

MONTHLY Sales & Pricing

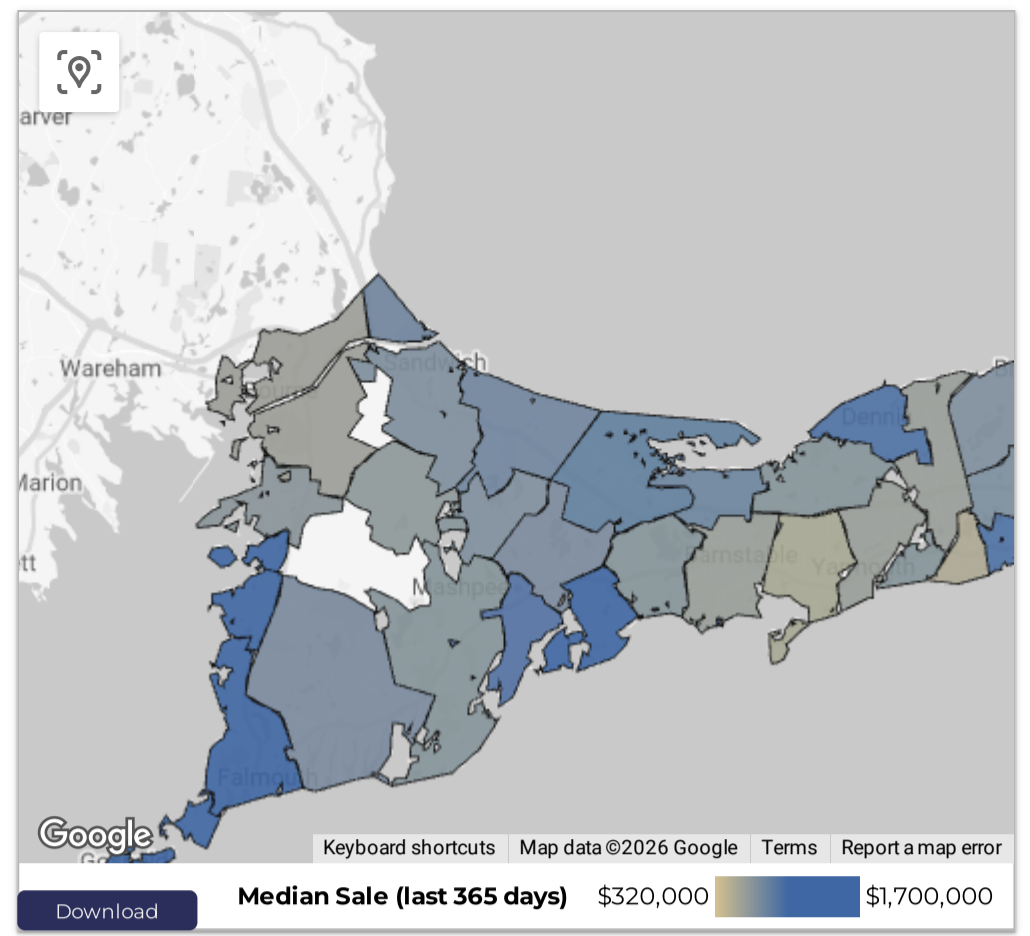
CCIAOR® Market Snapshot

All data is updated in realtime in accordance with content from CCIMLS.
This report provides a snapshot of the market as taken on: May 31, 2026

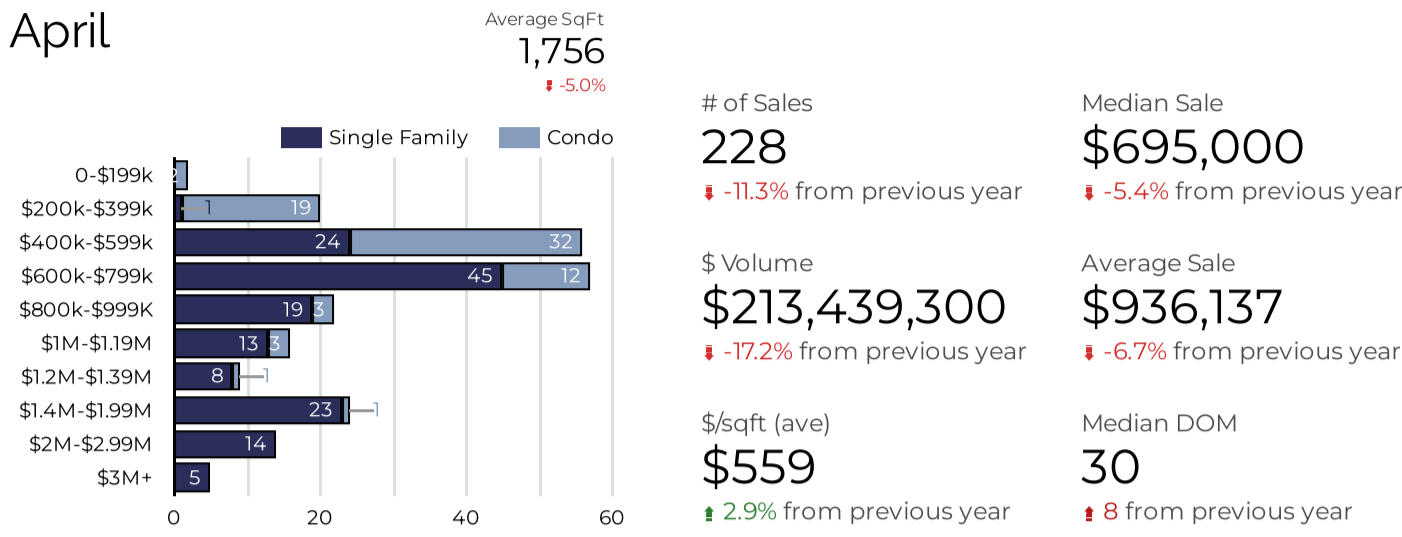
Region: Exclude Off-C... (3) | Village | Town

\$ Between Enter a value and Enter a value | Zip

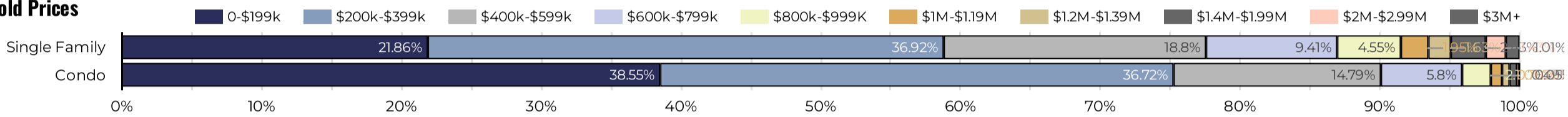
Size Between Enter a value and Enter a value | Type



April



Sold Prices

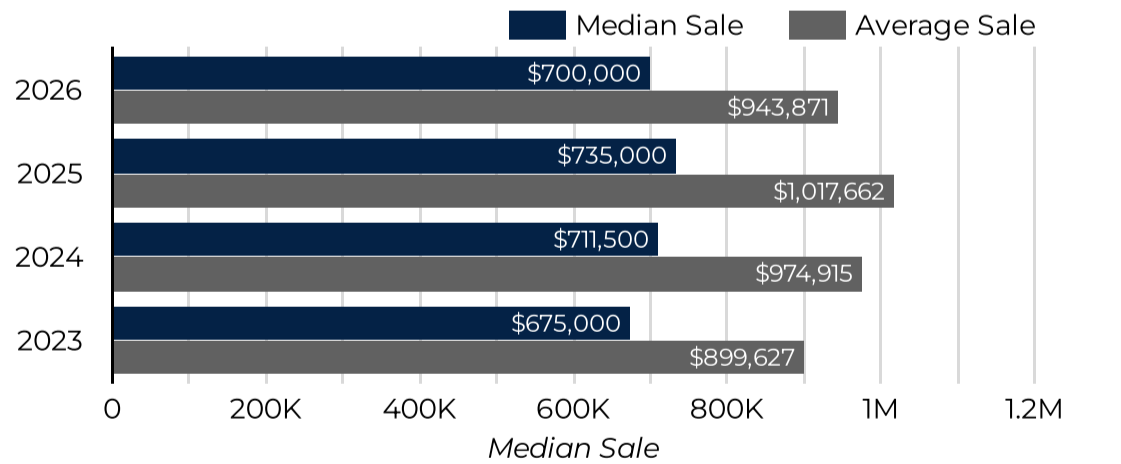


Market Pricing

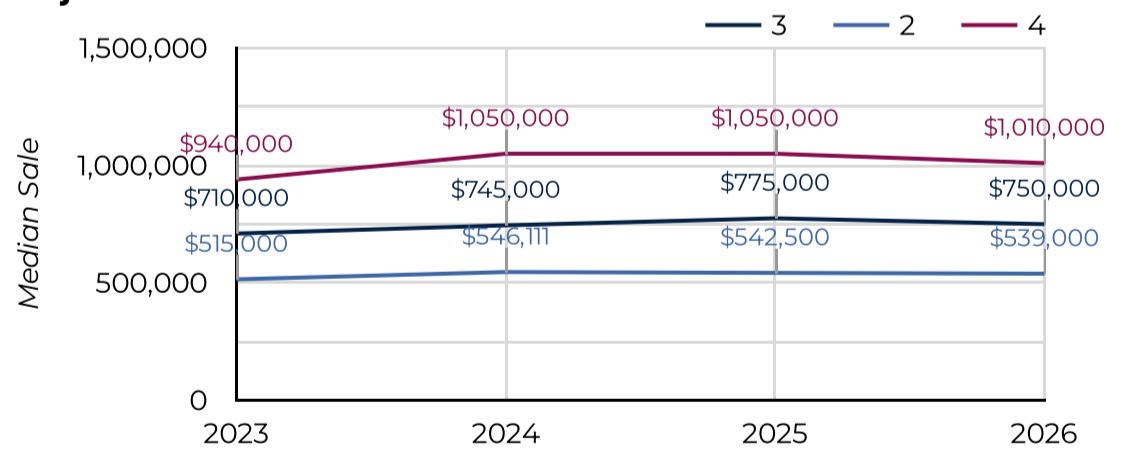
Use this data to see how the cost of real estate has changed in this area over the last 3 years.



By Year



By Beds



Market Activity

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

MONTH	# of Sales	Median Sale	Average Sale	\$/sqft	Median DOM
Apr 2026	228	\$695,000	\$936,137	\$559	30
Mar 2026	226	\$700,000	\$1,016,722	\$5...	30
Feb 2026	125	\$675,000	\$910,550	\$511	46
Jan 2026	224	\$700,000	\$922,787	\$532	45
Dec 2025	325	\$775,000	\$1,174,752	\$563	32
Nov 2025	260	\$700,000	\$951,367	\$5...	19
Oct 2025	403	\$800,000	\$1,053,618	\$576	22
Sep 2025	359	\$729,000	\$1,111,145	\$592	29
Aug 2025	320	\$724,000	\$1,009,703	\$571	26

MONTHLY Buyer Demand

CCIAOR® Market Snapshot

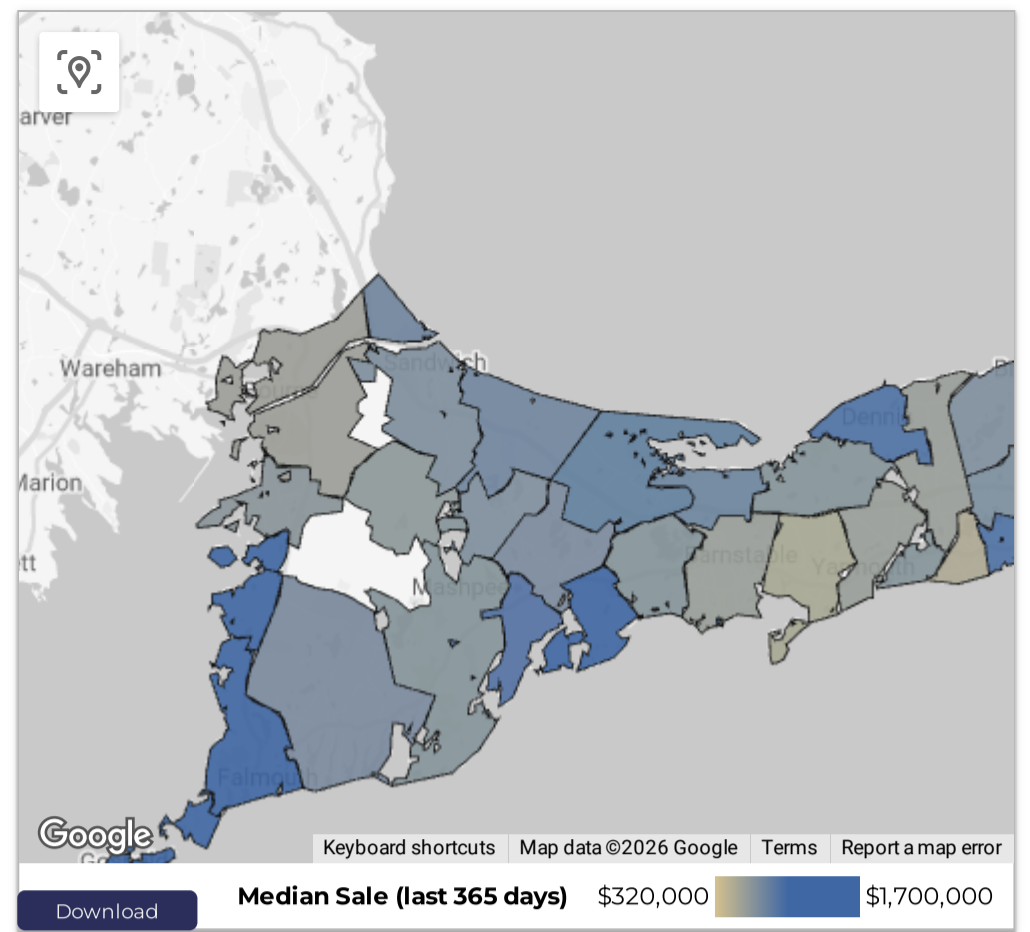
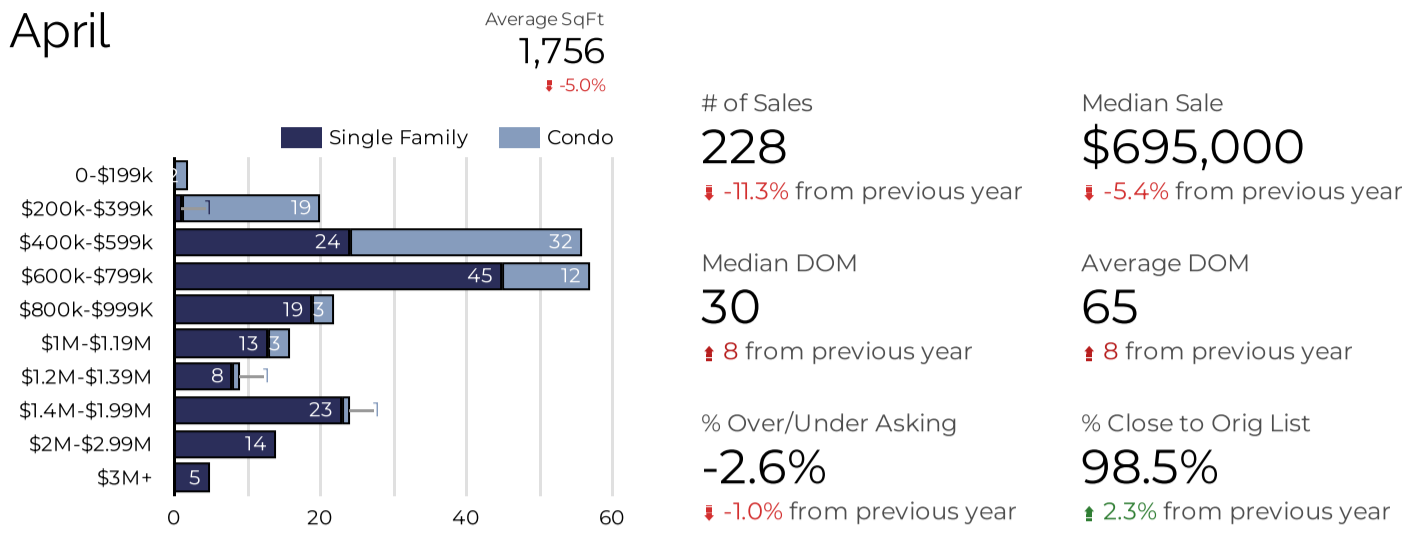
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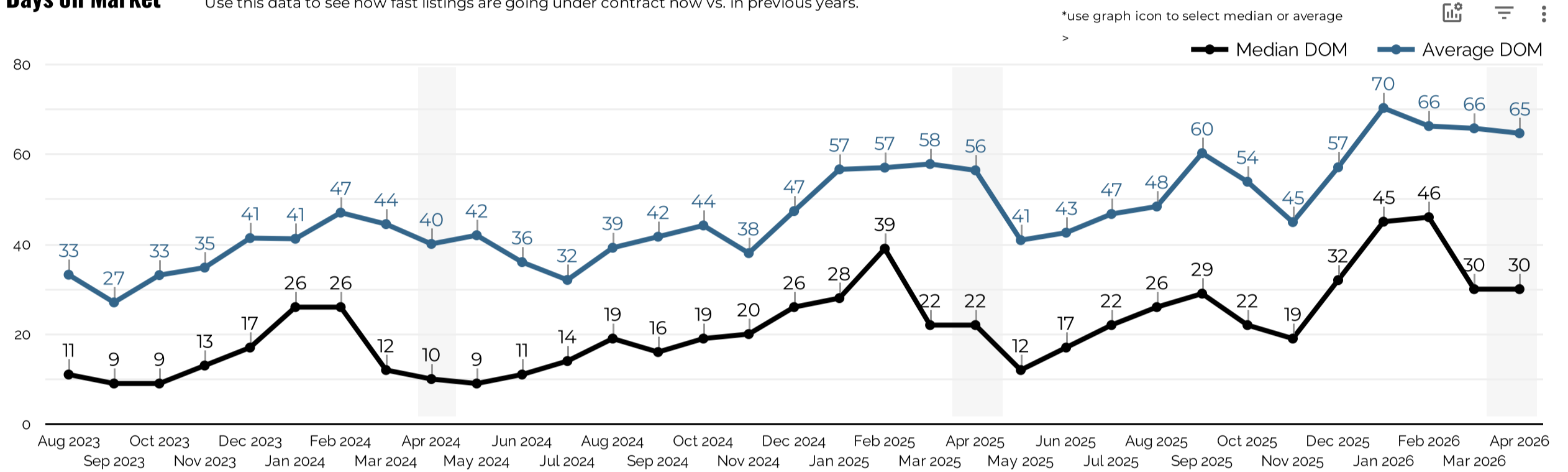
Size Between Enter a value and Enter a value | Type

April



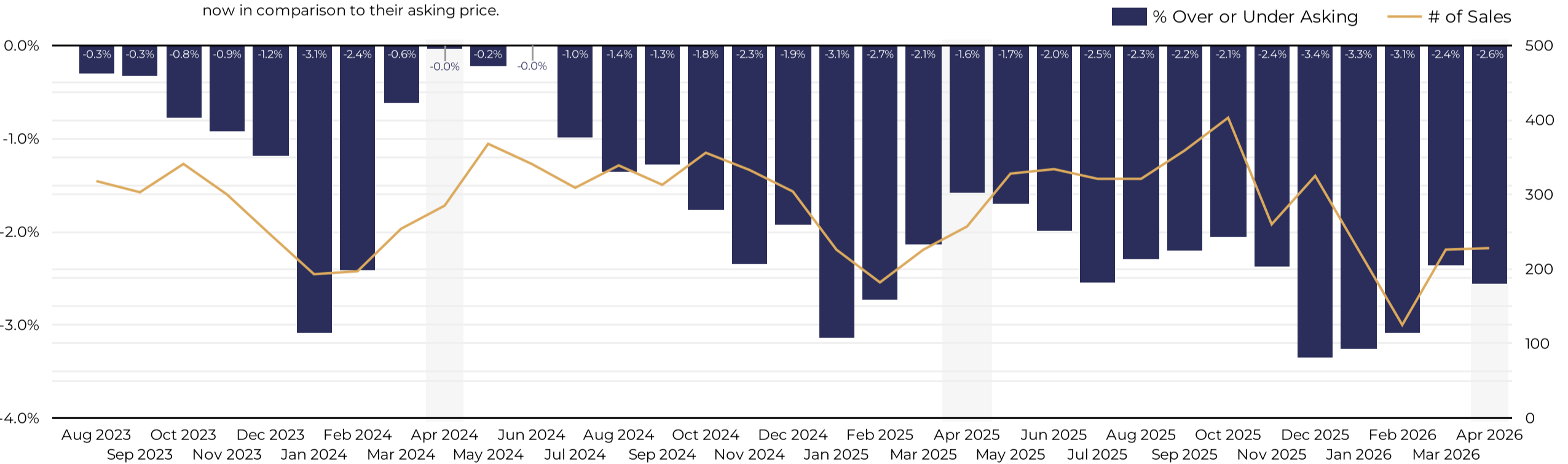
Days on Market

Use this data to see how fast listings are going under contract now vs. in previous years.



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.



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.

Jan 31, 2026 - May 31, 2026

Price Range	# of Sales	% Δ	Median DOM	Δ	% Over or Under Asking	Δ
0-\$199k	10	-47.4% ↓	12	-77 ↓	-5.7%	1.2% ↑
\$200k-\$399k	75	-12.8% ↓	23	2 ↑	-1.9%	-0.1% ↓
\$400k-\$599k	202	-16.5% ↓	22	6 ↑	-1.9%	-0.6% ↓
\$600k-\$799k	267	1.5% ↑	14	0	-1.4%	-0.3% ↓
\$800k-\$999k	120	-11.8% ↓	18	5 ↑	-2.1%	-1.5% ↓
\$1M-\$1.19M	59	-9.2% ↓	29	-16 ↓	-4.5%	-1.5% ↓
\$1.2M-\$1.39M	42	-12.5% ↓	15	-13 ↓	-1.0%	1.0% ↑
\$1.4M-\$1.99M	68	-13.9% ↓	24	0	-2.5%	1.4% ↑
\$2M-\$2.99M	36	-23.4% ↓	49	-9 ↓	-3.8%	0.8% ↑
\$3M+	29	-3.3% ↓	41	8 ↑	-5.7%	0.1% ↑
Grand total	908	-10.5% ↓	20	-1 ↓	-2.2%	-0.3% ↓

MONTHLY Inventory

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\$ Between | Enter a value | and | Enter a value | Zip

Size Between | Enter a value | and | Enter a value | Type

Today 5/31/26

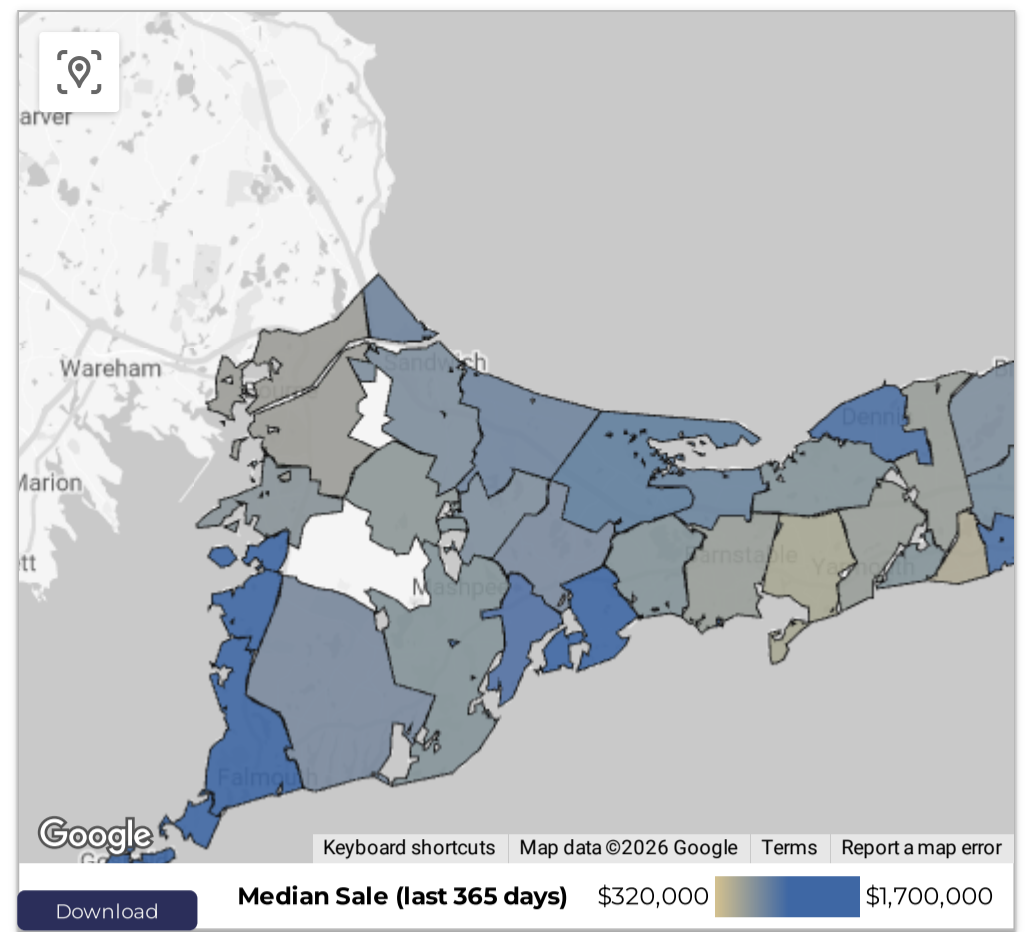
	Average	# Active	
Month of Supply	4.37		
Active Now	997		
Pending	506		
Pending-CTS	133		
Total Pending	639		
Single Family	\$1,909,280	736	74%
Condo	\$815,814	244	24%
Grand total	\$1,613,917	997	100%

Mar 2, 2026 - May 31, 2026

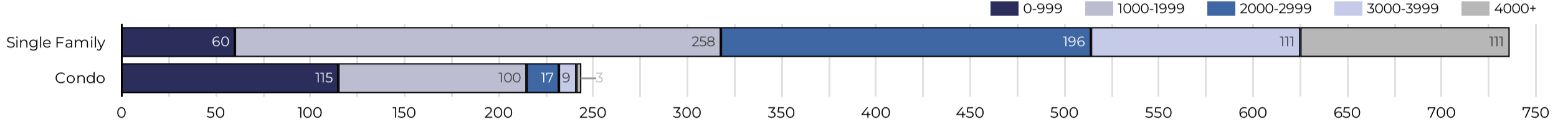
of New Listings (Supply)
1,637
↑ 8.1% from previous year

of New Pendings (Demand)
1,104
↑ 19.0% 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	3.20	16	5
\$200k-\$399k	3.47	66	19
\$400k-\$599k	2.00	116	58
\$600k-\$799k	3.32	199	60
\$800k-\$999k	7.59	129	17
\$1M-\$1.19M	3.35	57	17
\$1.2M-\$1.39M	7.88	63	8
\$1.4M-\$1.99M	5.24	131	25
\$2M-\$2.99M	7.92	103	13
\$3M+	19.50	117	6

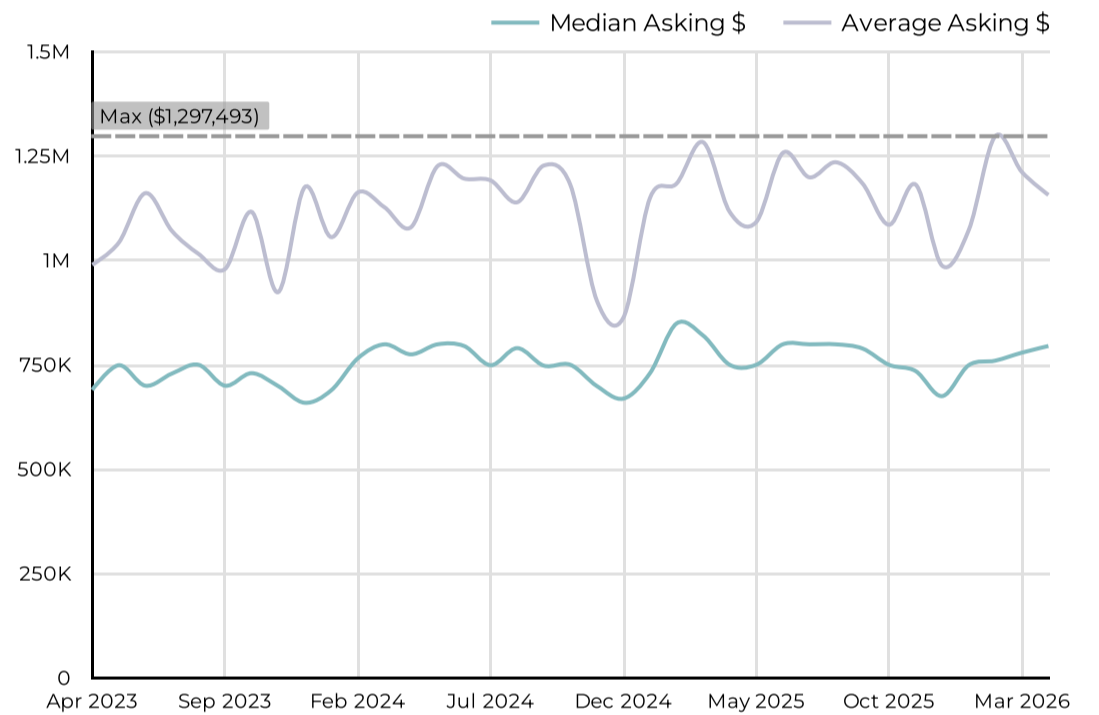
Grand total 4.37 997 228

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

Asking Prices

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

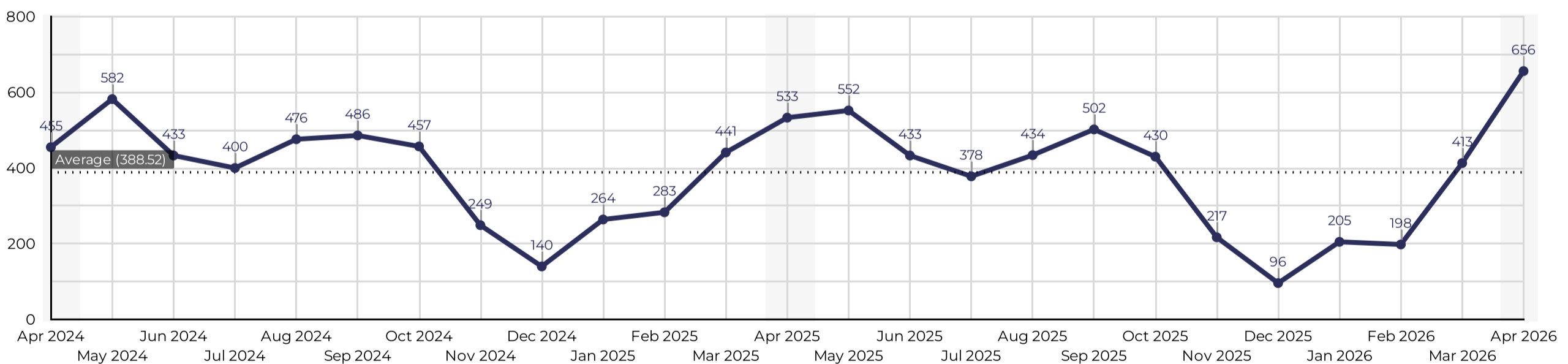
For Property-Level> DASHBOARDS-ACTIVE LISTINGS



New Listings (new supply)

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

of New Listings (last 90 days)
1,637
↑ 8.7% from previous year



New Pendings (new demand)

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

of New Pendings (last 90 days)
1,104
↑ 20.1% from previous year

