

Sunday, January 18, 2026

MARKET SUMMARY TABLE				59 PENDING ^[2]			226 OFF-MARKET (last 6 mos) ^[3]				ABSORPTION RATE (months of inventory)			
A = Average Value M = Median Value N/A = Not Available				205 ACTIVE ^[1]			404 SOLD/CLOSED (last 6 months) ^[4]							
Price Range		Num #	Days on Market	Current List Price	Num #	Pend Ratio	Num #	Num #	Days on Market	Original List Price	Final List Price	Sold/Closed Price	List-Sale Ratio	Est. Mos.
Low	High													
\$0	\$99,999	8	A 152 M 135	\$ 75,488 \$ 79,450	1	11%	8	14	A 87 M 47	\$ 85,657 \$ 85,000	\$ 79,879 \$ 84,500	\$ 67,750 \$ 68,000	85% 80%	3.4
\$100,000	\$199,999	24	A 203 M 178	\$ 140,096 \$ 135,000	5	17%	23	36	A 89 M 44	\$ 180,203 \$ 180,000	\$ 166,544 \$ 165,000	\$ 152,767 \$ 156,050	92% 95%	4
\$200,000	\$299,999	36	A 172 M 134	\$ 255,233 \$ 250,000	10	22%	26	73	A 39 M 18	\$ 307,677 \$ 275,000	\$ 264,114 \$ 265,000	\$ 258,368 \$ 259,000	98% 98%	3
\$300,000	\$399,999	33	A 145 M 105	\$ 356,801 \$ 359,000	15	31%	40	111	A 47 M 19	\$ 369,762 \$ 360,000	\$ 356,970 \$ 355,000	\$ 347,976 \$ 350,000	97% 99%	1.8
\$400,000	\$499,999	22	A 122 M 120	\$ 448,582 \$ 449,000	12	35%	39	77	A 62 M 32	\$ 463,695 \$ 460,000	\$ 447,095 \$ 449,000	\$ 442,348 \$ 437,000	99% 97%	1.7
\$500,000	\$599,999	15	A 116 M 129	\$ 559,613 \$ 549,900	3	17%	22	34	A 75 M 56	\$ 594,944 \$ 576,000	\$ 563,568 \$ 555,000	\$ 548,382 \$ 546,500	97% 98%	2.6
\$600,000	\$699,999	15	A 200 M 147	\$ 655,700 \$ 650,000	4	21%	20	24	A 80 M 76	\$ 692,179 \$ 683,500	\$ 668,413 \$ 669,000	\$ 648,679 \$ 650,000	97% 97%	3.8
\$700,000	\$799,999	12	A 254 M 201	\$ 771,479 \$ 777,500	3	20%	10	10	A 49 M 41	\$ 809,100 \$ 769,500	\$ 790,200 \$ 757,500	\$ 740,400 \$ 737,500	94% 97%	7.2
\$800,000	\$899,999	10	A 123 M 150	\$ 851,800 \$ 854,000	0		9	10	A 67 M 36	\$ 890,150 \$ 886,000	\$ 875,050 \$ 877,000	\$ 863,300 \$ 862,500	99% 98%	6
\$900,000	\$999,999	5	A 172 M 188	\$ 957,800 \$ 940,000	0		5	5	A 103 M 106	\$ 995,600 \$ 989,000	\$ 967,600 \$ 965,000	\$ 961,730 \$ 970,000	99% 101%	6
\$1,000,000	\$1,099,999	1	A 120 M 120	\$ 1,049,900 \$ 1,049,900	0		2	1	A 3 M 3	\$ 1,000,000 \$ 1,000,000	\$ 1,000,000 \$ 1,000,000	\$ 1,000,000 \$ 1,000,000	100% 100%	6
\$1,100,000	\$1,199,999	7	A 145 M 134	\$ 1,121,429 \$ 1,100,000	1	13%	4	3	A 163 M 61	\$ 1,191,000 \$ 1,295,000	\$ 1,164,333 \$ 1,250,000	\$ 1,141,667 \$ 1,150,000	98% 92%	14
\$1,200,000	\$1,299,999	4	A 191 M 181	\$ 1,249,750 \$ 1,250,000	1	20%	4	2	A 443 M 443	\$ 1,525,000 \$ 1,525,000	\$ 1,394,500 \$ 1,394,500	\$ 1,200,000 \$ 1,200,000	86% 86%	12
\$1,300,000	\$1,399,999	0			0		1	3	A 132 M 154	\$ 1,538,333 \$ 1,475,000	\$ 1,458,333 \$ 1,450,000	\$ 1,389,333 \$ 1,395,000	95% 96%	N/A
\$1,400,000	+	13	A 333 M 293	\$ 2,855,769 \$ 1,750,000	4	24%	13	1	A 64 M 64	\$ 1,900,000 \$ 1,900,000	\$ 1,900,000 \$ 1,900,000	\$ 1,750,000 \$ 1,750,000	92% 92%	78
Market Totals		205			59	22%	226	404						3
Market Averages		175		\$ 617,640				62		\$ 445,158	\$ 422,512	\$ 410,389	97%	
Market Medians		142		\$ 410,000				34		\$ 387,000	\$ 375,528	\$ 369,500	98%	

Date Range (Off-Market & Sold) = 07/20/2025 to 01/18/2026

Data believed to be accurate but not guaranteed.

Status = [1] A; [2] P; [3] E, W, L; [4] C

Property Type = Residential

Borough/Census Area = 1B

Favors Sellers     Favors Buyers