

- 37.5%

- 40.0%

- 26.1%

Change in **New Listings** 

Change in Closed Sales

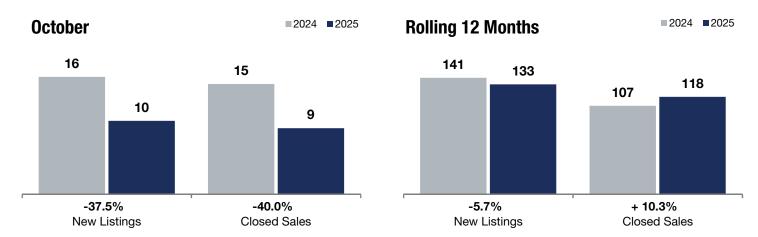
Change in Median Sales Price

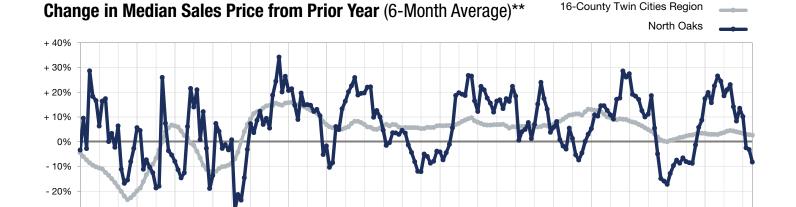
## **North Oaks**

October	Rolling 12 Months
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	2024	2025	+/-	2024	2025	+/-
New Listings	16	10	-37.5%	141	133	-5.7%
Closed Sales	15	9	-40.0%	107	118	+ 10.3%
Median Sales Price*	\$1,285,168	\$950,000	-26.1%	\$907,068	\$973,621	+ 7.3%
Average Sales Price*	\$1,372,900	\$939,985	-31.5%	\$1,086,399	\$1,084,669	-0.2%
Price Per Square Foot*	\$311	\$289	-7.2%	\$316	\$277	-12.3%
Percent of Original List Price Received*	94.2%	95.0%	+ 0.8%	97.3%	96.1%	-1.2%
Days on Market Until Sale	71	50	-29.6%	60	80	+ 33.3%
Inventory of Homes for Sale	37	30	-18.9%			
Months Supply of Inventory	4.4	3.4	-22.7%			

<sup>\*</sup> Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.





1-2008 1-2009 1-2010 1-2011 1-2012 1-2013 1-2014 1-2015 1-2016 1-2017 1-2018 1-2019 1-2020 1-2021 1-2022 1-2023 1-2024 1-2025

- 30% - 40%

<sup>\*\*</sup> 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.