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Single-Family Detached	April			Year to Date		
Key Metrics	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	64	73	+ 14.1%	251	203	- 19.1%
Pending Sales	55	57	+ 3.6%	197	190	- 3.6%
Closed Sales	50	47	- 6.0%	172	159	- 7.6%
Days on Market Until Sale	35	40	+ 14.3%	39	41	+ 5.1%
Median Sales Price*	\$450,857	\$425,000	- 5.7%	\$468,500	\$440,000	- 6.1%
Average Sales Price*	\$521,390	\$543,169	+ 4.2%	\$576,064	\$545,834	- 5.2%
Percent of List Price Received*	98.9%	99.6%	+ 0.7%	99.1%	98.5%	- 0.6%
Inventory of Homes for Sale	83	67	- 19.3%	—	—	—
Months Supply of Inventory	1.8	1.3	- 27.8%	—	—	—

Single-Family Attached	April			Year to Date		
Key Metrics	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	12	16	+ 33.3%	56	51	- 8.9%
Pending Sales	10	16	+ 60.0%	48	47	- 2.1%
Closed Sales	11	9	- 18.2%	52	38	- 26.9%
Days on Market Until Sale	40	21	- 47.5%	36	25	- 30.6%
Median Sales Price*	\$337,000	\$351,250	+ 4.2%	\$318,750	\$315,000	- 1.2%
Average Sales Price*	\$404,310	\$369,938	- 8.5%	\$338,960	\$328,039	- 3.2%
Percent of List Price Received*	100.6%	98.4%	- 2.2%	99.2%	98.4%	- 0.8%
Inventory of Homes for Sale	19	13	- 31.6%	—	—	—
Months Supply of Inventory	1.6	1.1	- 31.3%	—	—	—

\* 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.

