

# Local Market Update – February 2026

Provided by OneKey® MLS



## All MLS

Single-Family Homes Key Metrics	February			Last 12 Months		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	3,419	2,750	- 19.6%	50,030	51,386	+ 2.7%
Closed Sales	2,202	2,157	- 2.0%	36,584	36,737	+ 0.4%
Days on Market Until Sale	71	61	- 14.1%	54	50	- 7.4%
Median Sales Price*	\$710,000	\$740,000	+ 4.2%	\$705,000	\$745,000	+ 5.7%
Percent of Original List Price Received*	98.5%	97.9%	- 0.6%	99.8%	99.5%	- 0.3%
Inventory of Homes for Sale	9,187	7,735	- 15.8%	10,683	10,877	+ 1.8%

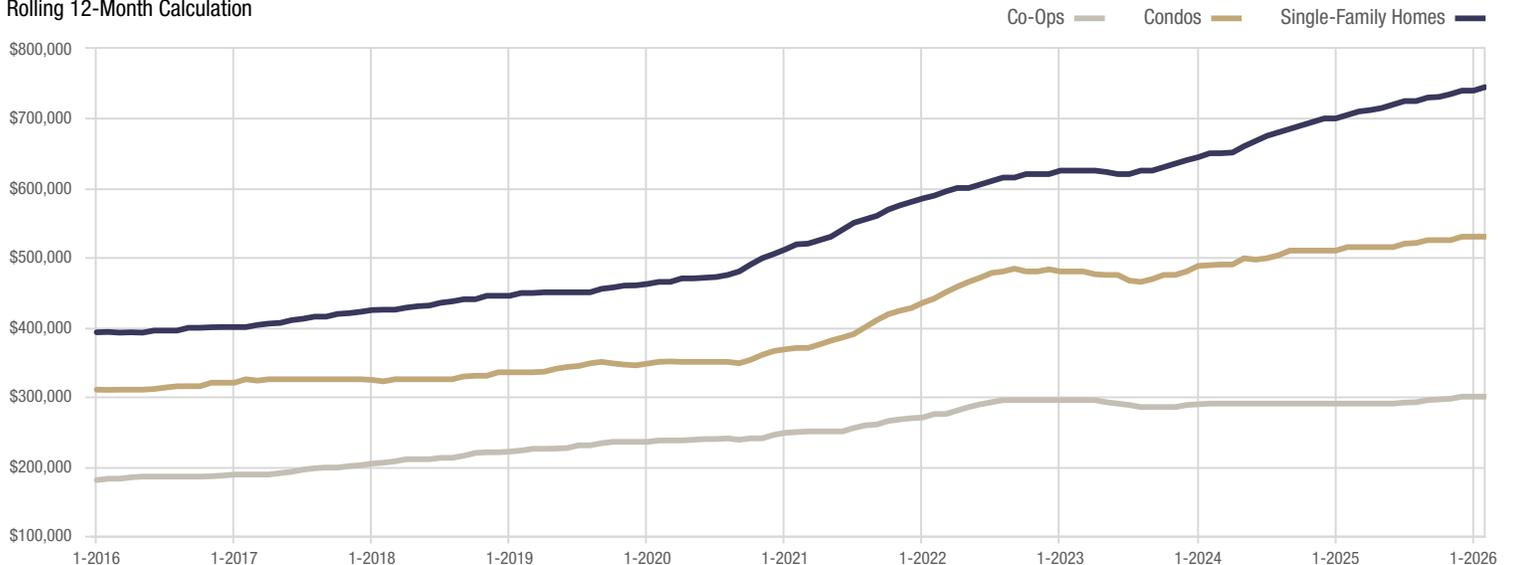
Condos Key Metrics	February			Last 12 Months		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	695	776	+ 11.7%	9,572	10,239	+ 7.0%
Closed Sales	396	405	+ 2.3%	6,504	6,531	+ 0.4%
Days on Market Until Sale	72	63	- 12.5%	61	57	- 6.6%
Median Sales Price*	\$530,400	\$562,500	+ 6.1%	\$515,000	\$530,000	+ 2.9%
Percent of Original List Price Received*	97.6%	97.6%	0.0%	98.4%	98.2%	- 0.2%
Inventory of Homes for Sale	2,272	2,342	+ 3.1%	2,417	2,478	+ 2.5%

Co-Ops Key Metrics	February			Last 12 Months		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	763	670	- 12.2%	9,830	9,883	+ 0.5%
Closed Sales	436	429	- 1.6%	6,591	6,168	- 6.4%
Days on Market Until Sale	90	77	- 14.4%	86	77	- 10.5%
Median Sales Price*	\$293,500	\$299,000	+ 1.9%	\$290,000	\$300,000	+ 3.4%
Percent of Original List Price Received*	96.6%	97.4%	+ 0.8%	97.1%	97.4%	+ 0.3%
Inventory of Homes for Sale	2,877	2,826	- 1.8%	3,082	3,129	+ 1.5%

\* 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.