

MONTHLY Sales & Pricing

SmartMLS® Market Snapshot

All data is updated in realtime in accordance with content from SmartMLS.
This report provides a snapshot of the market as taken on: Apr 27, 2026

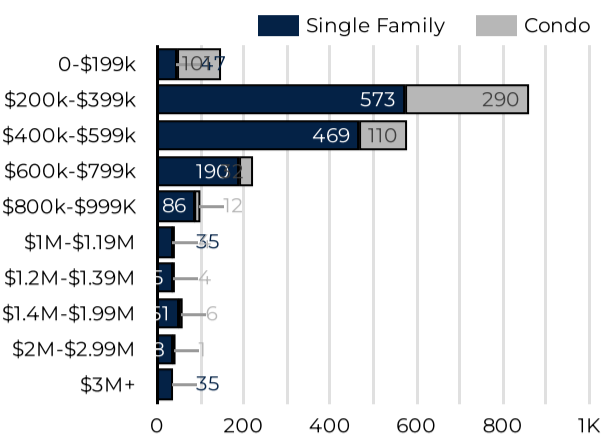
County City Zip

\$ Between and Beds

Sqft Between and Type

March

Average Sqft
1,939



of Sales
2,119
↓ -5.5% from previous year

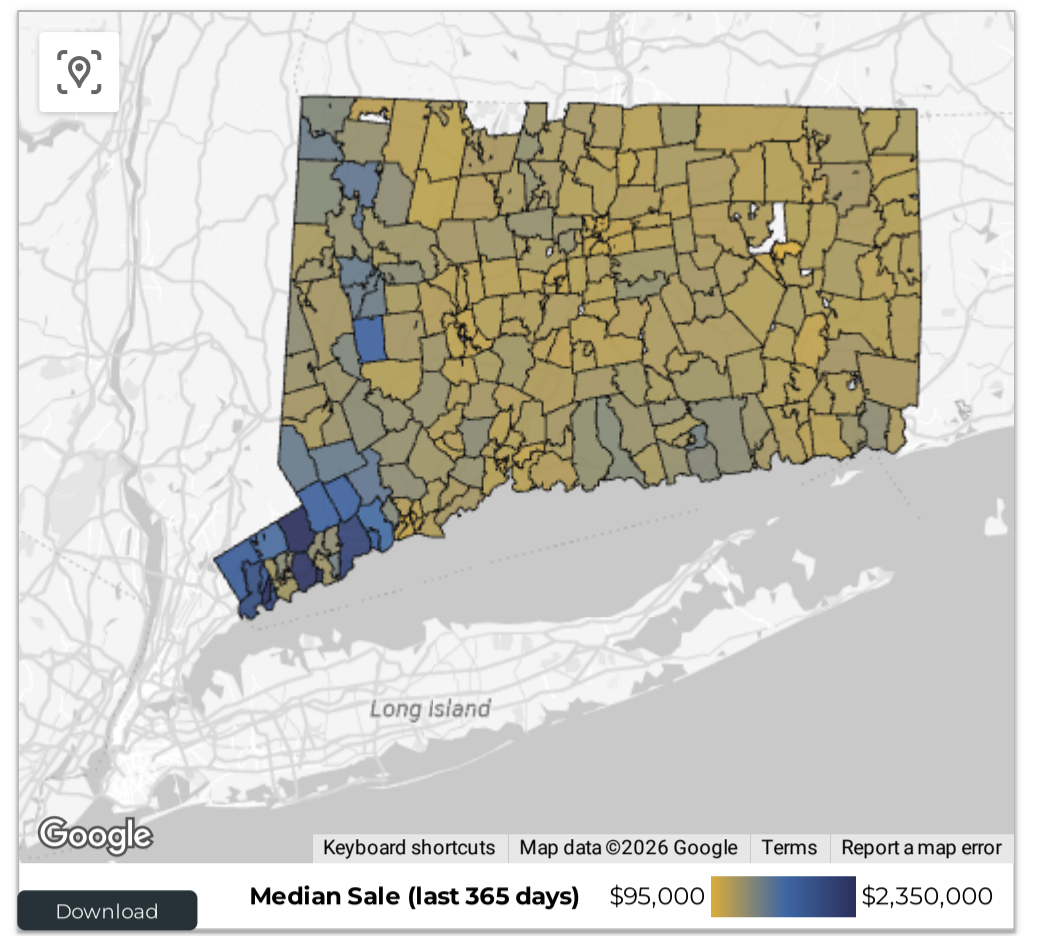
Median Sale
\$407,000
↑ 4.4% from previous year

Total Volume
\$1,261,650,400
↑ 5.8% from previous year

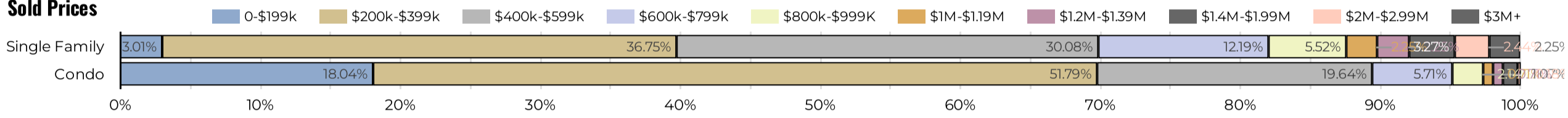
Average Sale
\$595,399
↑ 12.0% from previous year

\$/sqft
\$289
↑ 6.5% from previous year

Median DOM
18
↑ 7 from previous year



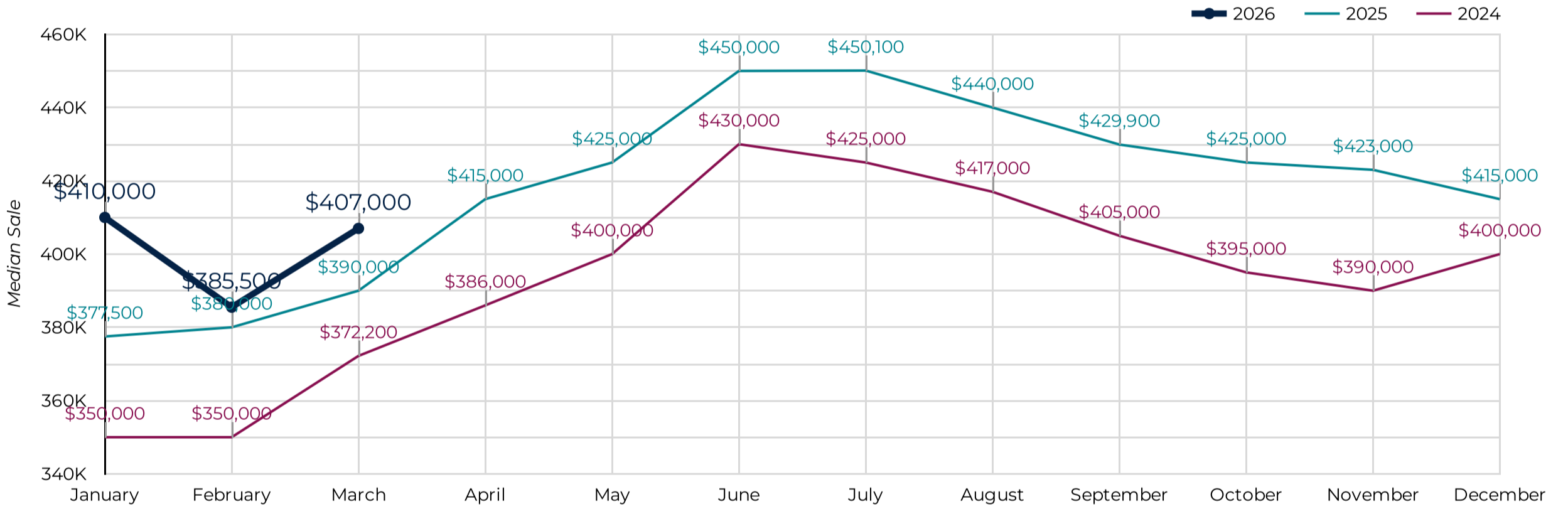
Sold Prices



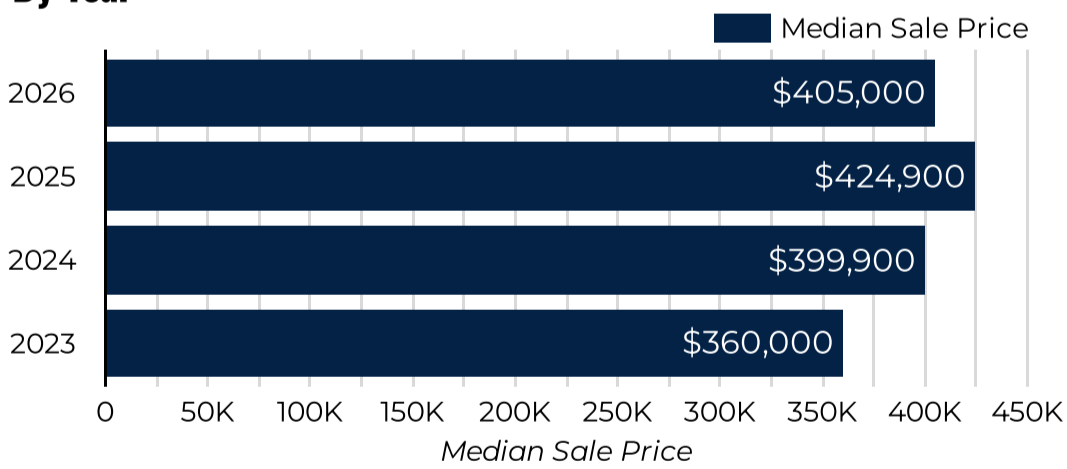
Market Pricing

Use this data to see how the cost of real estate has changed in this area over the last 3 years.

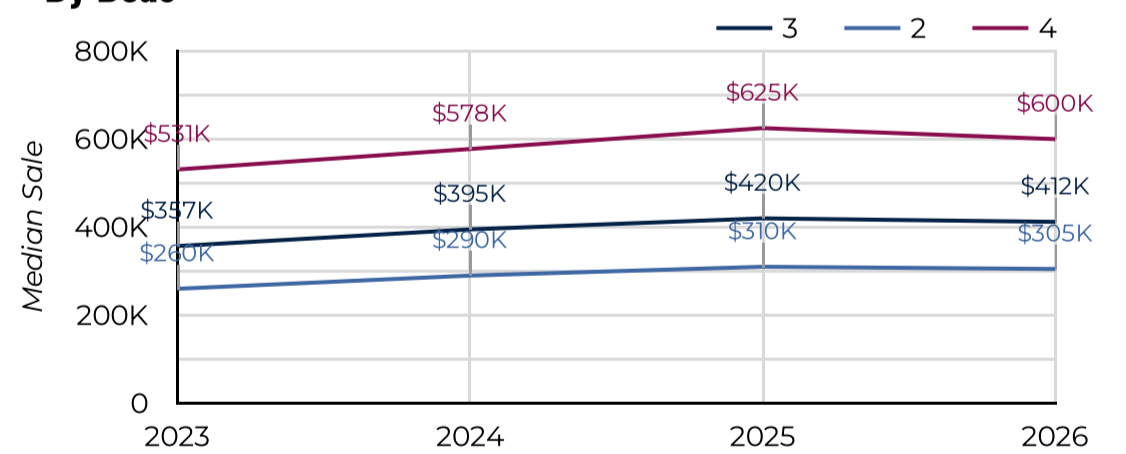
*select median, average, or ave \$/sqft >



By Year



By Beds



Market Activity

Use this data to view or export monthly/quarterly sales stats in this market.

*adjust time increment >

MONTH	# of Sales	Median Sale	Average Sale	\$/sqft	Median DOM
Mar 2026	2,119	\$407,000	\$595,399	\$289	18
Feb 2026	1,774	\$385,500	\$534,307	\$274	20
Jan 2026	2,071	\$410,000	\$565,469	\$282	18
Dec 2025	3,049	\$415,000	\$575,763	\$281	14
Nov 2025	2,622	\$423,000	\$610,398	\$292	12
Oct 2025	3,348	\$425,000	\$585,957	\$284	12
Sep 2025	3,089	\$429,900	\$584,576	\$283	11
Aug 2025	3,603	\$440,000	\$624,887	\$291	10
Jul 2025	3,697	\$450,100	\$647,615	\$294	9

MONTHLY Buyer Demand

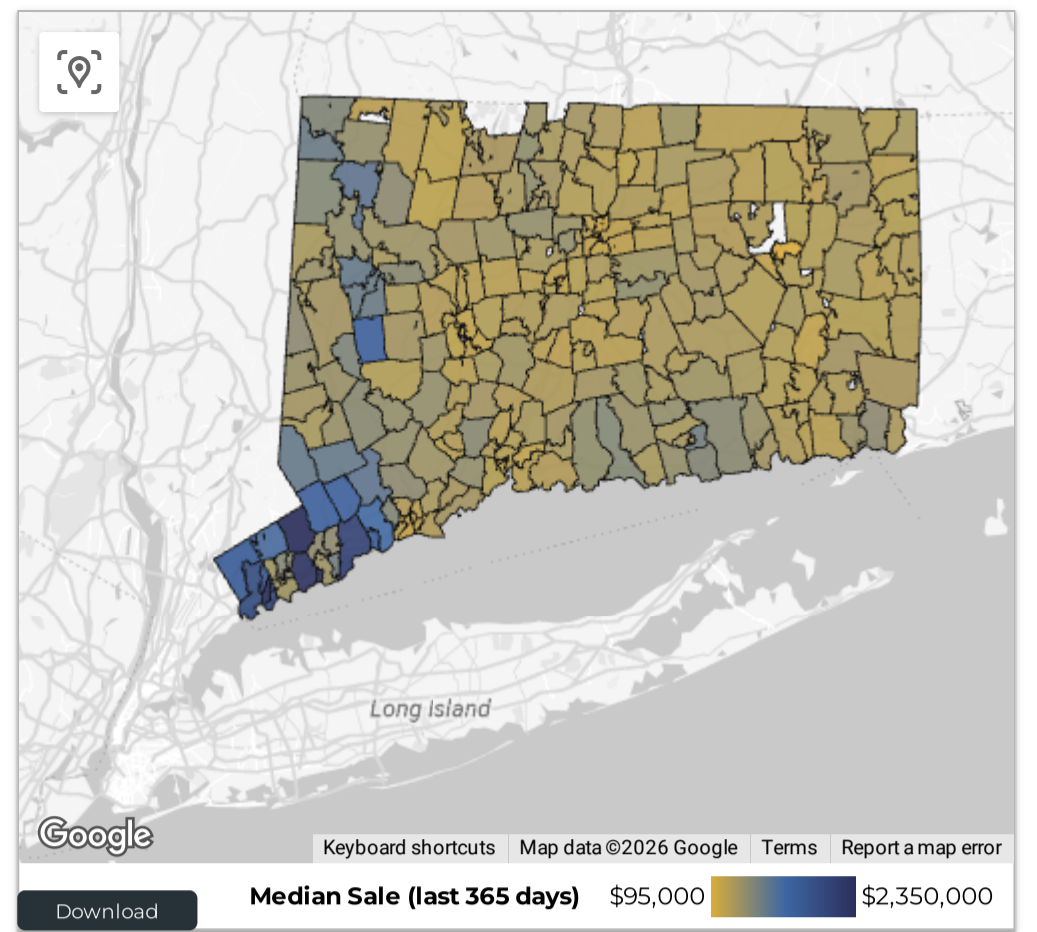
SmartMLS® Market Snapshot

All data is updated in realtime in accordance with content from SmartMLS.
 This report provides a snapshot of the market as taken on: Apr 27, 2026

County City Zip

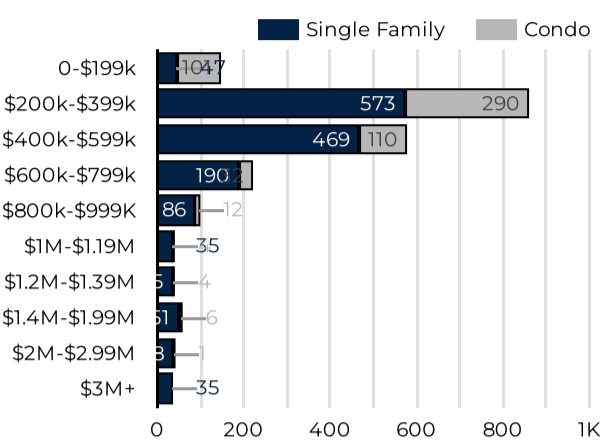
\$ Between Enter a value and Enter a value Beds

Sqft Between Enter a value and Enter a value Type



March

Average Sqft
1,939



of Sales
2,119
 ↓ -5.5% from previous year

Median Sale
\$407,000
 ↑ 4.4% from previous year

Median DOM
18
 ↑ 7 from previous year

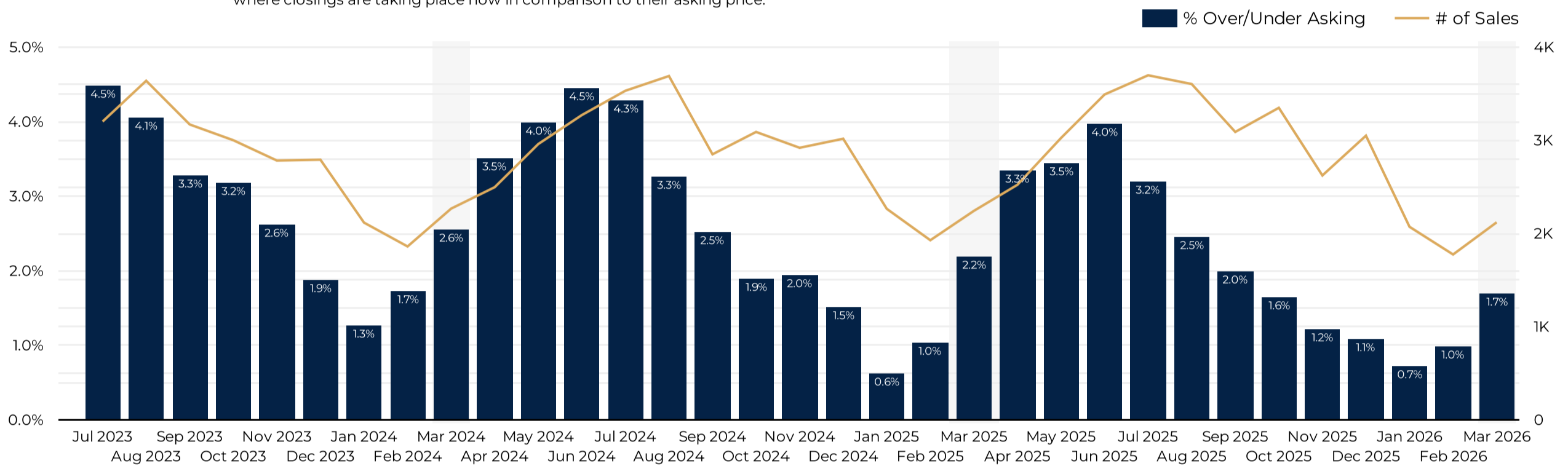
Average DOM
42
 ↑ 9 from previous year

% Over
1.47%
 ↓ -0.50% from previous year

\$/sqft
\$289
 ↑ 6.5% from previous year

Buyer Demand

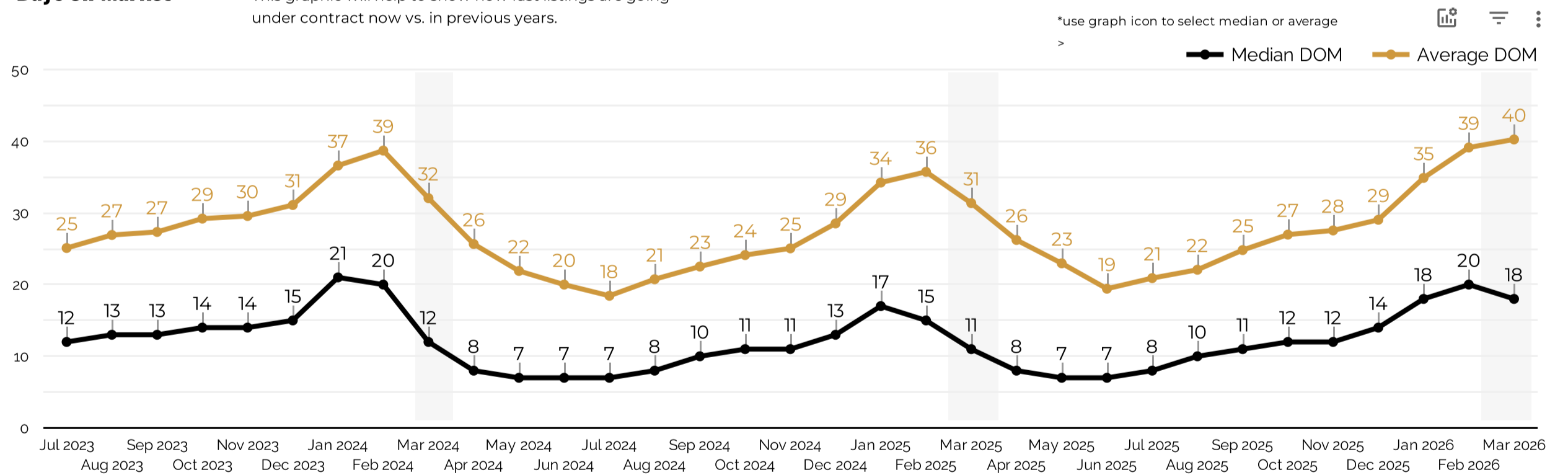
Explore the seasonality of competitive bidding in this area and understand where closings are taking place now in comparison to their asking price.



For Property-Level> DASHBOARDS-BUYER COMPETITION

Days on Market

This graphic will help to show how fast listings are going under contract now vs. in previous years.



For Property-Level> DASHBOARDS-DAYS ON MARKET

Buyer Demand by Price Range

Each price range typically attracts competing buyers differently. Use this data to see which price points are seeing the most competitive bidding compared to the previous year.

Dec 28, 2025 - Apr 27, 2026

\$	# of Sales	% Δ	Ave Sqft	Median DOM	Δ	% Over/Under Asking	Δ
0-\$199k	545	-28.3% ↓	938	22	7 ↑	-1.9%	-0.0% ↓
\$200k-\$399k	3,370	-10.0% ↓	1,358	16	5 ↑	1.2%	-0.7% ↓
\$400k-\$599k	2,150	-2.5% ↓	1,908	14	3 ↑	1.9%	-0.4% ↓
\$600k-\$799k	886	-2.0% ↓	2,464	19	8 ↑	1.8%	-0.8% ↓
\$800k-\$999k	402	0.8% ↑	2,965	21	6 ↑	2.2%	-0.2% ↓
\$1M-\$1.19M	151	-10.7% ↓	3,049	20	2 ↑	2.5%	0.2% ↑
\$1.2M-\$1.39M	139	-8.6% ↓	3,403	24	11 ↑	3.4%	-1.4% ↓
\$1.4M-\$1.99M	190	-9.1% ↓	3,820	28	5 ↑	3.7%	1.8% ↑
\$2M-\$2.99M	133	8.1% ↑	4,341	34	13 ↑	2.4%	0.9% ↑
\$3M+	119	22.7% ↑	6,458	51	26 ↑	-0.4%	0.6% ↑
Grand total	8,085	-7.8% ↓	1,926	17	5 ↑	1.4%	-0.4% ↓

MONTHLY Inventory

SmartMLS® Market Snapshot

All data is updated in realtime in accordance with content from SmartMLS.
This report provides a snapshot of the market as taken on: Apr 27, 2026

County City Zip

\$ Between and Beds

Sqft Between and Type

Today 4/27/26

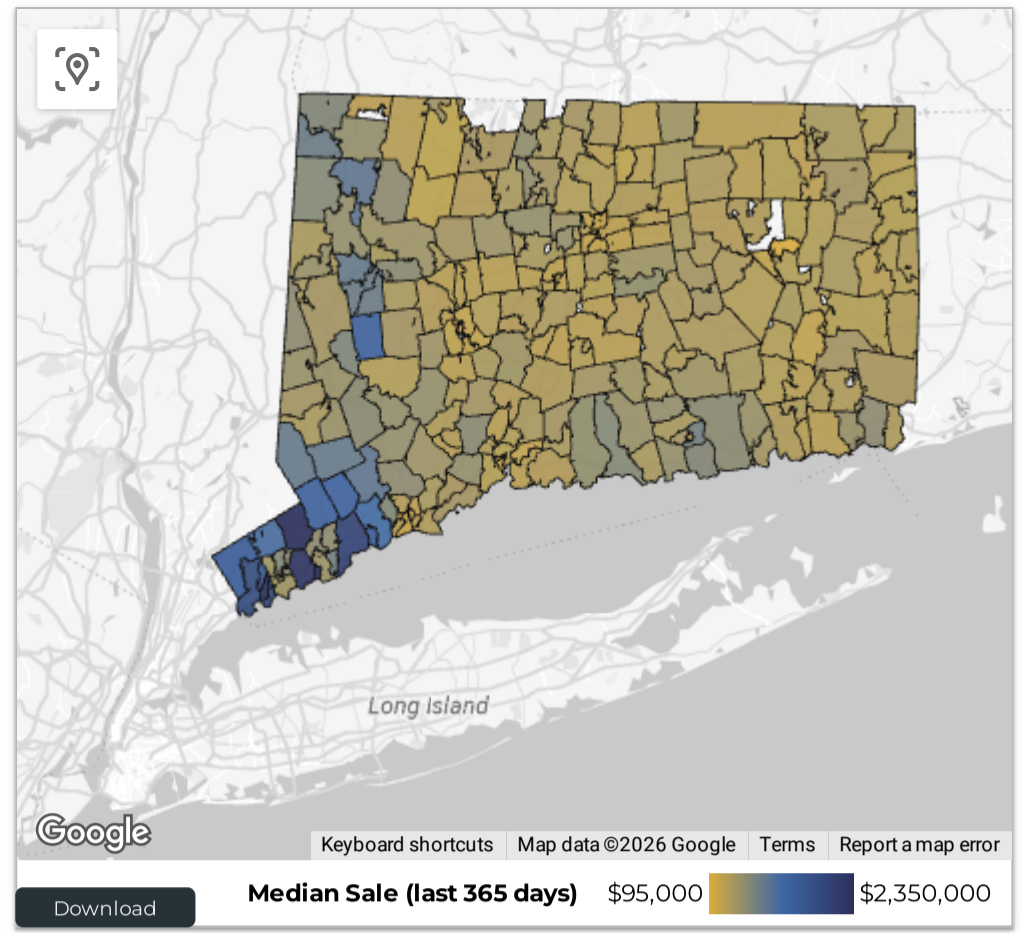
		Average DOM	# Active	
Months of Supply Now	Single Family	\$1,122,063	3,088	27
1.93	Condo	\$473,811	1,012	31
	Grand total	\$962,055	4,100	28
Active				
4,100	Median DOM			
Under Contract	Under Contract-CTS		Total UC	
3,206	2,002		5,208	

March

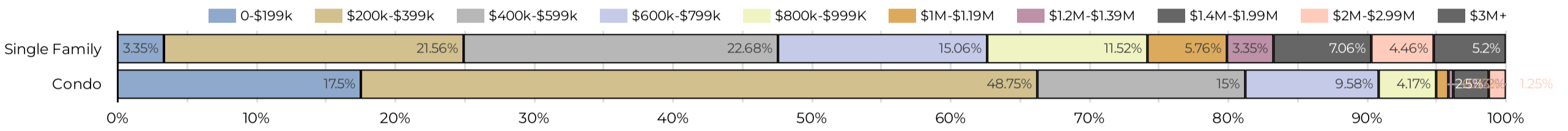
of New Listings (Supply)
3,414
-9.3% from previous year

of New Pending (Demand)
2,445
-13.1% from previous year

New listings & pendings provide a quick pulse on the strength of new buyers & sellers entering this market.



Active Now



Months of Supply By Price Range

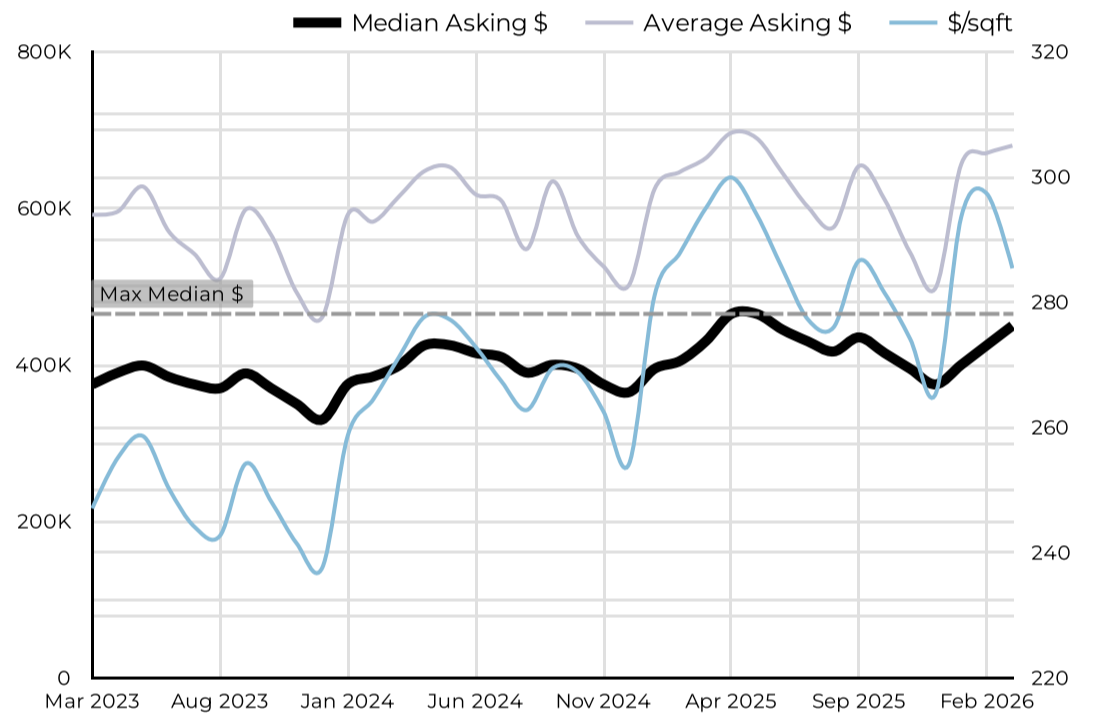
Explore which price ranges may be oversupplied, undersupplied, or in balance with the greater market. Higher MoS may favor buyers, while lower MoS may lean toward sellers.

Asking Price	Months of Supply Now	Active Now	# of Sales Last Month
0-\$199k	1.90	313	165
\$200k-\$399k	1.18	1,111	939
\$400k-\$599k	1.71	890	521
\$600k-\$799k	2.85	578	203
\$800k-\$999k	3.72	350	94
\$1M-\$1.19M	3.78	155	41
\$1.2M-\$1.39M	3.52	116	33
\$1.4M-\$1.99M	4.44	253	57
\$2M-\$2.99M	4.15	141	34
\$3M+	6.03	193	32
Grand total	1.93	4,100	2,119

*All "Active" does not include "Accepting Backup Offers"

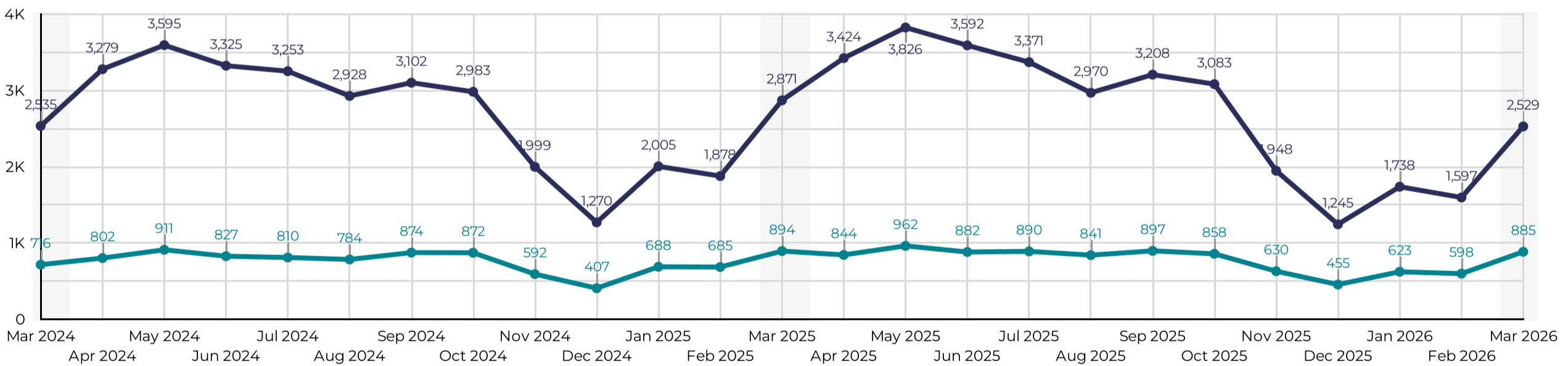
Asking Prices

Use this data to understand recent changes in seller asking prices.



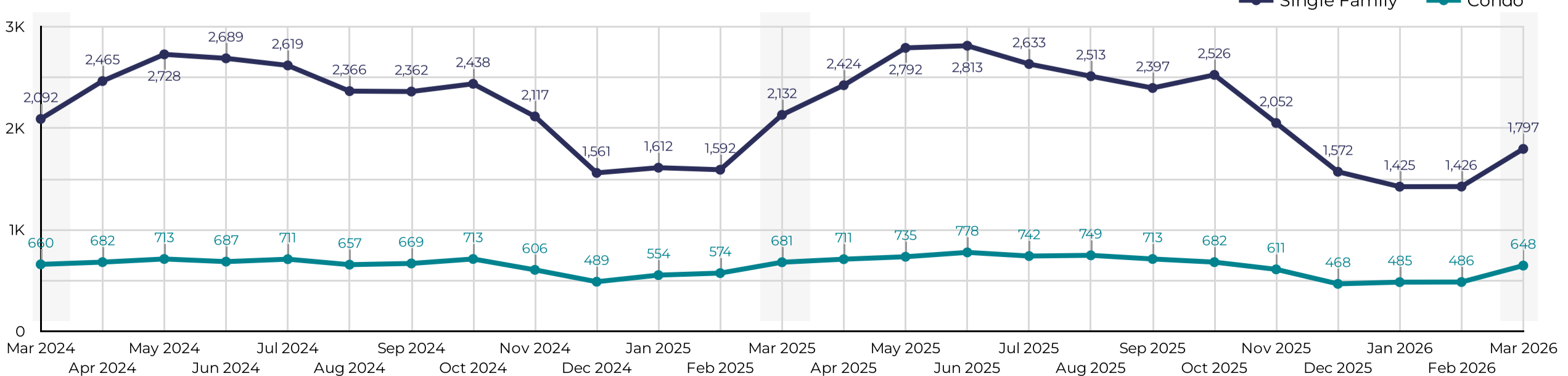
New Listings (new supply)

Use this data to view new inventory delivered in this market over the past 3 years.



New Pendings (new demand)

Use this data to view newly pending properties each month over the past 3 years.



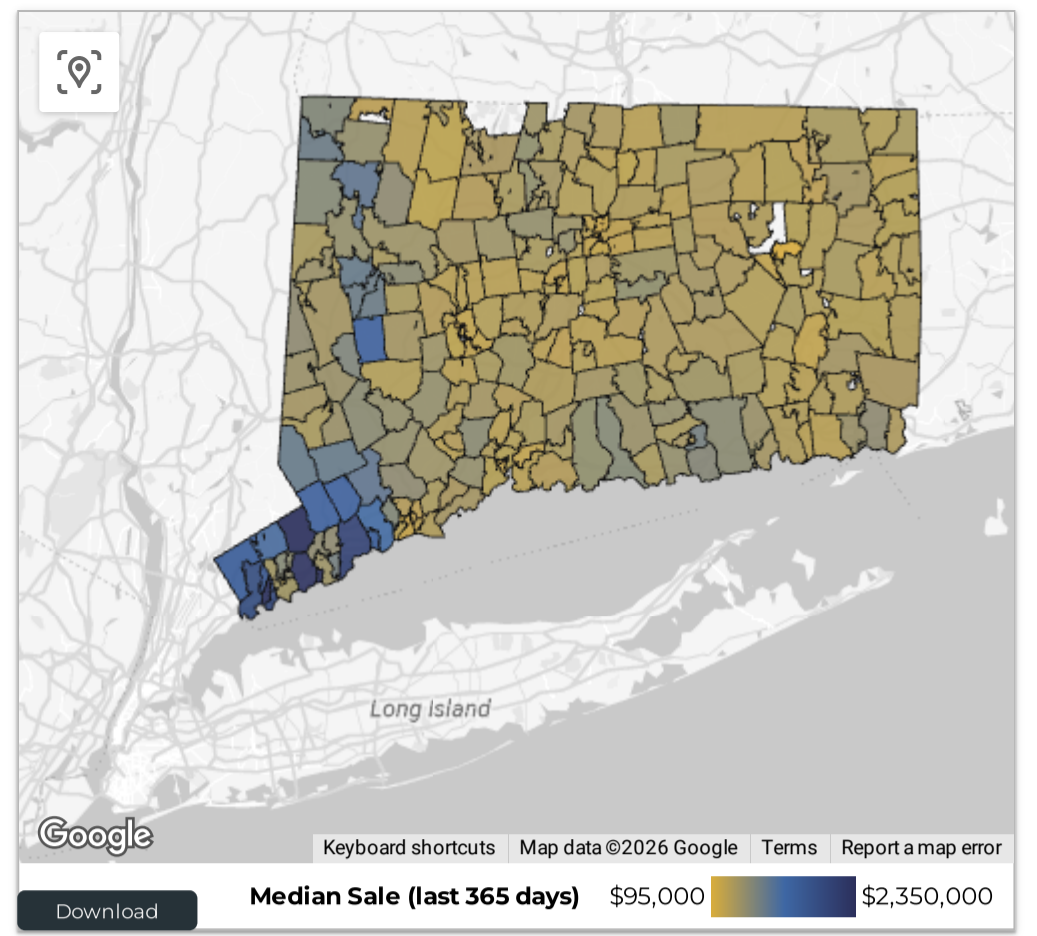
YEARLY Sales & Pricing

SmartMLS® Market Snapshot

All data is updated in realtime in accordance with content from SmartMLS.

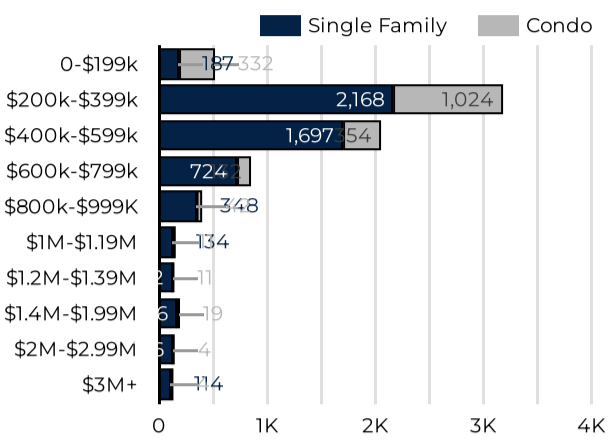
This report provides a snapshot of the market as taken on: Apr 27, 2026

County City Zip
 \$ Between Enter a value and Enter a value Beds
 Sqft Between Enter a value and Enter a value Type



Year-to-Date

Apr 27, 2026



of Sales
7,719
 -9.1% from previous year

Median Sale
\$405,000
 +3.8% from previous year

Median DOM
18
 +6 from previous year

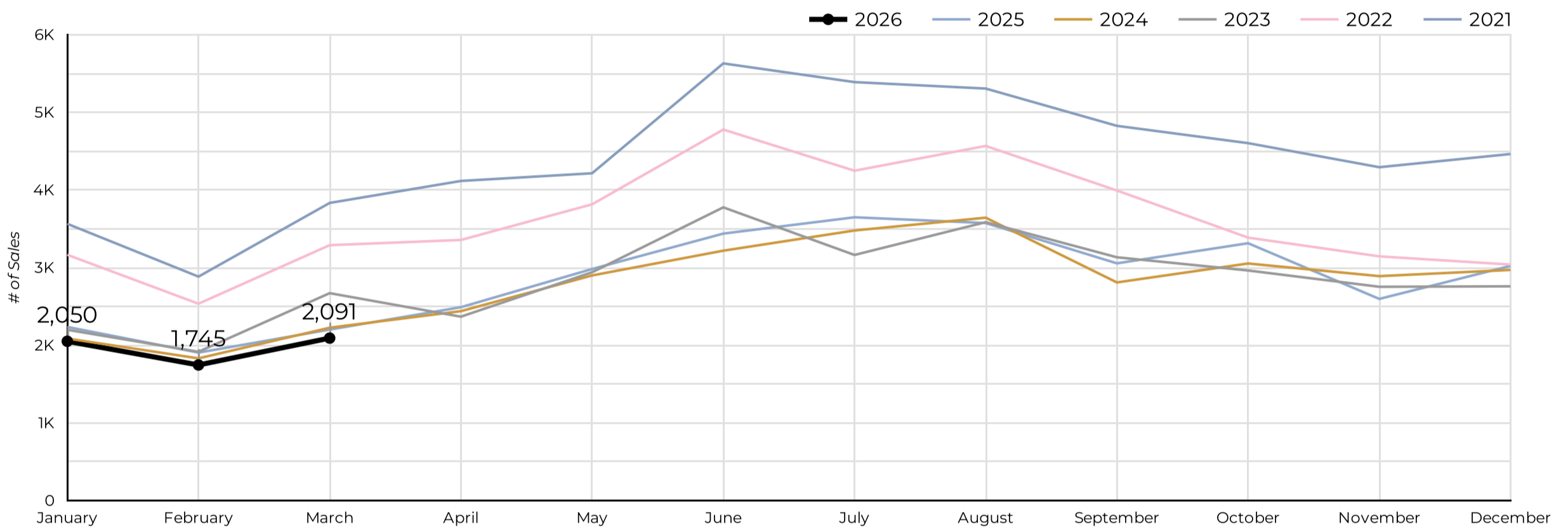
Average DOM
39
 +5.21 from previous year

% Over/Under Asking
1.25%
 -0.4% from previous year

% Over/Under Original Asking
0.19%
 +23.3% from previous year

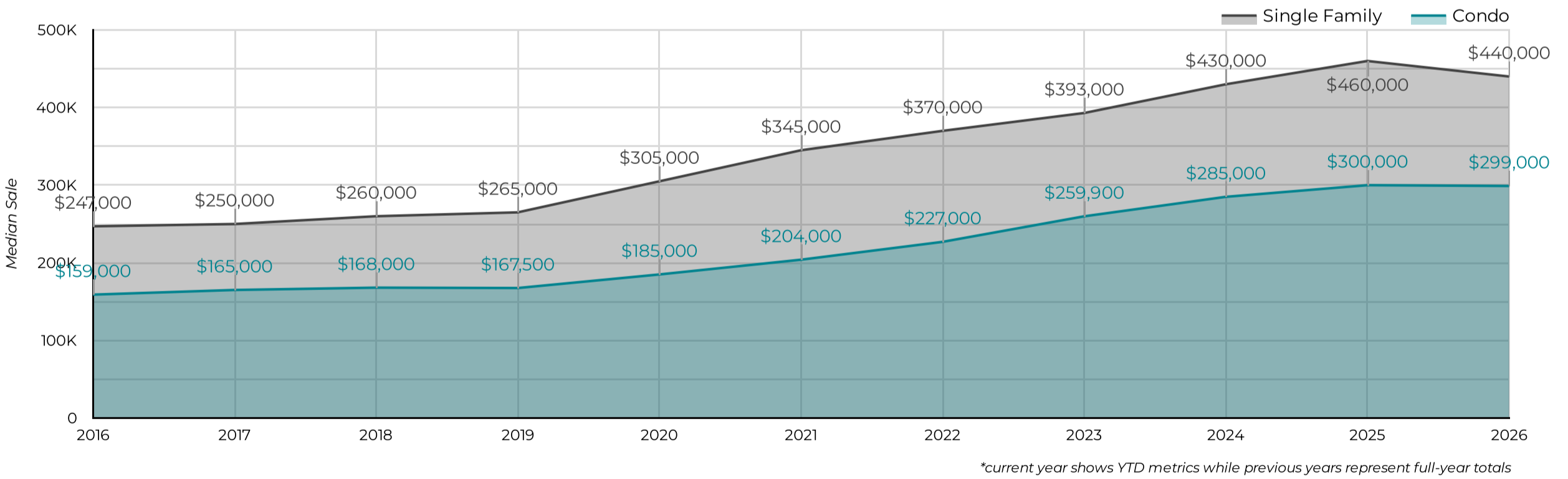
Market Activity By Year

Jan 1, 2020 - Mar 31, 2026



Market Pricing By Type

Jan 1, 2016 - Mar 31, 2026



Market Activity & Pricing By Type

Type	YEAR	# of Sales	\$ Volume	Median Sale	Average Sale	\$/sqft
Single Family	2026	4,480	\$2,835,311,345	\$430,000	\$632,882	\$286
	2025	26,910	\$17,700,284,082	\$460,000	\$657,758.61	\$289
	2024	26,484	\$16,084,779,400	\$430,000	\$607,339.5	\$270
	2023	26,870	\$15,089,443,874	\$393,000	\$561,572.16	\$248
	2022	34,024	\$18,067,615,163	\$370,000	\$531,025.6	\$231
	2021	42,046	\$21,140,458,092	\$345,000	\$502,793.56	\$211
	2020	42,456	\$18,704,638,307	\$305,000	\$440,565.25	\$182
	2019	35,444	\$12,835,709,606	\$265,000	\$362,140.55	\$162
	2018	35,217	\$12,888,579,704	\$260,000	\$365,976.08	\$159
	2017	35,855	\$12,928,932,342	\$250,000	\$360,599.44	\$159

YEARLY Buyer Demand

SmartMLS® Market Snapshot

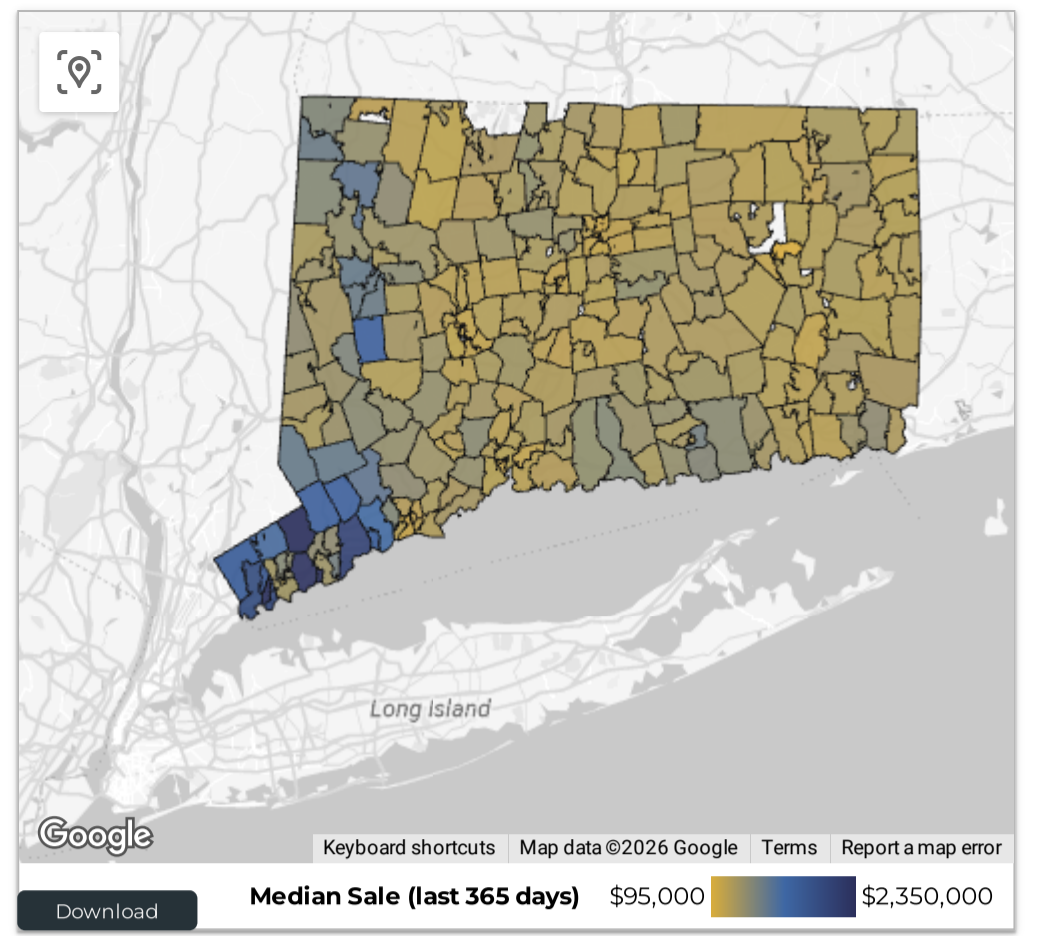
All data is updated in realtime in accordance with content from SmartMLS.

This report provides a snapshot of the market as taken on: Apr 27, 2026

County City Zip

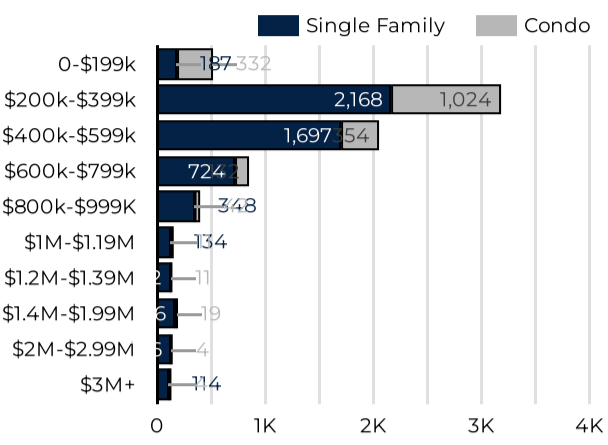
\$ Between and Beds

Sqft Between and Type



Year-to-Date

Apr 27, 2026



of Sales **7,719**
 ↓ -9.1% from previous year

Median Sale **\$405,000**
 ↑ 3.8% from previous year

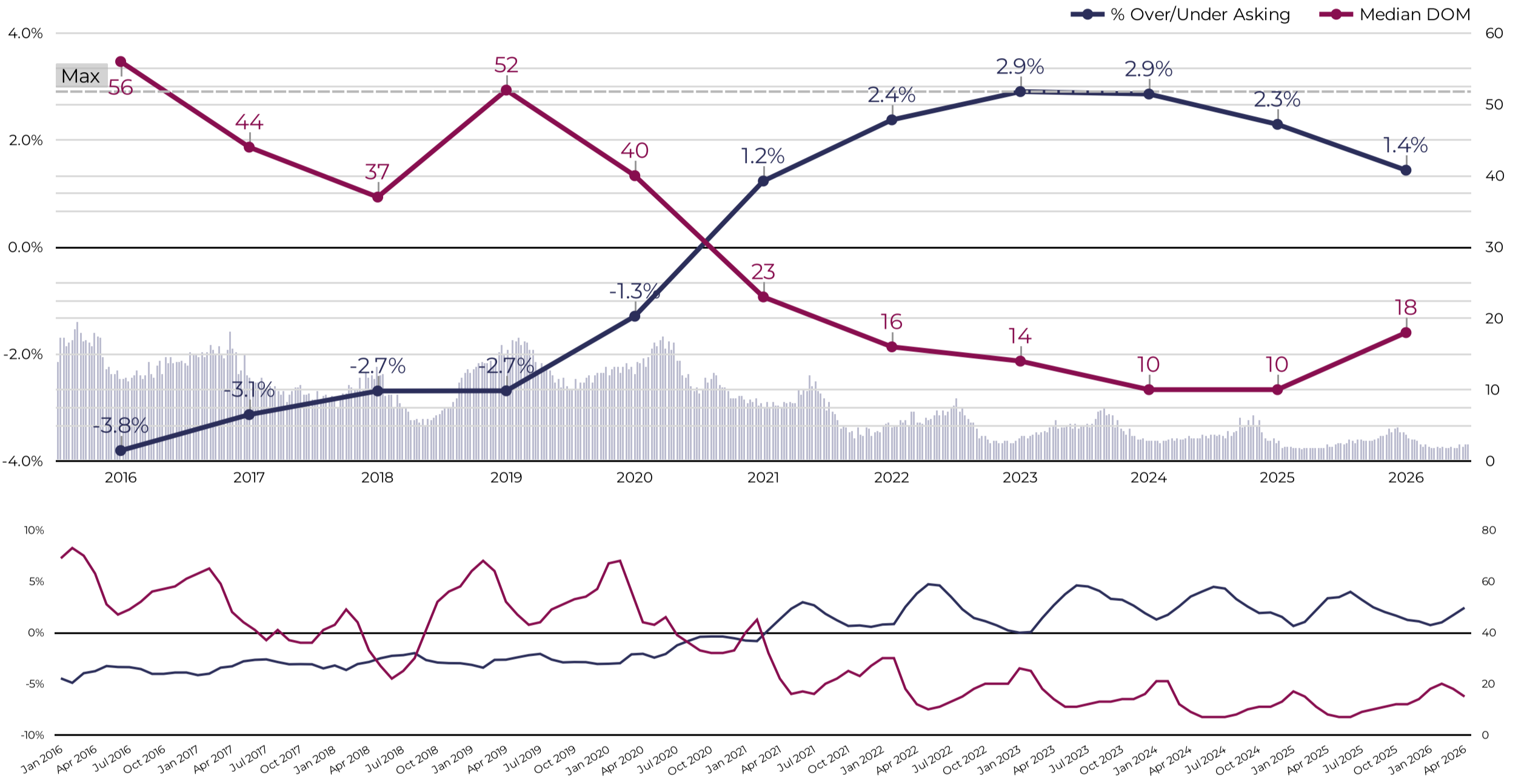
Total Volume **\$4,488,192,898**
 ↓ -2.5% from previous year

Average Sale **\$581,447**
 ↑ 7.3% from previous year

\$/sqft **\$287**
 ↑ 5.6% from previous year

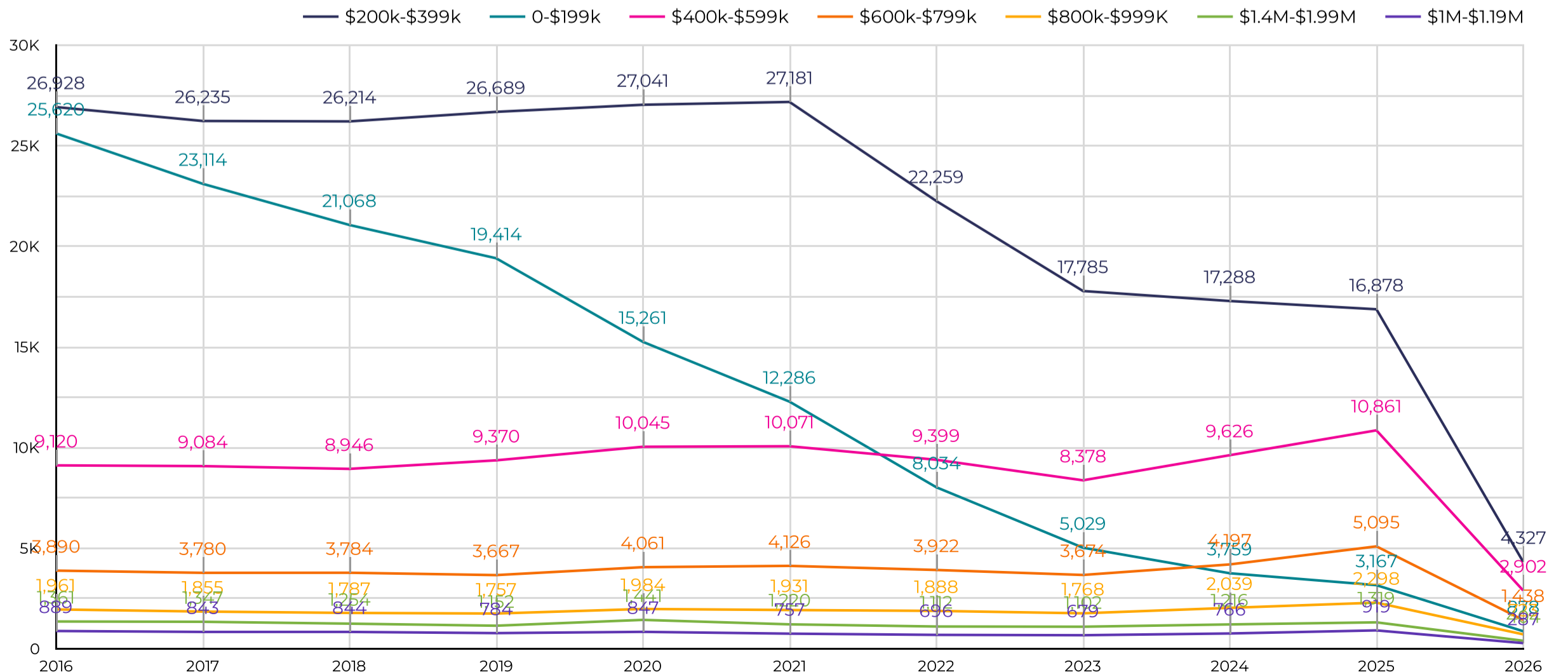
Median DOM **18**
 ↑ 6 from previous year

Buyer Demand By Year



New Listings By Price Range

Price Ranges (7 max)

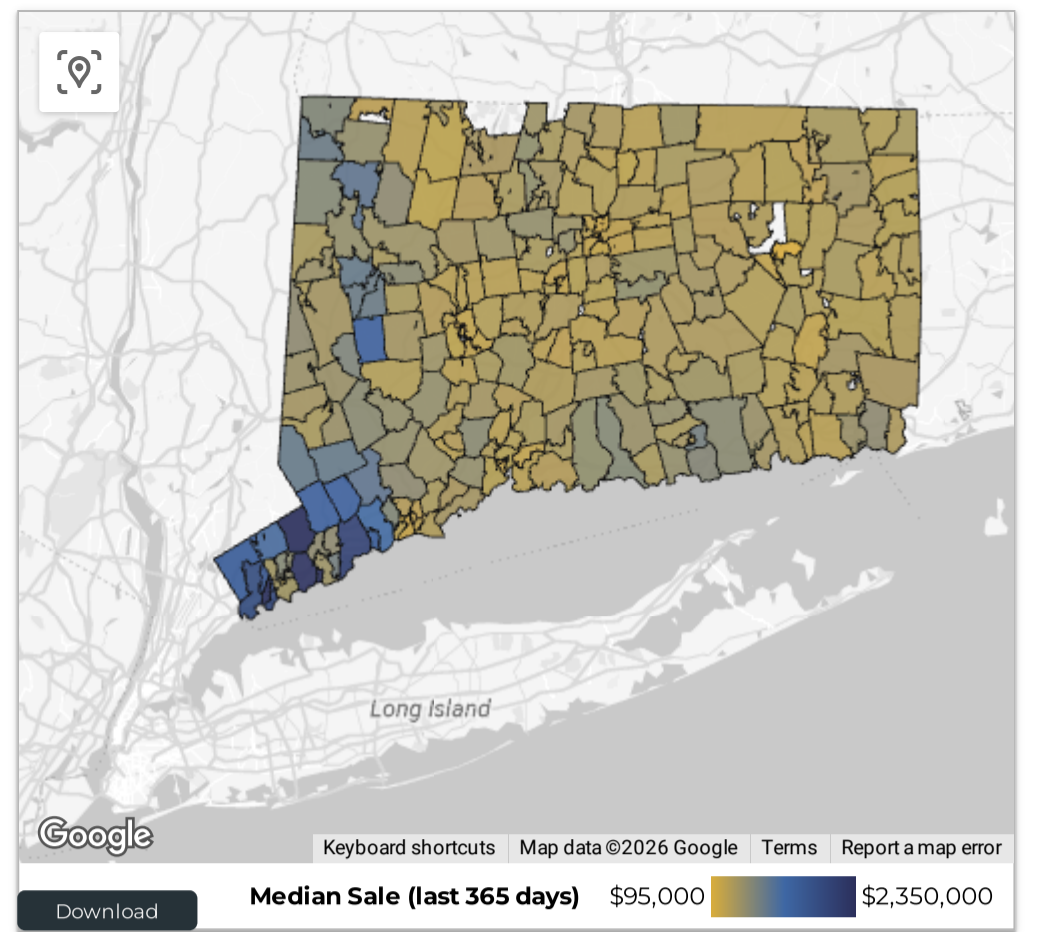


WEEKLY Sales

SmartMLS® Market Snapshot

All data is updated in realtime in accordance with content from SmartMLS.
 This report provides a snapshot of the market as taken on: Apr 27, 2026

County City Zip
 \$ Between Enter a value and Enter a value Beds
 Sqft Between Enter a value and Enter a value Type



Year-to-Date

Apr 27, 2026

Market Activity

of Sales
7,719
 -9.1% from last year YTD

Total Volume
\$4.49B
 -2.5% from last year YTD

Market Pricing

Median Sale
\$405,000
 +3.8% from last year YTD

\$/sqft
\$286
 +5.7% from last year YTD

Buyer Demand

Median DOM
18
 +6 from last year YTD

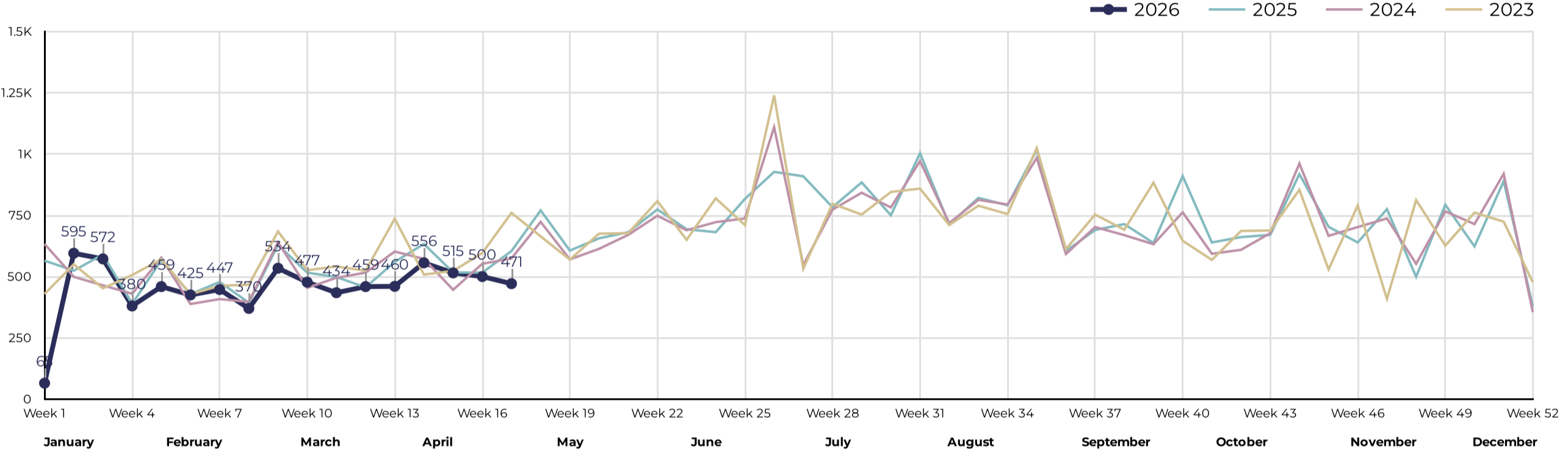
% Over/Under Asking
1.4%
 -0.34% from last year YTD

Inventory

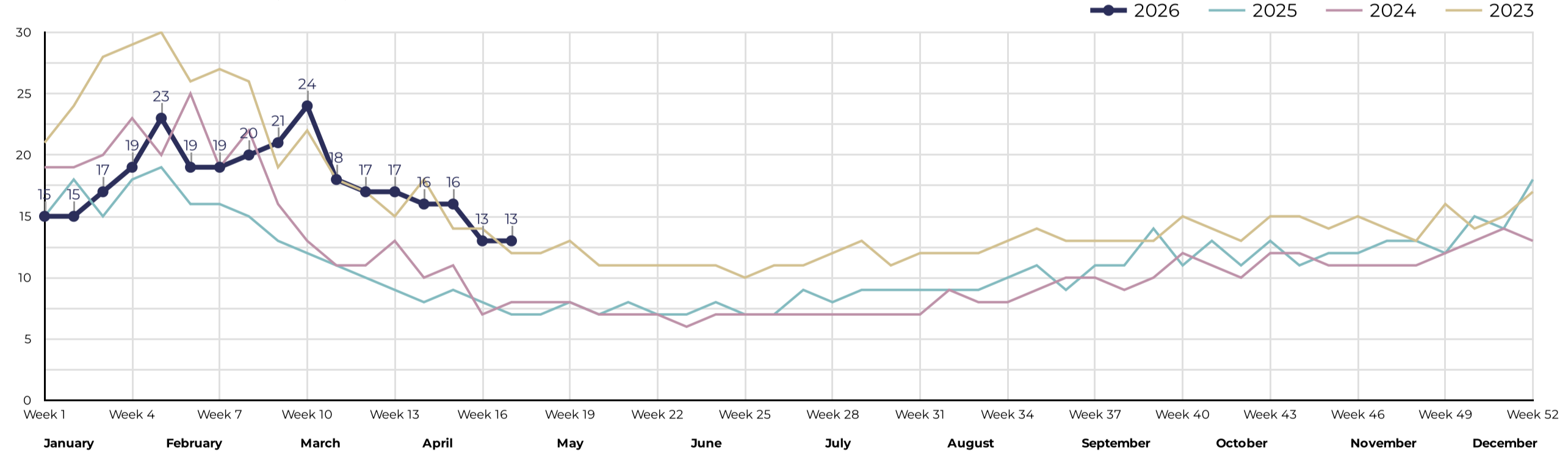
of New Listings
11,736
 -7.4% from last year YTD

of Pending
8,051
 -17.5% from last year YTD

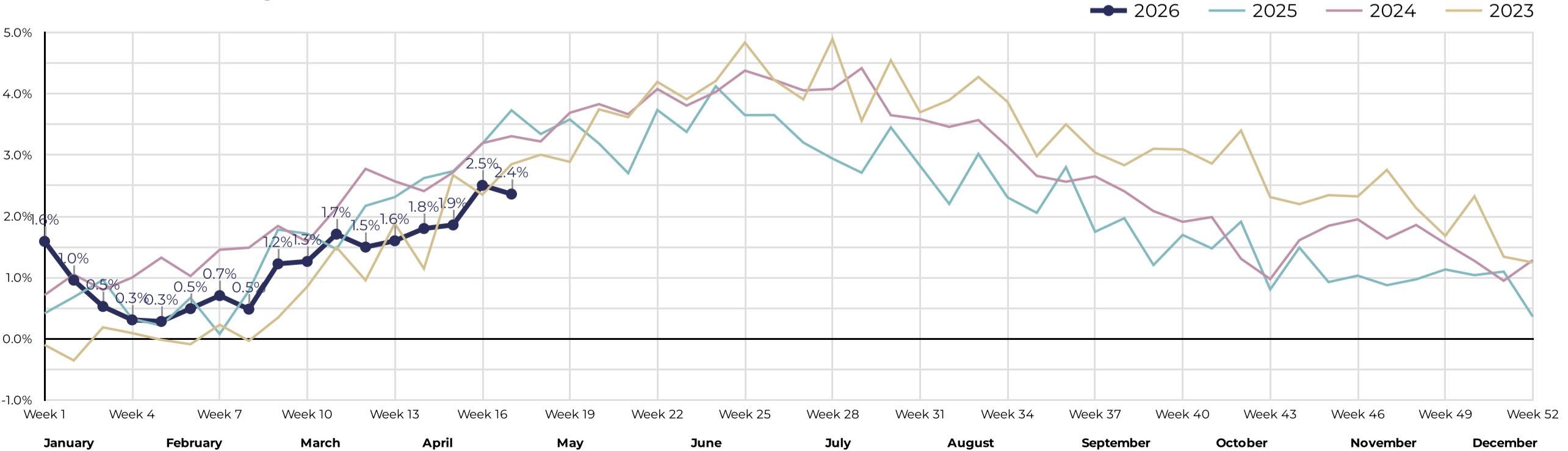
Sales By Week



Days on Market By Week (median)



% Over or Under Asking By Week



WEEKLY Inventory

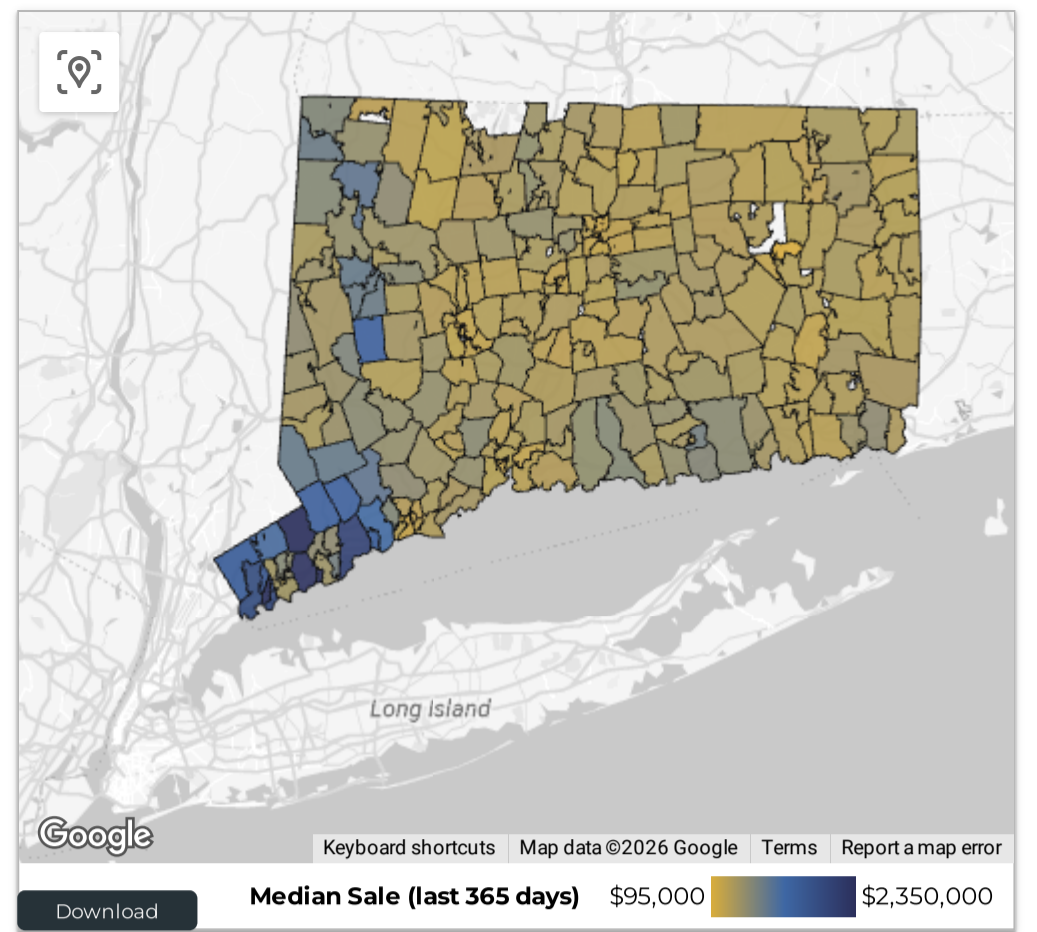
SmartMLS® Market Snapshot

All data is updated in realtime in accordance with content from SmartMLS.

This report provides a snapshot of the market as taken on: Apr 27, 2026

Enter a value and Enter a value

Enter a value and Enter a value



Year-to-Date

Apr 27, 2026

Market Activity

of Sales
7,719
↓ -9.1% from last year YTD

Total Volume
\$4.49B
↓ -2.5% from last year YTD

Market Pricing

Median Sale
\$405,000
↑ 3.8% from last year YTD

\$/sqft
\$286
↑ 5.7% from last year YTD

Buyer Demand

Median DOM
18
↑ 6 from last year YTD

% Over/Under Asking
1.4%
↓ -0.34% from last year YTD

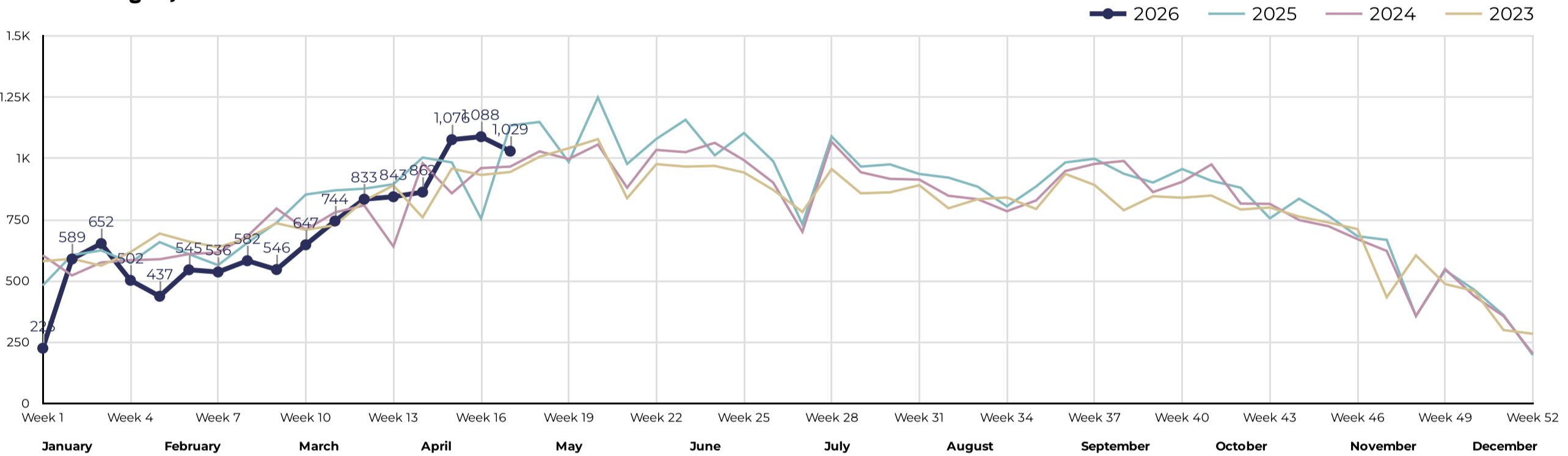
Inventory

of New Listings
11,736
↓ -7.4% from last year YTD

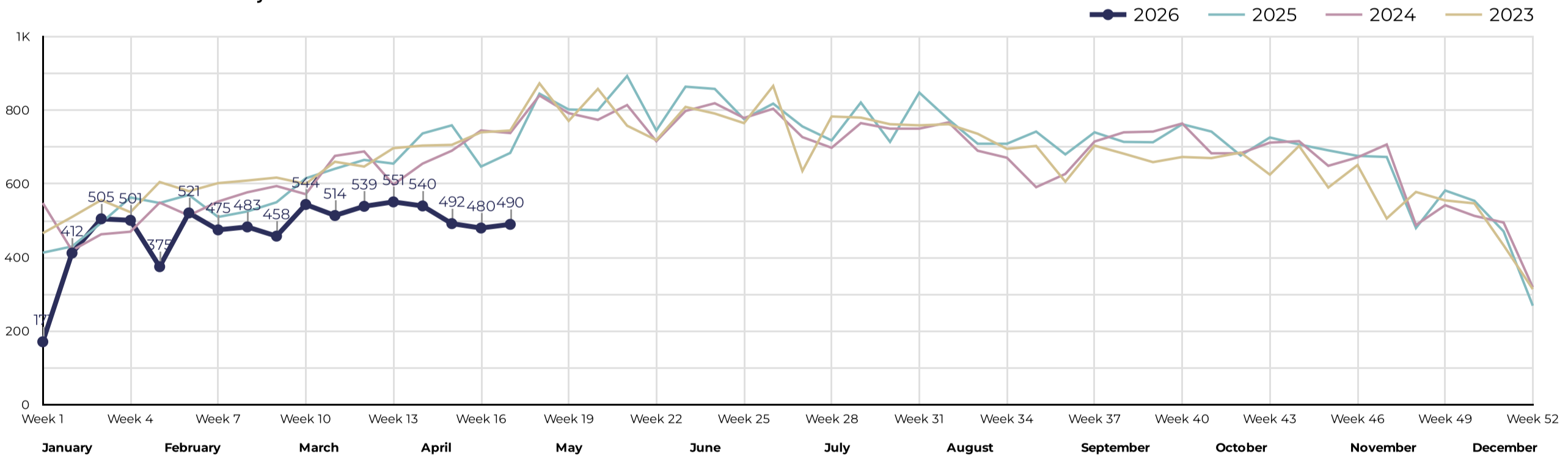
of Pendings
8,051
↓ -17.5% from last year YTD

New Listings By Week

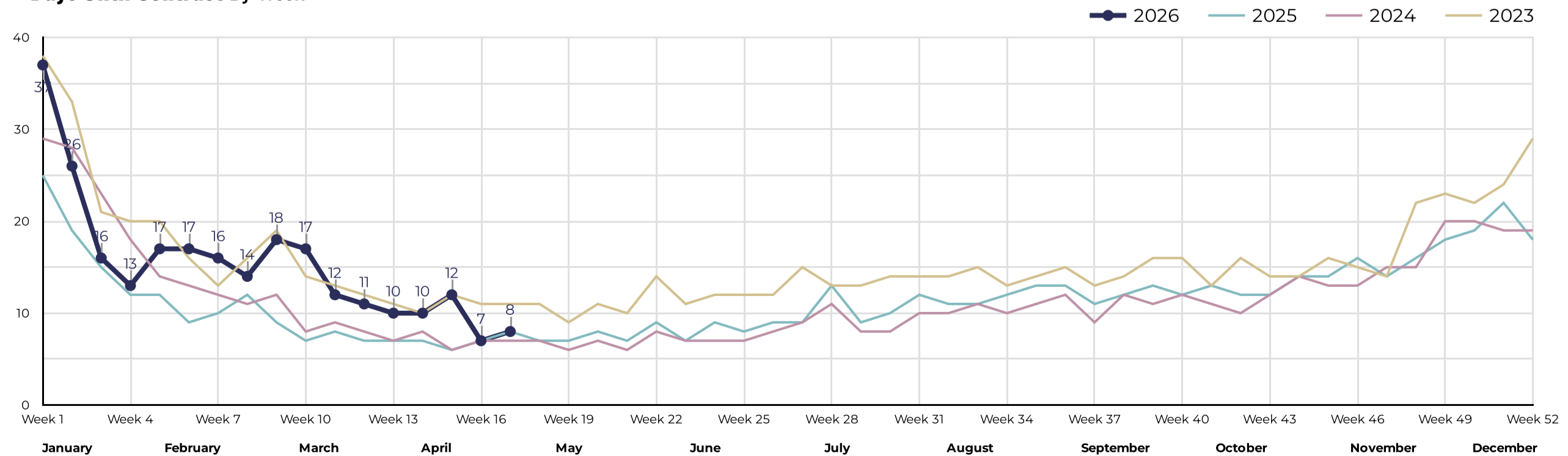
Jan 1, 2023 - Apr 26, 2026



New Under Contracts By Week



Days Until Contract By Week



HOUSING BREAKDOWN By Beds/Price/Size

SmartMLS® Market Snapshot

All data is updated in realtime in accordance with content from SmartMLS.
This report provides a snapshot of the market as taken on: Apr 27, 2026

County City Zip

\$ Between and Beds

Sqft Between and Type

Housing Breakdown

Apr 1, 2025 - Apr 26, 2026

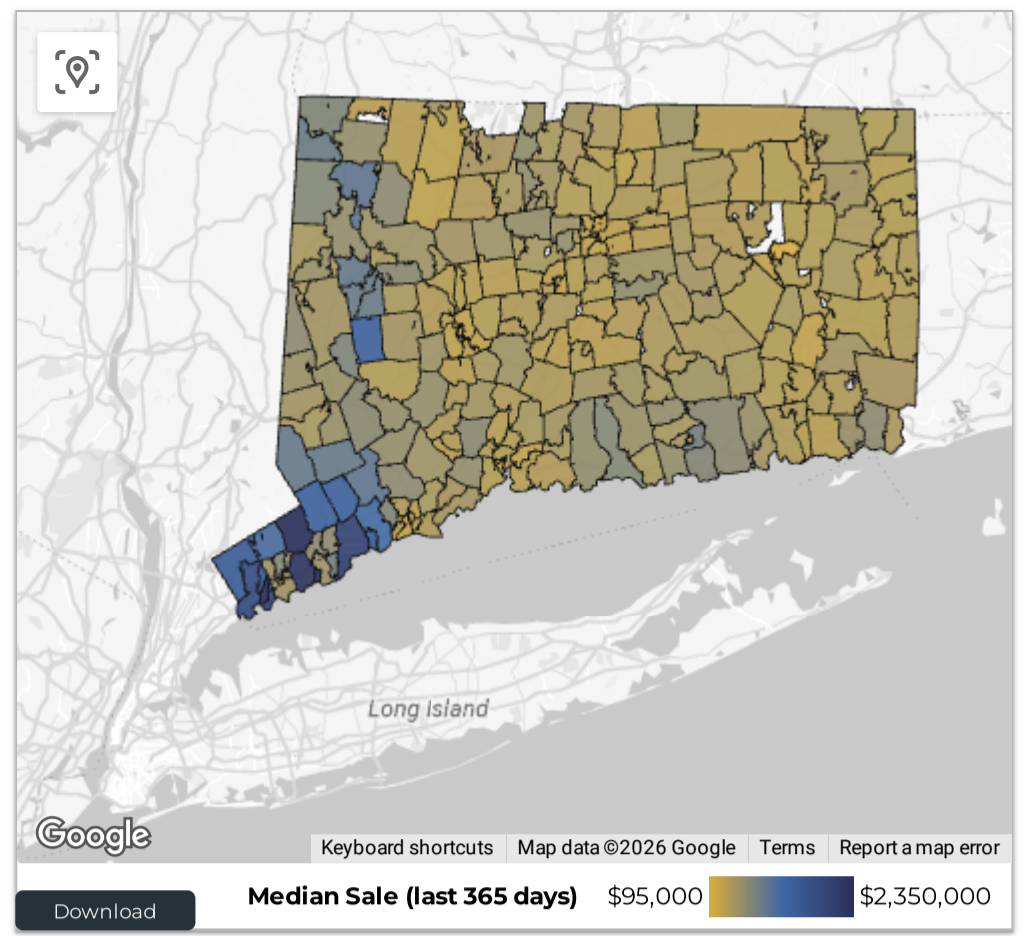
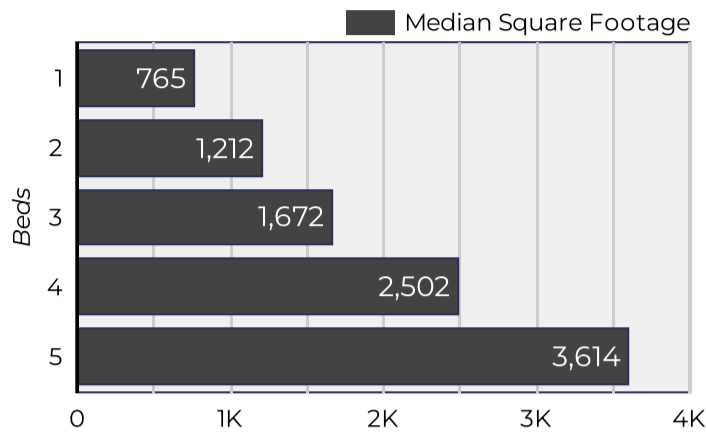
*6yr max

of Sales **36,164**

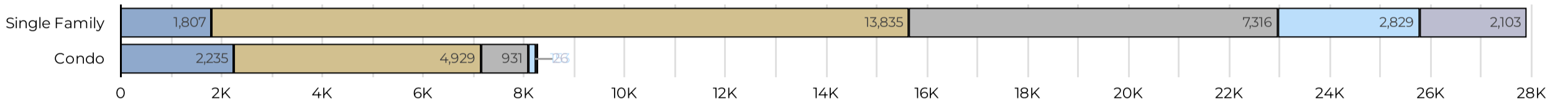
Average Sqft **1,999**

Average # of Beds **3.0**

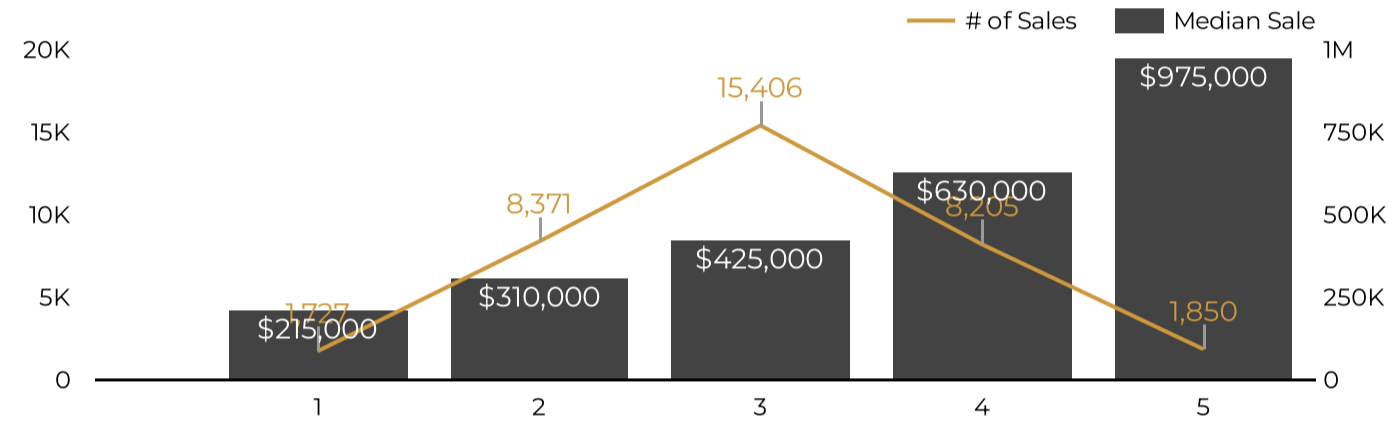
Median Year Built **1969**



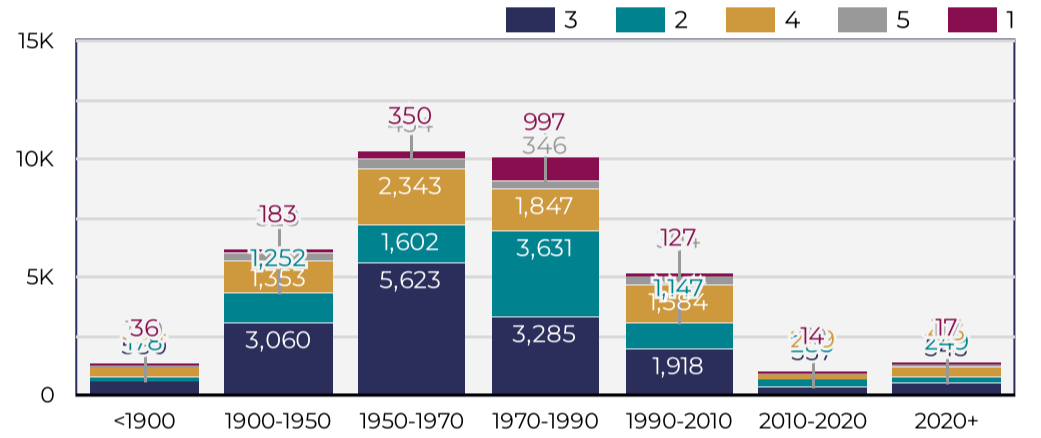
Square Footage



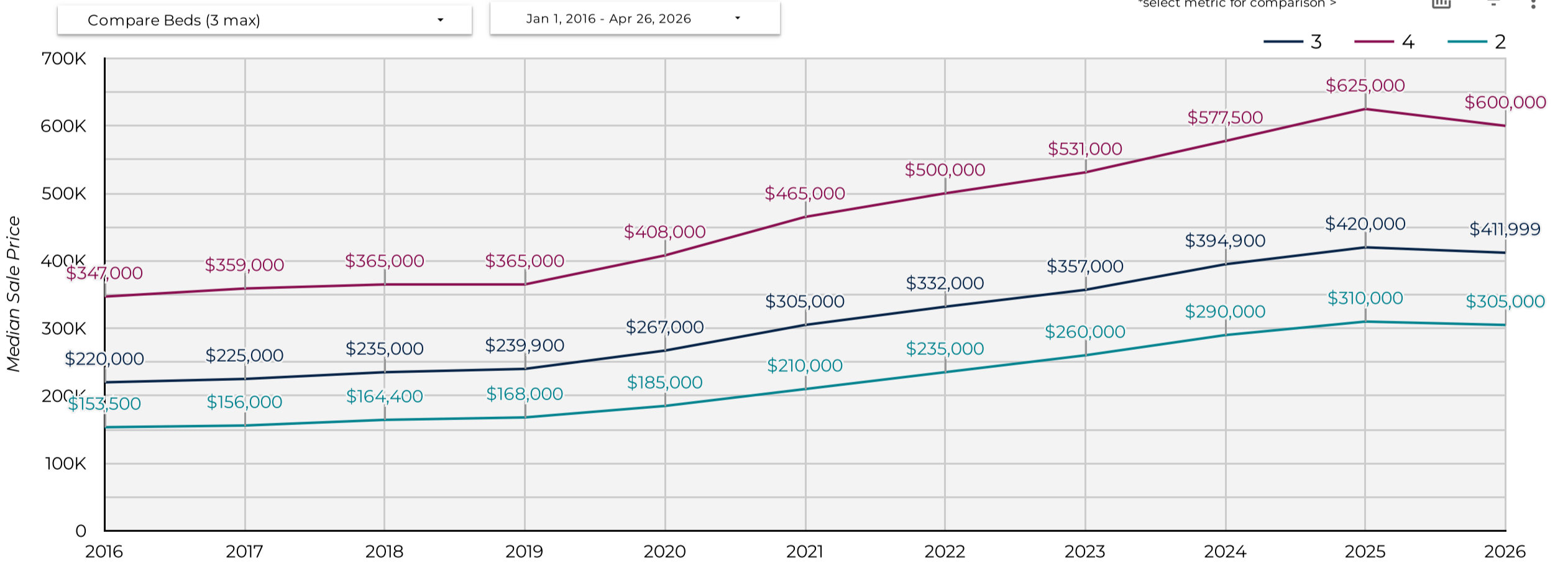
Median Sale Price By Bedrooms



of Sales By Year Built



Bedrooms Over Time



Data By Price Range

\$	# of Sales	Average SqFt	0-2 Beds	3 Beds	4+ Beds	Median DOM	% Over
0-\$199k	2,278	922	1,925	286	58	16	-2.1%
\$200k-\$399k	13,609	1,359	5,757	6,211	1,634	10	2.1%
\$400k-\$599k	10,028	1,927	1,746	5,689	2,593	9	2.6%
\$600k-\$799k	4,419	2,504	432	1,870	2,115	11	2.4%
\$800k-\$999K	1,966	2,987	133	583	1,248	11	2.8%
\$1M-\$1.19M	800	3,289	43	197	560	14	2.9%
\$1.2M-\$1.39M	686	3,486	39	181	465	14	3.7%
\$1.4M-\$1.99M	1,017	3,757	51	204	762	16	3.0%
\$2M-\$2.99M	646	4,399	12	68	563	19	2.0%
\$3M+	516	6,463	2	24	487	29	0.3%
Grand total	35,965	1,998	10,140	15,313	10,485	11	2.1%

MONTHLY Data Tables

SmartMLS® Market Snapshot

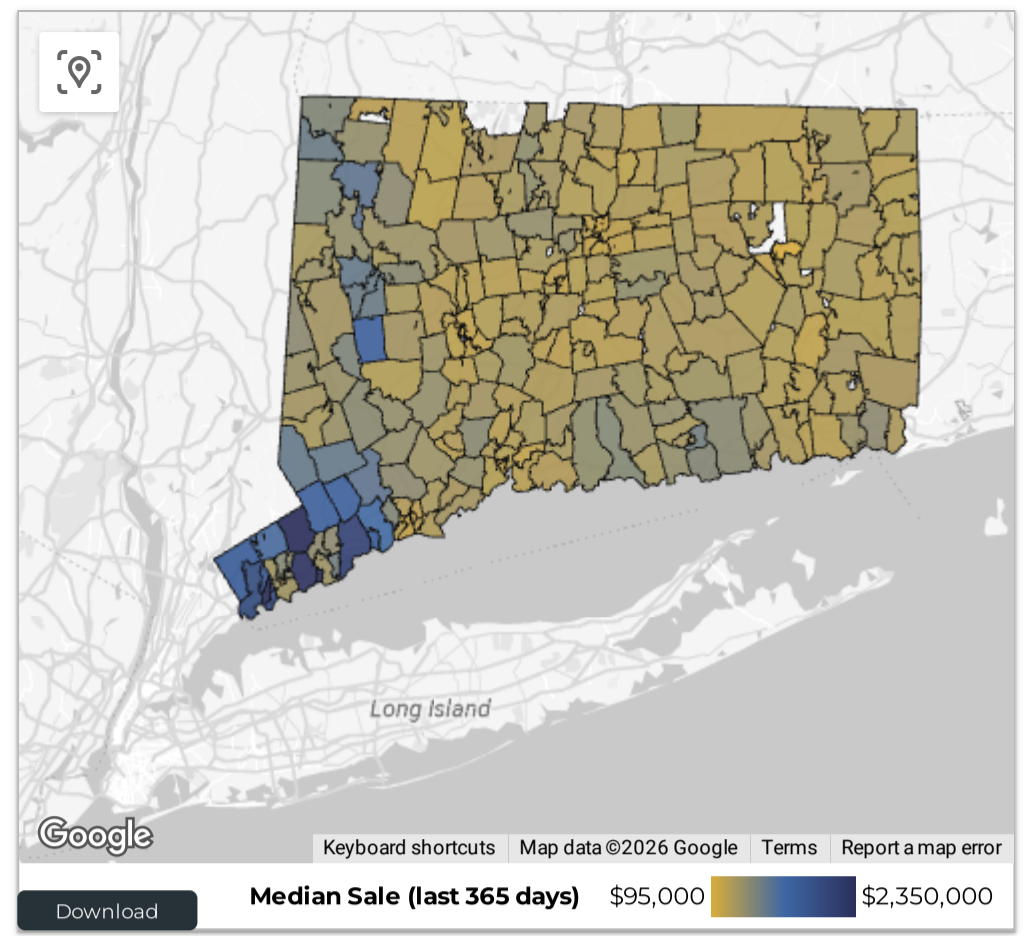
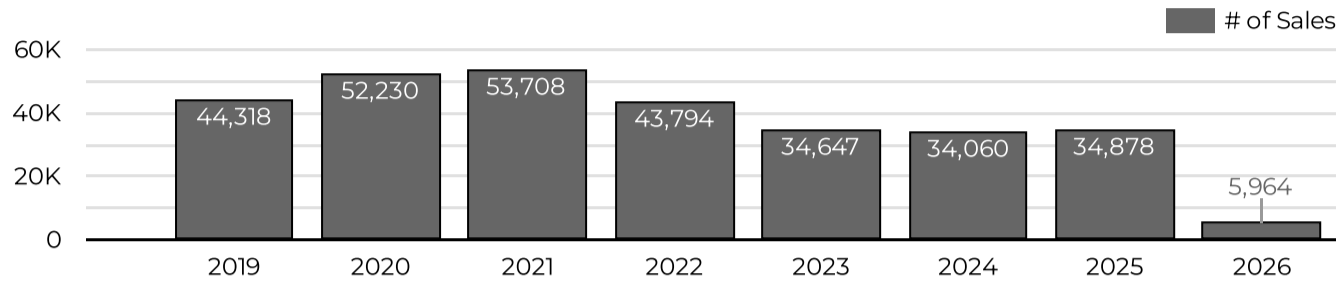
All data is updated in realtime in accordance with content from SmartMLS.

This report provides a snapshot of the market as taken on: Apr 27, 2026

County City Zip
 \$ Between Enter a value and Enter a value Beds
 Sqft Between Enter a value and Enter a value Type

Historical Data Tables

Use tables below to display monthly/year totals for the years & metrics selected. Tables can be exported to excel by clicking 3 dots on upper right of table.



Jan 1, 2019 - Mar 31, 2026

Sales Activity By Year

*select metric >

	YEAR / # of Sales							
	2019	2020	2021	2022	2023	2024	2025	2026
January	2,525	2,743	3,627	3,195	2,222	2,116	2,264	2,071
February	2,325	2,464	2,940	2,558	1,933	1,860	1,927	1,774
March	2,981	3,176	3,886	3,319	2,701	2,266	2,242	2,119
April	3,403	3,206	4,198	3,412	2,407	2,496	2,522	
May	4,285	3,439	4,279	3,871	2,980	2,959	3,024	
June	4,770	4,077	5,673	4,843	3,823	3,270	3,491	
July	4,708	5,755	5,433	4,299	3,201	3,531	3,697	
August	4,717	5,817	5,342	4,610	3,638	3,689	3,603	
September	3,748	5,583	4,861	4,033	3,169	2,849	3,089	
October	3,803	5,836	4,634	3,412	3,000	3,089	3,348	
November	3,389	4,884	4,327	3,173	2,782	2,919	2,622	
December	3,664	5,250	4,508	3,069	2,791	3,016	3,049	
Grand total	44,318	52,230	53,708	43,794	34,647	34,060	34,878	5,964

Listing Activity By Year

*select metric >

	YEAR / # of New Listings							
	2019	2020	2021	2022	2023	2024	2025	2026
January	4,456	4,371	3,556	2,858	2,583	2,442	2,693	2,361
February	4,614	4,992	3,586	3,287	2,673	2,723	2,563	2,195
March	6,302	5,341	5,878	4,837	3,533	3,251	3,765	3,414
April	7,326	3,236	6,355	5,363	3,724	4,081	4,268	
May	7,900	5,651	6,648	5,826	4,343	4,506	4,788	
June	6,552	7,107	6,770	5,959	4,209	4,152	4,474	
July	5,860	6,993	6,218	4,904	3,730	4,063	4,261	
August	5,279	6,230	5,552	4,355	3,741	3,712	3,811	
September	5,717	6,495	5,097	4,069	3,687	3,976	4,105	
October	5,072	5,983	4,520	3,617	3,553	3,855	3,941	
November	3,387	4,002	3,496	2,698	2,819	2,591	2,578	
December	2,204	2,781	2,323	1,727	1,703	1,677	1,700	
Grand total	64,669	63,182	59,999	49,500	40,298	41,029	42,947	7,970

MARKET CYCLES Market Temperature & Pricing

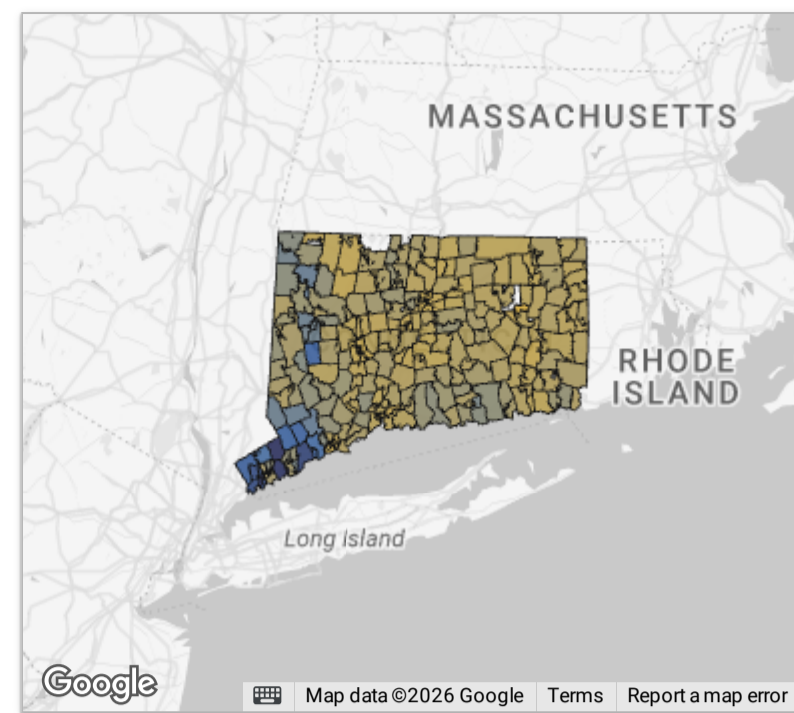
SmartMLS® Market Snapshot

All data is updated in realtime in accordance with content from SmartMLS.

This report provides a snapshot of the market as taken on: Apr 27, 2026

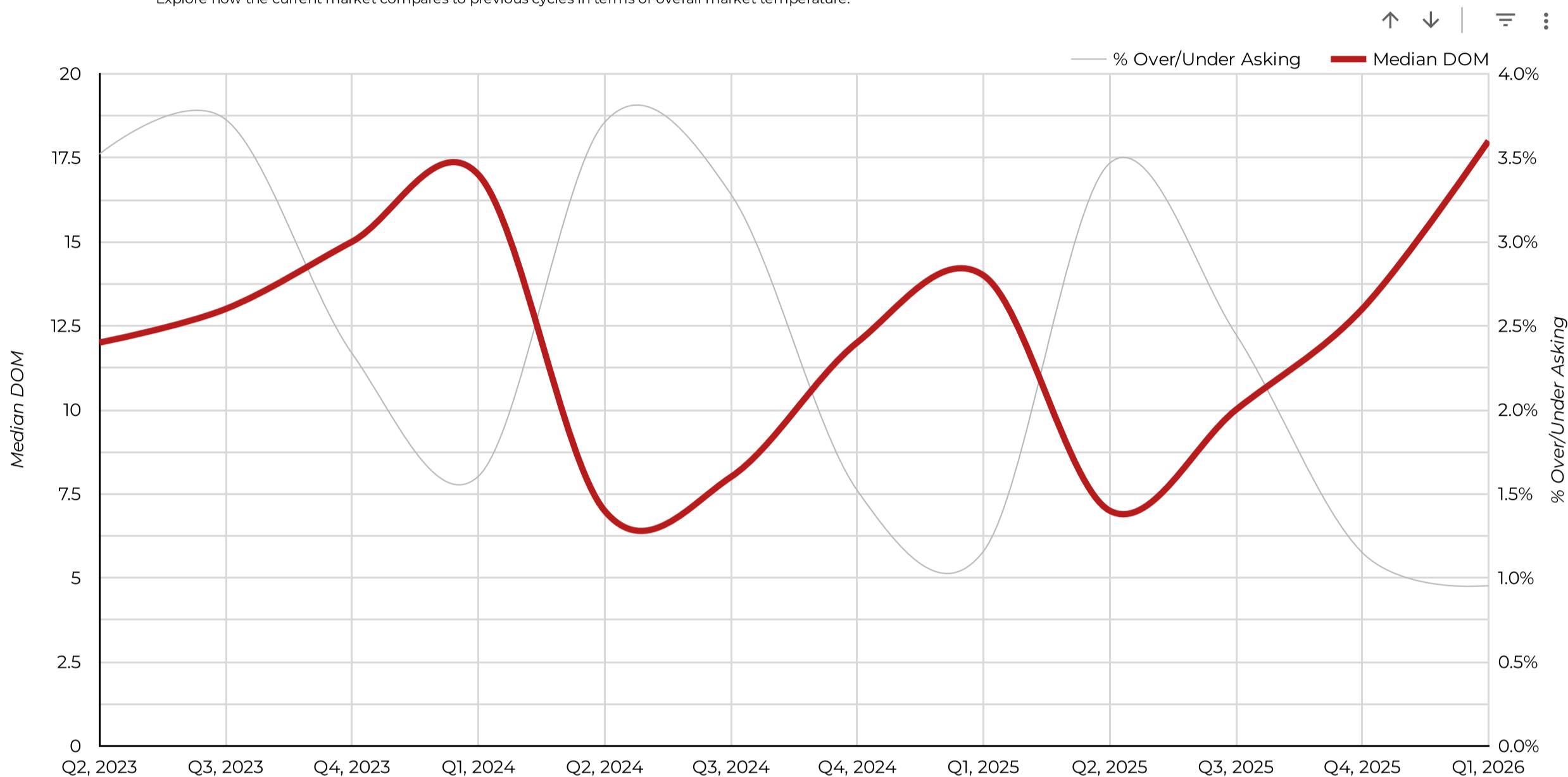
and

and



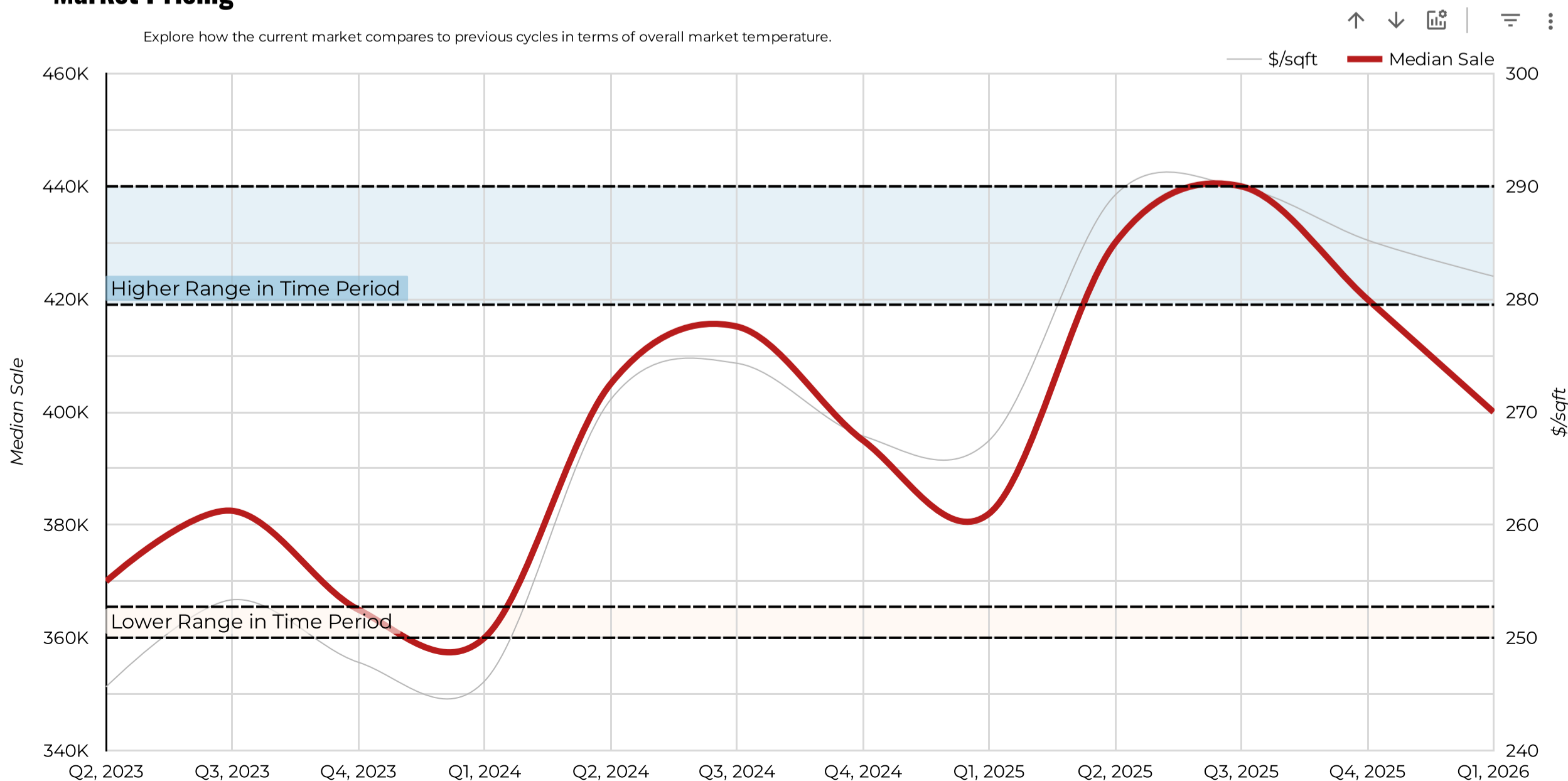
Market Temperature

Explore how the current market compares to previous cycles in terms of overall market temperature.



Market Pricing

Explore how the current market compares to previous cycles in terms of overall market temperature.



MONTHLY Price Drops

SmartMLS® Market Snapshot

All data is updated in realtime in accordance with content from SmartMLS.

This report provides a snapshot of the market as taken on: Apr 27, 2026

Active Now Apr 27, 2026

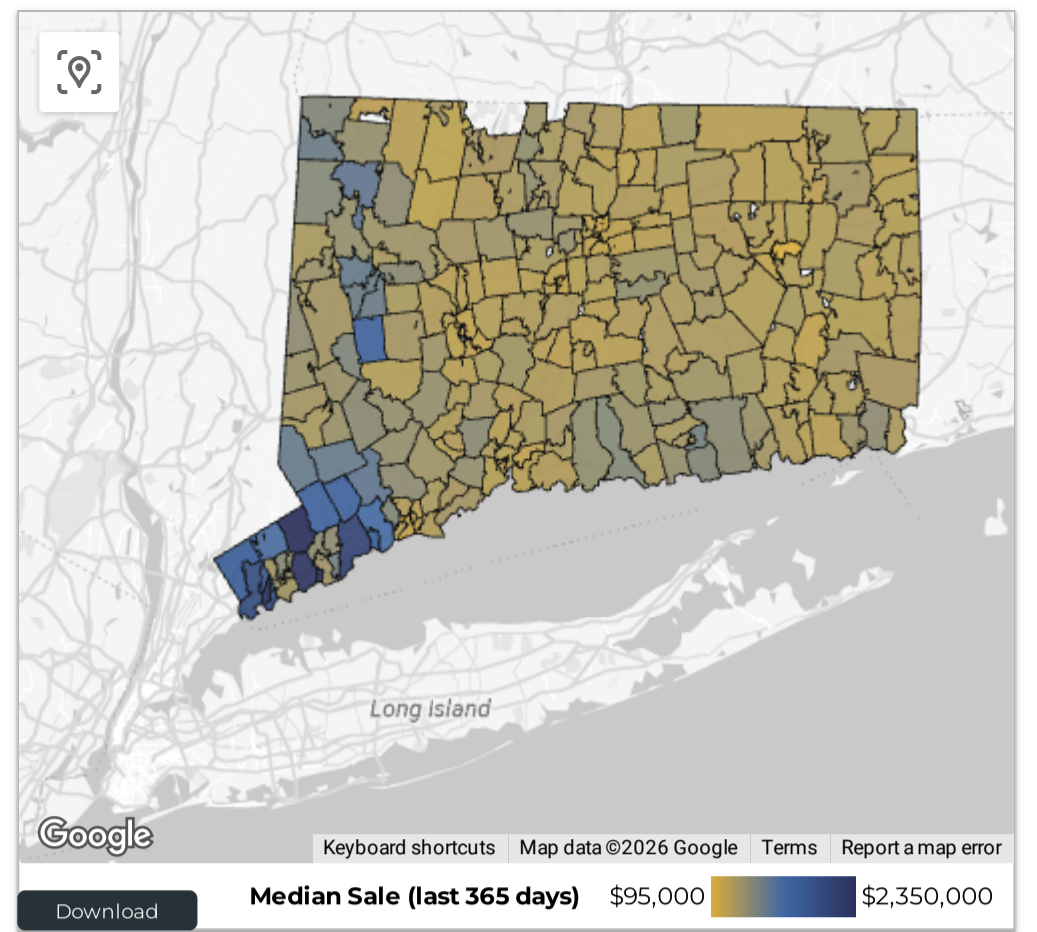
On Closed Sales Feb 1, 2026 - Apr 27, 2026 *6yr max

Active **4,100** W/ a Price Drop **926** **23%**

of Sales **5,648** # w/ a Price Drop **1,176**

New Field **8.5%** Days (listed -> price drop) **27**

% Total Drop (orig->close\$) **9.6%** Days (price drop->pending) **42**



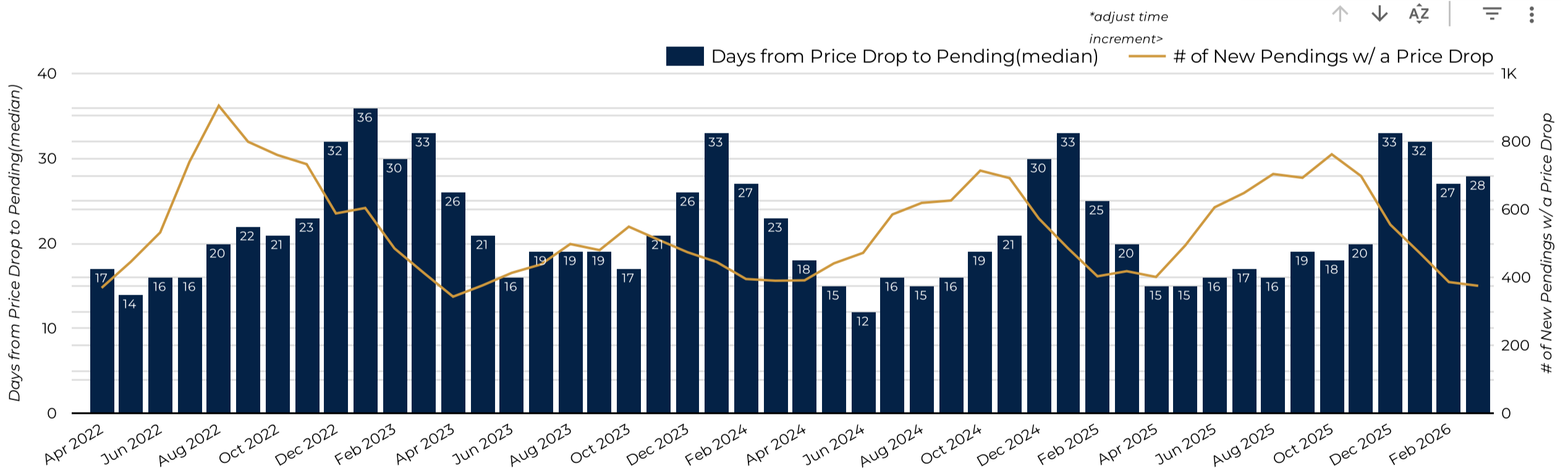
Price Drops By Price Range

Asking \$	Active Now	Active w/PD	% with a Price Drop	Average Price Drop
0-\$199k	313	76	24%	7%
\$200k-\$399k	1,111	285	26%	6%
\$400k-\$599k	890	218	24%	6%
\$600k-\$799k	578	146	25%	7%
\$800k-\$999k	350	58	17%	7%
\$1M-\$1.19M	155	30	19%	9%
\$1.2M-\$1.39M	116	20	17%	10%
\$1.4M-\$1.99M	253	47	19%	10%
\$2M-\$2.99M	141	25	18%	10%
\$3M+	193	21	11%	13%
Grand total	4,100	926	23%	9%

Price Drop Outcomes

In the last 90 days, listings that dropped their price went pending after a median of **26** days in this market. Here is how that number has changed over time.

Apr 1, 2022 - Mar 31, 2026



Price Drop Amounts

