



South 217 Area – 260

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

| Single-Family Detached | April | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------|--------------|-------------|----------|
| Key Metrics | 2025 | 2026 | % Change | Thru 4-2025 | Thru 4-2026 | % Change |
| New Listings | 3 | 2 | - 33.3% | 8 | 9 | + 12.5% |
| Pending Sales | 3 | 2 | - 33.3% | 7 | 6 | - 14.3% |
| Closed Sales | 2 | 1 | - 50.0% | 6 | 9 | + 50.0% |
| Days on Market Until Sale | 49 | 6 | - 87.8% | 71 | 26 | - 63.4% |
| Median Sales Price* | \$386,000 | \$447,000 | + 15.8% | \$427,000 | \$330,000 | - 22.7% |
| Average Sales Price* | \$386,000 | \$447,000 | + 15.8% | \$409,833 | \$329,177 | - 19.7% |
| Percent of List Price Received* | 97.6% | 101.6% | + 4.1% | 97.9% | 98.0% | + 0.1% |
| Inventory of Homes for Sale | 5 | 6 | + 20.0% | — | — | — |
| Months Supply of Inventory | 2.5 | 2.9 | + 16.0% | — | — | — |

| Single-Family Attached | April | | | Year to Date | | |
|---------------------------------|-------|------|----------|--------------|-------------|----------|
| Key Metrics | 2025 | 2026 | % Change | Thru 4-2025 | Thru 4-2026 | % Change |
| New Listings | 0 | 0 | 0.0% | 0 | 0 | 0.0% |
| 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.

