gaar

South 217 Area – 260

South of I-40, East of Hwy 217, North of Torrance County Line, West of Hwy 344

Single-Family Detached

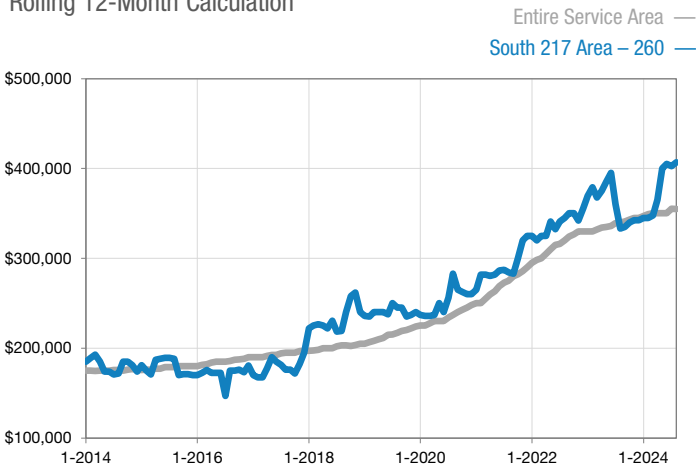| Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	5	1	- 80.0%	32	23	- 28.1%
Pending Sales	3	1	- 66.7%	18	15	- 16.7%
Closed Sales	4	2	- 50.0%	17	15	- 11.8%
Days on Market Until Sale	14	20	+ 42.9%	19	35	+ 84.2%
Median Sales Price*	$318,500	$332,500	+ 4.4%	$312,000	$405,000	+ 29.8%
Average Sales Price*	$321,750	$332,500	+ 3.3%	$318,912	$401,099	+ 25.8%
Percent of List Price Received*	97.1%	100.2%	+ 3.2%	97.8%	98.8%	+ 1.0%
Inventory of Homes for Sale	10	6	- 40.0%	--	--	--
Months Supply of Inventory	3.9	2.3	- 41.0%	--	--	--

* 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.

Single-Family Attached

Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.
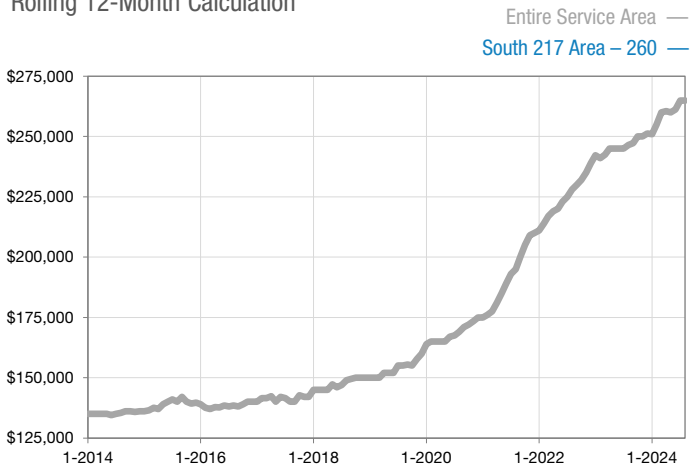
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
South 217 Area – 260 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
South 217 Area – 260 —

A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.