

**+ 28.6%**      **+ 80.0%**      **+ 25.2%**

Change in  
New Listings

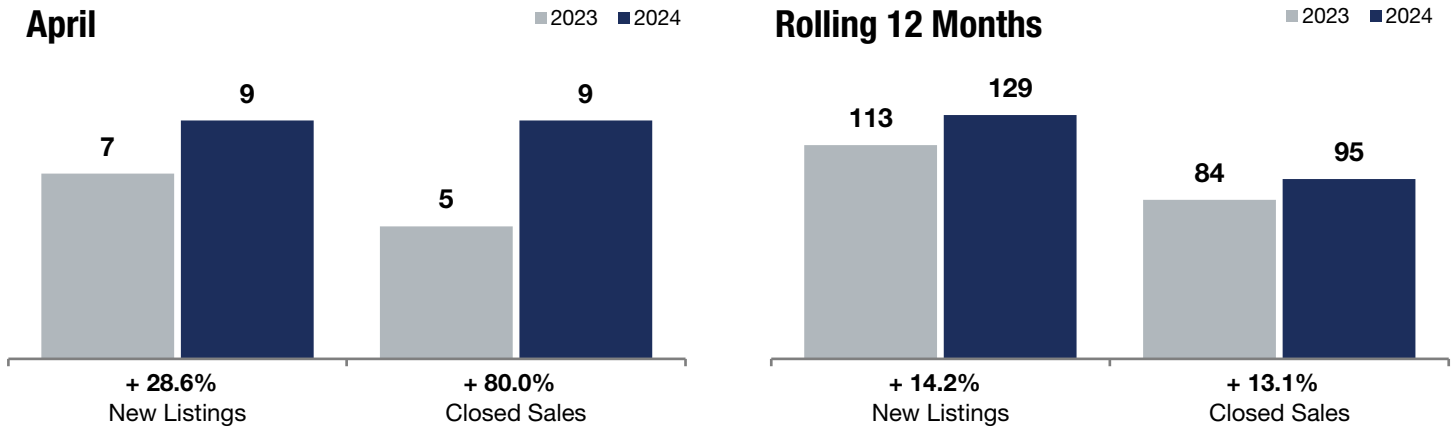
Change in  
Closed Sales

Change in  
Median Sales Price

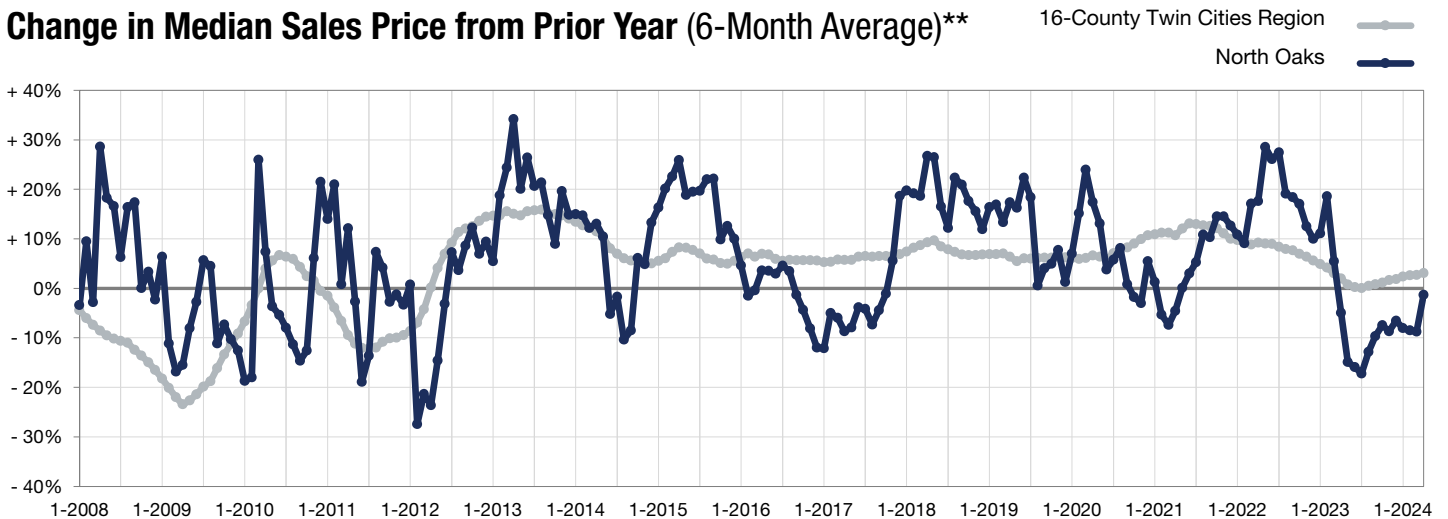
# North Oaks

	April			Rolling 12 Months		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	7	9	+ 28.6%	113	129	+ 14.2%
Closed Sales	5	9	+ 80.0%	84	95	+ 13.1%
Median Sales Price*	\$675,000	<b>\$845,000</b>	+ 25.2%	\$951,618	<b>\$844,900</b>	-11.2%
Average Sales Price*	\$675,400	<b>\$896,944</b>	+ 32.8%	\$1,039,126	<b>\$998,695</b>	-3.9%
Price Per Square Foot*	\$217	<b>\$223</b>	+ 2.6%	\$245	<b>\$300</b>	+ 22.2%
Percent of Original List Price Received*	97.9%	<b>97.7%</b>	-0.2%	97.0%	<b>98.0%</b>	+ 1.0%
Days on Market Until Sale	57	<b>39</b>	-31.6%	46	<b>41</b>	-10.9%
Inventory of Homes for Sale	24	<b>30</b>	+ 25.0%	--	--	--
Months Supply of Inventory	3.4	<b>3.8</b>	+ 11.8%	--	--	--

\* 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.