

Bristol County Real Estate Market Review

2026 vs. 2025 Per Quarter

Prepared by Red Hilton on Friday, April 03, 2026

Single Family

Listing Inventory	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.	2025	2026*	Var.
Listing Units	296	368	72	493	371	-122	504	0	-504	369	0	-369
Avg. Days on Market	94	94	0	71	182	111	73	0	-73	99	0	-99
Avg. List Price	\$929,402.24	\$775,072.17	-\$154,330.07	\$913,834.91	\$784,515.53	-\$129,319.38	\$831,746.38	\$0.00	-\$831,746.38	\$772,971.28	\$0.00	-\$772,971.28
Avg. List \$ / SqFt	\$403.93	\$366.06	-\$37.87	\$380.69	\$370.49	-\$10.20	\$369.35	\$0.00	-\$369.35	\$367.15	\$0.00	-\$367.15
Approx. Absorption Rate	87.56%	72.26%	-15.30%	52.92%	53.93%	1.01%	53.79%	0.00%	-53.79%	73.83%	0.00%	-73.83%
Approx. Months Supply of Inventory	1.14	1.38	0.24	1.89	1.85	-0.04	1.86	0.00	-1.86	1.35	0.00	-1.35
Listed (Per Quarter)	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.	2025	2026*	Var.
Listing Units (Taken)	801	725	-76	1288	22	-1266	1155	0	-1155	827	0	-827
Avg. Original List Price	\$650,045.55	\$665,829.53	\$15,783.98	\$703,719.70	\$794,234.55	\$90,514.85	\$663,785.51	\$0.00	-\$663,785.51	\$638,702.39	\$0.00	-\$638,702.39
Avg. Original List \$ / SqFt	\$344.98	\$349.61	\$4.63	\$347.94	\$405.68	\$57.74	\$352.61	\$0.00	-\$352.61	\$346.93	\$0.00	-\$346.93
Listed & Price Changed (Per Quarter)	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.	2025	2026*	Var.
Listing Units (Price Changed)	136	106	-30	263	1	-262	249	0	-249	180	0	-180
Avg. Original List Price	\$633,003.47	\$607,071.66	-\$25,931.81	\$729,248.65	\$424,660.00	-\$304,588.65	\$739,364.77	\$0.00	-\$739,364.77	\$635,087.37	\$0.00	-\$635,087.37
Avg. Original List \$ / SqFt	\$343.49	\$338.85	-\$4.64	\$346.46	\$235.53	-\$110.93	\$368.38	\$0.00	-\$368.38	\$349.40	\$0.00	-\$349.40
Went Pending (Per Quarter)	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.	2025	2026*	Var.
Listing Units (Went Pending)	754	638	-116	1008	36	-972	1015	0	-1015	837	0	-837
Avg. List Price	\$581,684.56	\$627,866.73	\$46,182.17	\$622,852.93	\$606,498.86	-\$16,354.07	\$632,318.05	\$0.00	-\$632,318.05	\$598,045.74	\$0.00	-\$598,045.74
Avg. List \$ / SqFt	\$325.70	\$338.44	\$12.74	\$339.67	\$327.02	-\$12.65	\$344.80	\$0.00	-\$344.80	\$337.45	\$0.00	-\$337.45
Avg. Days to Offer	37	40	3	23	19	-4	31	0	-31	38	0	-38

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Sold (Per Quarter)	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.	2025	2026*	Var.
Closed Units (Sold)	591	509	-82	828	16	-812	963	0	-963	872	0	-872
Avg. Days on Market	49	52	3	37	106	69	39	0	-39	44	0	-44
Avg. Days to Offer	36	38	2	26	90	64	26	0	-26	29	0	-29
Avg. Sale Price	\$570,601.71	\$602,867.55	\$32,265.84	\$611,710.24	\$663,014.38	\$51,304.14	\$638,989.84	\$0.00	-\$638,989.84	\$601,739.71	\$0.00	-\$601,739.71
Avg. Sale \$ / SqFt	\$324.03	\$345.12	\$21.09	\$339.71	\$368.30	\$28.59	\$346.85	\$0.00	-\$346.85	\$334.21	\$0.00	-\$334.21
Avg. List Price	\$572,856.53	\$605,704.44	\$32,847.91	\$604,749.25	\$665,399.94	\$60,650.69	\$638,134.95	\$0.00	-\$638,134.95	\$603,560.37	\$0.00	-\$603,560.37
Avg. List \$ / SqFt	\$324.16	\$345.62	\$21.46	\$335.27	\$366.54	\$31.27	\$345.64	\$0.00	-\$345.64	\$334.06	\$0.00	-\$334.06
Avg. Original List Price	\$583,685.28	\$622,201.91	\$38,516.63	\$612,592.06	\$682,018.69	\$69,426.63	\$650,793.39	\$0.00	-\$650,793.39	\$617,432.07	\$0.00	-\$617,432.07
Avg. Original List \$ / SqFt	\$329.47	\$354.34	\$24.87	\$339.71	\$373.90	\$34.19	\$351.50	\$0.00	-\$351.50	\$340.32	\$0.00	-\$340.32
Avg. Sale Price as % of List Price	100.10%	100.02%	-0.08%	101.51%	100.19%	-1.32%	100.59%	0.00%	-100.59%	100.03%	0.00%	-100.03%
Avg. Sale Price as % of Original List Price	98.55%	122,887.72%	122,789.17%	100.39%	98.13%	-2.26%	99.15%	0.00%	-99.15%	98.34%	0.00%	-98.34%
Sold Units - Short Sale	1	1	0	3	0	-3	0	0	0	2	0	-2
Sold Units - Lender-Owned	6	5	-1	8	0	-8	6	0	-6	3	0	-3
12-Month Activity	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.	2025	2026*	Var.
Units Listed	3879	3999	120	4031	2735	-1296	4081	1596	-2485	4072	750	-3322
Units Price Changed	1049	1129	80	1072	739	-333	1098	367	-731	1153	110	-1043
Units Went Pending	3319	3381	62	3419	2459	-960	3503	1479	-2024	3497	677	-2820
Units Sold	3110	3191	81	3131	2401	-730	3253	1434	-1819	3269	535	-2734

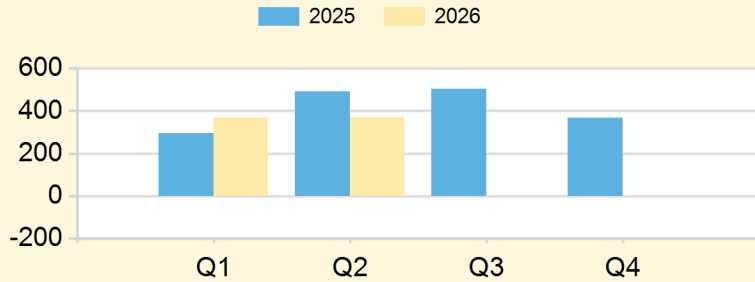
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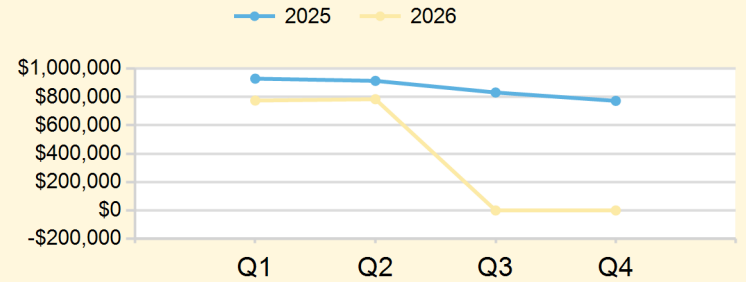
Single Family

Listing Inventory on the Last Day of Each Quarter



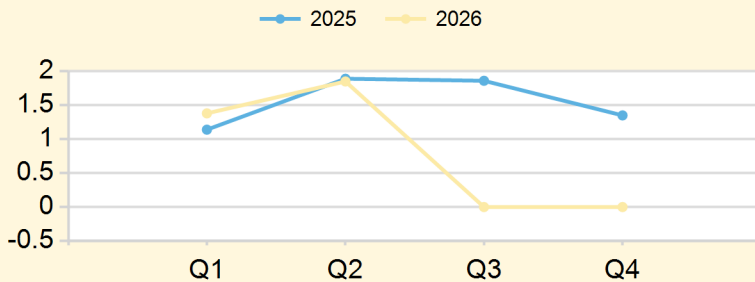
	Q1	Q2	Q3	Q4
2025	296	493	504	369
2026	368	371	0	0

Average List Price on the Last Day of Each Quarter



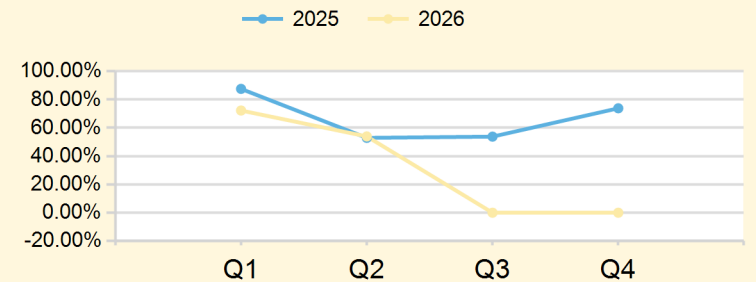
	Q1	Q2	Q3	Q4
2025	\$929,402.24	\$913,834.91	\$831,746.38	\$772,971.28
2026	\$775,072.17	\$784,515.53	\$0.00	\$0.00

Approx. Months supply per Quarter



	Q1	Q2	Q3	Q4
2025	1.14	1.89	1.86	1.35
2026	1.38	1.85	0.00	0.00

Approx. Absorption Rate Per Quarter



	Q1	Q2	Q3	Q4
2025	87.56%	52.92%	53.79%	73.83%
2026	72.26%	53.93%	0.00%	0.00%

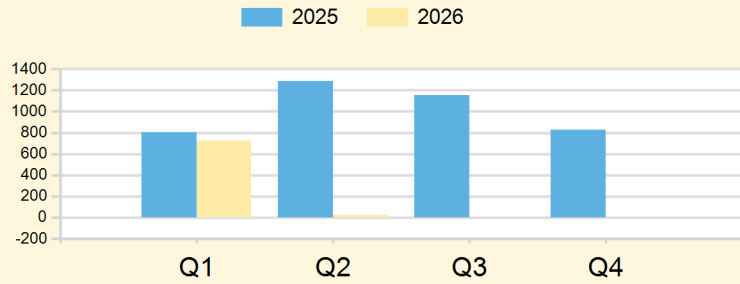
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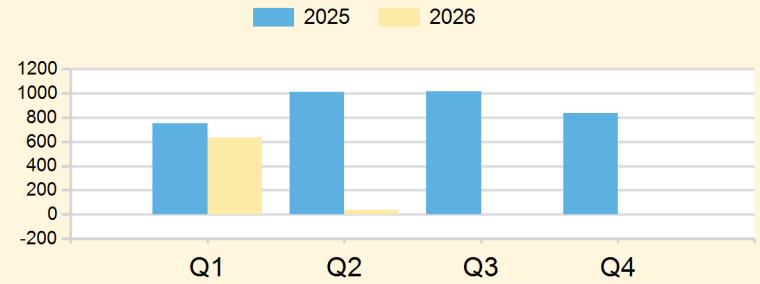
Single Family

Properties Listed During Each Quarter



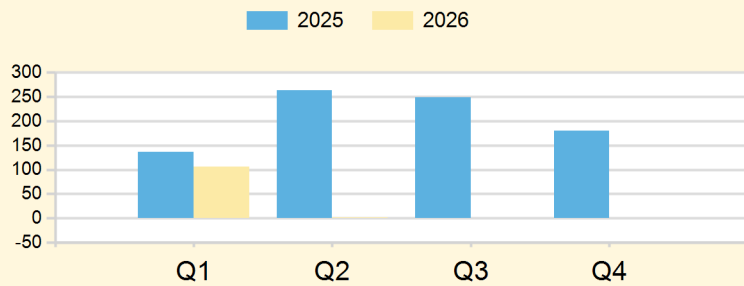
	Q1	Q2	Q3	Q4
2025	801	1,288	1,155	827
2026	725	22	0	0

Went Pending During Each Quarter



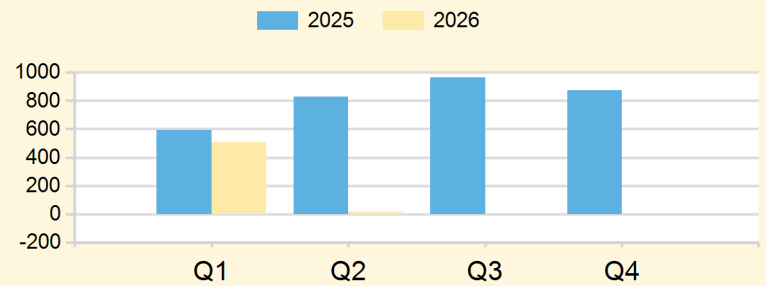
	Q1	Q2	Q3	Q4
2025	754	1,008	1,015	837
2026	638	36	0	0

Price Changed During Each Quarter



	Q1	Q2	Q3	Q4
2025	136	263	249	180
2026	106	1	0	0

Sold Listings During Each Quarter



	Q1	Q2	Q3	Q4
2025	591	828	963	872
2026	509	16	0	0

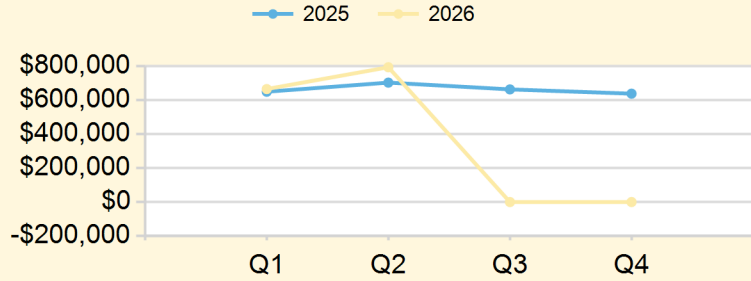
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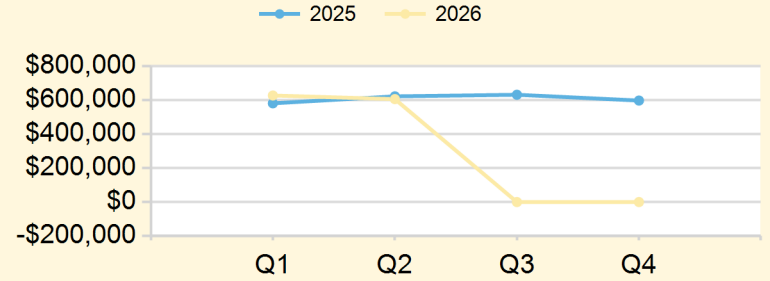
Single Family

Listed Properties - Average List Price For Each Quarter



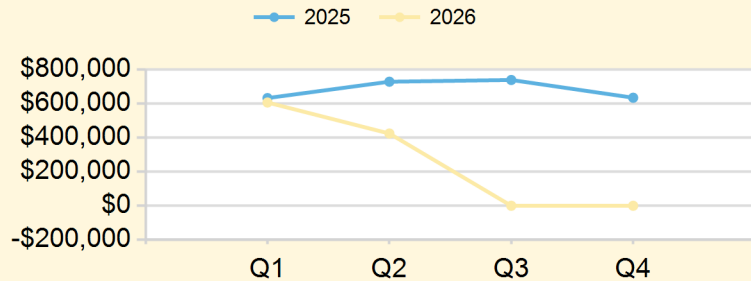
	Q1	Q2	Q3	Q4
2025	\$650,045.55	\$703,719.70	\$663,785.51	\$638,702.39
2026	\$665,829.53	\$794,234.55	\$0.00	\$0.00

Went Pending - Average List Price For Each Quarter



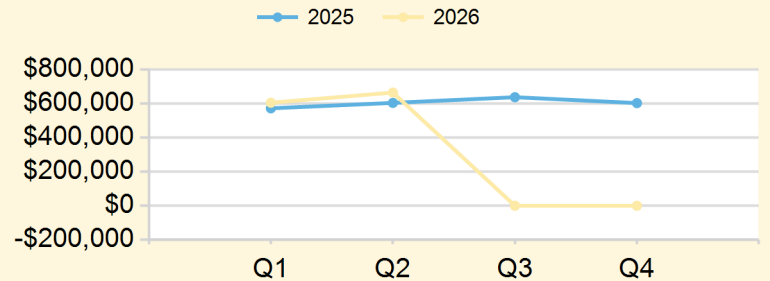
	Q1	Q2	Q3	Q4
2025	\$581,684.56	\$622,852.93	\$632,318.05	\$598,045.74
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Price Changed - Average List Price For Each Quarter



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Sold Listings - Average List Price For Each Quarter



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2026	\$605,704.44	\$665,399.94	\$0.00	\$0.00

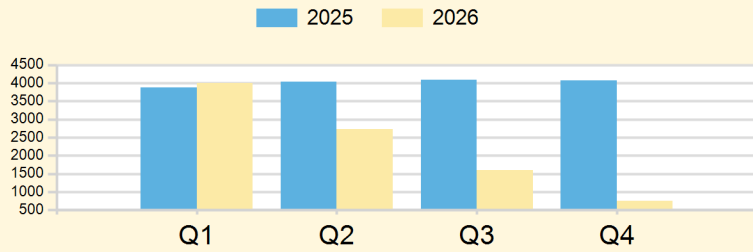
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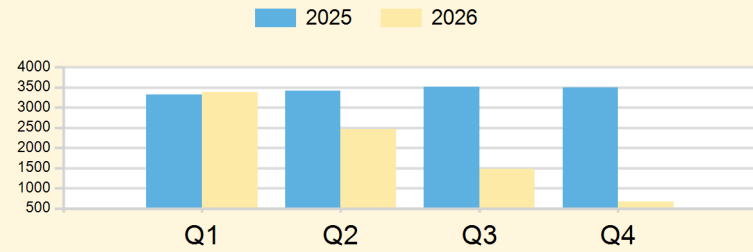
Single Family

Listed Between the Last Day of Each Quarter and 12 Months



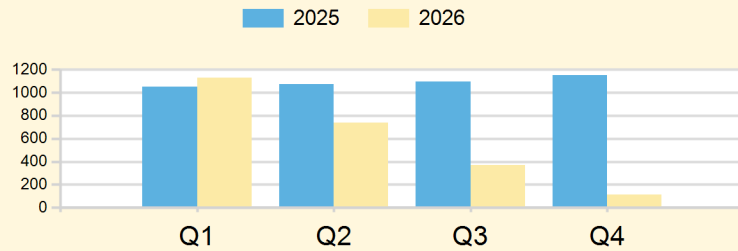
	Q1	Q2	Q3	Q4
2025	3,879	4,031	4,081	4,072
2026	3,999	2,735	1,596	750

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



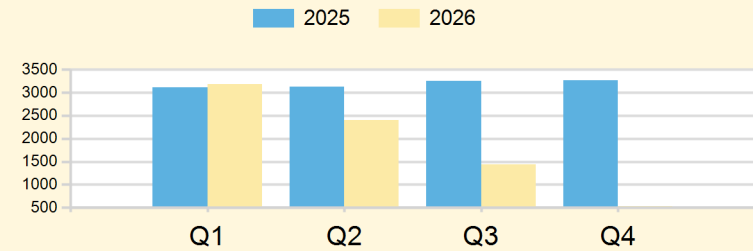
	Q1	Q2	Q3	Q4
2025	3,319	3,419	3,503	3,497
2026	3,381	2,459	1,479	677

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



	Q1	Q2	Q3	Q4
2025	1,049	1,072	1,098	1,153
2026	1,129	739	367	110

Sold Between the Last Day of Each Quarter and 12 Months



	Q1	Q2	Q3	Q4
2025	3,110	3,131	3,253	3,269
2026	3,191	2,401	1,434	535