

- 13.3% **+ 87.5%** **+ 10.5%**

Change in
New Listings

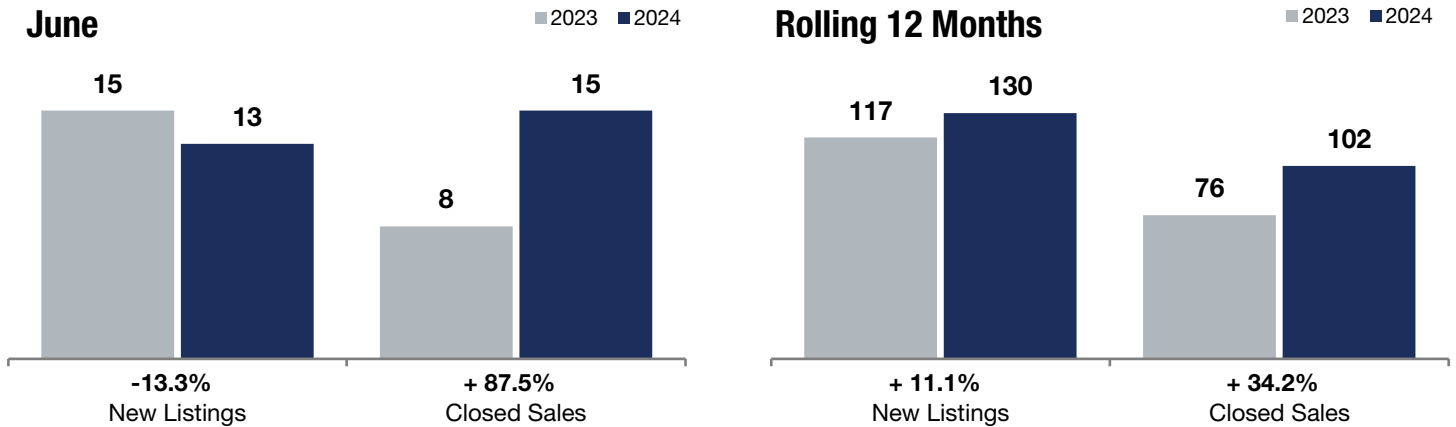
Change in
Closed Sales

Change in
Median Sales Price

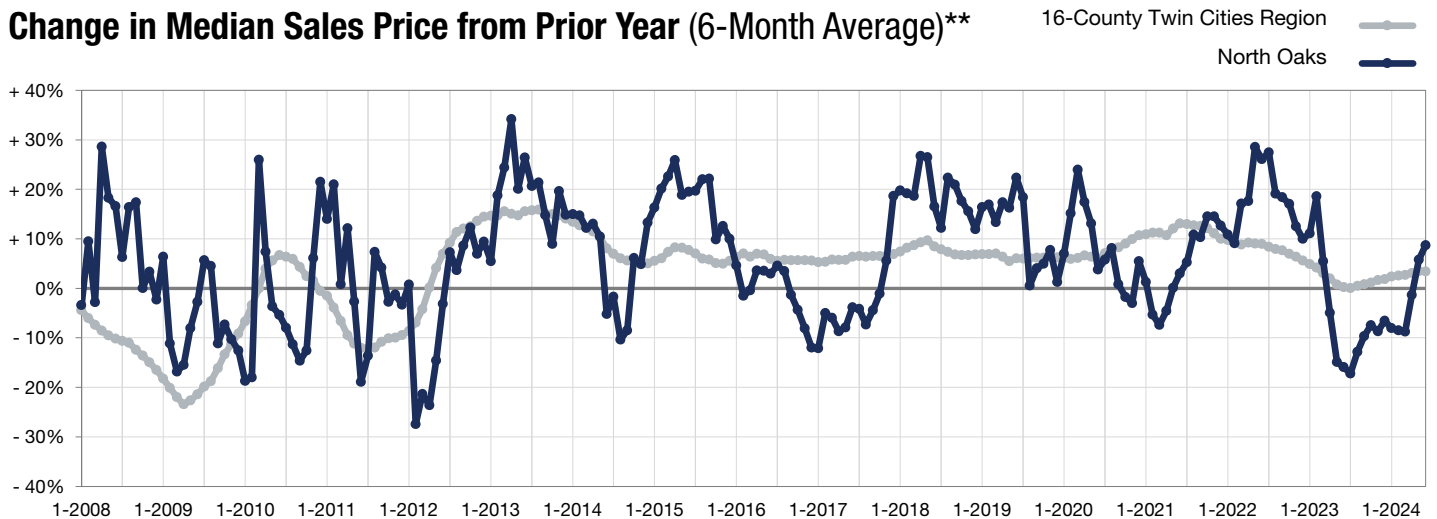
North Oaks

	June			Rolling 12 Months		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	15	13	-13.3%	117	130	+ 11.1%
Closed Sales	8	15	+ 87.5%	76	102	+ 34.2%
Median Sales Price*	\$890,000	\$983,375	+ 10.5%	\$925,000	\$873,819	-5.5%
Average Sales Price*	\$1,008,101	\$1,052,705	+ 4.4%	\$1,005,240	\$1,024,338	+ 1.9%
Price Per Square Foot*	\$251	\$277	+ 10.1%	\$244	\$303	+ 24.5%
Percent of Original List Price Received*	101.4%	98.2%	-3.2%	97.0%	97.7%	+ 0.7%
Days on Market Until Sale	35	59	+ 68.6%	46	51	+ 10.9%
Inventory of Homes for Sale	31	24	-22.6%	--	--	--
Months Supply of Inventory	4.6	2.8	-39.1%	--	--	--

* 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.