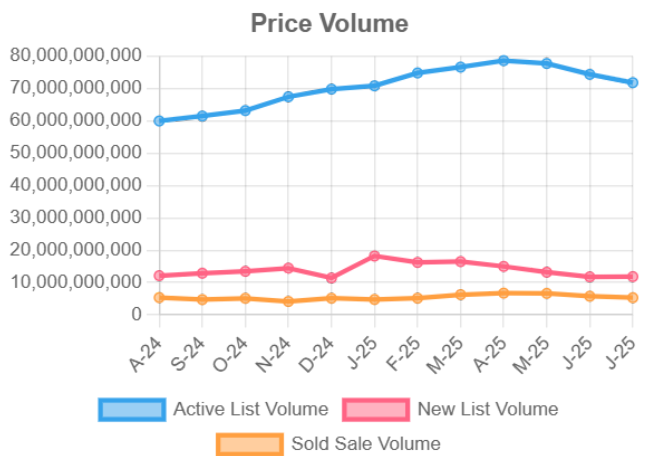
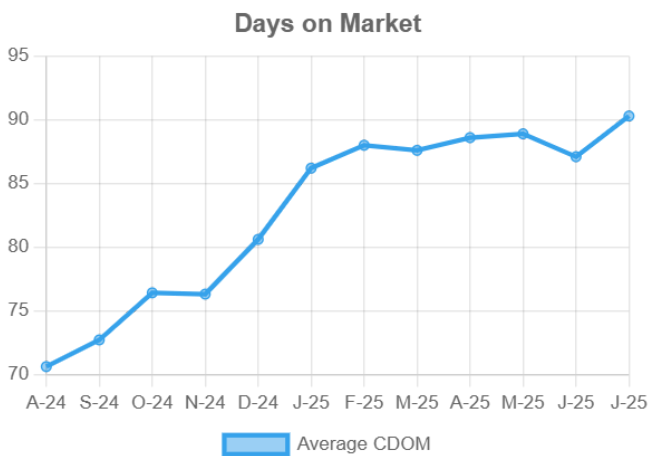
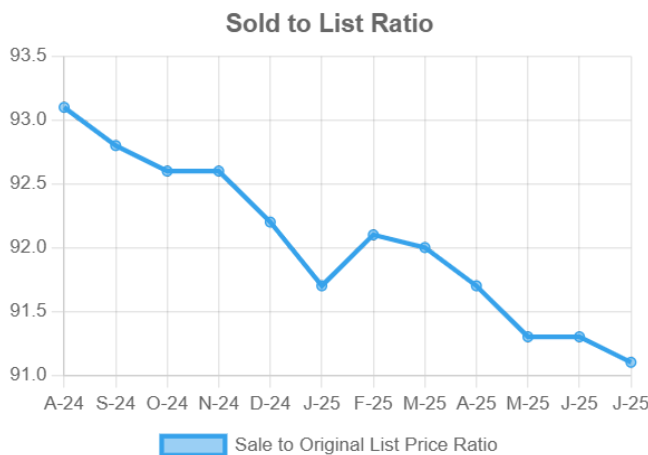
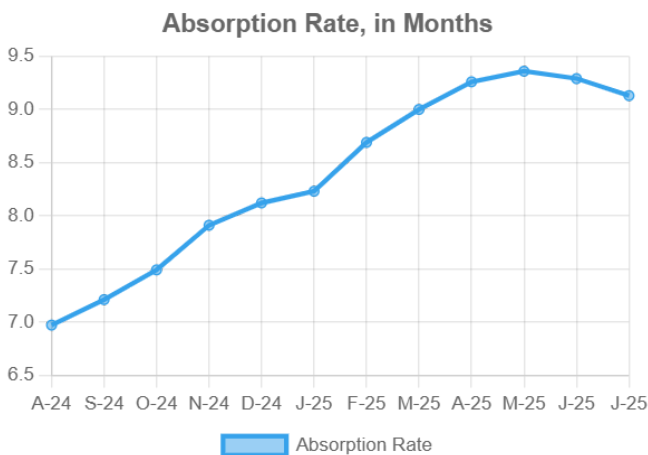
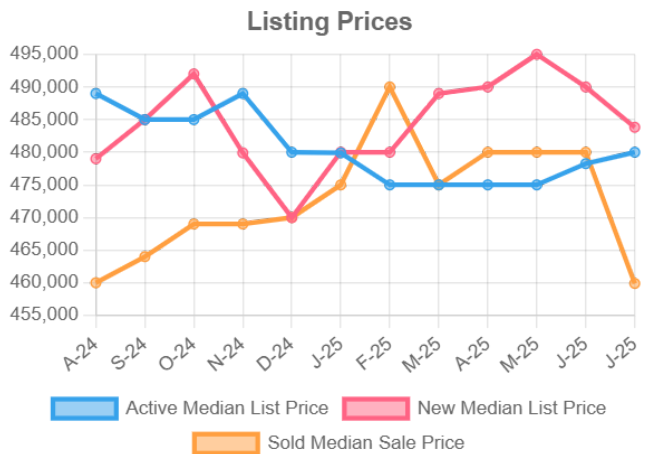
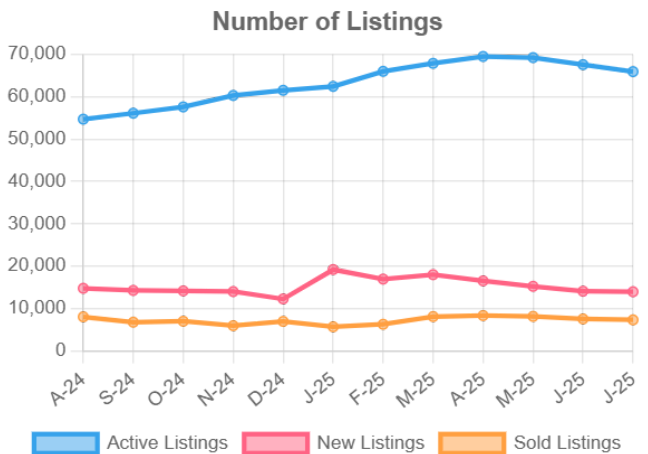


Market Summary

Residential, July 2025



Summary Statistics

	Jul-25	Jul-24	% Chg	2025 YTD	2024 YTD	% Chg
Absorption Rate	9.13	6.97	30.99	8.99	6.45	39.38
Average List Price (Actives)	\$1,089,447	\$1,107,417	-1.62	\$987,814	\$987,730	0.01
Median List Price (Actives)	\$480,000	\$489,995	-2.04	\$485,000	\$490,000	-1.02
Average Sale Price (Solds)	\$731,166	\$725,336	0.80	\$795,973	\$751,653	5.90
Median Sale Price (Solds)	\$459,900	\$470,000	-2.15	\$475,990	\$470,000	1.27
Average CDOM	90	70	28.57	88	73	20.55
Median CDOM	55	40	37.50	56	42	33.33

Sold Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	199	94	111.7	1193	745	60.1
100,000-149,999	308	287	7.3	2004	1926	4.0
150,000-199,999	345	425	-18.8	2488	2962	-16.0
200,000-249,999	457	507	-9.9	2873	3391	-15.3
250,000-299,999	525	574	-8.5	3350	3883	-13.7
300,000-349,999	615	614	0.2	3702	4181	-11.5
350,000-399,999	549	700	-21.6	4068	4758	-14.5
400,000-449,999	538	671	-19.8	3765	4548	-17.2
450,000-499,999	494	583	-15.3	3536	4041	-12.5
500,000-549,999	446	494	-9.7	3099	3545	-12.6
550,000-599,999	361	484	-25.4	2830	3022	-6.4
600,000-649,999	327	401	-18.5	2358	2574	-8.4
650,000-699,999	307	323	-5.0	2081	2190	-5.0
700,000-749,999	214	260	-17.7	1560	1715	-9.0
750,000-799,999	192	228	-15.8	1338	1471	-9.0
800,000-849,999	149	165	-9.7	1047	1085	-3.5
850,000-899,999	122	162	-24.7	868	1019	-14.8
900,000-949,999	81	86	-5.8	662	727	-8.9
950,000-999,999	69	109	-36.7	571	716	-20.3
1,000,000-1,099,999	134	116	15.5	841	839	0.2
1,100,000-1,199,999	101	126	-19.8	750	867	-13.5
1,200,000-1,299,999	89	102	-12.7	692	706	-2.0
1,300,000-1,399,999	66	79	-16.5	546	578	-5.5

Pending Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	188	107	75.7	1106	675	63.9
100,000-149,999	309	246	25.6	1996	1802	10.8
150,000-199,999	373	384	-2.9	2663	3015	-11.7
200,000-249,999	477	394	21.1	2829	3240	-12.7
250,000-299,999	566	542	4.4	3755	4095	-8.3
300,000-349,999	553	574	-3.7	3668	4202	-12.7
350,000-399,999	654	739	-11.5	4648	5254	-11.5
400,000-449,999	540	605	-10.7	3781	4468	-15.4
450,000-499,999	580	666	-12.9	4180	4737	-11.8
500,000-549,999	420	436	-3.7	3039	3273	-7.1
550,000-599,999	446	514	-13.2	3267	3631	-10.0
600,000-649,999	313	301	4.0	2299	2382	-3.5
650,000-699,999	321	360	-10.8	2512	2662	-5.6
700,000-749,999	187	198	-5.6	1475	1596	-7.6
750,000-799,999	243	211	15.2	1713	1797	-4.7
800,000-849,999	119	120	-0.8	869	979	-11.2
850,000-899,999	193	168	14.9	1189	1319	-9.9
900,000-949,999	71	62	14.5	516	577	-10.6
950,000-999,999	118	103	14.6	823	930	-11.5
1,000,000-1,099,999	87	89	-2.2	637	649	-1.8
1,100,000-1,199,999	139	118	17.8	891	976	-8.7
1,200,000-1,299,999	104	98	6.1	781	830	-5.9
1,300,000-1,399,999	94	89	5.6	677	646	4.8

Sold Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
1,400,000-1,499,999	54	63	-14.3	405	499	-18.8
1,500,000-1,599,999	43	51	-15.7	386	404	-4.5
1,600,000-1,699,999	37	60	-38.3	329	345	-4.6
1,700,000-1,799,999	40	45	-11.1	297	335	-11.3
1,800,000-1,899,999	30	39	-23.1	258	273	-5.5
1,900,000-1,999,999	32	22	45.5	206	204	1.0
2,000,000-2,249,999	55	53	3.8	433	436	-0.7
2,250,000-2,499,999	32	41	-22.0	337	354	-4.8
2,500,000-2,749,999	45	48	-6.2	318	323	-1.5
2,750,000-2,999,999	29	30	-3.3	263	240	9.6
3,000,000-3,249,999	18	28	-35.7	182	214	-15.0
3,250,000-3,499,999	22	21	4.8	163	161	1.2
3,500,000-3,749,999	15	15	0.0	133	133	0.0
3,750,000-3,999,999	11	15	-26.7	95	92	3.3
4,000,000-4,249,999	20	6	233.3	105	81	29.6
4,250,000-4,499,999	8	12	-33.3	79	79	0.0
4,500,000-4,749,999	8	11	-27.3	55	79	-30.4
4,750,000-4,999,999	5	7	-28.6	58	57	1.8
5,000,000+	91	99	-8.1	795	710	12.0
Totals	7283	8256	-11.8	51119	56508	-9.5

Pending Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
1,400,000-1,499,999	69	60	15.0	452	551	-18.0
1,500,000-1,599,999	48	50	-4.0	391	461	-15.2
1,600,000-1,699,999	50	51	-2.0	356	383	-7.0
1,700,000-1,799,999	45	31	45.2	342	319	7.2
1,800,000-1,899,999	33	36	-8.3	275	305	-9.8
1,900,000-1,999,999	41	28	46.4	286	287	-0.3
2,000,000-2,249,999	42	37	13.5	332	328	1.2
2,250,000-2,499,999	55	46	19.6	452	452	0.0
2,500,000-2,749,999	33	26	26.9	253	289	-12.5
2,750,000-2,999,999	46	42	9.5	347	354	-2.0
3,000,000-3,249,999	10	13	-23.1	129	142	-9.2
3,250,000-3,499,999	16	16	0.0	194	208	-6.7
3,500,000-3,749,999	10	10	0.0	126	110	14.5
3,750,000-3,999,999	19	23	-17.4	166	170	-2.4
4,000,000-4,249,999	5	1	400.0	67	48	39.6
4,250,000-4,499,999	15	6	150.0	96	88	9.1
4,500,000-4,749,999	6	9	-33.3	65	72	-9.7
4,750,000-4,999,999	12	5	140.0	97	99	-2.0
5,000,000+	77	58	32.8	870	753	15.5
Totals	7727	7672	0.7	54610	59154	-7.7

Active Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	1567	1030	52.1	3871	2370	63.3
100,000-149,999	3209	2479	29.4	7449	5739	29.8
150,000-199,999	4276	3664	16.7	10318	8932	15.5
200,000-249,999	4133	3484	18.6	10163	9117	11.5
250,000-299,999	4725	3997	18.2	12226	10776	13.5
300,000-349,999	4358	3476	25.4	11387	10027	13.6
350,000-399,999	4651	3796	22.5	13056	11605	12.5
400,000-449,999	3713	3004	23.6	10395	9511	9.3
450,000-499,999	4109	3293	24.8	11488	10314	11.4
500,000-549,999	2983	2254	32.3	8368	7220	15.9
550,000-599,999	3294	2640	24.8	9116	8343	9.3
600,000-649,999	2245	1743	28.8	6405	5238	22.3
650,000-699,999	2412	2107	14.5	7173	6224	15.2
700,000-749,999	1475	1316	12.1	4073	3872	5.2
750,000-799,999	1838	1582	16.2	4928	4462	10.4
800,000-849,999	1059	844	25.5	2753	2438	12.9
850,000-899,999	1412	1136	24.3	3705	3317	11.7
900,000-949,999	656	511	28.4	1682	1496	12.4
950,000-999,999	1052	916	14.8	2744	2566	6.9
1,000,000-1,099,999	770	641	20.1	1933	1733	11.5
1,100,000-1,199,999	1130	961	17.6	2856	2655	7.6
1,200,000-1,299,999	955	894	6.8	2609	2410	8.3
1,300,000-1,399,999	736	693	6.2	2001	1777	12.6
1,400,000-1,499,999	629	560	12.3	1568	1522	3.0
1,500,000-1,599,999	531	511	3.9	1380	1324	4.2
1,600,000-1,699,999	470	454	3.5	1220	1166	4.6
1,700,000-1,799,999	440	376	17.0	1098	996	10.2
1,800,000-1,899,999	407	325	25.2	987	899	9.8
1,900,000-1,999,999	466	415	12.3	1099	1000	9.9
2,000,000-2,249,999	517	486	6.4	1268	1150	10.3
2,250,000-2,499,999	679	598	13.5	1662	1471	13.0
2,500,000-2,749,999	499	392	27.3	1088	958	13.6
2,750,000-2,999,999	587	500	17.4	1376	1223	12.5

New Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	388	234	65.8	2615	1785	46.5
100,000-149,999	539	527	2.3	4587	4098	11.9
150,000-199,999	739	737	0.3	6441	6398	0.7
200,000-249,999	786	808	-2.7	6462	6684	-3.3
250,000-299,999	947	1077	-12.1	7893	7939	-0.6
300,000-349,999	962	966	-0.4	7617	7389	3.1
350,000-399,999	1078	1167	-7.6	8741	8620	1.4
400,000-449,999	877	903	-2.9	7097	7122	-0.4
450,000-499,999	1021	1025	-0.4	7865	7629	3.1
500,000-549,999	782	754	3.7	5813	5416	7.3
550,000-599,999	784	946	-17.1	6335	6401	-1.0
600,000-649,999	579	511	13.3	4490	3929	14.3
650,000-699,999	549	624	-12.0	4977	4610	8.0
700,000-749,999	334	375	-10.9	2838	2862	-0.8
750,000-799,999	424	399	6.3	3330	3221	3.4
800,000-849,999	230	225	2.2	1835	1747	5.0
850,000-899,999	279	309	-9.7	2501	2331	7.3
900,000-949,999	157	143	9.8	1169	1061	10.2
950,000-999,999	248	243	2.1	1787	1760	1.5
1,000,000-1,099,999	152	174	-12.6	1260	1200	5.0
1,100,000-1,199,999	241	262	-8.0	1936	1852	4.5
1,200,000-1,299,999	221	222	-0.5	1663	1649	0.8
1,300,000-1,399,999	146	157	-7.0	1298	1231	5.4
1,400,000-1,499,999	121	117	3.4	1001	1038	-3.6
1,500,000-1,599,999	103	107	-3.7	864	873	-1.0
1,600,000-1,699,999	69	93	-25.8	788	788	0.0
1,700,000-1,799,999	91	84	8.3	736	660	11.5
1,800,000-1,899,999	72	75	-4.0	625	574	8.9
1,900,000-1,999,999	90	88	2.3	691	634	9.0
2,000,000-2,249,999	92	101	-8.9	791	748	5.7
2,250,000-2,499,999	118	124	-4.8	1062	921	15.3
2,500,000-2,749,999	77	71	8.5	685	593	15.5
2,750,000-2,999,999	67	95	-29.5	838	723	15.9

Active Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
3,000,000-3,249,999	259	217	19.4	604	528	14.4
3,250,000-3,499,999	345	276	25.0	835	696	20.0
3,500,000-3,749,999	264	223	18.4	569	484	17.6
3,750,000-3,999,999	328	292	12.3	752	664	13.3
4,000,000-4,249,999	119	102	16.7	265	217	22.1
4,250,000-4,499,999	173	169	2.4	416	364	14.3
4,500,000-4,749,999	149	137	8.8	308	278	10.8
4,750,000-4,999,999	223	207	7.7	496	425	16.7
5,000,000+	2074	1862	11.4	4420	3887	13.7
Totals	65917	54563	20.8	172110	151394	13.7

New Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
3,000,000-3,249,999	39	33	18.2	343	313	9.6
3,250,000-3,499,999	43	39	10.3	514	419	22.7
3,500,000-3,749,999	34	37	-8.1	343	293	17.1
3,750,000-3,999,999	51	38	34.2	438	379	15.6
4,000,000-4,249,999	16	12	33.3	162	113	43.4
4,250,000-4,499,999	36	19	89.5	238	211	12.8
4,500,000-4,749,999	15	22	-31.8	182	167	9.0
4,750,000-4,999,999	25	24	4.2	262	239	9.6
5,000,000+	247	213	16.0	2271	2034	11.7
Totals	13869	14180	-2.2	113384	108654	4.4