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## SFR Market Condition Report July 2025

MONTH		PRICE		SQFT	DEMAND		12 Month Graphical History														
Month Year	Price Median	Price Change	Sqft Average	Closing Total	Closing Change																
24-Jul	\$478,518	(\$1,482)	\$271	2,259	-198																
24-Aug	\$467,624	(\$10,894)	\$264	2,261	2																
24-Sep	\$469,000	\$1,376	\$267	2,040	-221																
24-Oct	\$475,787	\$6,787	\$267	2,173	-133																
24-Nov	\$480,000	\$4,213	\$267	1,881	-292																
24-Dec	\$484,000	\$4,000	\$257	2,054	173																
25-Jan	\$470,000	(\$14,000)	\$269	1,764	-290																
25-Feb	\$470,000	\$0	\$271	1,915	151																
25-Mar	\$482,400	\$12,000	\$270	2,325	410																
25-Apr	\$475,000	(\$7,400)	\$273	2,584	259																
25-May	\$485,000	\$10,000	\$277	2,448	-136																
25-Jun	\$493,063	\$8,063	\$279	2,301	-147																
25-Jul	\$477,233	(\$15,830)	\$271	2,332	31																
Inventory End of Month		Inventory No Offers	Inventory Added		Inventory Sold																
9,420		7,147	3,242		2,021																
<div>Transactions by Type</div> <div><div><div>New Build</div><div>REO Sale</div><div>Resale</div><div>Short Sale</div><div>Trustee's Deed</div></div></div>														Type of Sale				Total Sales			
New Build								263													
Resale								2,069													
Short Sale								0													
Trustee's Deed								19													
REO Sale								28													
Total (County Records)								2,379													
Type of Distress								Total Filed													
Bank NOD								218													
Bank NOS								93													

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
2,021	\$485,000	\$608,208	3.85	0	-4.46	-5.78	1.04	-1.79
% On Market 0 to 30 Days			% On Market 31 to 60 Days			% On Market 61 Or MoreDays		
61.0%			28.0%			11.0%		
% 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%		