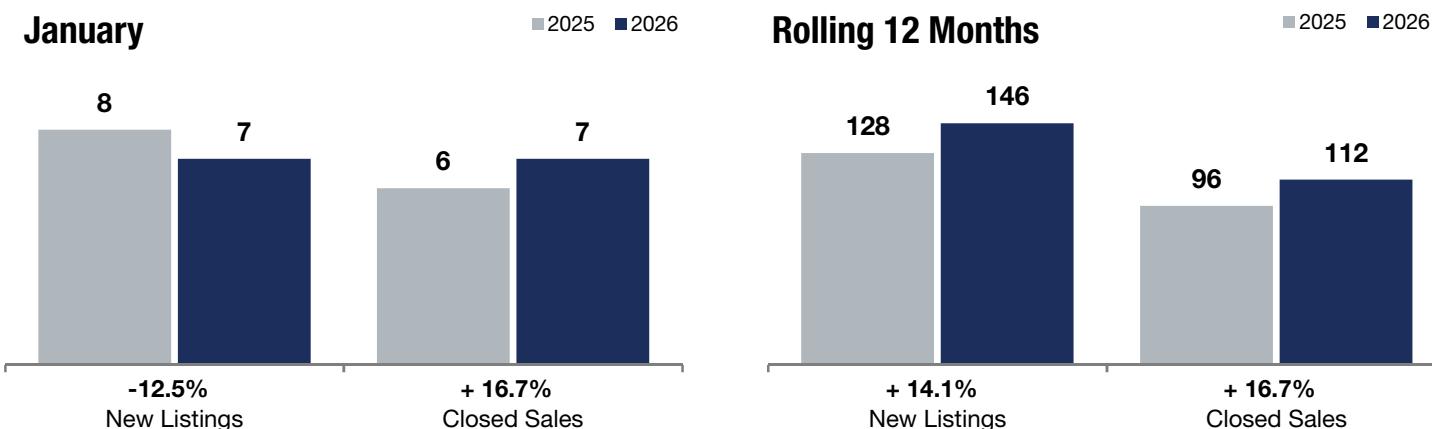


- 12.5% + 16.7% + 37.3%

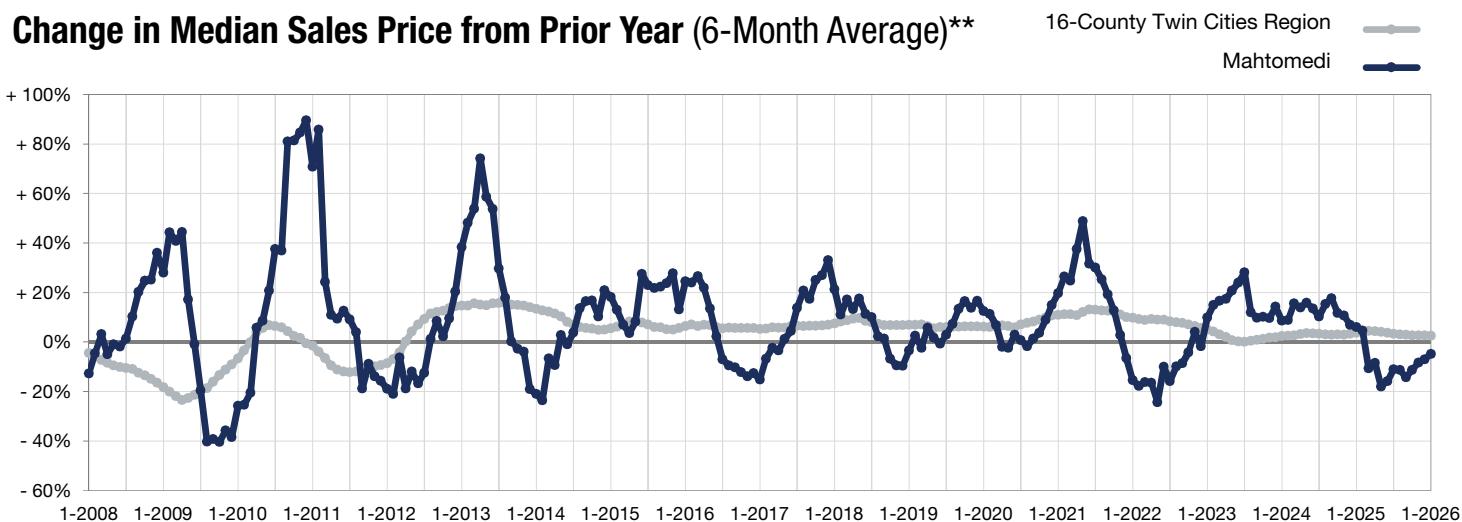
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	January		Rolling 12 Months			
	2025	2026	+ / -	2025	2026	+ / -
New Listings	8	7	-12.5%	128	146	+ 14.1%
Closed Sales	6	7	+ 16.7%	96	112	+ 16.7%
Median Sales Price*	\$371,450	\$510,000	+ 37.3%	\$482,500	\$475,000	-1.6%
Average Sales Price*	\$591,875	\$658,029	+ 11.2%	\$605,729	\$571,987	-5.6%
Price Per Square Foot*	\$223	\$250	+ 12.1%	\$218	\$236	+ 8.3%
Percent of Original List Price Received*	94.7%	101.0%	+ 6.7%	98.6%	98.8%	+ 0.2%
Days on Market Until Sale	107	26	-75.7%	45	42	-6.7%
Inventory of Homes for Sale	11	13	+ 18.2%	--	--	--
Months Supply of Inventory	1.4	1.3	-7.1%	--	--	--

* 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.