

SALES COMPARISON DECEMBER 2025

<u>TOTAL</u>	<u>2025</u>	<u>Mo. Inv</u>	<u>2024</u>	<u>CHANGE YTD</u>	<u>Dec.2025</u>	<u>Dec.2024</u>
LISTINGS	12826		12587	1.90%	444	411
SALES	4538		4243	6.95%	267	275
LIST/SALES RATIO	35.38%		33.71%		60.14%	66.91%
PRICE RATIO	95.60%		95.94%		93.44%	95.69%
DAYS TO SELL	70		63	11.95%	78	74
ACTIVE INVENTORY	3149	11.79	3128	0.67%		
<u>RESIDENTIAL</u>						
LISTINGS	5073		5014	1.18%	148	158
SALES	1945		1722	12.95%	119	112
LIST/SALES RATIO	38.34%		34.34%		80.41%	70.89%
AVERAGE PRICE	\$1,082,684		\$1,039,699	4.13%	\$1,094,256	\$1,052,063
MEDIAN PRICE	\$953,500		\$940,000	1.44%	\$895,000	\$943,900
PRICE RATIO	96.72%		96.63%		95.97%	96.57%
DAYS TO SELL	59		58	2.02%	70	77
INVENTORY	954	8.02	1019	-6.38%		
<u>CONDO</u>						
LISTINGS	2890		2731	5.82%	108	83
SALES	1047		1070	-2.15%	48	69
LIST/SALES RATIO	36.23%		39.18%		44.44%	83.13%
AVERAGE PRICE	\$484,488		\$480,651	0.80%	\$470,671	\$457,519
MEDIAN PRICE	\$430,000		\$449,000	-4.23%	\$398,750	\$432,000
PRICE RATIO	96.48%		97.08%		96.29%	96.86%
DAYS TO SELL	68		57	20.32%	76	65
INVENTORY	687	14.31	594	15.66%		
<u>TOWNHOUSE</u>						
LISTINGS	1638		1640	-0.12%	53	50
SALES	648		634	2.21%	44	40
LIST/SALES RATIO	39.56%		38.66%		83.02%	80.00%
AVERAGE PRICE	\$713,670		\$700,674	1.85%	\$641,177	\$688,309
MEDIAN PRICE	\$675,000		\$672,750	0.33%	\$622,500	\$645,000
PRICE RATIO	97.51%		97.80%		97.41%	97.38%
DAYS TO SELL	60		55	10.04%	76	71
INVENTORY	326	7.41	321	1.56%		
<u>LOTS</u>						
LISTINGS	490		599	-18.20%	18	25
SALES	94		84	11.90%	3	5
LIST/SALES RATIO	19.18%		14.02%		16.67%	20.00%
AVERAGE PRICE	\$389,768		\$472,001	-17.42%	\$976,633	\$335,180
MEDIAN PRICE	\$337,500		\$372,500	-9.40%	\$359,900	\$359,900
PRICE RATIO	93.11%		94.00%		89.33%	96.38%
DAYS TO SELL	172		111	55.00%	167	154
INVENTORY	220	73.33	295	-25.42%		
<u>MOBILE</u>						
LISTINGS	610		544	12.13%	21	19
SALES	242		209	15.79%	10	11
LIST/SALES RATIO	39.67%		38.42%		47.62%	57.89%
AVERAGE PRICE	\$287,981		\$276,642	4.10%	\$336,800	\$259,364
MEDIAN PRICE	\$251,000		\$264,000	-4.92%	\$338,750	\$280,000
PRICE RATIO	95.29%		95.23%		93.62%	95.56%
DAYS TO SELL	71		65	6.68%	72	70
INVENTORY	141	14.10	120	17.50%		

IMPORTANT STATS

	Residential	Condo
Total active listings	954	687
Compared to same time last year	1019	594
Average List Price YTD	\$1,119,400	\$502,164
Average Days on Market YTD	70	76
Compared to same time last year	77	65
List vs. Sale Ratio YTD	38.34%	36.23%
List Price vs. Sale Price Ratio YTD	96.72%	96.48%
Compared to same time last year	96.63%	97.08%
Number of sales YTD	1945	1047
Average Sale Price YTD	\$1,082,684	\$484,488
Compared to same time last year	\$1,039,699	\$480,651
Overall Depreciation - Appreciation	4.13%	0.80%