



STAT

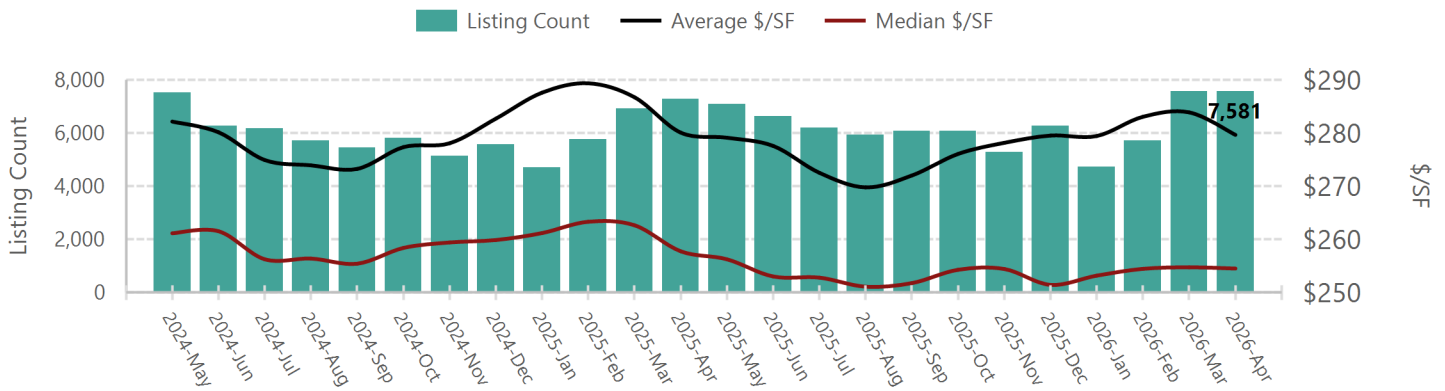
Your
Monthly Statistics



DATA FOR April 2026

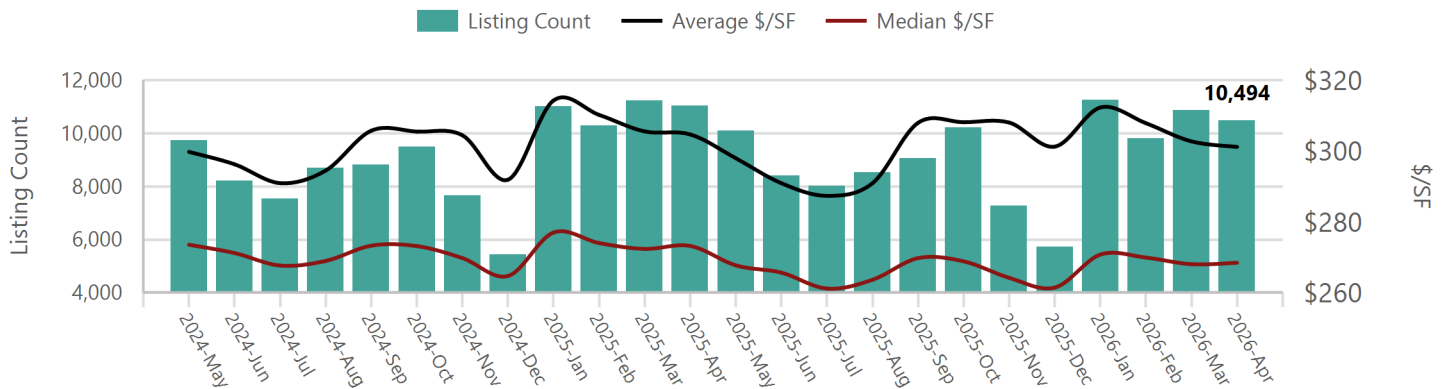
Published May 07, 2026

Sold Listings



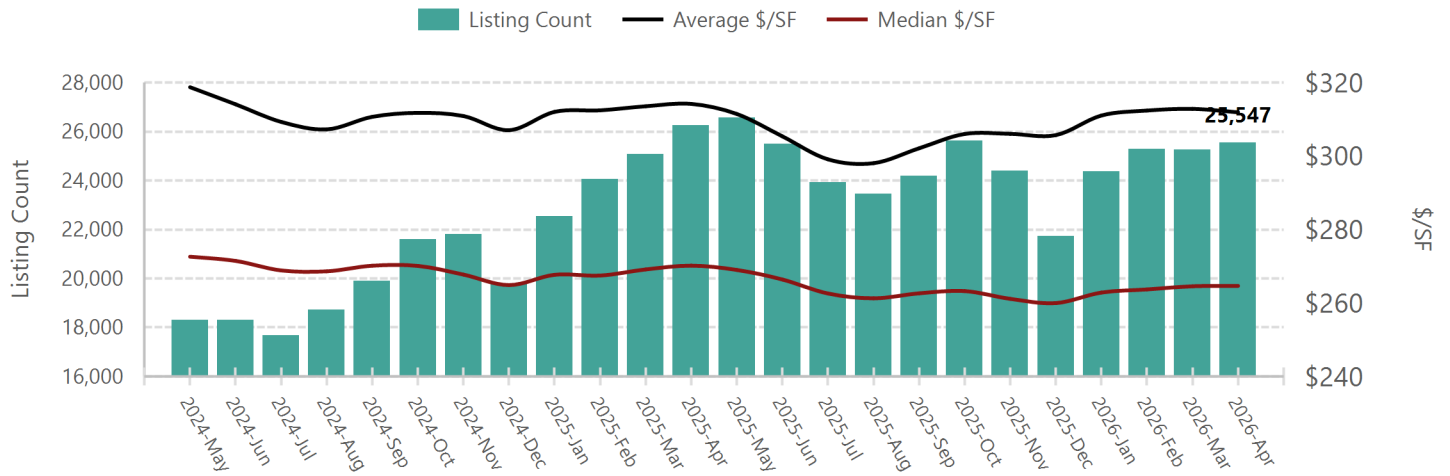
Metric	Monthly Values					Current Month Value vs Prior Monthly Values			
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr	3M Pr	6M Pr	12M Pr
Listings	7,581	7,568	4,727	6,079	7,286	0.17% ▲	60.38% ▲	24.71% ▲	4.05% ▲
Average \$/SF	\$279.69	\$283.92	\$279.47	\$276.09	\$280.11	-1.49% ▼	0.08% ▲	1.30% ▲	-0.15% ▼
Median \$/SF	\$254.52	\$254.75	\$253.19	\$254.29	\$257.77	-0.09% ▼	0.53% ▲	0.09% ▲	-1.26% ▼

New Listings



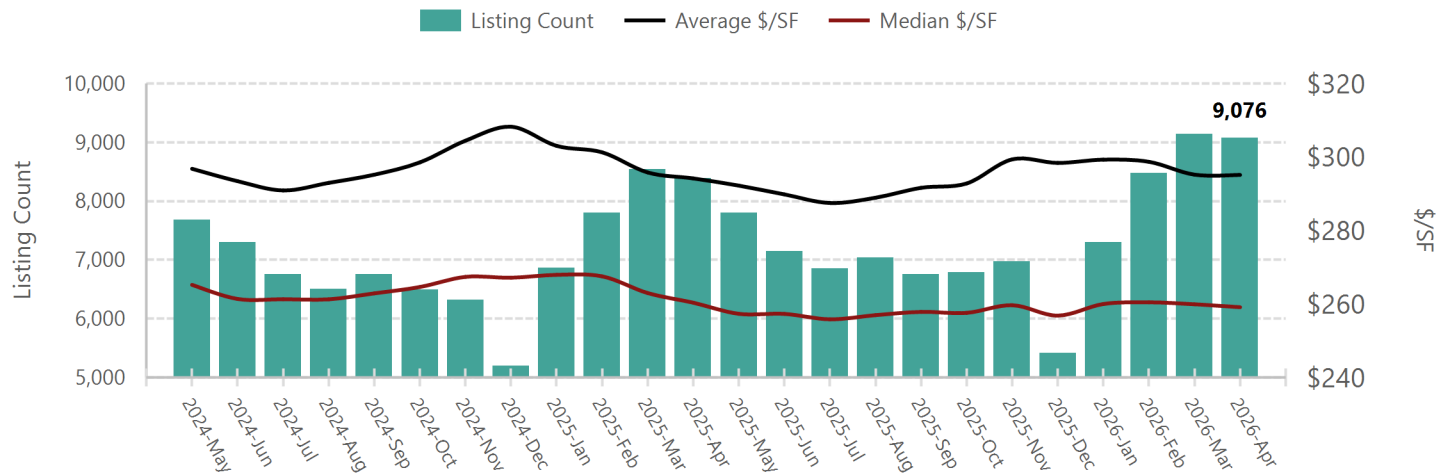
Metric	Monthly Values					Current Month Value vs Prior Monthly Values			
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr	3M Pr	6M Pr	12M Pr
Listings	10,494	10,863	11,250	10,212	11,033	-3.40% ▼	-6.72% ▼	2.76% ▲	-4.89% ▼
Average \$/SF	\$301.21	\$302.77	\$312.35	\$308.18	\$304.74	-0.51% ▼	-3.57% ▼	-2.26% ▼	-1.16% ▼
Median \$/SF	\$268.48	\$268.07	\$270.79	\$268.88	\$273.24	0.15% ▲	-0.85% ▼	-0.15% ▼	-1.74% ▼

Active Listings (excluding UCB/CCBS)



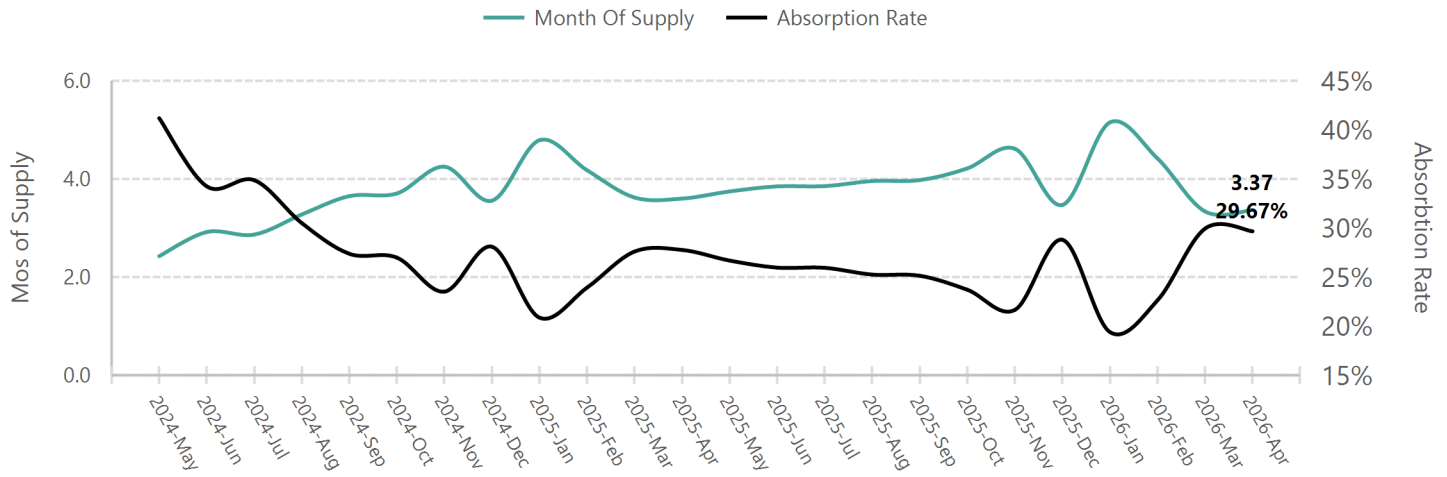
Metric	Monthly Values					Current Month Value vs Prior Monthly Values			
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr	3M Pr	6M Pr	12M Pr
Listings	25,547	25,267	24,366	25,629	26,237	1.11% ▲	4.85% ▲	-0.32% ▼	-2.63% ▼
Average \$/SF	\$311.92	\$312.85	\$311.03	\$306.03	\$314.20	-0.30% ▼	0.28% ▲	1.92% ▲	-0.73% ▼
Median \$/SF	\$264.65	\$264.56	\$262.85	\$263.25	\$270.17	0.03% ▲	0.69% ▲	0.53% ▲	-2.04% ▼

Under Contract Listings (Pending/UCB/CCBS)



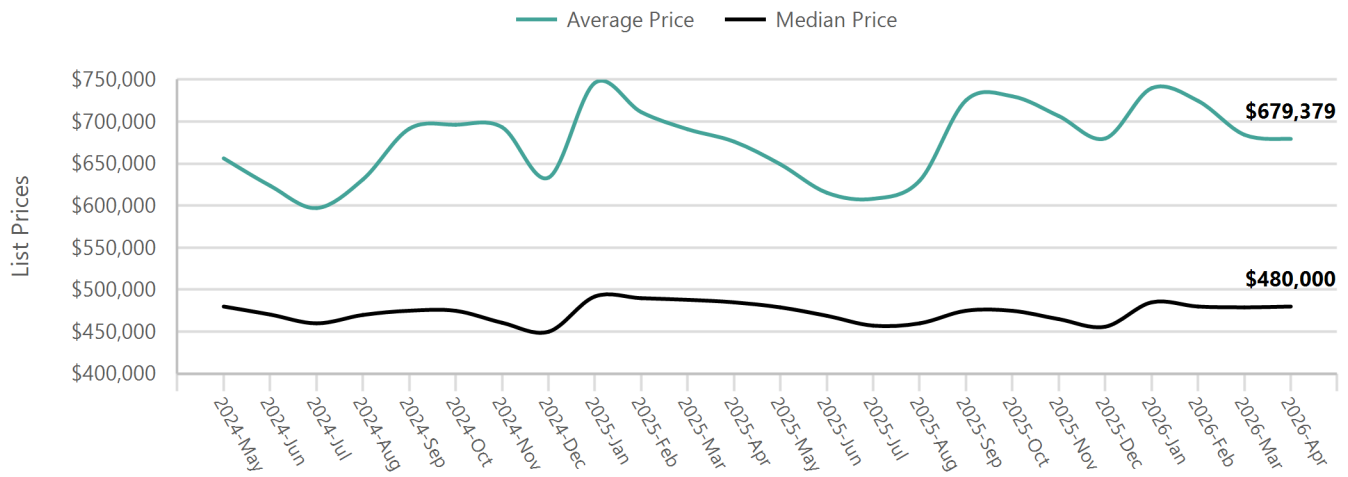
Metric	Monthly Values					Current Month Value vs Prior Monthly Values			
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr	3M Pr	6M Pr	12M Pr
Listings	9,076	9,143	7,299	6,782	8,393	-0.73% ▼	24.35% ▲	33.82% ▲	8.14% ▲
Average \$/SF	\$295.14	\$295.21	\$299.30	\$292.82	\$294.19	-0.03% ▼	-1.39% ▼	0.79% ▲	0.32% ▲
Median \$/SF	\$259.13	\$259.93	\$260.00	\$257.60	\$260.36	-0.31% ▼	-0.33% ▼	0.60% ▲	-0.47% ▼

Month Of Supply/Absorption Rate



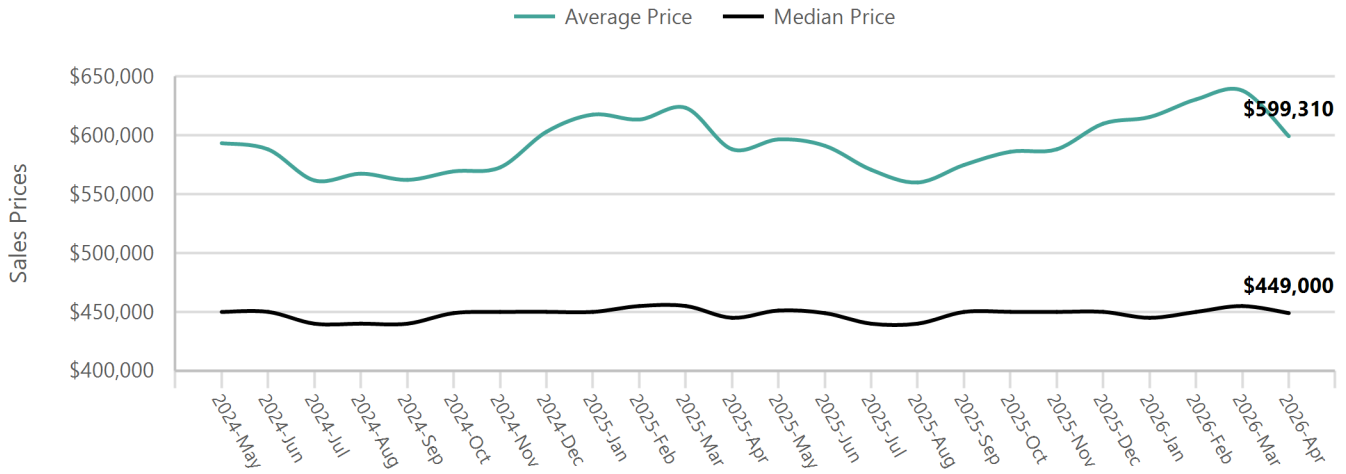
Metric	Monthly Values					Current Month Value vs Prior Monthly Values			
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr	3M Pr	6M Pr	12M Pr
Supply	3.37	3.34	5.15	4.22	3.60	0.93% ▲	-34.62% ▼	-20.07% ▼	-6.42% ▼
Absorption Rate	29.67%	29.95%	19.40%	23.72%	27.77%	-0.93% ▼	52.96% ▲	25.11% ▲	6.86% ▲

New List Prices



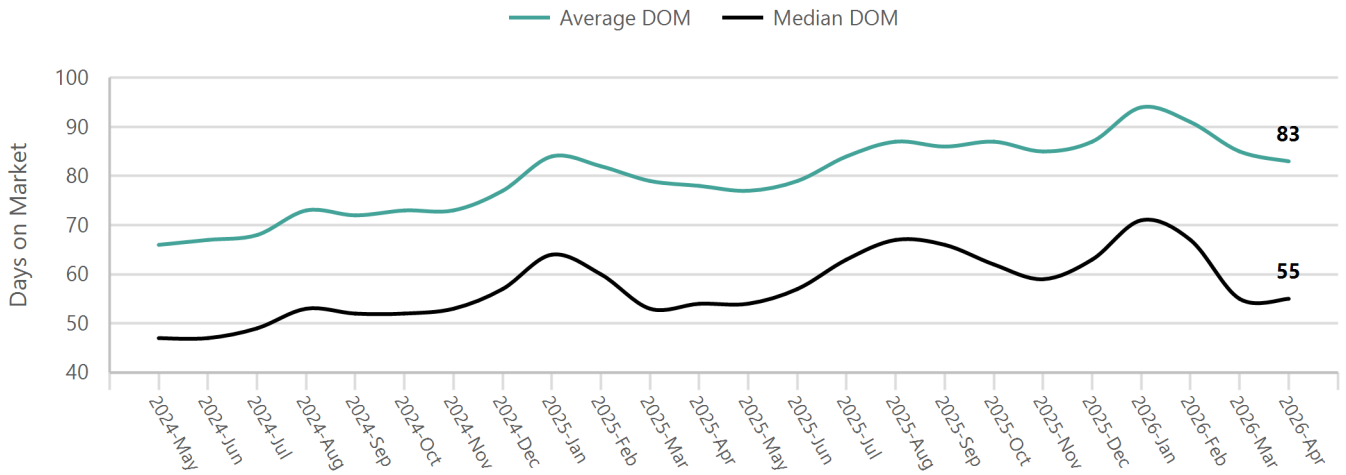
Metric	Monthly Values					Current Month Value vs Prior Monthly Values			
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr	3M Pr	6M Pr	12M Pr
Average List Price	\$679,379	\$684,289	\$739,695	\$730,024	\$676,170	-0.72% ▼	-8.15% ▼	-6.94% ▼	0.47% ▲
Median List Price	\$480,000	\$479,000	\$485,000	\$474,900	\$485,000	0.21% ▲	-1.03% ▼	1.07% ▲	-1.03% ▼

Sales Prices



Metric	Monthly Values					Current Month Value vs Prior Monthly Values							
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr	3M Pr	6M Pr	12M Pr				
Average Sales Price	\$599,310	\$638,076	\$615,585	\$586,100	\$588,235	-6.08%	▼	-2.64%	▼	2.25%	▲	1.88%	▲
Median Sales Price	\$449,000	\$455,000	\$445,000	\$450,000	\$445,000	-1.32%	▼	0.90%	▲	-0.22%	▼	0.90%	▲

Days on Market



Metric	Monthly Values					Current Month Value vs Prior Monthly Values							
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr	3M Pr	6M Pr	12M Pr				
Average DOM	83	85	94	87	78	-2.35%	▼	-11.70%	▼	-4.60%	▼	6.41%	▲
Median DOM	55	55	71	62	54	0.00%	■	-22.54%	▼	-11.29%	▼	1.85%	▲