



AII MLS

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	92	97	+ 5.4%	737	707	- 4.1%
Pending Sales	56	75	+ 33.9%	457	402	- 12.0%
Closed Sales	57	60	+ 5.3%	466	410	- 12.0%
Days on Market Until Sale	119	173	+ 45.4%	120	137	+ 14.2%
Median Sales Price*	\$1,200,000	\$1,315,000	+ 9.6%	\$1,300,000	\$1,300,050	+ 0.0%
Average Sales Price*	\$1,479,353	\$1,650,293	+ 11.6%	\$1,759,353	\$1,858,990	+ 5.7%
Percent of List Price Received*	99.0%	96.2%	- 2.8%	98.1%	96.2%	- 1.9%
Inventory of Homes for Sale	358	443	+ 23.7%	—	—	—
Months Supply of Inventory	5.8	7.9	+ 36.2%	—	—	—

Condominium	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	144	123	- 14.6%	1,130	1,061	- 6.1%
Pending Sales	52	62	+ 19.2%	487	411	- 15.6%
Closed Sales	67	53	- 20.9%	563	408	- 27.5%
Days on Market Until Sale	146	145	- 0.7%	102	138	+ 35.3%
Median Sales Price*	\$799,000	\$675,000	- 15.5%	\$895,000	\$728,500	- 18.6%
Average Sales Price*	\$1,634,010	\$910,894	- 44.3%	\$1,468,713	\$1,205,664	- 17.9%
Percent of List Price Received*	96.0%	96.2%	+ 0.2%	97.2%	95.2%	- 2.1%
Inventory of Homes for Sale	726	871	+ 20.0%	—	—	—
Months Supply of Inventory	10.7	15.2	+ 42.1%	—	—	—

* 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.

