

MONTHLY Sales & Pricing

SmartMLS® Market Snapshot: Multi-Family

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 Zip

City Type

SqFtTotal Between Enter a value and Enter a value

Jan 1, 2026 - Apr 27, 2026

of Sales **778**
↓ -5.9% from previous year ↑ 0.9% from previous year

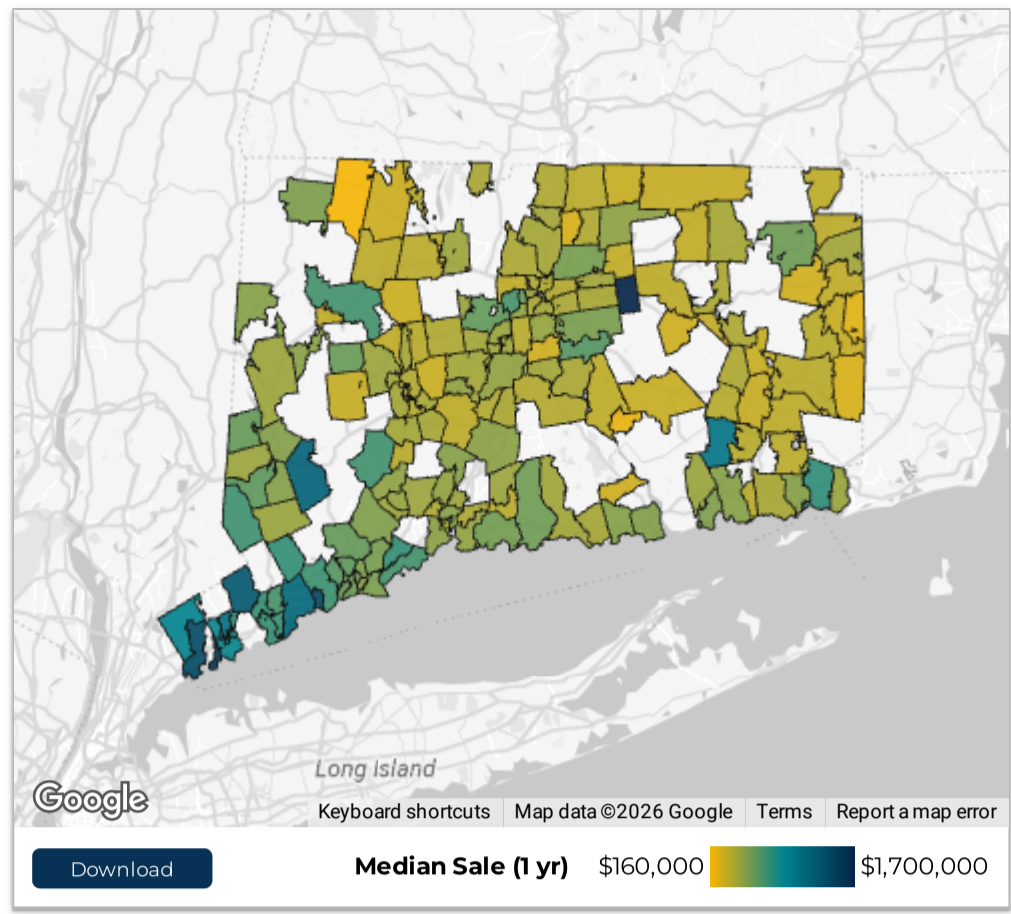
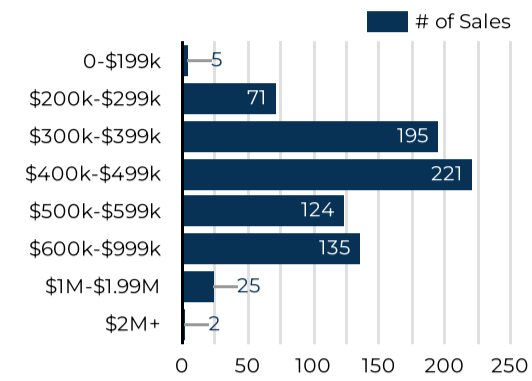
Total \$ Volume **\$387,424,255**
↑ 0.9% from previous year

Median Sale **\$450,000**
↑ 7.1% from previous year

Average Sale **\$497,975**
↑ 7.2% from previous year

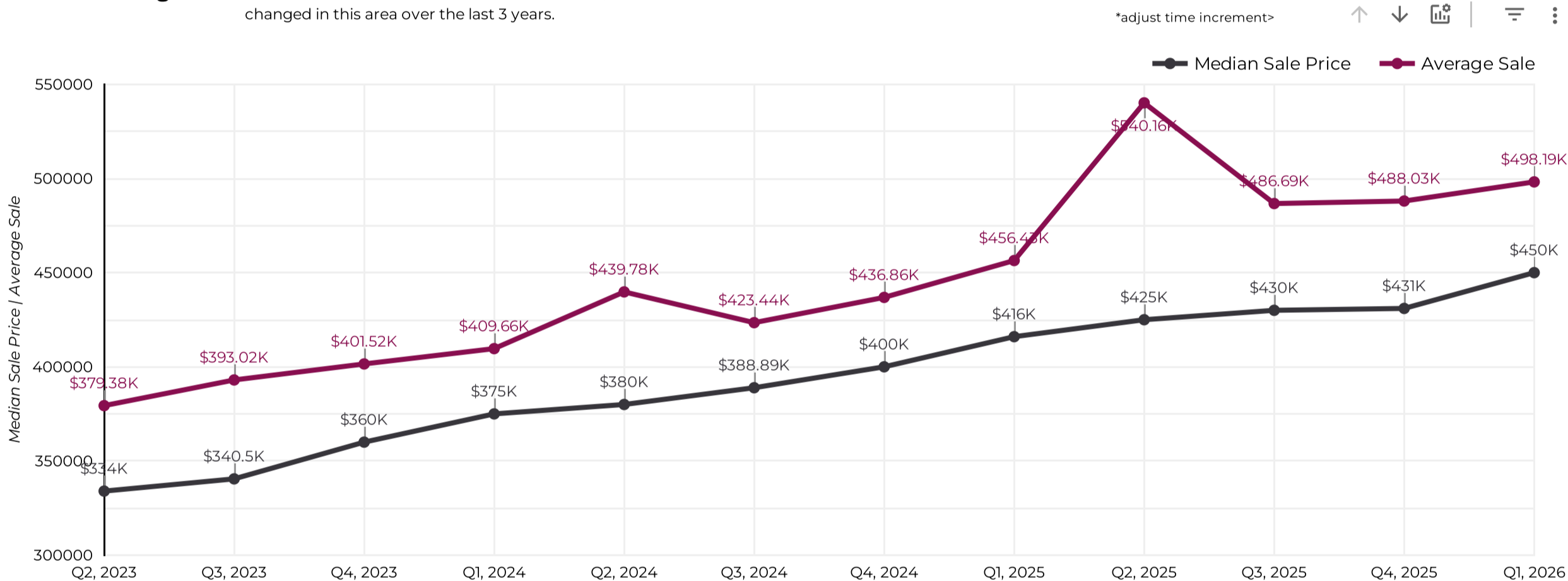
\$/sqft **\$188**
↑ 7.1% from previous year

Median DOM **15**
↑ 1 from previous year



Market Pricing

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



Market Activity

View or export market activity and pricing in this area by month or quarter over the past 5 years.

Month	# of Sales	Total Volume	Median Sale	Average Sale	\$/sqft
Mar 2026	221	\$110,500,082	\$460,000	\$500,000	\$189
Feb 2026	184	\$93,921,264	\$450,000	\$510,442	\$185
Jan 2026	211	\$102,464,589	\$425,000	\$485,614	\$188
Dec 2025	289	\$144,620,600	\$435,000	\$500,417	\$182
Nov 2025	253	\$122,658,134	\$435,000	\$484,815	\$196
Oct 2025	279	\$133,392,989	\$425,600	\$478,111	\$189
Sep 2025	253	\$129,848,996	\$440,000	\$513,237	\$194
Aug 2025	256	\$123,231,598	\$420,000	\$481,373	\$187
Jul 2025	273	\$127,511,314	\$430,000	\$467,074	\$181
Jun 2025	248	\$163,290,670	\$442,000	\$658,430	\$188
May 2025	260	\$123,108,533	\$415,000	\$473,494	\$178
Apr 2025	232	\$113,319,999	\$425,000	\$488,448	\$181
Mar 2025	229	\$102,928,929	\$415,000	\$449,471	\$172
Feb 2025	201	\$93,319,076	\$420,000	\$464,274	\$181
Jan 2025	207	\$94,500,032	\$410,000	\$456,522	\$168
Dec 2024	284	\$124,289,931	\$400,000	\$437,641	\$166
Nov 2024	296	\$131,967,974	\$410,000	\$445,838	\$174
Oct 2024	289	\$123,369,574	\$400,000	\$426,884	\$170

MONTHLY Buyer Demand

SmartMLS® Market Snapshot: Multi-Family

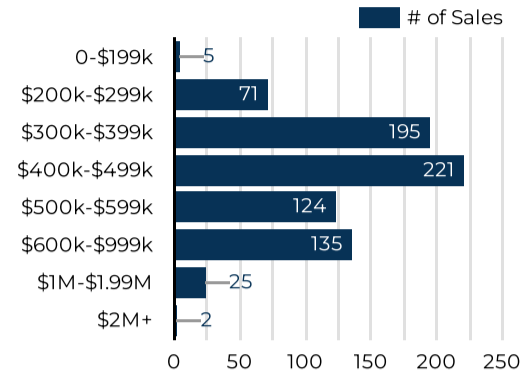
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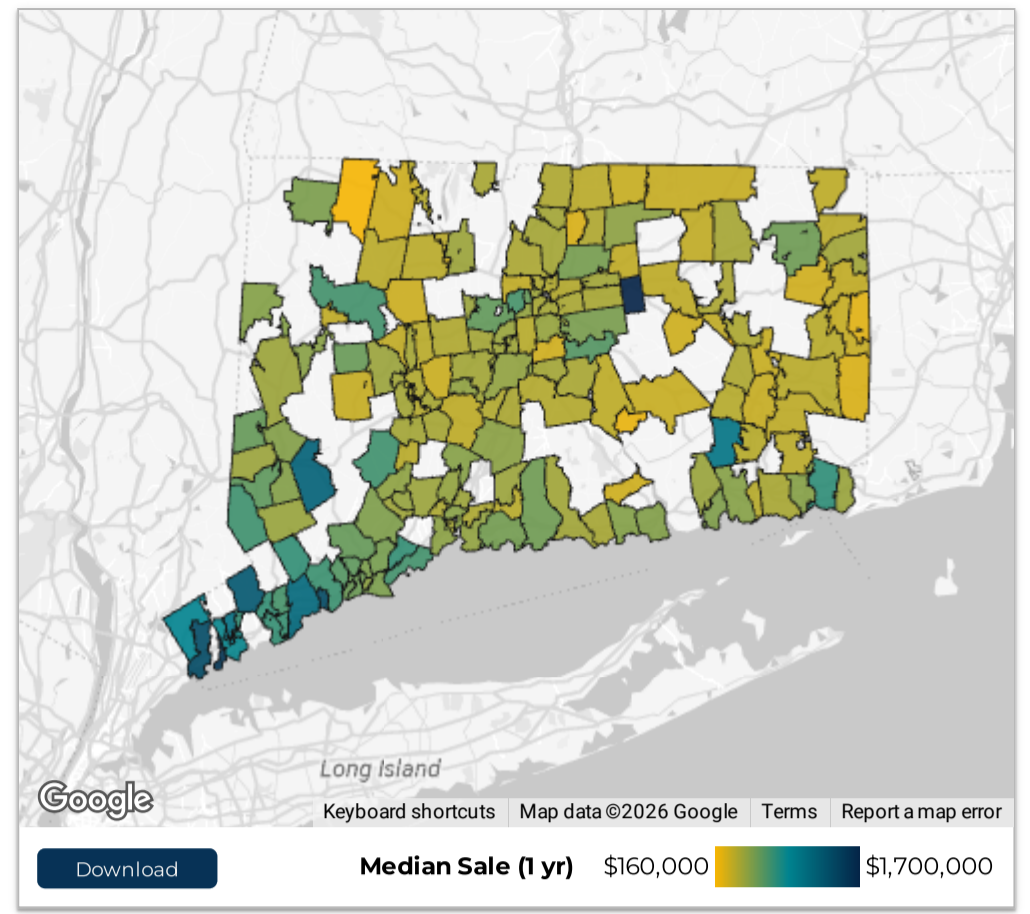
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 ↑ 7.1% from previous year

\$/sqft **\$188**
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Average % Closed vs. Asking **1.04%**
 ↓ -0.51% from previous year

Average DOM **35**
 ↑ 3.96 from previous year

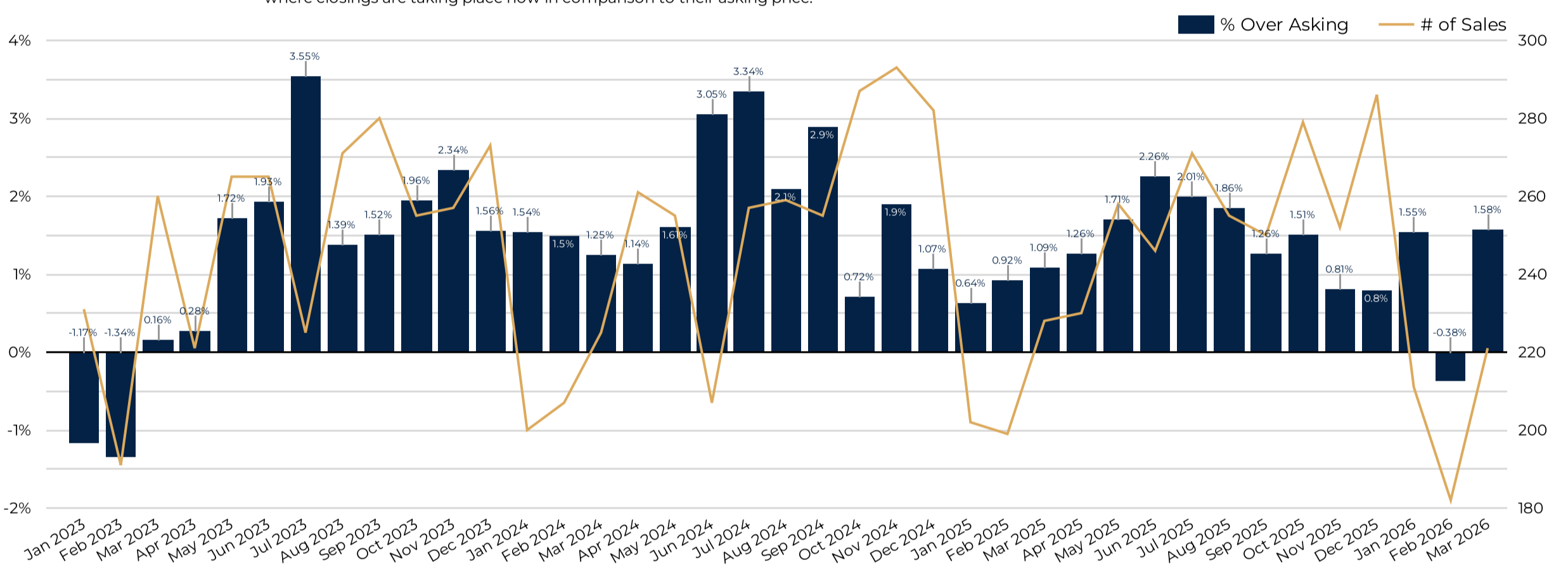
Median DOM **15**
 ↑ 1 from previous year



Jan 1, 2023 - Mar 31, 2026

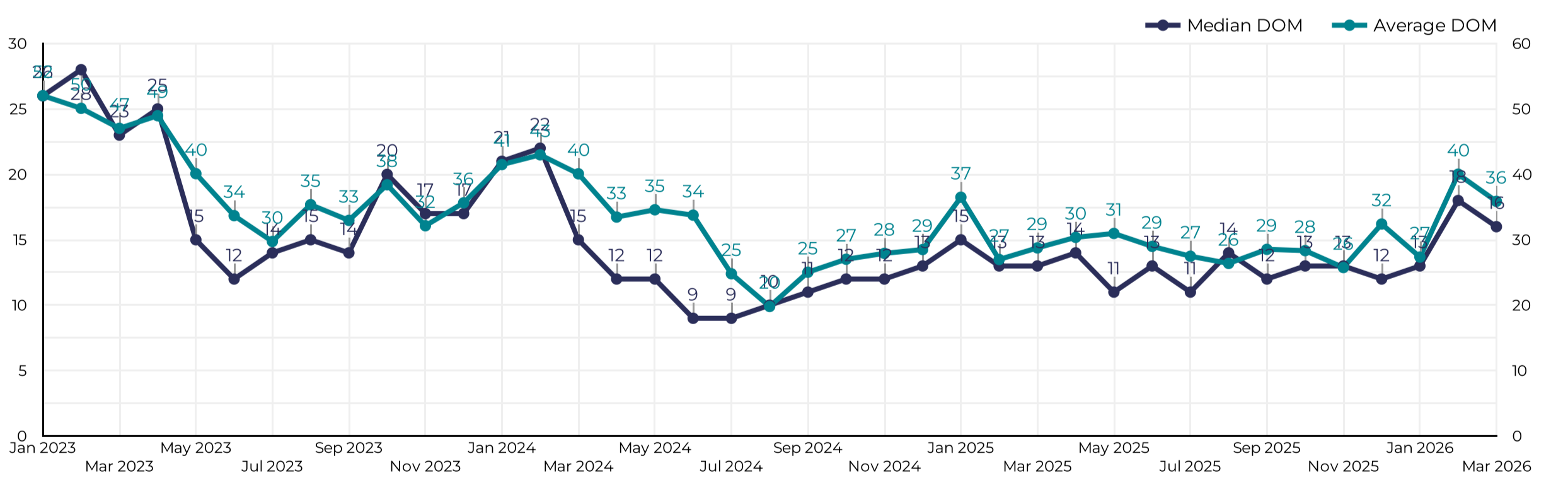
Buyer Competition

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



Days on Market

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



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.

Oct 1, 2025 - Apr 27, 2026

Price Range	# of Sales	% Δ	% Over or Under Asking	Δ	DOM (median)	Δ
0-\$199k	15	-57.1% ↓	-2.5%	█	26	4 ↑
\$200k-\$299k	150	-29.9% ↓	-0.42%	█	27	9 ↑
\$300k-\$399k	414	-19.0% ↓	0.82%	█	19	0
\$400k-\$499k	454	-4.8% ↓	2.22%	█	15	-5 ↓
\$500k-\$599k	239	13.3% ↑	2.24%	█	19	-4 ↓
\$600k-\$999k	270	26.8% ↑	0.66%	█	25	-3 ↓
\$1M-\$1.99M	53	60.6% ↑	-3.06%	█	28	-28 ↓
\$2M+	4	100.0% ↑	-3.11%	█	187	178 ↑
Grand total	1,599	-5.7% ↓	1.12%		20	-1 ↓

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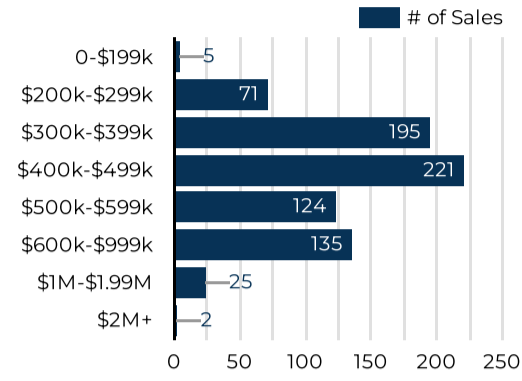
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Jan 1, 2026 - Apr 26, 2026



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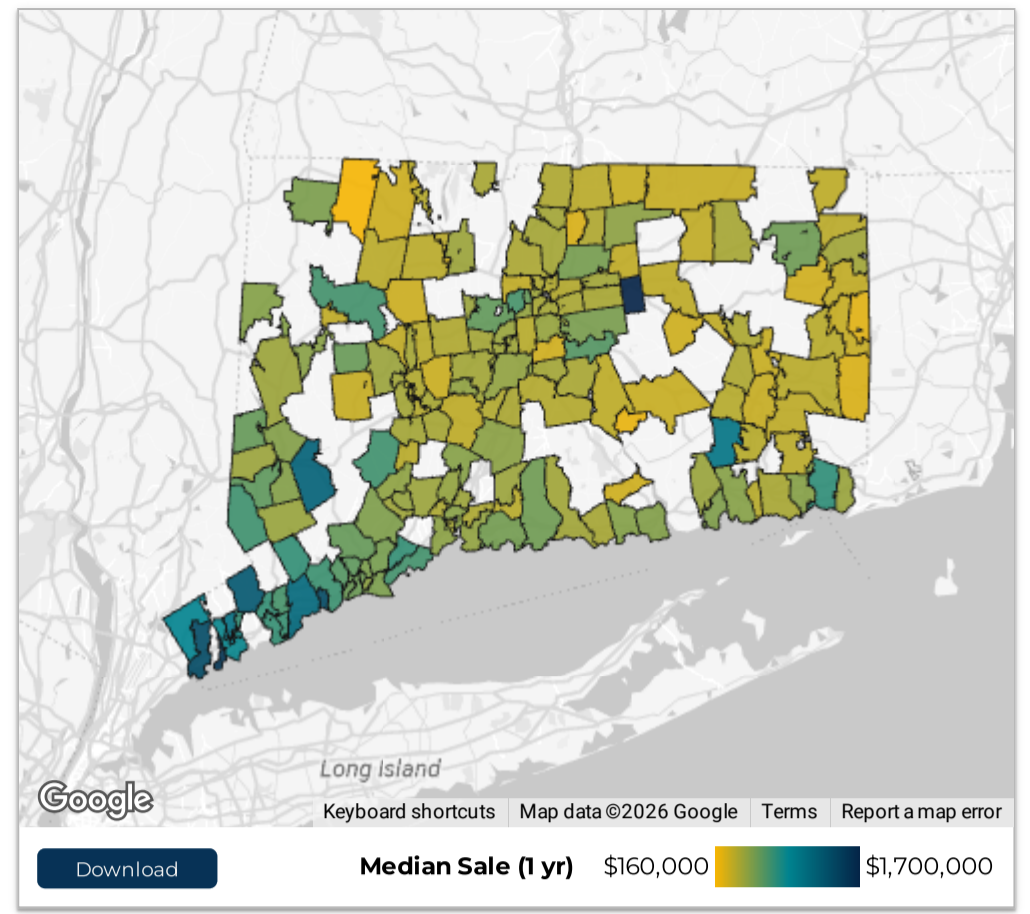
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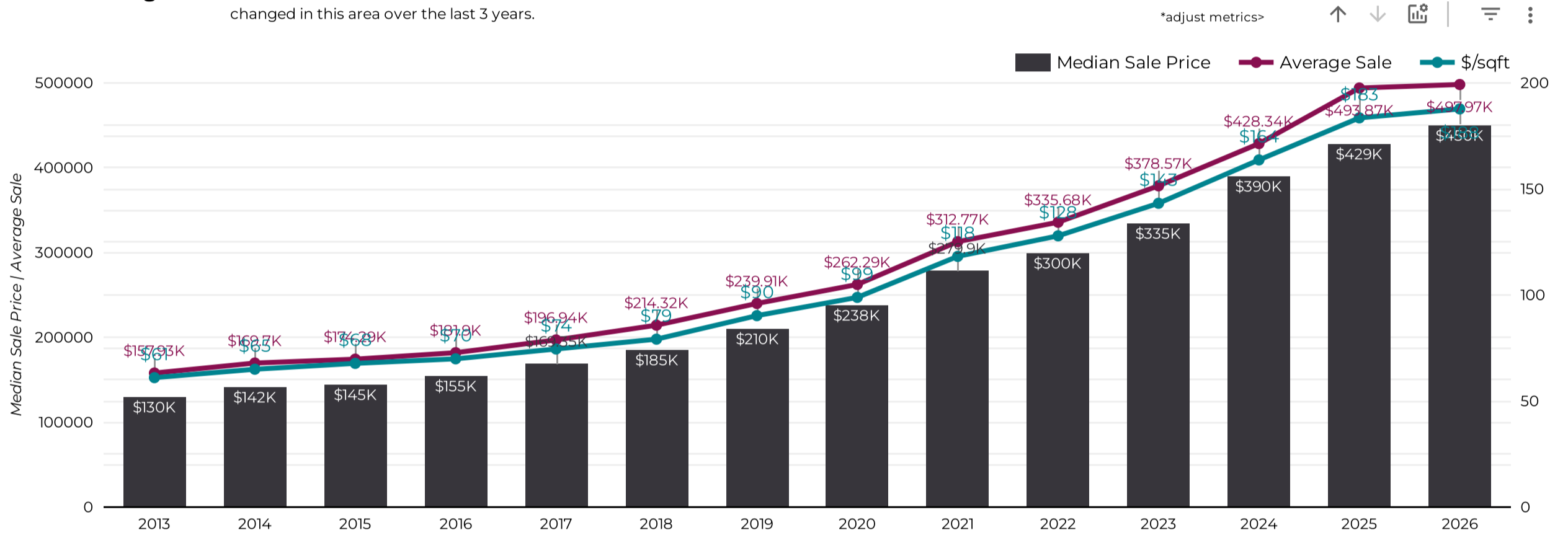
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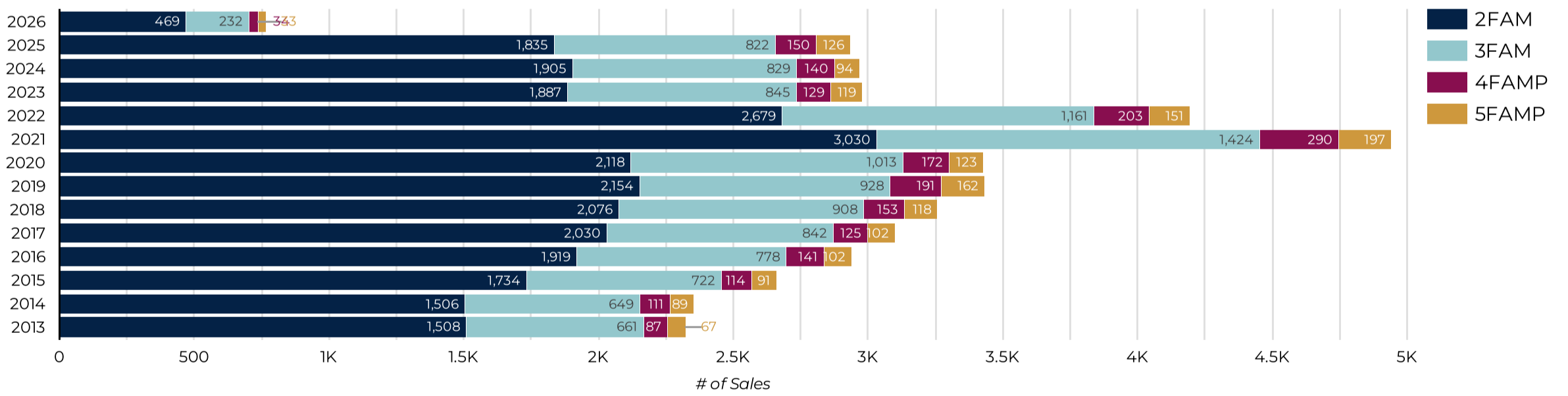


Market Pricing

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



Market Activity By Type



Market Activity

View or export market activity and pricing in this area by month or quarter over recent years.

Year	# of Sales	Total Volume	Median Sale	Average Sale	\$/sqft
2026	778	\$387,424,255	\$450,000	\$497,975	\$188
2025	2,980	\$1,471,730,870	\$429,000	\$493,869	\$183
2024	3,014	\$1,291,013,445	\$390,000	\$428,339	\$164
2023	3,028	\$1,146,319,523	\$335,000	\$378,573	\$143
2022	4,238	\$1,422,603,149	\$300,000	\$335,678	\$128
2021	4,992	\$1,561,344,006	\$279,900	\$312,769	\$118
2020	3,461	\$907,783,918	\$238,000	\$262,289	\$99
2019	3,466	\$831,534,954	\$210,000	\$239,912	\$90
2018	3,299	\$707,032,819	\$185,000	\$214,317	\$79
2017	3,164	\$623,116,965	\$169,350	\$196,940	\$74
2016	3,003	\$546,256,416	\$155,000	\$181,904	\$70
2015	2,747	\$478,766,716	\$145,000	\$174,287	\$68

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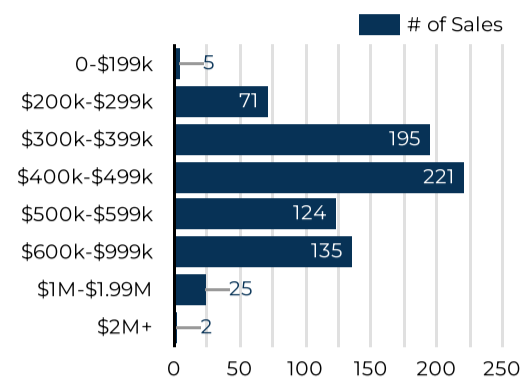
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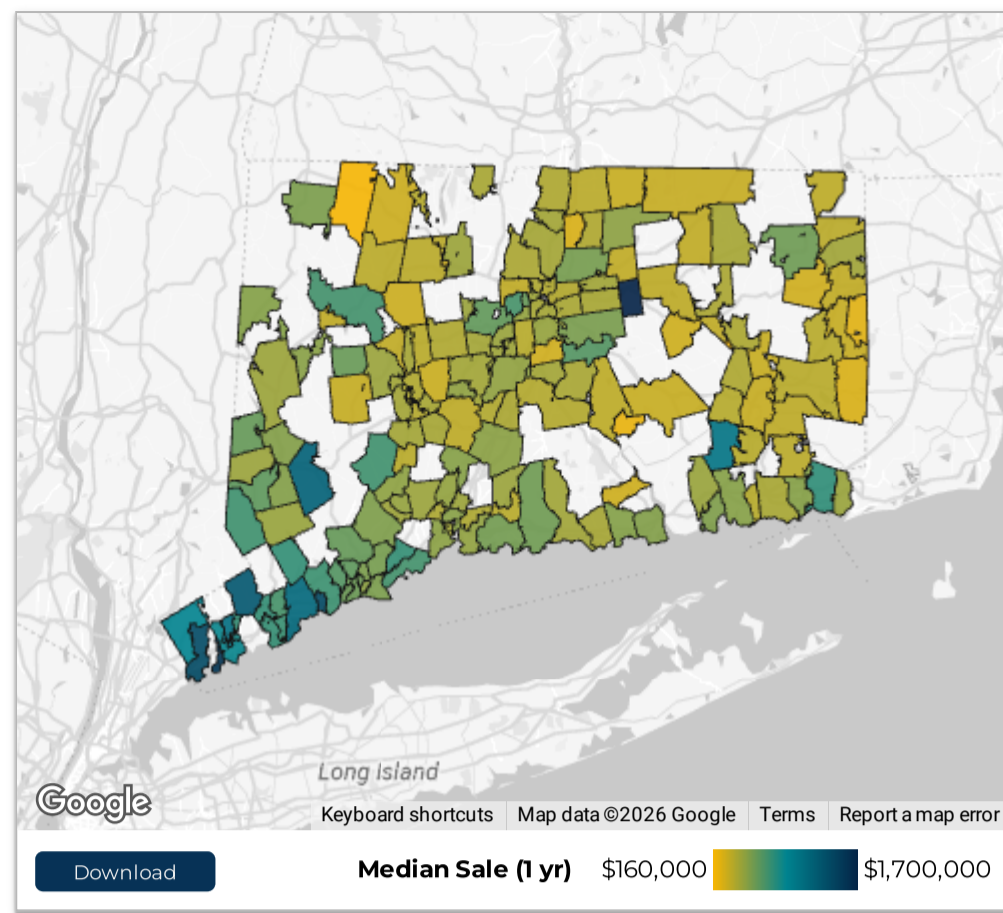
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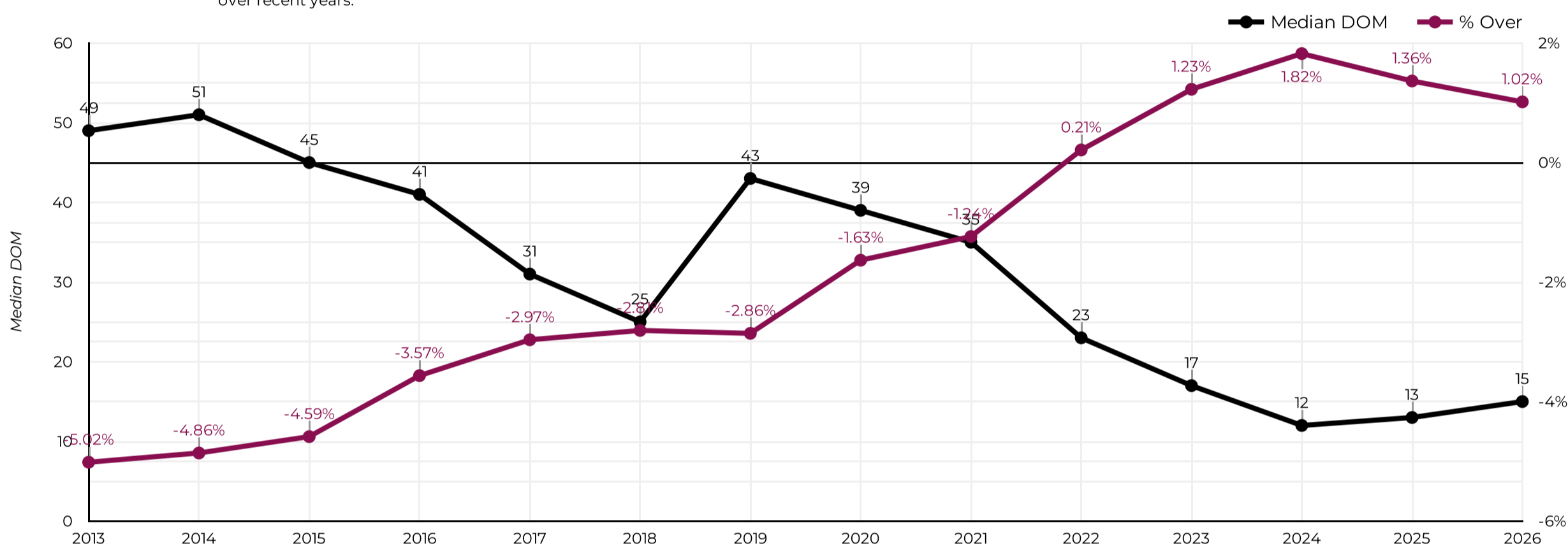
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Buyer Demand

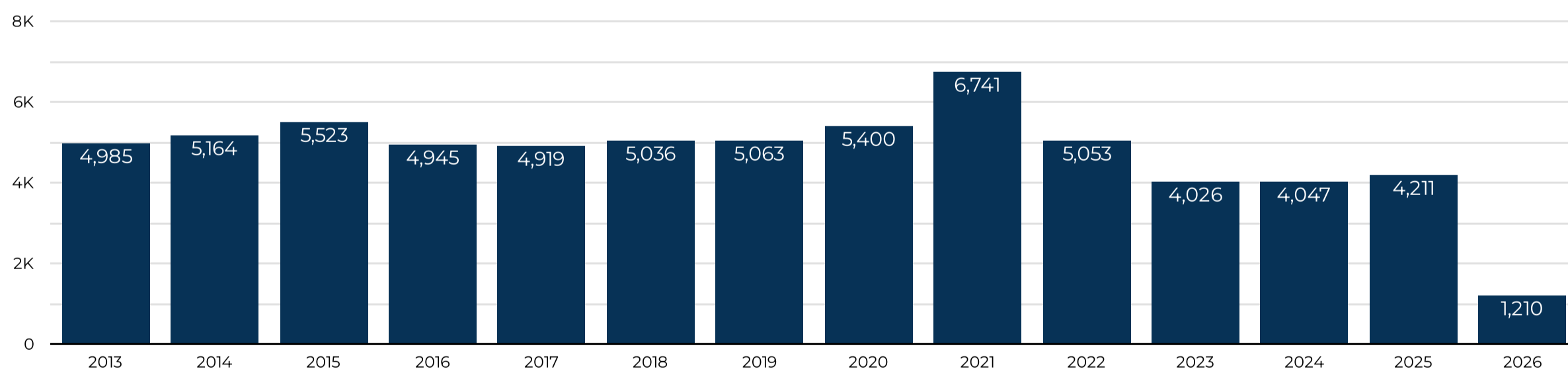
Use this data to see how buyer demand indicators for multi-family real estate has changed in this area over recent years.

Jan 1, 2013 - Apr 27, 2026



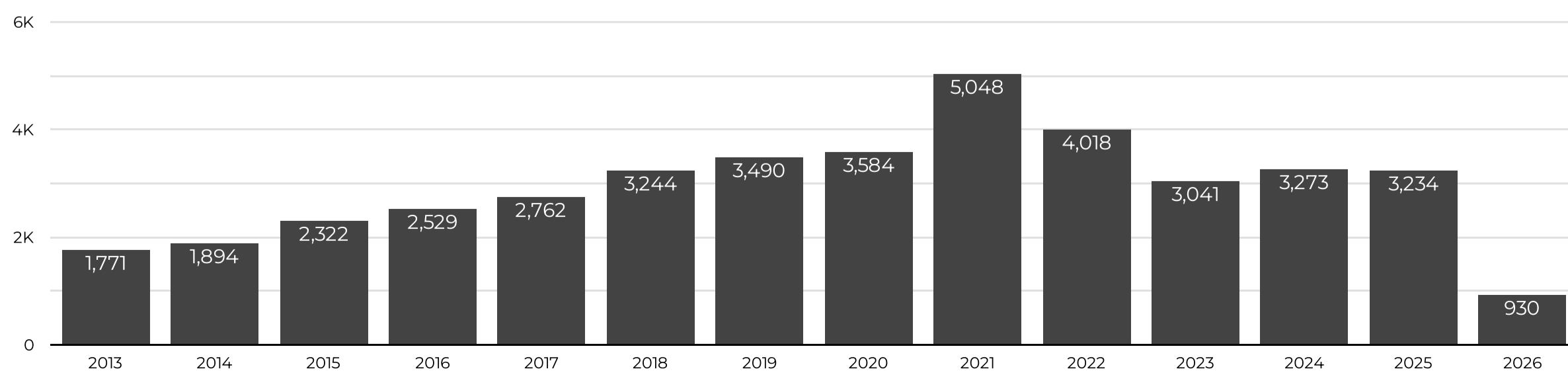
New Listings

View changes in new listing activity in this market over the selected period of time.



New Pendings

View changes in new pending activity in this market over the selected period of time.



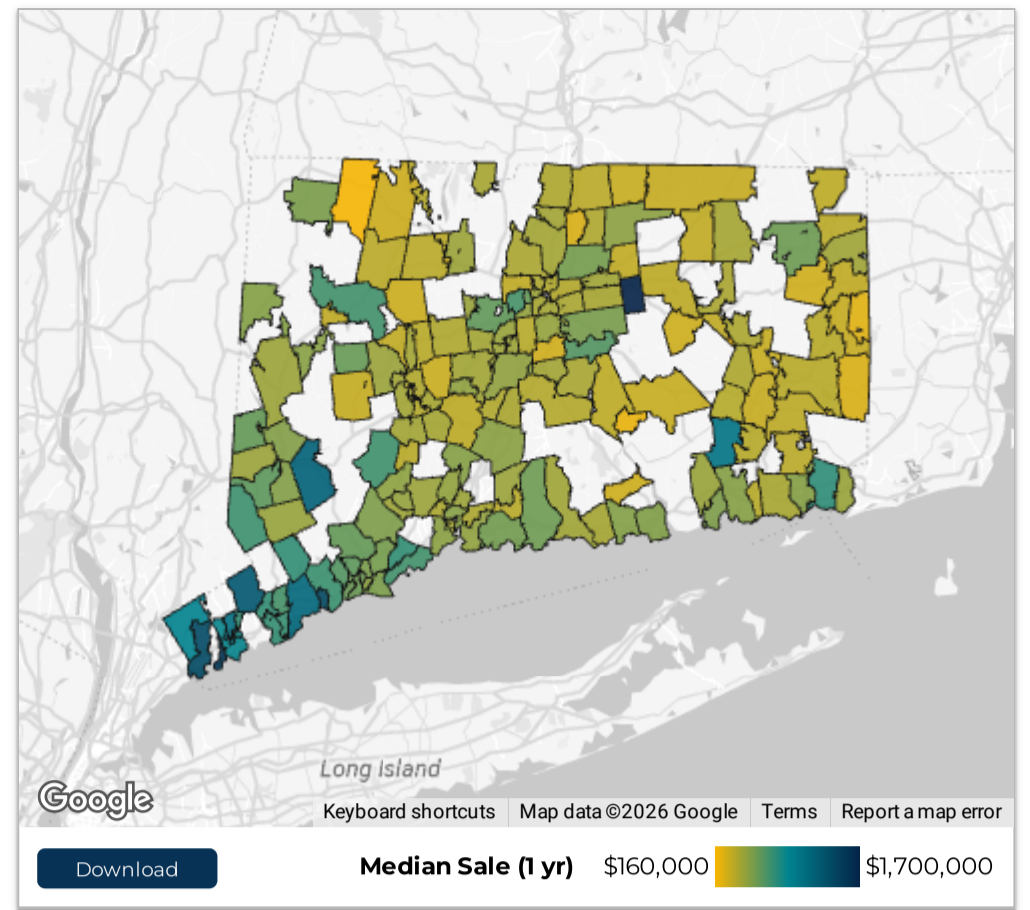
MONTHLY Data Tables

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Between



Data Tables

Use this report to gather monthly stats for these 6 top market indicators. Heat-mapped zones will show whether your market is in a particularly hot or cool period compared to previous years.

# of Sales / Count				
Month	2023	2024	2025	2026
January	234	202	207	211
February	195	211	201	184
March	262	227	229	221
April	223	262	232	-
May	266	259	260	-
June	272	209	248	-
July	226	257	273	-
August	272	261	256	-
September	282	257	253	-
October	258	289	279	-
November	260	296	253	-
December	278	284	289	-
Grand total	3,028	3,014	2,980	616

Sales Volume / Sum				
Month	2023	2024	2025	2026
January	\$77,079,962	\$81,018,545	\$94,500,032	\$102,464,589
February	\$64,872,536	\$92,622,700	\$93,319,076	\$93,921,264
March	\$89,496,387	\$88,538,024	\$102,928,929	\$110,500,082
April	\$84,056,114	\$108,246,205	\$113,319,999	-
May	\$97,722,486	\$111,802,135	\$123,108,533	-
June	\$106,928,762	\$100,990,511	\$163,290,670	-
July	\$87,167,330	\$109,207,098	\$127,511,314	-
August	\$113,771,200	\$114,024,450	\$123,231,598	-
September	\$105,613,289	\$104,936,298	\$129,848,996	-
October	\$106,669,391	\$123,369,574	\$133,392,989	-
November	\$103,255,794	\$131,967,974	\$122,658,134	-
December	\$109,686,272	\$124,289,931	\$144,620,600	-
Grand total	\$1,146,319,523	\$1,291,013,445	\$1,471,730,870	\$306,885,935

Sale Prices / Median				
Month	2023	2024	2025	2026
January	\$299,000	\$375,000	\$410,000	\$425,000
February	\$300,000	\$380,000	\$420,000	\$450,000
March	\$320,000	\$365,000	\$415,000	\$460,000
April	\$330,000	\$365,000	\$425,000	-
May	\$335,000	\$373,000	\$415,000	-
June	\$334,000	\$415,000	\$442,000	-
July	\$350,000	\$380,000	\$430,000	-
August	\$350,000	\$400,000	\$420,000	-
September	\$330,000	\$380,000	\$440,000	-
October	\$355,000	\$400,000	\$425,600	-
November	\$360,000	\$410,000	\$435,000	-
December	\$360,000	\$400,000	\$435,000	-
Grand total	\$335,000	\$390,000	\$429,000	\$450,000

Days on Market / Median				
Month	2023	2024	2025	2026
January	26	21	17	13
February	28	23	13	18
March	23	14	13	16
April	24	12	14	-
May	15	12	11	-
June	12	9	13	-
July	14	9	11	-
August	15	10	14	-
September	14	11	11	-
October	20	11	13	-
November	17	12	13	-
December	17	13	12	-
Grand total	17	12	13	15

New Listings Delivered / Count				
Month	2023	2024	2025	2026
January	284	264	342	290
February	264	310	295	267
March	323	327	372	327
April	330	345	385	-
May	397	391	375	-
June	433	349	389	-
July	352	402	399	-
August	385	372	356	-
September	361	371	384	-
October	343	383	374	-
November	329	298	310	-
December	225	235	230	-
Grand total	4,026	4,047	4,211	884

