

Local Market Update – January 2026

Provided by OneKey® MLS



All MLS

Single-Family Homes

Key Metrics	January			Last 12 Months		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	3,477	3,054	- 12.2%	50,295	51,969	+ 3.3%
Closed Sales	2,894	2,704	- 6.6%	36,584	36,704	+ 0.3%
Days on Market Until Sale	68	58	- 14.7%	54	51	- 5.6%
Median Sales Price*	\$710,000	\$739,000	+ 4.1%	\$700,000	\$740,000	+ 5.7%
Percent of Original List Price Received*	98.6%	97.7%	- 0.9%	99.7%	99.5%	- 0.2%
Inventory of Homes for Sale	9,173	8,003	- 12.8%	10,681	10,931	+ 2.3%

Condos

Key Metrics	January			Last 12 Months		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	735	836	+ 13.7%	9,782	10,148	+ 3.7%
Closed Sales	487	504	+ 3.5%	6,552	6,503	- 0.7%
Days on Market Until Sale	82	63	- 23.2%	60	58	- 3.3%
Median Sales Price*	\$535,000	\$535,000	0.0%	\$510,000	\$530,000	+ 3.9%
Percent of Original List Price Received*	98.0%	97.4%	- 0.6%	98.4%	98.2%	- 0.2%
Inventory of Homes for Sale	2,219	2,254	+ 1.6%	2,416	2,465	+ 2.0%

Co-Ops

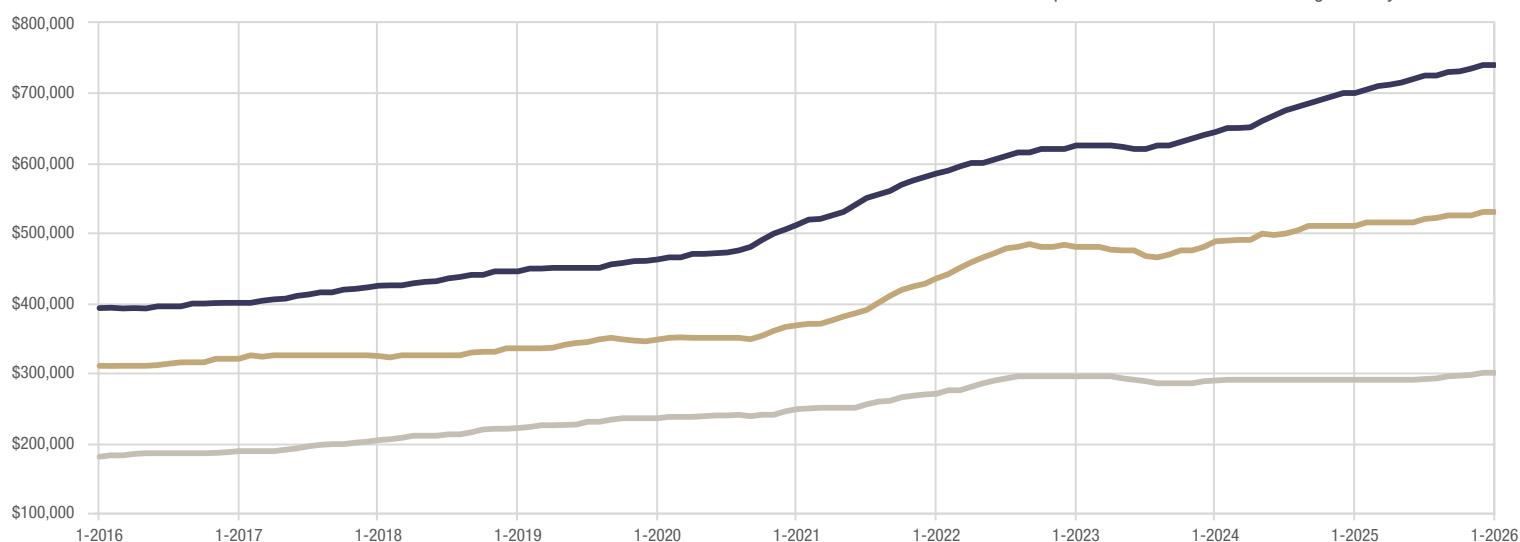
Key Metrics	January			Last 12 Months		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	790	811	+ 2.7%	9,955	9,966	+ 0.1%
Closed Sales	528	460	- 12.9%	6,699	6,164	- 8.0%
Days on Market Until Sale	77	73	- 5.2%	86	78	- 9.3%
Median Sales Price*	\$292,500	\$304,750	+ 4.2%	\$290,000	\$300,000	+ 3.4%
Percent of Original List Price Received*	97.3%	97.1%	- 0.2%	97.1%	97.4%	+ 0.3%
Inventory of Homes for Sale	2,857	2,859	+ 0.1%	3,111	3,110	- 0.0%

* 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.