

August 2026 Housing Market Report

Prepared by Bright Research

Data as of September 4, 2026

Key Market Statistics	Aug 2026	Aug 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	29	28	+3.6%	215	215	+0.0%
Median Sold Price	\$489,000	\$512,500	-4.6%	\$490,000	\$490,000	+0.0%
Median Days on Market	21 days	16 days	+5 days	18 days	13 days	+5 days
New Pending Sales	26	22	+18.2%	220	211	+4.3%
New Listings	44	39	+12.8%	358	302	+18.5%
Active Listings	112	77	+45.5%	112	77	+45.5%
Months of Supply	4.48	2.96	+1.52 mos.	4.48	2.96	+1.52 mos.
Showings	320	307	+4.2%	3,322	2,636	+26.0%

Closed Sales

2026

2025

2024

2023

2022

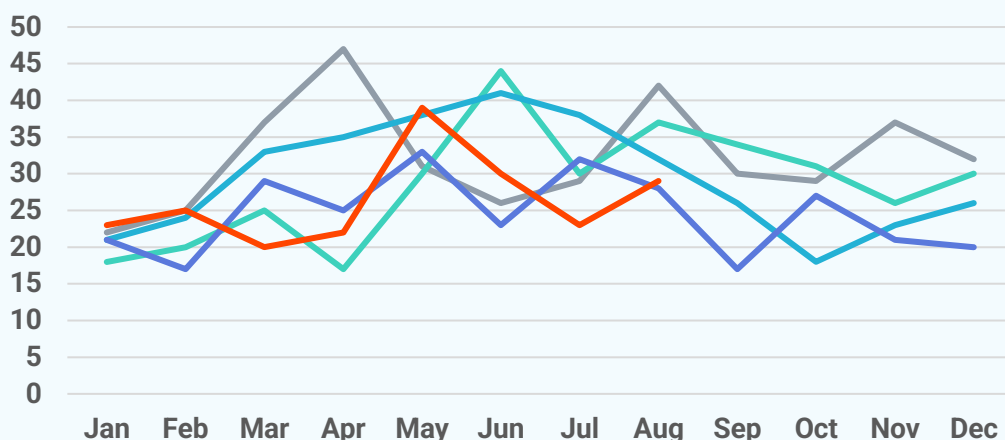
29

August 2026

+3.6%

Aug '26 vs. Aug '25
(Aug '25: 28)

+26.1%

Aug '26 vs. Jul '26
(Jul '26: 23)

Median Sold Price

2026

2025

2024

2023

2022

\$489,000

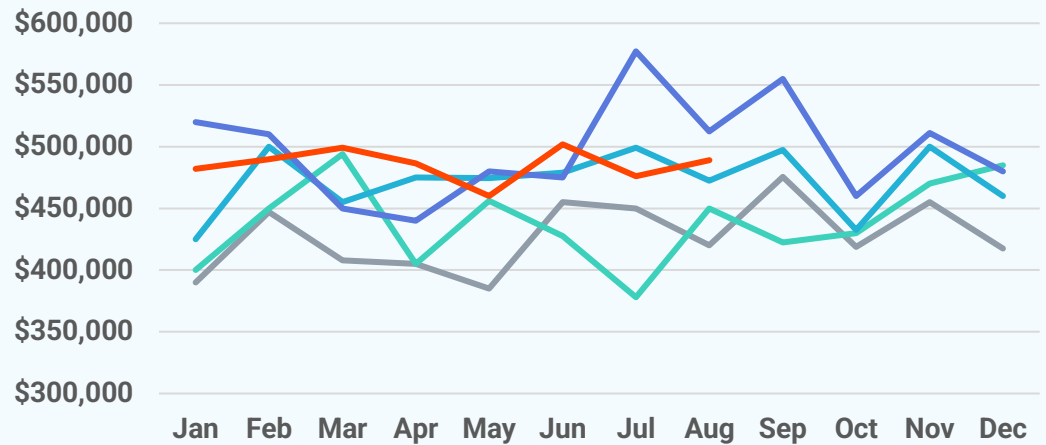
August 2026

-4.6%

Aug '26 vs. Aug '25
(Aug '25: \$512,500)

+2.7%

Aug '26 vs. Jul '26
(Jul '26: \$476,072)



Median Days on Market

2026

2025

2024

2023

2022

21 days

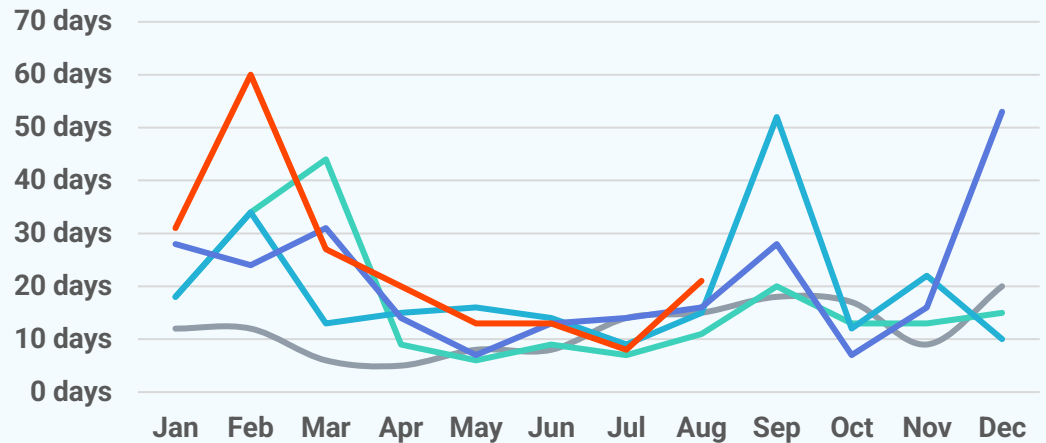
August 2026

+5 days

Aug '26 vs. Aug '25
(Aug '25: 16 days)

+13 days

Aug '26 vs. Jul '26
(Jul '26: 8 days)



New Pending Sales

2026

2025

2024

2023

2022

26

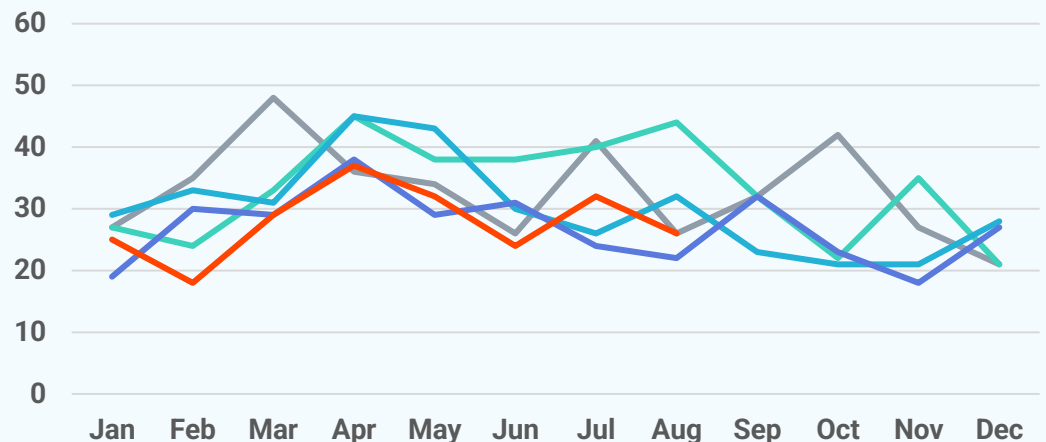
August 2026

+18.2%

Aug '26 vs. Aug '25
(Aug '25: 22)

-18.8%

Aug '26 vs. Jul '26
(Jul '26: 32)



New Listings

2026

2025

2024

2023

2022

44

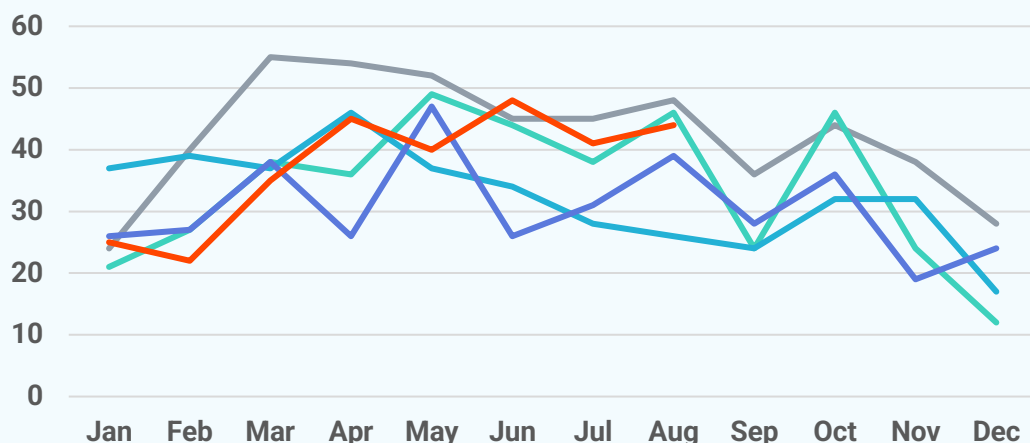
August 2026

+12.8%

Aug '26 vs. Aug '25
(Aug '25: 39)

+7.3%

Aug '26 vs. Jul '26
(Jul '26: 41)



Active Listings

2026

2025

2024

2023

2022

112

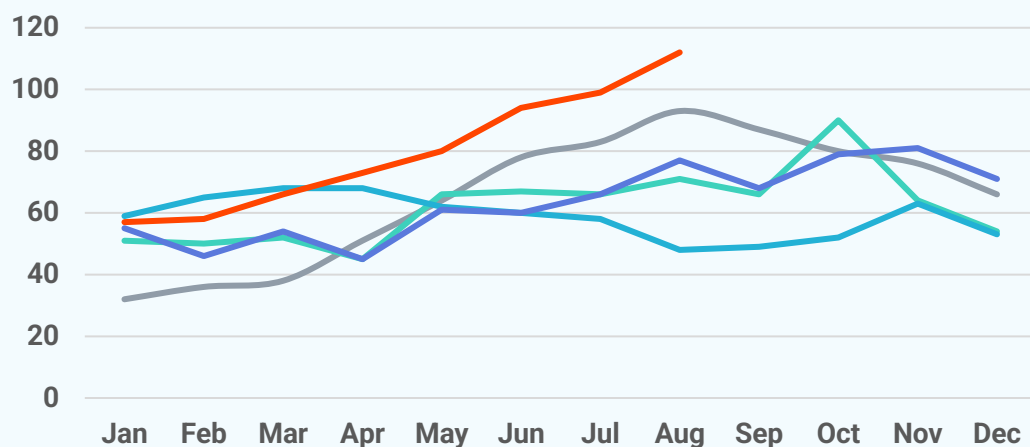
August 2026

+45.5%

Aug '26 vs. Aug '25
(Aug '25: 77)

+13.1%

Aug '26 vs. Jul '26
(Jul '26: 99)



About Bright MLS

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