

Bristol County Real Estate Market Review

2025 vs. 2024 Per Quarter

Prepared by Red Hilton on Saturday, October 11, 2025

Single Family

Listing Inventory	Q1			Q2			Q3			Q4		
	2024	2025	Var.	2024	2025	Var.	2024	2025	Var.	2024	2025*	Var.
Listing Units	227	297	70	402	493	91	481	506	25	333	539	206
Avg. Days on Market	85	95	10	62	71	9	65	71	6	101	154	53
Avg. List Price	\$746,310.19	\$928,289.78	\$181,979.59	\$819,326.18	\$913,394.54	\$94,068.36	\$802,877.20	\$832,553.31	\$29,676.11	\$791,459.92	\$821,376.29	\$29,916.37
Avg. List \$ / SqFt	\$358.04	\$403.12	\$45.08	\$367.62	\$380.76	\$13.14	\$366.61	\$369.88	\$3.27	\$362.35	\$370.48	\$8.13
Approx. Absorption Rate	114.68%	87.23%	-27.45%	64.47%	52.87%	-11.60%	52.51%	53.34%	0.83%	77.50%	38.05%	-39.45%
Approx. Months Supply of Inventory	0.87	1.15	0.28	1.55	1.89	0.34	1.90	1.87	-0.03	1.29	2.63	1.34
Listed (Per Quarter)	Q1			Q2			Q3			Q4		
	2024	2025	Var.	2024	2025	Var.	2024	2025	Var.	2024	2025*	Var.
Listing Units (Taken)	756	801	45	1139	1286	147	1114	1161	47	824	145	-679
Avg. Original List Price	\$584,968.71	\$650,045.55	\$65,076.84	\$647,751.88	\$703,658.54	\$55,906.66	\$641,909.10	\$664,340.54	\$22,431.44	\$602,565.43	\$681,265.87	\$78,700.44
Avg. Original List \$ / SqFt	\$322.74	\$344.98	\$22.24	\$337.98	\$348.23	\$10.25	\$863.47	\$352.00	-\$511.47	\$330.12	\$351.47	\$21.35
Listed & Price Changed (Per Quarter)	Q1			Q2			Q3			Q4		
	2024	2025	Var.	2024	2025	Var.	2024	2025	Var.	2024	2025*	Var.
Listing Units (Price Changed)	100	136	36	190	263	73	246	253	7	178	3	-175
Avg. Original List Price	\$611,030.68	\$633,003.47	\$21,972.79	\$710,748.63	\$729,248.65	\$18,500.02	\$669,595.38	\$738,521.06	\$68,925.68	\$597,364.84	\$494,333.33	-\$103,031.51
Avg. Original List \$ / SqFt	\$319.83	\$343.49	\$23.66	\$378.46	\$346.46	-\$32.00	\$2,719.20	\$366.31	-\$2,352.89	\$341.58	\$359.52	\$17.94
Went Pending (Per Quarter)	Q1			Q2			Q3			Q4		
	2024	2025	Var.	2024	2025	Var.	2024	2025	Var.	2024	2025*	Var.
Listing Units (Went Pending)	774	754	-20	928	1008	80	934	1018	84	848	125	-723
Avg. List Price	\$558,704.94	\$581,684.56	\$22,979.62	\$587,013.00	\$622,882.69	\$35,869.69	\$582,545.49	\$632,825.85	\$50,280.36	\$584,057.85	\$579,349.37	-\$4,708.48
Avg. List \$ / SqFt	\$309.95	\$325.70	\$15.75	\$323.65	\$339.68	\$16.03	\$325.40	\$344.91	\$19.51	\$325.14	\$334.14	\$9.00
Avg. Days to Offer	36	37	1	21	23	2	27	30	3	34	28	-6

This information gathered from third parties, including seller and public records. MLS PIN and subscribers disclaim all representations/warranties as to its accuracy. Content ©2025 MLS Property Information Network, Inc.

Bristol County Real Estate Market Review

2025 vs. 2024 Per Quarter

Prepared by Red Hilton on Saturday, October 11, 2025

Single Family

Sold (Per Quarter)	Q1			Q2			Q3			Q4		
	2024	2025	Var.	2024	2025	Var.	2024	2025	Var.	2024	2025*	Var.
Closed Units (Sold)	578	590	12	807	826	19	880	952	72	832	78	-754
Avg. Days on Market	47	49	2	34	37	3	32	38	6	40	47	7
Avg. Days to Offer	33	36	3	23	26	3	21	26	5	29	34	5
Avg. Sale Price	\$528,784.06	\$570,435.65	\$41,651.59	\$584,890.63	\$611,727.94	\$26,837.31	\$593,579.26	\$640,386.36	\$46,807.10	\$585,551.50	\$656,016.15	\$70,464.65
Avg. Sale \$ / SqFt	\$316.91	\$323.88	\$6.97	\$322.86	\$339.62	\$16.76	\$332.03	\$347.24	\$15.21	\$327.23	\$325.01	-\$2.22
Avg. List Price	\$530,671.64	\$572,786.57	\$42,114.93	\$573,121.51	\$604,772.97	\$31,651.46	\$587,119.93	\$639,477.89	\$52,357.96	\$587,992.01	\$665,416.59	\$77,424.58
Avg. List \$ / SqFt	\$317.39	\$324.08	\$6.69	\$315.28	\$335.17	\$19.89	\$327.30	\$345.98	\$18.68	\$327.03	\$327.97	\$0.94
Avg. Original List Price	\$540,200.81	\$583,633.68	\$43,432.87	\$579,139.72	\$612,634.77	\$33,495.05	\$598,841.74	\$652,229.55	\$53,387.81	\$601,351.50	\$682,480.72	\$81,129.22
Avg. Original List \$ / SqFt	\$323.60	\$329.39	\$5.79	\$318.30	\$339.63	\$21.33	\$334.56	\$351.87	\$17.31	\$333.45	\$336.19	\$2.74
Avg. Sale Price as % of List Price	100.12%	100.09%	-0.03%	102.46%	101.51%	-0.95%	101.63%	100.60%	-1.03%	100.17%	99.14%	-1.03%
Avg. Sale Price as % of Original List Price	98.74%	98.53%	-0.21%	101.63%	100.39%	-1.24%	100.47%	99.15%	-1.32%	98.66%	96.91%	-1.75%
Sold Units - Short Sale	1	1	0	1	3	2	0	0	0	1	0	-1
Sold Units - Lender-Owned	17	6	-11	11	8	-3	10	6	-4	13	0	-13
12-Month Activity	Q1			Q2			Q3			Q4		
	2024	2025	Var.	2024	2025	Var.	2024	2025	Var.	2024	2025*	Var.
Units Listed	3651	3880	229	3680	4029	349	3755	4085	330	3835	3394	-441
Units Price Changed	789	1049	260	807	1072	265	905	1102	197	976	900	-76
Units Went Pending	3323	3319	-4	3215	3419	204	3243	3506	263	3350	2822	-528
Units Sold	3124	3109	-15	3110	3128	18	3031	3239	208	3097	2461	-636

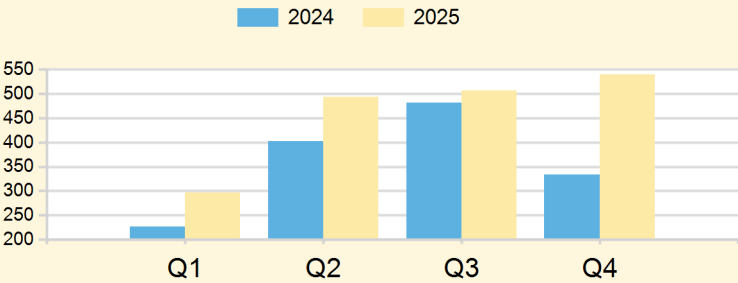
Bristol County Real Estate Market Review

2025 vs. 2024 Per Quarter

Prepared by Red Hilton on Saturday, October 11, 2025

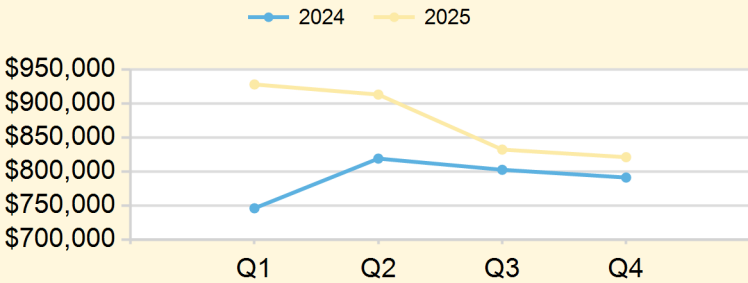
Single Family

Listing Inventory on the Last Day of Each Quarter



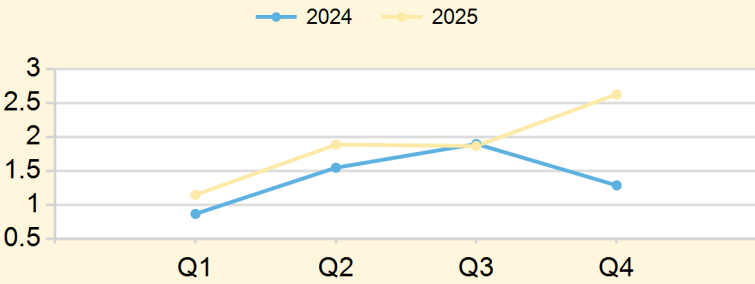
	Q1	Q2	Q3	Q4
2024	227	402	481	333
2025	297	493	506	539

Average List Price on the Last Day of Each Quarter



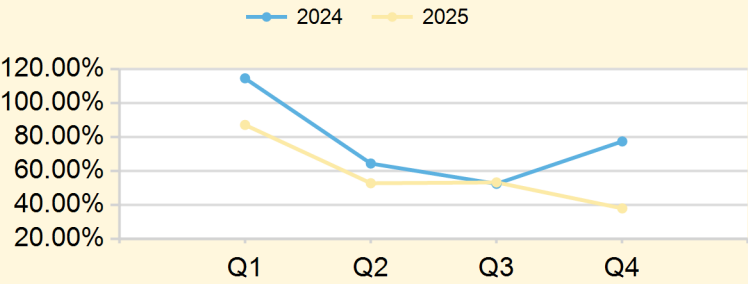
	Q1	Q2	Q3	Q4
2024	\$746,310.19	\$819,326.18	\$802,877.20	\$791,459.92
2025	\$928,289.78	\$913,394.54	\$832,553.31	\$821,376.29

Approx. Months supply per Quarter



	Q1	Q2	Q3	Q4
2024	0.87	1.55	1.90	1.29
2025	1.15	1.89	1.87	2.63

Approx. Absorption Rate Per Quarter



	Q1	Q2	Q3	Q4
2024	114.68%	64.47%	52.51%	77.50%
2025	87.23%	52.87%	53.34%	38.05%

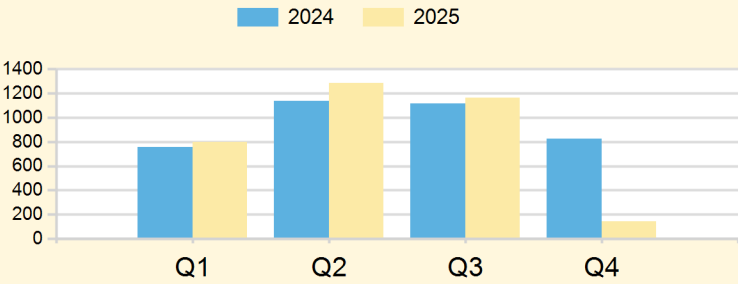
Bristol County Real Estate Market Review

2025 vs. 2024 Per Quarter

Prepared by Red Hilton on Saturday, October 11, 2025

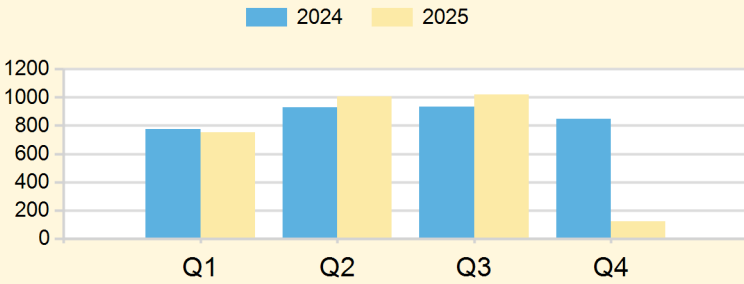
Single Family

Properties Listed During Each Quarter



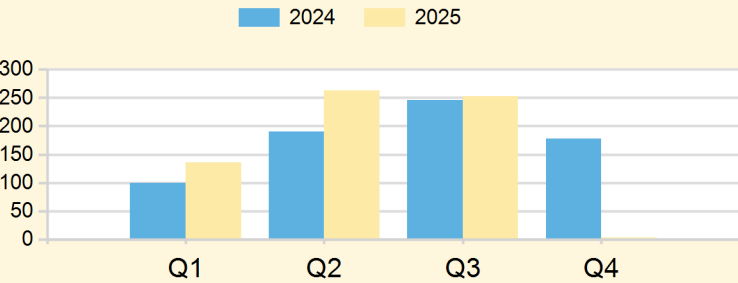
	Q1	Q2	Q3	Q4
2024	756	1,139	1,114	824
2025	801	1,286	1,161	145

Went Pending During Each Quarter



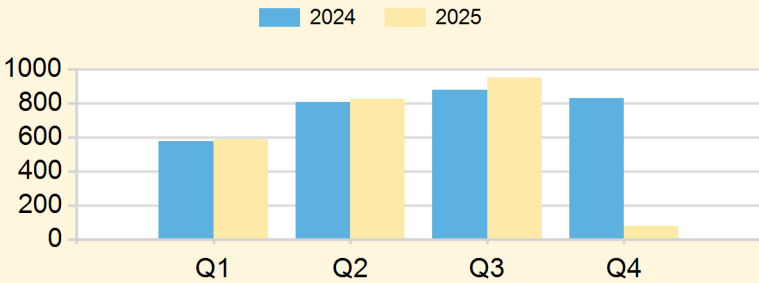
	Q1	Q2	Q3	Q4
2024	774	928	934	848
2025	754	1,008	1,018	125

Price Changed During Each Quarter



	Q1	Q2	Q3	Q4
2024	100	190	246	178
2025	136	263	253	3

Sold Listings During Each Quarter



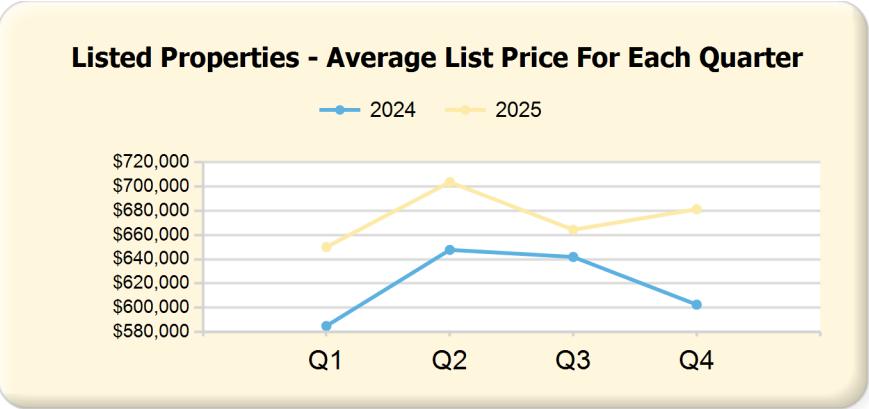
	Q1	Q2	Q3	Q4
2024	578	807	880	832
2025	590	826	952	78

Bristol County Real Estate Market Review

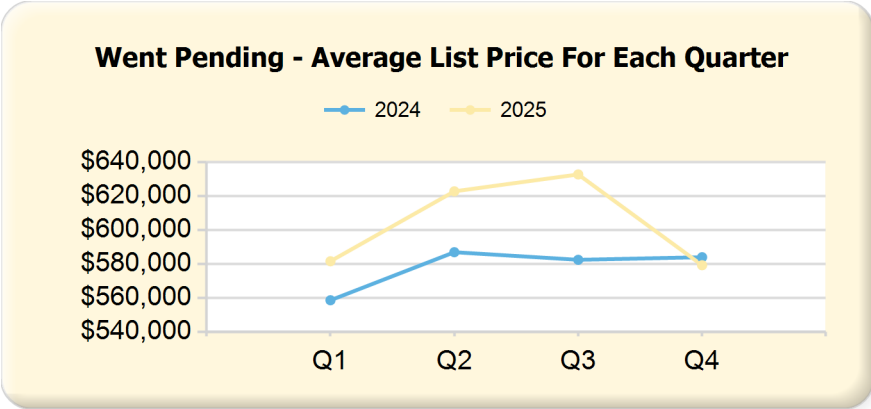
2025 vs. 2024 Per Quarter

Prepared by Red Hilton on Saturday, October 11, 2025

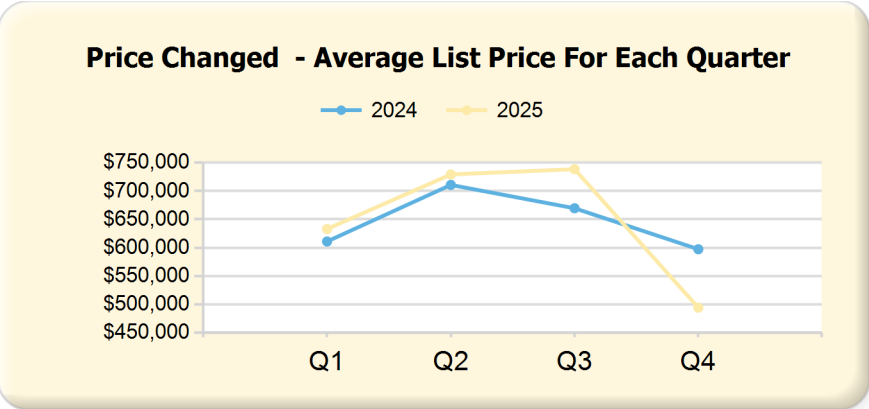
Single Family



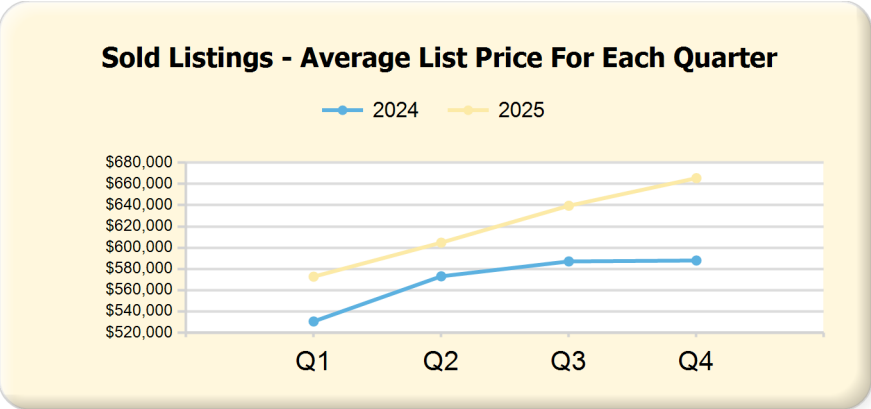
	Q1	Q2	Q3	Q4
2024	\$584,968.71	\$647,751.88	\$641,909.10	\$602,565.43
2025	\$650,045.55	\$703,658.54	\$664,340.54	\$681,265.87



	Q1	Q2	Q3	Q4
2024	\$558,704.94	\$587,013.00	\$582,545.49	\$584,057.85
2025	\$581,684.56	\$622,882.69	\$632,825.85	\$579,349.37



	Q1	Q2	Q3	Q4
2024	\$611,030.68	\$710,748.63	\$669,595.38	\$597,364.84
2025	\$633,003.47	\$729,248.65	\$738,521.06	\$494,333.33



	Q1	Q2	Q3	Q4
2024	\$530,671.64	\$573,121.51	\$587,119.93	\$587,992.01
2025	\$572,786.57	\$604,772.97	\$639,477.89	\$665,416.59

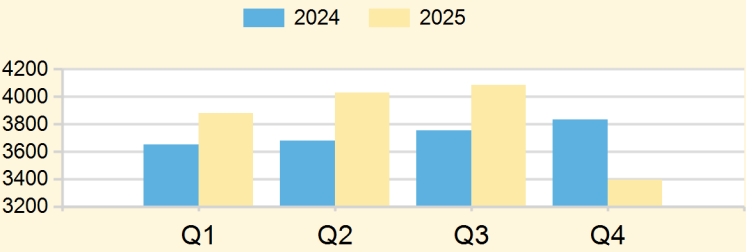
Bristol County Real Estate Market Review

2025 vs. 2024 Per Quarter

Prepared by Red Hilton on Saturday, October 11, 2025

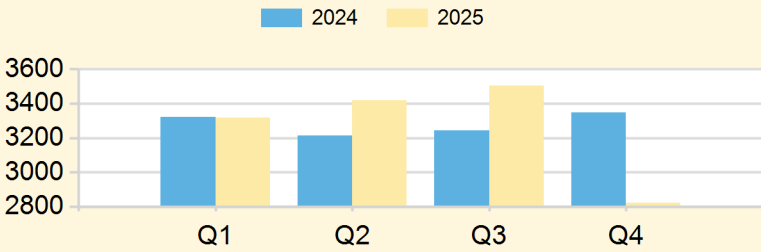
Single Family

Listed Between the Last Day of Each Quarter and 12 Months



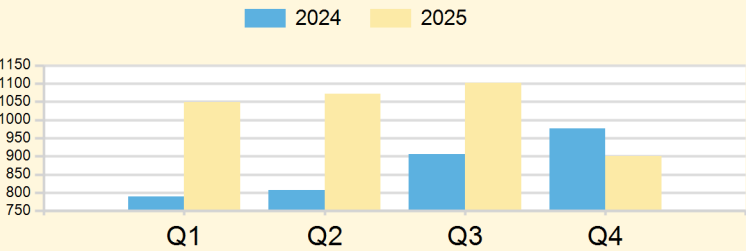
	Q1	Q2	Q3	Q4
2024	3,651	3,680	3,755	3,835
2025	3,880	4,029	4,085	3,394

Went Pending Between the Last Day of Each Quarter and 12 Months



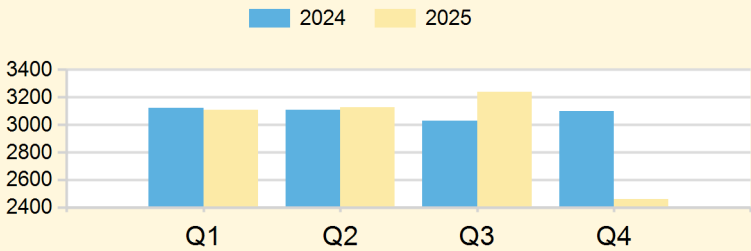
	Q1	Q2	Q3	Q4
2024	3,323	3,215	3,243	3,350
2025	3,319	3,419	3,506	2,822

Price Changed Between the Last Day of Each Quarter and 12 Months



	Q1	Q2	Q3	Q4
2024	789	807	905	976
2025	1,049	1,072	1,102	900

Sold Between the Last Day of Each Quarter and 12 Months



	Q1	Q2	Q3	Q4
2024	3,124	3,110	3,031	3,097
2025	3,109	3,128	3,239	2,461