

STAT

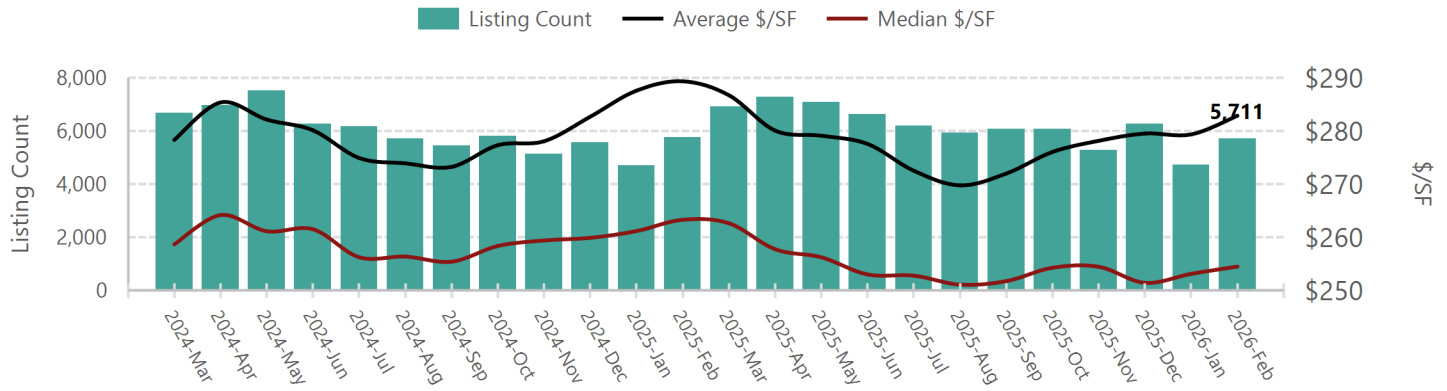
Your
Monthly Statistics



DATA FOR February 2026

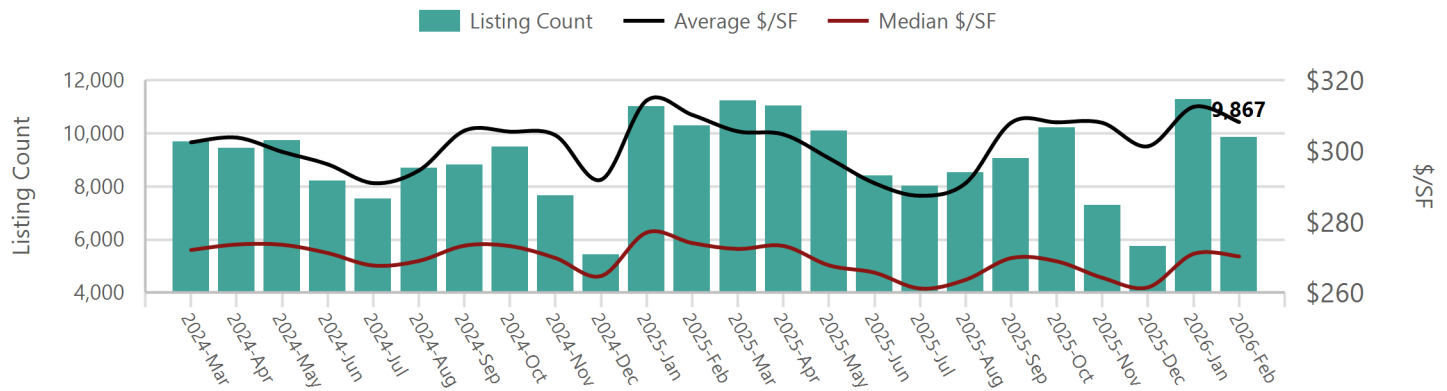
Published March 05, 2026

Sold Listings



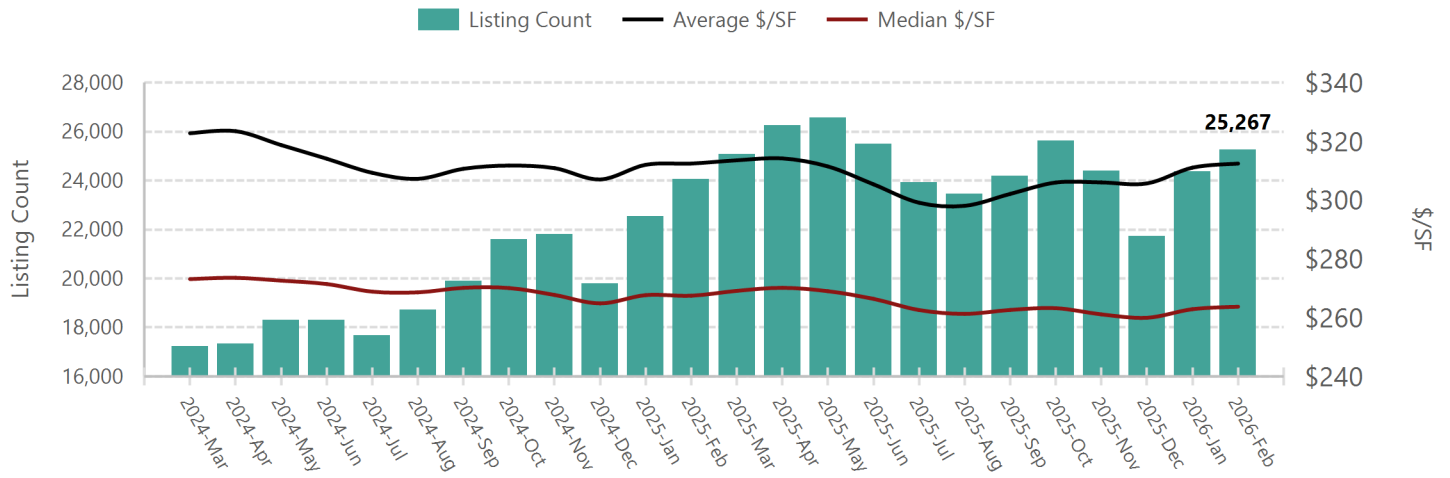
Metric	Monthly Values					Current Month Value vs Prior Monthly Values							
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr	3M Pr	6M Pr	12M Pr				
Listings	5,711	4,734	5,286	5,925	5,756	20.64%	▲	8.04%	▲	-3.61%	▼	-0.78%	▼
Average \$/SF	\$282.91	\$279.39	\$278.20	\$269.80	\$289.40	1.26%	▲	1.69%	▲	4.86%	▲	-2.24%	▼
Median \$/SF	\$254.51	\$253.15	\$254.49	\$251.11	\$263.34	0.54%	▲	0.01%	▲	1.35%	▲	-3.35%	▼

New Listings



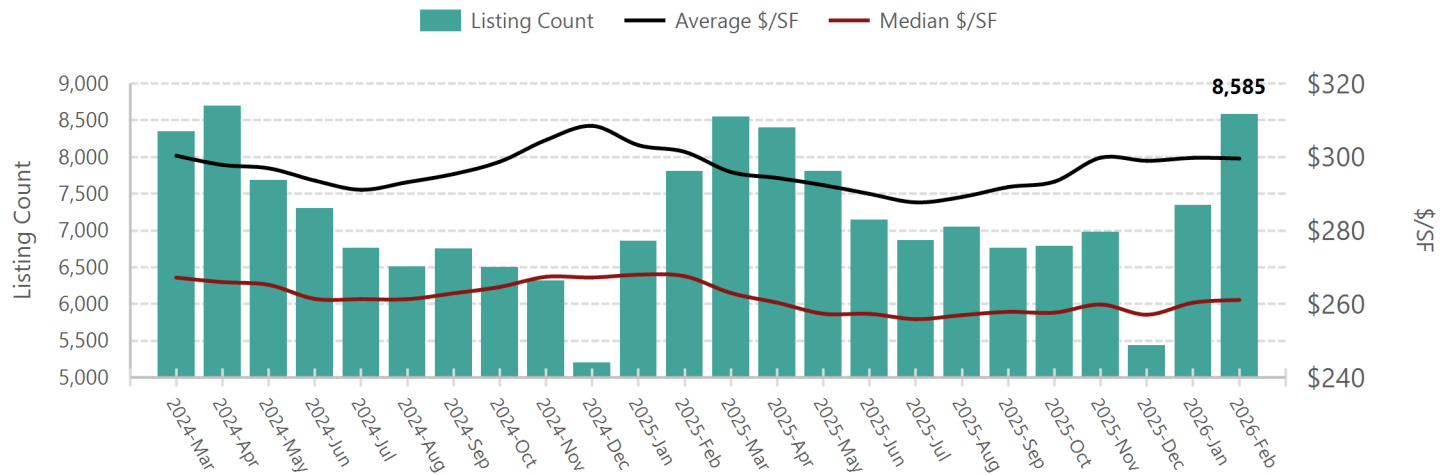
Metric	Monthly Values					Current Month Value vs Prior Monthly Values							
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr	3M Pr	6M Pr	12M Pr				
Listings	9,867	11,274	7,290	8,530	10,299	-12.48%	▼	35.35%	▲	15.67%	▲	-4.19%	▼
Average \$/SF	\$308.24	\$312.53	\$308.01	\$290.97	\$310.25	-1.37%	▼	0.07%	▲	5.93%	▲	-0.65%	▼
Median \$/SF	\$270.27	\$270.99	\$264.24	\$263.67	\$274.04	-0.27%	▼	2.28%	▲	2.51%	▲	-1.38%	▼

Active Listings (excluding UCB/CCBS)



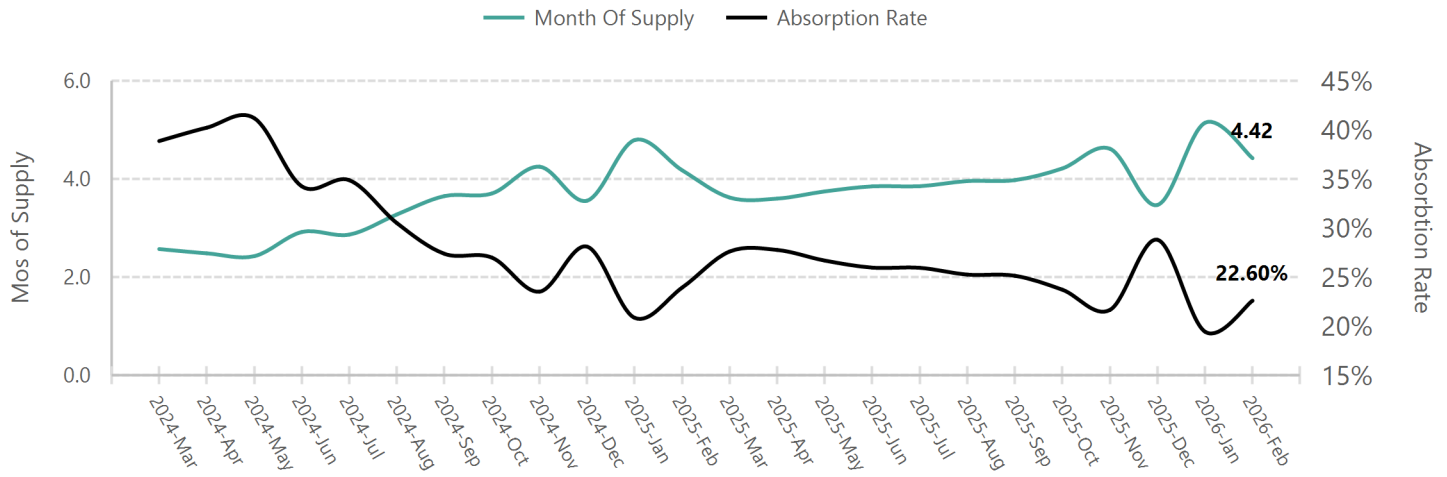
Metric	Monthly Values					Current Month Value vs Prior Monthly Values							
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr	3M Pr	6M Pr	12M Pr				
Listings	25,267	24,358	24,404	23,452	24,052	3.73%	▲	3.54%	▲	7.74%	▲	5.05%	▲
Average \$/SF	\$312.45	\$311.08	\$306.03	\$298.07	\$312.45	0.44%	▲	2.10%	▲	4.83%	▲	0.00%	▬
Median \$/SF	\$263.75	\$262.90	\$261.14	\$261.30	\$267.48	0.32%	▲	1.00%	▲	0.94%	▲	-1.39%	▼

Under Contract Listings (Pending/UCB/CCBS)



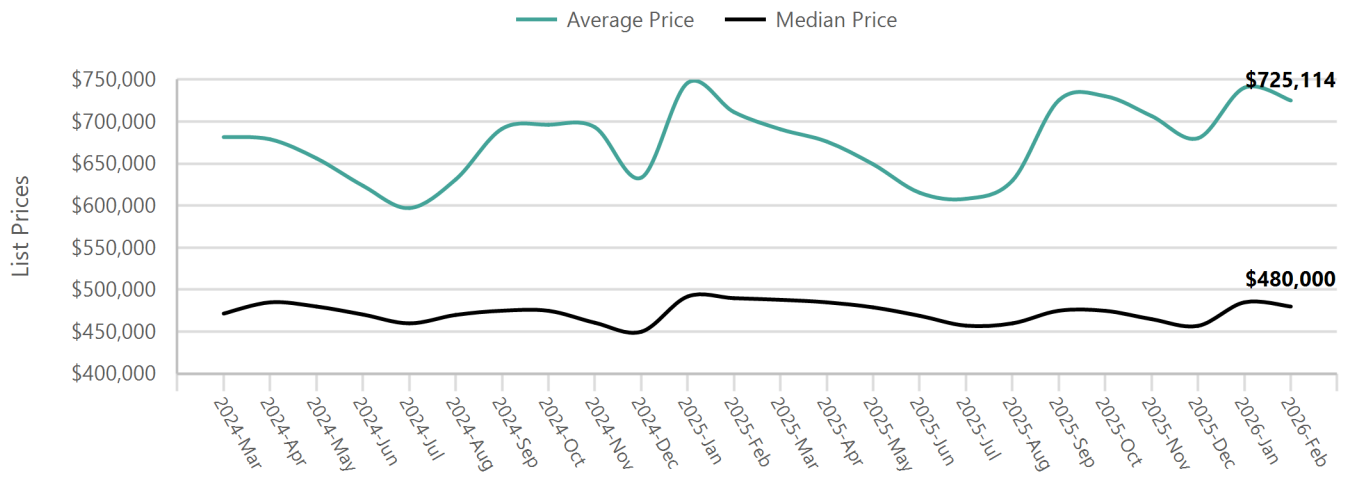
Metric	Monthly Values					Current Month Value vs Prior Monthly Values							
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr	3M Pr	6M Pr	12M Pr				
Listings	8,585	7,346	6,980	7,044	7,807	16.87%	▲	22.99%	▲	21.88%	▲	9.97%	▲
Average \$/SF	\$299.60	\$299.79	\$299.85	\$289.13	\$301.42	-0.06%	▼	-0.08%	▼	3.62%	▲	-0.60%	▼
Median \$/SF	\$261.12	\$260.37	\$259.87	\$256.98	\$267.57	0.29%	▲	0.48%	▲	1.61%	▲	-2.41%	▼

Month Of Supply/Absorption Rate



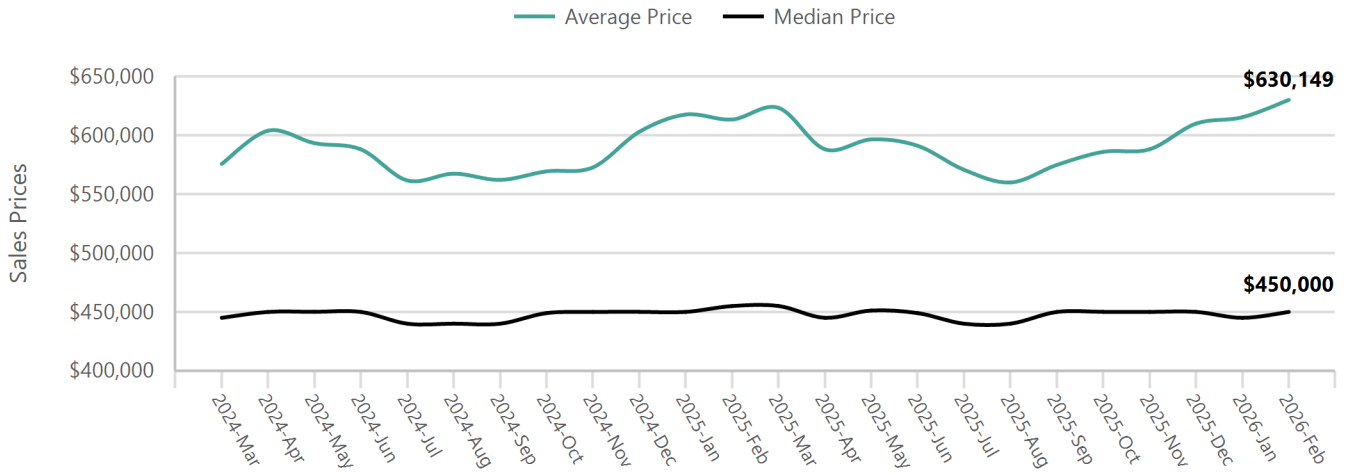
Metric	Monthly Values					Current Month Value vs Prior Monthly Values			
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr	3M Pr	6M Pr	12M Pr
Supply	4.42	5.15	4.62	3.96	4.18	-14.01% ▼	-4.17% ▼	11.78% ▲	5.88% ▲
Absorption Rate	22.60%	19.44%	21.66%	25.26%	23.93%	16.30% ▲	4.35% ▲	-10.54% ▼	-5.55% ▼

New List Prices



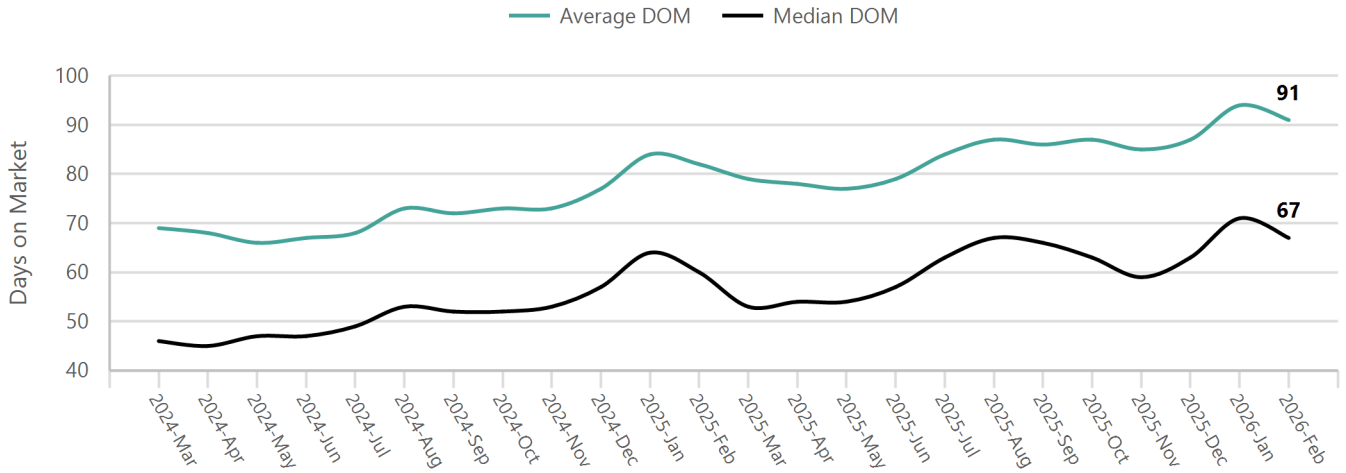
Metric	Monthly Values					Current Month Value vs Prior Monthly Values			
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr	3M Pr	6M Pr	12M Pr
Average List Price	\$725,114	\$740,354	\$706,619	\$629,797	\$711,229	-2.06% ▼	2.62% ▲	15.13% ▲	1.95% ▲
Median List Price	\$480,000	\$485,000	\$465,000	\$460,000	\$489,900	-1.03% ▼	3.23% ▲	4.35% ▲	-2.02% ▼

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	\$630,149	\$615,400	\$588,204	\$559,973	\$613,467	2.40% ▲	7.13% ▲	12.53% ▲	2.72% ▲	
Median Sales Price	\$450,000	\$444,995	\$450,000	\$440,000	\$455,000	1.12% ▲	0.00% ▬	2.27% ▲	-1.10% ▼	

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	91	94	85	87	82	-3.19% ▼	7.06% ▲	4.60% ▲	10.98% ▲	
Median DOM	67	71	59	67	60	-5.63% ▼	13.56% ▲	0.00% ▬	11.67% ▲	