

## SFR Market Condition Report May 2026

| MONTH                                                                                                                                             |              | PRICE               |                                | SQFT                            |                                  | DEMAND                        |                                | 12 Month Graphical History      |  |  |     |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------|--------------|---------------------|--------------------------------|---------------------------------|----------------------------------|-------------------------------|--------------------------------|---------------------------------|--|--|-----|--|
| Month Year                                                                                                                                        | Price Median | Price Change        | Sqft Average                   | Closing Total                   | Closing Change                   |                               |                                |                                 |  |  |     |  |
| 25-May                                                                                                                                            | \$485,000    | \$10,000            | \$277                          | 2,448                           | -136                             |                               |                                |                                 |  |  | 420 |  |
| 25-Jun                                                                                                                                            | \$493,063    | \$8,063             | \$279                          | 2,301                           | -147                             |                               |                                |                                 |  |  | 440 |  |
| 25-Jul                                                                                                                                            | \$477,233    | (\$15,830)          | \$271                          | 2,332                           | 31                               |                               |                                |                                 |  |  | 460 |  |
| 25-Aug                                                                                                                                            | \$479,069    | \$1,836             | \$270                          | 2,093                           | -239                             |                               |                                |                                 |  |  | 480 |  |
| 25-Sep                                                                                                                                            | \$460,000    | (\$1,909)           | \$270                          | 2,005                           | -88                              |                               |                                |                                 |  |  | 500 |  |
| 25-Oct                                                                                                                                            | \$461,500    | \$1,500             | \$273                          | 2,092                           | 87                               |                               |                                |                                 |  |  |     |  |
| 25-Nov                                                                                                                                            | \$475,000    | \$13,500            | \$267                          | 1,803                           | -289                             |                               |                                |                                 |  |  |     |  |
| 25-Dec                                                                                                                                            | \$455,000    | (\$20,000)          | \$266                          | 2,032                           | 229                              |                               |                                |                                 |  |  |     |  |
| 26-Jan                                                                                                                                            | \$449,000    | (\$6,000)           | \$263                          | 1,557                           | 475                              |                               |                                |                                 |  |  |     |  |
| 26-Feb                                                                                                                                            | \$460,000    | \$11,000            | \$269                          | 1,754                           | 197                              |                               |                                |                                 |  |  |     |  |
| 26-Mar                                                                                                                                            | \$463,050    | \$3,050             | \$267                          | 2,498                           | 744                              |                               |                                |                                 |  |  |     |  |
| 26-Apr                                                                                                                                            | \$459,950    | (\$3,100)           | \$270                          | 2,452                           | -46                              |                               |                                |                                 |  |  |     |  |
| 26-May                                                                                                                                            | \$470,000    | \$10,050            | \$271                          | 2,414                           | -38                              |                               |                                |                                 |  |  |     |  |
| Inventory End of Month                                                                                                                            |              | Inventory No Offers | Inventory Added                | Inventory Sold                  |                                  |                               |                                |                                 |  |  |     |  |
| 9,503                                                                                                                                             |              | 6,784               | 3,309                          | 2,066                           |                                  |                               |                                |                                 |  |  |     |  |
| <div>Transactions by Type</div> <div><div>New Build</div><div>REO Sale</div><div>Resale</div><div>Short Sale</div><div>Trustee's Deed</div></div> |              |                     |                                |                                 |                                  | Type of Sale                  |                                | Total Sales                     |  |  |     |  |
|                                                                                                                                                   |              |                     |                                |                                 |                                  | New Build                     |                                | 321                             |  |  |     |  |
|                                                                                                                                                   |              |                     |                                |                                 |                                  | Resale                        |                                | 2,093                           |  |  |     |  |
|                                                                                                                                                   |              |                     |                                |                                 |                                  | Short Sale                    |                                | 0                               |  |  |     |  |
|                                                                                                                                                   |              |                     |                                |                                 |                                  | Trustee's Deed                |                                | 33                              |  |  |     |  |
|                                                                                                                                                   |              |                     |                                |                                 |                                  | REO Sale                      |                                | 32                              |  |  |     |  |
|                                                                                                                                                   |              |                     |                                |                                 |                                  | Total (County Records)        |                                | 2,479                           |  |  |     |  |
|                                                                                                                                                   |              |                     |                                |                                 |                                  | Type of Distress              |                                | Total Filed                     |  |  |     |  |
|                                                                                                                                                   |              |                     |                                |                                 |                                  | Bank NOD                      |                                | 189                             |  |  |     |  |
|                                                                                                                                                   |              |                     |                                |                                 |                                  | Bank NOS                      |                                | 115                             |  |  |     |  |
| Sales (MLS)                                                                                                                                       | Median Price | Average Price       | % Compared to Last Month Sales | % Compared to Last Month Median | % Compared to Last Month Average | % Compared to Last Year Sales | % Compared to Last Year Median | % Compared to Last Year Average |  |  |     |  |
| 2,066                                                                                                                                             | \$490,000    | \$614,918           | -2.09                          | 3.4                             | -0.86                            | -1.01                         | 2.08                           | 3.51                            |  |  |     |  |
| % On Market 0 to 30 Days                                                                                                                          |              |                     | % On Market 31 to 60 Days      |                                 |                                  | % On Market 61 Or MoreDays    |                                |                                 |  |  |     |  |
| 58.2%                                                                                                                                             |              |                     | 19.2%                          |                                 |                                  | 11.2%                         |                                |                                 |  |  |     |  |
| % Last Month 0 to 30 Days                                                                                                                         |              |                     | % Last Month 31 to 60 Days     |                                 |                                  | % Last Month 61 Or More Days  |                                |                                 |  |  |     |  |
| 56.9%                                                                                                                                             |              |                     | 19.1%                          |                                 |                                  | 8.6%                          |                                |                                 |  |  |     |  |
| % Last Year 0 to 30 Days                                                                                                                          |              |                     | % Last Year 31 to 60 Days      |                                 |                                  | % Last Year 61 Or More Days   |                                |                                 |  |  |     |  |
| 68.5%                                                                                                                                             |              |                     | 14.5%                          |                                 |                                  | 6.2%                          |                                |                                 |  |  |     |  |