

# Local Market Update – December 2025

Provided by OneKey® MLS



## All MLS

### Single-Family Homes

Key Metrics	December			Last 12 Months		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	1,993	<b>2,081</b>	+ 4.4%	50,055	<b>52,309</b>	+ 4.5%
Closed Sales	3,348	<b>3,418</b>	+ 2.1%	36,370	<b>36,780</b>	+ 1.1%
Days on Market Until Sale	57	<b>53</b>	- 7.0%	53	<b>51</b>	- 3.8%
Median Sales Price*	\$701,000	<b>\$735,000</b>	+ 4.9%	\$700,000	<b>\$740,000</b>	+ 5.7%
Percent of Original List Price Received*	99.0%	<b>98.6%</b>	- 0.4%	99.7%	<b>99.6%</b>	- 0.1%
Inventory of Homes for Sale	9,173	<b>8,207</b>	- 10.5%	10,657	<b>10,941</b>	+ 2.7%

### Condos

Key Metrics	December			Last 12 Months		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	518	<b>526</b>	+ 1.5%	9,823	<b>10,036</b>	+ 2.2%
Closed Sales	576	<b>588</b>	+ 2.1%	6,554	<b>6,468</b>	- 1.3%
Days on Market Until Sale	62	<b>54</b>	- 12.9%	59	<b>59</b>	0.0%
Median Sales Price*	\$505,000	<b>\$549,345</b>	+ 8.8%	\$510,000	<b>\$529,500</b>	+ 3.8%
Percent of Original List Price Received*	97.7%	<b>98.1%</b>	+ 0.4%	98.4%	<b>98.3%</b>	- 0.1%
Inventory of Homes for Sale	2,289	<b>2,166</b>	- 5.4%	2,415	<b>2,455</b>	+ 1.7%

### Co-Ops

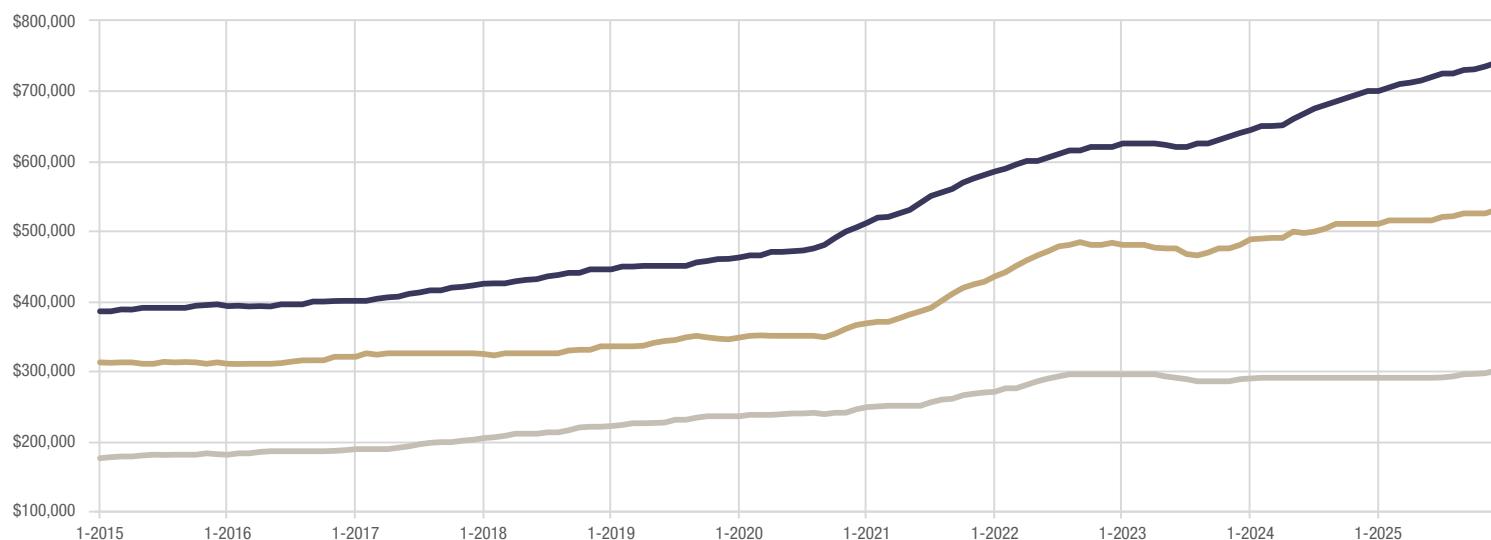
Key Metrics	December			Last 12 Months		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	539	<b>547</b>	+ 1.5%	10,018	<b>9,939</b>	- 0.8%
Closed Sales	514	<b>519</b>	+ 1.0%	6,750	<b>6,211</b>	- 8.0%
Days on Market Until Sale	74	<b>72</b>	- 2.7%	87	<b>78</b>	- 10.3%
Median Sales Price*	\$280,000	<b>\$310,000</b>	+ 10.7%	\$290,000	<b>\$300,000</b>	+ 3.4%
Percent of Original List Price Received*	97.4%	<b>97.8%</b>	+ 0.4%	97.0%	<b>97.4%</b>	+ 0.4%
Inventory of Homes for Sale	2,842	<b>2,804</b>	- 1.3%	3,144	<b>3,088</b>	- 1.8%

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### Historical Median Sales Price by Property Type

Rolling 12-Month Calculation

Co-Ops — Condos — Single-Family Homes —



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.