

Local Market Update – December 2025

Provided by OneKey® MLS



All MLS

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

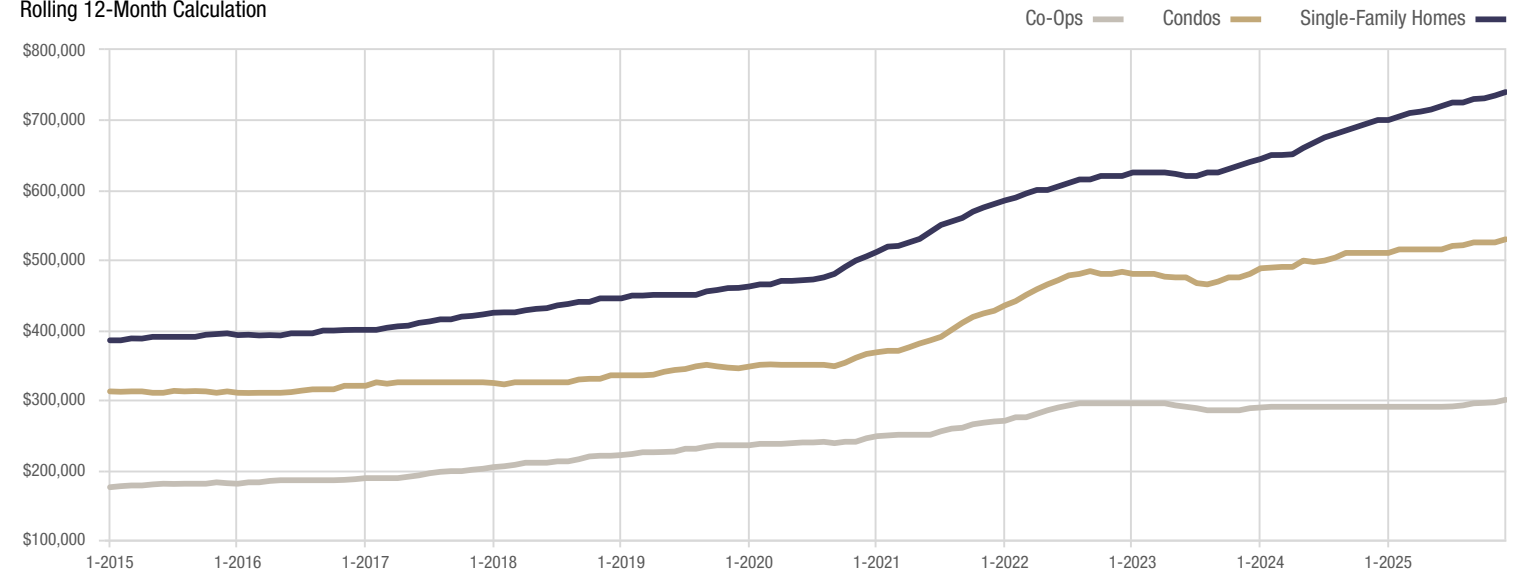
Condos	December			Last 12 Months		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
Key Metrics						
New Listings	518	526	+ 1.5%	9,823	10,036	+ 2.2%
Closed Sales	576	588	+ 2.1%	6,554	6,468	- 1.3%
Days on Market Until Sale	62	54	- 12.9%	59	59	0.0%
Median Sales Price*	\$505,000	\$549,345	+ 8.8%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

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



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.