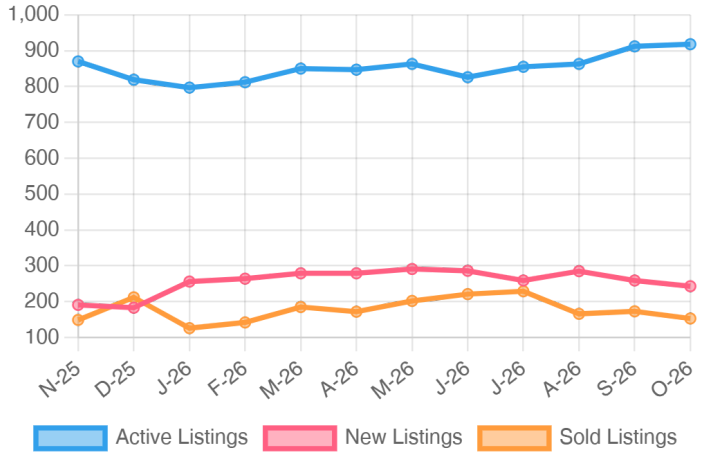
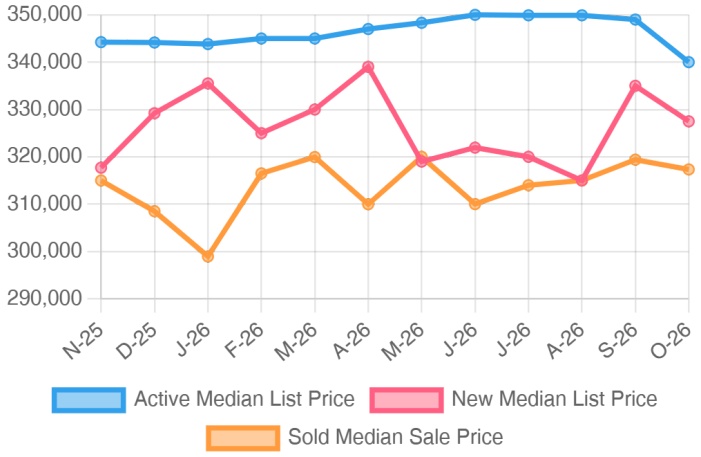
Market Summary

Residential, October 2026

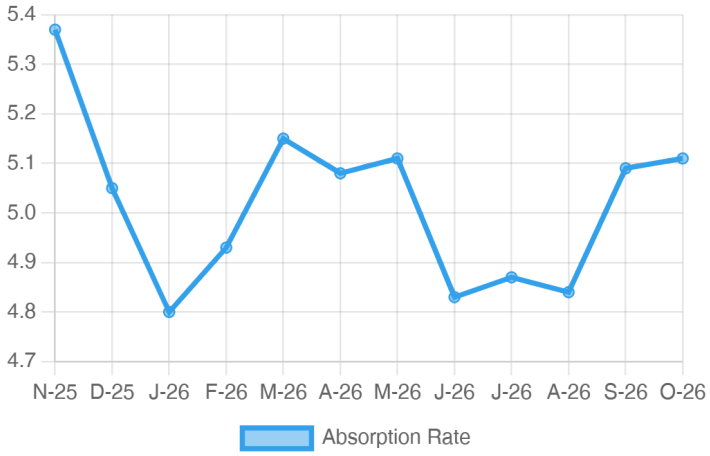
Number of Listings



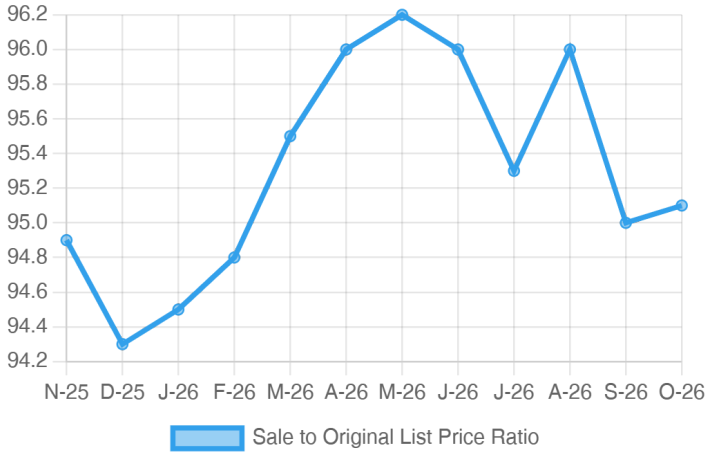
Listing Prices



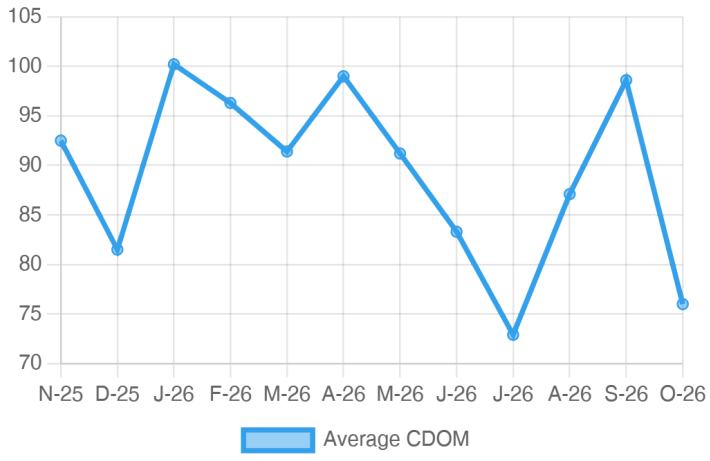
Absorption Rate, in Months



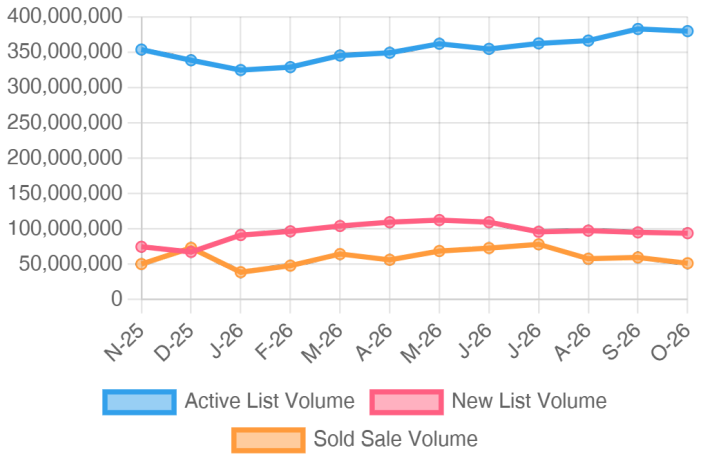
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Oct-26	Oct-25	% Chg	2026 YTD	2025 YTD	% Chg
Absorption Rate	5.11	5.47	-6.58	4.98	4.86	2.47
Average List Price (Actives)	$413,694	$407,262	1.58	$380,782	$378,992	0.47
Median List Price (Actives)	$340,000	$349,000	-2.58	$329,000	$329,950	-0.29
Average Sale Price (Solds)	$336,336	$323,680	3.91	$337,277	$337,235	0.01
Median Sale Price (Solds)	$317,330	$299,950	5.79	$315,000	$306,300	2.84
Average CDOM	76	70	8.57	88	85	3.53
Median CDOM	39	41	-4.88	52	46	13.04

Sold Listings

	This Month			Year to Date		
	2026	2025	% Chg	2026	2025	% Chg
0-29,999	0	0	0.0	0	3	-100.0
30,000-39,999	0	0	0.0	0	2	-100.0
40,000-49,999	0	1	-100.0	1	5	-80.0
50,000-59,999	0	0	0.0	0	3	-100.0
60,000-69,999	1	0	N/A	3	3	0.0
70,000-79,999	0	0	0.0	1	2	-50.0
80,000-89,999	1	0	N/A	6	8	-25.0
90,000-99,999	1	1	0.0	8	4	100.0
100,000-119,999	2	0	N/A	15	15	0.0
120,000-139,999	1	3	-66.7	25	23	8.7
140,000-159,999	3	1	200.0	25	35	-28.6
160,000-179,999	4	3	33.3	36	43	-16.3
180,000-199,999	5	1	400.0	64	64	0.0
200,000-249,999	24	22	9.1	234	227	3.1
250,000-299,999	23	60	-61.7	343	328	4.6
300,000-399,999	53	54	-1.9	651	500	30.2
400,000-499,999	19	21	-9.5	166	186	-10.8
500,000+	16	11	45.5	191	181	5.5
Totals	153	178	-14.0	1769	1632	8.4

Pending Listings

	This Month			Year to Date		
	2026	2025	% Chg	2026	2025	% Chg
0-29,999	0	0	0.0	0	1	-100.0
30,000-39,999	0	0	0.0	1	2	-50.0
40,000-49,999	0	1	-100.0	0	5	-100.0
50,000-59,999	0	0	0.0	1	1	0.0
60,000-69,999	0	0	0.0	2	1	100.0
70,000-79,999	1	1	0.0	3	4	-25.0
80,000-89,999	0	0	0.0	1	6	-83.3
90,000-99,999	0	0	0.0	7	7	0.0
100,000-119,999	2	2	0.0	13	13	0.0
120,000-139,999	4	2	100.0	30	19	57.9
140,000-159,999	2	1	100.0	31	31	0.0
160,000-179,999	4	4	0.0	42	40	5.0
180,000-199,999	4	8	-50.0	61	74	-17.6
200,000-249,999	23	24	-4.2	227	235	-3.4
250,000-299,999	23	57	-59.6	340	348	-2.3
300,000-399,999	50	42	19.0	696	522	33.3
400,000-499,999	13	20	-35.0	168	210	-20.0
500,000+	13	28	-53.6	207	201	3.0
Totals	139	190	-26.8	1830	1720	6.4

Active Listings

	This Month			Year to Date		
	2026	2025	% Chg	2026	2025	% Chg
0-29,999	0	0	0.0	0	2	-100.0
30,000-39,999	0	0	0.0	1	2	-50.0
40,000-49,999	0	0	0.0	0	5	-100.0
50,000-59,999	1	0	N/A	2	2	0.0
60,000-69,999	0	1	-100.0	2	3	-33.3
70,000-79,999	1	1	0.0	5	5	0.0
80,000-89,999	2	1	100.0	5	7	-28.6
90,000-99,999	0	6	-100.0	13	15	-13.3
100,000-119,999	5	10	-50.0	22	24	-8.3
120,000-139,999	12	16	-25.0	51	44	15.9
140,000-159,999	8	8	0.0	47	54	-13.0
160,000-179,999	21	17	23.5	83	71	16.9
180,000-199,999	22	29	-24.1	115	129	-10.9
200,000-249,999	115	75	53.3	403	354	13.8
250,000-299,999	133	136	-2.2	570	611	-6.7
300,000-399,999	288	287	0.3	1182	1052	12.4
400,000-499,999	117	115	1.7	389	433	-10.2
500,000+	193	189	2.1	583	557	4.7
Totals	918	891	3.0	3473	3370	3.1

New Listings

	This Month			Year to Date		
	2026	2025	% Chg	2026	2025	% Chg
0-29,999	0	0	0.0	0	2	-100.0
30,000-39,999	0	0	0.0	1	2	-50.0
40,000-49,999	0	0	0.0	0	4	-100.0
50,000-59,999	1	0	N/A	2	1	100.0
60,000-69,999	0	0	0.0	2	1	100.0
70,000-79,999	1	1	0.0	4	4	0.0
80,000-89,999	0	0	0.0	5	7	-28.6
90,000-99,999	0	0	0.0	9	13	-30.8
100,000-119,999	1	2	-50.0	17	21	-19.0
120,000-139,999	2	7	-71.4	37	36	2.8
140,000-159,999	6	1	500.0	41	37	10.8
160,000-179,999	8	6	33.3	61	54	13.0
180,000-199,999	6	10	-40.0	85	97	-12.4
200,000-249,999	32	25	28.0	340	291	16.8
250,000-299,999	34	77	-55.8	449	518	-13.3
300,000-399,999	78	102	-23.5	921	854	7.8
400,000-499,999	33	31	6.5	303	336	-9.8
500,000+	41	39	5.1	424	414	2.4
Totals	243	301	-19.3	2701	2692	0.3

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