



	Average sale price	Number of sales	New inventory	Sales/new ratio	Median Sale price
Jan 2026	\$ 1,046,516	82	216	36%	\$ 996,500
Dec 2025	\$ 973,454	55	112	49%	\$ 931,750
% CHANGE (+/-)	7.51%	49.09%	92.86%	-26.69%	6.95%

Jan 2025	\$ 1,038,619	116	322	36%	\$ 964,250
% CHANGE (+/-)	0.76%	-29.31%	-32.92%		3.34%

NEW INVENTORY

	Jan 2026	Dec 2025		TREND
Detached homes	94	49	92%	▲
Semi-detached	17	8	113%	▲
Att/Row/Twnhouse	51	27	89%	▲
Condo Townhouse	18	6	200%	▲
Condo Apartment	35	21	67%	▲
Other	1	1	0%	-
TOTAL	216	112	93%	▲
sales to new ratio	0.38	0.49		

To appropriately measure market activity, Sales/New Listing Ratio is used as much as possible. The primary purpose of this ratio is to measure the balance between market supply and demand.

A ratio above .60 is considered a seller's market

A ratio of less than .40 is considered to be a buyer's market

*To determine between a seller's market and a buyer's market is the Sales-to-New-Listings-Ratio. Take the number of new listings and the number of past sales, and divide the two numbers to get a ratio.

SALES BY INVENTORY TYPE

	Detached	Semi-detached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
Jan 2026	40	9	25	2	5	1
Dec 2025	36	16	27	3	6	0
	11%	-44%	-7%	-33%	-17%	0%

AVERAGE SALE PRICE VS. # OF SALES

	May 2025	June 2025	July 2025	Aug 2025	Sept 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026
sale price	\$ 1,058,365	\$ 1,066,102	\$ 1,023,334	\$ 964,086	\$ 1,036,162	\$ 1,026,445	\$ 964,583	\$ 973,454	\$ 1,046,516
# of sales	162	167	181	132	132	169	120	55	82

©FLOWERS TEAM REAL ESTATE | 2026 January REAL ESTATE MARKET WATCH All material presented herein is intended for information purposes only. While this information is believed to be correct it is represented subject to errors, omissions, changes, or withdrawal without notice.