

Bristol County Real Estate Market Review

2025 vs. 2024 Per Quarter

Prepared by Red Hilton on Tuesday, January 13, 2026

Single Family

Listing Inventory	Q1			Q2			Q3			Q4		
	2024	2025	Var.	2024	2025	Var.	2024	2025	Var.	2024	2025	Var.
Listing Units	227	296	69	401	493	92	480	505	25	332	370	38
Avg. Days on Market	85	94	9	62	71	9	65	73	8	101	99	-2
Avg. List Price	\$746,310.19	\$929,402.24	\$183,092.05	\$819,875.62	\$914,544.64	\$94,669.02	\$803,301.94	\$832,889.26	\$29,587.32	\$792,039.62	\$772,701.35	-\$19,338.27
Avg. List \$ / SqFt	\$358.04	\$403.83	\$45.79	\$368.05	\$381.23	\$13.18	\$366.97	\$369.82	\$2.85	\$362.86	\$367.77	\$4.91
Approx. Absorption Rate	114.68%	87.56%	-27.12%	64.63%	52.89%	-11.74%	52.62%	53.63%	1.01%	77.74%	73.51%	-4.23%
Approx. Months Supply of Inventory	0.87	1.14	0.27	1.55	1.89	0.34	1.90	1.86	-0.04	1.29	1.36	0.07
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	1138	1288	150	1114	1157	43	824	836	12
Avg. Original List Price	\$584,968.71	\$650,045.55	\$65,076.84	\$647,794.72	\$703,991.37	\$56,196.65	\$641,909.10	\$663,855.80	\$21,946.70	\$602,565.43	\$638,288.85	\$35,723.42
Avg. Original List \$ / SqFt	\$322.74	\$344.98	\$22.24	\$338.11	\$348.17	\$10.06	\$863.47	\$352.55	-\$510.92	\$330.12	\$347.04	\$16.92
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	249	3	178	183	5
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	\$739,364.77	\$69,769.39	\$597,364.84	\$633,691.40	\$36,326.56
Avg. Original List \$ / SqFt	\$319.83	\$343.49	\$23.66	\$378.46	\$346.46	-\$32.00	\$2,719.20	\$368.38	-\$2,350.82	\$341.58	\$348.88	\$7.30
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	1016	82	848	840	-8
Avg. List Price	\$558,866.57	\$581,684.56	\$22,817.99	\$587,013.00	\$622,852.93	\$35,839.93	\$582,545.49	\$632,074.53	\$49,529.04	\$584,057.85	\$598,401.17	\$14,343.32
Avg. List \$ / SqFt	\$310.08	\$325.70	\$15.62	\$323.65	\$339.67	\$16.02	\$325.40	\$344.77	\$19.37	\$325.14	\$337.33	\$12.19
Avg. Days to Offer	36	37	1	21	23	2	27	31	4	34	36	2

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Sold (Per Quarter)	Q1			Q2			Q3			Q4		
	2024	2025	Var.	2024	2025	Var.	2024	2025	Var.	2024	2025	Var.
Closed Units (Sold)	578	591	13	807	826	19	880	962	82	832	870	38
Avg. Days on Market	47	49	2	34	37	3	32	39	7	40	43	3
Avg. Days to Offer	33	36	3	23	26	3	21	26	5	29	29	0
Avg. Sale Price	\$528,784.06	\$570,601.71	\$41,817.65	\$584,890.63	\$611,746.10	\$26,855.47	\$593,494.03	\$639,329.74	\$45,835.71	\$585,551.50	\$602,732.21	\$17,180.71
Avg. Sale \$ / SqFt	\$316.91	\$324.03	\$7.12	\$322.86	\$339.62	\$16.76	\$332.00	\$346.98	\$14.98	\$327.23	\$334.51	\$7.28
Avg. List Price	\$530,671.64	\$572,856.53	\$42,184.89	\$573,121.51	\$604,772.97	\$31,651.46	\$587,119.93	\$638,403.28	\$51,283.35	\$587,992.01	\$603,490.39	\$15,498.38
Avg. List \$ / SqFt	\$317.39	\$324.16	\$6.77	\$315.28	\$335.17	\$19.89	\$327.30	\$345.71	\$18.41	\$327.03	\$334.15	\$7.12
Avg. Original List Price	\$540,200.81	\$583,685.28	\$43,484.47	\$579,139.72	\$612,634.77	\$33,495.05	\$598,841.74	\$651,054.09	\$52,212.35	\$601,351.50	\$617,279.04	\$15,927.54
Avg. Original List \$ / SqFt	\$323.60	\$329.47	\$5.87	\$318.30	\$339.63	\$21.33	\$334.56	\$351.57	\$17.01	\$333.45	\$340.37	\$6.92
Avg. Sale Price as % of List Price	100.12%	100.10%	-0.02%	102.46%	101.51%	-0.95%	101.63%	100.61%	-1.02%	100.17%	100.07%	-0.10%
Avg. Sale Price as % of Original List Price	98.74%	98.55%	-0.19%	101.63%	100.39%	-1.24%	100.47%	99.17%	-1.30%	98.66%	98.39%	-0.27%
Sold Units - Short Sale	1	1	0	1	3	2	0	0	0	1	2	1
Sold Units - Lender-Owned	17	6	-11	11	8	-3	10	6	-4	13	3	-10
12-Month Activity	Q1			Q2			Q3			Q4		
	2024	2025	Var.	2024	2025	Var.	2024	2025	Var.	2024	2025	Var.
Units Listed	3651	3879	228	3679	4031	352	3754	4083	329	3834	4083	249
Units Price Changed	789	1049	260	807	1072	265	905	1098	193	976	1156	180
Units Went Pending	3323	3319	-4	3215	3419	204	3243	3504	261	3350	3501	151
Units Sold	3124	3110	-14	3110	3129	19	3031	3250	219	3097	3264	167

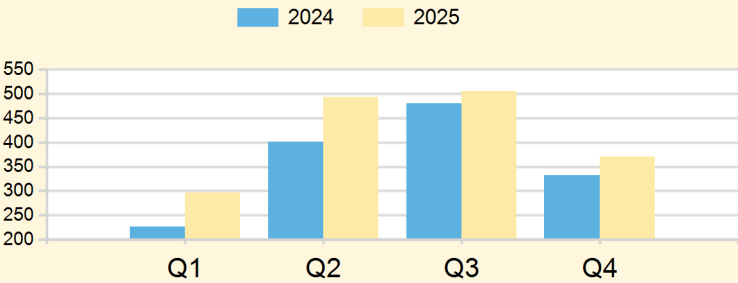
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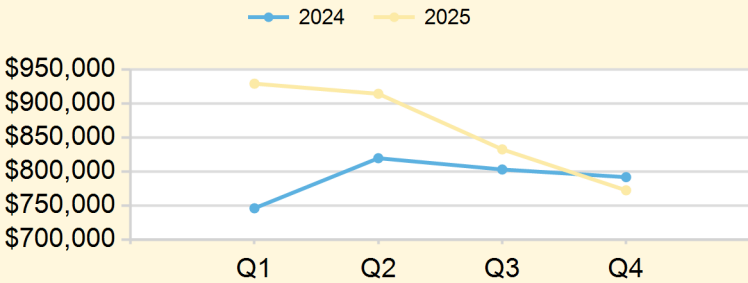
Single Family

Listing Inventory on the Last Day of Each Quarter



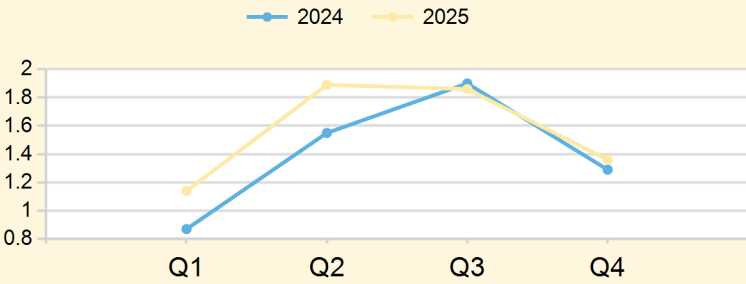
	Q1	Q2	Q3	Q4
2024	227	401	480	332
2025	296	493	505	370

Average List Price on the Last Day of Each Quarter



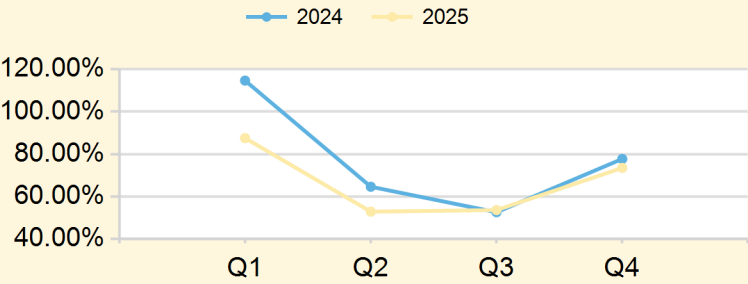
	Q1	Q2	Q3	Q4
2024	\$746,310.19	\$819,875.62	\$803,301.94	\$792,039.62
2025	\$929,402.24	\$914,544.64	\$832,889.26	\$772,701.35

Approx. Months supply per Quarter



	Q1	Q2	Q3	Q4
2024	0.87	1.55	1.90	1.29
2025	1.14	1.89	1.86	1.36

Approx. Absorption Rate Per Quarter



	Q1	Q2	Q3	Q4
2024	114.68%	64.63%	52.62%	77.74%
2025	87.56%	52.89%	53.63%	73.51%

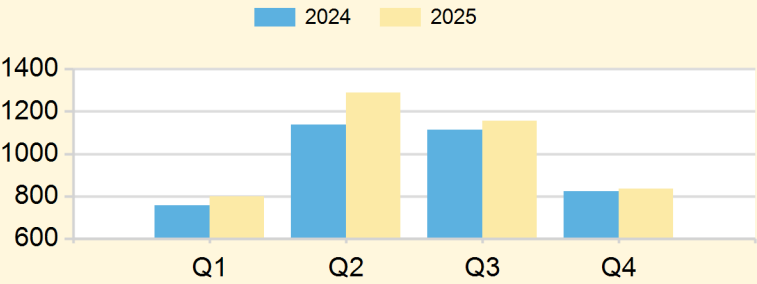
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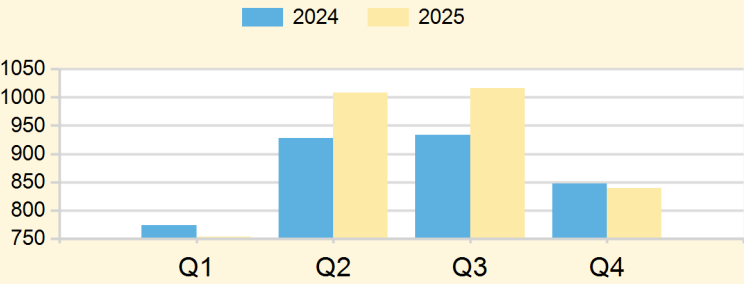
Single Family

Properties Listed During Each Quarter



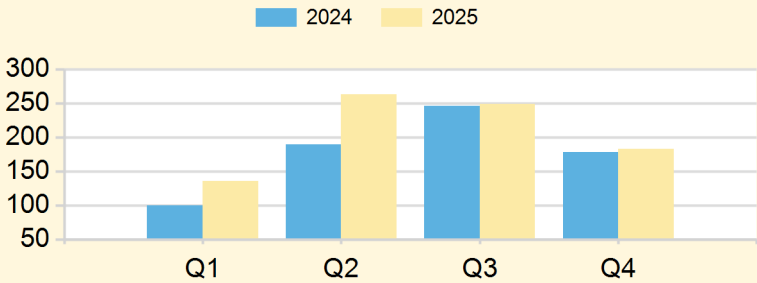
	Q1	Q2	Q3	Q4
2024	756	1,138	1,114	824
2025	801	1,288	1,157	836

Went Pending During Each Quarter



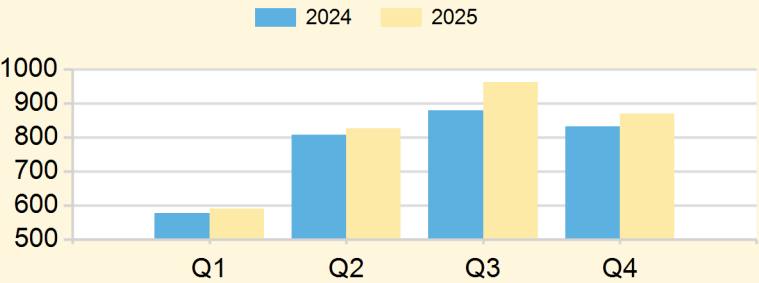
	Q1	Q2	Q3	Q4
2024	774	928	934	848
2025	754	1,008	1,016	840

Price Changed During Each Quarter



	Q1	Q2	Q3	Q4
2024	100	190	246	178
2025	136	263	249	183

Sold Listings During Each Quarter



	Q1	Q2	Q3	Q4
2024	578	807	880	832
2025	591	826	962	870

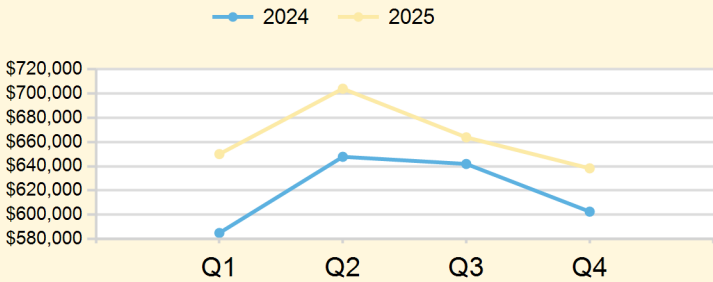
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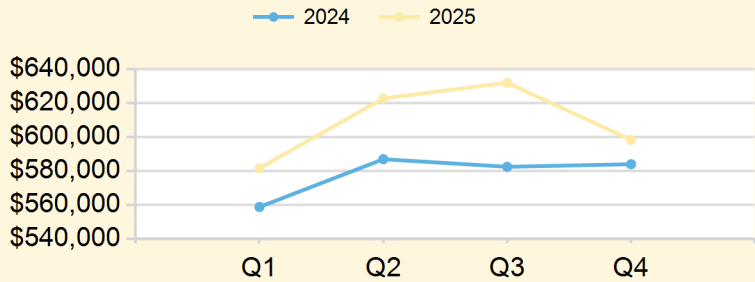
Single Family

Listed Properties - Average List Price For Each Quarter



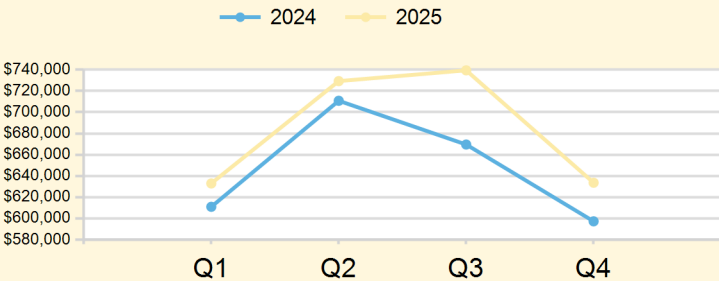
	Q1	Q2	Q3	Q4
2024	\$584,968.71	\$647,794.72	\$641,909.10	\$602,565.43
2025	\$650,045.55	\$703,991.37	\$663,855.80	\$638,288.85

Went Pending - Average List Price For Each Quarter



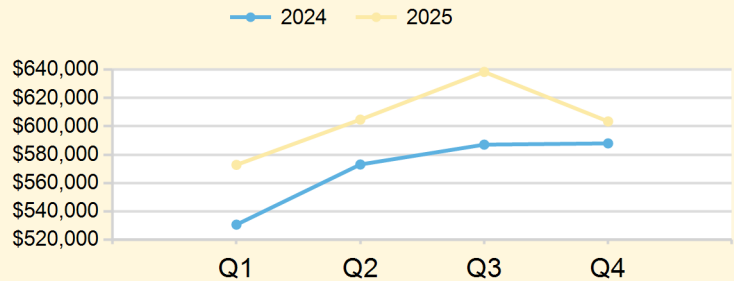
	Q1	Q2	Q3	Q4
2024	\$558,866.57	\$587,013.00	\$582,545.49	\$584,057.85
2025	\$581,684.56	\$622,852.93	\$632,074.53	\$598,401.17

Price Changed - Average List Price For Each Quarter



	Q1	Q2	Q3	Q4
2024	\$611,030.68	\$710,748.63	\$669,595.38	\$597,364.84
2025	\$633,003.47	\$729,248.65	\$739,364.77	\$633,691.40

Sold Listings - Average List Price For Each Quarter



	Q1	Q2	Q3	Q4
2024	\$530,671.64	\$573,121.51	\$587,119.93	\$587,992.01
2025	\$572,856.53	\$604,772.97	\$638,403.28	\$603,490.39

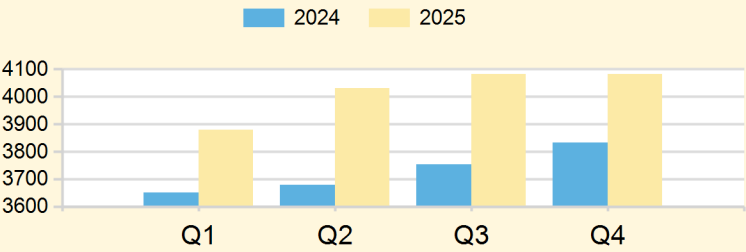
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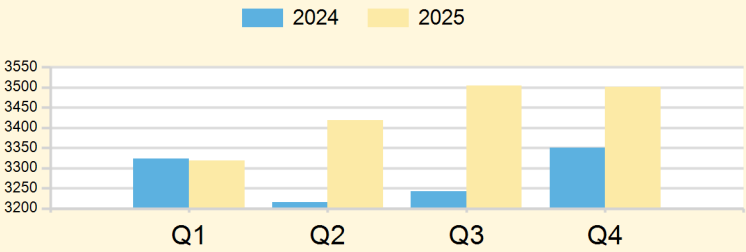
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Listed Between the Last Day of Each Quarter and 12 Months



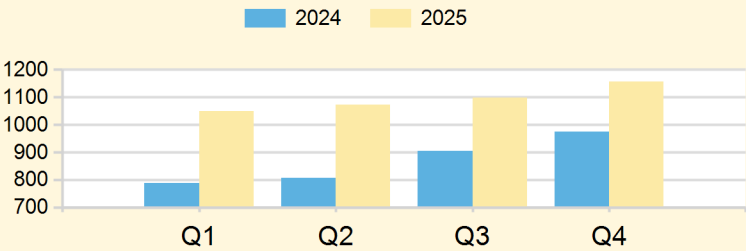
	Q1	Q2	Q3	Q4
2024	3,651	3,679	3,754	3,834
2025	3,879	4,031	4,083	4,083

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



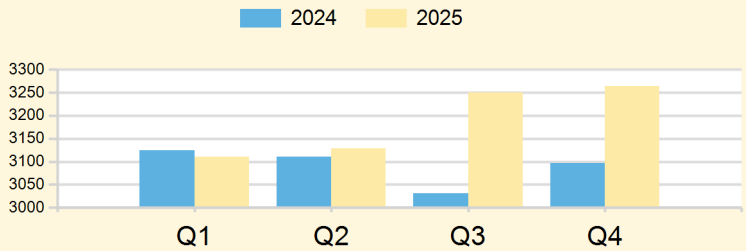
	Q1	Q2	Q3	Q4
2024	3,323	3,215	3,243	3,350
2025	3,319	3,419	3,504	3,501

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	1,098	1,156

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	3,110	3,129	3,250	3,264