

# MARKET INSIGHTS REPORT



January 2025

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Market trends and analysis are based on data from the Southwest Florida MLS through the end of each month. Data is deemed reliable but not guaranteed and may differ from previous reports due to timing of MLS entries.

This report summarizes markets served by RPCRA in Lee and Hendry counties. An online dashboard with real-time data, additional metrics, and filtering options is also available for members—contact the Association for details.

# RPCRA Market Summary



Includes Lee and Hendry counties, excluding Bonita Springs and Estero.

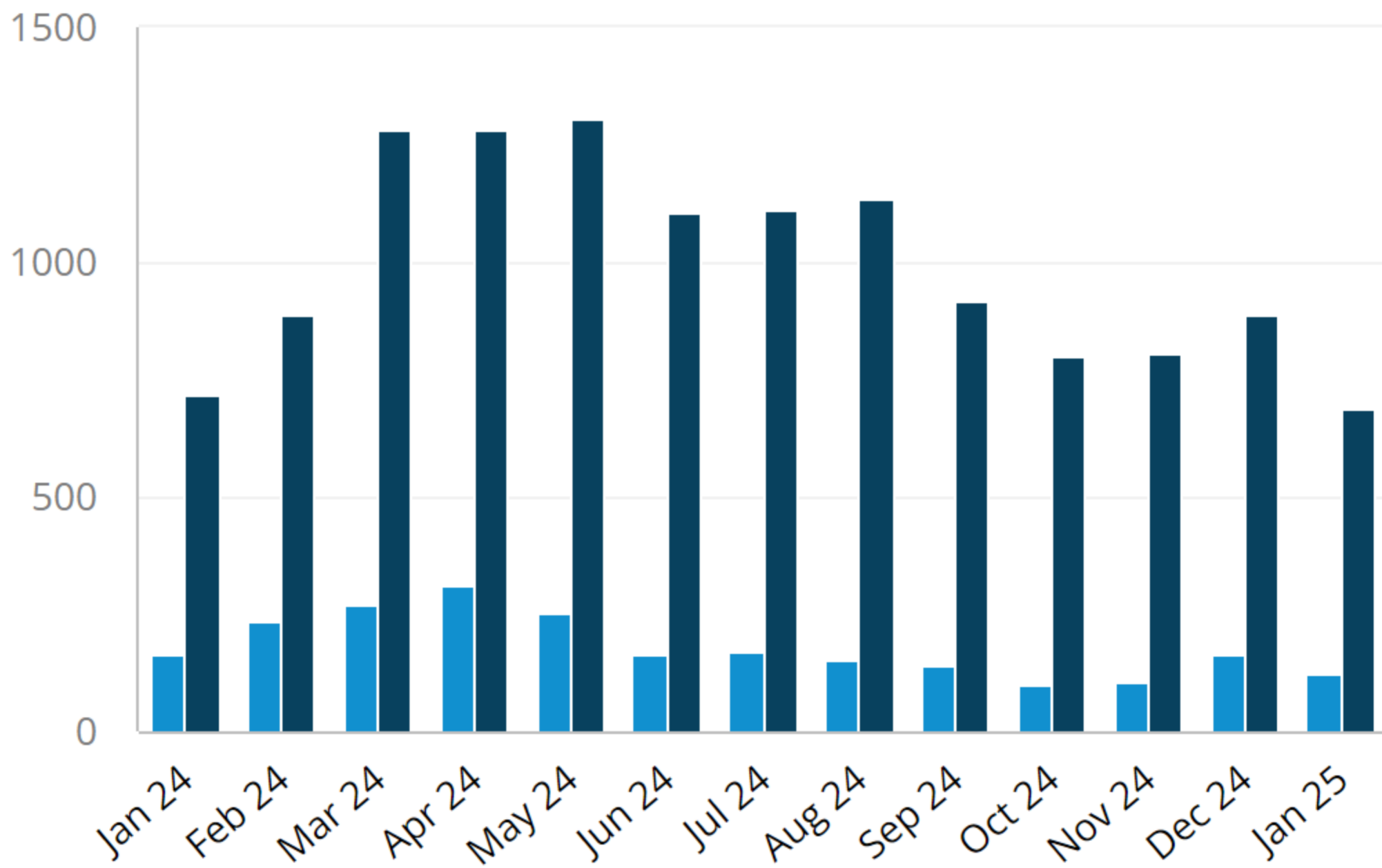
## Single Family Homes

	Jan 2025	Jan 2024	YoY %Chg	Dec 2024	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$370,000	\$392,000	▼ -5.6%	\$380,000	▼ -2.6%	\$370,000	\$392,000	▼ -5.6%
Closed Sales	686	715	▼ -4.1%	886	▼ -22.6%	686	715	▼ -4.1%
New Listings	2,761	2,189	▲ 26.1%	1,754	▲ 57.4%	2,761	2,189	▲ 26.1%
Pending Sales	1,101	1,041	▲ 5.8%	756	▲ 45.6%	1,101	1,041	▲ 5.8%
Median Days on Market	51	55	▼ -7.3%	48	▲ 6.3%	51	55	▼ -7.3%
Sold Price per Square Foot	\$224	\$231	▼ -3.0%	\$225	▼ -0.4%	\$224	\$231	▼ -3.0%
Percent of Original Price Rec'd	92.9%	93.0%	▼ 0.0%	92.9%	▲ 0.0%	92.9%	93.0%	▼ 0.0%
Active Inventory	8,071	6,205	▲ 30.1%	7,177	▲ 12.5%	—	—	—
Months Supply of Inventory	11.8	8.7	▲ 35.6%	8.1	▲ 45.2%	—	—	—

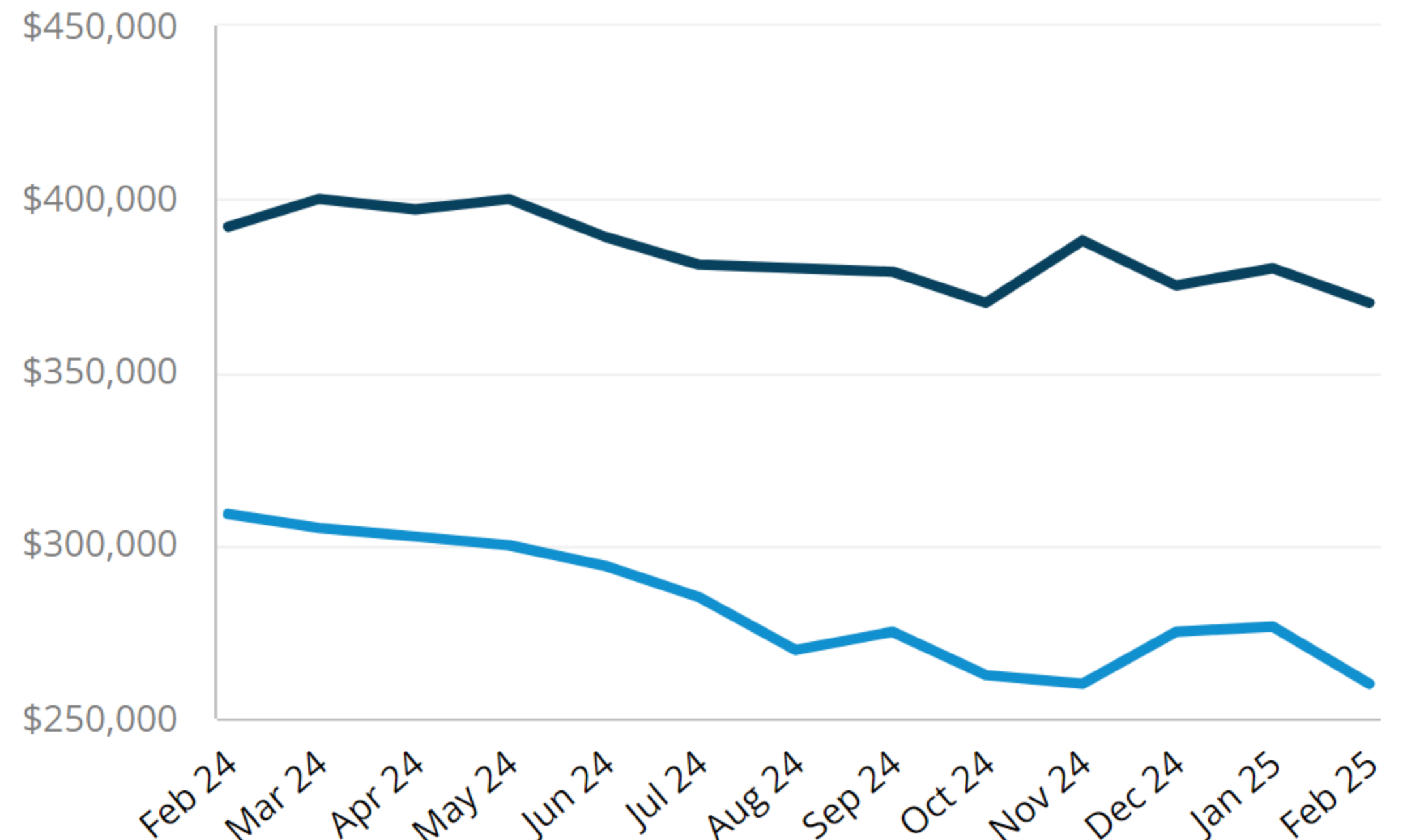
## Condominiums

	Jan 2025	Jan 2024	YoY %Chg	Dec 2024	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$260,000	\$309,000	▼ -15.9%	\$276,500	▼ -6.0%	\$260,000	\$309,000	▼ -15.9%
Closed Sales	125	162	▼ -22.8%	167	▼ -25.1%	125	162	▼ -22.8%
New Listings	743	666	▲ 11.6%	432	▲ 72.0%	743	666	▲ 11.6%
Pending Sales	218	260	▼ -16.2%	129	▲ 69.0%	218	260	▼ -16.2%
Median Days on Market	61	41	▲ 48.8%	71	▼ -14.1%	61	41	▲ 48.8%
Sold Price per Square Foot	\$202	\$238	▼ -15.1%	\$208	▼ -2.9%	\$202	\$238	▼ -15.1%
Percent of Original Price Rec'd	87.8%	93.0%	▼ -5.6%	89.4%	▼ -1.8%	87.8%	93.0%	▼ -5.6%
Active Inventory	2,727	1,964	▲ 38.8%	2,360	▲ 15.6%	—	—	—
Months Supply of Inventory	21.8	12.1	▲ 79.9%	14.1	▲ 54.4%	—	—	—

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

# Median Sales Price

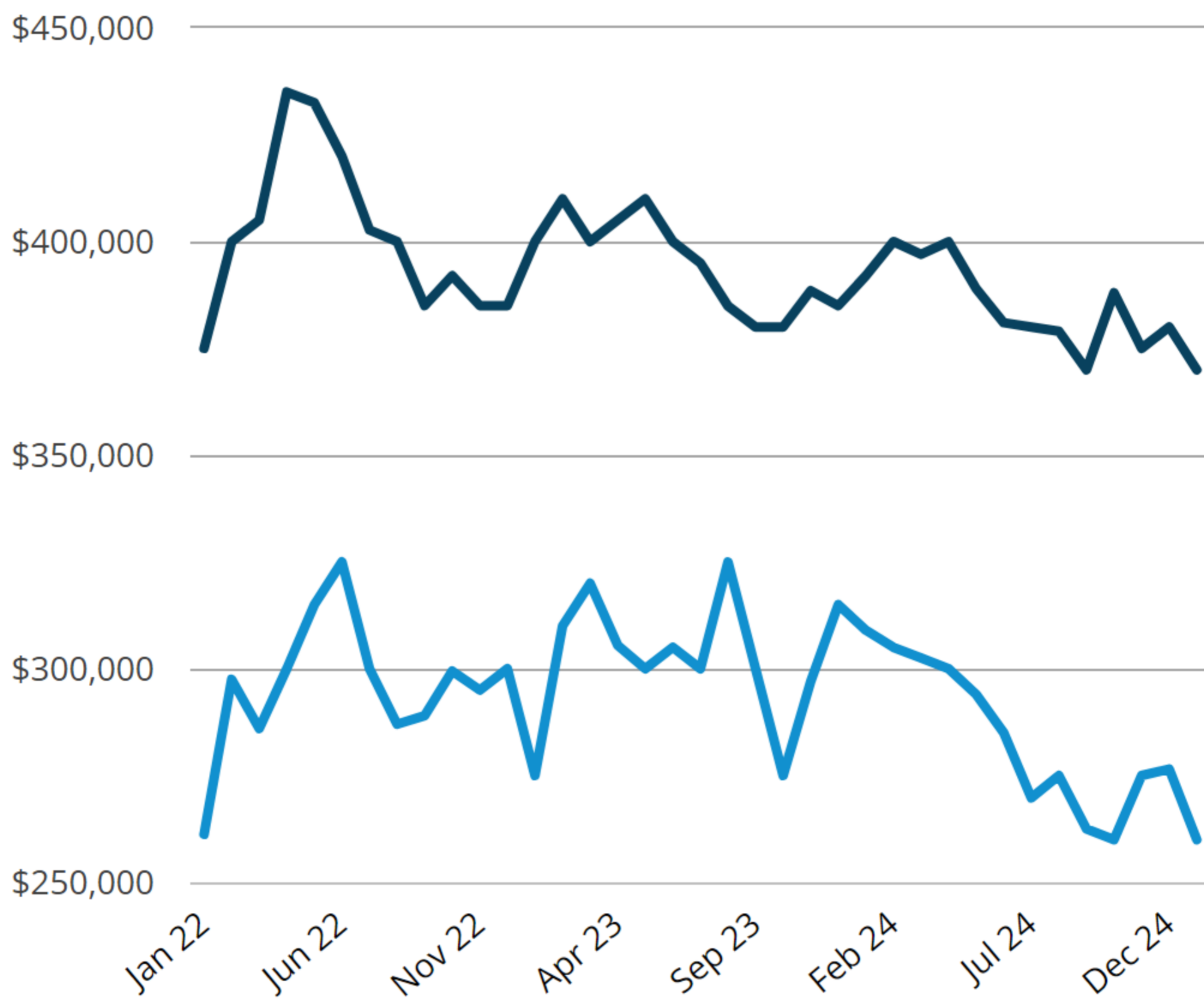


## January 2025

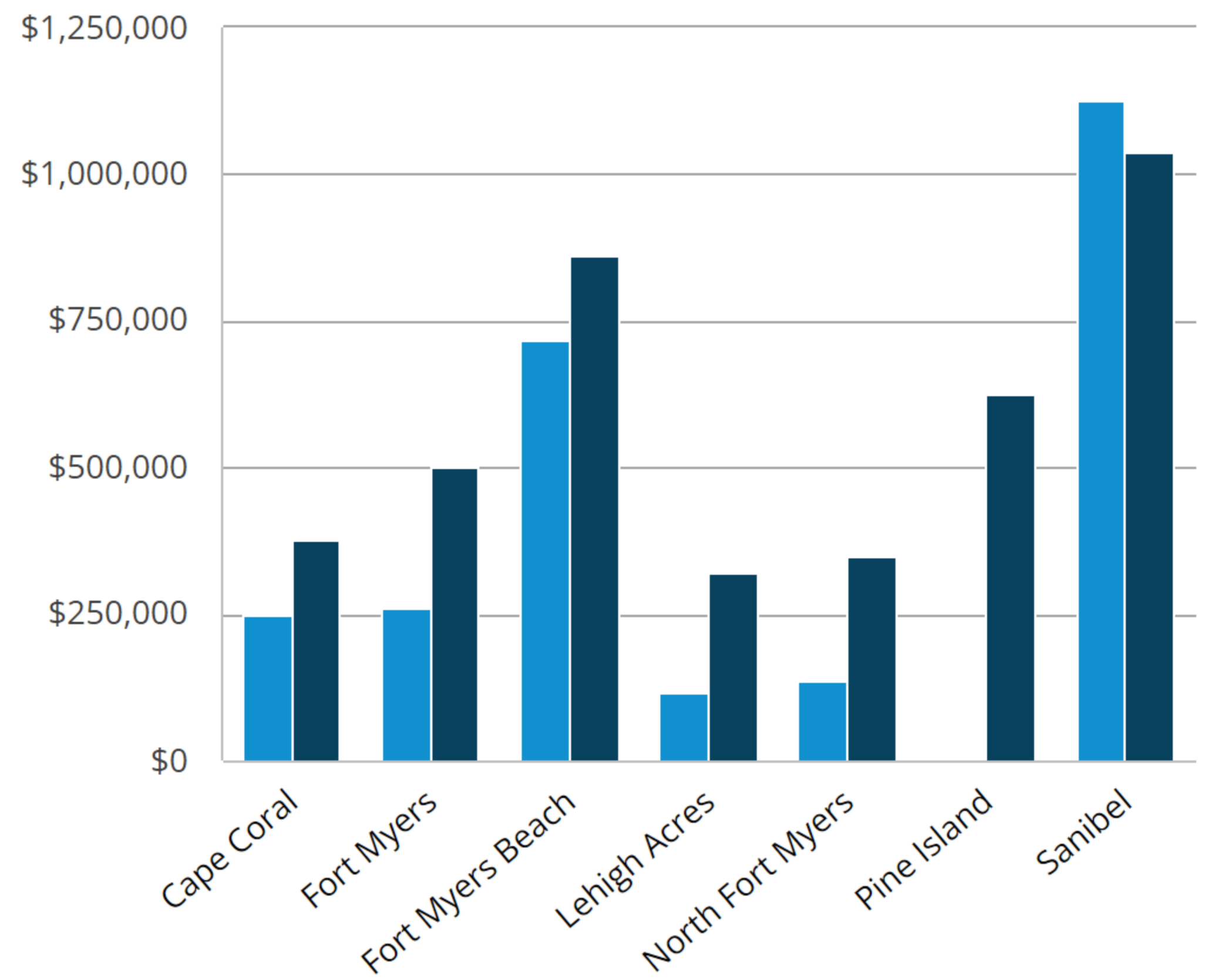
Sales Price is the mid-point (median) value where the price for half of the closed sales is higher and half is lower.

	January 2025	Month over Month Change	Year over Year Change	Year to Date Change
<b>SFH</b>	<b>\$370,000</b>	⚡ <b>-2.6%</b>	⚡ <b>-5.6%</b>	⚡ <b>-5.6%</b>
<b>CONDO</b>	<b>\$260,000</b>	⚡ <b>-6.0%</b>	⚡ <b>-15.9%</b>	⚡ <b>-15.9%</b>

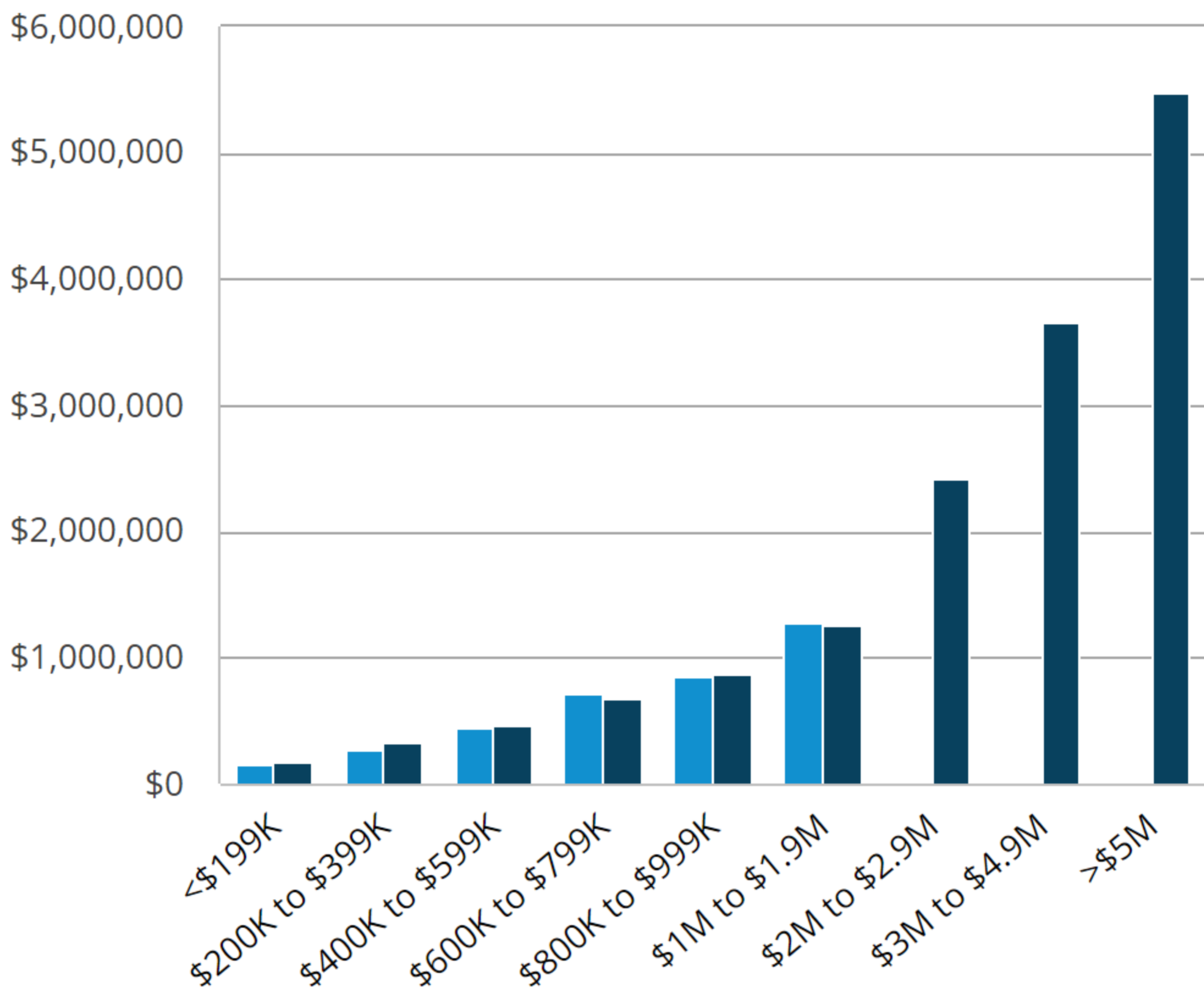
### Historical Activity



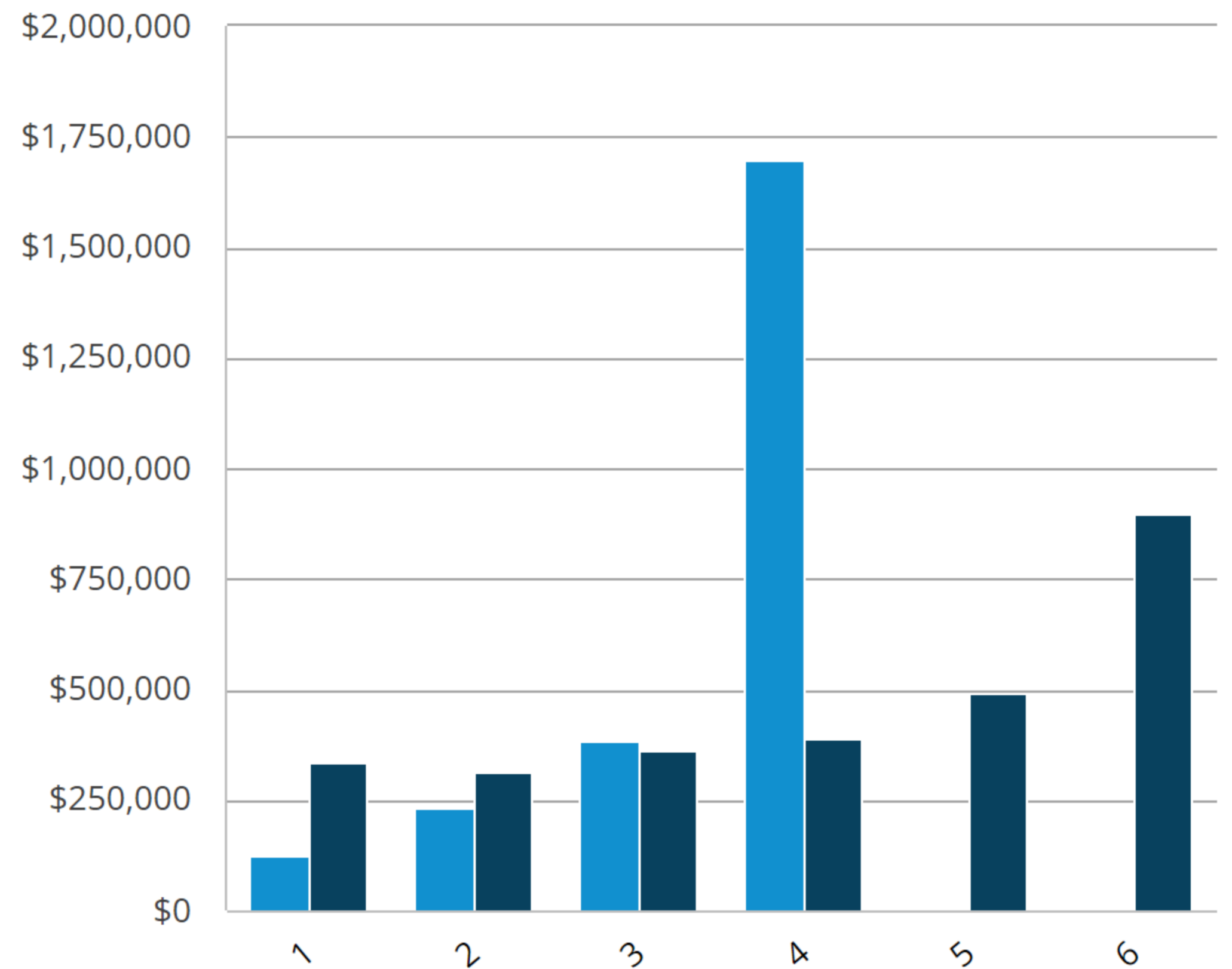
### Select Areas



### By Price Range



### By Bedrooms



Legend: — Condo — Single Family

# Closed Sales

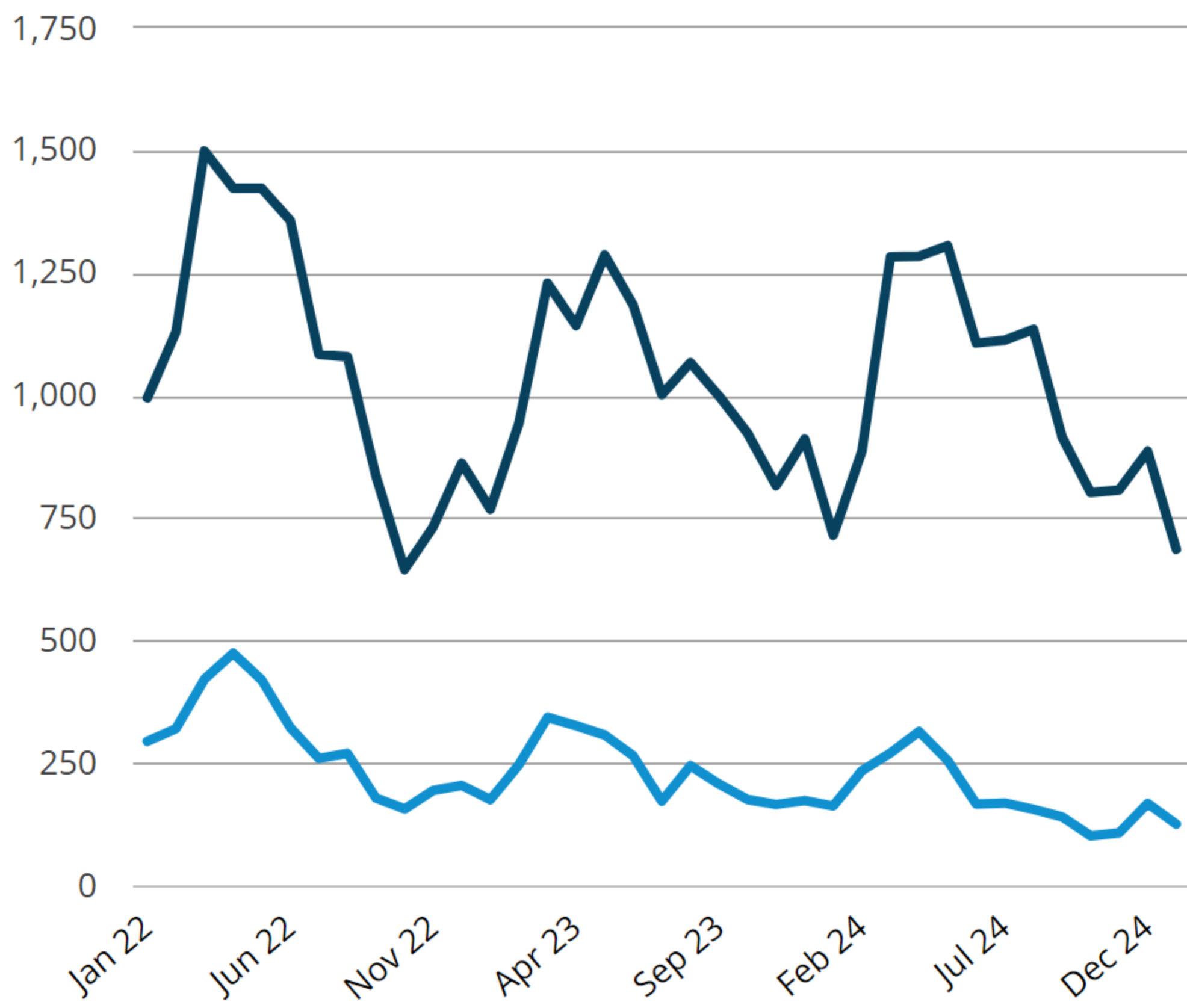


## January 2025

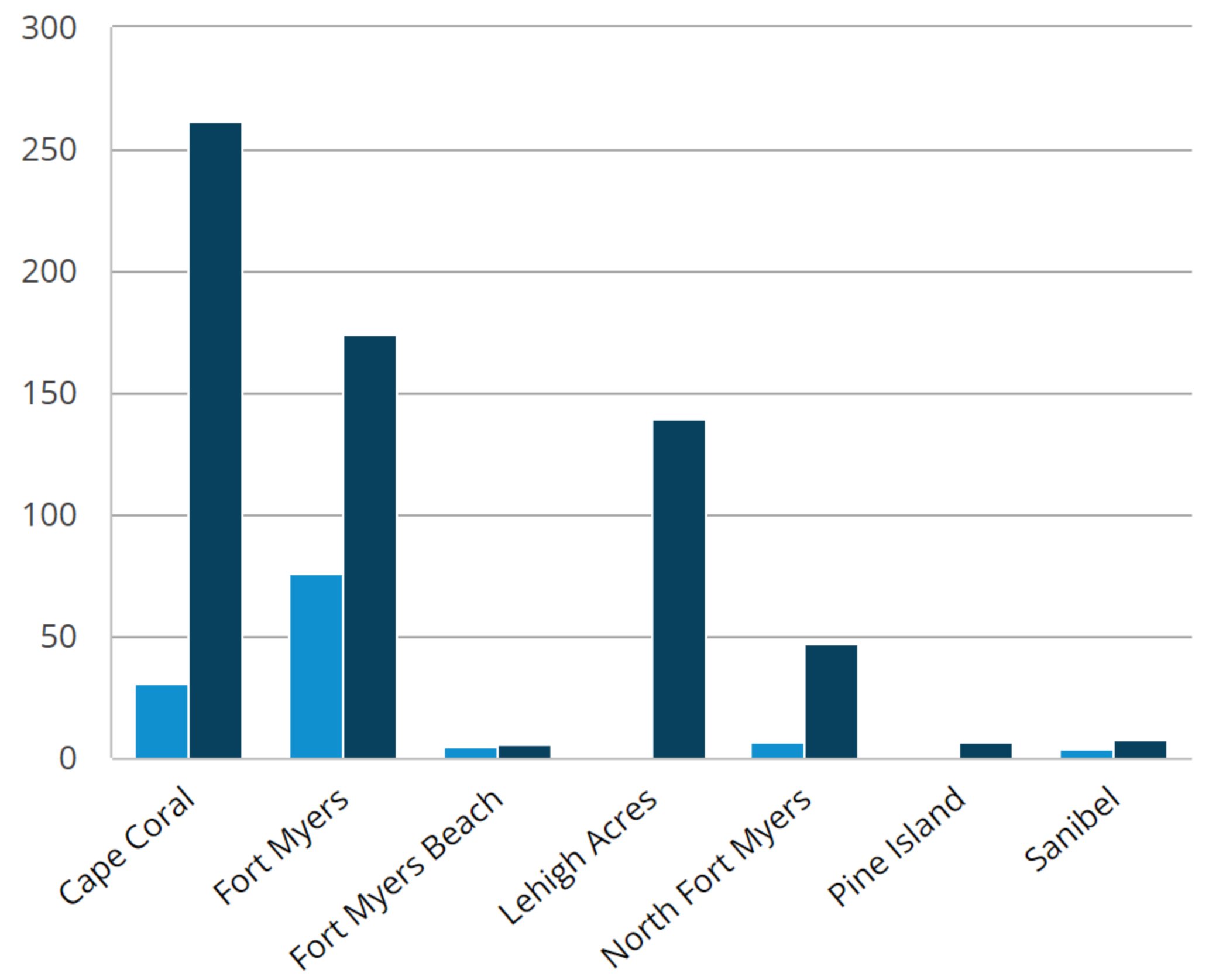
The number of properties that sold.

	January 2025	Month over Month Change	Year over Year Change	Year to Date Change
<b>SFH</b>	<b>686</b>	⚡ <b>-22.6%</b>	⚡ <b>-4.1%</b>	⚡ <b>-4.1%</b>
<b>CONDO</b>	<b>125</b>	⚡ <b>-25.1%</b>	⚡ <b>-22.8%</b>	⚡ <b>-22.8%</b>

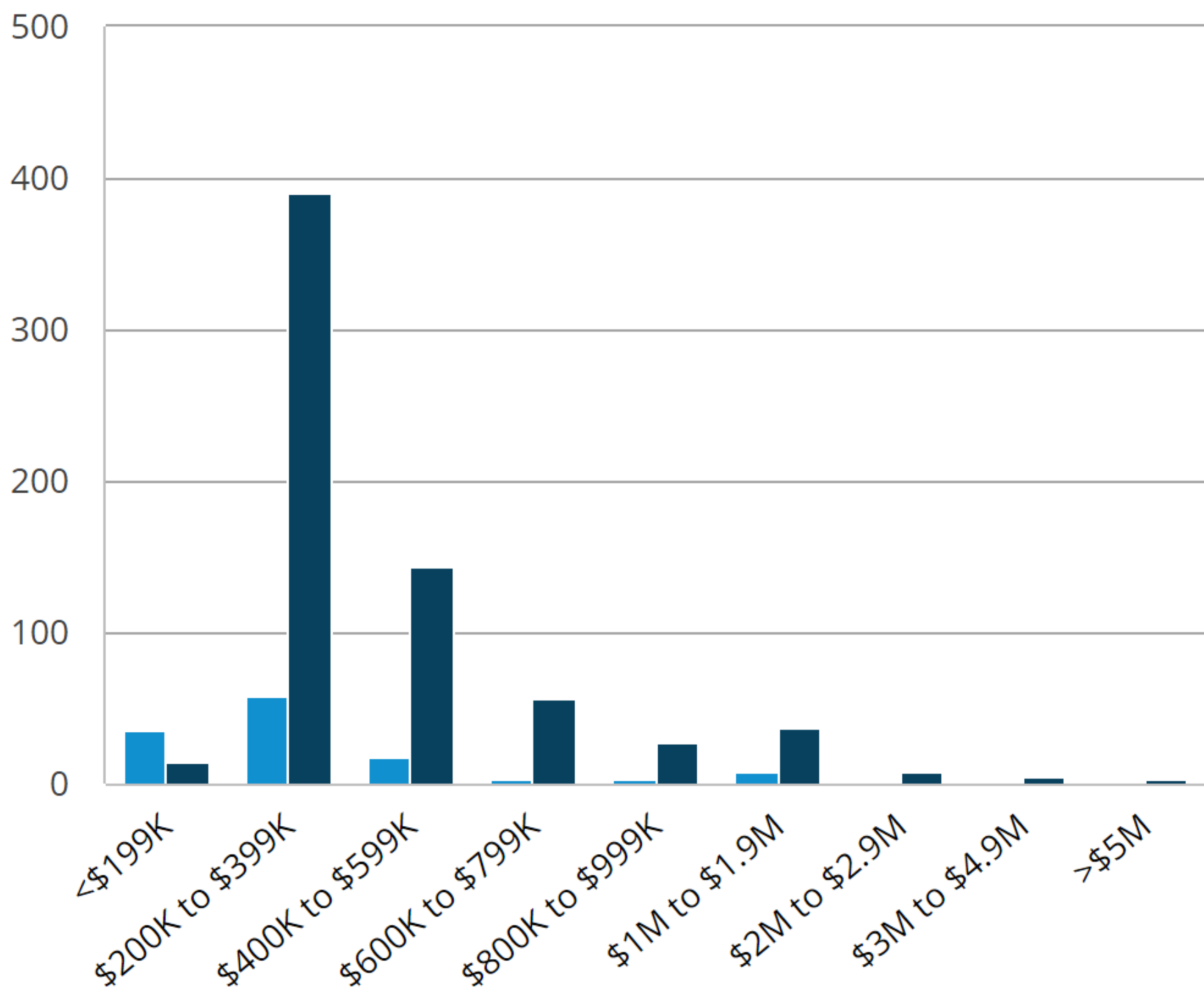
### Historical Activity



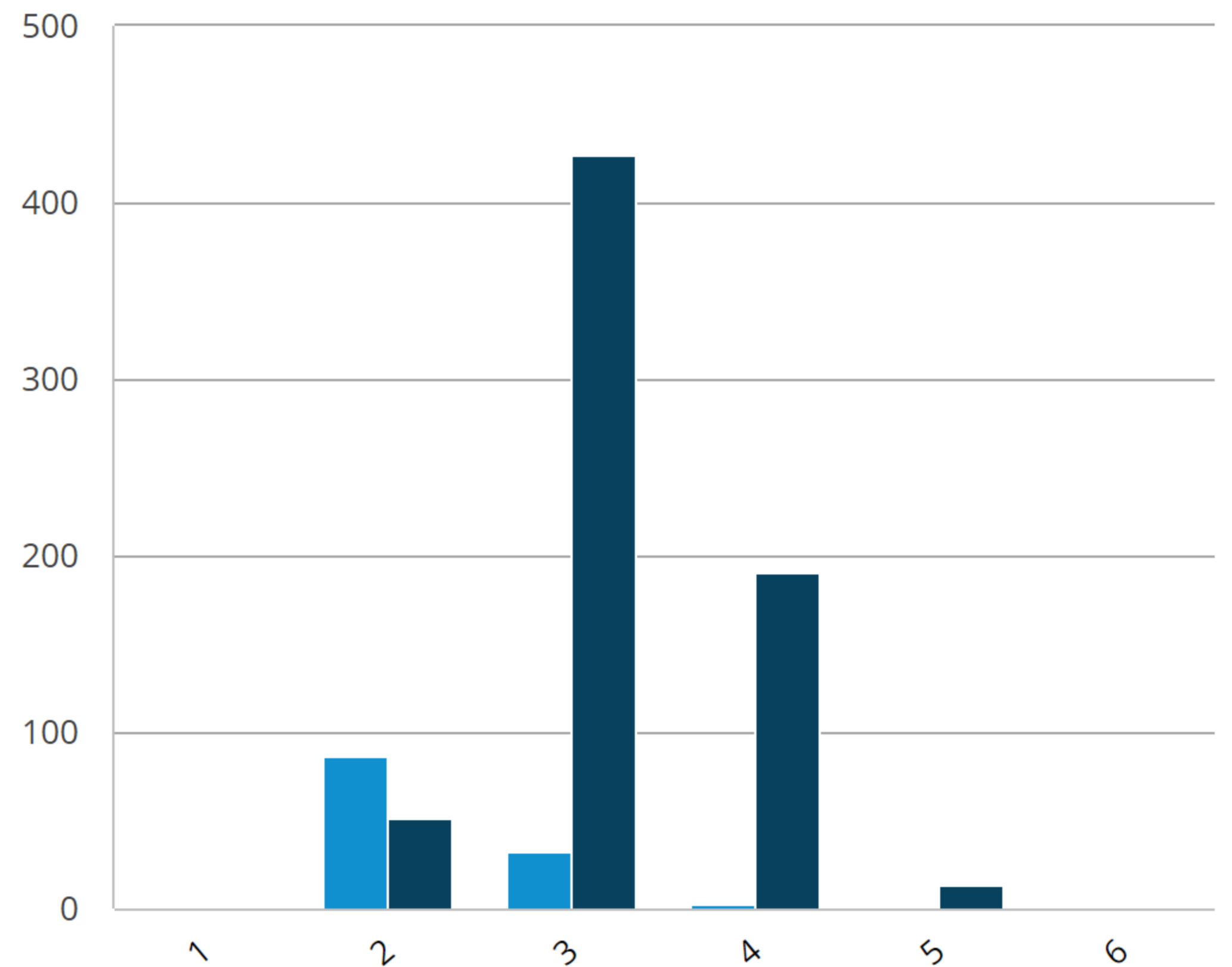
### Select Areas



### By Price Range



### By Bedrooms



Legend: — Condo — Single Family

# New Listings

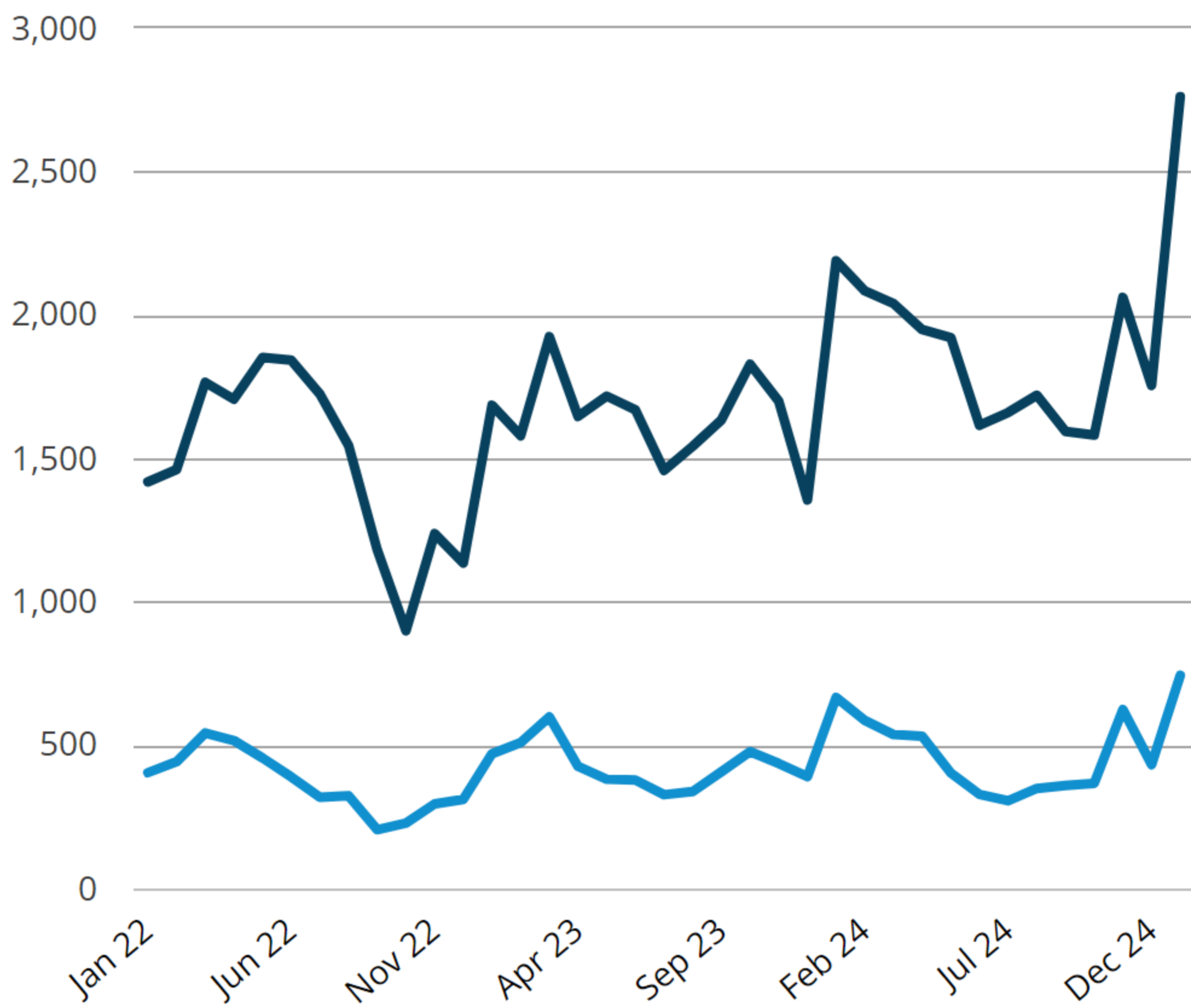


## January 2025

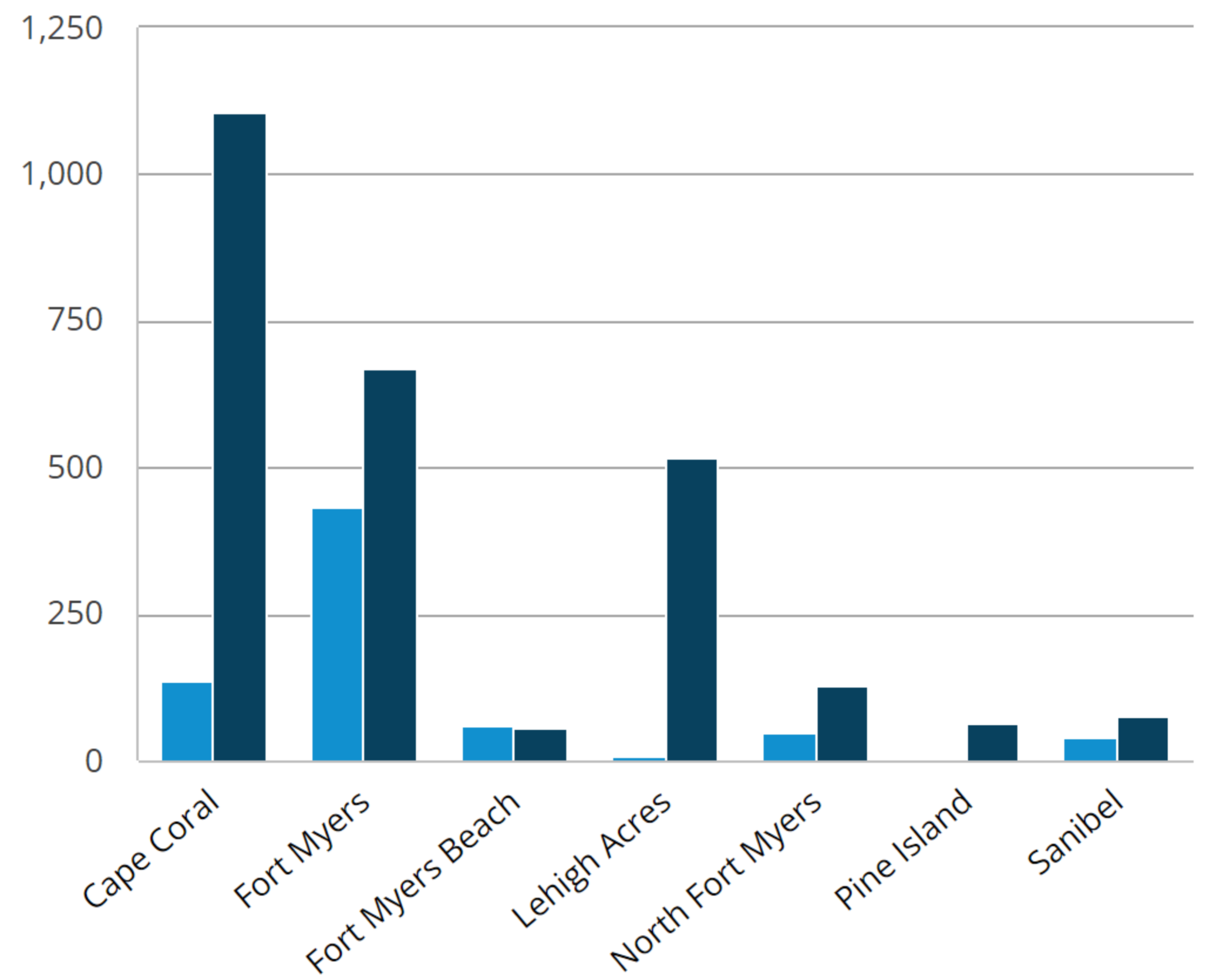
The number of properties listed regardless of current status.

	January 2025	Month over Month Change	Year over Year Change	Year to Date Change
<b>SFH</b>	<b>2,761</b>	⬆️ <b>57.4%</b>	⬆️ <b>26.1%</b>	⬆️ <b>26.1%</b>
<b>CONDO</b>	<b>743</b>	⬆️ <b>72.0%</b>	⬆️ <b>11.6%</b>	⬆️ <b>11.6%</b>

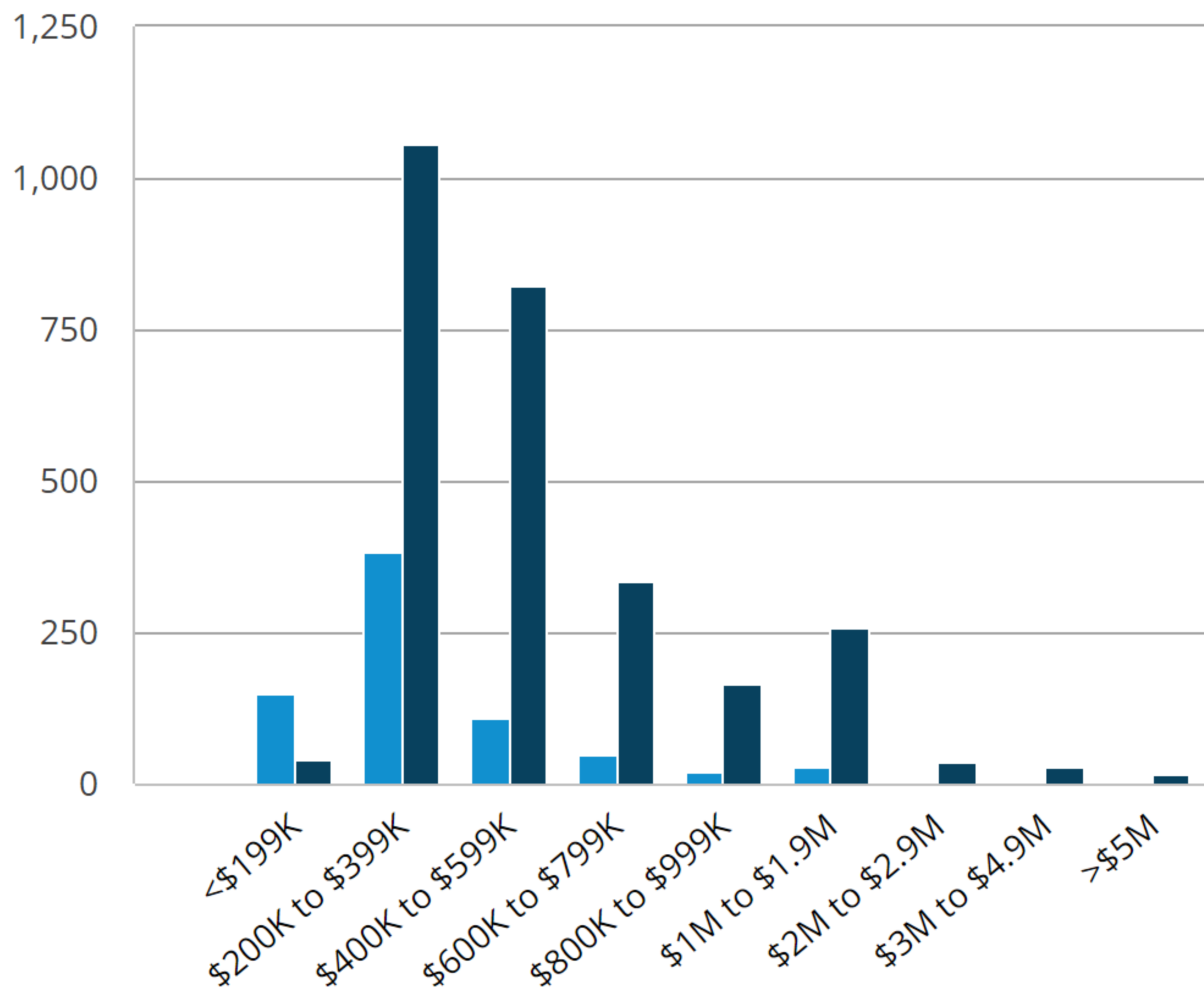
### Historical Activity



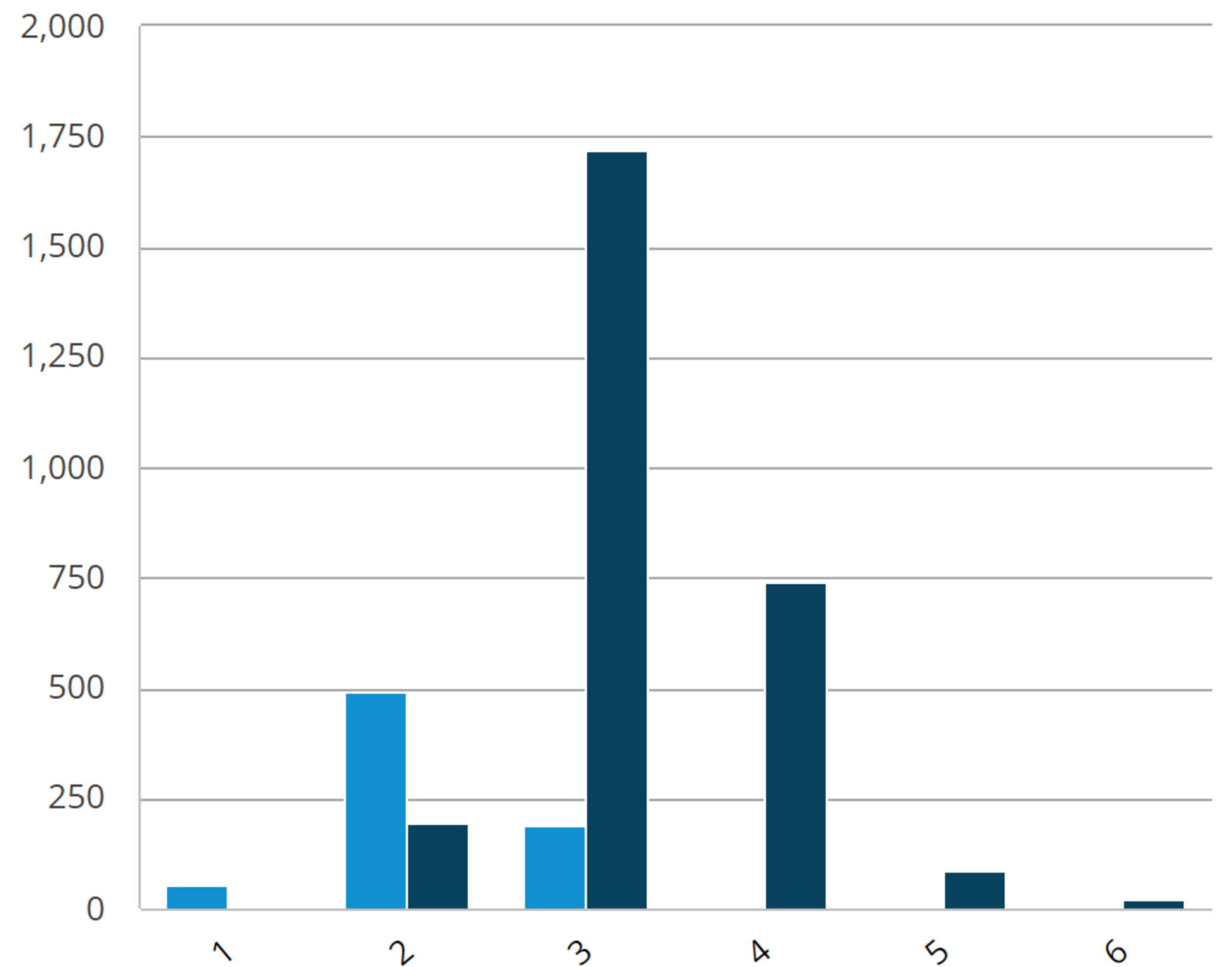
### Select Areas



### By Price Range



### By Bedrooms



Legend: — Condo — Single Family

# Pending Sales

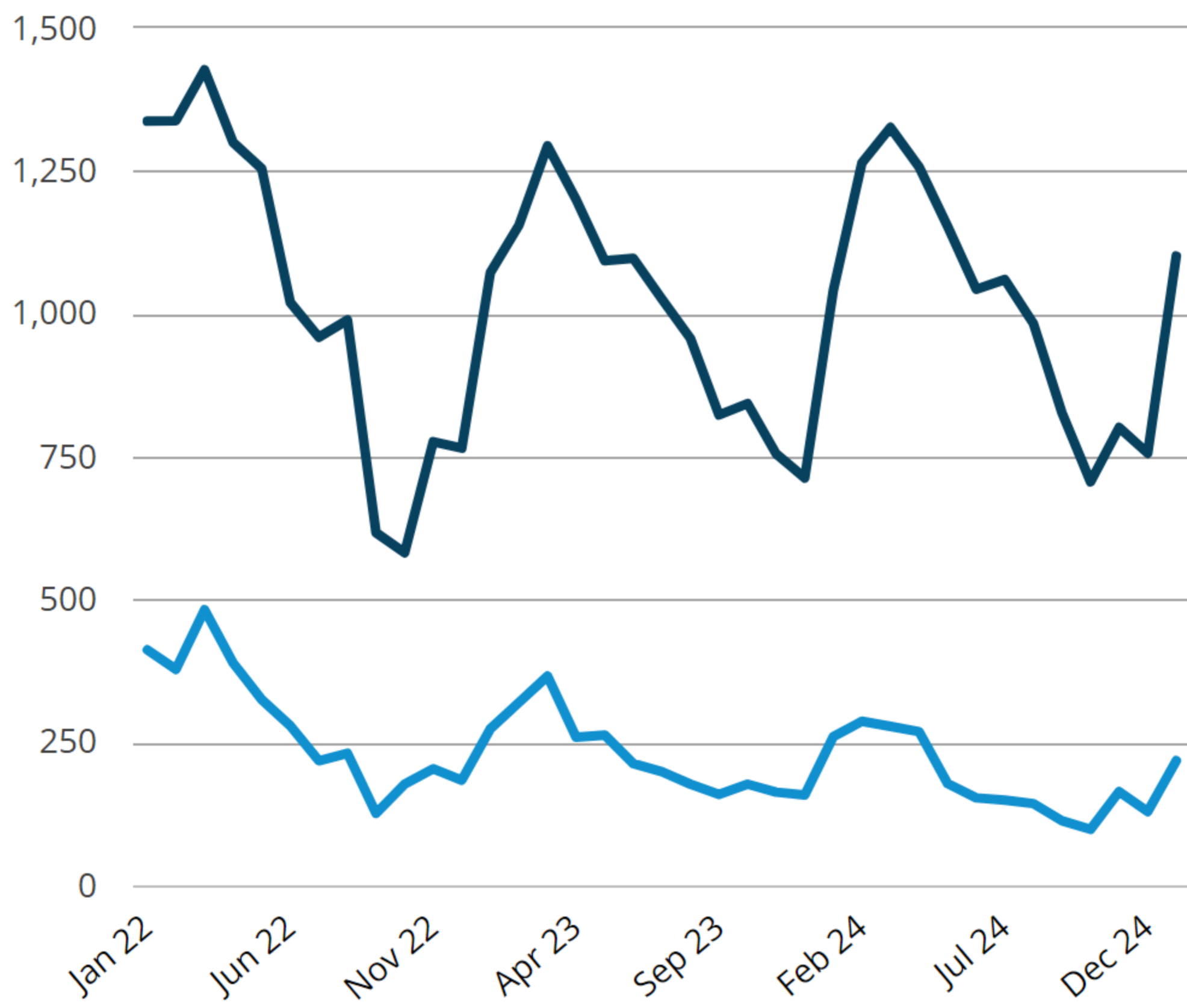


## January 2025

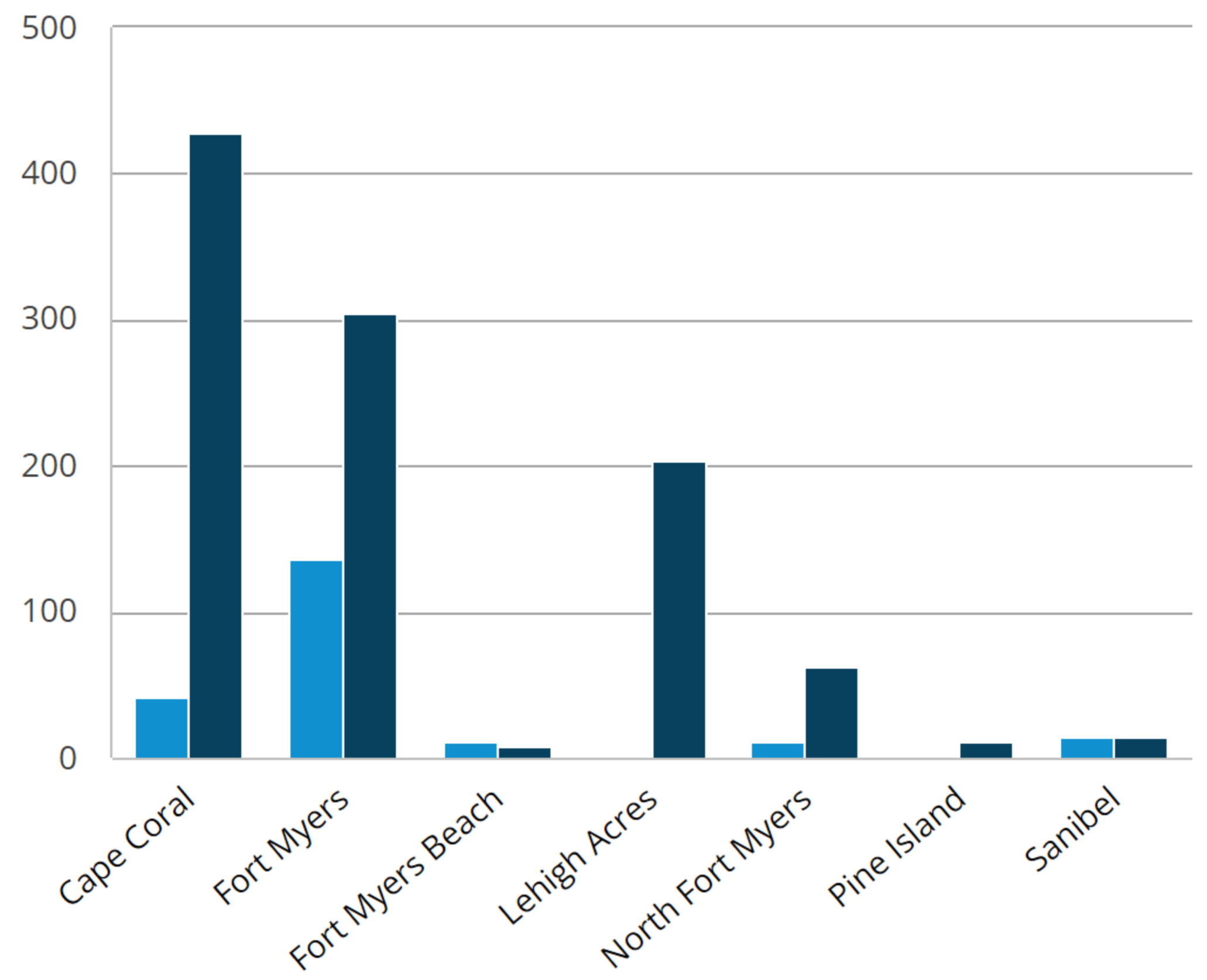
The number of properties newly under contract which are still pending or resulted in a closed sale, based on purchase contract date.

	January 2025	Month over Month Change	Year over Year Change	Year to Date Change
<b>SFH</b>	<b>1,101</b>	<span style="color: green;">⬆</span> <b>45.6%</b>	<span style="color: green;">⬆</span> <b>5.8%</b>	<span style="color: green;">⬆</span> <b>5.8%</b>
<b>CONDO</b>	<b>218</b>	<span style="color: green;">⬆</span> <b>69.0%</b>	<span style="color: red;">⬆</span> <b>-16.2%</b>	<span style="color: red;">⬆</span> <b>-16.2%</b>

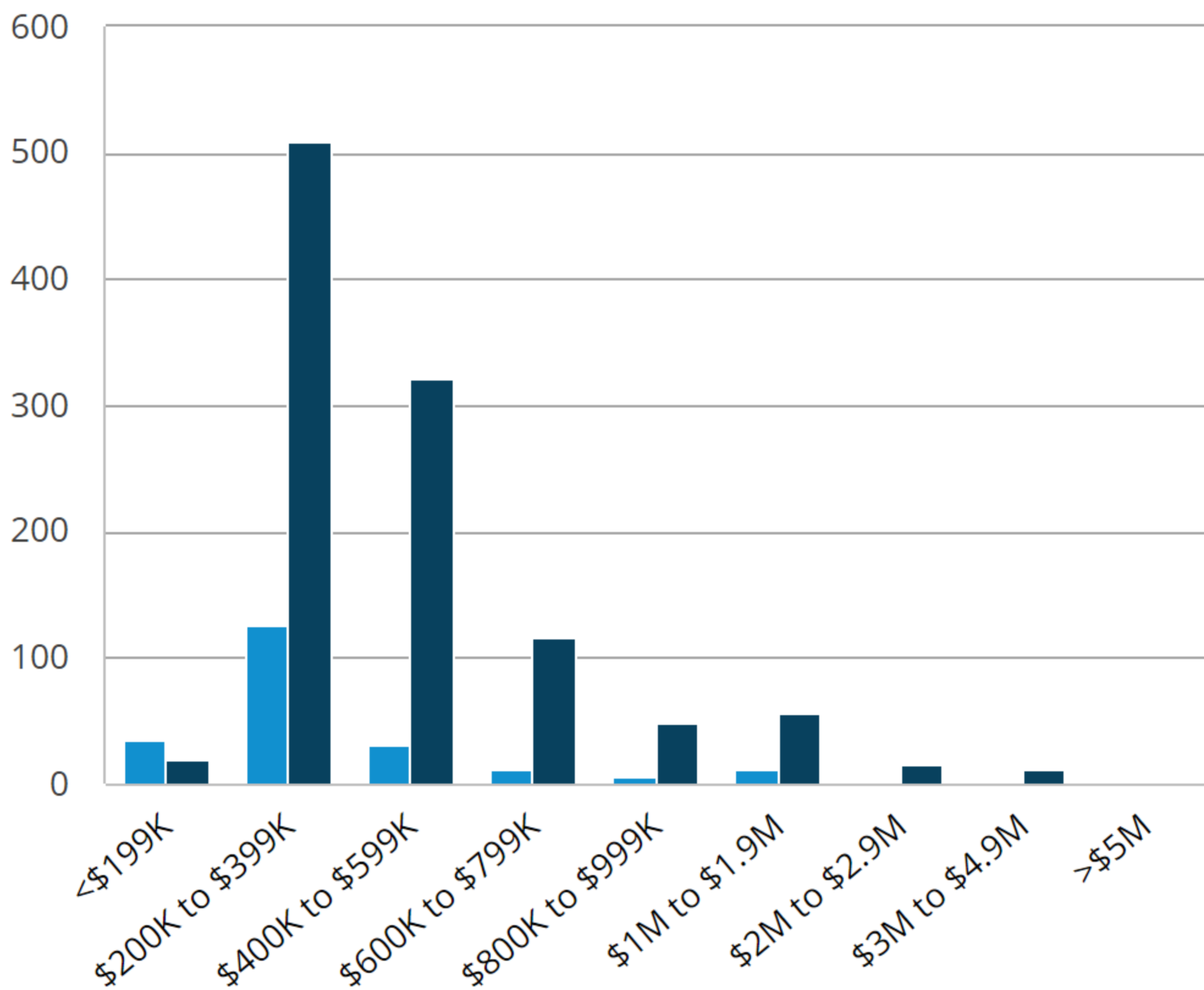
### Historical Activity



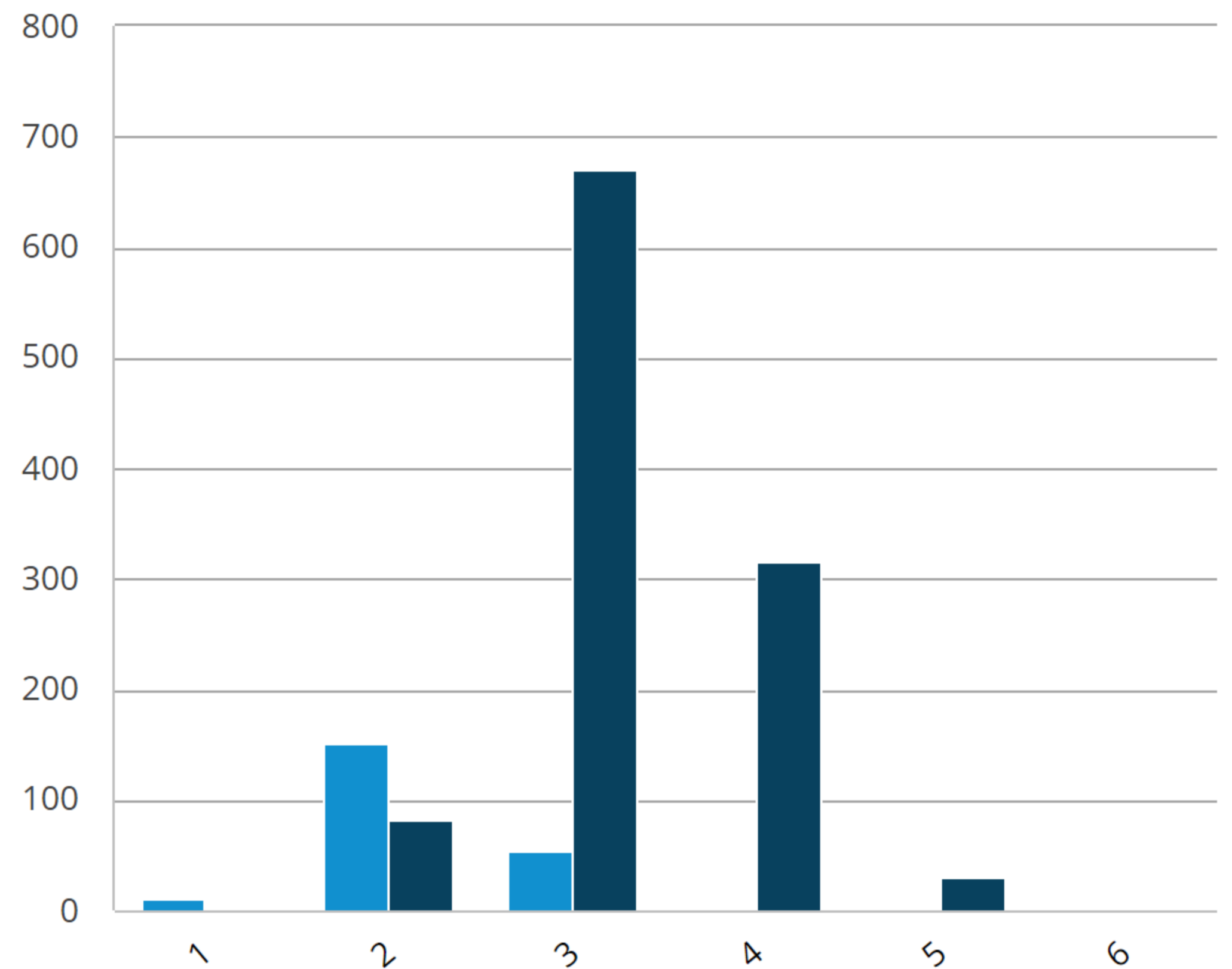
### Select Areas



### By Price Range



### By Bedrooms



Legend: — Condo — Single Family

# Days on Market

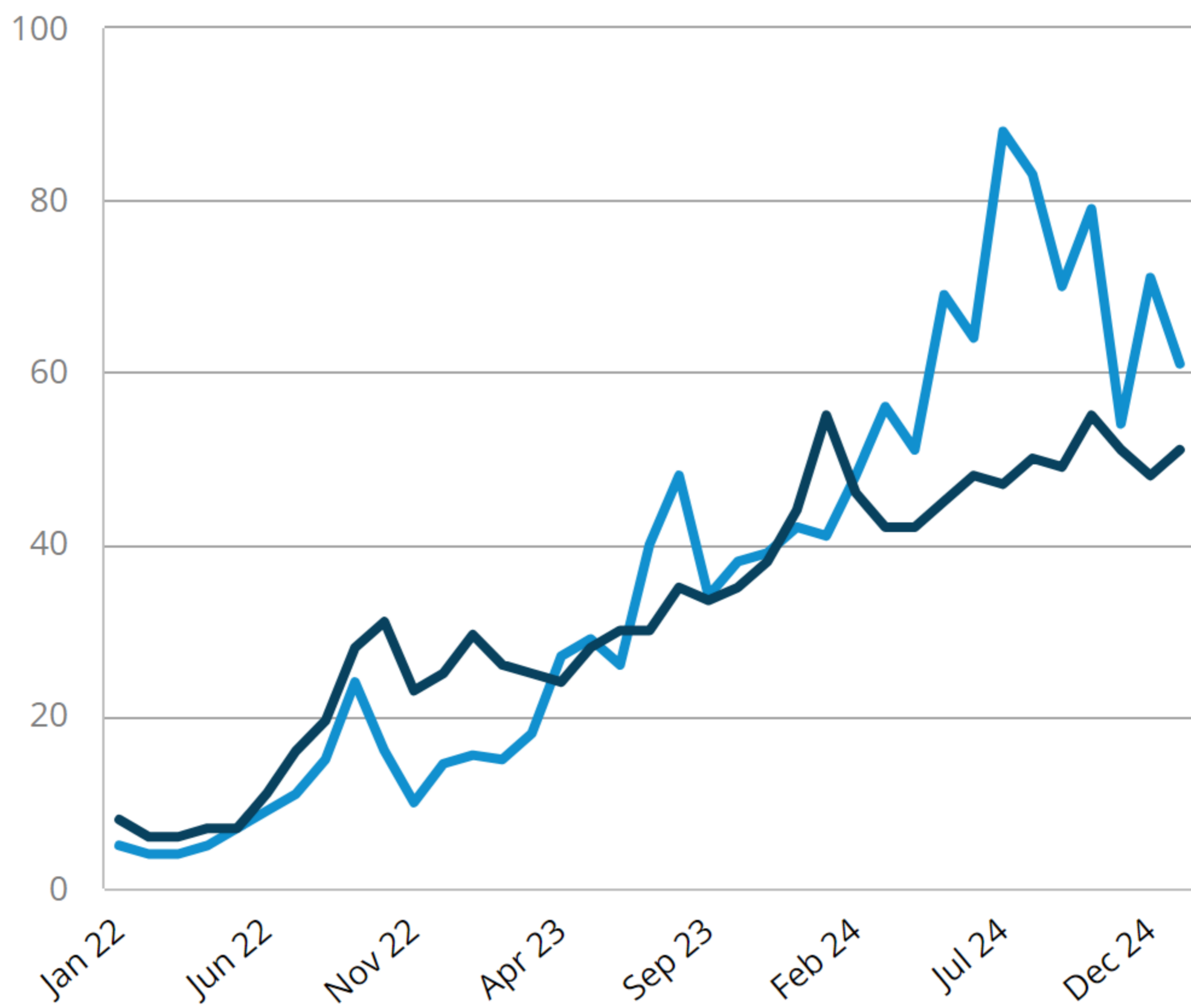


## January 2025

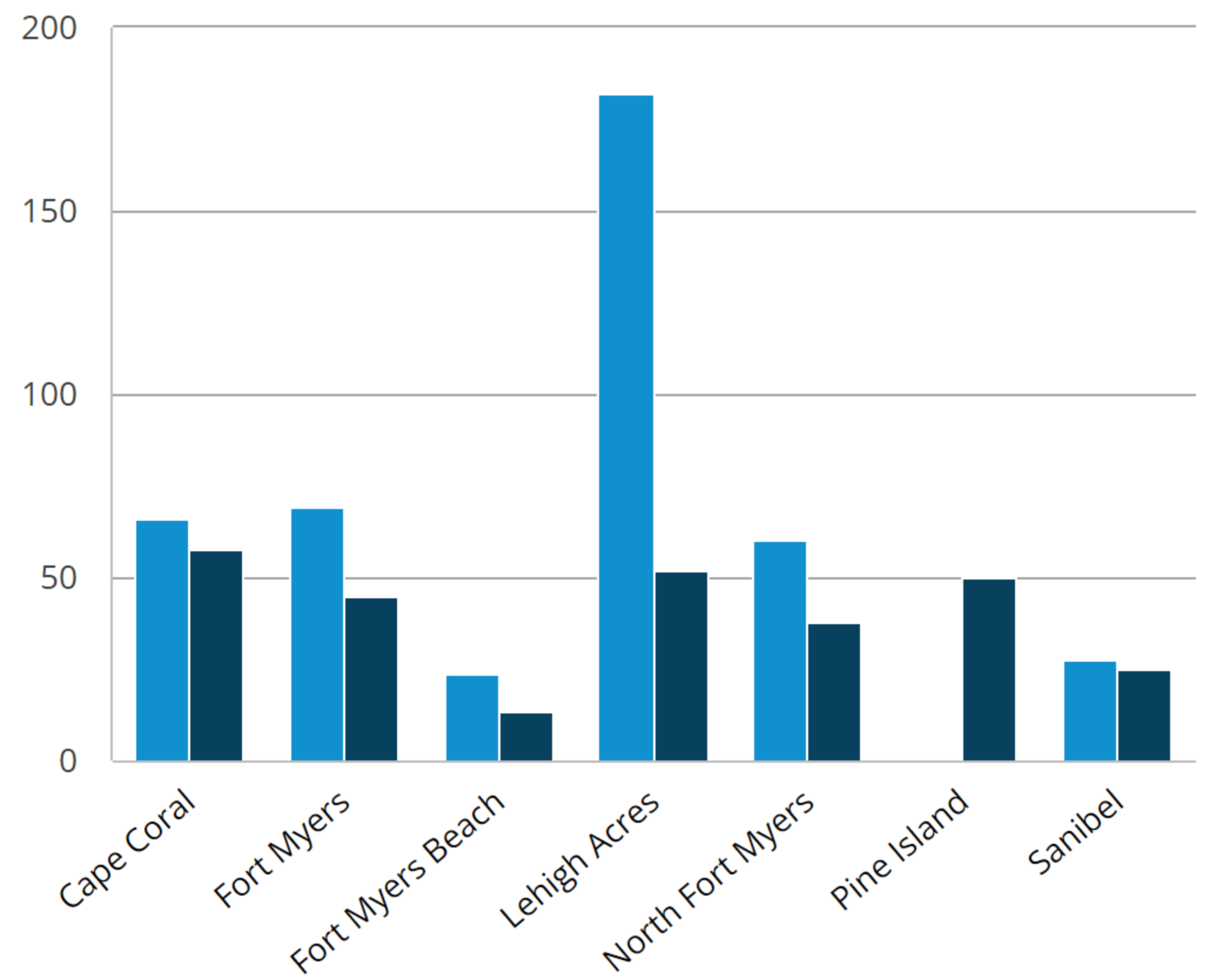
The median number of days between when a property is listed and the purchase contract date.

	January 2025	Month over Month Change	Year over Year Change	Year to Date Change
<b>SFH</b>	<b>51</b>	<span style="color: green;">⬆</span> <b>6.3%</b>	<span style="color: red;">⬇</span> <b>-7.3%</b>	<span style="color: red;">⬇</span> <b>-7.3%</b>
<b>CONDO</b>	<b>61</b>	<span style="color: red;">⬇</span> <b>-14.1%</b>	<span style="color: green;">⬆</span> <b>48.8%</b>	<span style="color: green;">⬆</span> <b>48.8%</b>

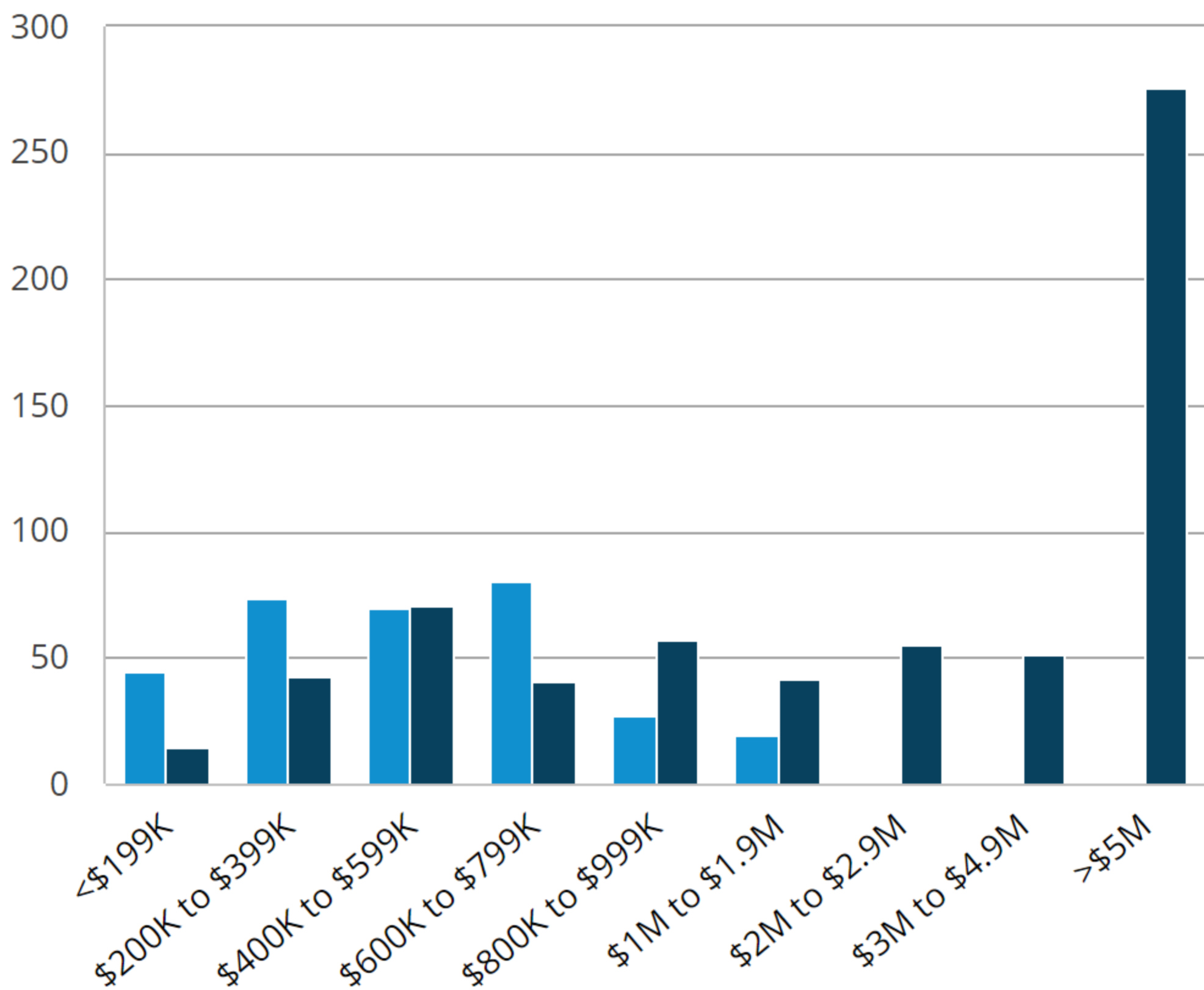
### Historical Activity



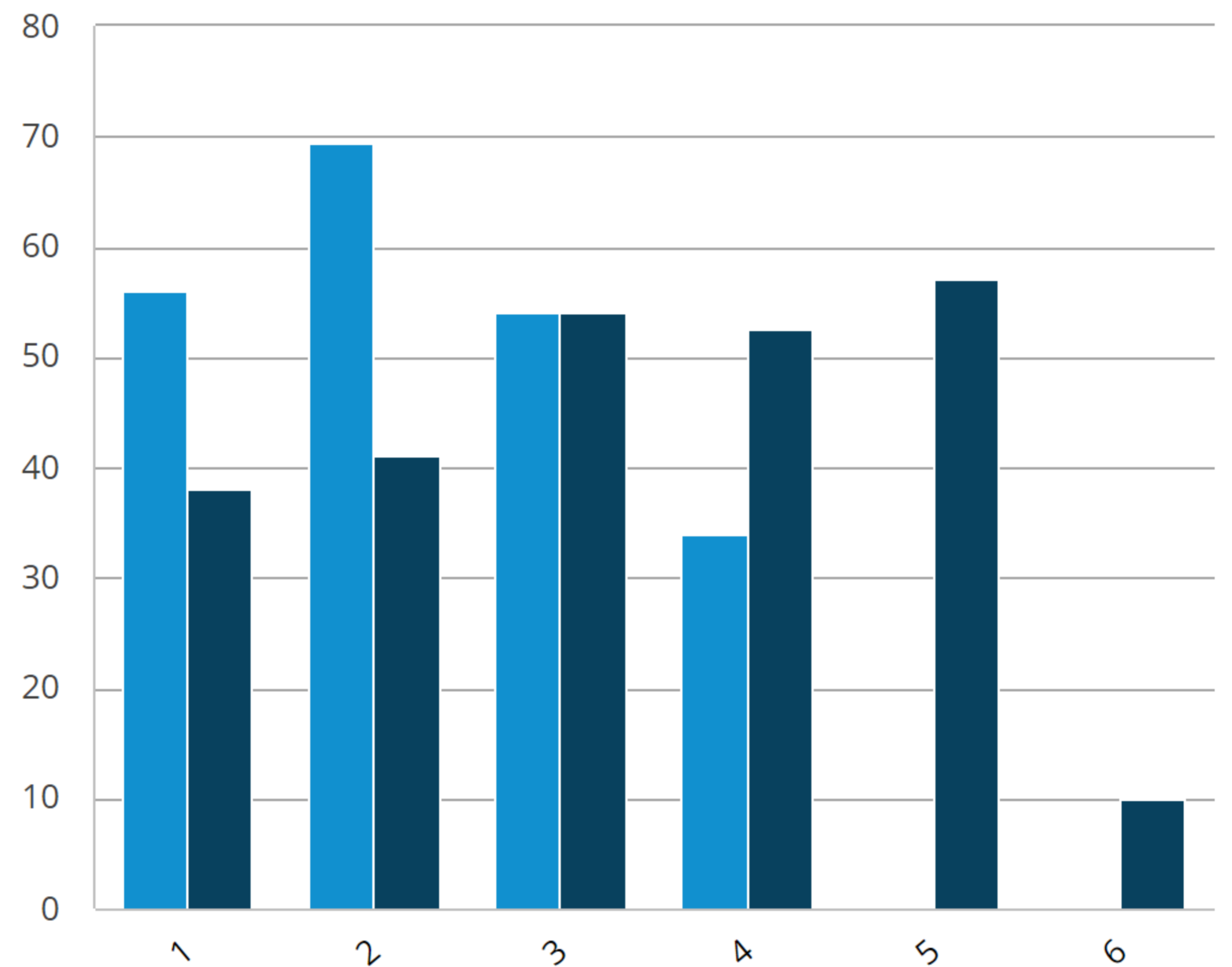
### Select Areas



### By Price Range



### By Bedrooms



Legend: — Condo — Single Family

# Price per Square Foot

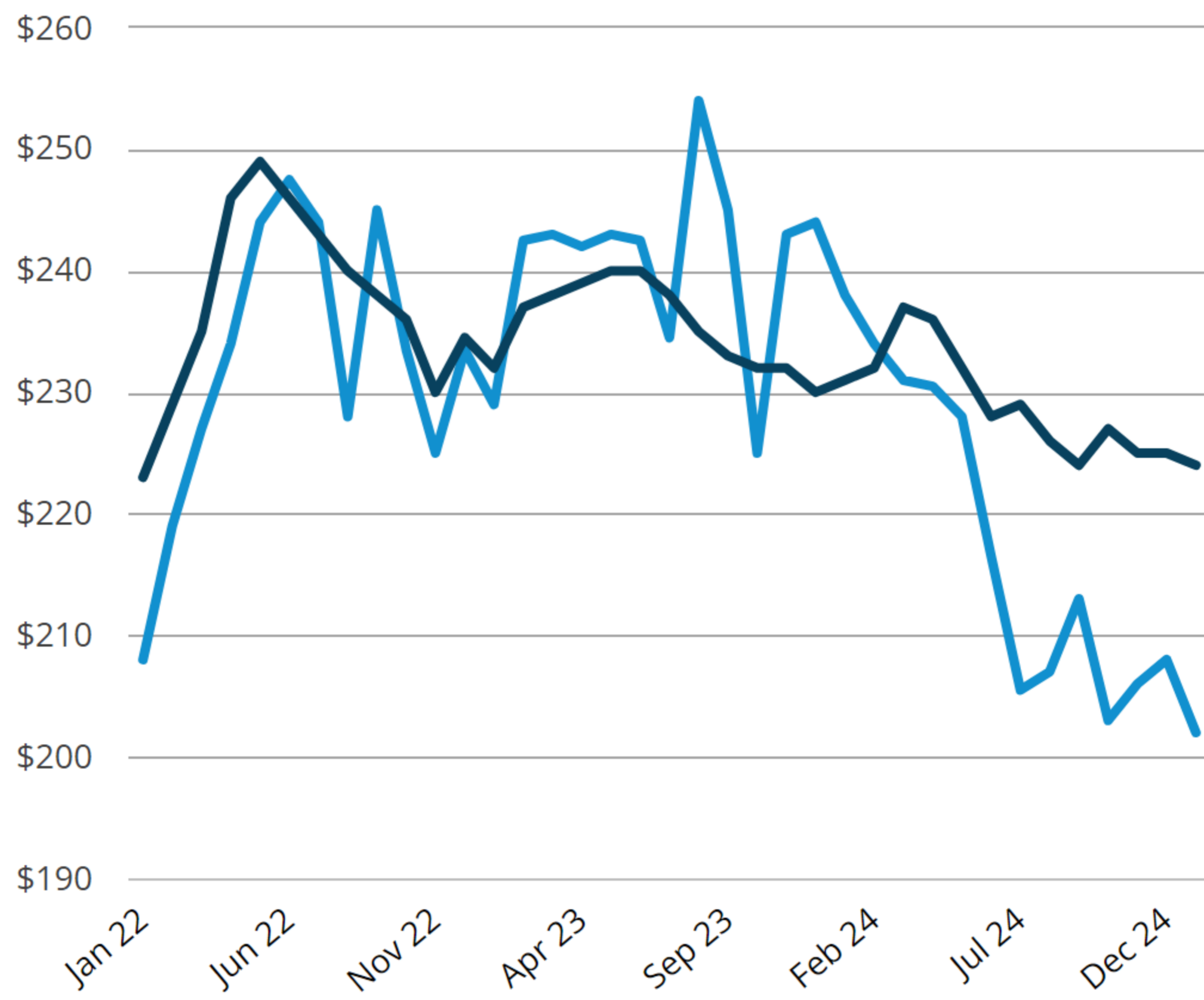


## January 2025

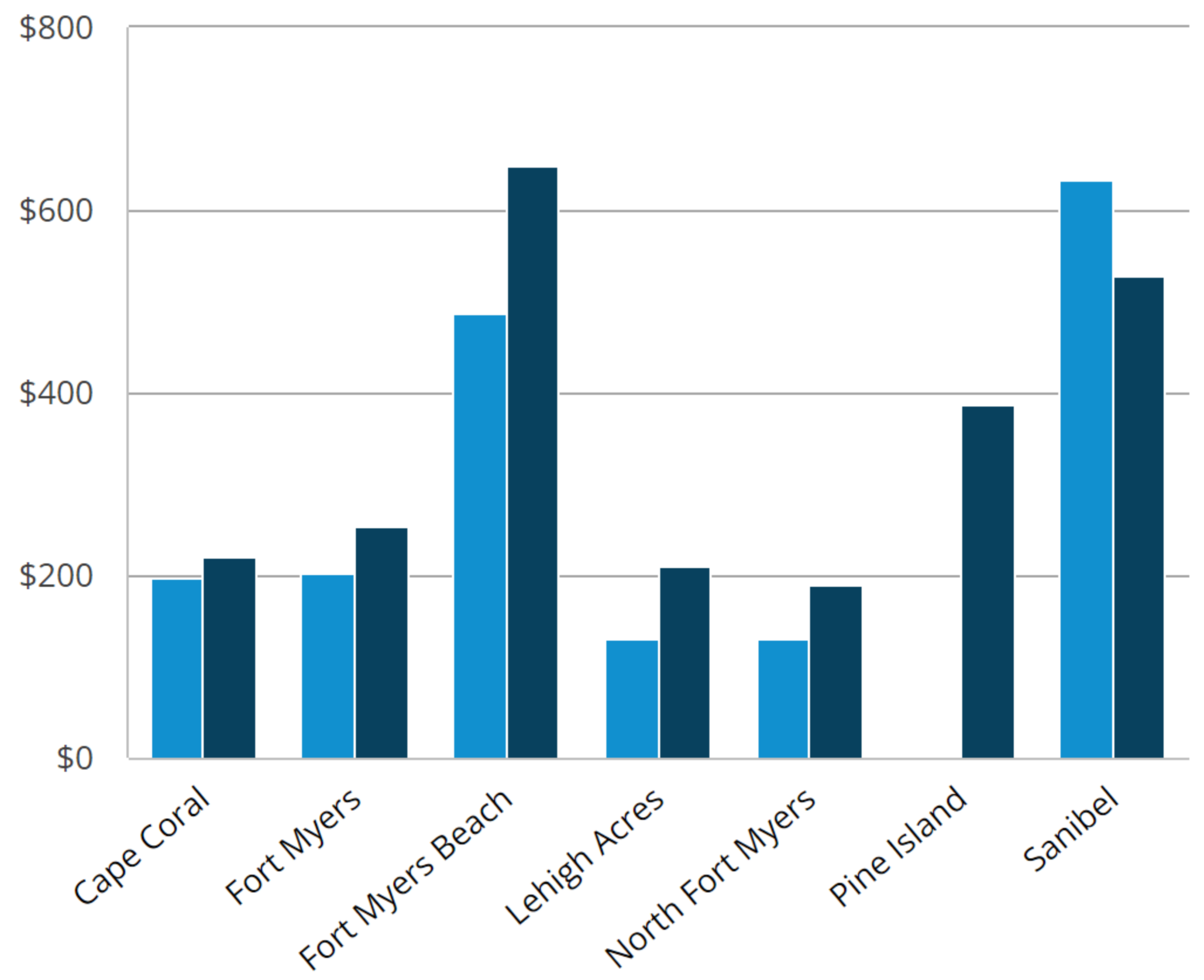
The mid-point (median) of the price per square foot of all closed listings. PPSF is calculated by dividing the sales price by the square footage of a property.

	January 2025	Month over Month Change	Year over Year Change	Year to Date Change
<b>SFH</b>	<b>\$224</b>	⌵ <b>-0.4%</b>	⌵ <b>-3.0%</b>	⌵ <b>-3.0%</b>
<b>CONDO</b>	<b>\$202</b>	⌵ <b>-2.9%</b>	⌵ <b>-15.1%</b>	⌵ <b>-15.1%</b>

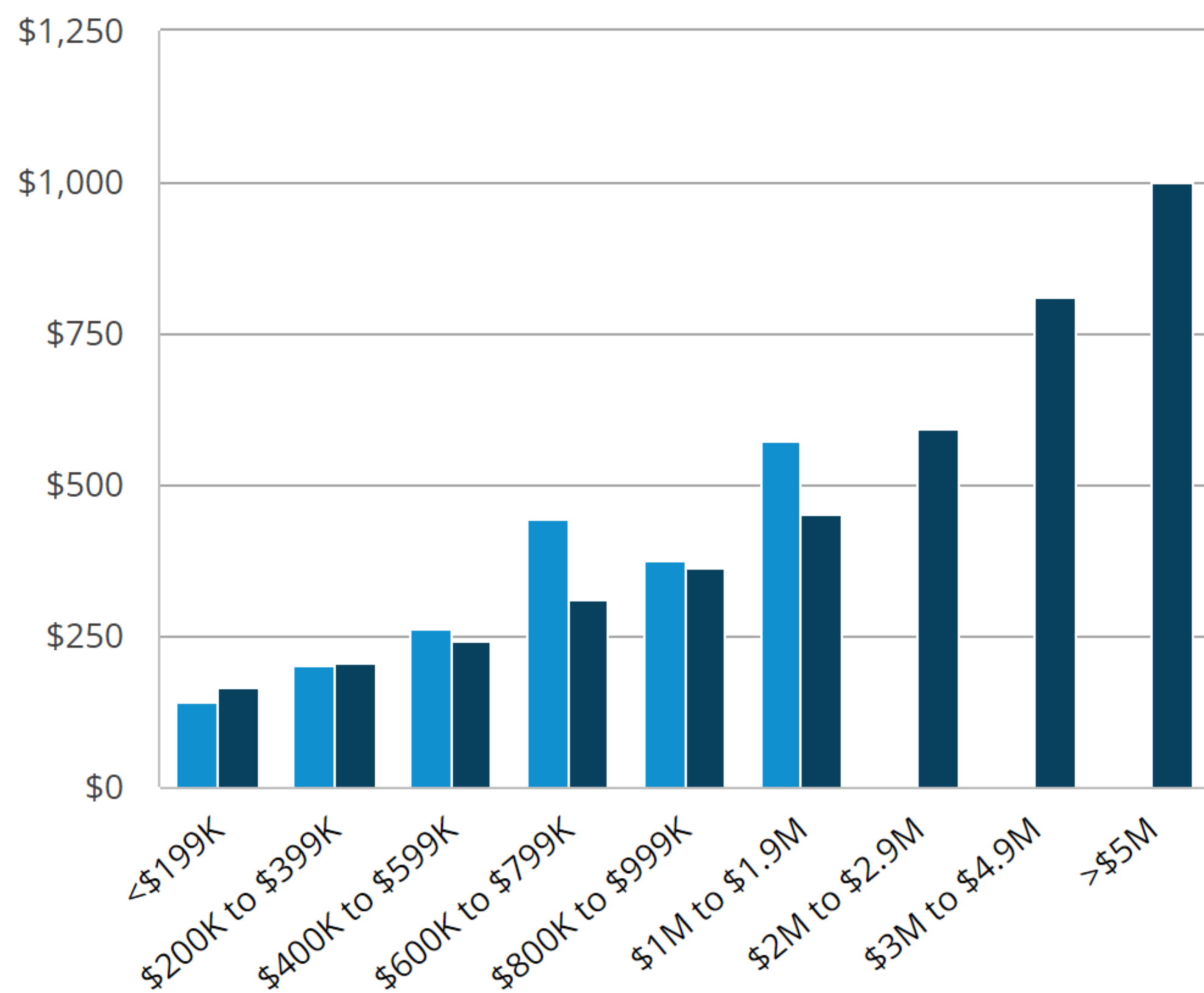
### Historical Activity



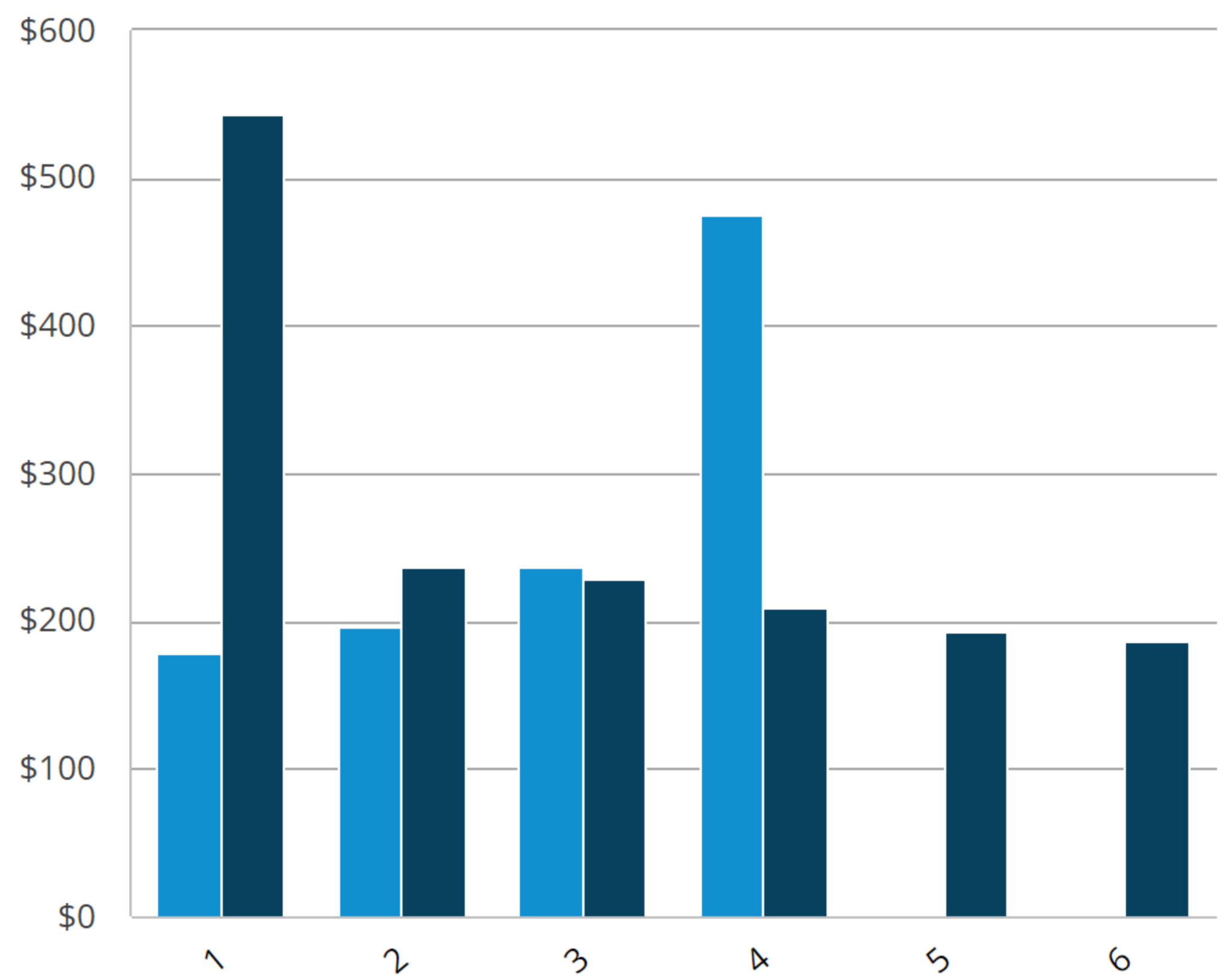
### Select Areas



### By Price Range



### By Bedrooms



Legend: — Condo — Single Family



# Percent of Original Price Received

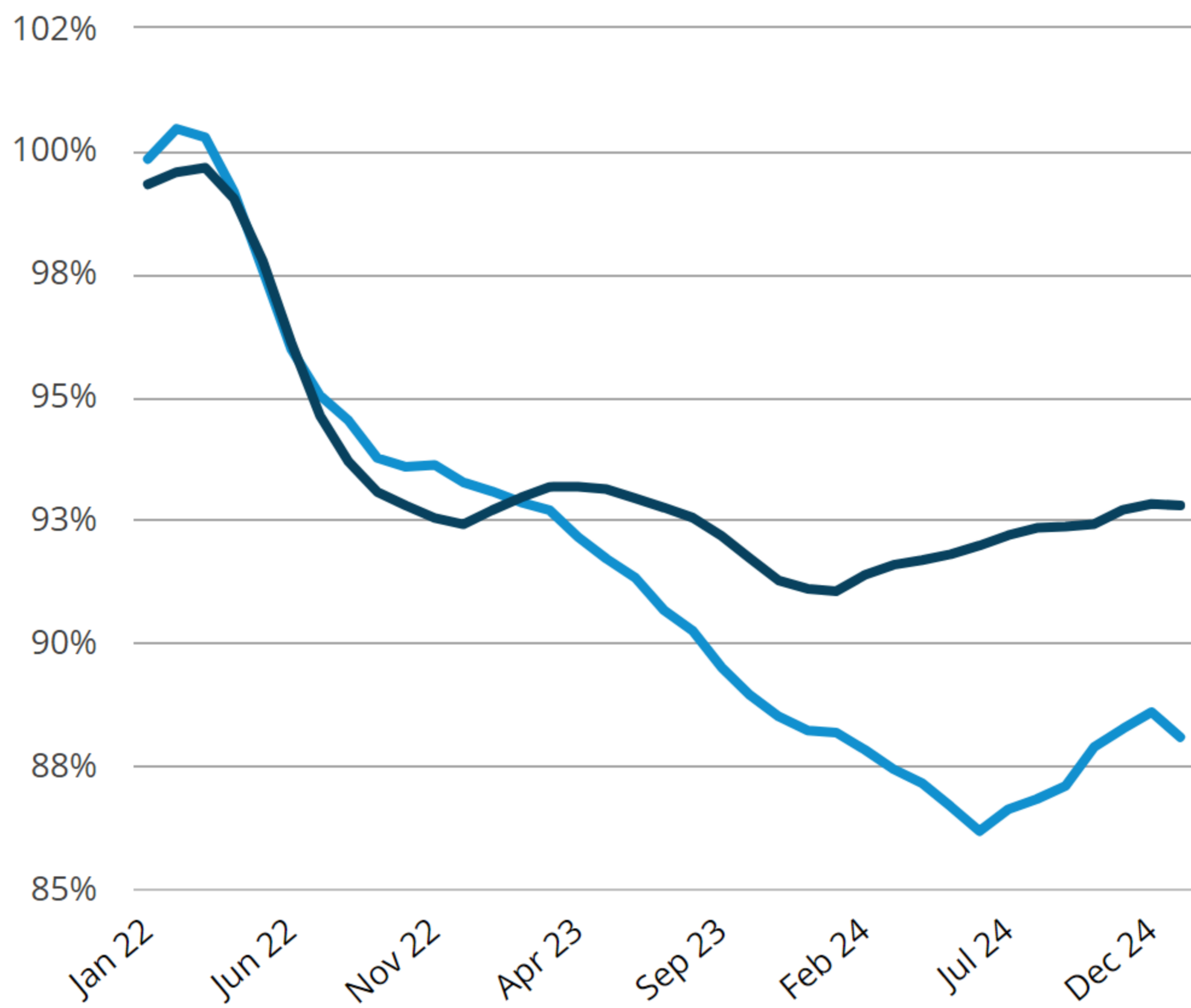


## January 2025

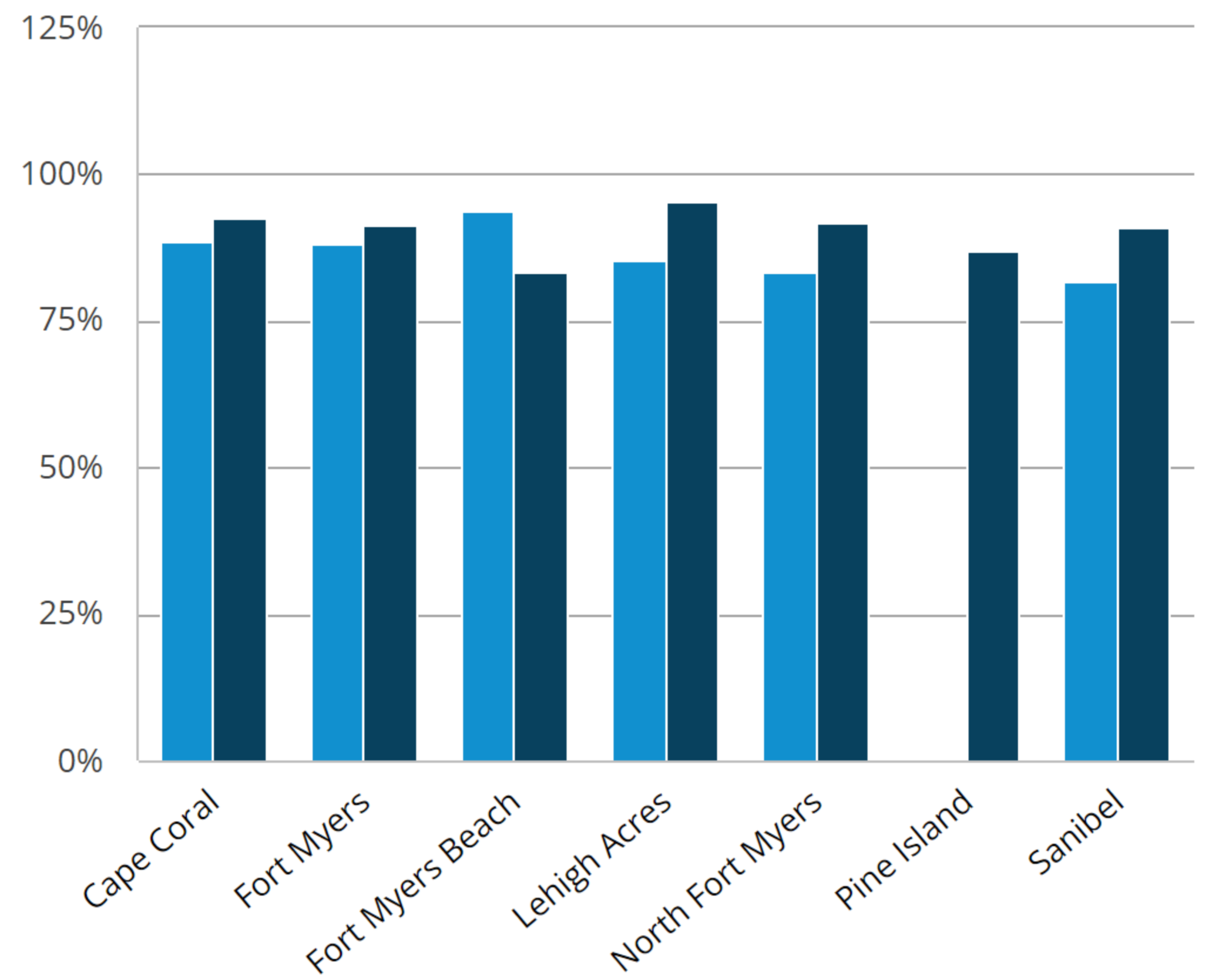
The average of the sales price divided by the original list price expressed as a percentage.

	January 2025	Month over Month Change	Year over Year Change	Year to Date Change
<b>SFH</b>	<b>92.8%</b>	⚡ -0.0%	⚡ -100.0%	⬆️ 1.9%
<b>CONDO</b>	<b>88.1%</b>	⚡ -0.6%	⚡ -0.1%	⚡ -0.1%

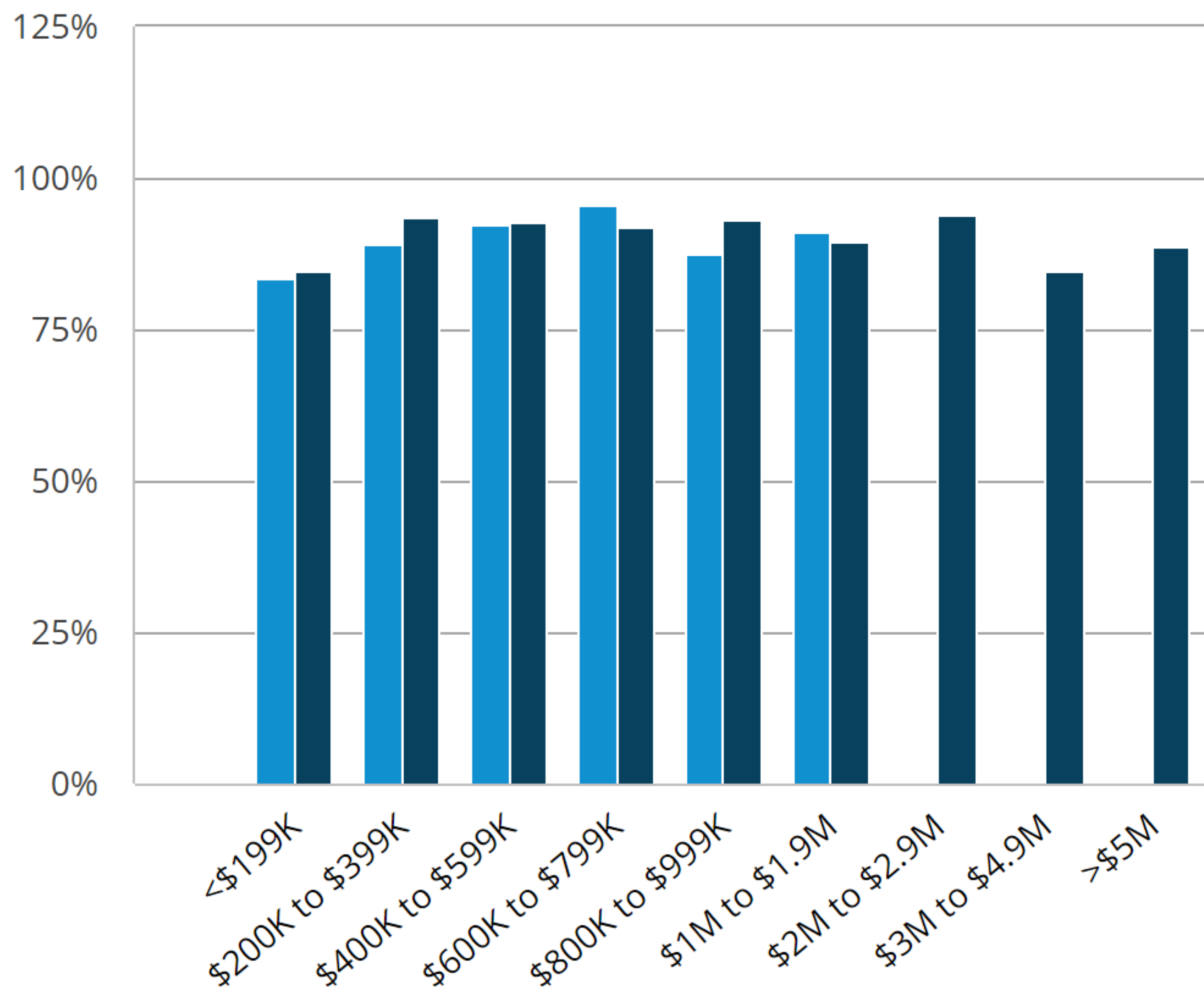
### Historical Activity



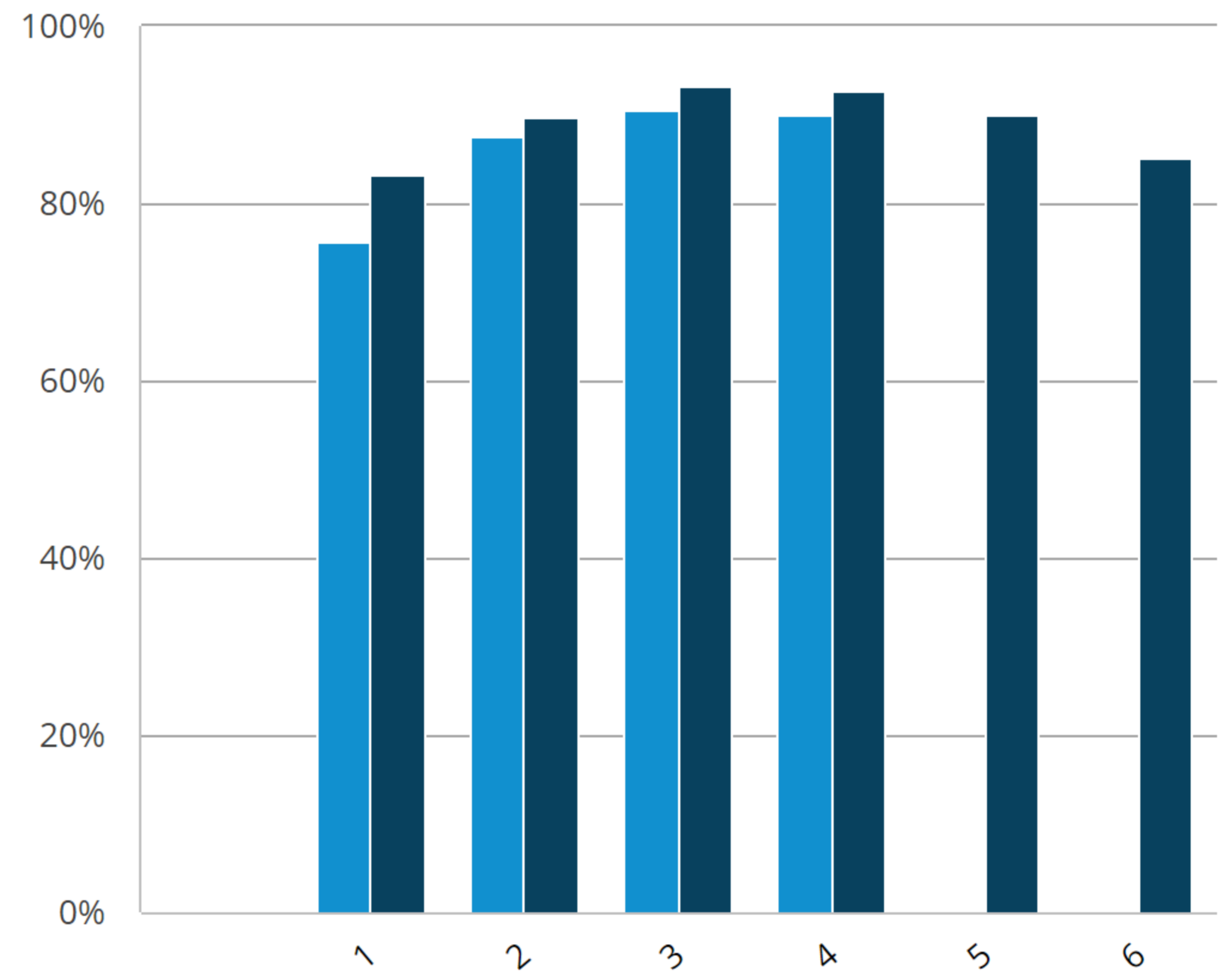
### Select Areas



### By Price Range



### By Bedrooms



Legend: — Condo — Single Family

# Active Inventory

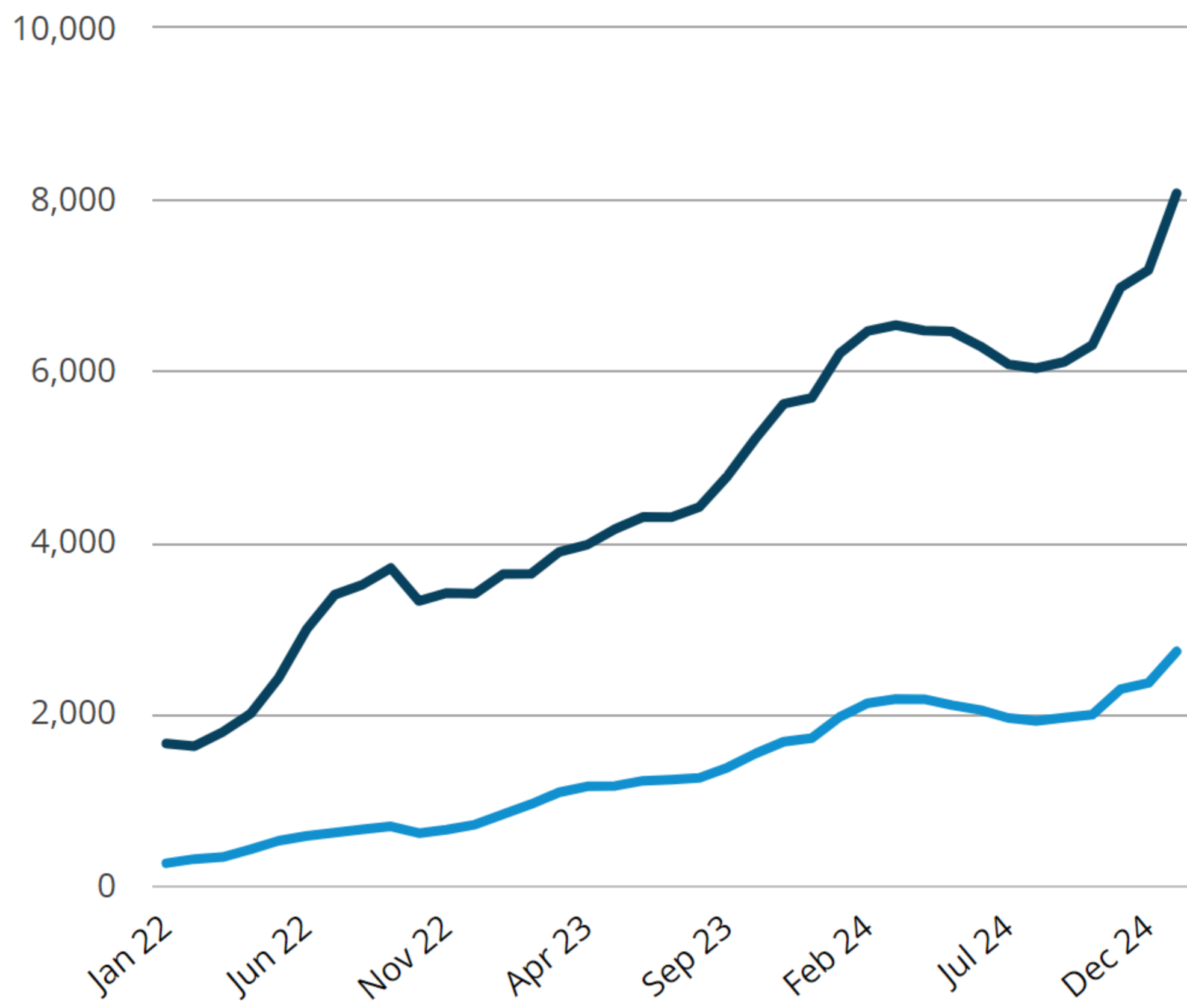


## January 2025

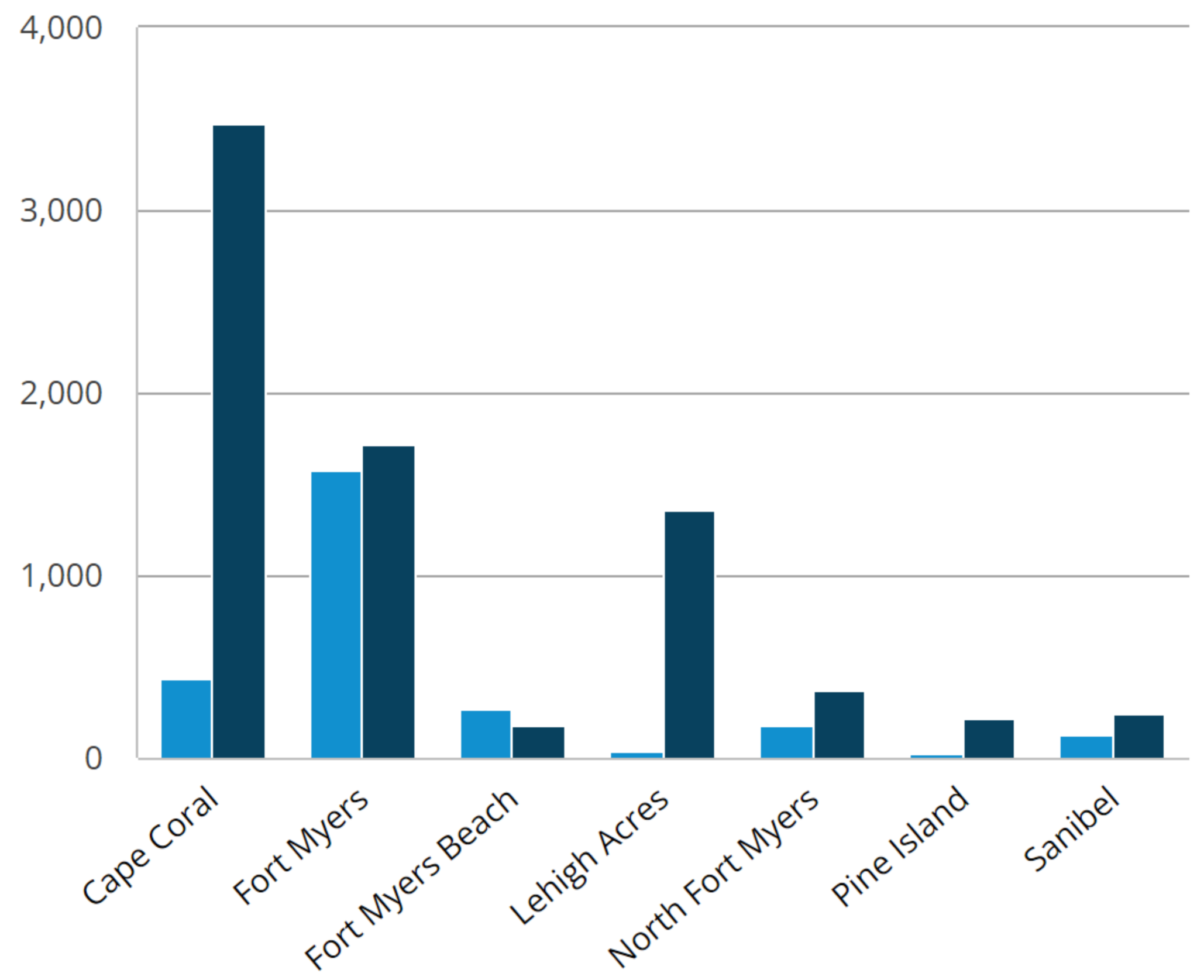
The number of properties available for sale at the end of the month, based on the list date, contract date and close date.

	January 2025	Month over Month Change	Year over Year Change	Year to Date Change
<b>SFH</b>	<b>8,071</b>	⬆️ <b>12.5%</b>	⬆️ <b>30.1%</b>	—
<b>CONDO</b>	<b>2,727</b>	⬆️ <b>15.6%</b>	⬆️ <b>38.8%</b>	—

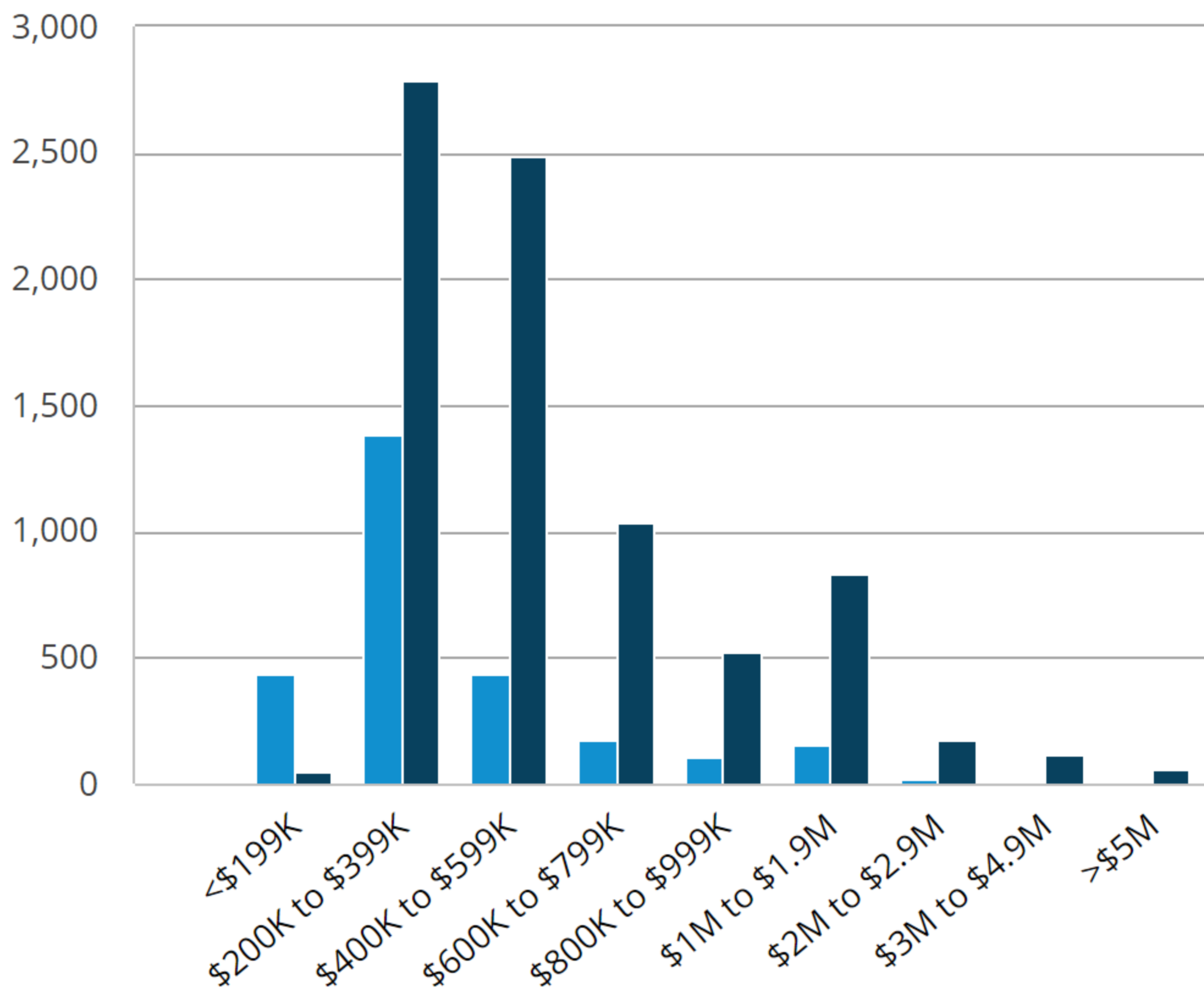
### Historical Activity



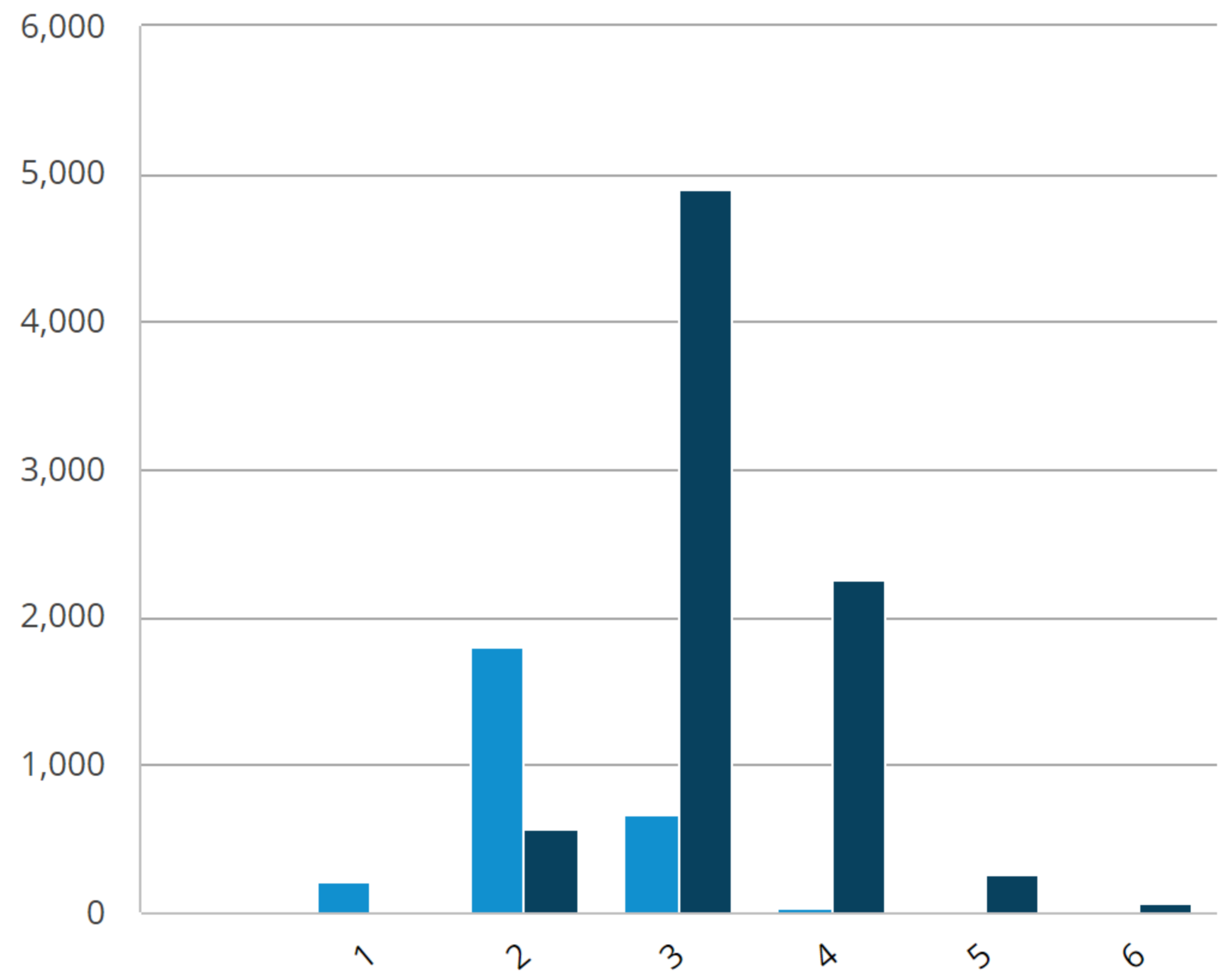
### Select Areas



### By Price Range



### By Bedrooms



Legend: — Condo — Single Family

# Months Supply of Inventory

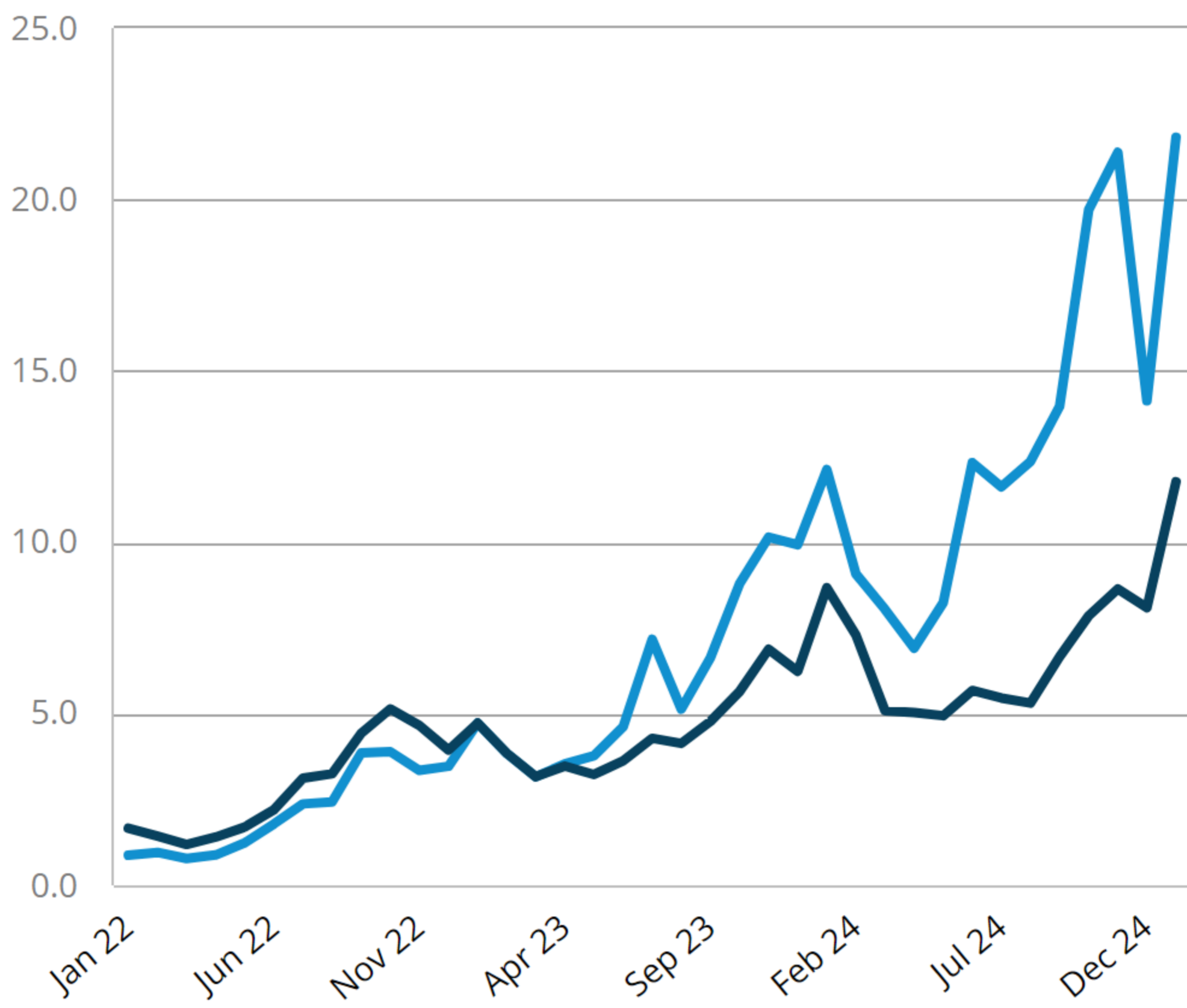


## January 2025

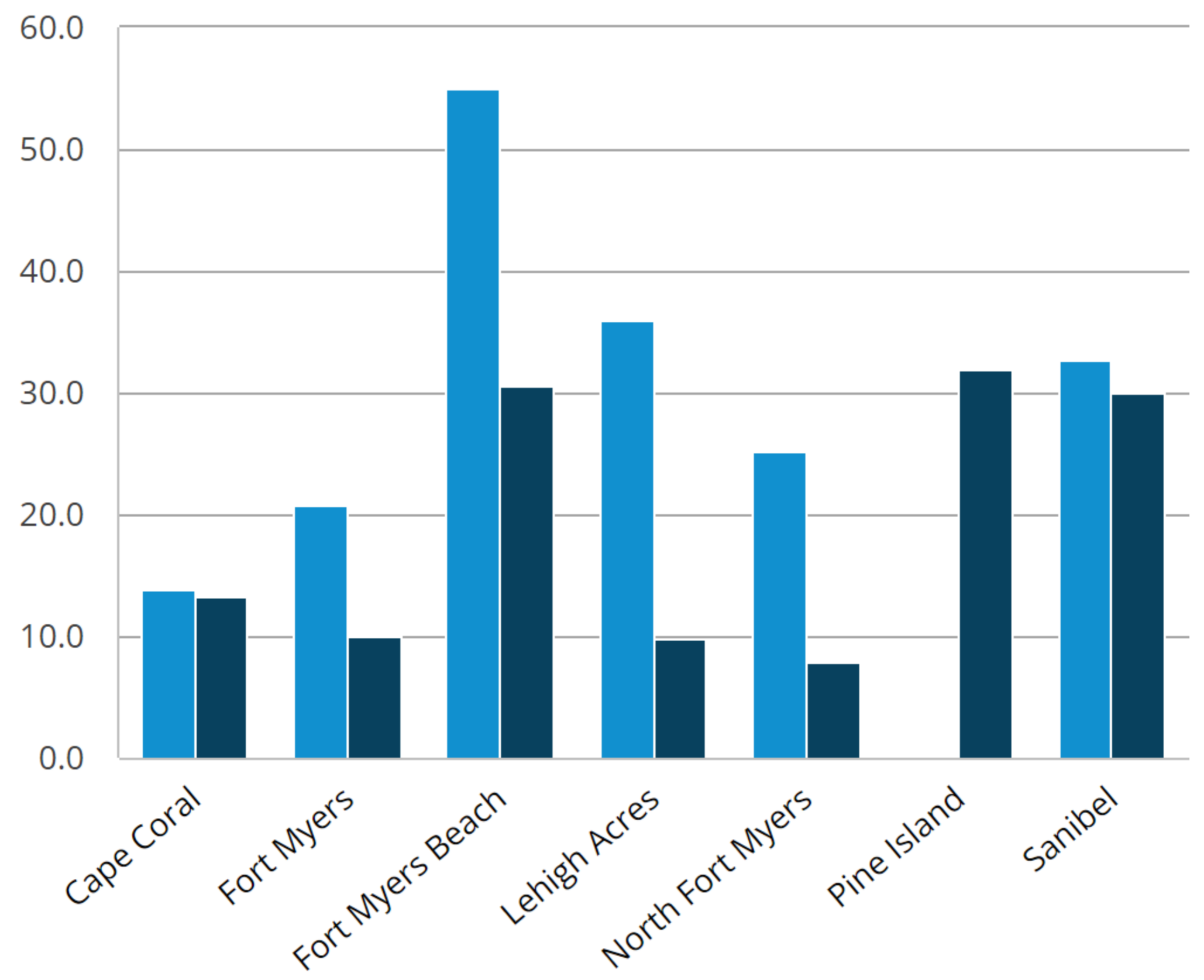
The number of months it would take to sell through the available inventory at the current monthly sales rate. NAR defines a balanced market as between 5 & 7 months of inventory.

	January 2025	Month over Month Change	Year over Year Change	Year to Date Change
<b>SFH</b>	<b>11.8</b>	⬆️ <b>45.2%</b>	⬆️ <b>35.6%</b>	—
<b>CONDO</b>	<b>21.8</b>	⬆️ <b>54.4%</b>	⬆️ <b>79.9%</b>	—

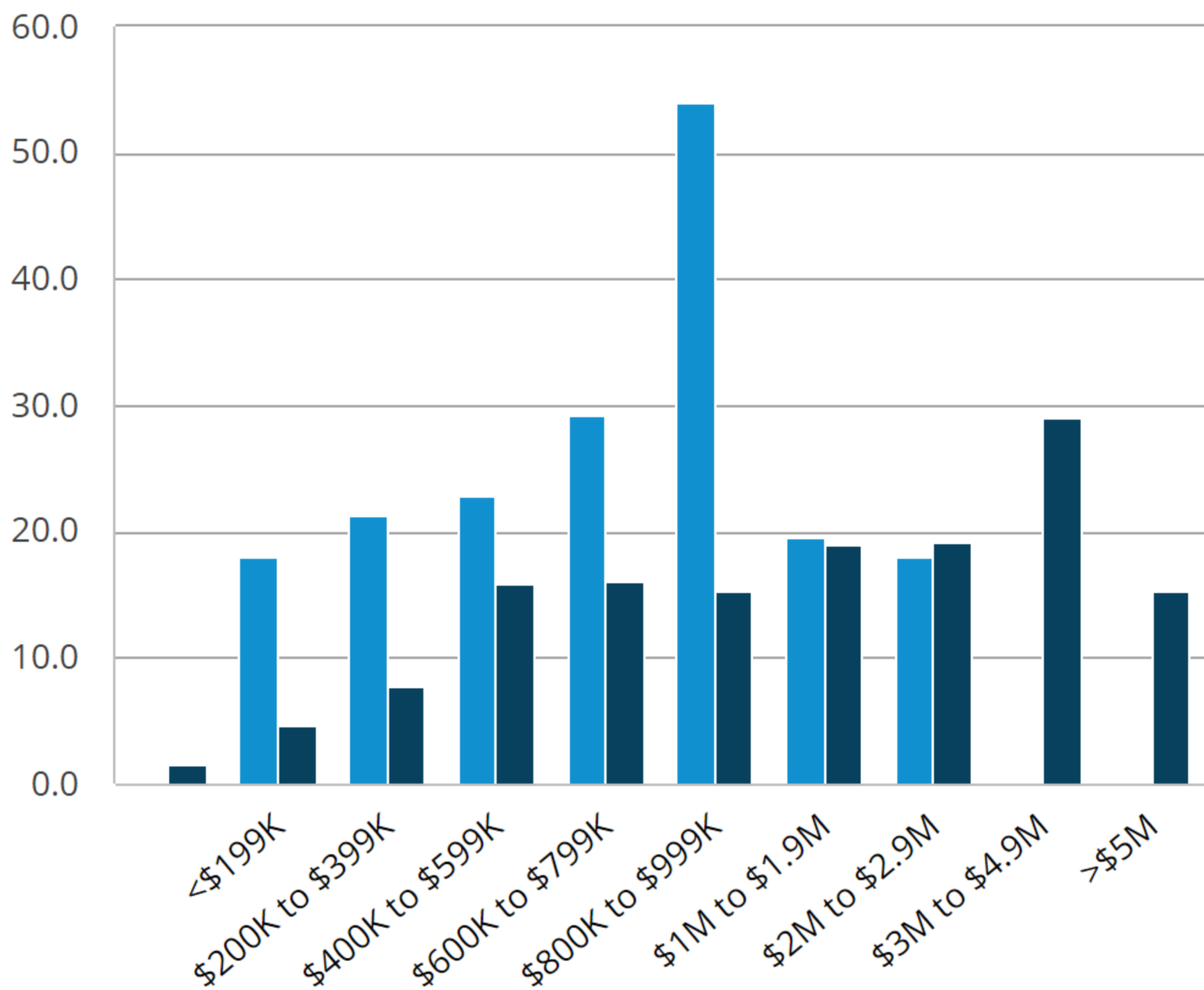
### Historical Activity



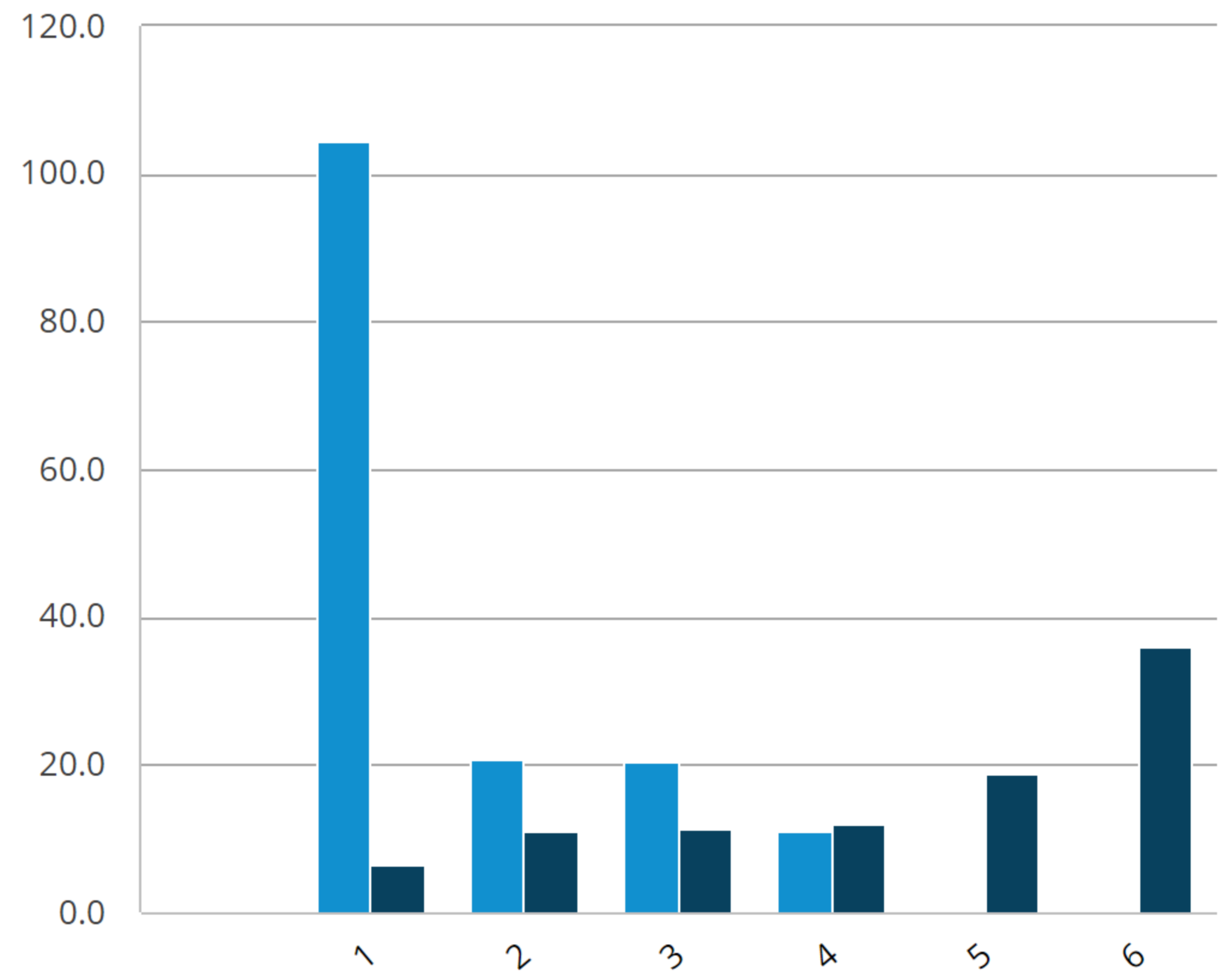
### Select Areas



### By Price Range



### By Bedrooms



Legend: — Condo — Single Family

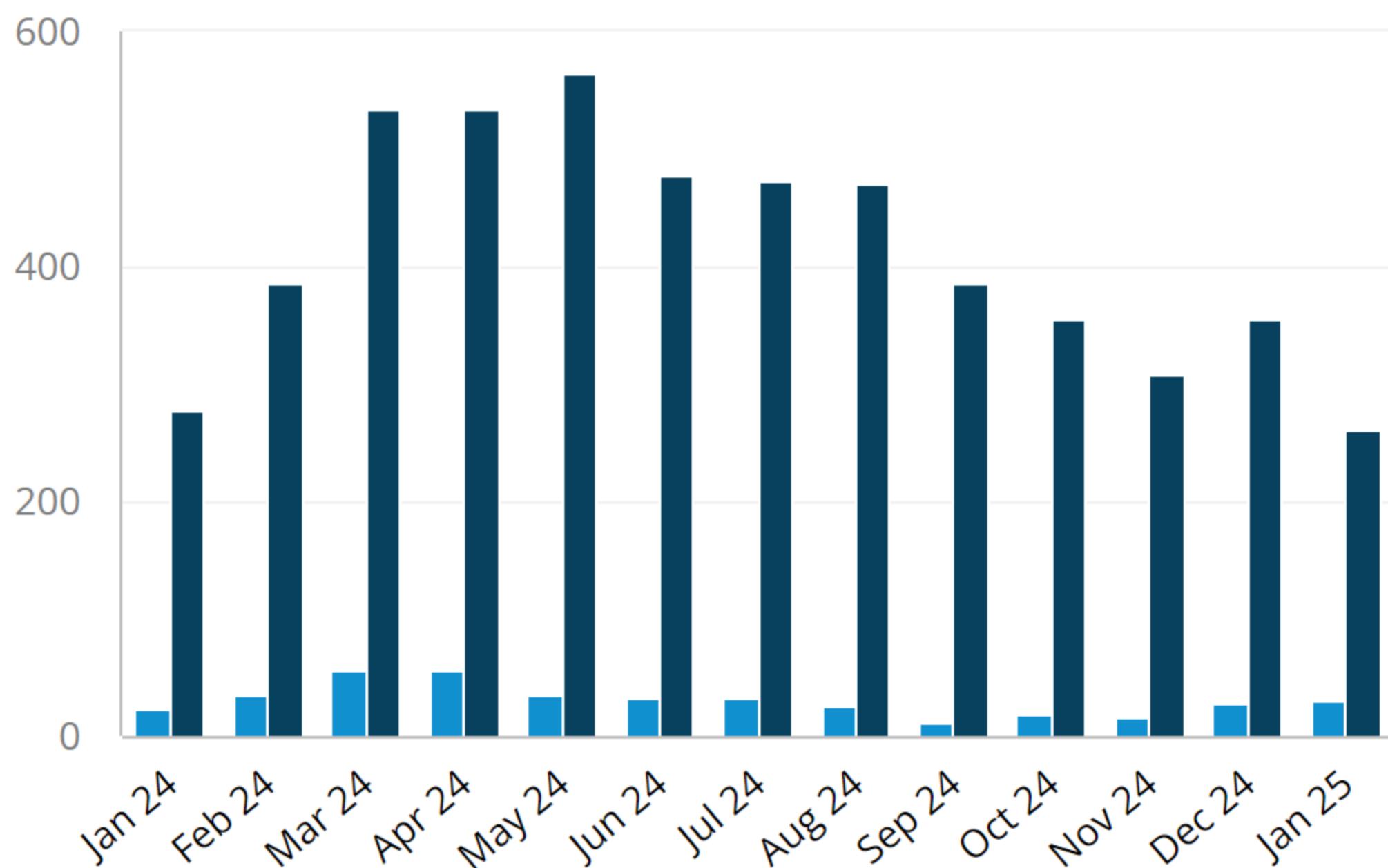
## Single Family Homes

	Jan 2025	Jan 2024	YoY %Chg	Dec 2024	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$374,950	\$422,500	▼ -11.3%	\$382,000	▼ -1.8%	\$374,950	\$422,500	▼ -11.3%
Closed Sales	262	278	▼ -5.8%	355	▼ -26.2%	262	278	▼ -5.8%
New Listings	1,104	1,017	▲ 8.6%	742	▲ 48.8%	1,104	1,017	▲ 8.6%
Pending Sales	428	431	▼ -0.7%	294	▲ 45.6%	428	431	▼ -0.7%
Median Days on Market	58	60	▼ -3.3%	50	▲ 16.0%	58	60	▼ -3.3%
Sold Price per Square Foot	\$222	\$233	▼ -4.9%	\$224	▼ -1.1%	\$222	\$233	▼ -4.9%
Percent of Original Price Rec'd	92.9%	92.4%	▲ 0.5%	92.8%	▲ 0.2%	92.9%	92.4%	▲ 0.5%
Active Inventory	3,474	2,858	▲ 21.6%	3,147	▲ 10.4%	—	—	—
Months Supply of Inventory	13.3	10.3	▲ 29.0%	8.9	▲ 49.6%	—	—	—

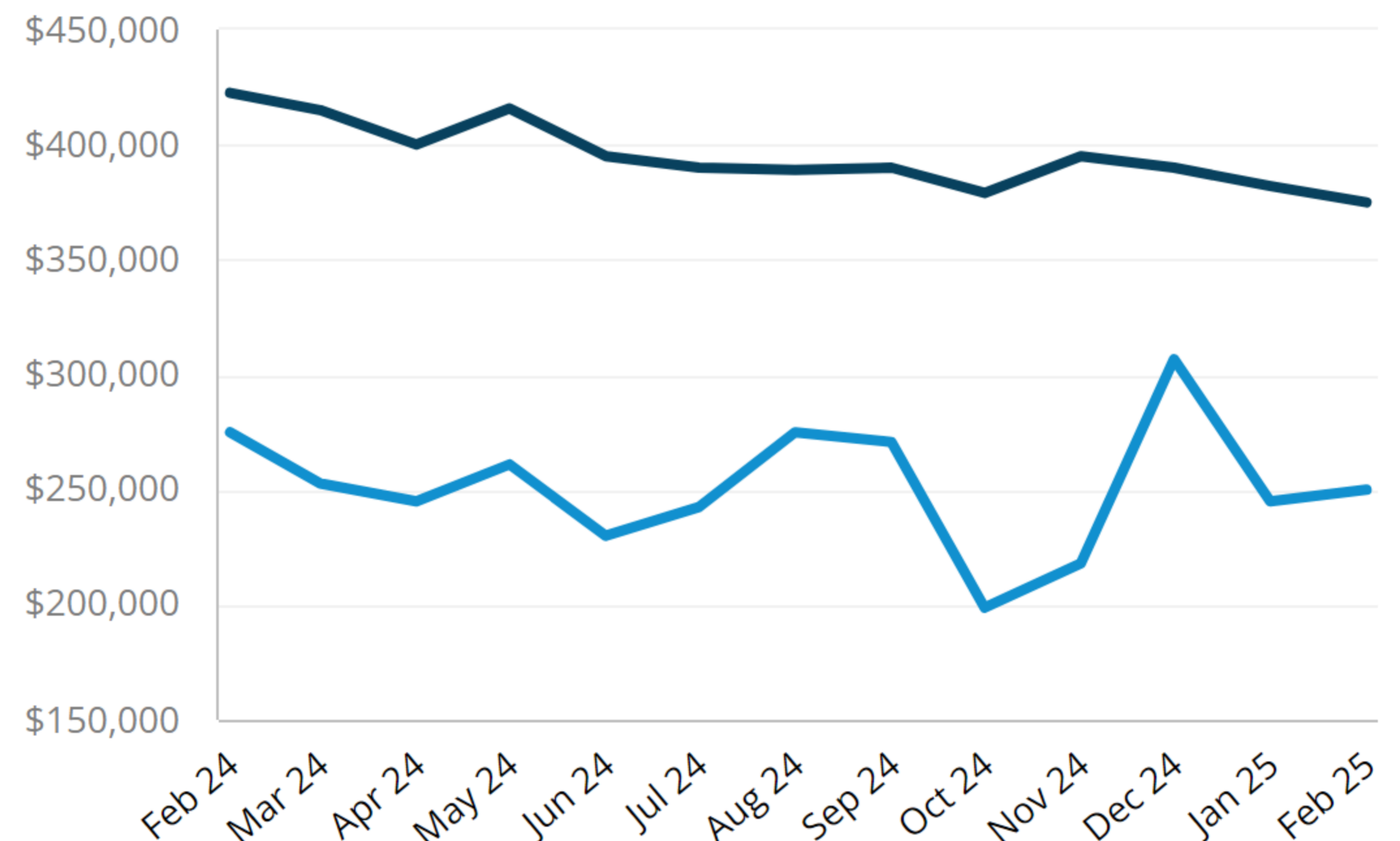
## Condominiums

	Jan 2025	Jan 2024	YoY %Chg	Dec 2024	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$250,000	\$275,000	▼ -9.1%	\$245,000	▲ 2.0%	\$250,000	\$275,000	▼ -9.1%
Closed Sales	31	23	▲ 34.8%	29	▲ 6.9%	31	23	▲ 34.8%
New Listings	136	104	▲ 30.8%	59	▲ 130.5%	136	104	▲ 30.8%
Pending Sales	41	35	▲ 17.1%	32	▲ 28.1%	41	35	▲ 17.1%
Median Days on Market	66	72	▼ -8.3%	74	▼ -10.8%	66	72	▼ -8.3%
Sold Price per Square Foot	\$198	\$219	▼ -9.6%	\$196	▲ 1.0%	\$198	\$219	▼ -9.6%
Percent of Original Price Rec'd	88.5%	91.6%	▼ -3.3%	85.7%	▲ 3.3%	88.5%	91.6%	▼ -3.3%
Active Inventory	431	382	▲ 12.8%	372	▲ 15.9%	—	—	—
Months Supply of Inventory	13.9	16.6	▼ -16.3%	12.8	▲ 8.4%	—	—	—

### Number of Closed Sales



### Median Sales Price



Legend: — Condo — Single Family

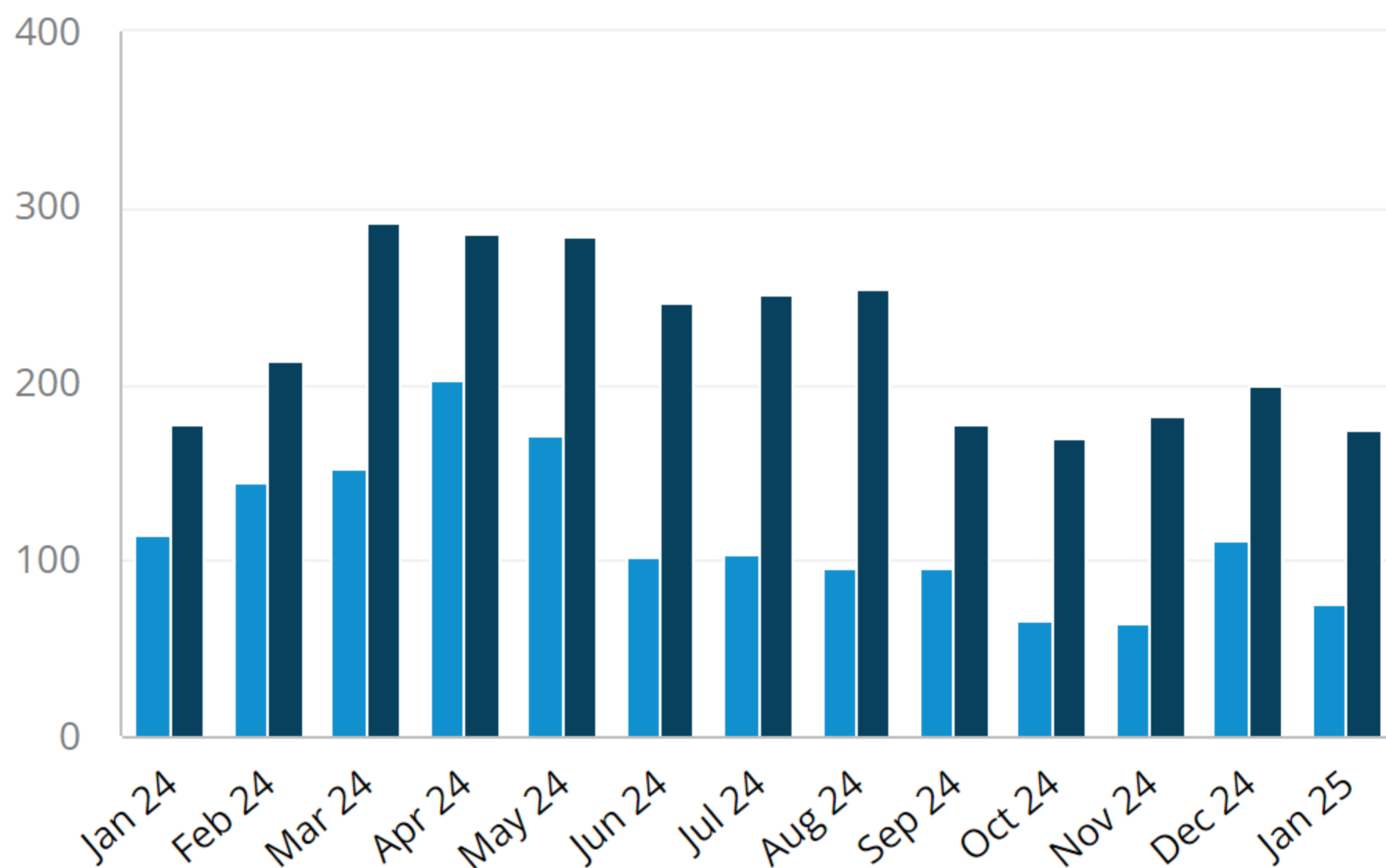
## Single Family Homes

	Jan 2025	Jan 2024	YoY %Chg	Dec 2024	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$502,450	\$500,000	⬆️ 0.5%	\$485,000	⬆️ 3.6%	\$502,450	\$500,000	⬆️ 0.5%
Closed Sales	174	178	⬆️ -2.2%	199	⬆️ -12.6%	174	178	⬆️ -2.2%
New Listings	669	489	⬆️ 36.8%	375	⬆️ 78.4%	669	489	⬆️ 36.8%
Pending Sales	305	235	⬆️ 29.8%	168	⬆️ 81.5%	305	235	⬆️ 29.8%
Median Days on Market	45	52	⬆️ -13.5%	43	⬆️ 5.9%	45	52	⬆️ -13.5%
Sold Price per Square Foot	\$255	\$266	⬆️ -4.3%	\$252	⬆️ 1.0%	\$255	\$266	⬆️ -4.3%
Percent of Original Price Rec'd	91.4%	92.6%	⬆️ -1.3%	92.0%	⬆️ -0.7%	91.4%	92.6%	⬆️ -1.3%
Active Inventory	1,724	1,336	⬆️ 29.0%	1,513	⬆️ 13.9%	—	—	—
Months Supply of Inventory	9.9	7.5	⬆️ 32.0%	7.6	⬆️ 30.3%	—	—	—

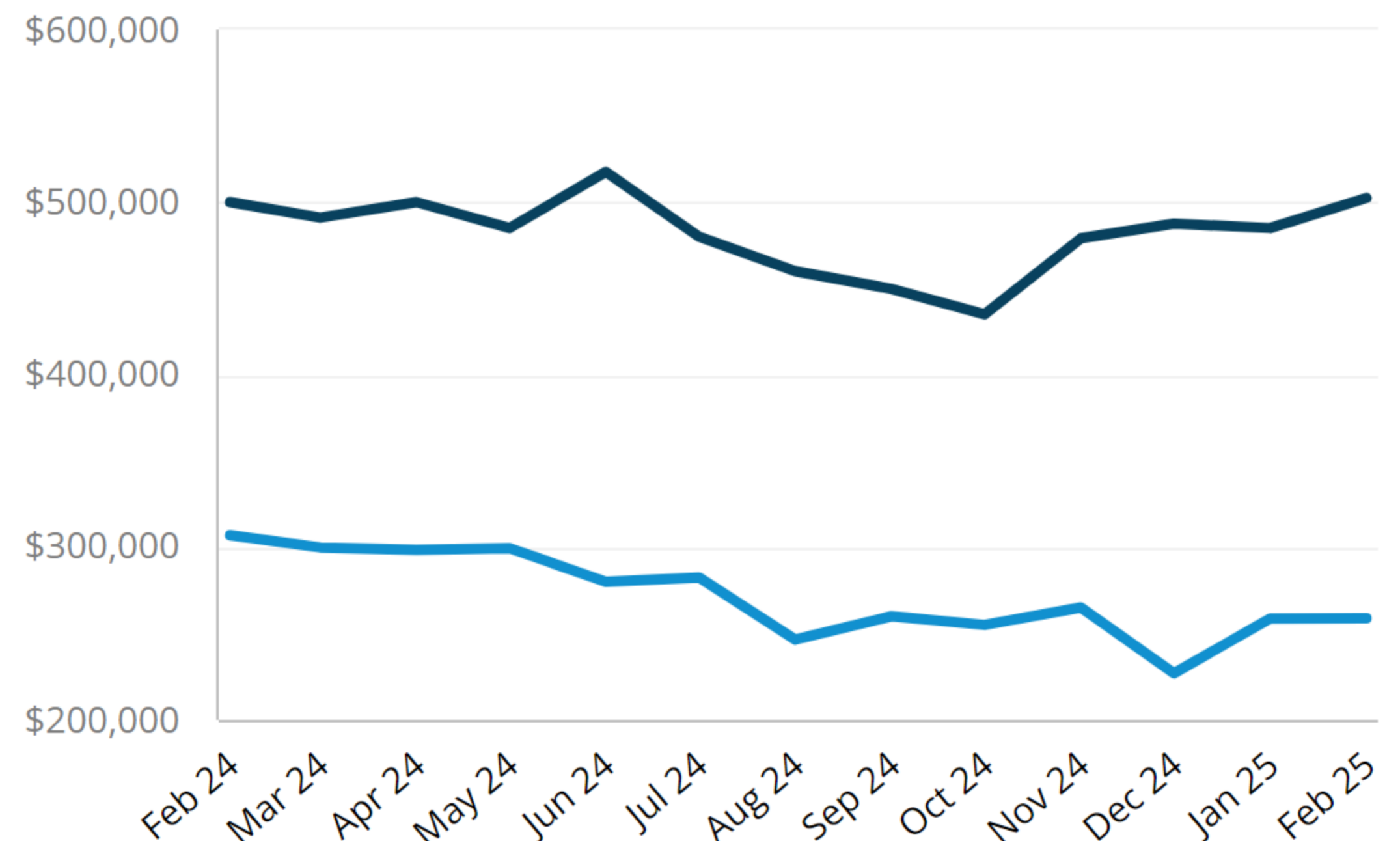
## Condominiums

	Jan 2025	Jan 2024	YoY %Chg	Dec 2024	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$258,875	\$307,000	⬆️ -15.7%	\$258,750	⬆️ 0.0%	\$258,875	\$307,000	⬆️ -15.7%
Closed Sales	76	114	⬆️ -33.3%	112	⬆️ -32.1%	76	114	⬆️ -33.3%
New Listings	434	420	⬆️ 3.3%	234	⬆️ 85.5%	434	420	⬆️ 3.3%
Pending Sales	137	162	⬆️ -15.4%	71	⬆️ 93.0%	137	162	⬆️ -15.4%
Median Days on Market	69	39	⬆️ 76.9%	73	⬆️ -5.5%	69	39	⬆️ 76.9%
Sold Price per Square Foot	\$203	\$235	⬆️ -13.6%	\$199	⬆️ 2.0%	\$203	\$235	⬆️ -13.6%
Percent of Original Price Rec'd	87.9%	93.4%	⬆️ -5.8%	90.3%	⬆️ -2.6%	87.9%	93.4%	⬆️ -5.8%
Active Inventory	1,572	1,099	⬆️ 43.0%	1,359	⬆️ 15.7%	—	—	—
Months Supply of Inventory	20.7	9.6	⬆️ 114.5%	12.1	⬆️ 70.5%	—	—	—

### Number of Closed Sales



### Median Sales Price



Legend: — Condo — Single Family

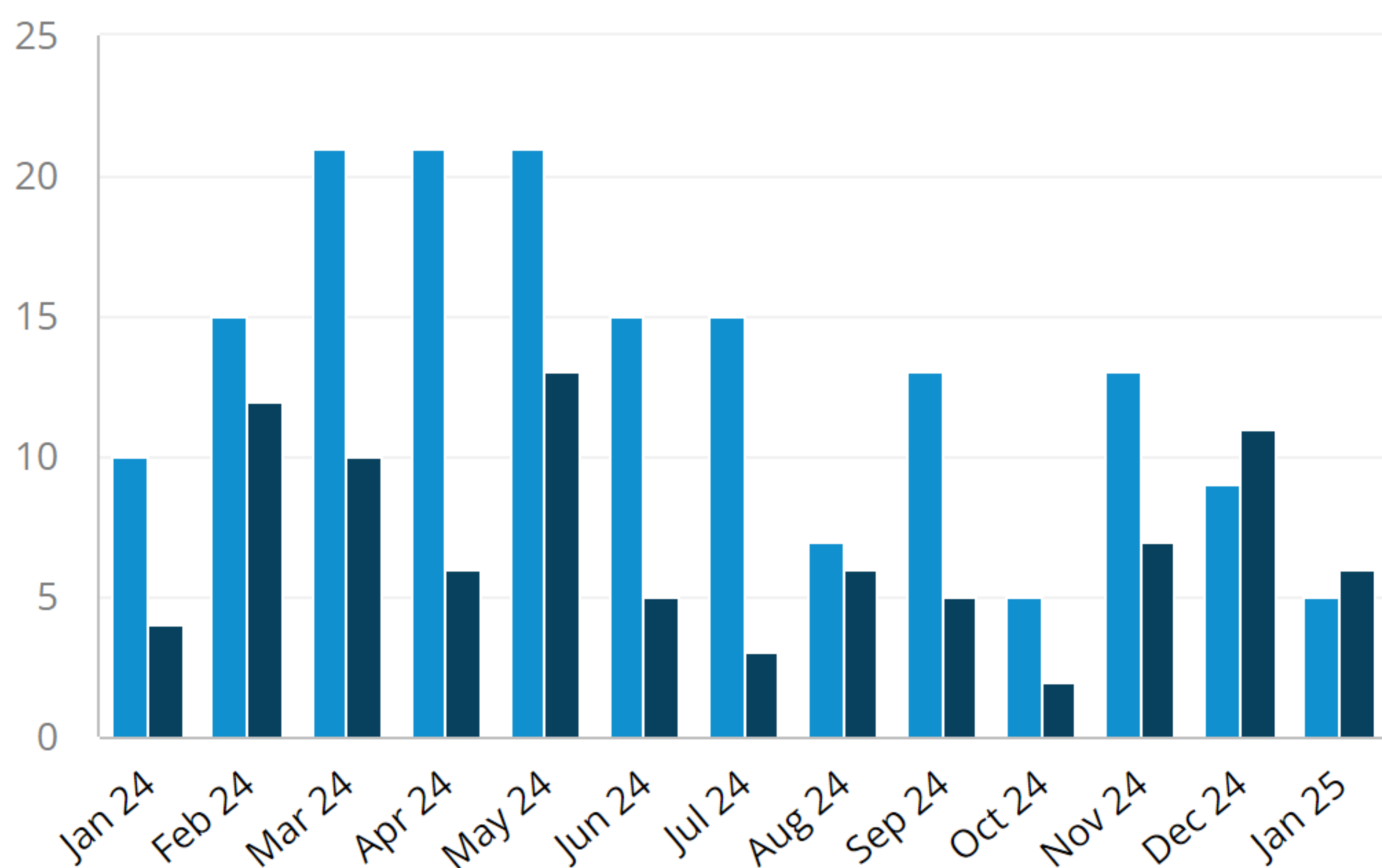
## Single Family Homes

	Jan 2025	Jan 2024	YoY %Chg	Dec 2024	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$859,500	\$910,000	▼ -5.5%	\$755,000	▲ 13.8%	\$859,500	\$910,000	▼ -5.5%
Closed Sales	6	4	▲ 50.0%	11	▼ -45.5%	6	4	▲ 50.0%
New Listings	56	29	▲ 93.1%	36	▲ 55.6%	56	29	▲ 93.1%
Pending Sales	8	12	▼ -33.3%	4	▲ 100.0%	8	12	▼ -33.3%
Median Days on Market	14	89	▼ -84.8%	31	▼ -56.5%	14	89	▼ -84.8%
Sold Price per Square Foot	\$649	\$553	▲ 17.4%	\$518	▲ 25.3%	\$649	\$553	▲ 17.4%
Percent of Original Price Rec'd	82.0%	90.6%	▼ -9.4%	84.3%	▼ -2.7%	82.0%	90.6%	▼ -9.4%
Active Inventory	184	101	▲ 82.2%	143	▲ 28.7%	—	—	—
Months Supply of Inventory	30.6	25.2	▲ 21.6%	13.0	▲ 135.7%	—	—	—

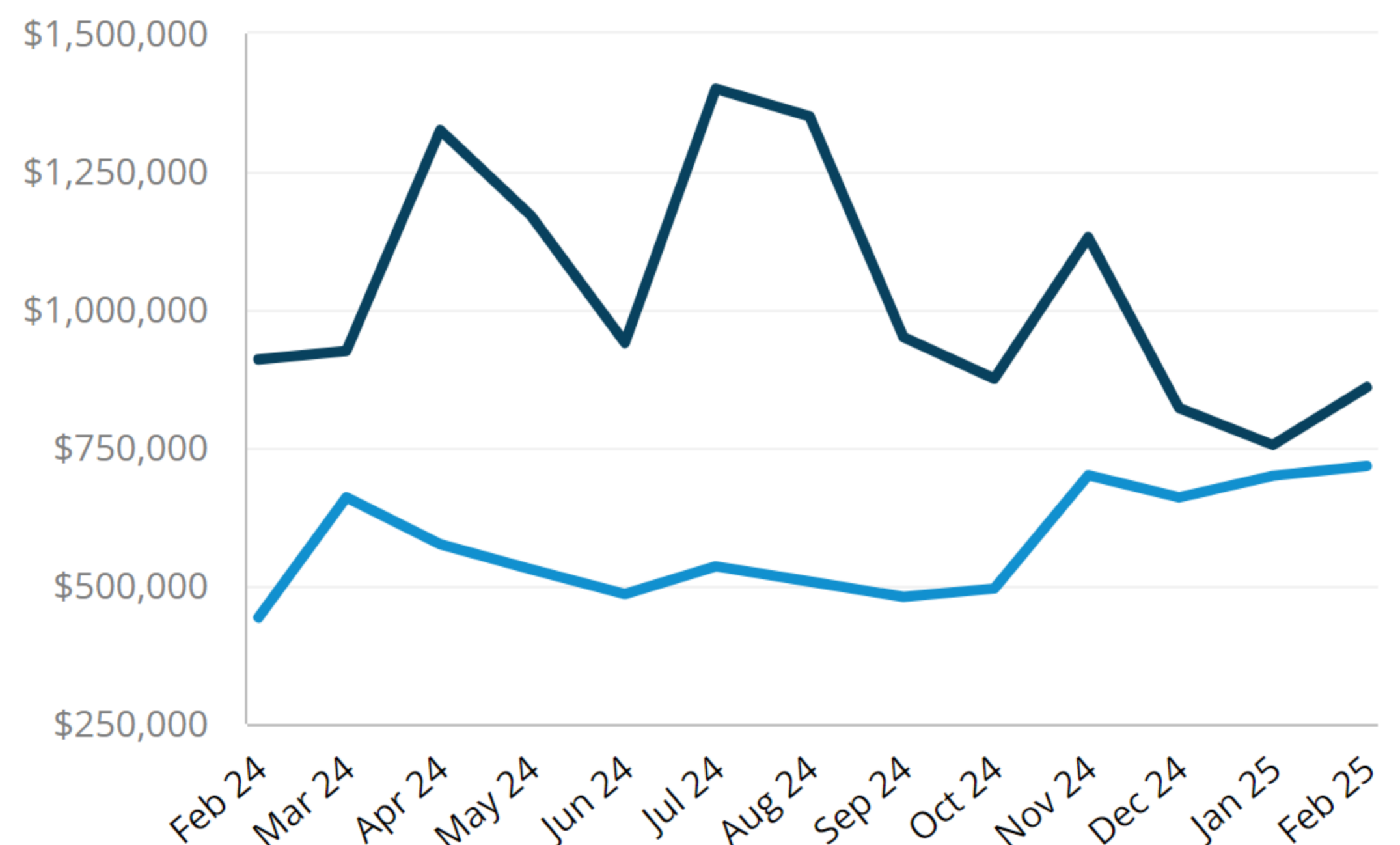
## Condominiums

	Jan 2025	Jan 2024	YoY %Chg	Dec 2024	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$717,000	\$442,500	▲ 62.0%	\$699,000	▲ 2.6%	\$717,000	\$442,500	▲ 62.0%
Closed Sales	5	10	▼ -50.0%	9	▼ -44.4%	5	10	▼ -50.0%
New Listings	59	58	▲ 1.7%	60	▼ -1.7%	59	58	▲ 1.7%
Pending Sales	11	14	▼ -21.4%	9	▲ 22.2%	11	14	▼ -21.4%
Median Days on Market	24	50	▼ -52.0%	25	▼ -4.0%	24	50	▼ -52.0%
Sold Price per Square Foot	\$486	\$527	▼ -7.7%	\$482	▲ 0.8%	\$486	\$527	▼ -7.7%
Percent of Original Price Rec'd	93.4%	93.1%	▲ 0.4%	88.1%	▲ 6.0%	93.4%	93.1%	▲ 0.4%
Active Inventory	275	175	▲ 57.1%	238	▲ 15.5%	—	—	—
Months Supply of Inventory	54.9	17.5	▲ 214.0%	26.4	▲ 107.8%	—	—	—

### Number of Closed Sales



### Median Sales Price



Legend: — Condo — Single Family

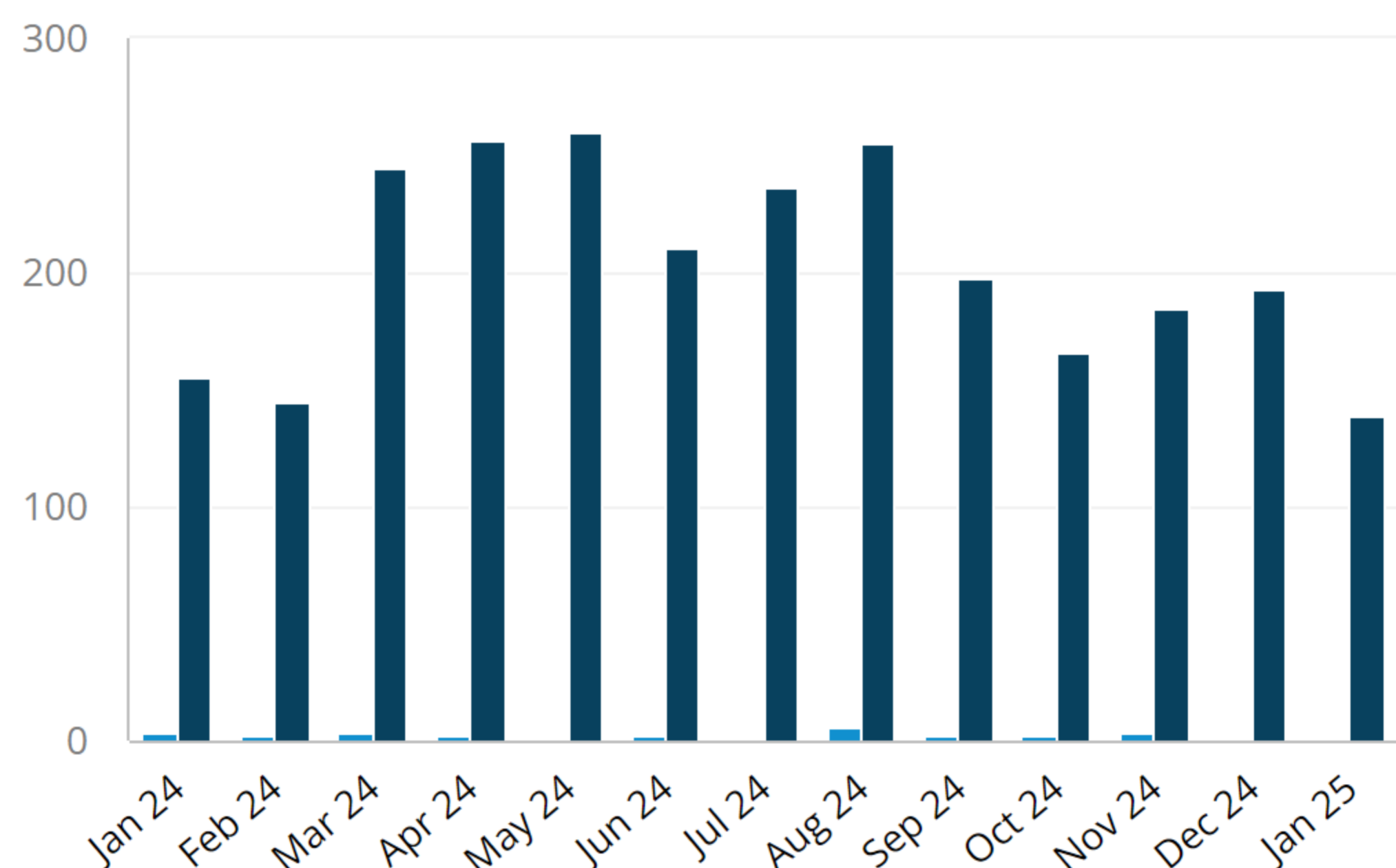
## Single Family Homes

	Jan 2025	Jan 2024	YoY %Chg	Dec 2024	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$320,000	\$343,900	▼ -6.9%	\$339,999	▼ -5.9%	\$320,000	\$343,900	▼ -6.9%
Closed Sales	139	155	▼ -10.3%	193	▼ -28.0%	139	155	▼ -10.3%
New Listings	516	326	▲ 58.3%	307	▲ 68.1%	516	326	▲ 58.3%
Pending Sales	203	206	▼ -1.5%	173	▲ 17.3%	203	206	▼ -1.5%
Median Days on Market	52	46	▲ 14.3%	51	▲ 2.0%	52	46	▲ 14.3%
Sold Price per Square Foot	\$210	\$216	▼ -2.8%	\$216	▼ -2.8%	\$210	\$216	▼ -2.8%
Percent of Original Price Rec'd	95.6%	95.7%	▼ 0.0%	96.4%	▼ -0.8%	95.6%	95.7%	▼ 0.0%
Active Inventory	1,360	841	▲ 61.7%	1,187	▲ 14.6%	—	—	—
Months Supply of Inventory	9.8	5.4	▲ 80.3%	6.1	▲ 59.1%	—	—	—

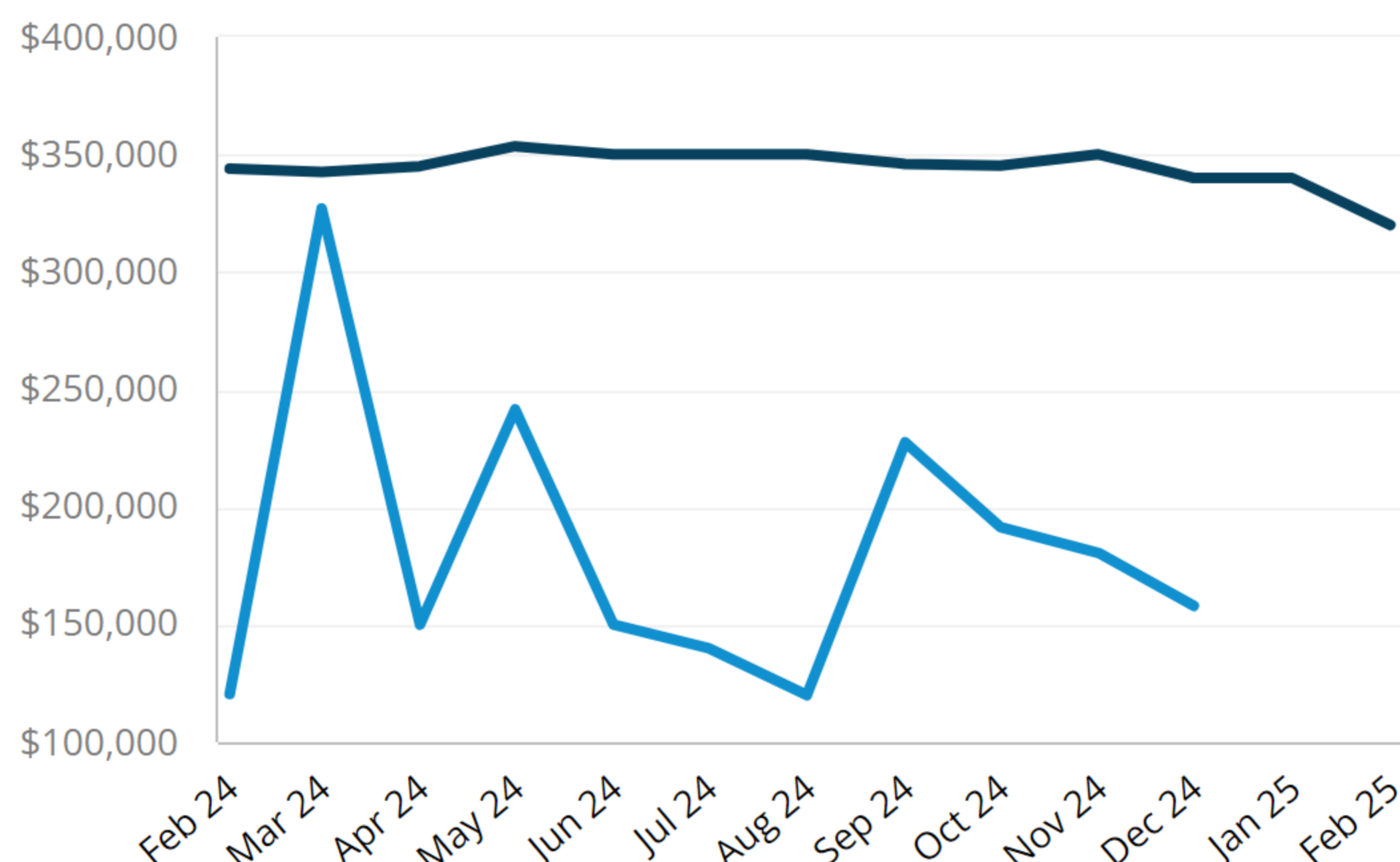
## Condominiums

	Jan 2025	Jan 2024	YoY %Chg	Dec 2024	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$115,000	\$120,500	▼ -4.6%		▲	\$115,000	\$120,500	▼ -4.6%
Closed Sales	1	4	▼ -75.0%	0	▲	1	4	▼ -75.0%
New Listings	9	7	▲ 28.6%	7	▲ 28.6%	9	7	▲ 28.6%
Pending Sales	1	3	▼ -66.7%	1	▶ 0.0%	1	3	▼ -66.7%
Median Days on Market	182	43	▲ 323.3%	41	▲ 343.9%	182	43	▲ 323.3%
Sold Price per Square Foot	\$130	\$151	▼ -13.9%		▲	\$130	\$151	▼ -13.9%
Percent of Original Price Rec'd	85.2%	92.3%	▼ -7.6%		▲	85.2%	92.3%	▼ -7.6%
Active Inventory	36	19	▲ 89.5%	32	▲ 12.5%	—	—	—
Months Supply of Inventory	35.6	4.7	▲ 652.3%	3,200.0	▼ -98.9%	—	—	—

### Number of Closed Sales



### Median Sales Price



Legend: — Condo — Single Family

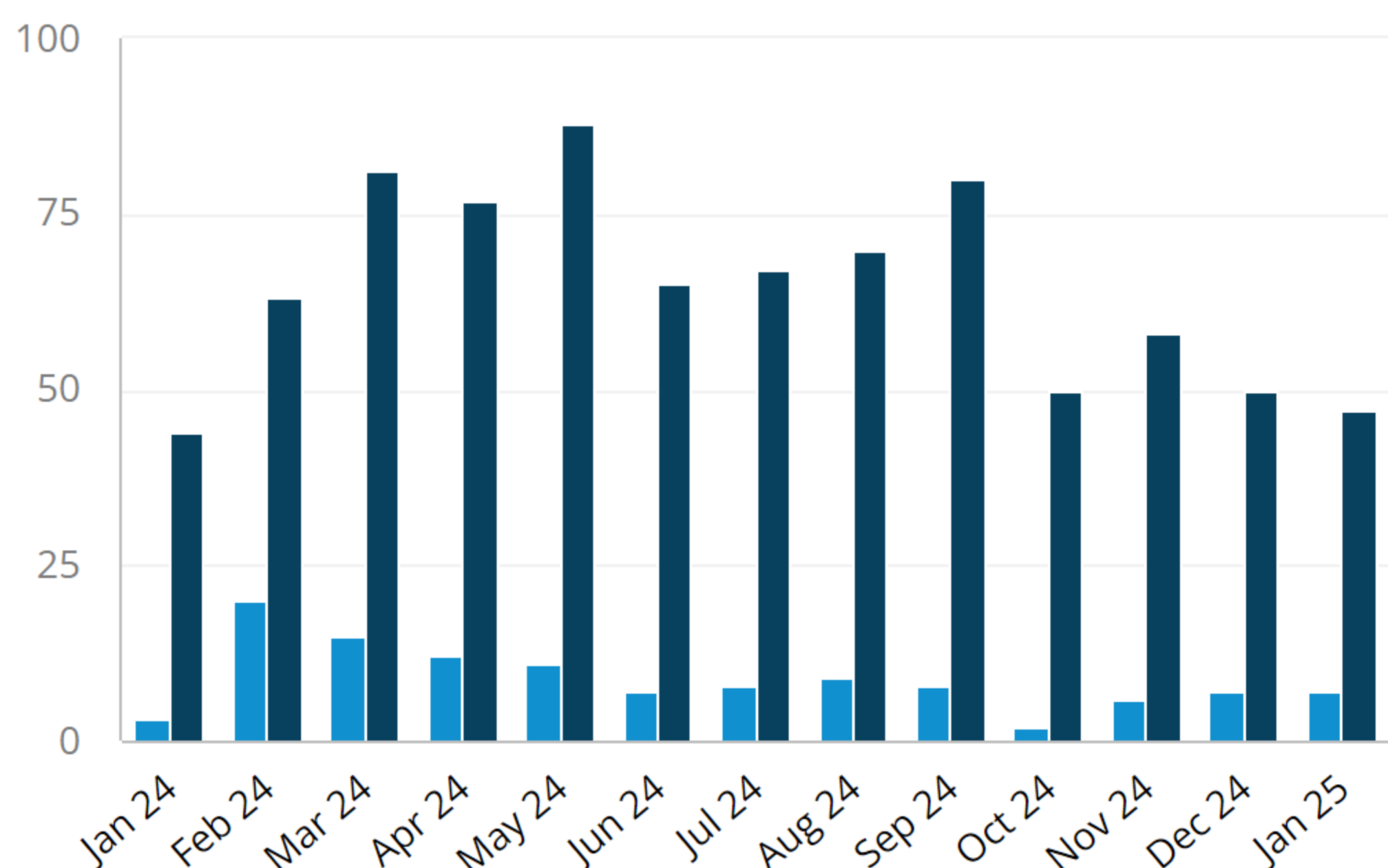
## Single Family Homes

	Jan 2025	Jan 2024	YoY %Chg	Dec 2024	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$348,500	\$347,500	⬆️ 0.3%	\$339,000	⬆️ 2.8%	\$348,500	\$347,500	⬆️ 0.3%
Closed Sales	47	44	⬆️ 6.8%	50	⬆️ -6.0%	47	44	⬆️ 6.8%
New Listings	129	114	⬆️ 13.2%	96	⬆️ 34.4%	129	114	⬆️ 13.2%
Pending Sales	63	72	⬆️ -12.5%	52	⬆️ 21.2%	63	72	⬆️ -12.5%
Median Days on Market	38	60	⬆️ -36.1%	38	⬆️ 0.0%	38	60	⬆️ -36.1%
Sold Price per Square Foot	\$189	\$200	⬆️ -5.3%	\$188	⬆️ 0.5%	\$189	\$200	⬆️ -5.3%
Percent of Original Price Rec'd	91.7%	90.7%	⬆️ 1.1%	91.7%	⬆️ 0.0%	91.7%	90.7%	⬆️ 1.1%
Active Inventory	370	333	⬆️ 11.1%	345	⬆️ 7.2%	—	—	—
Months Supply of Inventory	7.9	7.6	⬆️ 4.0%	6.9	⬆️ 14.1%	—	—	—

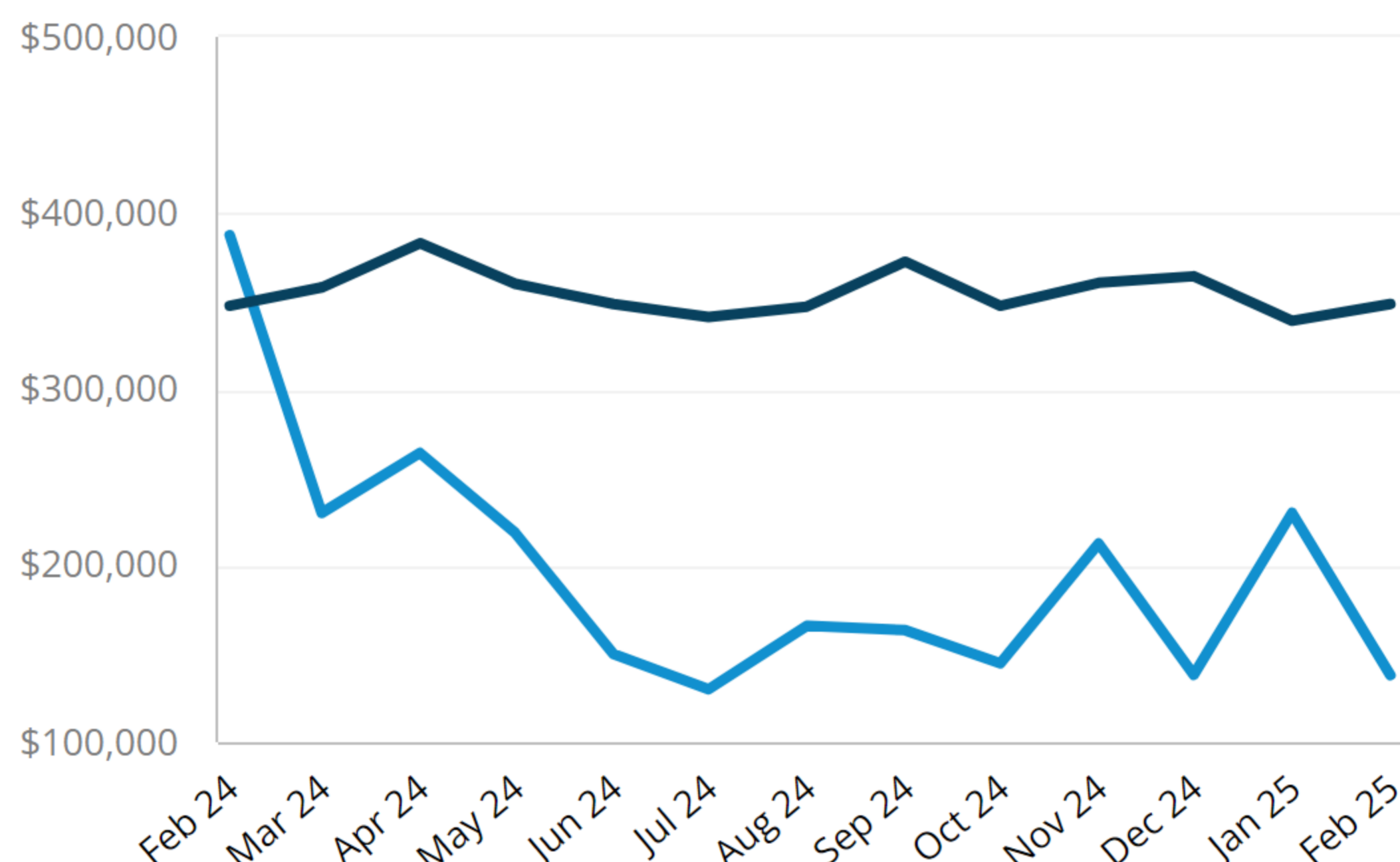
## Condominiums

	Jan 2025	Jan 2024	YoY %Chg	Dec 2024	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$138,000	\$387,500	⬆️ -64.4%	\$230,000	⬆️ -40.0%	\$138,000	\$387,500	⬆️ -64.4%
Closed Sales	7	3	⬆️ 133.3%	7	⬆️ 0.0%	7	3	⬆️ 133.3%
New Listings	48	30	⬆️ 60.0%	26	⬆️ 84.6%	48	30	⬆️ 60.0%
Pending Sales	12	24	⬆️ -50.0%	7	⬆️ 71.4%	12	24	⬆️ -50.0%
Median Days on Market	60	36	⬆️ 66.7%	117	⬆️ -48.7%	60	36	⬆️ 66.7%
Sold Price per Square Foot	\$132	\$188	⬆️ -29.8%	\$179	⬆️ -26.3%	\$132	\$188	⬆️ -29.8%
Percent of Original Price Rec'd	79.3%	93.4%	⬆️ -15.1%	87.4%	⬆️ -9.2%	79.3%	93.4%	⬆️ -15.1%
Active Inventory	176	129	⬆️ 36.4%	155	⬆️ 13.5%	—	—	—
Months Supply of Inventory	25.1	42.9	⬆️ -41.4%	22.1	⬆️ 13.5%	—	—	—

### Number of Closed Sales



### Median Sales Price



Legend: — Condo — Single Family



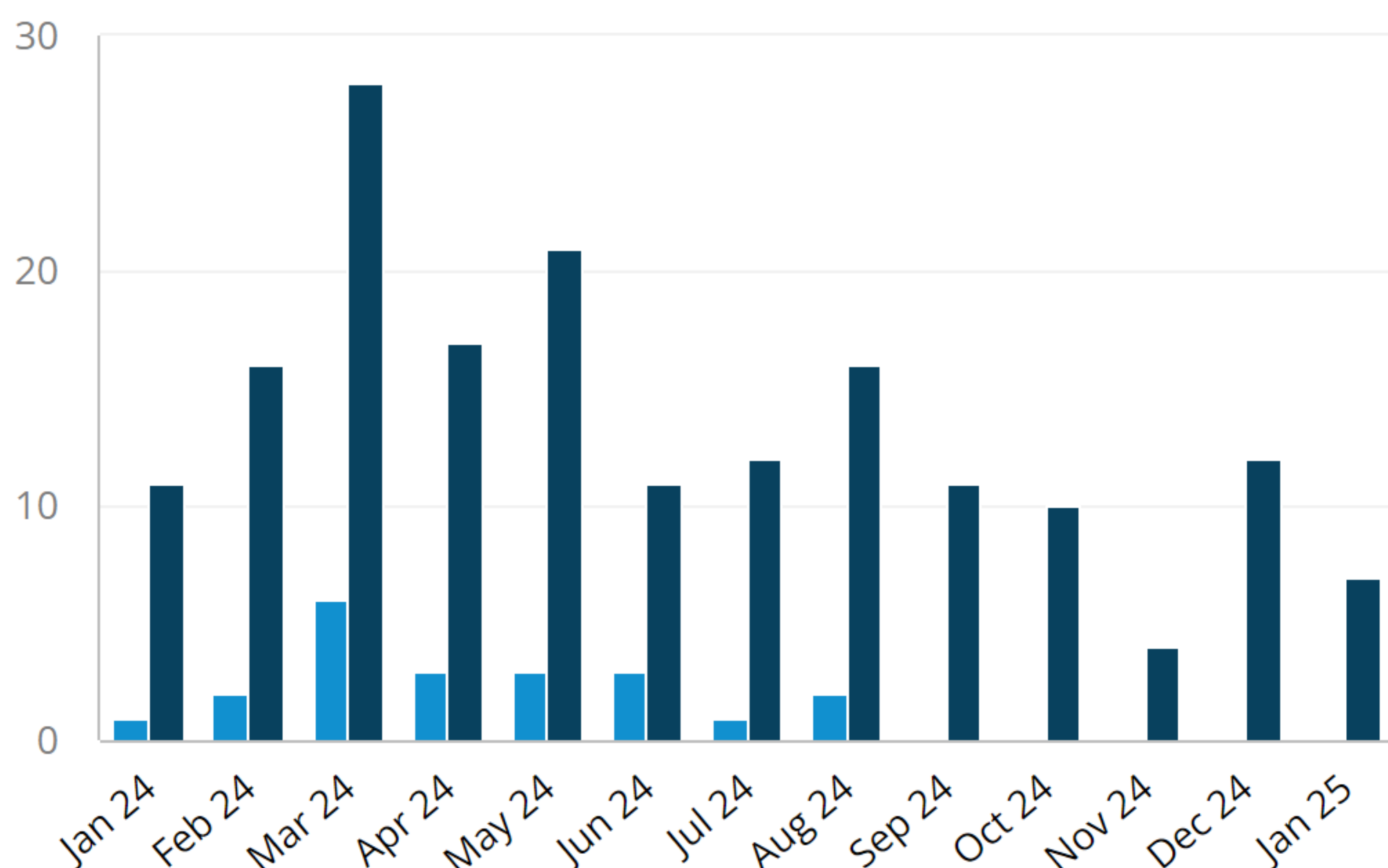
## Single Family Homes

	Jan 2025	Jan 2024	YoY %Chg	Dec 2024	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$625,000	\$527,000	⬆️ 18.6%	\$472,500	⬆️ 32.3%	\$625,000	\$527,000	⬆️ 18.6%
Closed Sales	7	11	⬆️ -36.4%	12	⬆️ -41.7%	7	11	⬆️ -36.4%
New Listings	64	53	⬆️ 20.8%	51	⬆️ 25.5%	64	53	⬆️ 20.8%
Pending Sales	11	22	⬆️ -50.0%	9	⬆️ 22.2%	11	22	⬆️ -50.0%
Median Days on Market	50	96	⬆️ -47.9%	33	⬆️ 51.5%	50	96	⬆️ -47.9%
Sold Price per Square Foot	\$387	\$409	⬆️ -5.4%	\$327	⬆️ 18.5%	\$387	\$409	⬆️ -5.4%
Percent of Original Price Rec'd	85.3%	89.7%	⬆️ -4.8%	80.2%	⬆️ 6.4%	85.3%	89.7%	⬆️ -4.8%
Active Inventory	224	153	⬆️ 46.4%	182	⬆️ 23.1%	—	—	—
Months Supply of Inventory	32.0	13.9	⬆️ 129.9%	15.2	⬆️ 110.9%	—	—	—

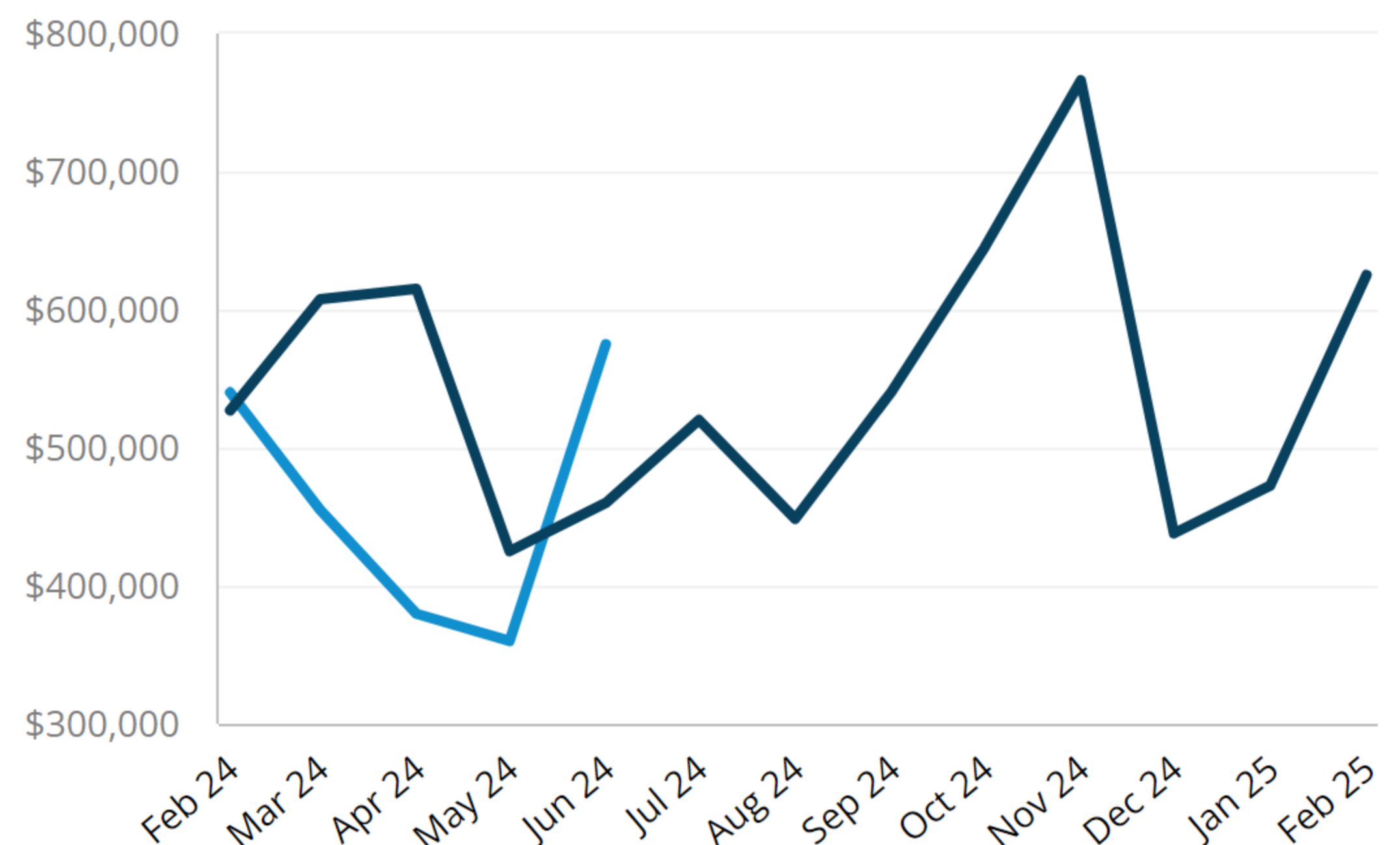
## Condominiums

	Jan 2025	Jan 2024	YoY %Chg	Dec 2024	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price		\$540,000	⬆️	\$362,500	⬆️		\$540,000	⬆️
Closed Sales	0	1	⬆️ -100.0%	2	⬆️ -100.0%	0	1	⬆️ -100.0%
New Listings	4	10	⬆️ -60.0%	4	⬆️ 0.0%	4	10	⬆️ -60.0%
Pending Sales	0	3	⬆️ -100.0%	0	⬆️	0	3	⬆️ -100.0%
Median Days on Market		19	⬆️		⬆️		19	⬆️
Sold Price per Square Foot		\$510	⬆️	\$336	⬆️		\$510	⬆️
Percent of Original Price Rec'd		98.4%	⬆️	95.6%	⬆️		98.4%	⬆️
Active Inventory	22	14	⬆️ 57.1%	19	⬆️ 15.8%	—	—	—
Months Supply of Inventory	2,200.0	13.9	⬆️ 15,771.4%	9.5	⬆️ 23,173.7%	—	—	—

### Number of Closed Sales



### Median Sales Price



Legend: — Condo — Single Family

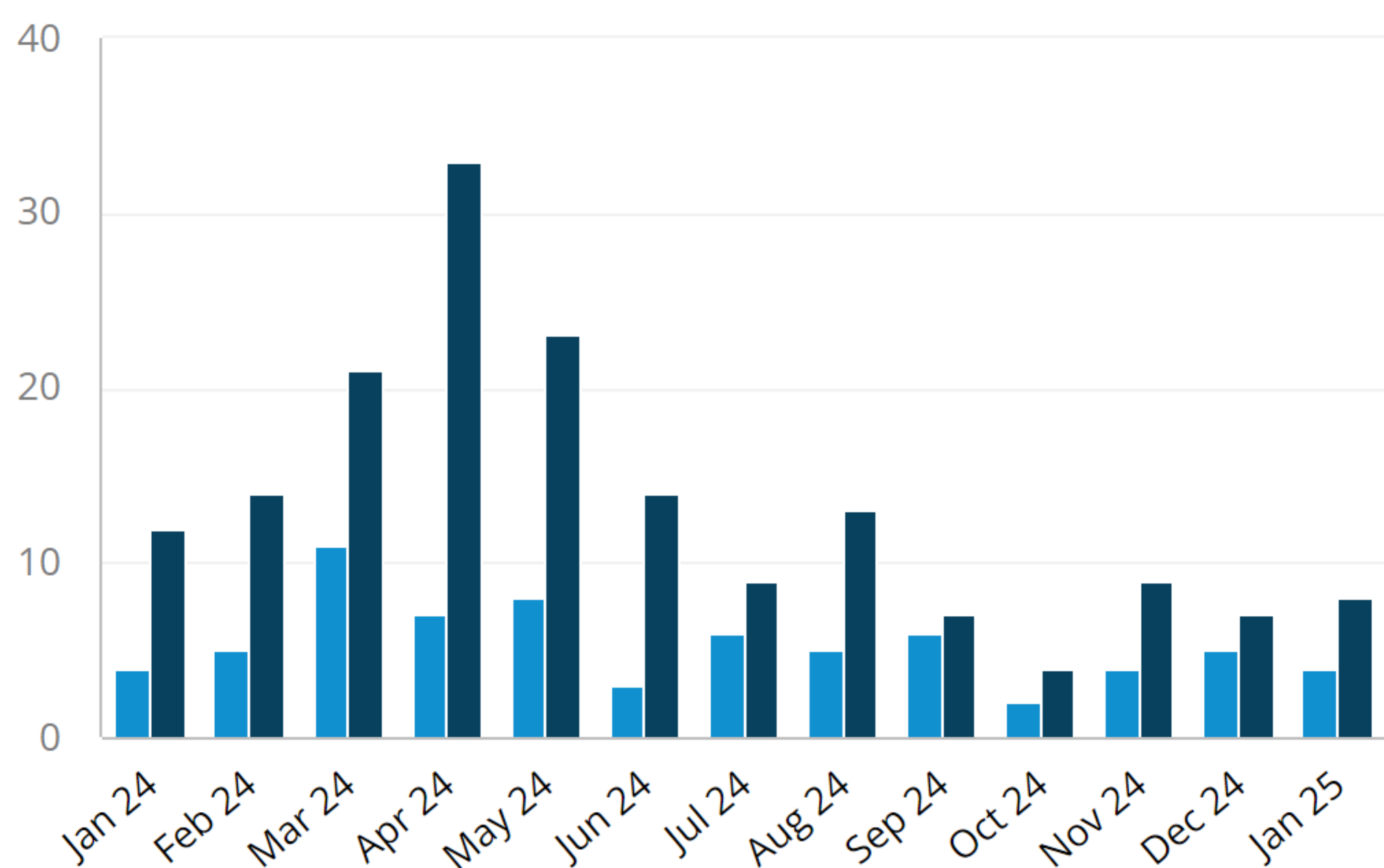
## Single Family Homes

	Jan 2025	Jan 2024	YoY %Chg	Dec 2024	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$1,037,000	\$1,075,000	↘ -3.5%	\$895,000	↗ 15.9%	\$1,037,000	\$1,075,000	↘ -3.5%
Closed Sales	8	12	↘ -33.3%	7	↗ 14.3%	8	12	↘ -33.3%
New Listings	77	56	↗ 37.5%	66	↗ 16.7%	77	56	↗ 37.5%
Pending Sales	15	12	↗ 25.0%	10	↗ 50.0%	15	12	↗ 25.0%
Median Days on Market	25	59	↘ -57.6%	14	↗ 78.6%	25	59	↘ -57.6%
Sold Price per Square Foot	\$528	\$565	↘ -6.6%	\$537	↘ -1.8%	\$528	\$565	↘ -6.6%
Percent of Original Price Rec'd	91.1%	84.4%	↗ 7.9%	88.8%	↗ 2.6%	91.1%	84.4%	↗ 7.9%
Active Inventory	240	168	↗ 42.9%	193	↗ 24.4%	—	—	—
Months Supply of Inventory	30.0	14.0	↗ 114.2%	27.5	↗ 8.8%	—	—	—

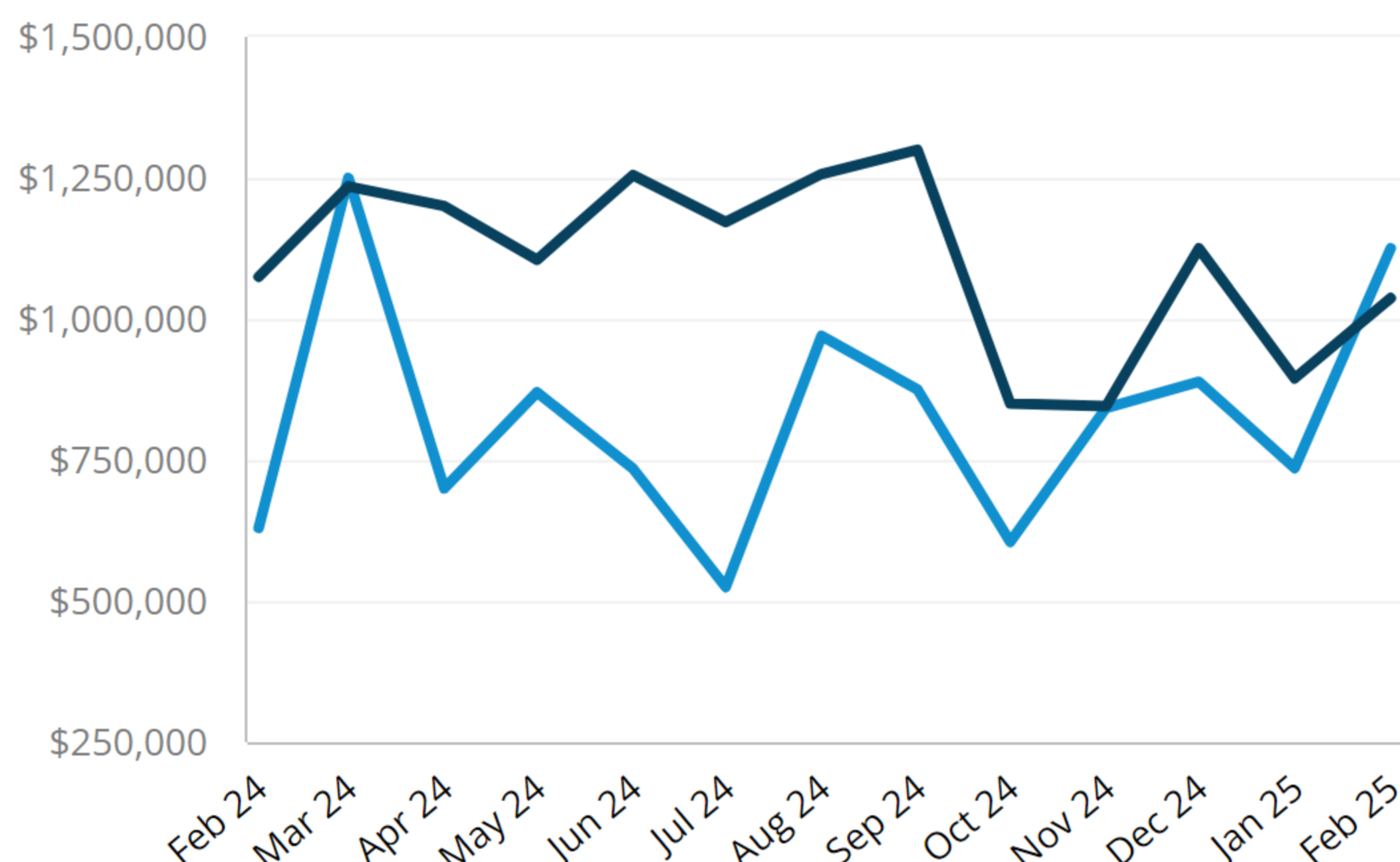
## Condominiums

	Jan 2025	Jan 2024	YoY %Chg	Dec 2024	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$1,125,000	\$630,000	↗ 78.6%	\$736,000	↗ 52.9%	\$1,125,000	\$630,000	↗ 78.6%
Closed Sales	4	4	↔ 0.0%	5	↘ -20.0%	4	4	↔ 0.0%
New Listings	40	20	↗ 100.0%	26	↗ 53.8%	40	20	↗ 100.0%
Pending Sales	14	7	↗ 100.0%	5	↗ 180.0%	14	7	↗ 100.0%
Median Days on Market	28	42	↘ -34.5%	4	↗ 587.5%	28	42	↘ -34.5%
Sold Price per Square Foot	\$634	\$716	↘ -11.5%	\$613	↗ 3.4%	\$634	\$716	↘ -11.5%
Percent of Original Price Rec'd	86.3%	89.3%	↘ -3.4%	94.2%	↘ -8.4%	86.3%	89.3%	↘ -3.4%
Active Inventory	131	92	↗ 42.4%	108	↗ 21.3%	—	—	—
Months Supply of Inventory	32.7	22.9	↗ 42.4%	21.6	↗ 51.5%	—	—	—

### Number of Closed Sales



### Median Sales Price



Legend: — Condo — Single Family