



STAT

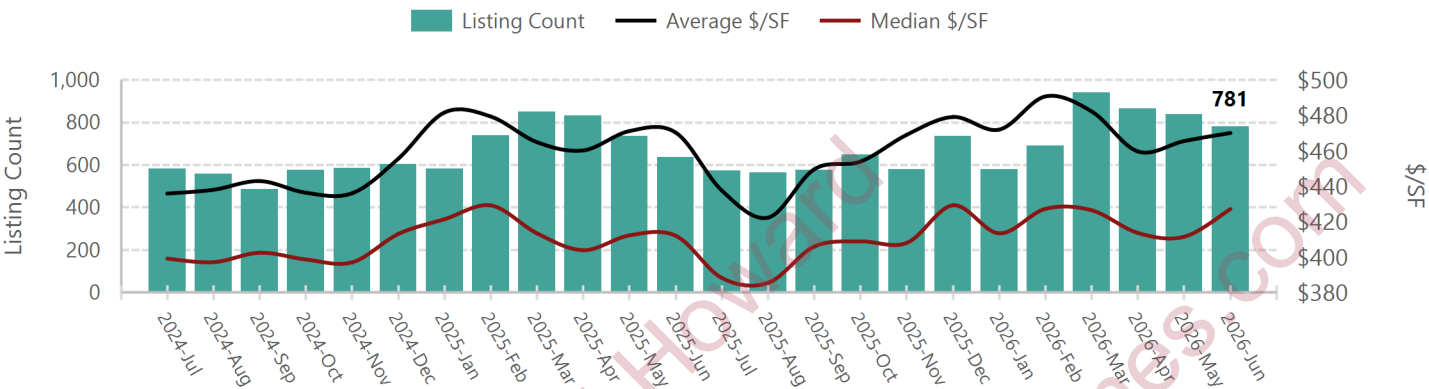
Your
Monthly Statistics

ARMLS®

DATA FOR June 2026 Northeast Valley

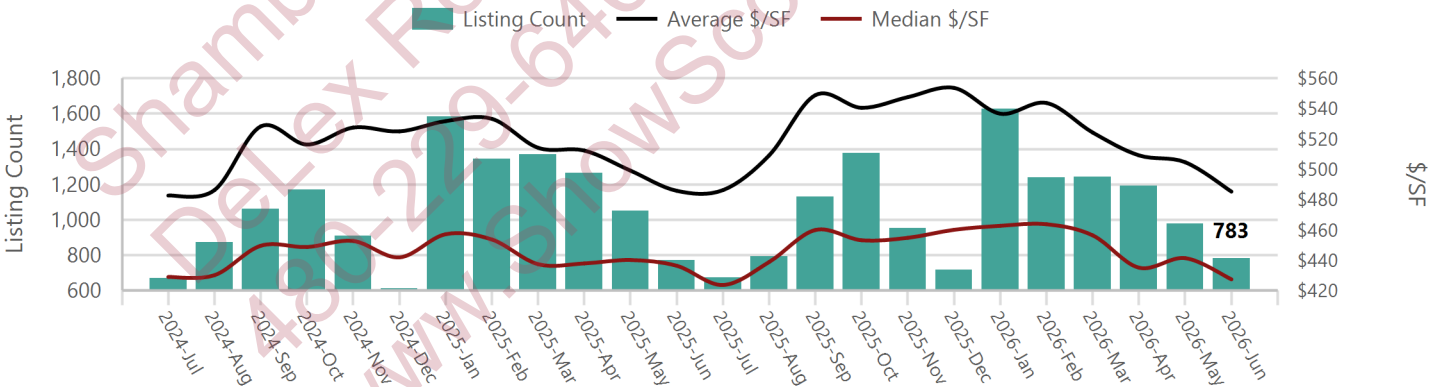
Published July 10, 2026

Sold Listings



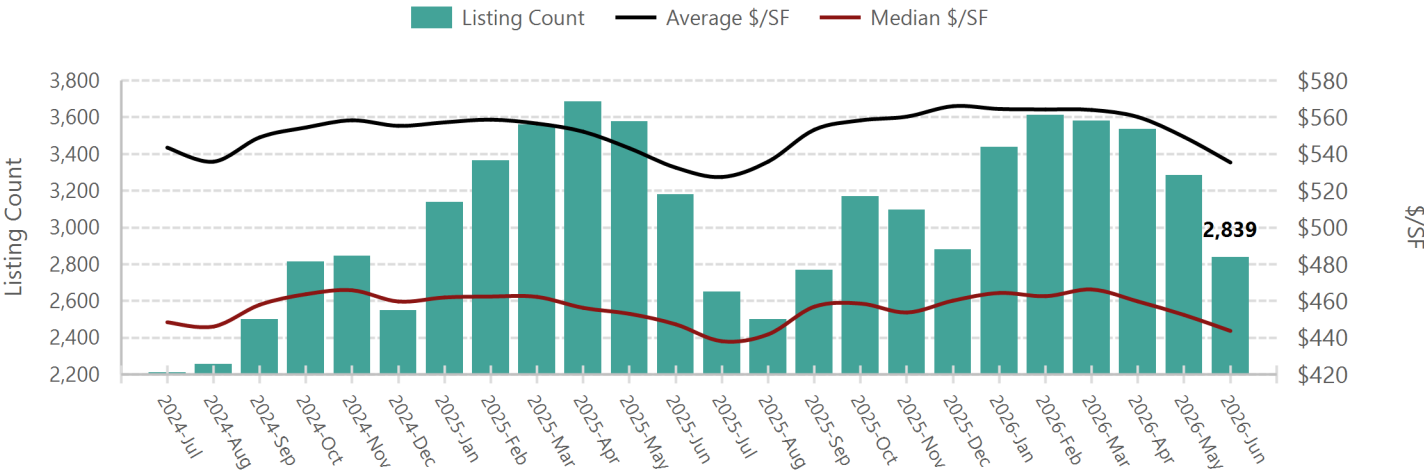
Metric	Monthly Values					Current Month Value vs Prior Monthly Values							
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr		3M Pr		6M Pr		12M Pr	
Listings	781	838	941	737	635	-6.80%	▼	-17.00%	▼	5.97%	▲	22.99%	▲
Average \$/SF	\$470.14	\$465.59	\$482.26	\$479.20	\$470.37	0.98%	▲	-2.51%	▼	-1.89%	▼	-0.05%	▼
Median \$/SF	\$427.18	\$411.50	\$426.48	\$429.31	\$412.09	3.81%	▲	0.16%	▲	-0.50%	▼	3.66%	▲

New Listings



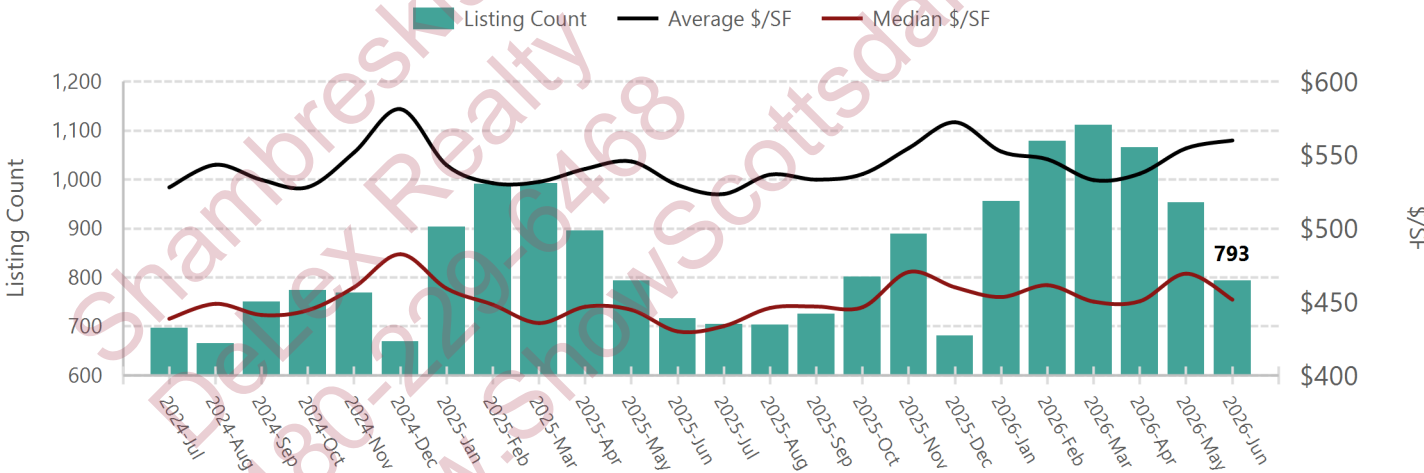
Metric	Monthly Values					Current Month Value vs Prior Monthly Values							
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr		3M Pr		6M Pr		12M Pr	
Listings	783	977	1,244	716	772	-19.86%	▼	-37.06%	▼	9.36%	▲	1.42%	▲
Average \$/SF	\$485.36	\$504.75	\$524.27	\$553.74	\$485.91	-3.84%	▼	-7.42%	▼	-12.35%	▼	-0.11%	▼
Median \$/SF	\$427.53	\$441.49	\$456.51	\$460.18	\$436.49	-3.16%	▼	-6.35%	▼	-7.09%	▼	-2.05%	▼

Active Listings (excluding UCB/CCBS)



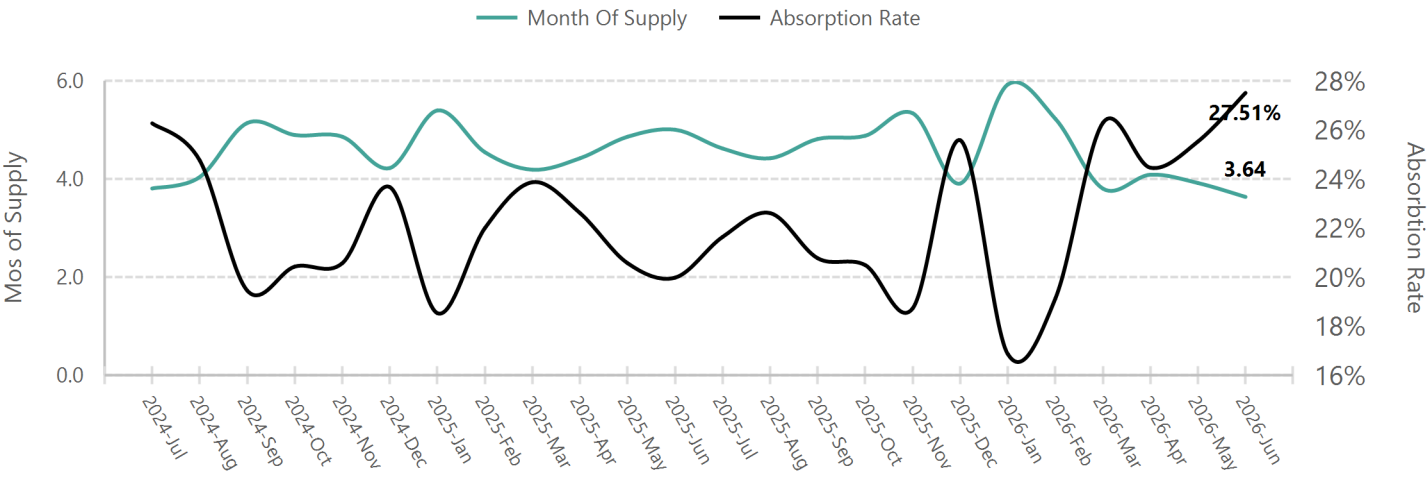
Metric	Monthly Values					Current Month Value vs Prior Monthly Values							
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr		3M Pr		6M Pr		12M Pr	
Listings	2,839	3,283	3,579	2,881	3,178	-13.52%	▼	-20.68%	▼	-1.46%	▼	-10.67%	▼
Average \$/SF	\$535.44	\$549.29	\$564.02	\$566.08	\$532.61	-2.52%	▼	-5.07%	▼	-5.41%	▼	0.53%	▲
Median \$/SF	\$443.73	\$452.40	\$466.29	\$460.20	\$447.30	-1.92%	▼	-4.84%	▼	-3.58%	▼	-0.80%	▼

Under Contract Listings (Pending/UCB/CCBS)



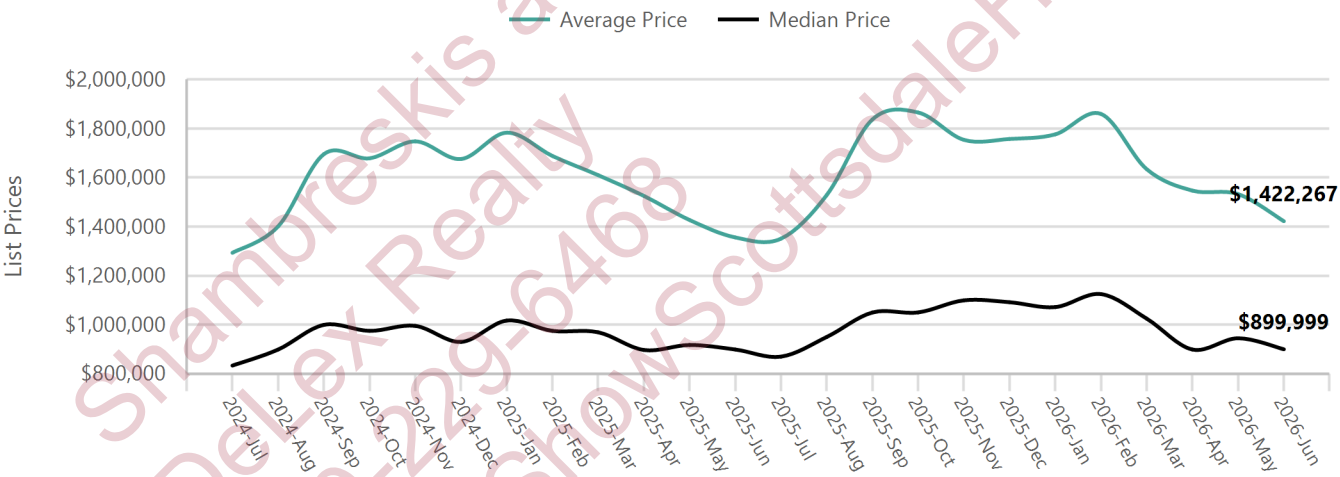
Metric	Monthly Values					Current Month Value vs Prior Monthly Values							
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr		3M Pr		6M Pr		12M Pr	
Listings	793	953	1,111	681	716	-16.79%	▼	-28.62%	▼	16.45%	▲	10.75%	▲
Average \$/SF	\$559.95	\$554.63	\$532.98	\$572.36	\$529.56	0.96%	▲	5.06%	▲	-2.17%	▼	5.74%	▲
Median \$/SF	\$451.60	\$469.32	\$450.23	\$460.00	\$430.00	-3.78%	▼	0.30%	▲	-1.83%	▼	5.02%	▲

Month Of Supply/Absorption Rate



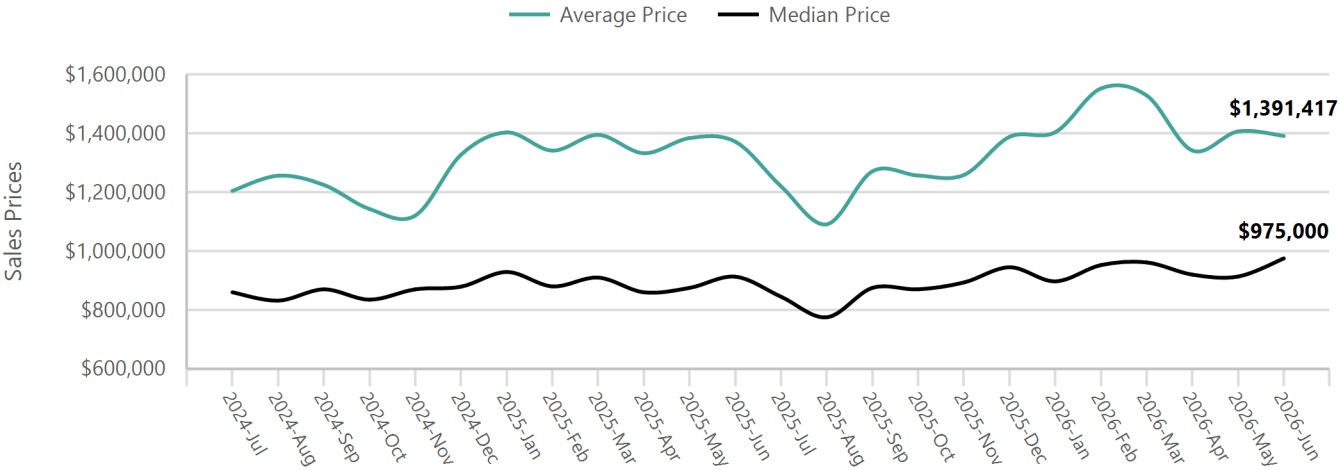
Metric	Monthly Values					Current Month Value vs Prior Monthly Values			
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr	3M Pr	6M Pr	12M Pr
Supply	3.64	3.92	3.80	3.91	5.00	-7.21% ▼	-4.43% ▼	-7.01% ▼	-27.37% ▼
Absorption Rate	27.51%	25.53%	26.29%	25.58%	19.98%	7.77% ▲	4.63% ▲	7.54% ▲	37.68% ▲

New List Prices



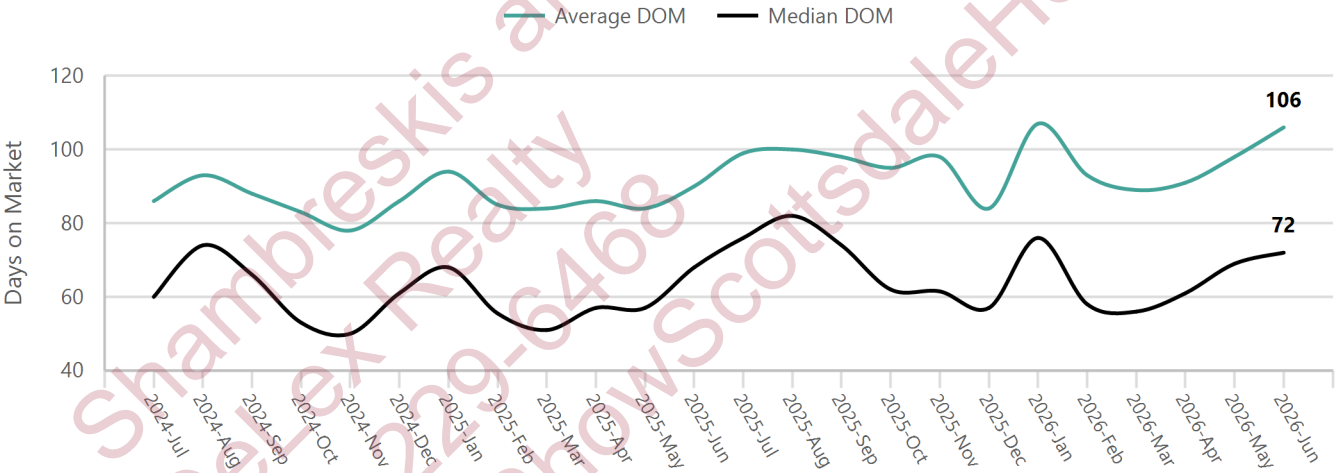
Metric	Monthly Values					Current Month Value vs Prior Monthly Values			
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr	3M Pr	6M Pr	12M Pr
Average List Price	\$1,422,267	\$1,532,798	\$1,634,464	\$1,757,700	\$1,356,234	-7.21% ▼	-12.98% ▼	-19.08% ▼	4.87% ▲
Median List Price	\$899,999	\$945,000	\$1,025,000	\$1,091,944	\$899,000	-4.76% ▼	-12.20% ▼	-17.58% ▼	0.11% ▲

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	\$1,391,417	\$1,406,823	\$1,528,953	\$1,388,251	\$1,371,999	-1.10%	▼	-9.00%	▼	0.23% ▲
Median Sales Price	\$975,000	\$913,500	\$961,500	\$945,000	\$913,000	6.73%	▲	1.40%	▲	3.17% ▲

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	106	98	89	84	90	8.16%	▲	19.10%	▲	26.19% ▲
Median DOM	72	69	56	57	68	4.35%	▲	28.57%	▲	26.32% ▲