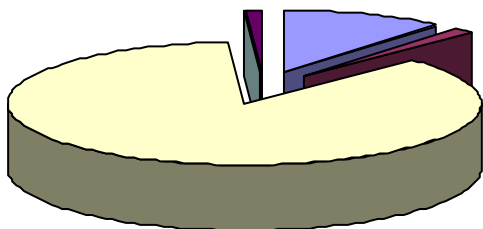


SFR Market Condition Report August 2026

MONTH	PRICE		SQFT	DEMAND		12 Month Graphical History											
Month Year	Price Median	Price Change	Sqft Average	Closing Total	Closing Change												
25-Aug	\$479,069	\$1,836	\$270	2,093	-239												
25-Sep	\$460,000	(\$1,909)	\$270	2,005	-88												
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	2,479	-38												
26-Jun	\$490,000	\$20,000	\$276	2,676	197												
26-Jul	\$475,000	(\$15,000)	\$273	2,288	-388												
26-Aug	\$470,000	(\$5,000)	\$270	2,003	-285												
Inventory End of Month		Inventory No Offers		Inventory Added		Inventory Sold											
9,750		7,590		3,238		1,803											
Transactions by Type  New Build REO Sale Resale Short Sale Trustee's Deed																	
Type of Sale										Total Sales							
New Build										230							
Resale										1,773							
Short Sale										0							
Trustee's Deed										24							
REO Sale										24							
Total (County Records)										2,051							
Type of Distress										Total Filed							
Bank NOD										165							
Bank NOS										131							

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
1,803	\$475,000	\$639,345	-11.88	-1.04	4.21	-1.74	-1.04	9.74
% On Market 0 to 30 Days			% On Market 31 to 60 Days			% On Market 61 Or MoreDays		
52.2%			22.6%			10.6%		
% Last Month 0 to 30 Days			% Last Month 31 to 60 Days			% Last Month 61 Or More Days		
61.4%			33.0%			5.6%		
% Last Year 0 to 30 Days			% Last Year 31 to 60 Days			% Last Year 61 Or More Days		
69.9%			16.6%			7.4%		