



STAT

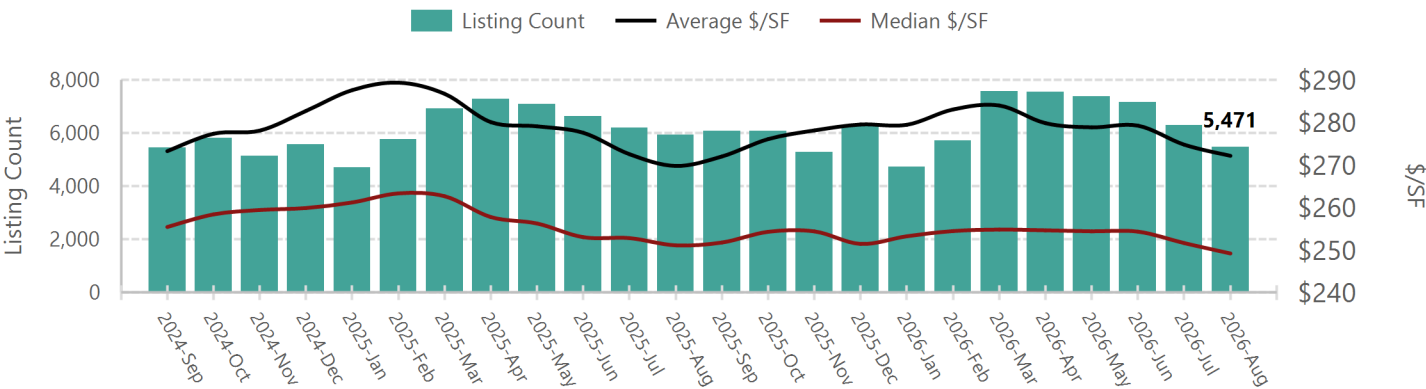
Your
Monthly Statistics

ARMLS®

DATA FOR August 2026

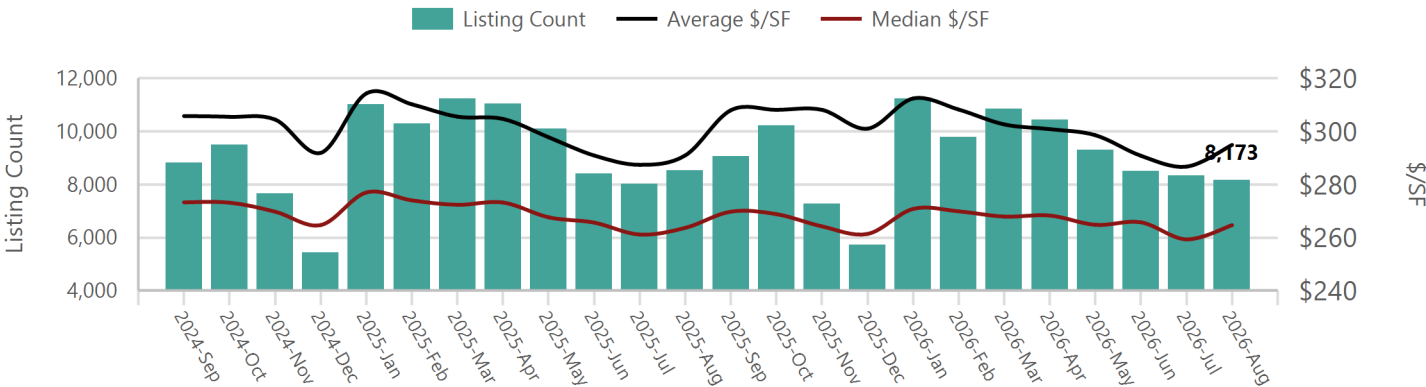
Published September 04, 2026

Sold Listings



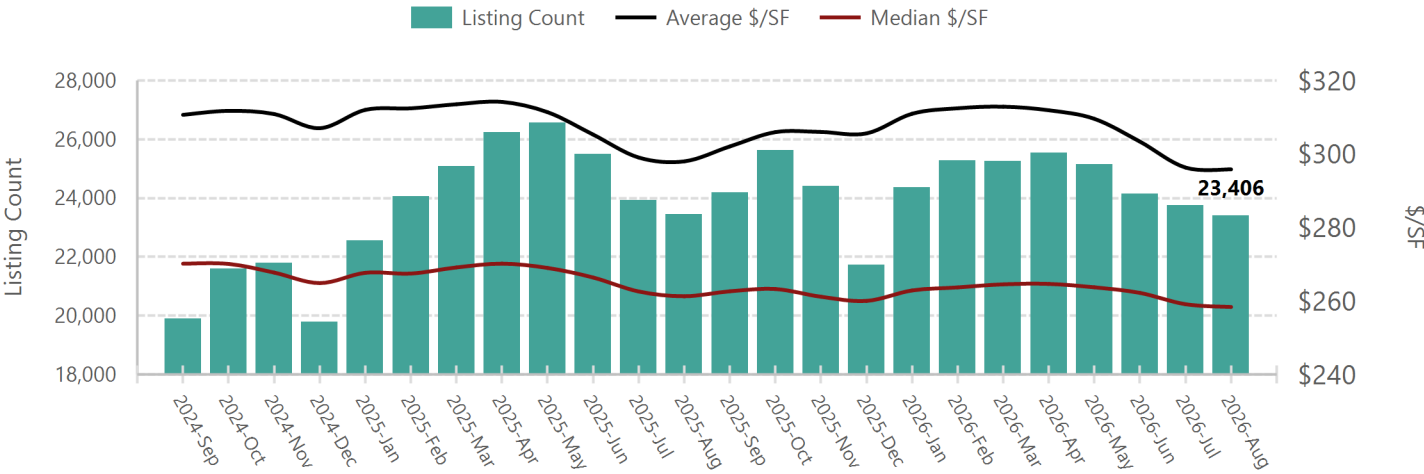
Metric	Monthly Values					Current Month Value vs Prior Monthly Values							
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr		3M Pr		6M Pr		12M Pr	
Listings	5,471	6,298	7,387	5,719	5,924	-13.13%	▼	-25.94%	▼	-4.34%	▼	-7.65%	▼
Average \$/SF	\$272.18	\$274.80	\$278.88	\$283.09	\$269.80	-0.96%	▼	-2.40%	▼	-3.85%	▼	0.88%	▲
Median \$/SF	\$249.20	\$251.65	\$254.42	\$254.47	\$251.11	-0.97%	▼	-2.05%	▼	-2.07%	▼	-0.76%	▼

New Listings



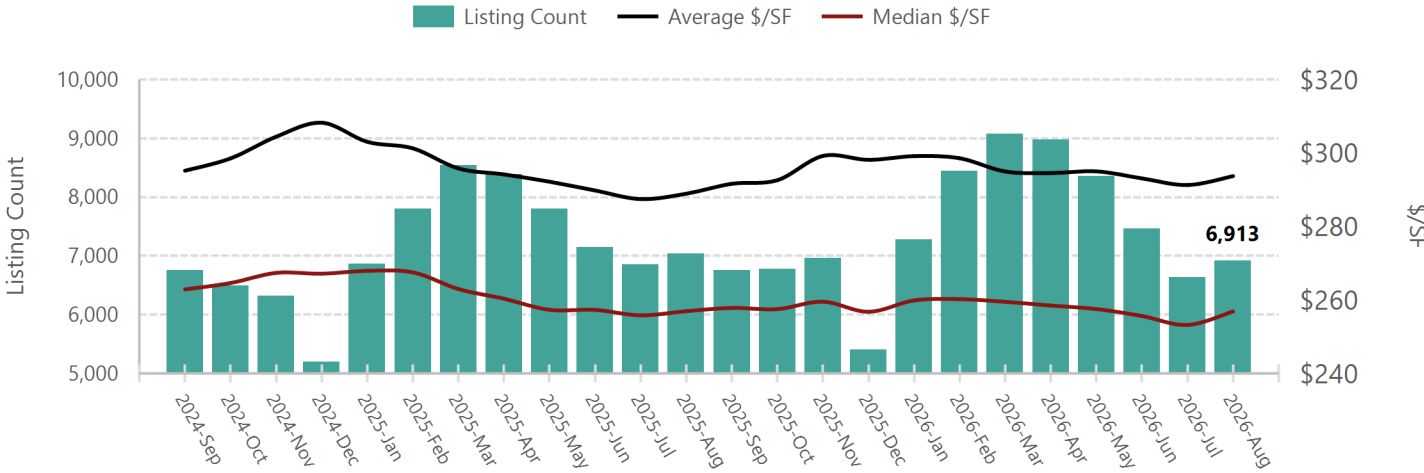
Metric	Monthly Values					Current Month Value vs Prior Monthly Values							
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr		3M Pr		6M Pr		12M Pr	
Listings	8,173	8,325	9,309	9,793	8,531	-1.83%	▼	-12.20%	▼	-16.54%	▼	-4.20%	▼
Average \$/SF	\$294.94	\$286.76	\$298.61	\$308.27	\$291.00	2.86%	▲	-1.23%	▼	-4.32%	▼	1.36%	▲
Median \$/SF	\$264.71	\$259.36	\$264.84	\$269.92	\$263.69	2.06%	▲	-0.05%	▼	-1.93%	▼	0.39%	▲

Active Listings (excluding UCB/CCBS)



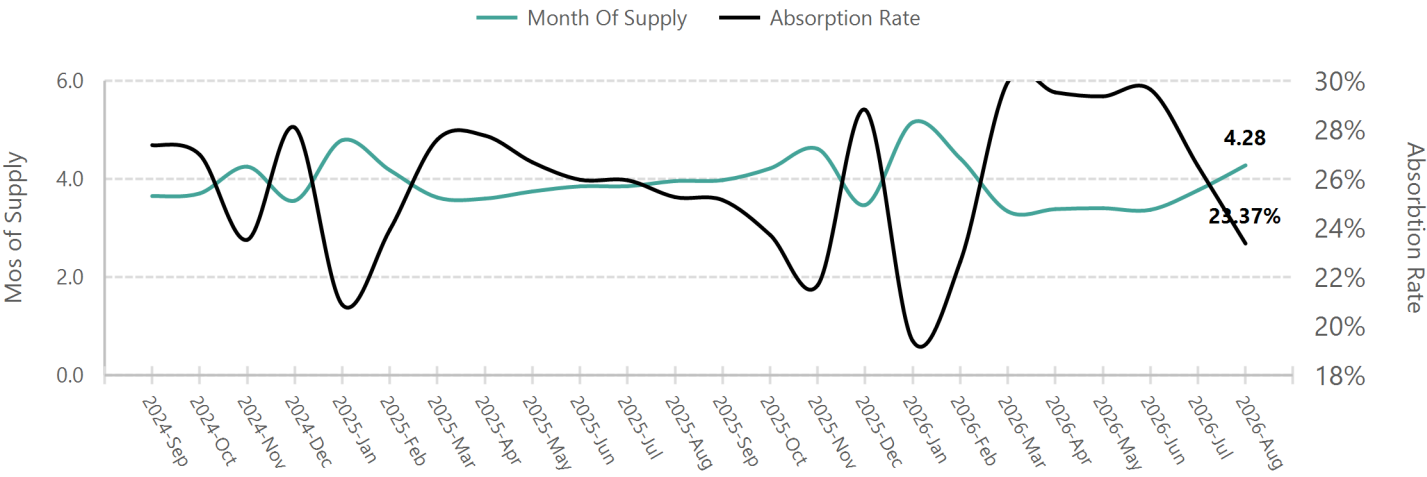
Metric	Monthly Values					Current Month Value vs Prior Monthly Values			
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr	3M Pr	6M Pr	12M Pr
Listings	23,406	23,745	25,152	25,268	23,452	-1.43% ▼	-6.94% ▼	-7.37% ▼	-0.20% ▼
Average \$/SF	\$295.83	\$296.33	\$309.59	\$312.48	\$298.02	-0.17% ▼	-4.45% ▼	-5.33% ▼	-0.73% ▼
Median \$/SF	\$258.38	\$259.13	\$263.74	\$263.71	\$261.30	-0.29% ▼	-2.03% ▼	-2.02% ▼	-1.12% ▼

Under Contract Listings (Pending/UCB/CCBS)



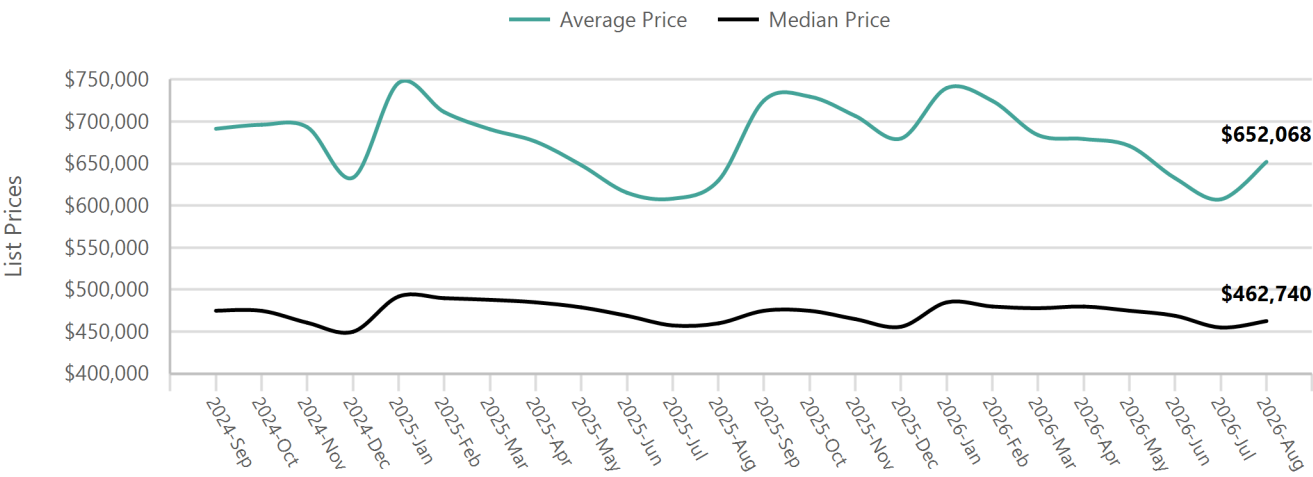
Metric	Monthly Values					Current Month Value vs Prior Monthly Values			
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr	3M Pr	6M Pr	12M Pr
Listings	6,913	6,638	8,356	8,440	7,039	4.14% ▲	-17.27% ▼	-18.09% ▼	-1.79% ▼
Average \$/SF	\$293.74	\$291.30	\$295.02	\$298.60	\$288.94	0.84% ▲	-0.44% ▼	-1.63% ▼	1.66% ▲
Median \$/SF	\$256.91	\$253.20	\$257.54	\$260.25	\$256.96	1.47% ▲	-0.24% ▼	-1.28% ▼	-0.02% ▼

Month Of Supply/Absorption Rate



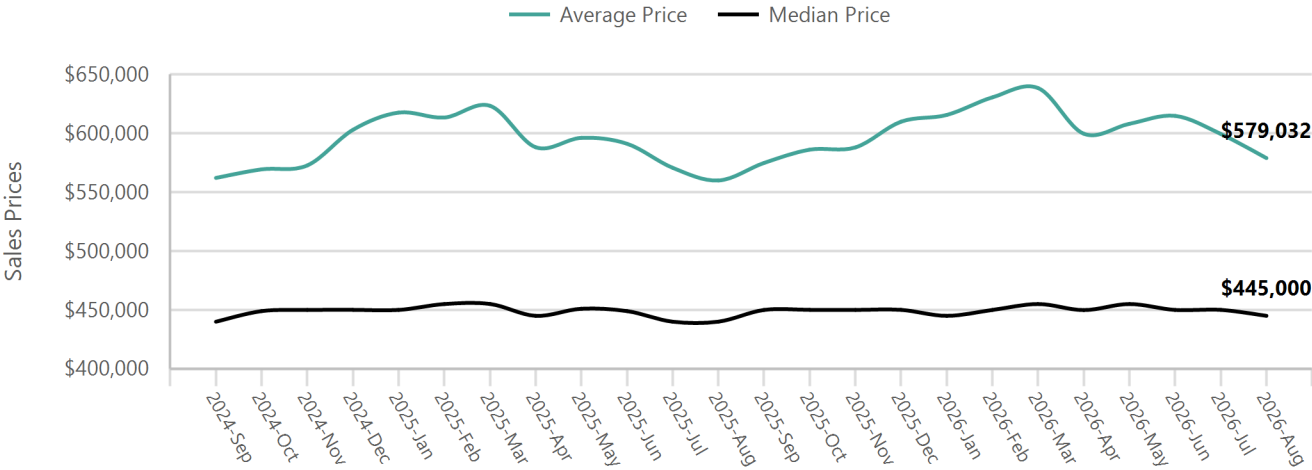
Metric	Monthly Values					Current Month Value vs Prior Monthly Values							
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr		3M Pr		6M Pr		12M Pr	
Supply	4.28	3.77	3.40	4.42	3.96	13.47%	▲	25.65%	▲	-3.17%	▼	8.07%	▲
Absorption Rate	23.37%	26.52%	29.37%	22.63%	25.26%	-11.87%	▼	-20.41%	▼	3.27%	▲	-7.47%	▼

New List Prices



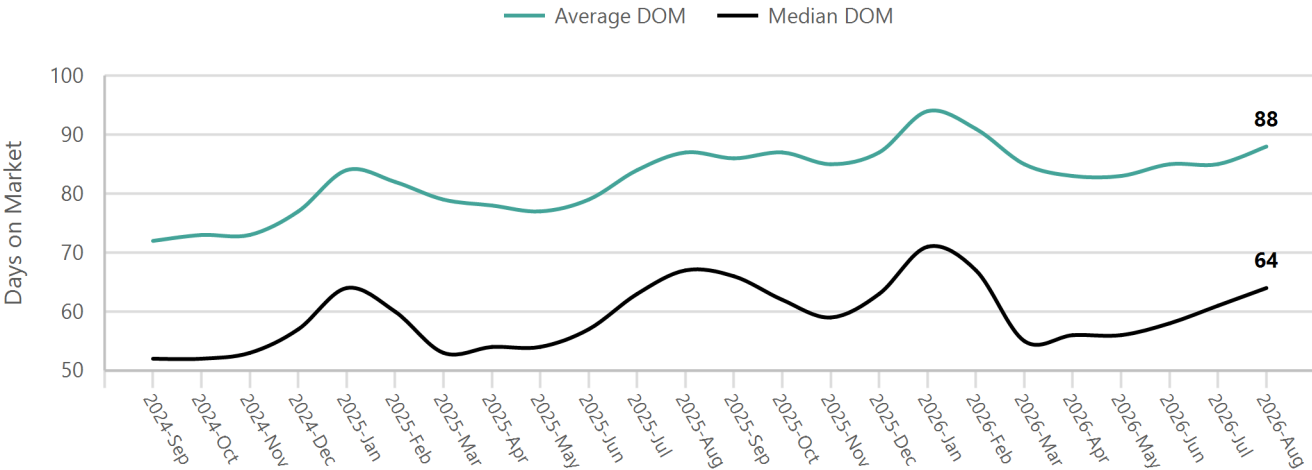
Metric	Monthly Values					Current Month Value vs Prior Monthly Values							
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr		3M Pr		6M Pr		12M Pr	
Average List Price	\$652,068	\$607,486	\$671,066	\$724,605	\$629,813	7.34%	▲	-2.83%	▼	-10.01%	▼	3.53%	▲
Median List Price	\$462,740	\$455,000	\$475,000	\$480,000	\$460,000	1.70%	▲	-2.58%	▼	-3.60%	▼	0.60%	▲

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	\$579,032	\$599,517	\$608,166	\$630,634	\$559,981	-3.42%	▼	-4.79%	▼	-8.18%	▼	3.40%	▲
Median Sales Price	\$445,000	\$450,000	\$455,000	\$450,000	\$440,000	-1.11%	▼	-2.20%	▼	-1.11%	▼	1.14%	▲

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	88	85	83	91	87	3.53%	▲	6.02%	▲	-3.30%	▼	1.15%	▲
Median DOM	64	61	56	67	67	4.92%	▲	14.29%	▲	-4.48%	▼	-4.48%	▼