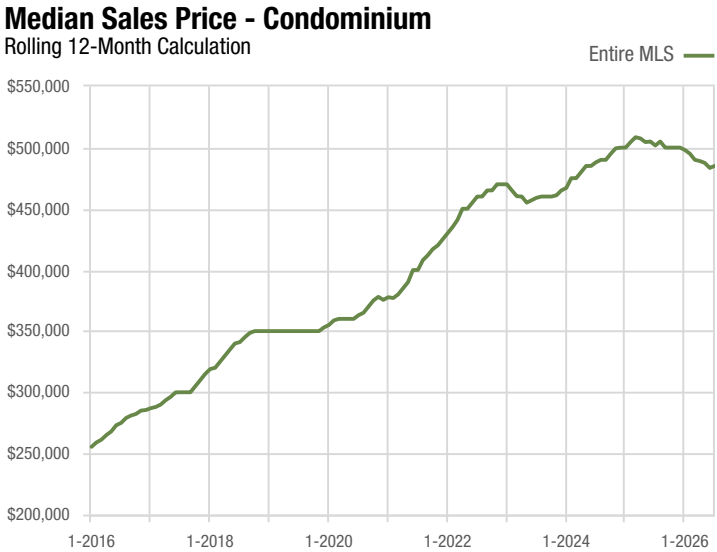
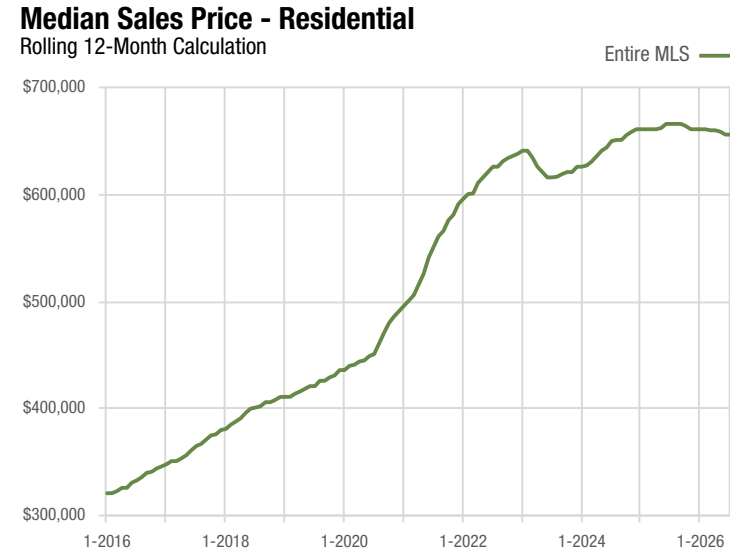


Entire MLS

Residential	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	8,504	9,694	+ 14.0%	53,604	58,811	+ 9.7%
Pending Sales	5,543	5,627	+ 1.5%	35,757	36,109	+ 1.0%
Closed Sales	5,846	5,585	- 4.5%	33,490	33,072	- 1.2%
Days on Market Until Sale	31	34	+ 9.7%	34	40	+ 17.6%
Median Sales Price*	\$675,000	\$659,000	- 2.4%	\$670,000	\$659,990	- 1.5%
Average Sales Price*	\$861,596	\$838,856	- 2.6%	\$850,082	\$833,345	- 2.0%
Percent of List Price Received*	99.3%	99.1%	- 0.2%	100.1%	99.5%	- 0.6%
Inventory of Homes for Sale	17,370	20,767	+ 19.6%	—	—	—
Months Supply of Inventory	3.6	4.3	+ 19.4%	—	—	—

Condo	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	1,427	1,625	+ 13.9%	10,047	10,617	+ 5.7%
Pending Sales	789	770	- 2.4%	5,734	5,171	- 9.8%
Closed Sales	856	752	- 12.1%	5,561	4,912	- 11.7%
Days on Market Until Sale	42	47	+ 11.9%	41	49	+ 19.5%
Median Sales Price*	\$479,500	\$487,500	+ 1.7%	\$510,000	\$484,950	- 4.9%
Average Sales Price*	\$598,220	\$594,595	- 0.6%	\$632,713	\$598,098	- 5.5%
Percent of List Price Received*	98.6%	98.4%	- 0.2%	99.0%	98.5%	- 0.5%
Inventory of Homes for Sale	3,478	4,147	+ 19.2%	—	—	—
Months Supply of Inventory	4.6	5.9	+ 28.3%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.