

Entire MLS

All Residential Properties		July		Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	1,772	1,742	- 1.7%	12,847	12,799	- 0.4%
Pending Sales	1,052	1,160	+ 10.3%	7,178	7,791	+ 8.5%
Closed Sales	1,097	1,126	+ 2.6%	6,723	7,194	+ 7.0%
Days on Market Until Sale	65	59	- 9.2%	68	69	+ 1.5%
Median Sales Price*	\$274,625	\$291,972	+ 6.3%	\$279,000	\$287,868	+ 3.2%
Average Sales Price*	\$346,216	\$359,062	+ 3.7%	\$363,748	\$371,047	+ 2.0%
Percent of List Price Received*	96.9%	97.1%	+ 0.2%	96.8%	96.9%	+ 0.1%
Housing Affordability Index	106	100	- 5.7%	104	102	- 1.9%
Inventory of Homes for Sale	5,982	5,712	- 4.5%	—	—	—
Months Supply of Inventory	6.3	5.6	- 11.1%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

