

North Oaks

+ 22.2% **- 50.0%** **+ 9.6%**

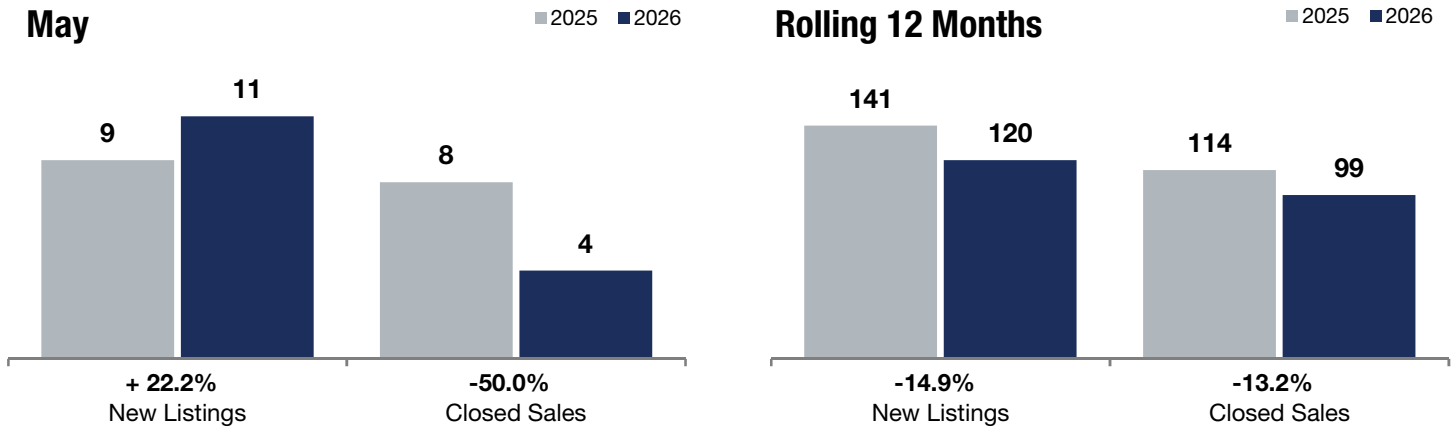
Change in
New Listings

Change in
Closed Sales

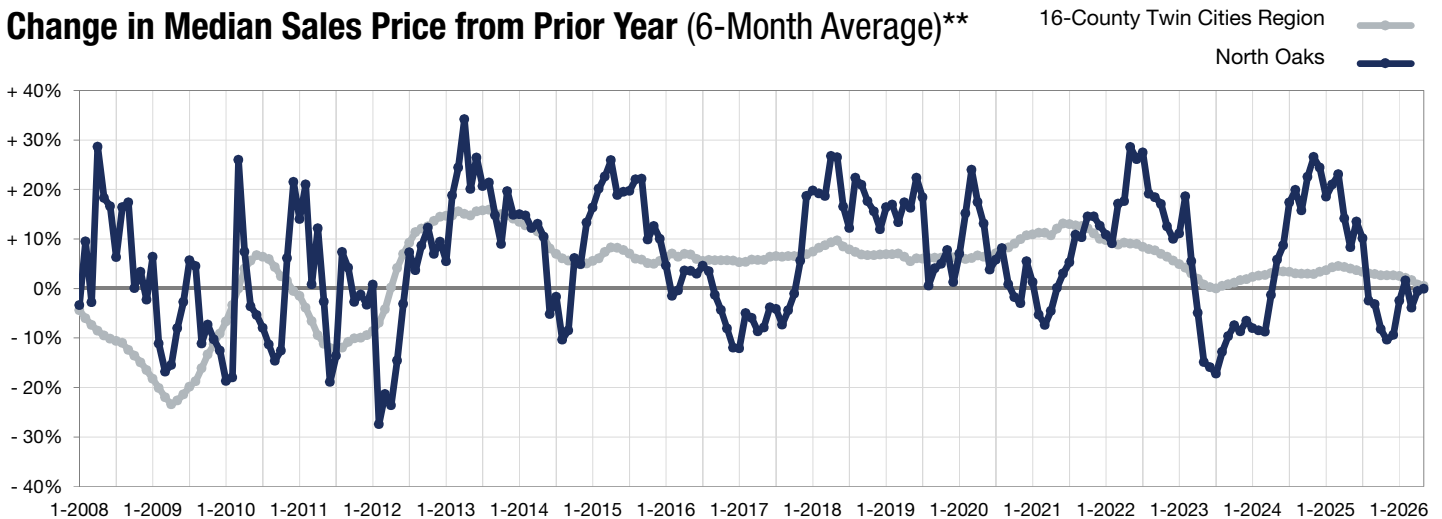
Change in
Median Sales Price

	May			Rolling 12 Months		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	9	11	+ 22.2%	141	120	-14.9%
Closed Sales	8	4	-50.0%	114	99	-13.2%
Median Sales Price*	\$1,012,500	\$1,110,000	+ 9.6%	\$1,110,612	\$950,000	-14.5%
Average Sales Price*	\$1,099,635	\$1,345,000	+ 22.3%	\$1,152,414	\$1,036,594	-10.1%
Price Per Square Foot*	\$275	\$303	+ 10.2%	\$282	\$287	+ 1.6%
Percent of Original List Price Received*	96.9%	94.6%	-2.4%	96.1%	96.1%	0.0%
Days on Market Until Sale	151	42	-72.2%	75	74	-1.3%
Inventory of Homes for Sale	29	31	+ 6.9%	--	--	--
Months Supply of Inventory	3.1	4.2	+ 35.5%	--	--	--

* 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.