

	Average sale price	Number of sales	New Inventory	Sales/new ratio	Median sale price
Nov   2025	\$ 964,583	120	238	50%	\$ 900,000
Oct   2025	\$ 1,026,445	169	349	48%	\$ 958,000
% CHANGE (+/-)	-6.03%	-28.99%	-31.81%	4.12%	-6.05%
Nov   2024	\$ 1,119,939	150	281	53%	\$ 987,500
% CHANGE (+/-)	-13.87%	-20.00%	-15.30%		-8.86%

NEW INVENTORY

	Nov   2025	Oct   2025		TREND
Detached homes	103	177	-42%	▼
Semi-detached	25	30	-17%	▼
Att/Row/Twnhouse	47	83	-43%	▼
Condo Townhouse	20	16	25%	▲
Condo Apartment	41	39	5%	▲
Other	2	4	-50%	▼
TOTAL	238	349	-32%	▼
sales to new ratio	0.50	0.48		

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	Semidetached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
Nov   2025	50	15	41	3	10	1
Oct   2025	79	20	43	7	15	5
	-37%	-25%	-5%	-57%	-33%	0%

AVERAGE SALE PRICE VS. # OF SALES

	Mar   2025	Apr   2025	May   2025	Jun   2025	Jul   2025	Aug   2025	Sept   2025	Oct   2025	Nov   2025
sale price	\$ 989,662	\$ 1,114,810	\$ 1,058,365	\$ 1,066,102	\$ 1,023,334	\$ 964,086	\$ 1,036,162	\$ 1,026,445	\$ 964,583
# of sales	112	156	162	167	181	132	132	169	120

©FLOWERS TEAM REAL ESTATE | 2025 NOVEMBER 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.