



STAT

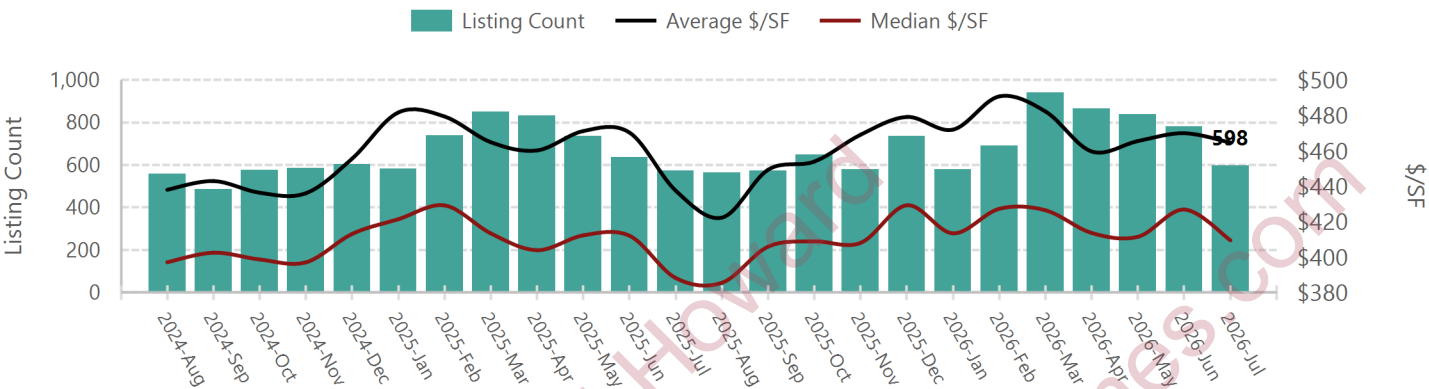
Your
Monthly Statistics

ARMLS®

DATA FOR July 2026 Northeast Valley

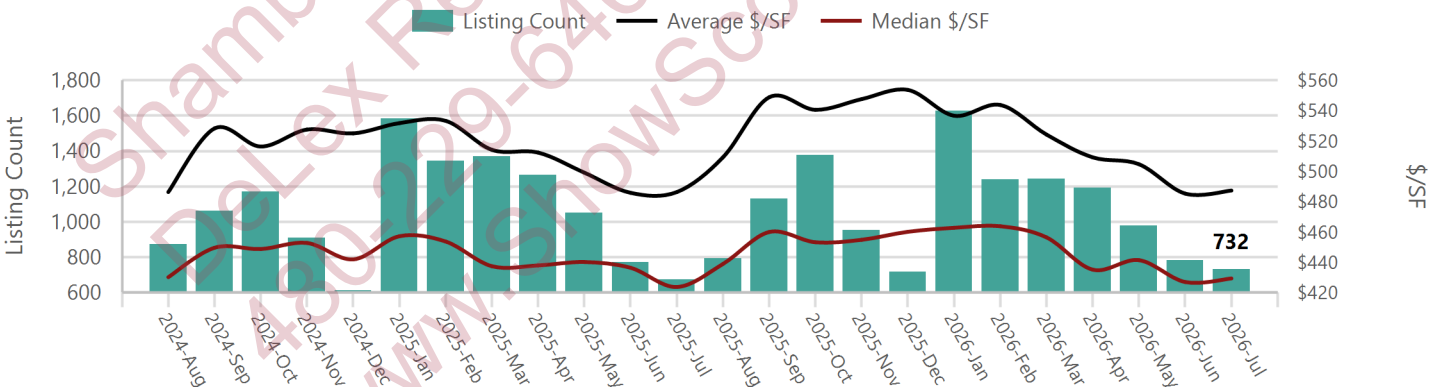
Published August 10, 2026

Sold Listings



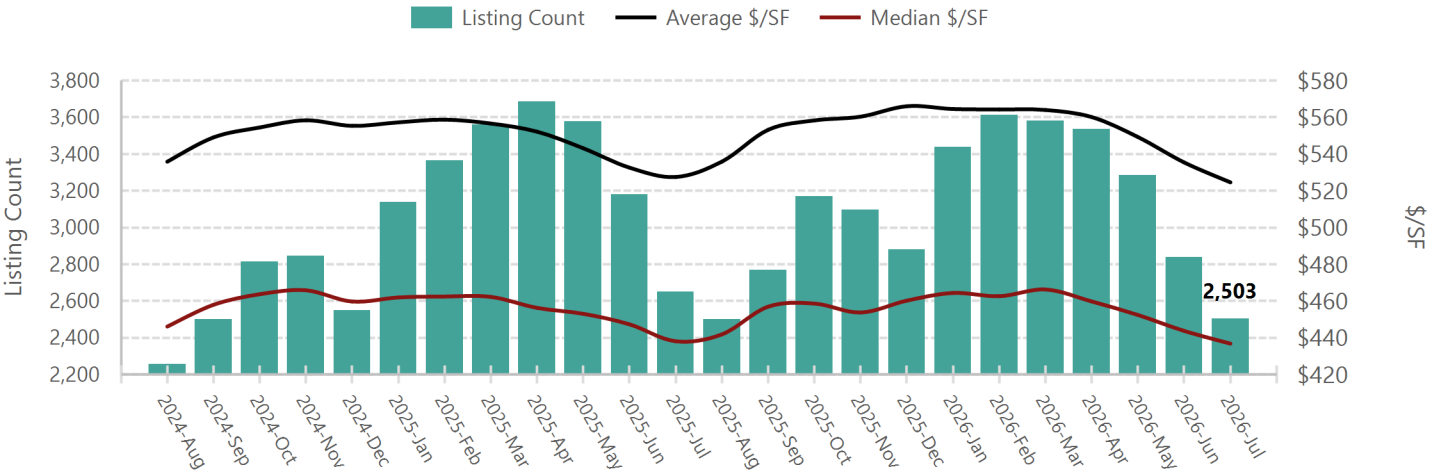
Metric	Monthly Values					Current Month Value vs Prior Monthly Values							
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr		3M Pr		6M Pr		12M Pr	
Listings	598	782	865	580	573	-23.53%	▼	-30.87%	▼	3.10%	▲	4.36%	▲
Average \$/SF	\$464.66	\$470.01	\$459.67	\$472.04	\$437.54	-1.14%	▼	1.09%	▲	-1.56%	▼	6.20%	▲
Median \$/SF	\$409.51	\$426.91	\$413.65	\$413.45	\$388.21	-4.08%	▼	-1.00%	▼	-0.95%	▼	5.49%	▲

New Listings



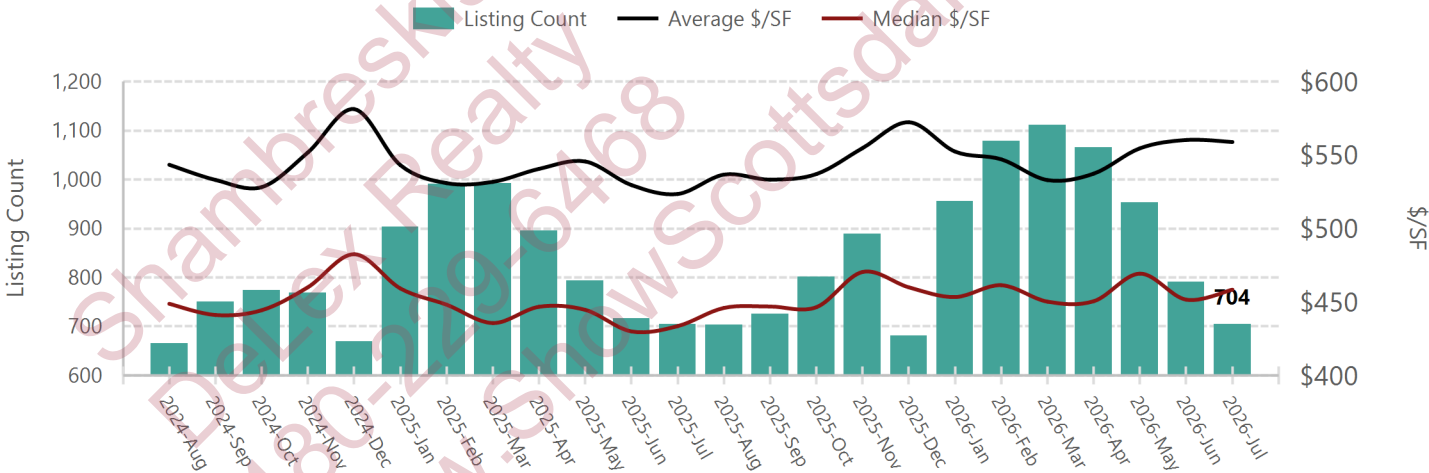
Metric	Monthly Values					Current Month Value vs Prior Monthly Values							
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr		3M Pr		6M Pr		12M Pr	
Listings	732	782	1,193	1,626	675	-6.39%	▼	-38.64%	▼	-54.98%	▼	8.44%	▲
Average \$/SF	\$487.37	\$485.38	\$509.25	\$536.73	\$486.35	0.41%	▲	-4.30%	▼	-9.20%	▼	0.21%	▲
Median \$/SF	\$429.43	\$427.06	\$435.20	\$462.82	\$423.80	0.56%	▲	-1.33%	▼	-7.21%	▼	1.33%	▲

Active Listings (excluding UCB/CCBS)



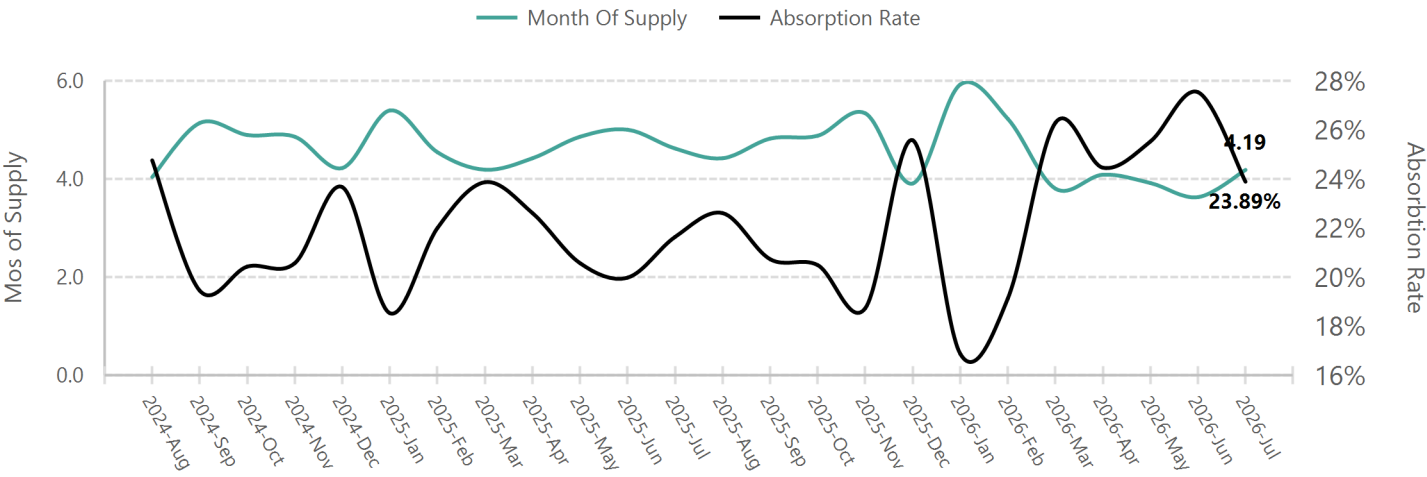
Metric	Monthly Values					Current Month Value vs Prior Monthly Values							
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr		3M Pr		6M Pr		12M Pr	
Listings	2,503	2,839	3,536	3,438	2,648	-11.84%	▼	-29.21%	▼	-27.20%	▼	-5.48%	▼
Average \$/SF	\$524.62	\$535.44	\$560.16	\$564.54	\$527.51	-2.02%	▼	-6.34%	▼	-7.07%	▼	-0.55%	▼
Median \$/SF	\$436.79	\$443.73	\$459.77	\$464.39	\$438.10	-1.56%	▼	-5.00%	▼	-5.94%	▼	-0.30%	▼

Under Contract Listings (Pending/UCB/CCBS)



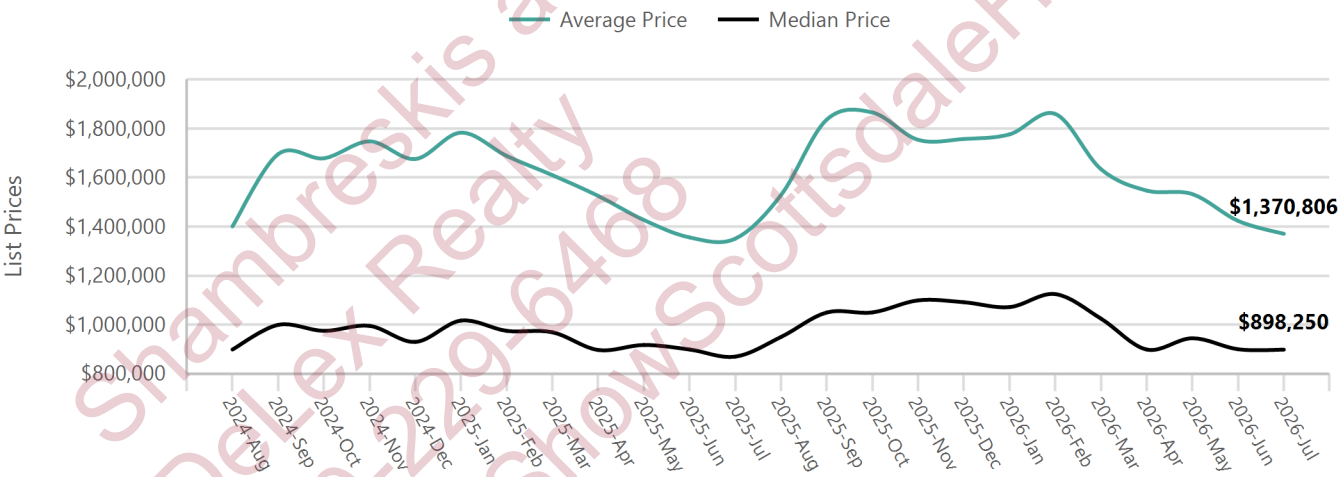
Metric	Monthly Values					Current Month Value vs Prior Monthly Values							
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr		3M Pr		6M Pr		12M Pr	
Listings	704	791	1,066	956	704	-11.00%	▼	-33.96%	▼	-26.36%	▼	0.00%	■
Average \$/SF	\$558.91	\$560.29	\$537.37	\$552.38	\$523.52	-0.25%	▼	4.01%	▲	1.18%	▲	6.76%	▲
Median \$/SF	\$458.44	\$451.60	\$450.55	\$453.39	\$433.61	1.51%	▲	1.75%	▲	1.11%	▲	5.73%	▲

Month Of Supply/Absorbtion Rate



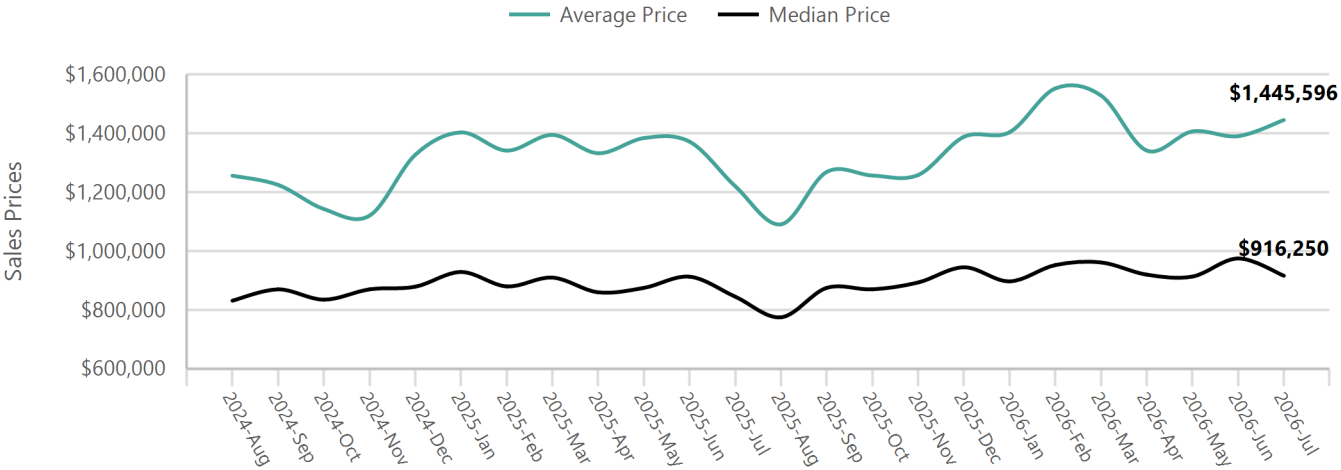
Metric	Monthly Values					Current Month Value vs Prior Monthly Values				
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr	3M Pr	6M Pr	12M Pr	
Supply	4.19	3.63	4.09	5.93	4.62	15.29%▲	2.39%▲	-29.39%▼	-9.43%▼	
Absorption Rate	23.89%	27.54%	24.46%	16.87%	21.64%	-13.26%▼	-2.34%▼	41.62%▲	10.41%▲	

New List Prices



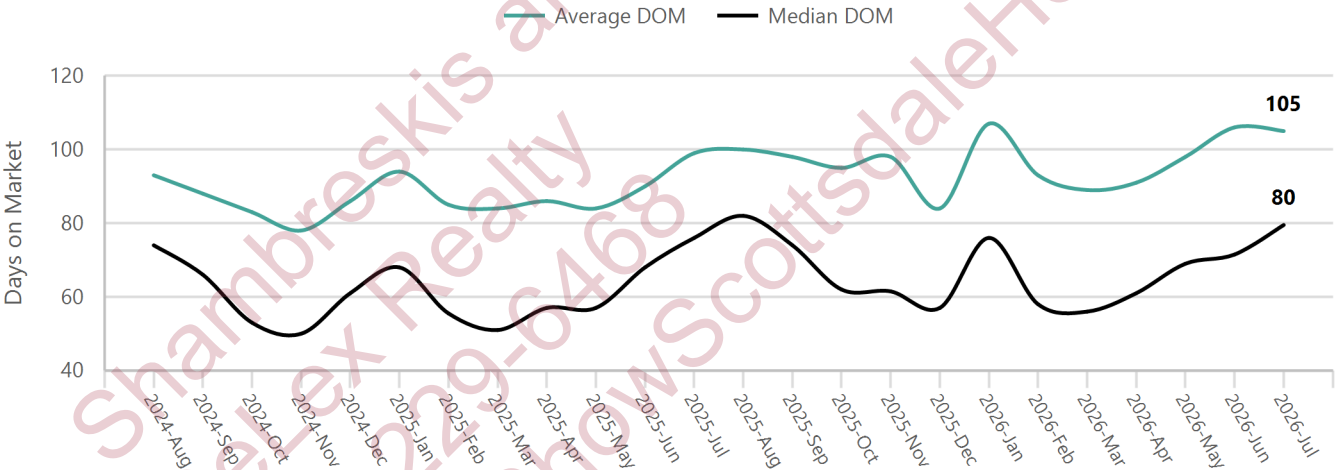
Metric	Monthly Values					Current Month Value vs Prior Monthly Values				
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr	3M Pr	6M Pr	12M Pr	
Average List Price	\$1,370,806	\$1,423,351	\$1,546,971	\$1,776,437	\$1,351,099	-3.69%▼	-11.39%▼	-22.83%▼	1.46%▲	
Median List Price	\$898,250	\$900,000	\$899,000	\$1,071,945	\$870,000	-0.19%▼	-0.08%▼	-16.20%▼	3.25%▲	

Sales Prices



Metric	Monthly Values					Current Month Value vs Prior Monthly Values				
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr	3M Pr	6M Pr	12M Pr	
Average Sales Price	\$1,445,596	\$1,390,520	\$1,341,654	\$1,404,046	\$1,220,357	3.96% ▲	7.75% ▲	2.96% ▲	18.46% ▲	
Median Sales Price	\$916,250	\$975,000	\$920,000	\$897,154	\$845,000	-6.03% ▼	-0.41% ▼	2.13% ▲	8.43% ▲	

Days on Market



Metric	Monthly Values					Current Month Value vs Prior Monthly Values				
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr	3M Pr	6M Pr	12M Pr	
Average DOM	105	106	91	107	99	-0.94% ▼	15.38% ▲	-1.87% ▼	6.06% ▲	
Median DOM	80	72	61	76	76	11.19% ▲	30.33% ▲	4.61% ▲	4.61% ▲	