

July 2025 Region Total Statistics

- Central Region Total (print pages 2 through 23)
- North Region Total (print pages 24 through 45)
- South Region Total (print pages 46 through 67)

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Central Region Housing Report



Market Overview

Central Region Home Sales Rose in July

Total home sales in Central Region rose by 1.2% last month to 245 units, compared to 242 units in July 2024. Total sales volume was \$58.5 million, down 0.5% from a year earlier.

The median sale price in July was \$207,000, down from \$217,375 a year earlier. Homes that sold in July were typically on the market for 4 days and sold for 100.0% of their list prices.

Central Region Active Listings Up at End of July

The total number of active listings in Central Region at the end of July was 273 units, up from 232 at the same point in 2024. This represents a 1.3 months' supply of homes available for sale. The median list price of homes on the market at the end of July was \$250,000.

During July, a total of 257 contracts were written up from 239 in July 2024. At the end of the month, there were 265 contracts still pending.

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Central Region Summary Statistics

July MLS Statistics Three-year History		С	urrent Mont	h	Year-to-Date			
		2025	2024	2023	2025	2024	2023	
Home Sales Change from prior year		245 1.2%	242 6.6%	227 -22.5%	1,501 -0.5%	1,508 2.0%	1,479 -9.7%	
	tive Listings ange from prior year	273 17.7%	232 16.6%	199 24.4%	N/A	N/A	N/A	
	onths' Supply ange from prior year	1.3 18.2%	1.1 22.2%	0.9 28.6%	N/A	N/A	N/A	
	w Listings ange from prior year	290 1.0%	287 0.3%	286 0.7%	1,767 -3.8%	1,837 5.1%	1,748 -7.4%	
	ntracts Written ange from prior year	257 7.5%	239 8.1%	221 -12.0%	1,573 -2.2%	1,608 2.6%	1,567 -8.9%	
	nding Contracts ange from prior year	265 4.3%	254 9.0%	233 -11.7%	N/A	N/A	N/A	
	les Volume (1,000s) ange from prior year	58,485 -0.5%	58,762 11.8%	52,568 -15.0%	337,087 1.5%	332,238 11.6%	297,812 -11.3%	
	Sale Price Change from prior year	238,713 -1.7%	242,817 4.9%	231,576 9.7%	224,575 1.9%	220,317 9.4%	201,361 -1.8%	
	List Price of Actives Change from prior year	334,400 15.4%	289,831 -12.1%	329,658 13.0%	N/A	N/A	N/A	
Average	Days on Market Change from prior year	15 -34.8%	23 64.3%	14 40.0%	24 4.3%	23 27.8%	18 38.5%	
⋖	Percent of List Change from prior year	98.7 % 0.0%	98.7 % -1.7%	100.4 % -1.8%	98.7 % 0.0%	98.7 % -0.5%	99.2 % -2.0%	
	Percent of Original Change from prior year	97.2 % 0.5%	96.7 % -2.7%	99.4 % -1.9%	97.0 % -0.2%	97.2 % -0.7%	97.9 % -2.3%	
	Sale Price Change from prior year	207,000 -4.8%	217,375 1.1%	215,000 13.2%	200,000 5.0%	190,500 8.9%	1 75,000 2.9%	
	List Price of Actives Change from prior year	250,000 9.9%	227,500 -20.2%	285,000 46.2%	N/A	N/A	N/A	
Median	Days on Market Change from prior year	4 -20.0%	5 25.0%	4 33.3%	6 20.0%	5 25.0%	4 33.3%	
_	Percent of List Change from prior year	100.0 % 0.0%	100.0 % 0.0%	100.0 % 0.0%	100.0 % 0.0%	100.0 % 0.0%	100.0 % 0.0%	
	Percent of Original Change from prior year	100.0 % 0.0%	100.0 % 0.0%	100.0 % 0.0%	100.0 % 0.0%	100.0 % 0.0%	100.0 % 0.0%	

 ${\bf Note: Year-to-date\ statistics\ cannot\ be\ calculated\ for\ Active\ Listings,\ Months'\ Supply\ and\ Pending\ Contracts.}$





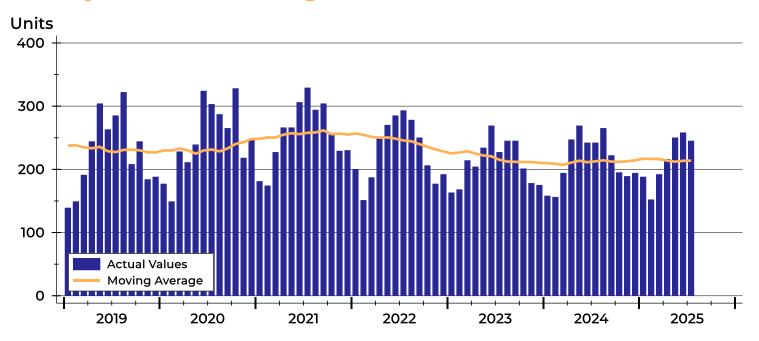
Central Region Closed Listings Analysis

	mmary Statistics		July			ear-to-Dat	
for	Closed Listings	2025	2024	Change	2025	2024	Change
Clo	osed Listings	245	242	1.2%	1,501	1,508	-0.5%
Vo	lume (1,000s)	58,485	58,762	-0.5%	337,087	332,238	1.5%
Mo	onths' Supply	1.3	1.1	18.2%	N/A	N/A	N/A
	Sale Price	238,713	242,817	-1.7%	224,575	220,317	1.9%
age	Days on Market	15	23	-34.8%	24	23	4.3%
Averag	Percent of List	98.7%	98.7%	0.0%	98.7%	98.7%	0.0%
	Percent of Original	97.2%	96.7%	0.5%	97.0%	97.2%	-0.2%
	Sale Price	207,000	217,375	-4.8%	200,000	190,500	5.0%
lan	Days on Market	4	5	-20.0%	6	5	20.0%
Median	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 245 homes sold in Central Region in July, up from 242 units in July 2024. Total sales volume fell to \$58.5 million compared to \$58.8 million in the previous year.

The median sales price in July was \$207,000, down 4.8% compared to the prior year.
Median days on market was 4 days, down from 5 days in June, and down from 5 in July 2024.

History of Closed Listings

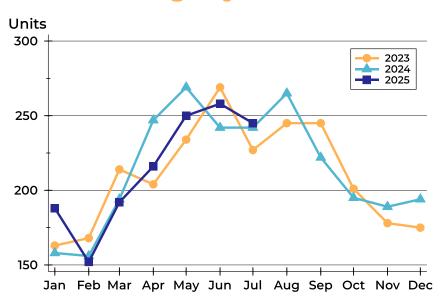






Central Region Closed Listings Analysis

Closed Listings by Month



Month	2023	2024	2025
January	163	158	188
February	168	156	152
March	214	194	192
April	204	247	216
May	234	269	250
June	269	242	258
July	227	242	245
August	245	265	
September	245	222	
October	201	195	
November	178	189	
December	175	194	

Closed Listings by Price Range

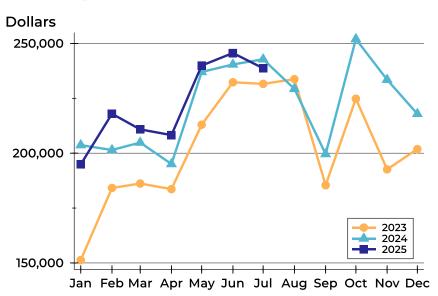
Price Range		les Percent	Months' Supply	Sale Average	Price Median	Days or Avg.	Market Med.	Price as Avg.	% of List Med.	Price as ^o Avg.	% of Orig. Med.
Below \$25,000	4	1.6%	0.5	16,875	16,250	14	8	77.4%	73.4%	71.2%	70.9%
\$25,000-\$49,999	10	4.1%	0.8	36,300	40,000	28	5	96.0%	100.0%	92.2%	100.0%
\$50,000-\$99,999	34	13.9%	0.5	78,022	84,000	22	4	94.9%	100.0%	93.0%	99.0%
\$100,000-\$124,999	11	4.5%	1.1	111,909	110,000	13	9	98.4%	99.8%	96.5%	95.6%
\$125,000-\$149,999	20	8.2%	1.5	135,815	138,500	4	2	101.7%	100.0%	101.4%	100.0%
\$150,000-\$174,999	23	9.4%	0.9	163,339	165,000	8	3	100.5%	100.0%	99.7%	100.0%
\$175,000-\$199,999	13	5.3%	1.3	187,300	188,500	5	2	102.1%	100.8%	101.5%	100.5%
\$200,000-\$249,999	34	13.9%	0.9	220,592	221,000	14	3	99.3%	100.0%	98.0%	100.0%
\$250,000-\$299,999	35	14.3%	1.2	274,377	275,000	16	4	99.9%	100.0%	98.5%	100.0%
\$300,000-\$399,999	32	13.1%	1.9	344,320	338,950	18	6	99.4%	100.0%	98.0%	99.4%
\$400,000-\$499,999	16	6.5%	1.0	443,619	450,000	21	8	98.1%	99.2%	96.3%	99.2%
\$500,000-\$749,999	11	4.5%	3.6	559,818	540,000	13	6	99.1%	99.1%	97.1%	99.0%
\$750,000-\$999,999	1	0.4%	6.5	885,000	885,000	38	38	100.0%	100.0%	100.0%	100.0%
\$1,000,000 and up	1	0.4%	16.0	3,000,000	3,000,000	1	1	100.0%	100.0%	100.0%	100.0%





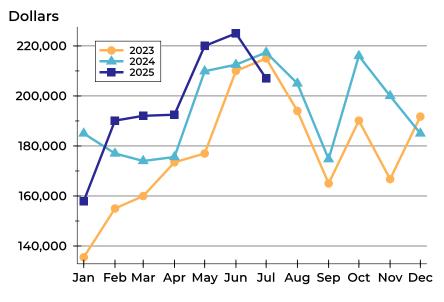
Central Region Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	151,321	203,696	194,910
February	184,156	201,465	217,967
March	186,172	204,850	210,845
April	183,637	195,066	208,260
May	212,986	237,013	239,946
June	232,341	240,432	245,642
July	231,576	242,817	238,713
August	233,751	229,323	
September	185,415	199,626	
October	224,824	252,003	
November	192,624	233,489	
December	201,869	217,917	

Median Price



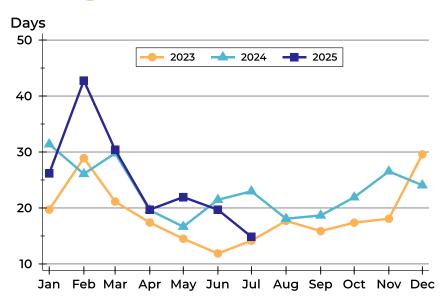
Month	2023	2024	2025
January	135,500	185,000	157,950
February	155,000	177,000	190,132
March	159,975	174,000	192,050
April	173,450	175,585	192,500
May	177,000	209,900	220,000
June	210,000	212,500	225,000
July	215,000	217,375	207,000
August	194,000	205,000	
September	165,000	174,750	
October	190,155	216,000	
November	166,750	200,000	
December	191,750	185,000	





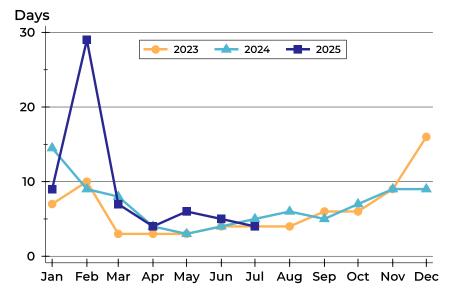
Central Region Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	20	31	26
February	29	26	43
March	21	30	30
April	17	20	20
May	15	17	22
June	12	21	20
July	14	23	15
August	18	18	
September	16	19	
October	17	22	
November	18	27	
December	30	24	

Median DOM



Month	2023	2024	2025
January	7	15	9
February	10	9	29
March	3	8	7
April	3	4	4
May	3	3	6
June	4	4	5
July	4	5	4
August	4	6	
September	6	5	
October	6	7	
November	9	9	
December	16	9	



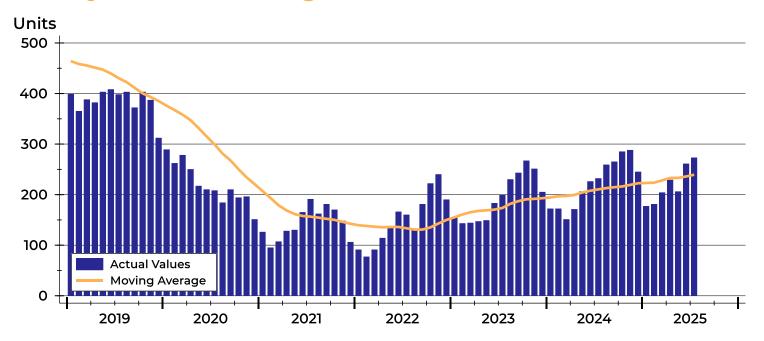
Central Region Active Listings Analysis

Summary Statistics for Active Listings		2025	End of July 2024	Change
Ac	tive Listings	273	232	17.7%
Volume (1,000s)		91,291	67,241	35.8%
Months' Supply		1.3	1.1	18.2%
ge	List Price	334,400	289,831	15.4%
Avera	Days on Market	37	45	-17.8%
₹	Percent of Original	97.3%	96.6%	0.7%
_	List Price	250,000	227,500	9.9%
Median	Days on Market	17	30	-43.3%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 273 homes were available for sale in Central Region at the end of July. This represents a 1.3 months' supply of active listings.

The median list price of homes on the market at the end of July was \$250,000, up 9.9% from 2024. The typical time on market for active listings was 17 days, down from 30 days a year earlier.

History of Active Listings

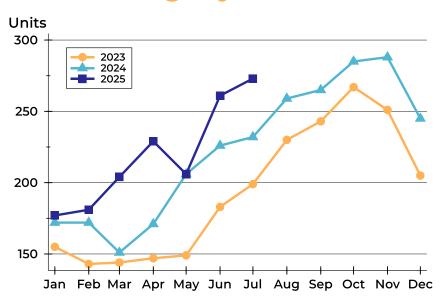






Central Region Active Listings Analysis

Active Listings by Month



Month	2023	2024	2025
January	155	172	177
February	143	172	181
March	144	151	204
April	147	171	229
May	149	206	206
June	183	226	261
July	199	232	273
August	230	259	
September	243	265	
October	267	285	
November	251	288	
December	205	245	

Active Listings by Price Range

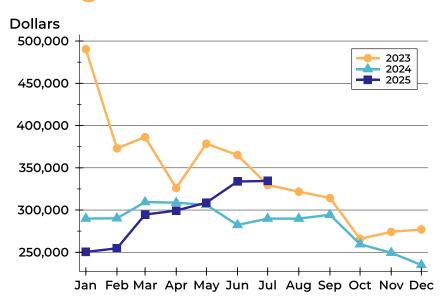
Price Range	Active I Number	istings Percent	Months' Supply	List Average	Price Median	Days or Avg.	Market Med.	Price as ⁹ Avg.	% of Orig. Med.
Below \$25,000	1	0.4%	0.5	21,200	21,200	18	18	100.0%	100.0%
\$25,000-\$49,999	8	2.9%	0.8	32,500	31,000	38	14	90.8%	100.0%
\$50,000-\$99,999	15	5.5%	0.5	81,533	85,000	14	5	98.7%	100.0%
\$100,000-\$124,999	14	5.1%	1.1	111,209	110,000	48	28	99.3%	100.0%
\$125,000-\$149,999	28	10.3%	1.5	136,671	134,975	35	12	97.9%	100.0%
\$150,000-\$174,999	17	6.2%	0.9	161,094	165,000	50	23	94.3%	100.0%
\$175,000-\$199,999	23	8.4%	1.3	191,977	195,000	39	15	97.6%	100.0%
\$200,000-\$249,999	28	10.3%	0.9	230,557	229,950	29	10	99.0%	100.0%
\$250,000-\$299,999	32	11.7%	1.2	273,778	272,450	27	24	96.9%	98.2%
\$300,000-\$399,999	50	18.3%	1.9	355,044	358,550	49	31	96.7%	99.3%
\$400,000-\$499,999	14	5.1%	1.0	446,621	434,950	25	16	97.5%	99.0%
\$500,000-\$749,999	32	11.7%	3.6	605,522	592,500	35	9	97.8%	100.0%
\$750,000-\$999,999	7	2.6%	6.5	886,714	880,000	29	10	97.4%	100.0%
\$1,000,000 and up	4	1.5%	16.0	3,111,000	1,797,000	95	97	95.1%	97.7%





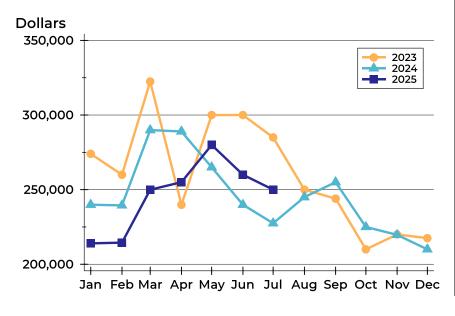
Central Region Active Listings Analysis

Average Price



Month	2023	2024	2025
January	490,380	289,916	250,369
February	373,042	290,208	254,720
March	386,334	309,489	294,669
April	326,083	308,722	299,362
May	378,503	306,059	308,764
June	365,096	282,349	333,807
July	329,658	289,831	334,400
August	321,701	289,856	
September	314,288	294,424	
October	265,896	259,542	
November	274,200	249,403	
December	277,073	235,021	

Median Price



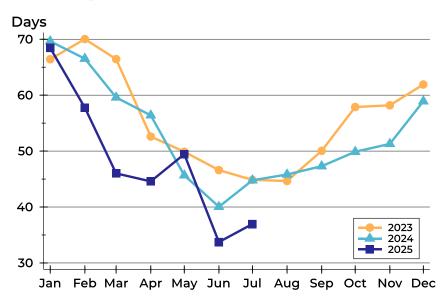
Month	2023	2024	2025
January	274,000	239,925	214,000
February	260,000	239,450	214,500
March	322,450	289,900	249,950
April	239,900	289,000	255,000
May	300,000	265,000	279,950
June	300,000	239,900	260,000
July	285,000	227,500	250,000
August	250,000	245,000	
September	244,000	255,000	
October	210,000	225,000	
November	220,000	219,700	
December	217,500	210,000	





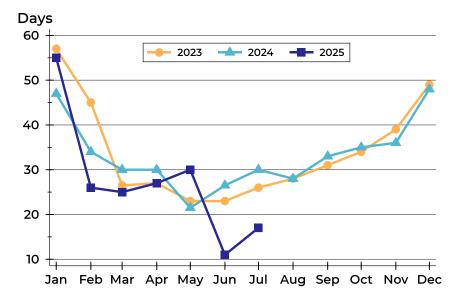
Central Region Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	66	70	68
February	70	67	58
March	66	60	46
April	53	56	45
May	50	46	49
June	47	40	34
July	45	45	37
August	45	46	
September	50	47	
October	58	50	
November	58	51	
December	62	59	

Median DOM



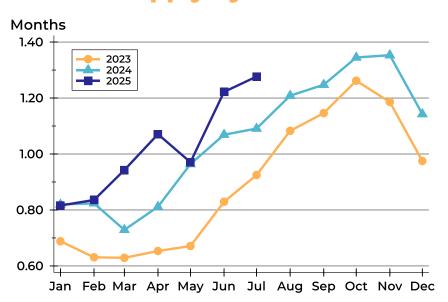
Month	2023	2024	2025
January	57	47	55
February	45	34	26
March	27	30	25
April	27	30	27
May	23	22	30
June	23	27	11
July	26	30	17
August	28	28	
September	31	33	
October	34	35	
November	39	36	
December	49	48	





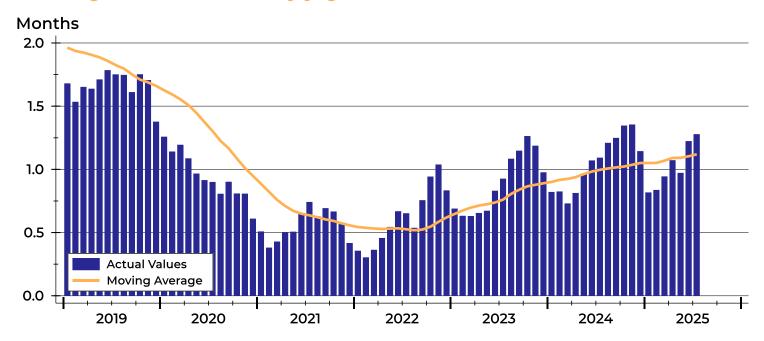
Central Region Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	0.7	0.8	0.8
February	0.6	0.8	0.8
March	0.6	0.7	0.9
April	0.7	0.8	1.1
May	0.7	1.0	1.0
June	8.0	1.1	1.2
July	0.9	1.1	1.3
August	1.1	1.2	
September	1.1	1.2	
October	1.3	1.3	
November	1.2	1.4	
December	1.0	1.1	

History of Month's Supply







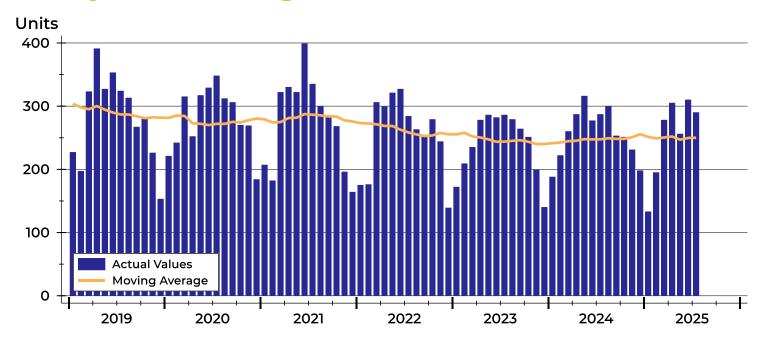
Central Region New Listings Analysis

Summary Statistics for New Listings		2025	July 2024	Change
ţ	New Listings	290	287	1.0%
Month	Volume (1,000s)	72,674	69,965	3.9%
Current	Average List Price	250,599	243,780	2.8%
Cu	Median List Price	220,000	209,950	4.8%
e t	New Listings	1,767	1,837	-3.8%
Year-to-Date	Volume (1,000s)	435,546	432,598	0.7%
ar-to	Average List Price	246,489	235,492	4.7%
۶	Median List Price	215,000	199,000	8.0%

A total of 290 new listings were added in Central Region during July, up 1.0% from the same month in 2024. Year-to-date Central Region has seen 1,767 new listings.

The median list price of these homes was \$220,000 up from \$209,950 in 2024.

History of New Listings

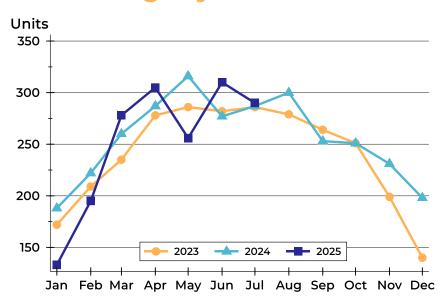






Central Region New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	172	188	133
February	209	222	195
March	235	260	278
April	278	287	305
May	286	316	256
June	282	277	310
July	286	287	290
August	279	300	
September	264	253	
October	251	251	
November	199	231	
December	140	198	

New Listings by Price Range

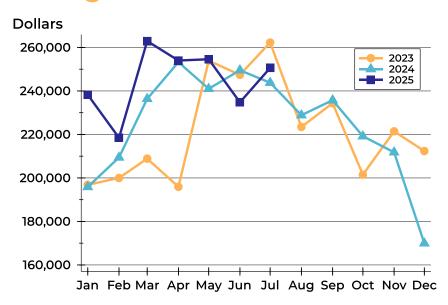
Price Range	New Li Number	stings Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	4	1.4%	16,400	21,050	8	6	96.9%	96.5%
\$25,000-\$49,999	8	2.8%	37,313	40,000	5	3	100.0%	100.0%
\$50,000-\$99,999	25	8.6%	77,698	79,900	7	4	99.3%	100.0%
\$100,000-\$124,999	17	5.9%	111,325	109,980	6	4	98.9%	100.0%
\$125,000-\$149,999	34	11.7%	135,225	134,900	8	5	99.1%	100.0%
\$150,000-\$174,999	19	6.6%	165,088	165,000	5	4	99.2%	100.0%
\$175,000-\$199,999	26	9.0%	187,631	186,000	8	4	99.7%	100.0%
\$200,000-\$249,999	39	13.4%	229,403	229,900	7	5	99.6%	100.0%
\$250,000-\$299,999	42	14.5%	272,212	274,950	9	5	98.6%	100.0%
\$300,000-\$399,999	40	13.8%	355,919	355,000	7	5	99.4%	100.0%
\$400,000-\$499,999	14	4.8%	448,628	450,000	10	5	98.9%	100.0%
\$500,000-\$749,999	18	6.2%	613,379	617,500	9	8	99.4%	100.0%
\$750,000-\$999,999	3	1.0%	875,000	850,000	8	9	100.0%	100.0%
\$1,000,000 and up	1	0.3%	1,299,000	1,299,000	22	22	100.0%	100.0%





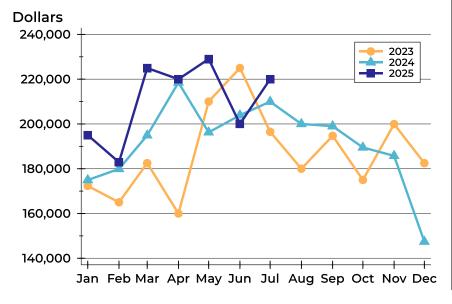
Central Region New Listings Analysis

Average Price



Month	2023	2024	2025
January	196,848	195,844	238,271
February	199,989	209,406	218,459
March	208,874	236,370	262,930
April	195,929	253,235	253,979
May	253,909	240,990	254,586
June	247,430	249,517	234,783
July	262,253	243,780	250,599
August	223,455	228,849	
September	234,381	235,747	
October	201,510	219,177	
November	221,427	211,791	
December	212,371	169,934	

Median Price



Month	2023	2024	2025
January	172,339	174,950	195,000
February	165,000	179,900	182,900
March	182,500	194,900	224,975
April	160,000	218,500	220,000
May	210,000	196,250	229,000
June	225,000	203,900	200,000
July	196,500	209,950	220,000
August	180,000	200,000	
September	194,700	199,000	
October	175,000	189,500	
November	199,950	185,750	
December	182,500	147,450	





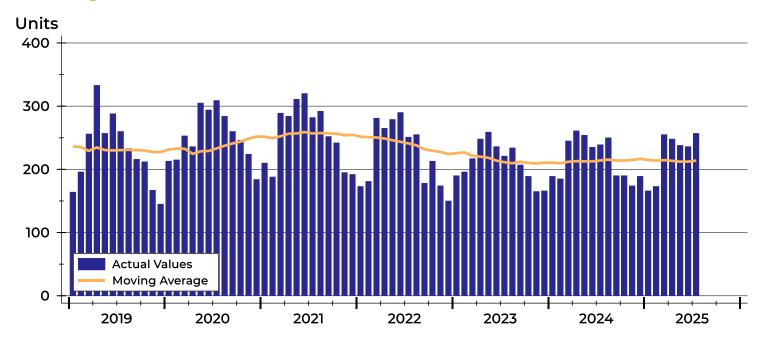
Central Region Contracts Written Analysis

	mmary Statistics Contracts Written	2025	July 2024	Change	Year-to-Date 2025 2024 Ch		e Change
Со	ntracts Written	257	239	7.5%	1,573	1,608	-2.2%
Vo	lume (1,000s)	57,727	56,291	2.6%	367,206	364,246	0.8%
ge	Sale Price	224,620	235,526	-4.6%	233,443	226,521	3.1%
Average	Days on Market	18	17	5.9%	23	22	4.5%
٩	Percent of Original	97.5%	97.2%	0.3%	97.3%	97.4%	-0.1%
5	Sale Price	205,450	200,000	2.7%	209,950	197,500	6.3%
Median	Days on Market	6	6	0.0%	6	5	20.0%
Σ	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 257 contracts for sale were written in Central Region during the month of July, up from 239 in 2024. The median list price of these homes was \$205,450, up from \$200,000 the prior year.

Half of the homes that went under contract in July were on the market less than 6 days, compared to 6 days in July 2024.

History of Contracts Written

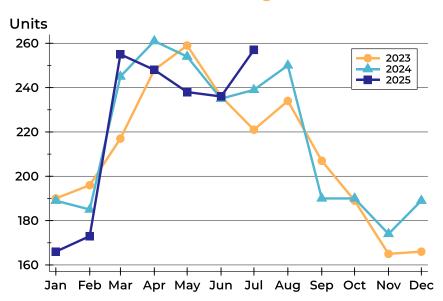






Central Region Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	190	189	166
February	196	185	173
March	217	245	255
April	248	261	248
May	259	254	238
June	236	235	236
July	221	239	257
August	234	250	
September	207	190	
October	189	190	
November	165	174	
December	166	189	

Contracts Written by Price Range

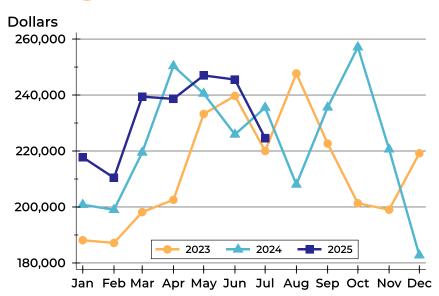
Price Range	Contracts Number	s Written Percent	List I Average	Price Median	Days or Avg.	Market Med.	Price as ^o Avg.	% of Orig. Med.
Below \$25,000	4	1.6%	20,900	21,050	16	12	84.4%	82.4%
\$25,000-\$49,999	6	2.3%	39,083	40,000	6	4	95.0%	100.0%
\$50,000-\$99,999	24	9.4%	78,577	79,700	12	4	97.4%	100.0%
\$100,000-\$124,999	21	8.2%	114,293	118,000	27	10	94.4%	100.0%
\$125,000-\$149,999	26	10.2%	135,550	135,000	29	4	98.3%	100.0%
\$150,000-\$174,999	19	7.4%	163,441	164,900	9	4	96.8%	100.0%
\$175,000-\$199,999	25	9.8%	187,588	187,500	10	4	99.2%	100.0%
\$200,000-\$249,999	33	12.9%	228,152	228,500	15	6	98.7%	100.0%
\$250,000-\$299,999	39	15.2%	273,433	275,000	11	4	98.1%	100.0%
\$300,000-\$399,999	40	15.6%	353,586	352,500	27	9	98.2%	100.0%
\$400,000-\$499,999	14	5.5%	448,561	440,000	27	20	97.4%	100.0%
\$500,000-\$749,999	5	2.0%	592,600	565,000	30	14	99.6%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A





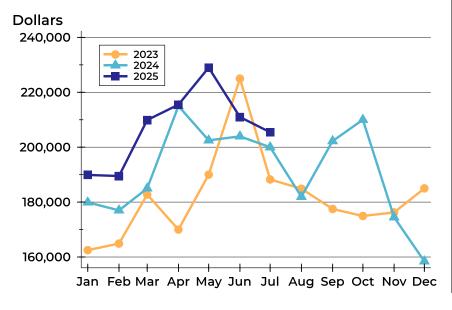
Central Region Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	188,121	200,811	217,764
February	187,152	198,990	210,410
March	198,178	219,468	239,428
April	202,550	250,385	238,623
May	233,217	240,528	246,999
June	239,684	225,909	245,533
July	220,021	235,526	224,620
August	247,702	208,026	
September	222,668	235,582	
October	201,305	257,106	
November	199,019	220,594	
December	219,188	182,746	

Median Price



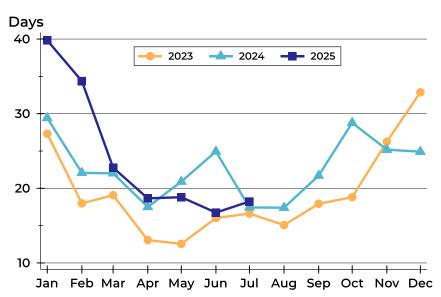
Month	2023	2024	2025
January	162,500	179,900	189,900
February	164,900	177,000	189,500
March	182,750	185,000	209,900
April	170,000	215,000	215,500
May	190,000	202,500	229,000
June	225,000	203,950	211,000
July	188,250	200,000	205,450
August	184,900	181,950	
September	177,500	202,250	
October	174,950	210,000	
November	176,250	174,500	
December	185,000	158,450	





Central Region Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	27	29	40
February	18	22	34
March	19	22	23
April	13	17	19
May	13	21	19
June	16	25	17
July	17	17	18
August	15	17	
September	18	22	
October	19	29	
November	26	25	
December	33	25	

Median DOM



Month	2023	2024	2025
January	10	7	27
February	3	4	7
March	3	4	5
April	3	3	5
May	4	4	7
June	4	5	4
July	5	6	6
August	5	6	
September	6	6	
October	10	9	
November	14	10	
December	16	9	



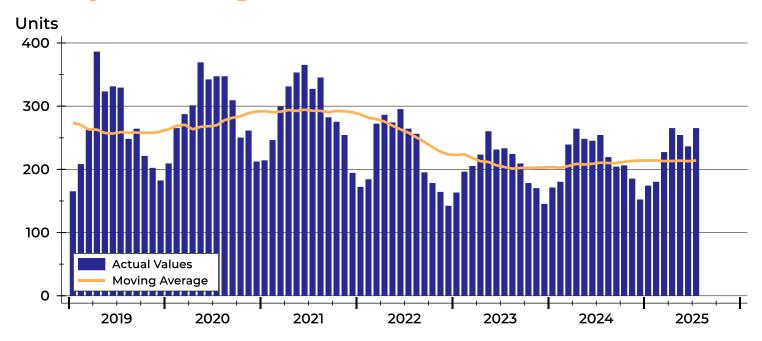
Central Region Pending Contracts Analysis

Summary Statistics for Pending Contracts		2025	End of July 2024	Change
Ре	nding Contracts	265	254	4.3%
Vo	lume (1,000s)	67,212	61,541	9.2%
ge	List Price	253,629	242,287	4.7%
Avera	Days on Market	20	21	-4.8%
Ā	Percent of Original	98.2%	98.4%	-0.2%
=	List Price	234,700	210,994	11.2%
Media	Days on Market	6	7	-14.3%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 265 listings in Central Region had contracts pending at the end of July, up from 254 contracts pending at the end of July 2024.

Pending contracts reflect listings with a contract in place at the end of the month. In contrast, contracts written measures the number of listings put under contract during the month.

History of Pending Contracts

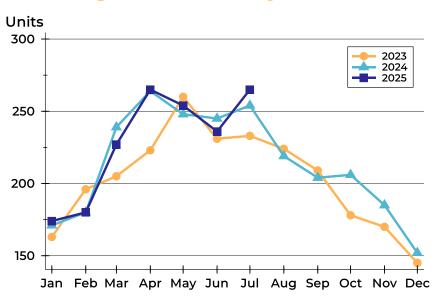






Central Region Pending Contracts Analysis

Pending Contracts by Month



Month	2023	2024	2025
January	163	171	174
February	196	180	180
March	205	239	227
April	223	264	265
May	260	248	254
June	231	245	236
July	233	254	265
August	224	219	
September	209	204	
October	178	206	
November	170	185	
December	145	152	

Pending Contracts by Price Range

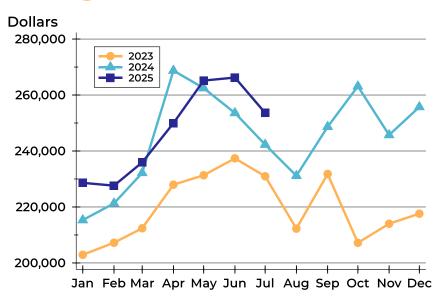
Price Range	Pending (Number	Contracts Percent	List I Average	Price Median	Days or Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	1	0.4%	16,500	16,500	0	0	100.0%	100.0%
\$25,000-\$49,999	3	1.1%	43,167	40,000	1	1	100.0%	100.0%
\$50,000-\$99,999	20	7.6%	75,555	76,000	16	8	97.5%	100.0%
\$100,000-\$124,999	19	7.2%	114,558	115,900	27	9	96.5%	100.0%
\$125,000-\$149,999	24	9.1%	136,160	135,000	25	3	98.5%	100.0%
\$150,000-\$174,999	20	7.6%	164,034	164,900	8	4	98.9%	100.0%
\$175,000-\$199,999	29	11.0%	187,393	187,000	21	4	98.2%	100.0%
\$200,000-\$249,999	30	11.4%	228,749	232,250	23	7	97.7%	100.0%
\$250,000-\$299,999	45	17.0%	274,263	275,000	13	5	98.6%	100.0%
\$300,000-\$399,999	44	16.7%	354,042	357,000	25	9	98.3%	100.0%
\$400,000-\$499,999	16	6.1%	446,584	439,975	28	20	97.5%	100.0%
\$500,000-\$749,999	9	3.4%	590,533	576,900	18	4	99.5%	100.0%
\$750,000-\$999,999	3	1.1%	799,633	789,000	22	6	99.2%	100.0%
\$1,000,000 and up	1	0.4%	1,500,117	1,500,117	123	123	0.0%	0.0%





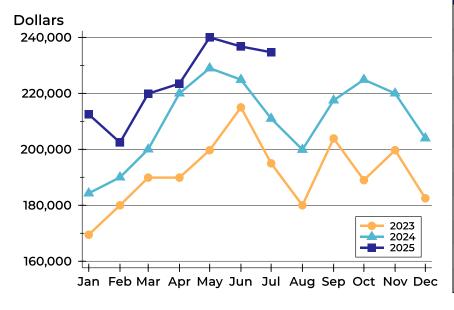
Central Region Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	202,917	215,315	228,625
February	207,221	221,291	227,623
March	212,388	232,164	235,935
April	227,967	268,741	249,950
May	231,327	262,479	265,176
June	237,373	253,594	266,250
July	230,967	242,287	253,629
August	212,271	231,146	
September	231,804	248,645	
October	207,183	263,121	
November	214,019	245,716	
December	217,617	255,729	

Median Price



Month	2023	2024	2025
January	169,500	184,300	212,500
February	180,000	190,000	202,450
March	189,900	200,000	219,900
April	189,900	220,000	223,500
May	199,700	229,000	240,000
June	215,000	224,900	236,750
July	195,000	210,994	234,700
August	180,000	199,900	
September	203,889	217,500	
October	189,000	224,900	
November	199,700	220,000	
December	182,500	203,975	





Central Region Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	33	30	42
February	24	30	34
March	18	22	26
April	15	17	23
May	13	22	21
June	15	24	21
July	18	21	20
August	15	21	
September	18	22	
October	17	28	
November	25	25	
December	29	34	

Median DOM



Month	2023	2024	2025
January	13	12	28
February	4	9	9
March	4	5	5
April	3	4	5
May	4	5	5
June	5	6	5
July	6	7	6
August	5	8	
September	6	8	
October	8	11	
November	17	11	
December	15	20	





North Region Housing Report



Market Overview

North Region Home Sales Rose in July

Total home sales in North Region rose by 38.7% last month to 43 units, compared to 31 units in July 2024. Total sales volume was \$10.2 million, up 23.6% from a year earlier.

The median sale price in July was \$210,000, down from \$249,900 a year earlier. Homes that sold in July were typically on the market for 17 days and sold for 98.1% of their list prices.

North Region Active Listings Up at End of July

The total number of active listings in North Region at the end of July was 69 units, up from 54 at the same point in 2024. This represents a 2.6 months' supply of homes available for sale. The median list price of homes on the market at the end of July was \$309,500.

There were 33 contracts written in July 2025 and 2024, showing no change over the year. At the end of the month, there were 36 contracts still pending.

Report Contents

- **Summary Statistics Page 2**
- Closed Listing Analysis Page 3
- **Active Listings Analysis Page 7**
- Months' Supply Analysis Page 11
- New Listings Analysis Page 12
- Contracts Written Analysis Page 15
- Pending Contracts Analysis Page 19

Contact Information

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North Region Summary Statistics

	ly MLS Statistics ree-year History	2025	Current Mont 2024	h 2023	2025	Year-to-Date 2024	2023
	me Sales ange from prior year	43 38.7%	31 3.3%	30 -28.6%	183 17.3%	156 -1.3%	158 -28.5%
	tive Listings ange from prior year	69 27.8%	54 22.7%	44 -8.3%	N/A	N/A	N/A
	onths' Supply ange from prior year	2.6 13.0%	2.3 35.3%	1.7 13.3%	N/A	N/A	N/A
Ne Ch	w Listings ange from prior year	33 -5.7%	35 9.4%	32 -30.4%	237 19.1%	199 -0.5%	200 -24.2%
	ntracts Written ange from prior year	33 0.0%	33 13.8%	29 -39.6%	199 13.7%	175 1.2%	173 -25.1%
	nding Contracts ange from prior year	36 9.1%	33 22.2%	27 -28.9%	N/A	N/A	N/A
	les Volume (1,000s) ange from prior year	10,186 23.6%	8,242 24.2%	6,634 -22.8%	47,928 36.2%	35,181 4.3%	33,731 -27.3%
	Sale Price Change from prior year	236,881 -10.9%	265,879 20.2%	221,141 8.1%	261,901 16.1%	225,517 5.6%	213,485 1.7%
ø	List Price of Actives Change from prior year	347,154 10.6%	313,869 11.1%	282,590 21.2%	N/A	N/A	N/A
Average	Days on Market Change from prior year	45 -8.2%	49 122.7%	22 100.0%	50 4.2%	48 50.0%	32 60.0%
٩	Percent of List Change from prior year	97.8 % 0.1%	97.7 % -1.2%	98.9 % 1.4%	97.8 % 0.9%	96.9 % -0.8%	97.7 % -1.5%
	Percent of Original Change from prior year	95.2 % 0.8%	94.4 % -2.2%	96.5 % 0.2%	95.0 % 0.5%	94.5 % -0.8%	95.3 % -3.1%
	Sale Price Change from prior year	210,000 -16.0%	249,900 31.6%	189,950 -5.0%	225,000 12.5%	200,000 5.8%	188,950 0.0%
	List Price of Actives Change from prior year	309,500 17.6%	263,250 -2.3%	269,450 31.6%	N/A	N/A	N/A
Median	Days on Market Change from prior year	17 -26.1%	23 475.0%	4 0.0%	19 -9.5%	21 133.3%	9 50.0%
_	Percent of List Change from prior year	98.1 % -1.9%	100.0 % 0.0%	100.0 % 0.0%	99.3 % -0.7%	100.0 % 0.0%	100.0% 0.0%
	Percent of Original Change from prior year	96.8 % -1.7%	98.5 % -1.5%	100.0 % 0.0%	97.1 % -0.6%	97.7 % -1.6%	99.3 % -0.7%

 ${\bf Note: Year-to-date\ statistics\ cannot\ be\ calculated\ for\ Active\ Listings,\ Months'\ Supply\ and\ Pending\ Contracts.}$





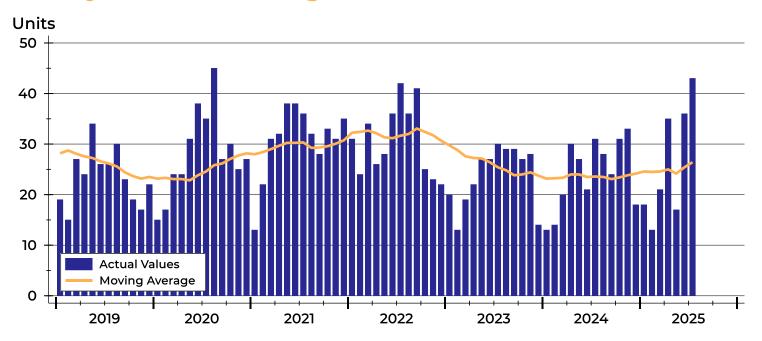
North Region Closed Listings Analysis

Summary Statistics for Closed Listings		2025	July 2024	Change	2025	ear-to-Dat 2024	e Change
Clo	sed Listings	43	31	38.7%	183	156	17.3%
Vo	lume (1,000s)	10,186	8,242	23.6%	47,928	35,181	36.2%
Mc	onths' Supply	2.6	2.3	13.0%	N/A	N/A	N/A
	Sale Price	236,881	265,879	-10.9%	261,901	225,517	16.1%
age	Days on Market	45	49	-8.2%	50	48	4.2%
Averag	Percent of List	97.8%	97.7%	0.1%	97.8%	96.9%	0.9%
	Percent of Original	95.2%	94.4%	0.8%	95.0%	94.5%	0.5%
	Sale Price	210,000	249,900	-16.0%	225,000	200,000	12.5%
lian	Days on Market	17	23	-26.1%	19	21	-9.5%
Median	Percent of List	98.1%	100.0%	-1.9%	99.3%	100.0%	-0.7%
	Percent of Original	96.8%	98.5%	-1.7%	97.1%	97.7%	-0.6%

A total of 43 homes sold in North Region in July, up from 31 units in July 2024. Total sales volume rose to \$10.2 million compared to \$8.2 million in the previous year.

The median sales price in July was \$210,000, down 16.0% compared to the prior year.
Median days on market was 17 days, down from 18 days in June, and down from 23 in July 2024.

History of Closed Listings

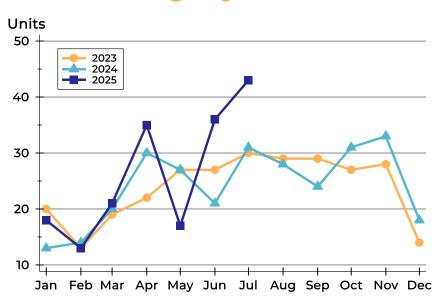






North Region Closed Listings Analysis

Closed Listings by Month



Month	2023	2024	2025
January	20	13	18
February	13	14	13
March	19	20	21
April	22	30	35
May	27	27	17
June	27	21	36
July	30	31	43
August	29	28	
September	29	24	
October	27	31	
November	28	33	
December	14	18	

Closed Listings by Price Range

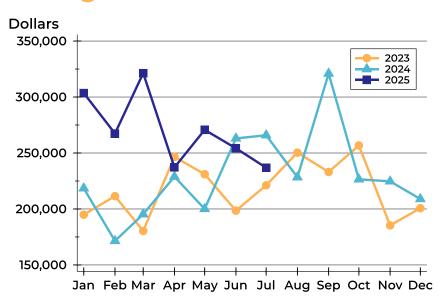
Price Range	Sa Number	les Percent	Months' Supply	Sale Average	Price Median	Days or Avg.	Market Med.	Price as Avg.	% of List Med.	Price as ? Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	4	9.3%	1.8	80,125	79,500	120	127	94.6%	94.4%	92.1%	92.1%
\$100,000-\$124,999	2	4.7%	3.7	109,800	109,800	10	10	98.5%	98.5%	98.5%	98.5%
\$125,000-\$149,999	6	14.0%	1.5	139,333	142,500	36	14	100.6%	98.3%	100.1%	98.3%
\$150,000-\$174,999	4	9.3%	0.8	156,700	157,500	2	2	103.3%	100.0%	103.3%	100.0%
\$175,000-\$199,999	4	9.3%	1.9	183,250	182,500	62	67	95.0%	94.4%	86.4%	85.9%
\$200,000-\$249,999	6	14.0%	1.5	220,167	222,000	53	16	95.8%	98.1%	94.5%	98.1%
\$250,000-\$299,999	8	18.6%	2.7	271,625	268,250	37	37	99.1%	99.5%	95.4%	96.9%
\$300,000-\$399,999	4	9.3%	4.5	337,500	343,500	17	17	98.2%	97.5%	94.4%	96.1%
\$400,000-\$499,999	3	7.0%	3.1	452,333	462,000	89	82	91.5%	92.4%	86.4%	84.0%
\$500,000-\$749,999	2	4.7%	4.0	624,500	624,500	4	4	100.0%	100.0%	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A





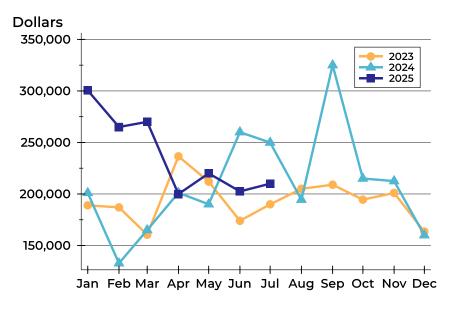
North Region Closed Listings Analysis

Average Price



Month	2023	2024	2025
		202-	2025
January	194,885	218,477	303,576
February	211,479	171,443	267,423
March	180,366	195,316	321,352
April	246,559	228,895	237,127
May	231,048	200,041	270,665
June	198,515	263,033	254,224
July	221,141	265,879	236,881
August	250,331	228,361	
September	233,062	320,998	
October	256,746	226,499	
November	185,331	224,664	
December	200,707	208,914	

Median Price



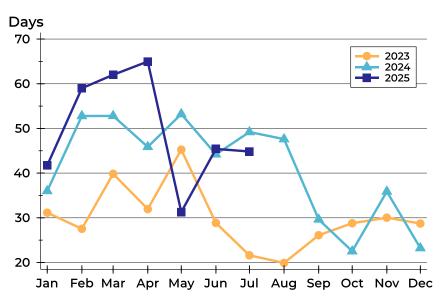
Month	2023	2024	2025
January	188,950	201,000	300,500
February	187,000	132,750	265,000
March	160,500	165,000	270,000
April	236,500	201,175	199,900
May	212,000	190,000	220,000
June	174,000	260,000	202,500
July	189,950	249,900	210,000
August	205,000	194,500	
September	209,000	325,000	
October	194,500	215,000	
November	201,000	212,500	
December	163,450	160,000	





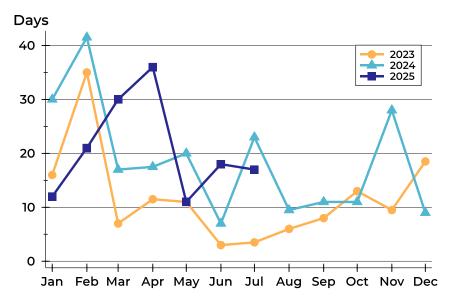
North Region Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	31	36	42
February	28	53	59
March	40	53	62
April	32	46	65
May	45	53	31
June	29	44	45
July	22	49	45
August	20	48	
September	26	30	
October	29	23	
November	30	36	
December	29	23	

Median DOM



Month	2023	2024	2025
January	16	30	12
February	35	42	21
March	7	17	30
April	12	18	36
May	11	20	11
June	3	7	18
July	4	23	17
August	6	10	
September	8	11	
October	13	11	
November	10	28	
December	19	9	



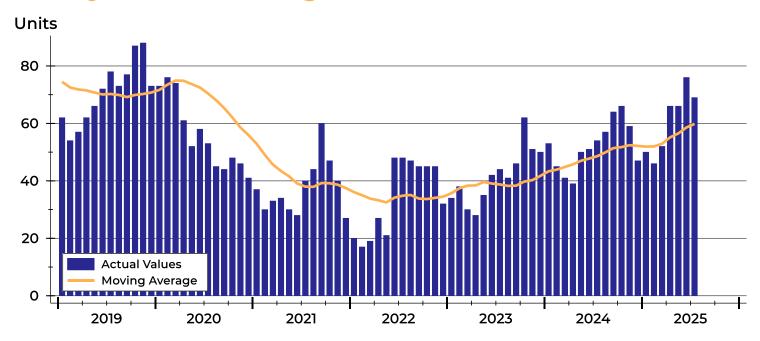
North Region Active Listings Analysis

Summary Statistics for Active Listings		2025	End of July 2024	Change
Active Listings		69	54	27.8%
Volume (1,000s)		23,954	16,949	41.3%
Months' Supply		2.6	2.3	13.0%
ge	List Price	347,154	313,869	10.6%
Avera	Days on Market	59	70	-15.7%
₽	Percent of Original	94.5%	96.6%	-2.2%
_	List Price	309,500	263,250	17.6%
Median	Days on Market	32	49	-34.7%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 69 homes were available for sale in North Region at the end of July. This represents a 2.6 months' supply of active listings.

The median list price of homes on the market at the end of July was \$309,500, up 17.6% from 2024. The typical time on market for active listings was 32 days, down from 49 days a year earlier.

History of Active Listings

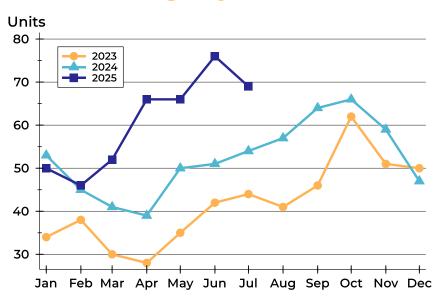






North Region Active Listings Analysis

Active Listings by Month



Month	2023	2024	2025
January	34	53	50
February	38	45	46
March	30	41	52
April	28	39	66
May	35	50	66
June	42	51	76
July	44	54	69
August	41	57	
September	46	64	
October	62	66	
November	51	59	
December	50	47	

Active Listings by Price Range

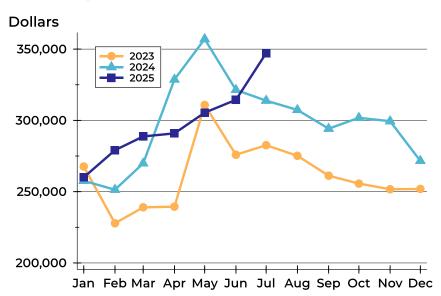
Price Range	Active I Number	Listings Percent	Months' Supply	List Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	1.4%	N/A	42,500	42,500	41	41	85.2%	85.2%
\$50,000-\$99,999	5	7.2%	1.8	78,970	74,900	87	66	89.2%	89.7%
\$100,000-\$124,999	4	5.8%	3.7	113,250	116,750	95	97	86.5%	86.6%
\$125,000-\$149,999	3	4.3%	1.5	136,333	135,000	54	70	92.2%	90.6%
\$150,000-\$174,999	2	2.9%	0.8	165,000	165,000	84	84	98.5%	98.5%
\$175,000-\$199,999	5	7.2%	1.9	189,580	185,000	169	105	91.3%	93.0%
\$200,000-\$249,999	5	7.2%	1.5	227,280	229,900	104	21	88.8%	92.0%
\$250,000-\$299,999	9	13.0%	2.7	279,100	275,000	40	20	93.3%	100.0%
\$300,000-\$399,999	16	23.2%	4.5	355,994	355,000	34	17	97.7%	100.0%
\$400,000-\$499,999	8	11.6%	3.1	455,456	454,450	43	31	98.3%	100.0%
\$500,000-\$749,999	7	10.1%	4.0	614,236	599,950	29	11	97.5%	100.0%
\$750,000-\$999,999	3	4.3%	N/A	813,300	790,000	11	12	99.0%	100.0%
\$1,000,000 and up	ī	1.4%	N/A	1,649,000	1,649,000	5	5	100.0%	100.0%





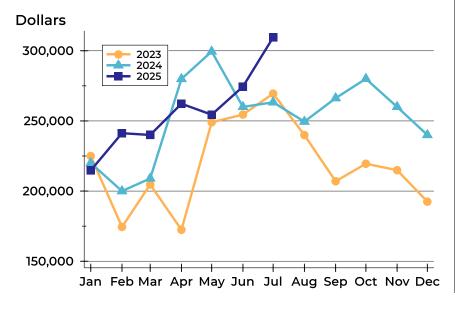
North Region Active Listings Analysis

Average Price



Month	2023	2024	2025
January	267,685	257,603	260,064
February	227,835	251,370	279,091
March	239,003	269,865	288,741
April	239,464	328,692	290,914
May	310,831	357,058	305,425
June	275,879	321,401	314,424
July	282,590	313,869	347,154
August	275,178	307,360	
September	261,226	294,195	
October	255,678	301,807	
November	251,704	299,435	
December	251,898	271,601	

Median Price



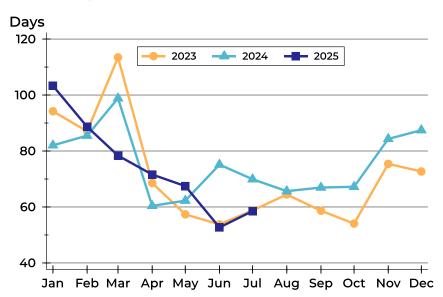
Month	2023	2024	2025
January	225,000	220,000	214,725
February	174,450	200,000	241,250
March	204,700	209,000	240,000
April	172,450	279,900	262,250
May	249,000	299,450	254,450
June	254,500	260,000	274,450
July	269,450	263,250	309,500
August	239,950	249,500	
September	207,000	266,250	
October	219,500	280,000	
November	214,900	260,000	
December	192,500	240,000	





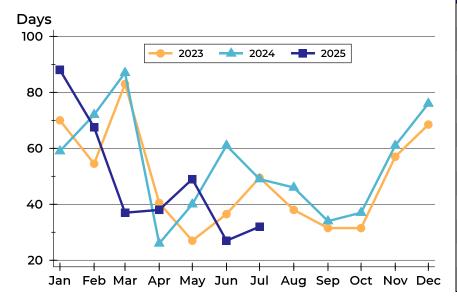
North Region Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	94	82	103
February	87	85	89
March	113	99	78
April	69	60	72
May	57	62	67
June	54	75	53
July	59	70	59
August	64	66	
September	59	67	
October	54	67	
November	75	84	
December	73	87	

Median DOM

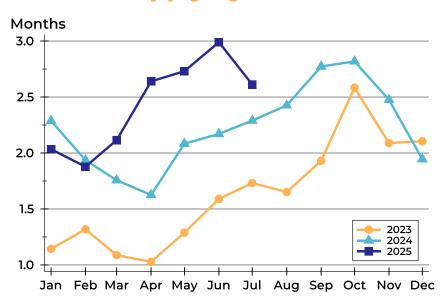


Month	2023	2024	2025		
January	70	59	88		
February	55	72	68		
March	83	87	37		
April	41	26	38		
May	27	40	49		
June	37	61	27		
July	50	49	32		
August	38	46			
September	32	34			
October	32	37			
November	57	61			
December	69	76			



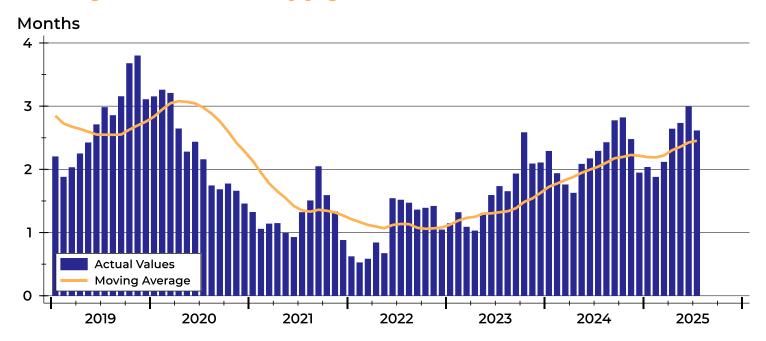
North Region Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	1.1	2.3	2.0
February	1.3	1.9	1.9
March	1.1	1.8	2.1
April	1.0	1.6	2.6
Мау	1.3	2.1	2.7
June	1.6	2.2	3.0
July	1.7	2.3	2.6
August	1.7	2.4	
September	1.9	2.8	
October	2.6	2.8	
November	2.1	2.5	
December	2.1	1.9	

History of Month's Supply





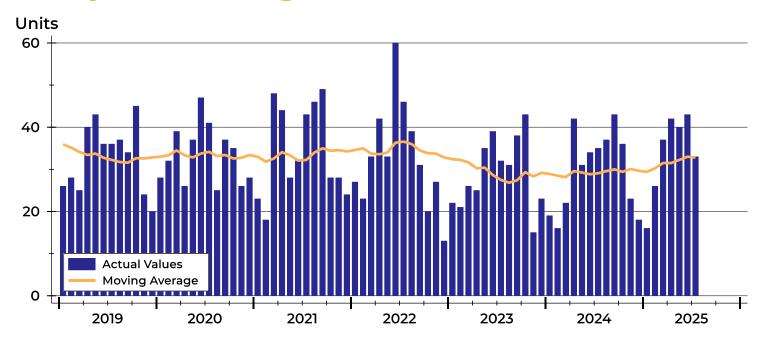
North Region New Listings Analysis

	mmary Statistics New Listings	2025	July 2024	Change	
£	New Listings	33	35	-5.7%	
Month	Volume (1,000s)	10,805	8,560	26.2%	
Current	Average List Price	327,409	244,566	33.9%	
	Median List Price	265,000	234,900	12.8%	
Year-to-Date	New Listings	237	199	19.1%	
	Volume (1,000s)	68,841	50,174	37.2%	
	Average List Price	290,468	252,133	15.2%	
	Median List Price	244,900	225,000	8.8%	

A total of 33 new listings were added in North Region during July, down 5.7% from the same month in 2024. Year-to-date North Region has seen 237 new listings.

The median list price of these homes was \$265,000 up from \$234,900 in 2024.

History of New Listings

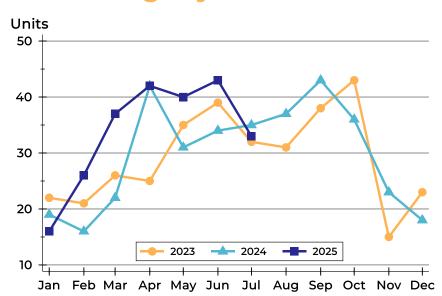






North Region New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	22	19	16
February	21	16	26
March	26	22	37
April	25	42	42
May	35	31	40
June	39	34	43
July	32	35	33
August	31	37	
September	38	43	
October	43	36	
November	15	23	
December	23	18	

New Listings by Price Range

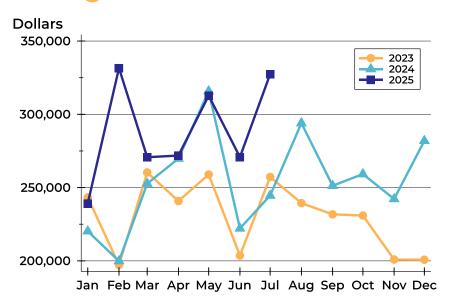
Price Range	New Li Number	istings Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	6.1%	92,350	92,350	7	7	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	2	6.1%	169,950	169,950	10	10	97.3%	97.3%
\$175,000-\$199,999	1	3.0%	190,000	190,000	7	7	102.7%	102.7%
\$200,000-\$249,999	9	27.3%	224,694	225,000	11	5	96.5%	100.0%
\$250,000-\$299,999	5	15.2%	265,800	265,000	16	11	100.0%	100.0%
\$300,000-\$399,999	9	27.3%	344,322	350,000	6	4	99.6%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	3	9.1%	658,250	674,900	10	5	100.0%	100.0%
\$750,000-\$999,999	2	6.1%	832,500	832,500	16	16	98.5%	98.5%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



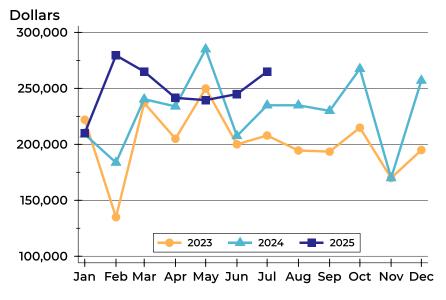


North Region New Listings Analysis

Average Price



Month	2023	2024	2025
January	243,289	220,234	239,130
February	197,210	199,853	331,527
March	260,327	252,695	270,730
April	240,836	269,807	271,866
May	258,931	315,797	312,774
June	203,637	222,106	270,798
July	257,259	244,566	327,409
August	239,411	294,002	
September	231,726	251,247	
October	230,947	259,241	
November	200,913	242,239	
December	200,778	281,914	



Month	2023	2024	2025
January	222,000	209,000	210,000
February	134,900	183,700	279,500
March	237,000	240,350	265,000
April	205,000	233,850	241,500
May	249,900	285,000	239,500
June	200,000	207,500	244,900
July	207,900	234,900	265,000
August	194,500	234,900	
September	193,500	229,900	
October	214,900	267,500	
November	169,900	169,900	
December	194,900	257,000	





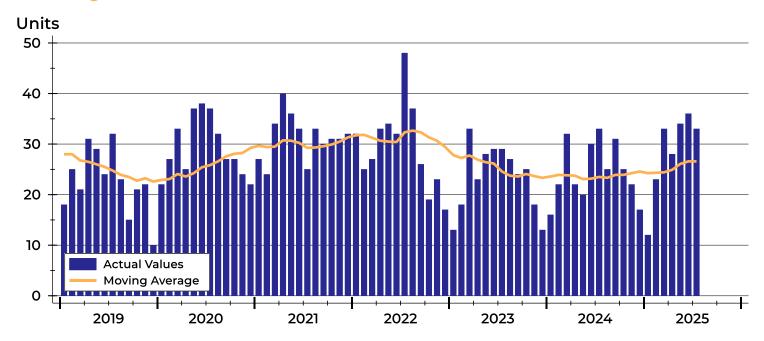
North Region Contracts Written Analysis

	mmary Statistics Contracts Written	2025	July 2024	Change	Year-to-Date e 2025 2024 Ch		e Change
Со	ntracts Written	33	33	0.0%	199	175	13.7%
Vo	lume (1,000s)	8,074	8,139	-0.8%	52,307	41,164	27.1%
ge	Sale Price	244,668	246,650	-0.8%	262,849	235,221	11.7%
Average	Days on Market	62	58	6.9%	52	49	6.1%
Α	Percent of Original	95.7%	93.5%	2.4%	95.2%	94.0%	1.3%
<u>_</u>	Sale Price	215,000	214,900	0.0%	225,000	209,000	7.7%
Median	Days on Market	22	29	-24.1%	19	17	11.8%
Σ	Percent of Original	100.0%	94.3%	6.0%	98.5%	97.1%	1.4%

A total of 33 contracts for sale were written in North Region during the month of July, the same as in 2024. The median list price of these homes was \$215,000, up from \$214,900 the prior year.

Half of the homes that went under contract in July were on the market less than 22 days, compared to 29 days in July 2024.

History of Contracts Written

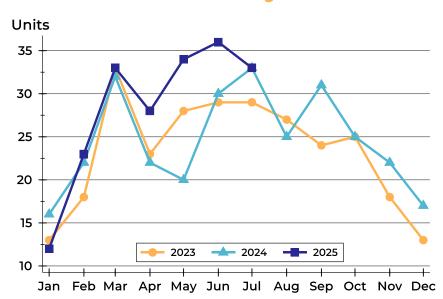






North Region Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	13	16	12
February	18	22	23
March	33	32	33
April	23	22	28
May	28	20	34
June	29	30	36
July	29	33	33
August	27	25	
September	24	31	
October	25	25	
November	18	22	
December	13	17	

Contracts Written by Price Range

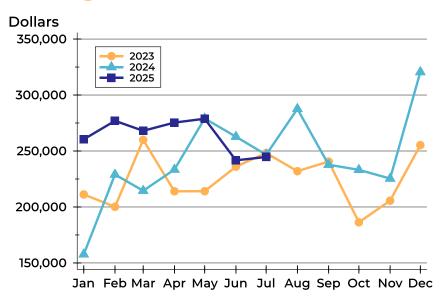
Price Range	Contracts Number	s Written Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	6.1%	92,350	92,350	55	55	92.1%	92.1%
\$100,000-\$124,999	1	3.0%	110,000	110,000	17	17	100.0%	100.0%
\$125,000-\$149,999	3	9.1%	136,000	138,000	12	9	101.8%	100.0%
\$150,000-\$174,999	1	3.0%	174,900	174,900	20	20	94.6%	94.6%
\$175,000-\$199,999	8	24.2%	192,588	189,950	112	46	91.4%	93.9%
\$200,000-\$249,999	8	24.2%	229,094	232,000	23	17	98.6%	100.0%
\$250,000-\$299,999	3	9.1%	260,000	263,000	150	50	100.0%	100.0%
\$300,000-\$399,999	5	15.2%	363,800	375,000	38	20	93.8%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	2	6.1%	612,000	612,000	79	79	92.0%	92.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



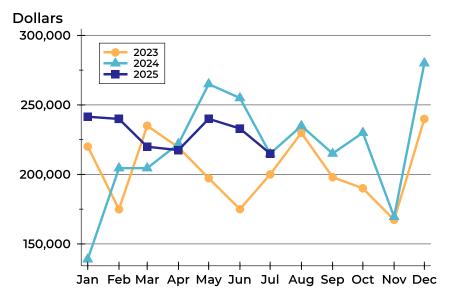


North Region Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	211,177	157,637	260,442
February	200,164	228,977	276,946
March	259,953	214,511	268,066
April	213,987	233,409	275,392
May	214,082	279,075	278,835
June	236,010	262,788	241,675
July	248,217	246,650	244,668
August	231,974	287,635	
September	240,583	237,752	
October	186,300	233,169	
November	205,652	225,379	
December	255,242	320,515	



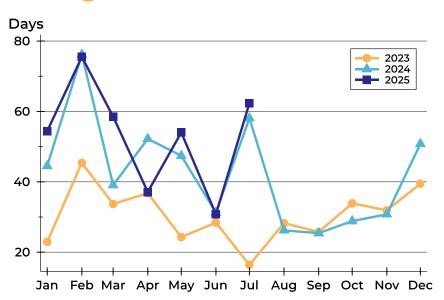
Month	2023	2024	2025
January	220,000	138,950	241,500
February	174,950	204,500	239,900
March	235,000	204,500	219,900
April	219,500	222,000	217,500
May	197,250	265,000	240,000
June	175,000	254,950	233,000
July	200,000	214,900	215,000
August	229,900	234,900	
September	198,000	215,000	
October	189,995	230,000	
November	167,325	169,450	
December	239,900	280,000	





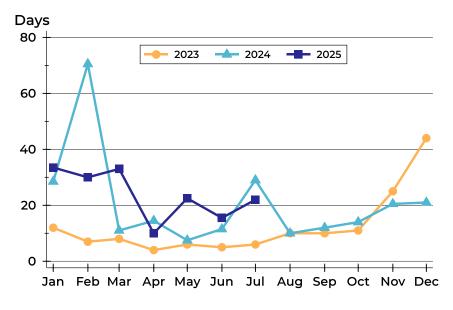
North Region Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	23	45	54
February	45	76	76
March	34	39	59
April	37	52	37
May	24	47	54
June	28	31	31
July	16	58	62
August	28	26	
September	26	25	
October	34	29	
November	32	31	
December	39	51	

Median DOM



Month	2023	2024	2025
January	12	29	34
February	7	71	30
March	8	11	33
April	4	15	10
Мау	6	8	23
June	5	12	16
July	6	29	22
August	10	10	
September	10	12	
October	11	14	
November	25	21	
December	44	21	



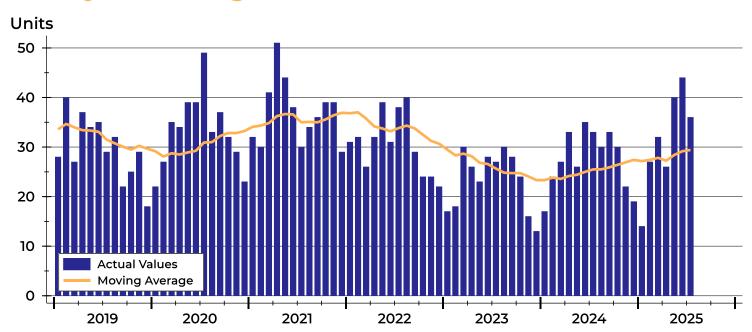
North Region Pending Contracts Analysis

Summary Statistics for Pending Contracts		2025	End of July 2024	Change
Pending Contracts		36	33	9.1%
Volume (1,000s)		9,723	8,251	17.8%
ge	List Price	270,096	250,042	8.0%
Avera	Days on Market	49	55	-10.9%
¥	Percent of Original	97.4%	95.5%	2.0%
_	List Price	239,950	240,000	0.0%
Median	Days on Market	20	12	66.7%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 36 listings in North Region had contracts pending at the end of July, up from 33 contracts pending at the end of July 2024.

Pending contracts reflect listings with a contract in place at the end of the month. In contrast, contracts written measures the number of listings put under contract during the month.

History of Pending Contracts

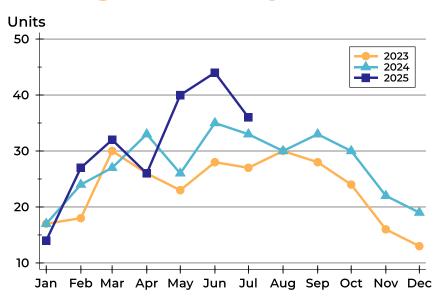






North Region Pending Contracts Analysis

Pending Contracts by Month



Month	2023	2024	2025
January	17	17	14
February	18	24	27
March	30	27	32
April	26	33	26
May	23	26	40
June	28	35	44
July	27	33	36
August	30	30	
September	28	33	
October	24	30	
November	16	22	
December	13	19	

Pending Contracts by Price Range

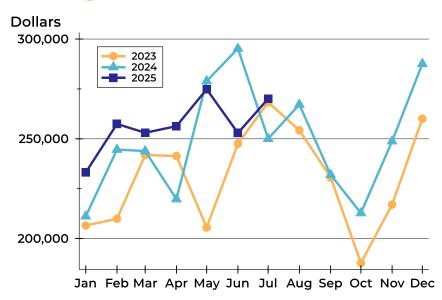
Price Range	Pending (Number	Contracts Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	5.6%	98,350	98,350	90	90	83.0%	83.0%
\$100,000-\$124,999	2	5.6%	110,000	110,000	13	13	100.0%	100.0%
\$125,000-\$149,999	2	5.6%	135,000	135,000	16	16	100.0%	100.0%
\$150,000-\$174,999	2	5.6%	169,950	169,950	113	113	97.3%	97.3%
\$175,000-\$199,999	4	11.1%	192,325	189,950	82	46	97.0%	96.2%
\$200,000-\$249,999	10	27.8%	231,765	239,450	28	25	98.9%	100.0%
\$250,000-\$299,999	6	16.7%	277,817	277,000	76	8	100.0%	100.0%
\$300,000-\$399,999	5	13.9%	363,800	375,000	38	20	93.8%	100.0%
\$400,000-\$499,999	1	2.8%	449,000	449,000	18	18	100.0%	100.0%
\$500,000-\$749,999	1	2.8%	525,000	525,000	43	43	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	2.8%	1,150,000	1,150,000	7	7	100.0%	100.0%



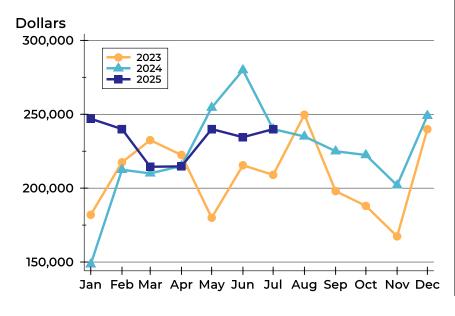


North Region Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	206,529	211,123	233,136
February	209,936	244,604	257,435
March	241,861	243,876	253,025
April	241,394	219,782	256,353
Мау	205,548	278,938	274,855
June	247,564	295,233	252,923
July	268,311	250,042	270,096
August	254,242	267,183	
September	230,713	231,961	
October	187,777	212,784	
November	217,041	248,802	
December	260,042	287,595	



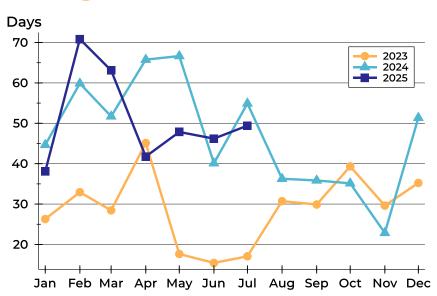
Month	2023	2024	2025
January	182,000	148,500	247,000
February	217,500	212,450	240,000
March	232,500	210,000	214,500
April	222,500	215,000	214,750
May	180,000	254,500	240,000
June	215,500	279,900	234,500
July	209,000	240,000	239,950
August	249,700	235,000	
September	198,000	225,000	
October	188,000	222,450	
November	167,375	201,950	
December	239,900	249,000	





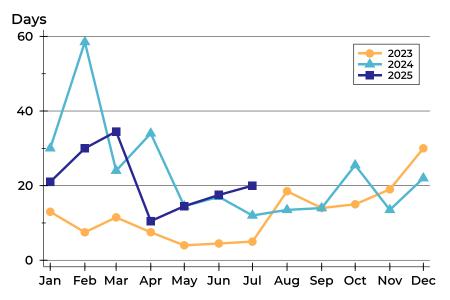
North Region Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	26	45	38
February	33	60	71
March	28	52	63
April	45	66	42
May	18	67	48
June	15	40	46
July	17	55	49
August	31	36	
September	30	36	
October	39	35	
November	30	23	
December	35	51	

Median DOM



Month	2023	2024	2025
January	13	30	21
February	8	59	30
March	12	24	35
April	8	34	11
May	4	15	15
June	5	17	18
July	5	12	20
August	19	14	
September	14	14	
October	15	26	
November	19	14	
December	30	22	





South Region Housing Report



Market Overview

South Region Home Sales Fell in July

Total home sales in South Region fell last month to 33 units, compared to 40 units in July 2024. Total sales volume was \$7.4 million, up from a year earlier.

The median sale price in July was \$187,500, up from \$165,000 a year earlier. Homes that sold in July were typically on the market for 9 days and sold for 98.0% of their list prices.

South Region Active Listings Up at End of July

The total number of active listings in South Region at the end of July was 93 units, up from 45 at the same point in 2024. This represents a 3.2 months' supply of homes available for sale. The median list price of homes on the market at the end of July was \$186,500.

During July, a total of 35 contracts were written up from 31 in July 2024. At the end of the month, there were 42 contracts still pending.

Report Contents

- **Summary Statistics Page 2**
- Closed Listing Analysis Page 3
- **Active Listings Analysis Page 7**
- Months' Supply Analysis Page 11
- New Listings Analysis Page 12
- Contracts Written Analysis Page 15
- Pending Contracts Analysis Page 19

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South Region Summary Statistics

	ly MLS Statistics ree-year History	2025	urrent Mont 2024	h 2023	2025	Year-to-Date 2024	2023
	me Sales ange from prior year	33 -17.5%	40 0.0%	40 2.6%	202 8.6%	186 -15.8%	221 -16.3%
	tive Listings ange from prior year	93 106.7%	45 9.8%	41 2.5%	N/A	N/A	N/A
	onths' Supply ange from prior year	3.2 100.0%	1.6 33.3%	1.2 20.0%	N/A	N/A	N/A
Ne Ch	w Listings ange from prior year	52 20.9%	43 16.2%	37 -32.7%	320 29.6%	247 -8.5%	270 -14.0%
	ntracts Written ange from prior year	35 12.9%	31 40.9%	22 -48.8%	227 11.8%	203 -12.9%	233 -14.3%
	nding Contracts ange from prior year	42 10.5%	38 22.6%	31 -43.6%	N/A	N/A	N/A
	les Volume (1,000s) ange from prior year	7,382 7.1%	6,890 -16.9%	8,291 4.0%	43,764 30.0%	33,659 -21.8%	43,063 -4.8%
	Sale Price Change from prior year	223,690 29.9%	172,238 -16.9%	207,278 1.4%	216,655 19.7%	180,965 -7.1%	194,854 13.8%
d)	List Price of Actives Change from prior year	204,598 1.5%	201,665 -26.7%	275,188 29.2%	N/A	N/A	N/A
Average	Days on Market Change from prior year	28 33.3%	21 133.3%	9 -30.8%	40 73.9%	23 9.5%	21 16.7%
٩	Percent of List Change from prior year	97.9 % 0.9%	97.0 % -3.6%	100.6% 2.8%	96.6 % -0.2%	96.8 % -1.1%	97.9 % 1.3%
	Percent of Original Change from prior year	95.2 % 0.2%	95.0 % -4.4%	99.4 % 3.1%	94.0 % -2.0%	95.9 % -0.4%	96.3 % 1.0%
	Sale Price Change from prior year	187,500 13.6%	165,000 -7.0%	177,450 -11.3%	182,500 7.4%	170,000 3.0%	1 65,000 22.2%
	List Price of Actives Change from prior year	186,500 3.9%	179,500 -21.9%	229,900 41.7%	N/A	N/A	N/A
Median	Days on Market Change from prior year	9 50.0%	6 20.0%	5 25.0%	10 66.7%	6 20.0%	5 -16.7%
_	Percent of List Change from prior year	98.0 % -1.3%	99.3 % -1.1%	100.4% 0.8%	98.3 % -1.7%	100.0 % 0.4%	99.6 % 0.5%
	Percent of Original Change from prior year	94.8 % -3.6%	98.3 % -1.9%	100.2 % 0.6%	96.8 % -2.9%	99.7 % 1.0%	98.7 % 0.3%

 ${\bf Note: Year-to-date\ statistics\ cannot\ be\ calculated\ for\ Active\ Listings,\ Months'\ Supply\ and\ Pending\ Contracts.}$





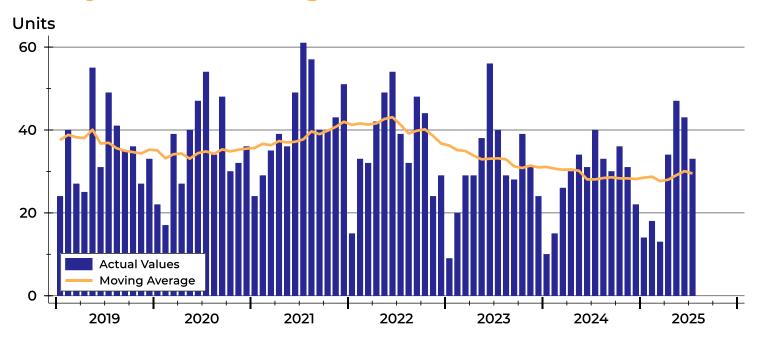
South Region Closed Listings Analysis

	mmary Statistics Closed Listings	2025	July 2024	Change	2025	ear-to-Dat 2024	e Change
Clo	osed Listings	33	40	-17.5%	202	186	8.6%
Vo	lume (1,000s)	7,382	6,890	7.1%	43,764	33,659	30.0%
Mc	onths' Supply	3.2	1.6	100.0%	N/A	N/A	N/A
	Sale Price	223,690	172,238	29.9%	216,655	180,965	19.7%
age	Days on Market	28	21	33.3%	40	23	73.9%
Averag	Percent of List	97.9%	97.0%	0.9%	96.6%	96.8%	-0.2%
	Percent of Original	95.2%	95.0%	0.2%	94.0%	95.9%	-2.0%
	Sale Price	187,500	165,000	13.6%	182,500	170,000	7.4%
dian	Days on Market	9	6	50.0%	10	6	66.7%
Med	Percent of List	98.0%	99.3%	-1.3%	98.3%	100.0%	-1.7%
	Percent of Original	94.8%	98.3%	-3.6%	96.8%	99.7%	-2.9%

A total of 33 homes sold in South Region in July, down from 40 units in July 2024. Total sales volume rose to \$7.4 million compared to \$6.9 million in the previous year.

The median sales price in July was \$187,500, up 13.6% compared to the prior year. Median days on market was 9 days, up from 7 days in June, and up from 6 in July 2024.

History of Closed Listings

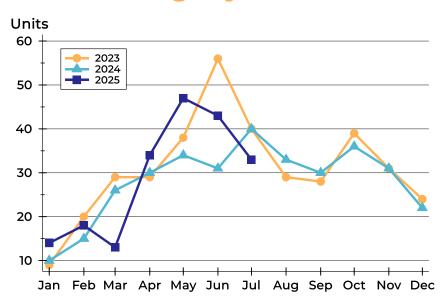






South Region Closed Listings Analysis

Closed Listings by Month



Month	2023	2024	2025
January	9	10	14
February	20	15	18
March	29	26	13
April	29	30	34
May	38	34	47
June	56	31	43
July	40	40	33
August	29	33	
September	28	30	
October	39	36	
November	31	31	
December	24	22	

Closed Listings by Price Range

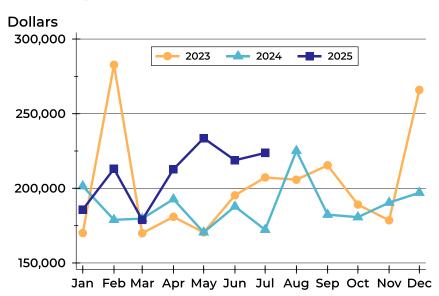
Price Range		les Percent	Months' Supply	Sale Average	Price Median	Days or Avg.	n Market Med.	Price as Avg.	% of List Med.	Price as ⁽ Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	3	9.1%	4.8	45,000	45,000	7	9	98.7%	91.5%	98.7%	91.5%
\$50,000-\$99,999	3	9.1%	1.9	88,333	87,000	76	10	94.8%	94.4%	89.1%	92.1%
\$100,000-\$124,999	1	3.0%	7.1	122,500	122,500	78	78	95.0%	95.0%	74.5%	74.5%
\$125,000-\$149,999	2	6.1%	2.3	141,000	141,000	4	4	106.4%	106.4%	106.4%	106.4%
\$150,000-\$174,999	4	12.1%	2.3	163,625	164,500	15	2	98.7%	98.6%	96.8%	98.6%
\$175,000-\$199,999	5	15.2%	1.9	181,900	180,000	18	19	97.0%	98.6%	95.9%	95.2%
\$200,000-\$249,999	4	12.1%	3.7	236,500	238,500	16	16	98.0%	98.0%	95.1%	96.3%
\$250,000-\$299,999	5	15.2%	3.9	259,400	257,000	30	17	98.5%	98.8%	95.8%	94.8%
\$300,000-\$399,999	3	9.1%	2.9	339,120	327,360	47	67	94.5%	96.8%	89.3%	85.7%
\$400,000-\$499,999	2	6.1%	3.0	425,950	425,950	6	6	100.9%	100.9%	100.9%	100.9%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	1	3.0%	0.0	901,000	901,000	82	82	94.1%	94.1%	94.1%	94.1%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



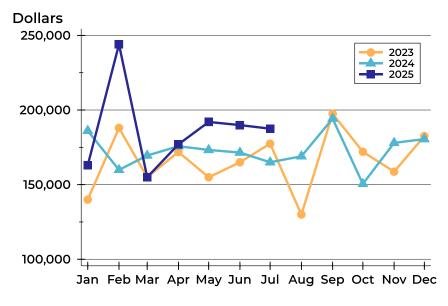


South Region Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	170,056	201,460	185,765
February	282,750	178,884	213,072
March	169,907	179,681	178,838
April	180,879	192,720	212,770
May	170,446	170,474	233,582
June	195,293	187,827	218,816
July	207,278	172,238	223,690
August	205,776	225,108	
September	215,396	182,362	
October	189,132	180,669	
November	178,562	190,400	
December	265,929	197,068	



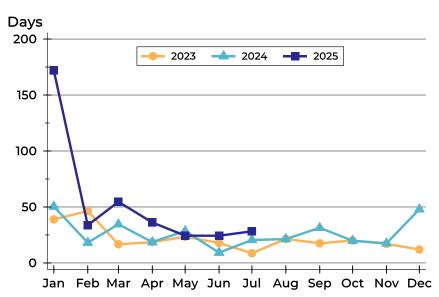
Month	2023	2024	2025
January	140,000	186,100	162,979
February	188,000	159,900	244,000
March	155,000	169,500	155,000
April	171,900	175,750	177,000
May	154,950	173,250	192,000
June	165,000	171,500	189,900
July	177,450	165,000	187,500
August	130,000	169,000	
September	197,500	194,250	
October	172,000	150,500	
November	158,700	178,000	
December	182,500	180,500	





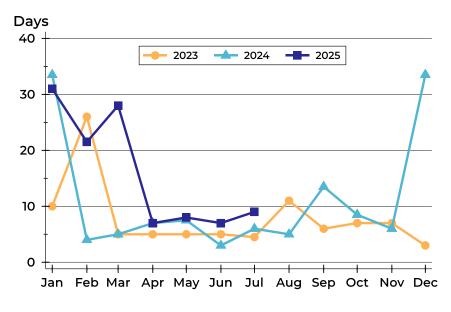
South Region Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	39	50	172
February	46	18	34
March	17	35	55
April	19	19	36
May	23	29	24
June	18	9	24
July	9	21	28
August	21	21	
September	18	31	
October	20	20	
November	17	17	
December	12	48	

Median DOM



Month	2023	2024	2025
January	10	34	31
February	26	4	22
March	5	5	28
April	5	7	7
May	5	8	8
June	5	3	7
July	5	6	9
August	11	5	
September	6	14	
October	7	9	
November	7	6	
December	3	34	



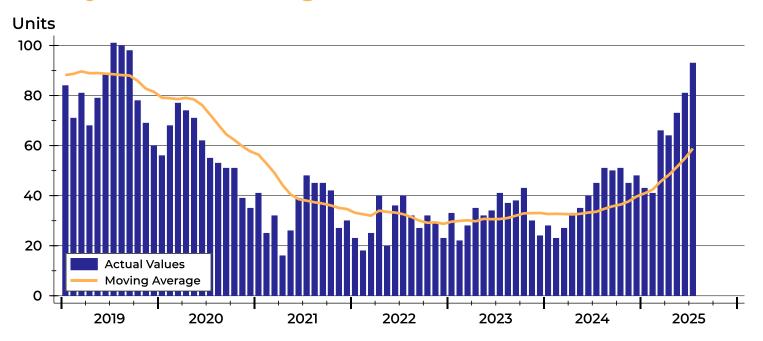
South Region Active Listings Analysis

Summary Statistics for Active Listings		2025	End of July 2024	Change
Ac	tive Listings	93	45	106.7%
Vo	lume (1,000s)	19,028	9,075	109.7%
Months' Supply		3.2	1.6	100.0%
ge	List Price	204,598	201,665	1.5%
Avera	Days on Market	50	56	-10.7%
₹	Percent of Original	95.2%	96.0%	-0.8%
_	List Price	186,500	179,500	3.9%
Median	Days on Market	26	23	13.0%
Σ	Percent of Original	97.1%	100.0%	-2.9%

A total of 93 homes were available for sale in South Region at the end of July. This represents a 3.2 months' supply of active listings.

The median list price of homes on the market at the end of July was \$186,500, up 3.9% from 2024. The typical time on market for active listings was 26 days, up from 23 days a year earlier.

History of Active Listings

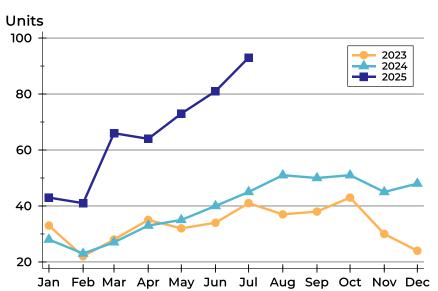






South Region Active Listings Analysis

Active Listings by Month



Month	2023	2024	2025
January	33	28	43
February	22	23	41
March	28	27	66
April	35	33	64
May	32	35	73
June	34	40	81
July	41	45	93
August	37	51	
September	38	50	
October	43	51	
November	30	45	
December	24	48	

Active Listings by Price Range

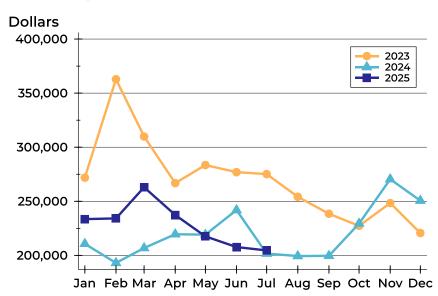
Price Range	Active I Number	Listings Percent	Months' Supply	List I Average	Price Median	Days on Avg.	Market Med.	Price as ⁹ Avg.	% of Orig. Med.
Below \$25,000	3	3.2%	N/A	6,817	1,600	14	4	93.9%	100.0%
\$25,000-\$49,999	6	6.5%	4.8	39,815	38,500	109	30	94.2%	100.0%
\$50,000-\$99,999	8	8.6%	1.9	85,374	86,900	81	61	91.4%	90.2%
\$100,000-\$124,999	13	14.0%	7.1	112,454	114,900	38	22	94.1%	95.6%
\$125,000-\$149,999	7	7.5%	2.3	142,814	142,500	38	36	94.7%	93.8%
\$150,000-\$174,999	8	8.6%	2.3	160,629	159,900	64	42	95.6%	94.2%
\$175,000-\$199,999	6	6.5%	1.9	193,292	194,250	56	31	96.5%	97.6%
\$200,000-\$249,999	15	16.1%	3.7	233,173	235,900	41	35	94.5%	95.6%
\$250,000-\$299,999	13	14.0%	3.9	265,800	265,000	21	7	99.0%	100.0%
\$300,000-\$399,999	8	8.6%	2.9	363,413	364,200	58	61	95.3%	97.0%
\$400,000-\$499,999	3	3.2%	3.0	459,600	449,900	3	3	100.0%	100.0%
\$500,000-\$749,999	3	3.2%	N/A	646,600	649,999	94	44	93.4%	93.4%
\$750,000-\$999,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



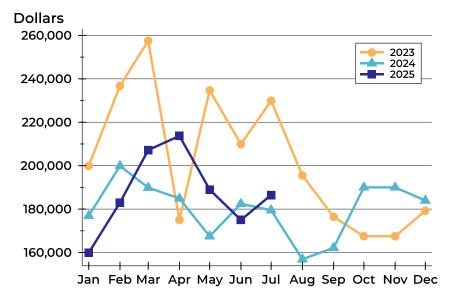


South Region Active Listings Analysis

Average Price



Month	2023	2024	2025
January	271,926	210,704	233,546
February	362,877	193,028	234,185
March	309,907	206,807	262,997
April	266,806	219,577	237,344
May	283,563	219,176	217,608
June	276,956	241,898	207,711
July	275,188	201,665	204,598
August	254,205	199,405	
September	238,491	199,601	
October	227,314	229,471	
November	248,407	270,451	
December	220,708	250,621	



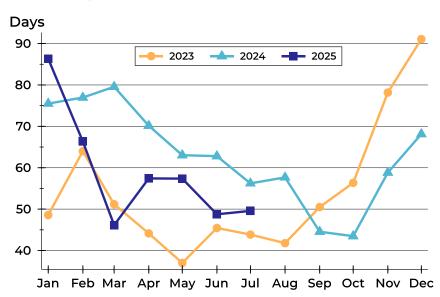
Month	2023	2024	2025
January	199,900	176,950	159,900
February	236,750	199,900	183,000
March	257,500	189,900	207,200
April	175,000	184,900	213,700
May	234,700	167,500	189,000
June	209,900	182,450	175,000
July	229,900	179,500	186,500
August	195,500	156,900	
September	176,450	162,200	
October	167,500	190,000	
November	167,500	190,000	
December	179,250	183,950	





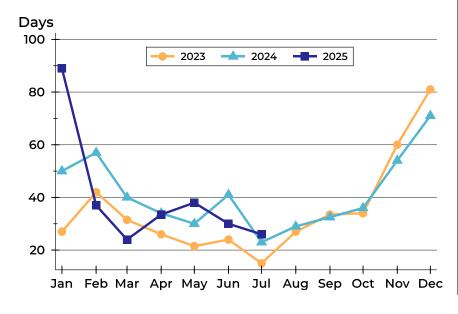
South Region Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	49	76	86
February	64	77	66
March	51	80	46
April	44	70	57
May	37	63	57
June	45	63	49
July	44	56	50
August	42	58	
September	51	45	
October	56	43	
November	78	59	
December	91	68	

Median DOM



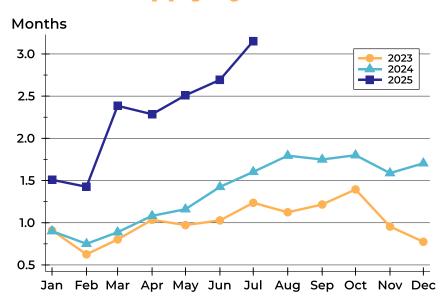
Month	2023	2024	2025
January	27	50	89
February	42	57	37
March	32	40	24
April	26	34	34
May	22	30	38
June	24	41	30
July	15	23	26
August	27	29	
September	34	33	
October	34	36	
November	60	54	
December	81	71	





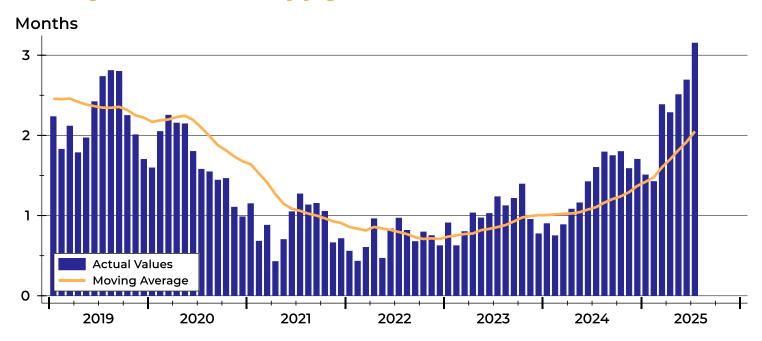
South Region Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	0.9	0.9	1.5
February	0.6	0.8	1.4
March	8.0	0.9	2.4
April	1.0	1.1	2.3
May	1.0	1.2	2.5
June	1.0	1.4	2.7
July	1.2	1.6	3.2
August	1.1	1.8	
September	1.2	1.7	
October	1.4	1.8	
November	1.0	1.6	
December	0.8	1.7	

History of Month's Supply





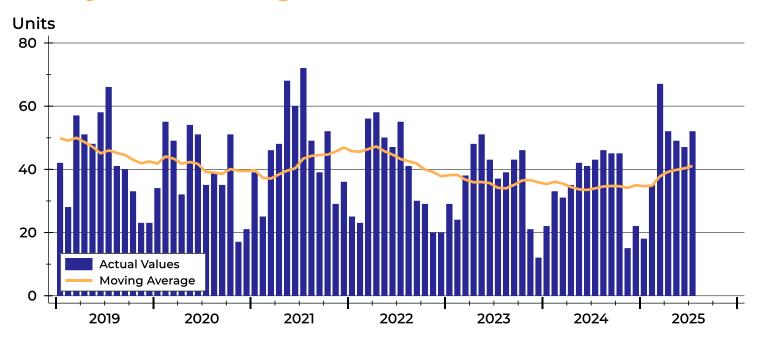
South Region New Listings Analysis

	mmary Statistics New Listings	2025	July 2024	Change
th	New Listings	52	43	20.9%
Month	Volume (1,000s)	10,192	7,833	30.1%
Current	Average List Price	196,003	182,160	7.6%
Ü	Median List Price	173,900	175,000	-0.6%
ē	New Listings	320	247	29.6%
o-Daí	Volume (1,000s)	67,915	48,608	39.7%
Year-to-Date	Average List Price	212,235	196,794	7.8%
۶	Median List Price	188,500	172,500	9.3%

A total of 52 new listings were added in South Region during July, up 20.9% from the same month in 2024. Year-to-date South Region has seen 320 new listings.

The median list price of these homes was \$173,900 down from \$175,000 in 2024.

History of New Listings

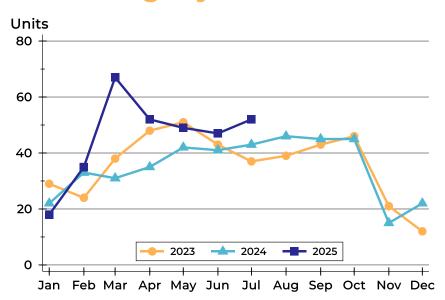






South Region New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	29	22	18
February	24	33	35
March	38	31	67
April	48	35	52
May	51	42	49
June	43	41	47
July	37	43	52
August	39	46	
September	43	45	
October	46	45	
November	21	15	
December	12	22	

New Listings by Price Range

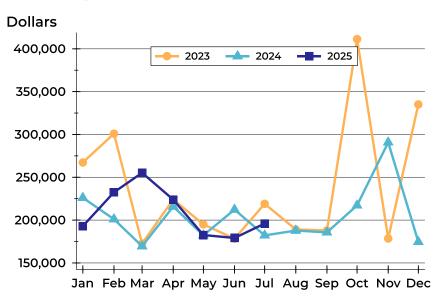
Price Range	New Li Number	stings Percent	List F Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	2	3.8%	1,275	1,275	4	4	100.0%	100.0%
\$25,000-\$49,999	4	7.7%	37,225	36,000	7	7	95.4%	100.0%
\$50,000-\$99,999	3	5.8%	82,233	88,900	11	5	100.0%	100.0%
\$100,000-\$124,999	9	17.3%	111,900	112,500	11	8	99.3%	100.0%
\$125,000-\$149,999	3	5.8%	142,933	149,900	11	9	99.2%	100.0%
\$150,000-\$174,999	5	9.6%	158,540	159,900	8	5	99.8%	100.0%
\$175,000-\$199,999	6	11.5%	187,233	187,000	5	5	100.0%	100.0%
\$200,000-\$249,999	6	11.5%	229,167	229,900	4	5	99.7%	100.0%
\$250,000-\$299,999	7	13.5%	261,614	261,900	9	7	98.8%	100.0%
\$300,000-\$399,999	3	5.8%	335,633	319,900	5	4	100.0%	100.0%
\$400,000-\$499,999	2	3.8%	464,450	464,450	4	4	100.0%	100.0%
\$500,000-\$749,999	2	3.8%	649,950	649,950	8	8	97.9%	97.9%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



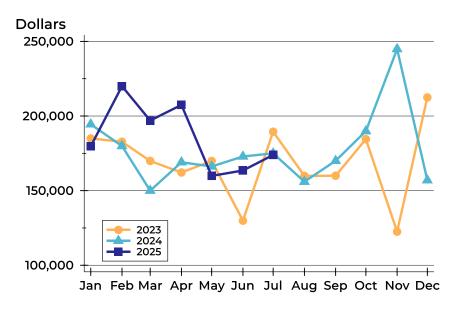


South Region New Listings Analysis

Average Price



Month	2023	2024	2025
January	267,281	226,082	192,956
February	300,921	201,052	232,493
March	172,682	169,521	255,243
April	224,065	215,821	223,932
May	195,047	182,243	182,598
June	178,316	212,281	179,139
July	219,032	182,160	196,003
August	189,077	187,778	
September	187,929	185,678	
October	411,362	217,193	
November	178,557	290,733	
December	335,000	174,561	



Month	2023	2024	2025
January	185,000	194,450	179,700
February	182,750	179,900	220,000
March	169,900	150,000	197,000
April	162,150	169,000	207,450
May	169,900	166,200	159,900
June	129,900	172,900	163,500
July	189,500	175,000	173,900
August	159,900	156,000	
September	160,000	170,000	
October	184,500	189,900	
November	122,500	244,900	
December	212,450	157,000	





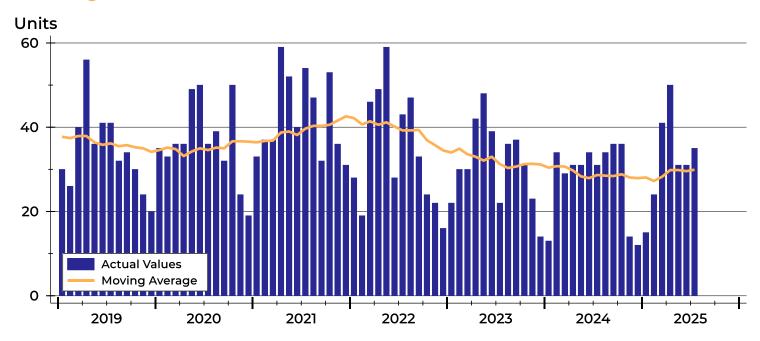
South Region Contracts Written Analysis

	mmary Statistics Contracts Written	2025	July 2024	Change	2025	ear-to-Dat 2024	e Change
Со	ntracts Written	35	31	12.9%	227	203	11.8%
Vo	lume (1,000s)	6,871	6,809	0.9%	50,541	42,630	18.6%
ge	Sale Price	196,303	219,655	-10.6%	222,649	210,000	6.0%
Average	Days on Market	42	34	23.5%	32	23	39.1%
Ā	Percent of Original	95.9%	92.9%	3.2%	94.7%	95.9%	-1.3%
<u>_</u>	Sale Price	169,900	180,000	-5.6%	185,000	174,500	6.0%
Median	Days on Market	24	8	200.0%	10	5	100.0%
Σ	Percent of Original	100.0%	95.5%	4.7%	97.3%	99.4%	-2.1%

A total of 35 contracts for sale were written in South Region during the month of July, up from 31 in 2024. The median list price of these homes was \$169,900, down from \$180,000 the prior year.

Half of the homes that went under contract in July were on the market less than 24 days, compared to 8 days in July 2024.

History of Contracts Written

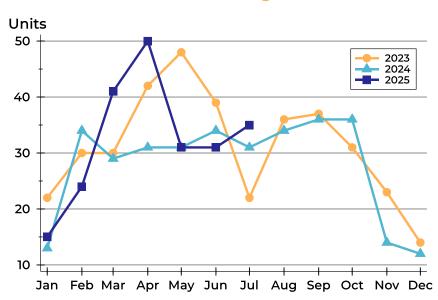






South Region Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	22	13	15
February	30	34	24
March	30	29	41
April	42	31	50
May	48	31	31
June	39	34	31
July	22	31	35
August	36	34	
September	37	36	
October	31	36	
November	23	14	
December	14	12	

Contracts Written by Price Range

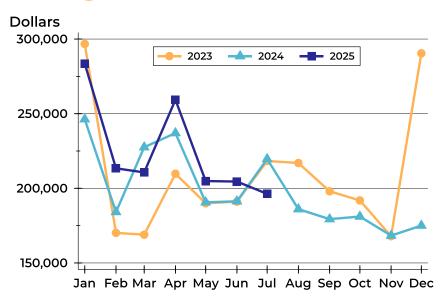
Price Range	Contracts Number	s Written Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	2.9%	30,000	30,000	11	11	100.0%	100.0%
\$50,000-\$99,999	3	8.6%	95,633	98,000	17	8	94.7%	100.0%
\$100,000-\$124,999	2	5.7%	122,450	122,450	8	8	100.0%	100.0%
\$125,000-\$149,999	5	14.3%	138,640	139,000	89	88	90.6%	88.7%
\$150,000-\$174,999	8	22.9%	161,838	159,900	70	51	94.6%	95.5%
\$175,000-\$199,999	5	14.3%	183,880	184,999	21	5	96.7%	100.0%
\$200,000-\$249,999	6	17.1%	228,117	229,900	34	22	98.0%	98.9%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	3	8.6%	311,300	309,000	16	4	100.0%	100.0%
\$400,000-\$499,999	1	2.9%	449,000	449,000	41	41	90.0%	90.0%
\$500,000-\$749,999	1	2.9%	649,900	649,900	2	2	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



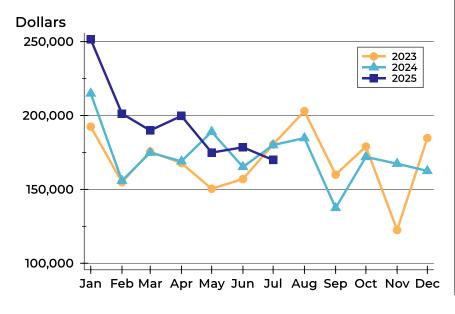


South Region Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	296,727	246,292	283,567
February	170,138	184,135	213,392
March	168,947	227,514	210,658
April	209,726	237,018	259,354
Мау	189,956	190,606	204,870
June	191,059	191,299	204,525
July	218,305	219,655	196,303
August	216,978	186,032	
September	198,022	179,369	
October	191,890	181,078	
November	167,896	168,307	
December	290,429	175,033	



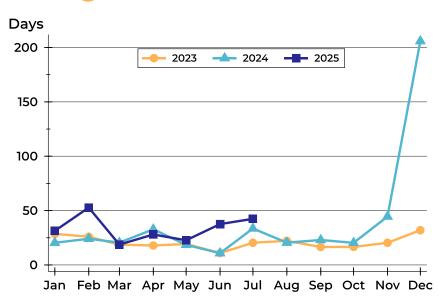
Month	2023	2024	2025
January	192,450	214,900	251,500
February	154,900	155,900	201,250
March	175,500	174,900	189,900
April	167,750	169,000	199,700
May	150,450	189,000	174,900
June	157,000	165,200	178,500
July	180,400	180,000	169,900
August	202,950	184,750	
September	160,000	137,450	
October	179,000	171,950	
November	122,500	167,400	
December	184,700	162,500	





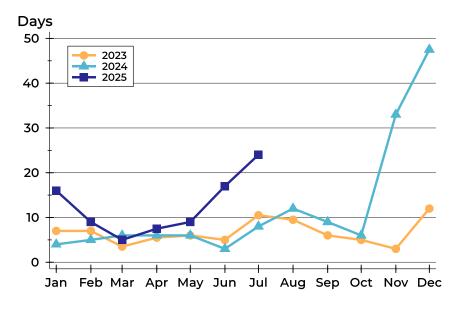
South Region Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	29	20	31
February	26	24	53
March	19	21	19
April	18	33	28
May	19	18	23
June	11	11	38
July	20	34	42
August	22	21	
September	16	23	
October	17	20	
November	20	45	
December	32	206	

Median DOM



Month	2023	2024	2025
January	7	4	16
February	7	5	9
March	4	6	5
April	6	6	8
May	6	6	9
June	5	3	17
July	11	8	24
August	10	12	
September	6	9	
October	5	6	
November	3	33	
December	12	48	



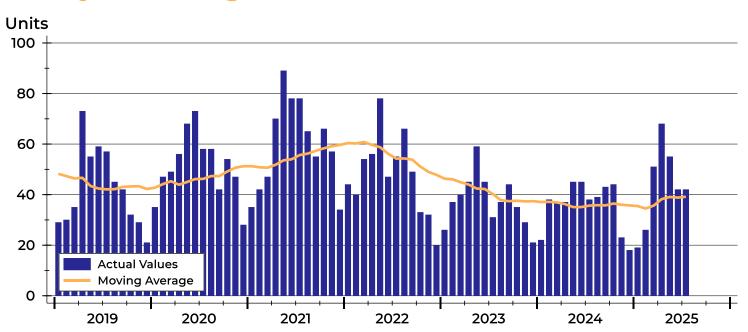
South Region Pending Contracts Analysis

Summary Statistics for Pending Contracts		2025	End of July 2024	Change
Ре	nding Contracts	42	38	10.5%
Vo	lume (1,000s)	8,104	8,861	-8.5%
ge	List Price	192,943	233,192	-17.3%
Avera	Days on Market	44	32	37.5%
Ā	Percent of Original	96.0%	98.0%	-2.0%
2	List Price	164,450	187,500	-12.3%
Media	Days on Market	20	7	185.7%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 42 listings in South Region had contracts pending at the end of July, up from 38 contracts pending at the end of July 2024.

Pending contracts reflect listings with a contract in place at the end of the month. In contrast, contracts written measures the number of listings put under contract during the month.

History of Pending Contracts

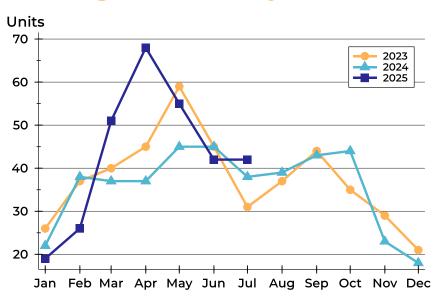






South Region Pending Contracts Analysis

Pending Contracts by Month



Month	2023	2024	2025
January	26	22	19
February	37	38	26
March	40	37	51
April	45	37	68
May	59	45	55
June	45	45	42
July	31	38	42
August	37	39	
September	44	43	
October	35	44	
November	29	23	
December	21	18	

Pending Contracts by Price Range

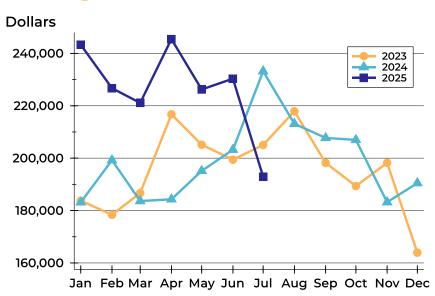
Price Range	Pending (Number	Contracts Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	2.4%	30,000	30,000	11	11	100.0%	100.0%
\$50,000-\$99,999	4	9.5%	95,450	96,450	67	23	91.6%	92.0%
\$100,000-\$124,999	2	4.8%	122,450	122,450	8	8	100.0%	100.0%
\$125,000-\$149,999	8	19.0%	139,563	139,450	66	64	93.0%	93.0%
\$150,000-\$174,999	9	21.4%	161,622	159,900	63	50	95.2%	96.6%
\$175,000-\$199,999	5	11.9%	183,860	184,999	25	5	97.2%	100.0%
\$200,000-\$249,999	6	14.3%	228,117	229,900	34	22	98.0%	98.9%
\$250,000-\$299,999	1	2.4%	250,000	250,000	13	13	100.0%	100.0%
\$300,000-\$399,999	4	9.5%	309,725	307,000	14	6	100.0%	100.0%
\$400,000-\$499,999	1	2.4%	449,000	449,000	41	41	90.0%	90.0%
\$500,000-\$749,999	1	2.4%	649,900	649,900	2	2	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



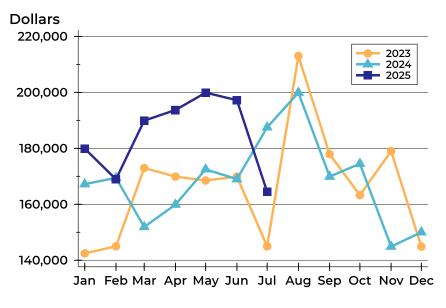


South Region Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	183,785	183,114	243,305
February	178,362	199,218	226,715
March	186,702	183,632	221,097
April	216,731	184,293	245,463
May	205,136	195,138	226,216
June	199,416	203,234	230,346
July	205,029	233,192	192,943
August	217,905	213,126	
September	198,211	207,723	
October	189,350	206,968	
November	198,207	183,204	
December	163,905	190,483	



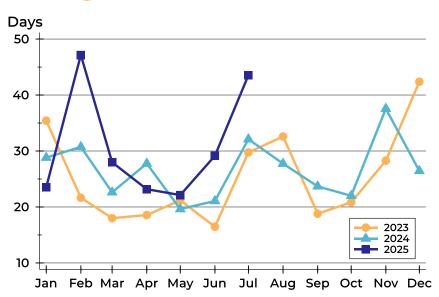
Month	2023	2024	2025
January	142,450	167,200	179,900
February	145,000	169,450	168,950
March	172,950	151,900	189,900
April	169,900	159,900	193,700
May	168,500	172,500	199,900
June	169,900	169,000	197,200
July	145,000	187,500	164,450
August	213,000	199,900	
September	177,900	169,900	
October	163,300	174,500	
November	179,000	144,900	
December	144,900	150,000	





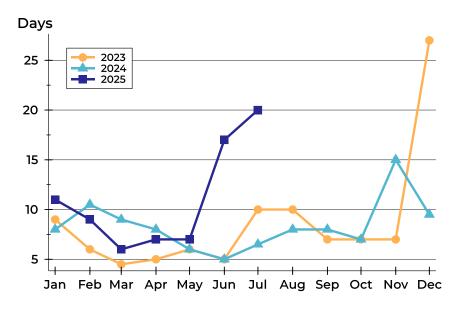
South Region Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	35	29	24
February	22	31	47
March	18	23	28
April	19	28	23
May	21	20	22
June	16	21	29
July	30	32	44
August	33	28	
September	19	24	
October	21	22	
November	28	38	
December	42	26	

Median DOM



Month	2023	2024	2025
January	9	8	11
February	6	11	9
March	5	9	6
April	5	8	7
May	6	6	7
June	5	5	17
July	10	7	20
August	10	8	
September	7	8	
October	7	7	
November	7	15	
December	27	10	