



# Market Report

AUGUST 2026 REPORT



# BONNYCASTLE

Bonnycastle Realty provides an unparalleled standard of luxury services to buyers and sellers in Collier and Lee counties, Florida. Putting a fresh spin on a dated industry, our highly personalized, concierge-style assistance is infused with revolutionary real estate advancements.

Here at Bonnycastle, we're tech savvy and solutions oriented, filling whatever gaps we see in the industry with innovative excellence. As business-minded agents, we make data-driven decisions to maximize our marketing efforts and ultimately produce top-dollar deals, all in a trendsetting style.

Still, our entrepreneurial attitude doesn't sacrifice our human-to-human interaction — we're committed to building deep-rooted relationships that last long after the closing papers are signed. We understand that buying or selling a home is one of life's biggest financial decisions, which is why we'll guide you through every step to help you navigate the process with ease.

As Naples locals ourselves, we're motivated to share the high-quality life we live. Our team will go above and beyond to find the property that will elevate your lifestyle in the scenic Sunshine State.

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# WELCOME TO THE BONNYCASTLE

## AUGUST 2026 REPORT

### THIS TEXT IS COURTESY OF THE NAPLES AREA BOARD OF REALTORS MARKET REPORT

Homebuyers in Naples took advantage of the historically slow summer months and found opportunities in August as sales rose slightly and prices remained stable. While new listings decreased 15.5 percent to 792 from 937 new listings in August 2025, demand for homes in Naples continued to tighten the overall inventory, which decreased 16.3 percent to 4,093 properties from 4,892 properties in August 2025. According to the August 2026 Market Report from the Naples Area Board of REALTORS® (NABOR®), which tracks home listings and sales throughout Collier County (excluding Marco Island), days on market decreased 7.5 percent to 99 days from 107 days in August 2025, and the number of price decreases fell 30.2 percent to 790 from 1,132 in August 2025; indicators that more homes are selling faster when they are priced right.

For August, overall closed sales increased 1.1 percent to 622 closed sales from 615 closed sales in August 2025. Likewise, pending sales for August also continued to outperform last August, increasing 1.9 percent to 769 pending sales from 755 pending sales. In fact, year-to-date, pending sales are up an impressive 21.7 percent, while total sales have increased 16.2 percent, signaling sustained buyer demand despite economic uncertainty and higher borrowing costs.

While sales have increased in the last 15 months, inventory and new listings have decreased. The market's performance in August is impressive because it is occurring alongside a significant reduction in available inventory. As expected, August's supply of inventory followed the same trend, decreasing 33.3 percent to 5.4 months from 8.1 months in August 2025.

The median closed price in August decreased 1.7 percent to \$575,000 from \$585,000 in August 2025. Since January, the overall median closed price in Naples has only decreased 0.8 percent. However, the median closed price of single-family homes in Naples has increased 4.1 percent, year to date. And while the median closed price of condominiums in August increased 2.7 percent to \$417,500 from \$406,500 in August 2025, it is down 4.3 percent, year to date.

# QUICK FACTS

## OVERALL MARKET FACTS

### INVENTORY



**4,093**

↓ 16%

### PENDINGS



**769**

↑ 2%

### NEW LISTINGS



**792**

↓ 16%

### MEDIAN CLOSED PRICE



**\$575,000**

↓ 2%

### CLOSED SALES



**622**

↑ 1%

### DAYS ON MARKET



**99**

↓ 8%

# OVERALL MARKET OVERVIEW

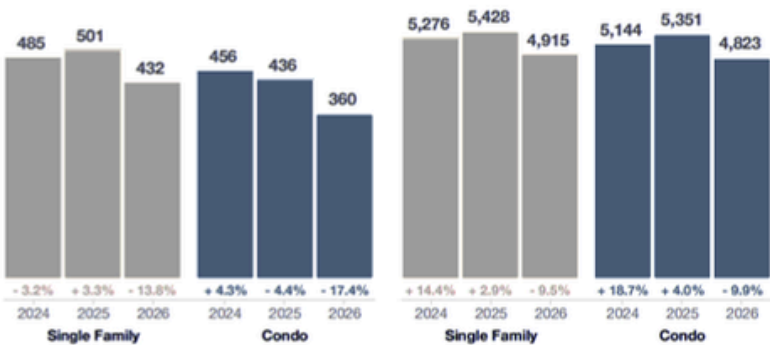
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

| Key Metrics                    | Historical Sparkbars | 8-2025    | 8-2026      | % Change | YTD 2025    | YTD 2026    | % Change |
|--------------------------------|----------------------|-----------|-------------|----------|-------------|-------------|----------|
| New Listings                   |                      | 937       | 792         | - 15.5%  | 10,779      | 9,738       | - 9.7%   |
| Total Sales                    |                      | 615       | 622         | + 1.1%   | 5,690       | 6,612       | + 16.2%  |
| Days on Market Until Sale      |                      | 107       | 99          | - 7.5%   | 92          | 98          | + 6.5%   |
| Median Closed Price            |                      | \$585,000 | \$575,000   | - 1.7%   | \$605,000   | \$600,000   | - 0.8%   |
| Average Closed Price           |                      | \$936,987 | \$1,017,608 | + 8.6%   | \$1,173,737 | \$1,162,080 | - 1.0%   |
| Percent of List Price Received |                      | 93.8%     | 94.8%       | + 1.1%   | 94.3%       | 94.6%       | + 0.3%   |
| Pending Listings               |                      | 755       | 769         | +1.9%    | 7,075       | 8,613       | +21.7%   |
| Inventory of Homes for Sale    |                      | 4,892     | 4,093       | -16.3%   | —           | —           | —        |
| Months Supply of Inventory     |                      | 8.1       | 5.4         | - 33.3%  | —           | —           | —        |

# OVERALL NEW LISTINGS

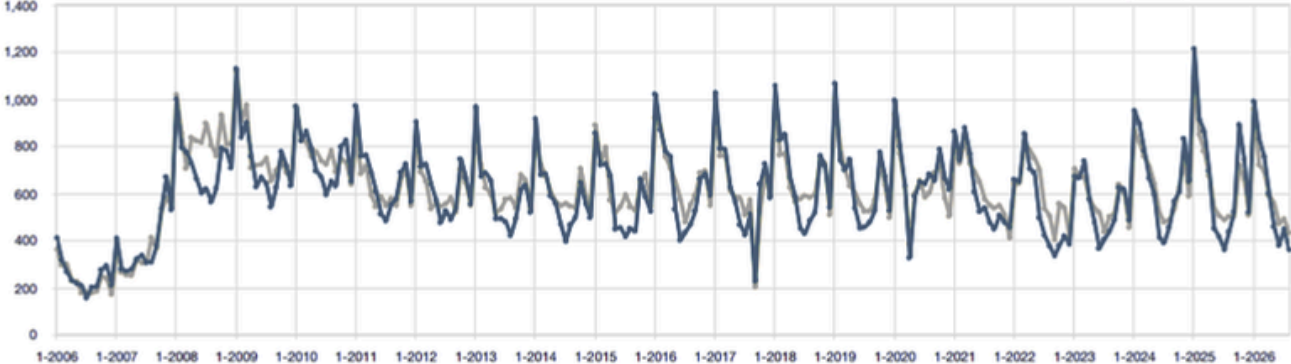
A count of the properties that have been newly listed on the market in a given month.

## August



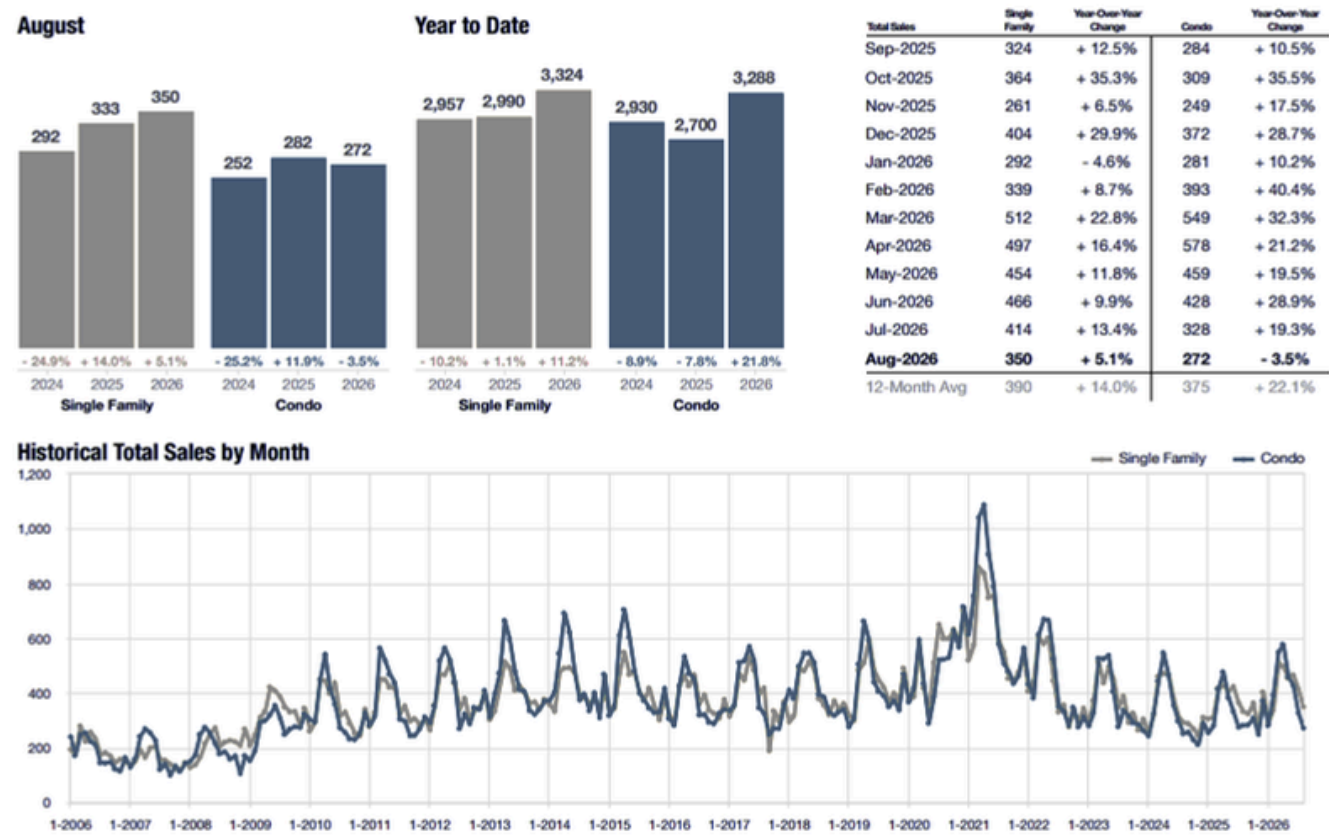
| New Listings | Single Family | Year-Over-Year Change | Condo | Year-Over-Year Change |
|--------------|---------------|-----------------------|-------|-----------------------|
| Sep-2025     | 502           | - 5.8%                | 521   | - 8.0%                |
| Oct-2025     | 722           | + 15.7%               | 892   | + 47.0%               |
| Nov-2025     | 658           | - 11.2%               | 744   | - 10.7%               |
| Dec-2025     | 507           | - 13.6%               | 519   | - 20.0%               |
| Jan-2026     | 958           | - 12.4%               | 991   | - 18.4%               |
| Feb-2026     | 721           | - 15.2%               | 832   | - 9.1%                |
| Mar-2026     | 693           | - 11.2%               | 757   | - 12.5%               |
| Apr-2026     | 592           | - 12.4%               | 599   | - 13.9%               |
| May-2026     | 558           | + 3.9%                | 458   | + 1.8%                |
| Jun-2026     | 470           | - 6.7%                | 378   | - 8.7%                |
| Jul-2026     | 491           | + 0.8%                | 448   | + 24.4%               |
| Aug-2026     | 432           | - 13.8%               | 360   | - 17.4%               |
| 12-Month Avg | 609           | - 7.6%                | 625   | - 6.3%                |

## Historical New Listings by Month



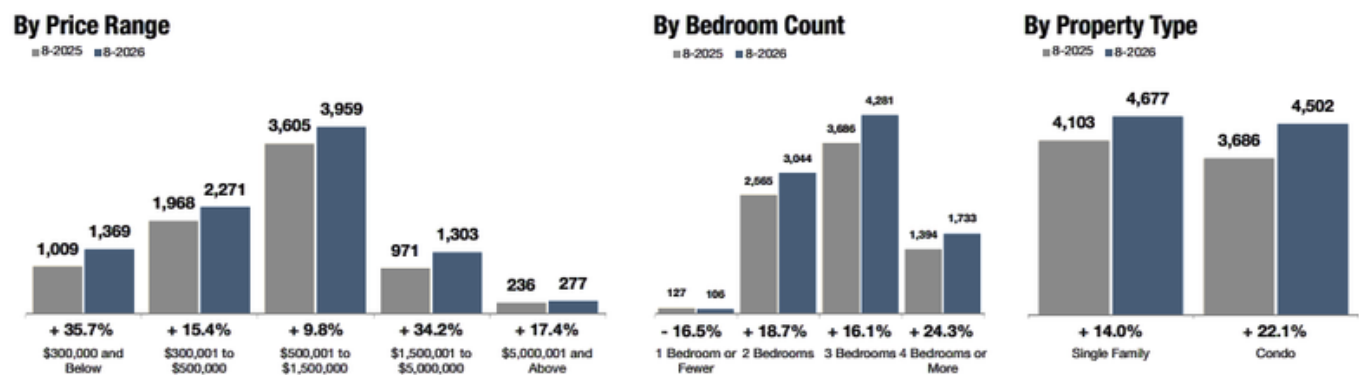
# OVERALL CLOSED SALES

A count of the actual sales that closed in a given month.



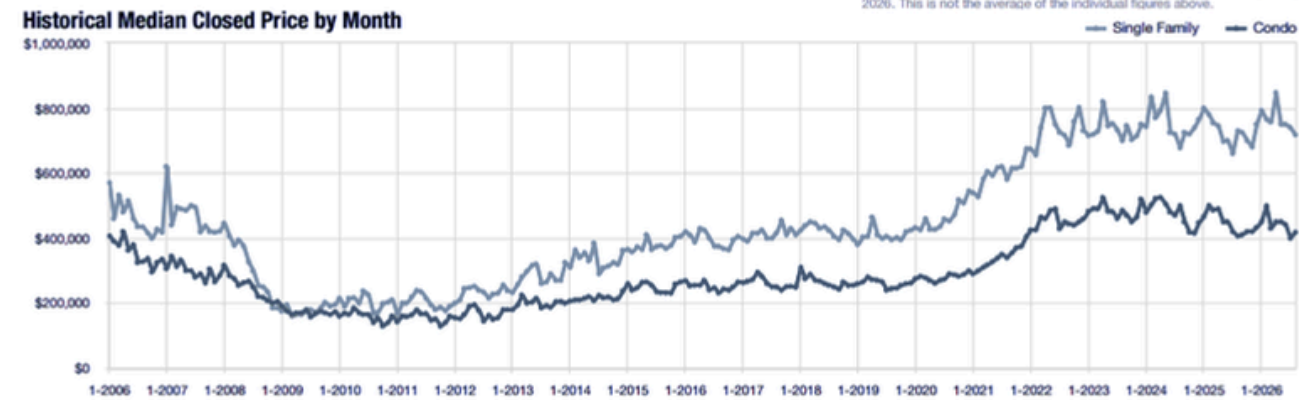
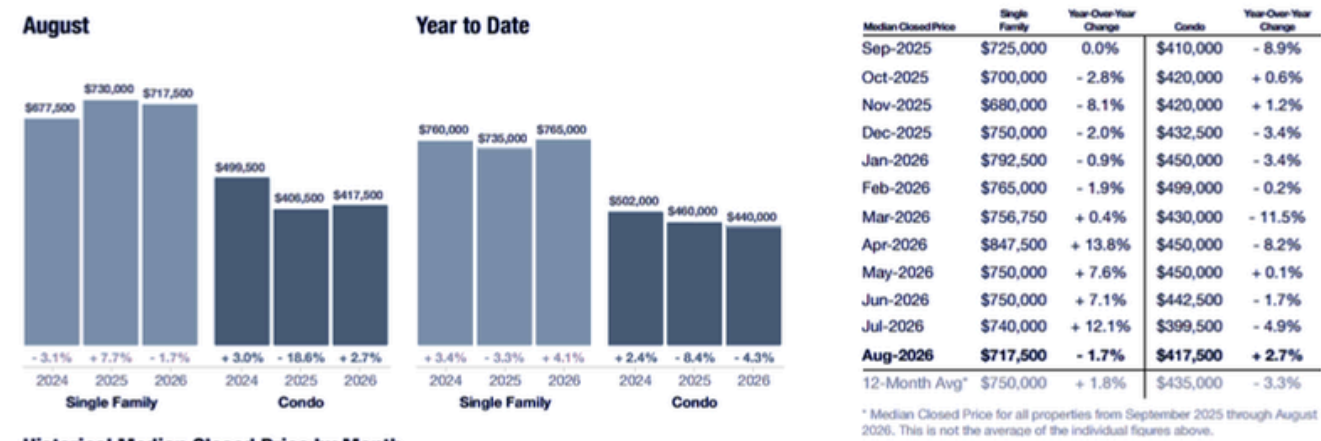
# OVERALL CLOSED SALES BY PRICE RANGE

A count of the actual sales that closed in a given month. Based on a rolling 12-month total.



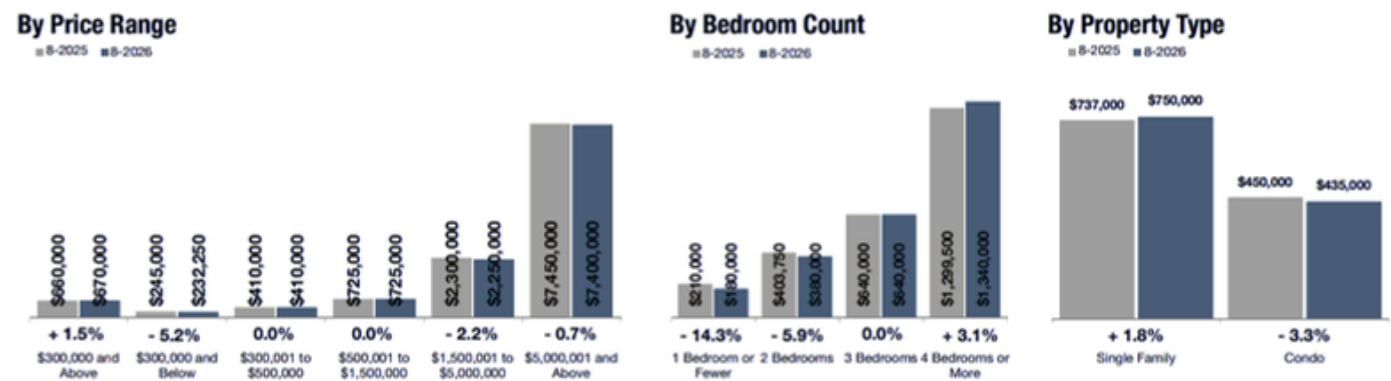
# OVERALL MEDIAN CLOSED PRICE

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



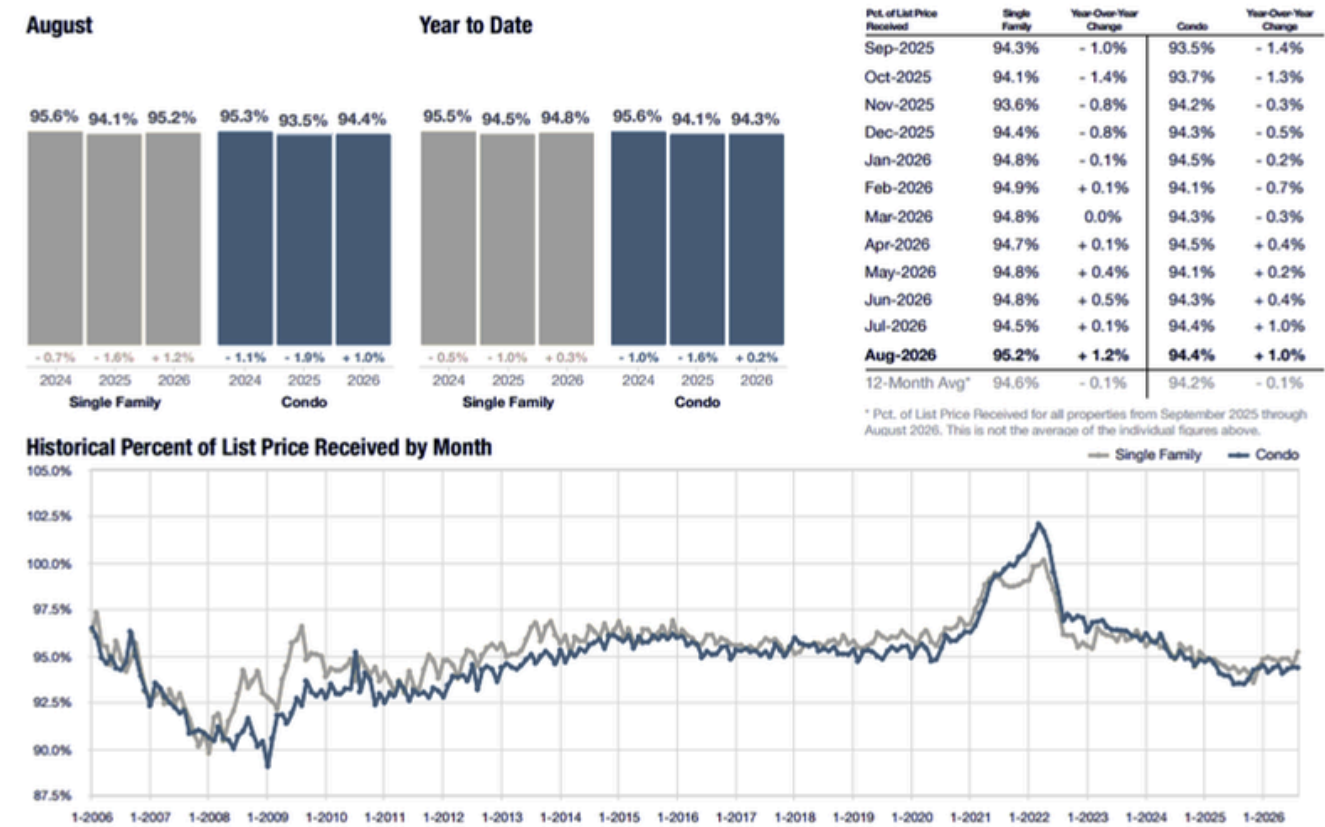
# OVERALL MEDIAN CLOSED PRICE BY PRICE RANGE

Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



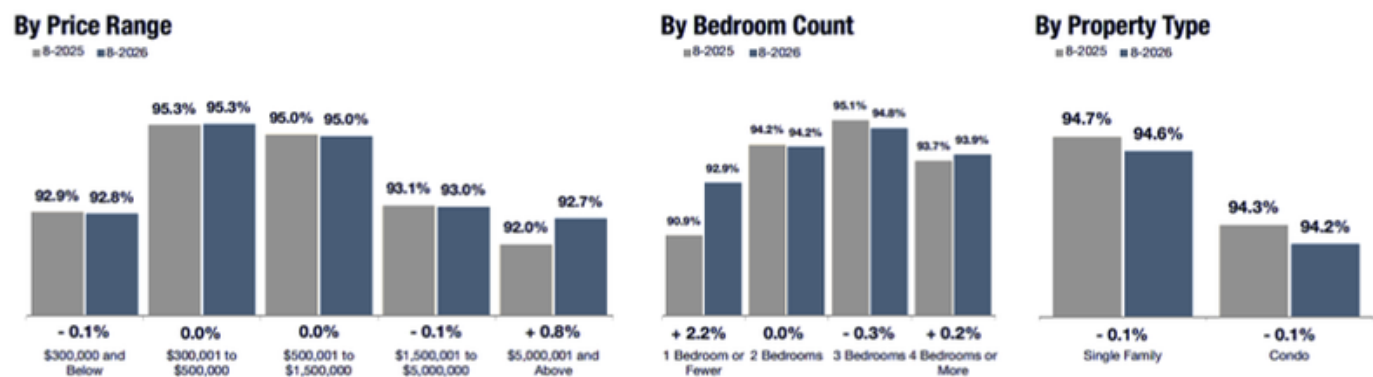
# OVERALL PERCENT OF CURRENT LIST PRICE RECEIVED

Percentage found when dividing a property’s sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



# OVERALL PERCENT OF CURRENT LIST PRICE RECEIVED BY PRICE RANGE

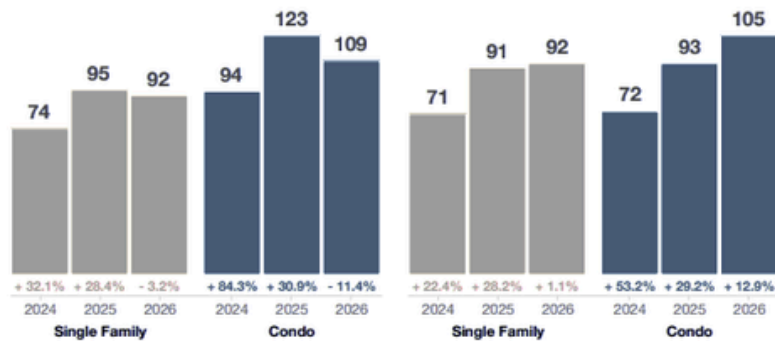
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. Based on a rolling 12-month average.



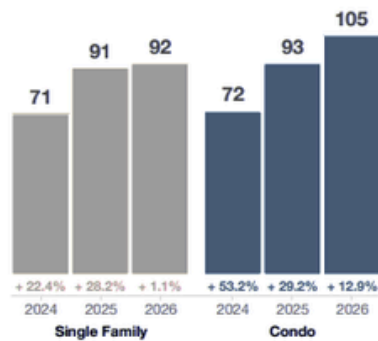
## OVERALL DAYS ON MARKET UNTIL SALE

Average number of days between when a property is listed and when an offer is accepted in a given month.

### August



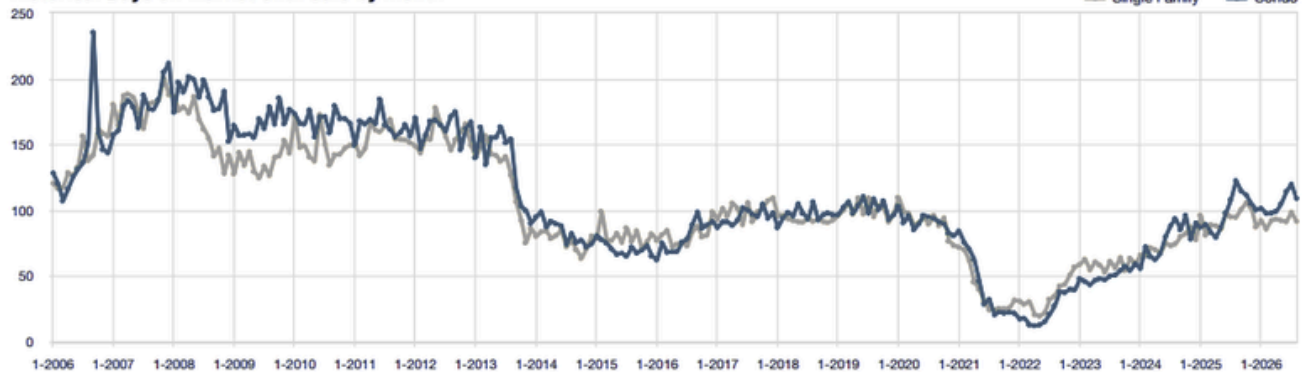
### Year to Date



| Days on Market | Single Family | Year-Over-Year Change | Condo | Year-Over-Year Change |
|----------------|---------------|-----------------------|-------|-----------------------|
| Sep-2025       | 101           | + 26.3%               | 115   | + 35.3%               |
| Oct-2025       | 106           | + 29.3%               | 112   | + 16.7%               |
| Nov-2025       | 102           | + 17.2%               | 105   | + 34.6%               |
| Dec-2025       | 87            | + 11.5%               | 100   | + 11.1%               |
| Jan-2026       | 92            | - 4.2%                | 101   | + 16.1%               |
| Feb-2026       | 86            | + 6.2%                | 98    | + 10.1%               |
| Mar-2026       | 92            | + 3.4%                | 98    | + 18.1%               |
| Apr-2026       | 93            | + 5.7%                | 99    | + 25.3%               |
| May-2026       | 92            | + 7.0%                | 105   | + 20.7%               |
| Jun-2026       | 91            | - 7.1%                | 114   | + 16.3%               |
| Jul-2026       | 99            | + 4.2%                | 120   | + 11.1%               |
| Aug-2026       | 92            | - 3.2%                | 109   | - 11.4%               |
| 12-Month Avg*  | 94            | + 6.4%                | 105   | + 15.5%               |

\* Days on Market for all properties from September 2025 through August 2026. This is not the average of the individual figures above.

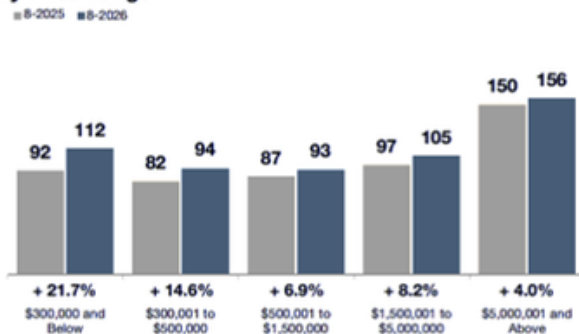
### Historical Days on Market Until Sale by Month



## OVERALL DAYS ON MARKET UNTIL SALE BY PRICE RANGE

Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.

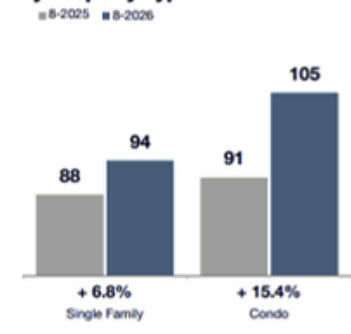
### By Price Range



### By Bedroom Count



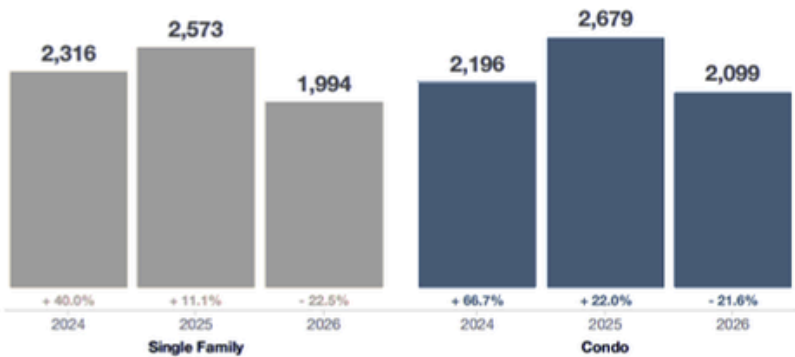
### By Property Type



# OVERALL INVENTORY OF HOMES FOR SALE

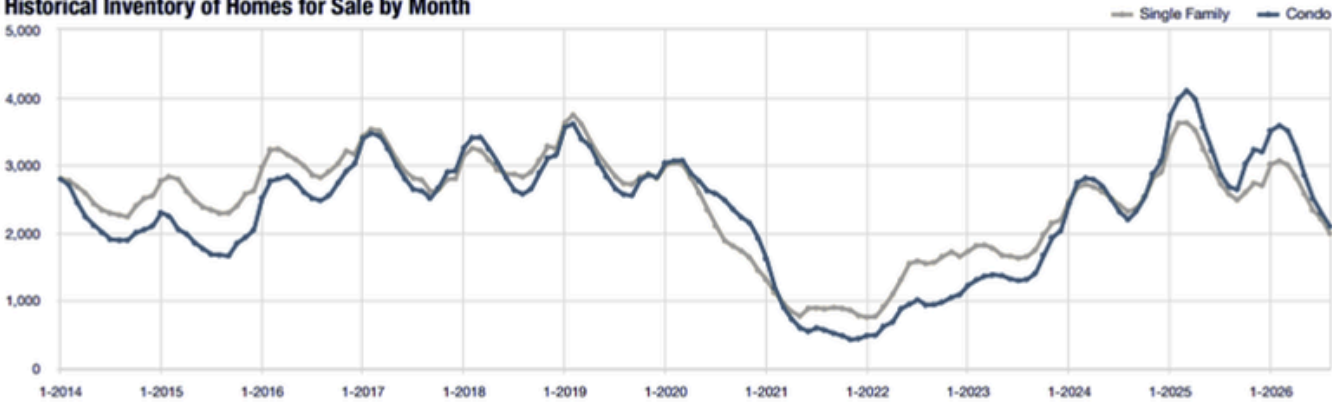
The number of properties available for sale in active status at the end of a given month.

August



| Homes for Sale | Single Family | Year-Over-Year Change | Condo | Year-Over-Year Change |
|----------------|---------------|-----------------------|-------|-----------------------|
| Sep-2025       | 2,485         | + 5.1%                | 2,641 | + 13.7%               |
| Oct-2025       | 2,600         | + 2.6%                | 3,025 | + 19.5%               |
| Nov-2025       | 2,735         | - 2.7%                | 3,230 | + 12.3%               |
| Dec-2025       | 2,701         | - 6.7%                | 3,198 | + 4.4%                |
| Jan-2026       | 3,015         | - 10.6%               | 3,512 | - 5.9%                |
| Feb-2026       | 3,064         | - 15.4%               | 3,584 | - 10.0%               |
| Mar-2026       | 3,003         | - 17.2%               | 3,510 | - 14.4%               |
| Apr-2026       | 2,817         | - 19.9%               | 3,230 | - 18.8%               |
| May-2026       | 2,578         | - 20.3%               | 2,850 | - 19.9%               |
| Jun-2026       | 2,337         | - 21.4%               | 2,511 | - 21.9%               |
| Jul-2026       | 2,210         | - 18.9%               | 2,293 | - 19.9%               |
| Aug-2026       | 1,994         | - 22.5%               | 2,099 | - 21.6%               |
| 12-Month Avg   | 2,628         | - 13.0%               | 2,974 | - 8.3%                |

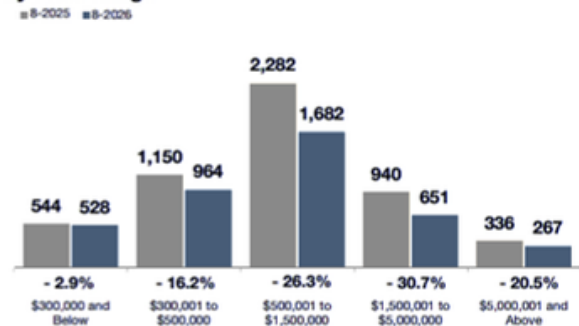
Historical Inventory of Homes for Sale by Month



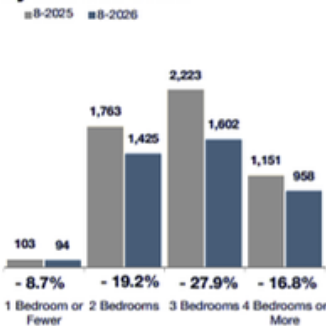
# OVERALL INVENTORY OF HOMES FOR SALE BY PRICE RANGE

The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.

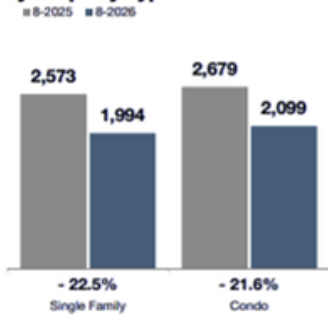
By Price Range



By Bedroom Count



By Property Type



# LOCAL MARKET UPDATE - NAPLES BEACH

34102, 34103, 34108

| Single Family                   | August      |             |          | Year to Date |             |          |
|---------------------------------|-------------|-------------|----------|--------------|-------------|----------|
| Key Metrics                     | 2025        | 2026        | % Change | Thru 8-2025  | Thru 8-2026 | % Change |
| New Listings                    | 59          | 45          | - 23.7%  | 799          | 664         | - 16.9%  |
| Total Sales                     | 36          | 40          | + 11.1%  | 380          | 425         | + 11.8%  |
| Days on Market Until Sale       | 130         | 136         | + 4.6%   | 139          | 130         | - 6.5%   |
| Median Closed Price*            | \$2,250,000 | \$2,710,250 | + 20.5%  | \$3,100,000  | \$2,900,000 | - 6.5%   |
| Average Closed Price*           | \$3,986,875 | \$3,750,913 | - 5.9%   | \$5,453,770  | \$4,904,917 | - 10.1%  |
| Percent of List Price Received* | 92.6%       | 92.9%       | + 0.3%   | 91.7%        | 92.4%       | + 0.8%   |
| Inventory of Homes for Sale     | 493         | 351         | - 28.8%  | —            | —           | —        |
| Months Supply of Inventory      | 12.3        | 7.1         | - 42.3%  | —            | —           | —        |

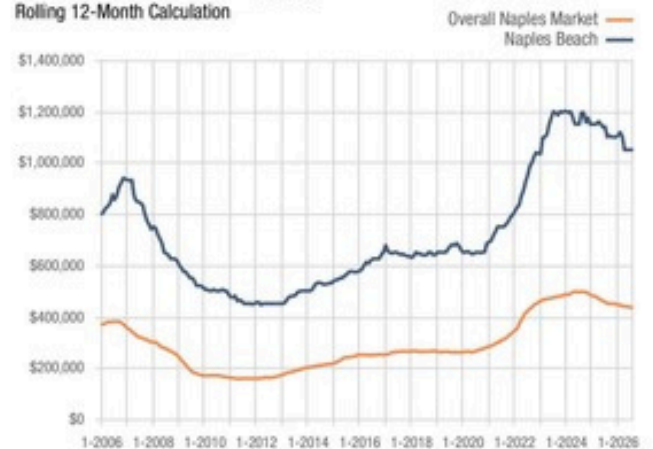
| Condo                           | August      |             |          | Year to Date |             |          |
|---------------------------------|-------------|-------------|----------|--------------|-------------|----------|
| Key Metrics                     | 2025        | 2026        | % Change | Thru 8-2025  | Thru 8-2026 | % Change |
| New Listings                    | 88          | 66          | - 25.0%  | 1,321        | 1,171       | - 11.4%  |
| Total Sales                     | 61          | 54          | - 11.5%  | 627          | 806         | + 28.5%  |
| Days on Market Until Sale       | 162         | 117         | - 27.8%  | 105          | 115         | + 9.5%   |
| Median Closed Price*            | \$750,000   | \$852,500   | + 13.7%  | \$1,135,000  | \$1,091,250 | - 3.9%   |
| Average Closed Price*           | \$1,163,421 | \$1,275,492 | + 9.6%   | \$1,627,551  | \$1,591,984 | - 2.2%   |
| Percent of List Price Received* | 91.8%       | 93.1%       | + 1.4%   | 92.5%        | 93.3%       | + 0.9%   |
| Inventory of Homes for Sale     | 732         | 547         | - 25.3%  | —            | —           | —        |
| Months Supply of Inventory      | 10.9        | 6.3         | - 42.2%  | —            | —           | —        |

\* 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 Closed Price - Single Family**  
Rolling 12-Month Calculation



**Median Closed Price - Condo**  
Rolling 12-Month Calculation



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.

# LOCAL MARKET UPDATE - NORTH NAPLES

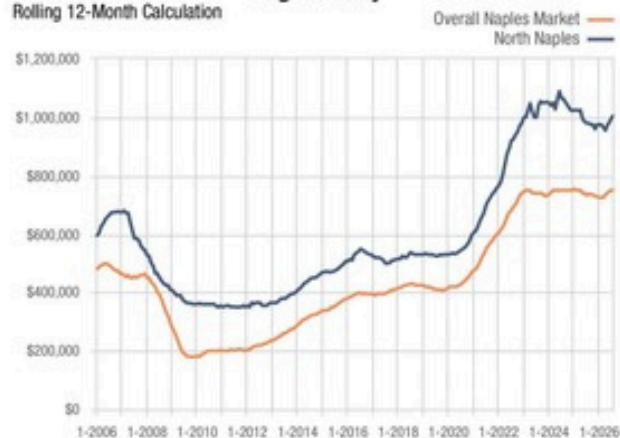
34109, 34110, 34119

| Single Family                   | August      |             |          | Year to Date |             |          |
|---------------------------------|-------------|-------------|----------|--------------|-------------|----------|
| Key Metrics                     | 2025        | 2026        | % Change | Thru 8-2025  | Thru 8-2026 | % Change |
| New Listings                    | 104         | 81          | - 22.1%  | 1,090        | 1,006       | - 7.7%   |
| Total Sales                     | 75          | 81          | + 8.0%   | 621          | 747         | + 20.3%  |
| Days on Market Until Sale       | 93          | 90          | - 3.2%   | 85           | 86          | + 1.2%   |
| Median Closed Price*            | \$950,000   | \$1,000,000 | + 5.3%   | \$975,000    | \$1,055,000 | + 8.2%   |
| Average Closed Price*           | \$1,290,253 | \$1,579,713 | + 22.4%  | \$1,459,495  | \$1,537,130 | + 5.3%   |
| Percent of List Price Received* | 94.2%       | 94.5%       | + 0.3%   | 94.2%        | 94.3%       | + 0.1%   |
| Inventory of Homes for Sale     | 443         | 342         | - 22.8%  | —            | —           | —        |
| Months Supply of Inventory      | 6.0         | 3.9         | - 35.0%  | —            | —           | —        |

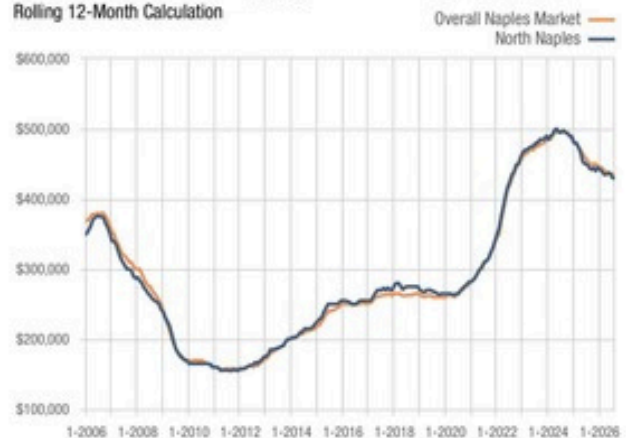
| Condo                           | August    |           |          | Year to Date |             |          |
|---------------------------------|-----------|-----------|----------|--------------|-------------|----------|
| Key Metrics                     | 2025      | 2026      | % Change | Thru 8-2025  | Thru 8-2026 | % Change |
| New Listings                    | 102       | 90        | - 11.8%  | 1,328        | 1,193       | - 10.2%  |
| Total Sales                     | 78        | 84        | + 7.7%   | 715          | 843         | + 17.9%  |
| Days on Market Until Sale       | 113       | 122       | + 8.0%   | 89           | 105         | + 18.0%  |
| Median Closed Price*            | \$427,500 | \$425,000 | - 0.6%   | \$450,000    | \$430,000   | - 4.4%   |
| Average Closed Price*           | \$568,921 | \$512,279 | - 10.0%  | \$623,658    | \$651,524   | + 4.5%   |
| Percent of List Price Received* | 93.0%     | 94.2%     | + 1.3%   | 94.7%        | 94.6%       | - 0.1%   |
| Inventory of Homes for Sale     | 625       | 470       | - 24.8%  | —            | —           | —        |
| Months Supply of Inventory      | 7.6       | 4.9       | - 35.5%  | —            | —           | —        |

\* 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 Closed Price - Single Family**  
Rolling 12-Month Calculation



**Median Closed Price - Condo**  
Rolling 12-Month Calculation



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# LOCAL MARKET UPDATE - CENTRAL NAPLES

34104, 34105, 34116

Source: ShowingTime, Southwest Florida MLS

| Single Family                   | August    |           |          | Year to Date |             |          |
|---------------------------------|-----------|-----------|----------|--------------|-------------|----------|
| Key Metrics                     | 2025      | 2026      | % Change | Thru 8-2025  | Thru 8-2026 | % Change |
| New Listings                    | 51        | 48        | - 5.9%   | 603          | 524         | - 13.1%  |
| Total Sales                     | 39        | 35        | - 10.3%  | 371          | 380         | + 2.4%   |
| Days on Market Until Sale       | 78        | 58        | - 25.6%  | 75           | 74          | - 1.3%   |
| Median Closed Price*            | \$619,000 | \$650,000 | + 5.0%   | \$625,000    | \$650,000   | + 4.0%   |
| Average Closed Price*           | \$759,730 | \$988,694 | + 30.1%  | \$993,652    | \$1,199,728 | + 20.7%  |
| Percent of List Price Received* | 93.8%     | 95.5%     | + 1.8%   | 95.3%        | 95.5%       | + 0.2%   |
| Inventory of Homes for Sale     | 241       | 179       | - 25.7%  | —            | —           | —        |
| Months Supply of Inventory      | 5.7       | 3.9       | - 31.6%  | —            | —           | —        |

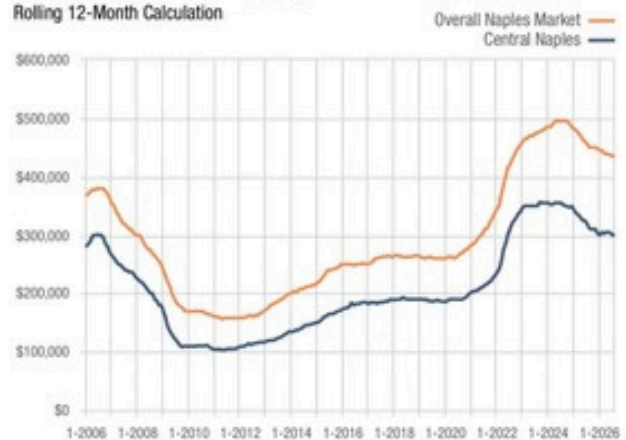
| Condo                           | August    |           |          | Year to Date |             |          |
|---------------------------------|-----------|-----------|----------|--------------|-------------|----------|
| Key Metrics                     | 2025      | 2026      | % Change | Thru 8-2025  | Thru 8-2026 | % Change |
| New Listings                    | 57        | 51        | - 10.5%  | 722          | 614         | - 15.0%  |
| Total Sales                     | 40        | 33        | - 17.5%  | 390          | 442         | + 13.3%  |
| Days on Market Until Sale       | 104       | 74        | - 28.8%  | 77           | 92          | + 19.5%  |
| Median Closed Price*            | \$282,250 | \$265,000 | - 6.1%   | \$307,500    | \$302,000   | - 1.8%   |
| Average Closed Price*           | \$300,010 | \$283,479 | - 5.5%   | \$376,274    | \$381,760   | + 1.5%   |
| Percent of List Price Received* | 92.9%     | 94.4%     | + 1.6%   | 94.4%        | 94.4%       | 0.0%     |
| Inventory of Homes for Sale     | 352       | 251       | - 28.7%  | —            | —           | —        |
| Months Supply of Inventory      | 7.7       | 4.7       | - 39.0%  | —            | —           | —        |

\* 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.

**Median Closed Price - Single Family**  
Rolling 12-Month Calculation



**Median Closed Price - Condo**  
Rolling 12-Month Calculation



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# LOCAL MARKET UPDATE - SOUTH NAPLES

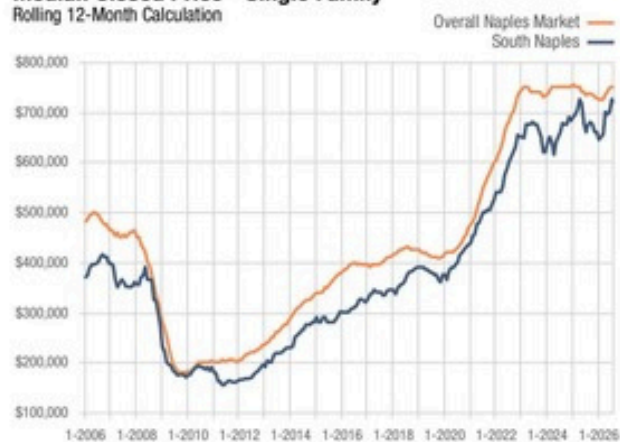
34112, 34113

| Single Family                   | August    |             |          | Year to Date |             |          |
|---------------------------------|-----------|-------------|----------|--------------|-------------|----------|
| Key Metrics                     | 2025      | 2026        | % Change | Thru 8-2025  | Thru 8-2026 | % Change |
| New Listings                    | 46        | 58          | + 26.1%  | 677          | 595         | - 12.1%  |
| Total Sales                     | 34        | 46          | + 35.3%  | 354          | 409         | + 15.5%  |
| Days on Market Until Sale       | 111       | 80          | - 27.9%  | 84           | 92          | + 9.5%   |
| Median Closed Price*            | \$715,000 | \$680,000   | - 4.9%   | \$680,000    | \$745,000   | + 9.6%   |
| Average Closed Price*           | \$899,303 | \$1,029,283 | + 14.5%  | \$986,257    | \$1,018,401 | + 3.3%   |
| Percent of List Price Received* | 92.3%     | 94.7%       | + 2.6%   | 93.2%        | 94.5%       | + 1.4%   |
| Inventory of Homes for Sale     | 313       | 225         | - 28.1%  | —            | —           | —        |
| Months Supply of Inventory      | 7.9       | 4.7         | - 40.5%  | —            | —           | —        |

| Condo                           | August    |           |          | Year to Date |             |          |
|---------------------------------|-----------|-----------|----------|--------------|-------------|----------|
| Key Metrics                     | 2025      | 2026      | % Change | Thru 8-2025  | Thru 8-2026 | % Change |
| New Listings                    | 91        | 77        | - 15.4%  | 1,188        | 1,054       | - 11.3%  |
| Total Sales                     | 60        | 57        | - 5.0%   | 597          | 690         | + 15.6%  |
| Days on Market Until Sale       | 108       | 128       | + 18.5%  | 91           | 98          | + 7.7%   |
| Median Closed Price*            | \$300,000 | \$380,000 | + 26.7%  | \$395,000    | \$346,000   | - 12.4%  |
| Average Closed Price*           | \$378,743 | \$458,059 | + 20.9%  | \$444,813    | \$421,955   | - 5.1%   |
| Percent of List Price Received* | 95.2%     | 94.4%     | - 0.8%   | 94.4%        | 94.3%       | - 0.1%   |
| Inventory of Homes for Sale     | 554       | 470       | - 15.2%  | —            | —           | —        |
| Months Supply of Inventory      | 8.0       | 5.9       | - 26.3%  | —            | —           | —        |

\* 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.

**Median Closed Price - Single Family**  
Rolling 12-Month Calculation



**Median Closed Price - Condo**  
Rolling 12-Month Calculation



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.

# LOCAL MARKET UPDATE - EAST NAPLES

34114, 34117, 34120, 34137

## Single Family Market

| Single Family                   | August    |           |          | Year to Date |             |          |
|---------------------------------|-----------|-----------|----------|--------------|-------------|----------|
|                                 | 2025      | 2026      | % Change | Thru 8-2025  | Thru 8-2026 | % Change |
| Key Metrics                     |           |           |          |              |             |          |
| New Listings                    | 205       | 169       | - 17.6%  | 1,913        | 1,816       | - 5.1%   |
| Total Sales                     | 128       | 126       | - 1.6%   | 1,074        | 1,214       | + 13.0%  |
| Days on Market Until Sale       | 92        | 88        | - 4.3%   | 87           | 88          | + 1.1%   |
| Median Closed Price*            | \$651,000 | \$625,000 | - 4.0%   | \$649,400    | \$631,000   | - 2.8%   |
| Average Closed Price*           | \$765,059 | \$784,435 | + 2.5%   | \$788,428    | \$816,477   | + 3.6%   |
| Percent of List Price Received* | 94.8%     | 96.5%     | + 1.8%   | 95.7%        | 95.7%       | 0.0%     |
| Inventory of Homes for Sale     | 917       | 746       | - 18.6%  | —            | —           | —        |
| Months Supply of Inventory      | 7.3       | 5.3       | - 27.4%  | —            | —           | —        |

| Condo                           | August    |           |          | Year to Date |             |          |
|---------------------------------|-----------|-----------|----------|--------------|-------------|----------|
|                                 | 2025      | 2026      | % Change | Thru 8-2025  | Thru 8-2026 | % Change |
| Key Metrics                     |           |           |          |              |             |          |
| New Listings                    | 79        | 58        | - 26.6%  | 670          | 635         | - 5.2%   |
| Total Sales                     | 35        | 36        | + 2.9%   | 303          | 420         | + 38.6%  |
| Days on Market Until Sale       | 128       | 75        | - 41.4%  | 99           | 107         | + 8.1%   |
| Median Closed Price*            | \$425,000 | \$412,500 | - 2.9%   | \$460,000    | \$450,000   | - 2.2%   |
| Average Closed Price*           | \$449,430 | \$404,353 | - 10.0%  | \$476,230    | \$472,104   | - 0.9%   |
| Percent of List Price Received* | 95.3%     | 95.7%     | + 0.4%   | 95.2%        | 95.3%       | + 0.1%   |
| Inventory of Homes for Sale     | 356       | 285       | - 19.9%  | —            | —           | —        |
| Months Supply of Inventory      | 9.7       | 5.7       | - 41.2%  | —            | —           | —        |

\* 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.

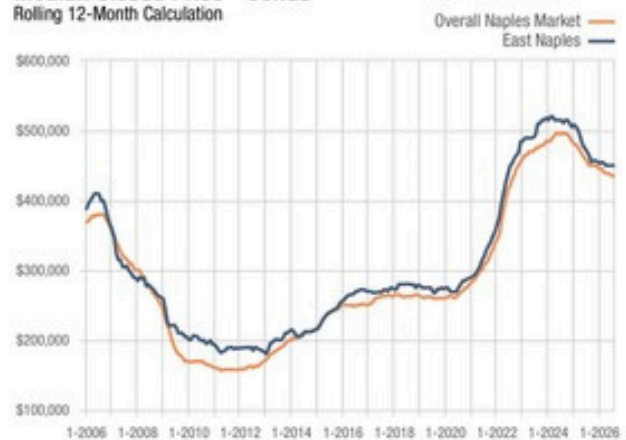
## Median Closed Price - Single Family

Rolling 12-Month Calculation



## Median Closed Price - Condo

Rolling 12-Month Calculation



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.



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