

## South 217 Area – 260

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

Single-Family Detached	May			Year to Date		
Key Metrics	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	3	9	+ 200.0%	11	18	+ 63.6%
Pending Sales	2	5	+ 150.0%	9	11	+ 22.2%
Closed Sales	2	1	- 50.0%	8	10	+ 25.0%
Days on Market Until Sale	15	0	- 100.0%	57	24	- 57.9%
Median Sales Price*	\$403,750	\$385,000	- 4.6%	\$416,250	\$340,000	- 18.3%
Average Sales Price*	\$403,750	\$385,000	- 4.6%	\$408,313	\$334,760	- 18.0%
Percent of List Price Received*	100.9%	100.0%	- 0.9%	98.6%	98.2%	- 0.4%
Inventory of Homes for Sale	5	10	+ 100.0%	—	—	—
Months Supply of Inventory	2.6	4.3	+ 65.4%	—	—	—

Single-Family Attached	May			Year to Date		
Key Metrics	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% 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.

