

North Oaks

- 25.0% **- 38.5%** **+ 8.0%**

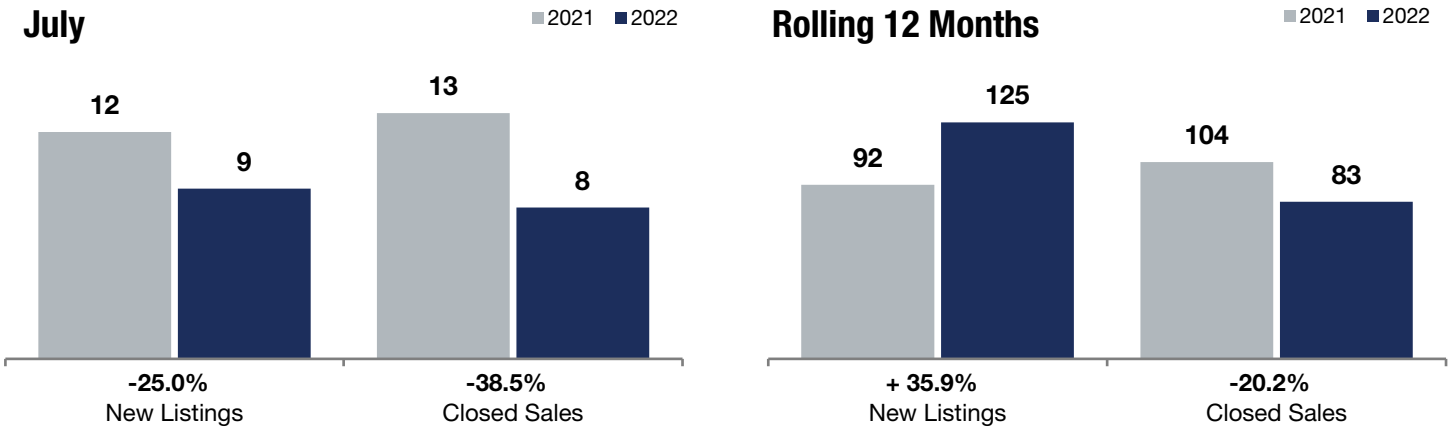
Change in
New Listings

Change in
Closed Sales

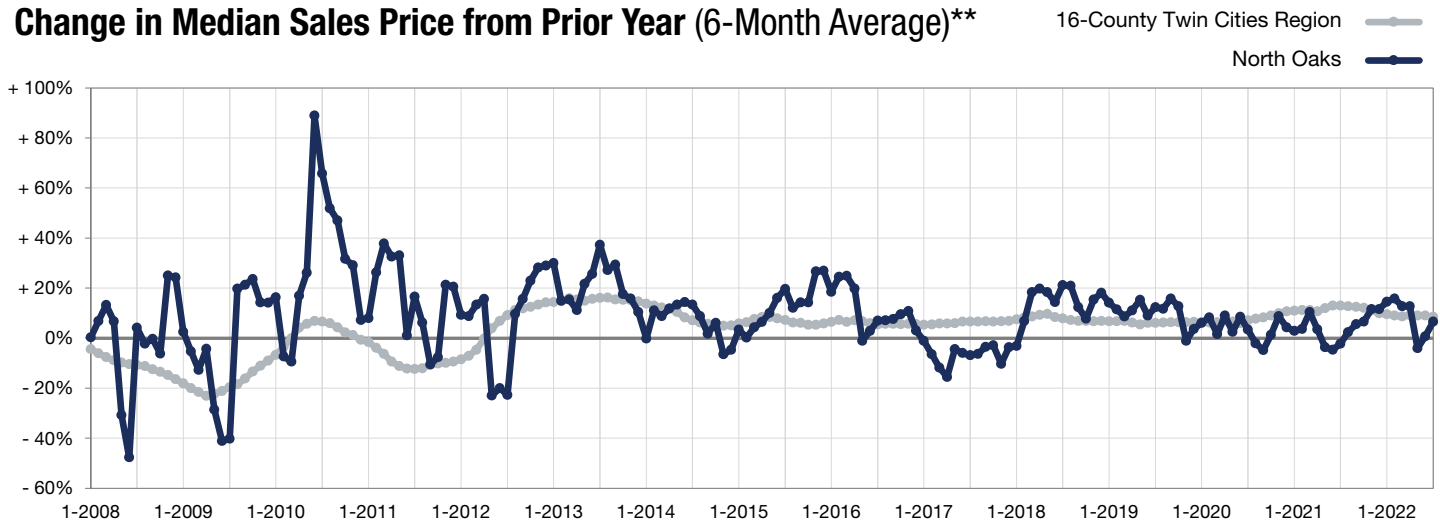
Change in
Median Sales Price

	July			Rolling 12 Months		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	12	9	-25.0%	92	125	+ 35.9%
Closed Sales	13	8	-38.5%	104	83	-20.2%
Median Sales Price*	\$809,500	\$874,183	+ 8.0%	\$797,500	\$905,000	+ 13.5%
Average Sales Price*	\$755,935	\$1,042,296	+ 37.9%	\$833,723	\$1,053,565	+ 26.4%
Price Per Square Foot*	\$225	\$230	+ 2.2%	\$205	\$233	+ 13.7%
Percent of Original List Price Received*	99.9%	102.1%	+ 2.2%	97.2%	99.5%	+ 2.4%
Days on Market Until Sale	48	18	-62.5%	98	38	-61.2%
Inventory of Homes for Sale	20	16	-20.0%	--	--	--
Months Supply of Inventory	2.6	2.3	-11.5%	--	--	--

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



Change in Median Sales Price from Prior Year (6-Month Average)**



** Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.