



STAT

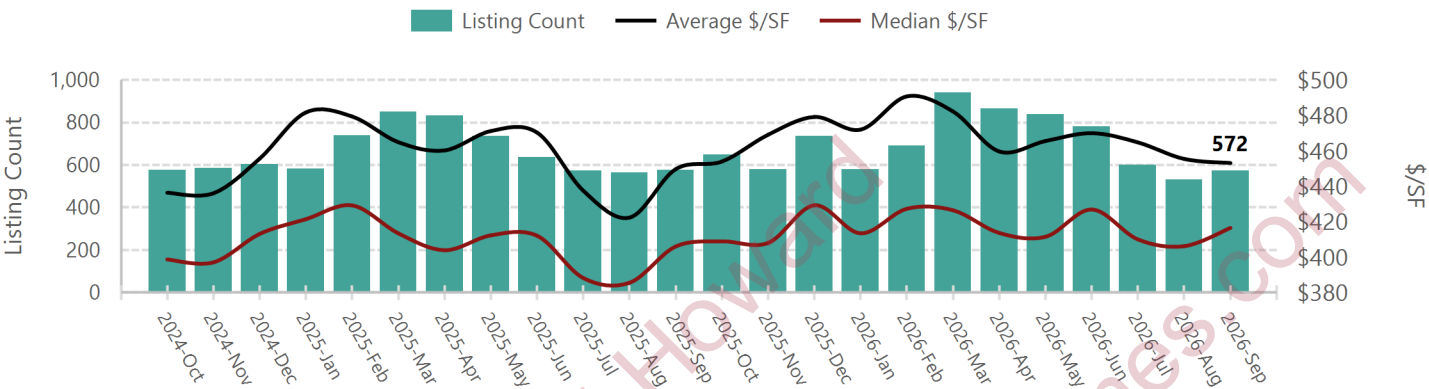
Your
Monthly Statistics

ARMLS®

DATA FOR September 2026 Northeast Valley

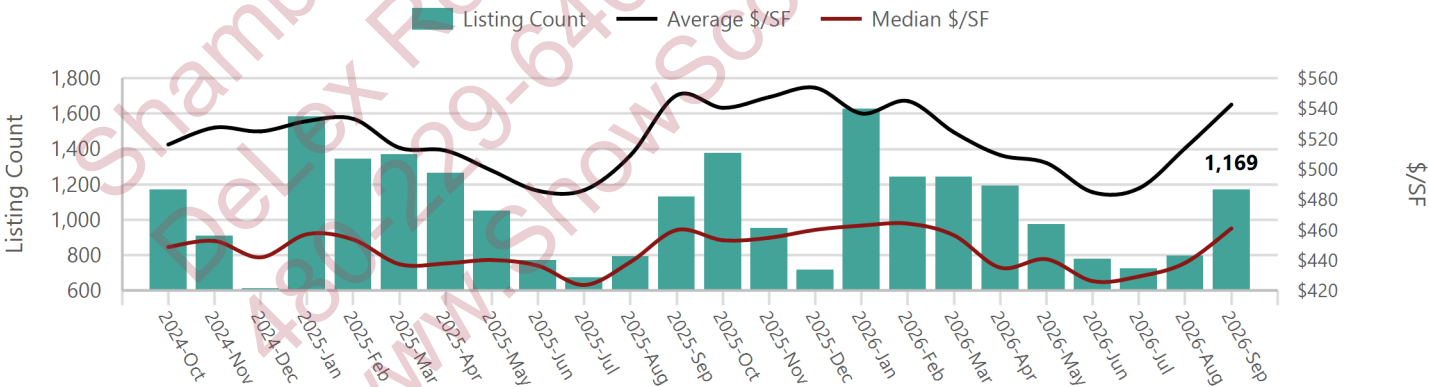
Published October 10, 2026

Sold Listings



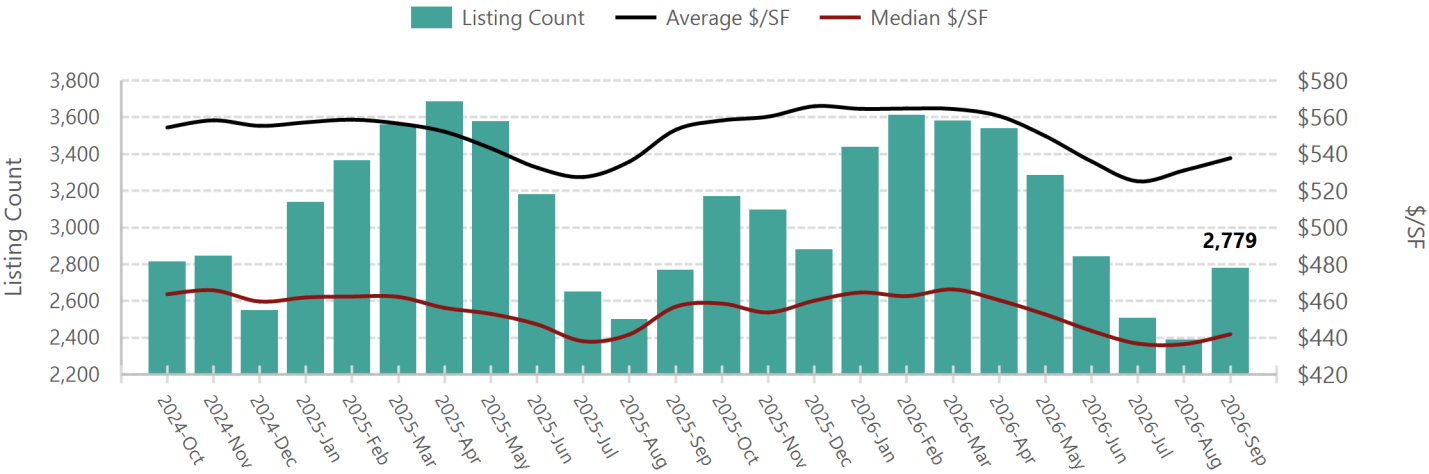
Metric	Monthly Values					Current Month Value vs Prior Monthly Values							
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr		3M Pr		6M Pr		12M Pr	
Listings	572	531	782	941	575	7.72%	▲	-26.85%	▼	-39.21%	▼	-0.52%	▼
Average \$/SF	\$453.15	\$455.46	\$470.01	\$482.26	\$449.71	-0.51%	▼	-3.59%	▼	-6.04%	▼	0.77%	▲
Median \$/SF	\$416.49	\$406.19	\$426.91	\$426.48	\$406.04	2.53%	▲	-2.44%	▼	-2.34%	▼	2.57%	▲

New Listings



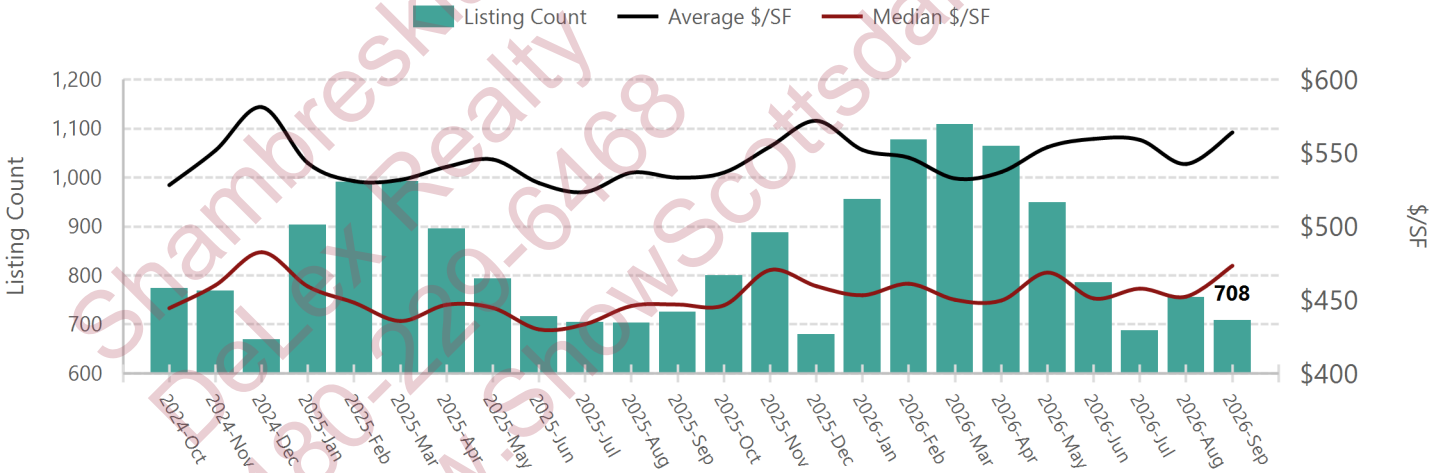
Metric	Monthly Values					Current Month Value vs Prior Monthly Values						
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr		3M Pr		6M Pr		12M Pr
Listings	1,169	798	780	1,243	1,130	46.49%	▲	49.87%	▲	-5.95%	▼	3.45% ▲
Average \$/SF	\$542.71	\$514.04	\$484.96	\$524.41	\$548.90	5.58%	▲	11.91%	▲	3.49%	▲	-1.13% ▼
Median \$/SF	\$461.07	\$438.42	\$426.32	\$456.50	\$460.04	5.17%	▲	8.15%	▲	1.00%	▲	0.22% ▲

Active Listings (excluding UCB/CCBS)



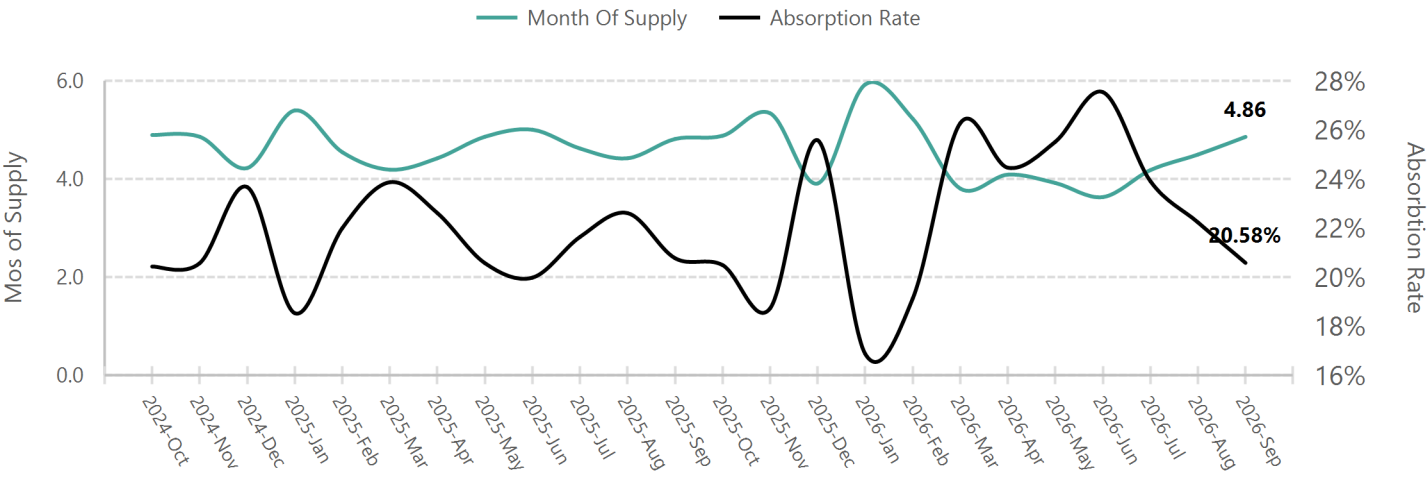
Metric	Monthly Values					Current Month Value vs Prior Monthly Values							
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr		3M Pr		6M Pr		12M Pr	
Listings	2,779	2,389	2,840	3,580	2,769	16.32%	▲	-2.15%	▼	-22.37%	▼	0.36%	▲
Average \$/SF	\$537.79	\$531.12	\$535.94	\$564.55	\$553.23	1.26%	▲	0.34%	▲	-4.74%	▼	-2.79%	▼
Median \$/SF	\$441.93	\$436.52	\$443.72	\$466.34	\$456.93	1.24%	▲	-0.40%	▼	-5.23%	▼	-3.28%	▼

Under Contract Listings (Pending/UCB/CCBS)



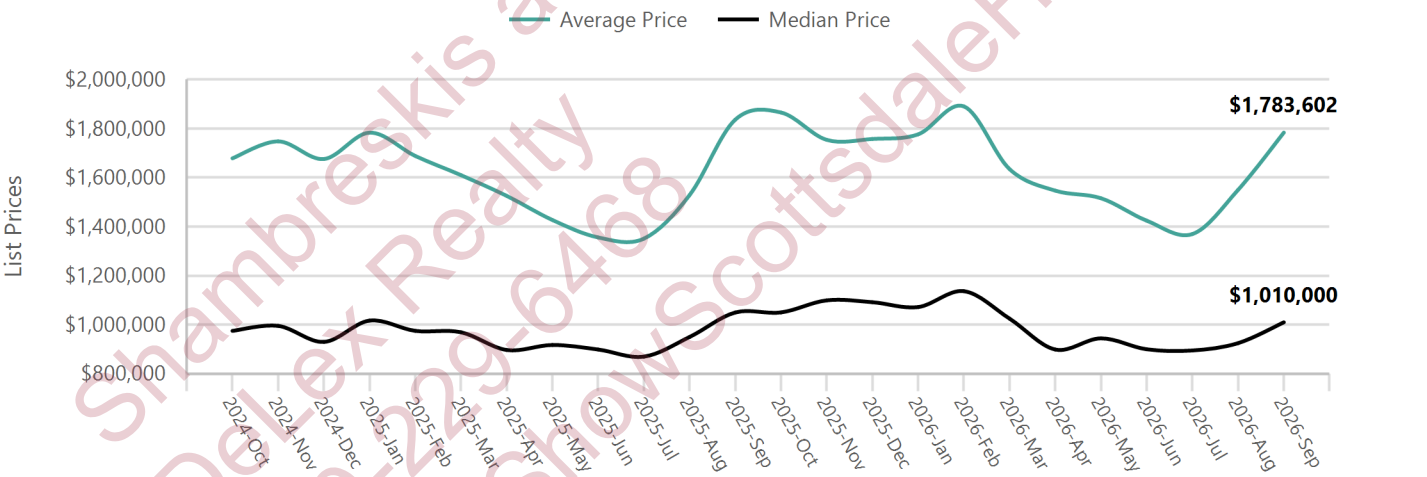
Metric	Monthly Values					Current Month Value vs Prior Monthly Values							
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr		3M Pr		6M Pr		12M Pr	
Listings	708	756	785	1,109	726	-6.35%	▼	-9.81%	▼	-36.16%	▼	-2.48%	▼
Average \$/SF	\$564.04	\$542.54	\$559.65	\$532.72	\$533.28	3.96%	▲	0.78%	▲	5.88%	▲	5.77%	▲
Median \$/SF	\$473.33	\$452.32	\$451.07	\$450.11	\$446.93	4.64%	▲	4.93%	▲	5.16%	▲	5.91%	▲

Month Of Supply/Absorption Rate



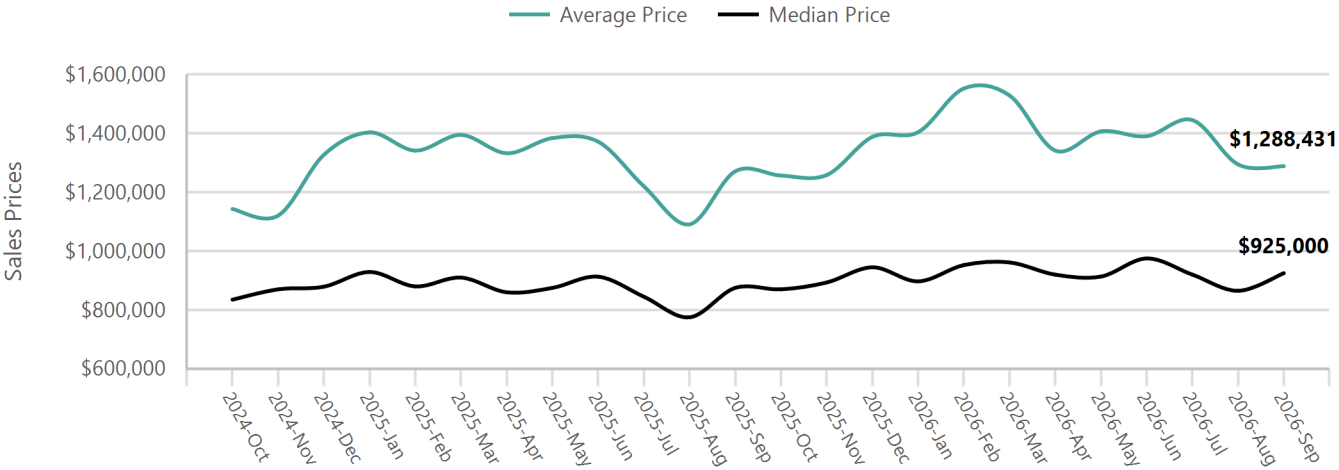
Metric	Monthly Values					Current Month Value vs Prior Monthly Values							
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr		3M Pr		6M Pr		12M Pr	
Supply	4.86	4.50	3.63	3.80	4.82	7.99%	▲	33.78%	▲	27.70%	▲	0.89%	▲
Absorption Rate	20.58%	22.23%	27.54%	26.28%	20.77%	-7.40%	▼	-25.25%	▼	-21.69%	▼	-0.88%	▼

New List Prices



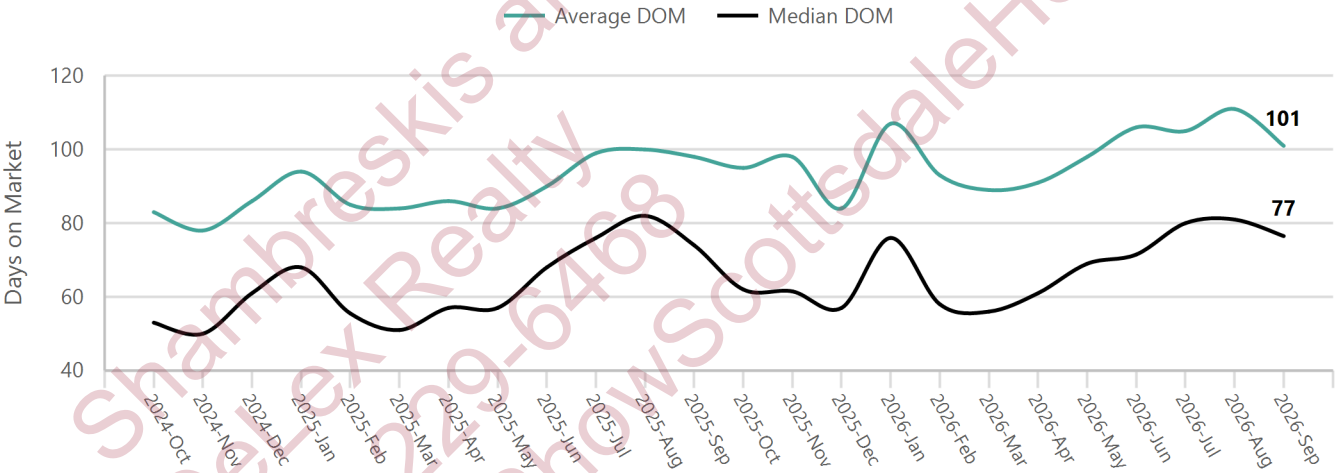
Metric	Monthly Values					Current Month Value vs Prior Monthly Values							
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr		3M Pr		6M Pr		12M Pr	
Average List Price	\$1,783,602	\$1,550,305	\$1,424,606	\$1,634,814	\$1,836,344	15.05%	▲	25.20%	▲	9.10%	▲	-2.87%	▼
Median List Price	\$1,010,000	\$925,000	\$900,000	\$1,025,000	\$1,050,000	9.19%	▲	12.22%	▲	-1.46%	▼	-3.81%	▼

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	\$1,288,431	\$1,294,466	\$1,390,520	\$1,528,953	\$1,271,198	-0.47%	▼ -7.34%	▼ -15.73%	▼	1.36% ▲
Median Sales Price	\$925,000	\$865,000	\$975,000	\$961,500	\$875,000	6.94%	▲ -5.13%	▼ -3.80%	▼	5.71% ▲

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	101	111	106	89	98	-9.01%	▼ -4.72%	▼ 13.48%	▲	3.06% ▲
Median DOM	77	81	72	56	74	-5.56%	▼ 6.99%	▲ 36.61%	▲	3.38% ▲