

BY THE NUMBERS

Coast – May 2025

YEAR OVER YEAR	May 2025	May 2024	% CHANGE
AVAILABLE INVENTORY			
97103	112	84	33.3%
97110	39	30	30.0%
97121	14	13	7.7%
97130	48	28	71.4%
97131	29	28	3.6%
97138	144	100	44.0%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97103	504.5	571.6	-11.7%
97110	1,198.6	1,859.7	-35.5%
97121	453.1	509.1	-11.0%
97130	701.7	828.7	-15.3%
97131	562.1	455.3	23.5%
97138	799.4	674.6	18.5%
AVERAGE DAYS ON MKT			
97103	54	125	-56.8%
97110	116	96	20.8%
97121	21	8	162.5%
97130	32	17	88.2%
97131	58	3	1833.3%
97138	54	72	-25.0%
SOLD VS. LIST PRICE			
97103	98.4%	96.0%	2.5%
97110	92.0%	98.8%	-6.8%
97121	94.8%	98.4%	-3.6%
97130	99.6%	99.4%	0.2%
97131	99.4%	95.2%	4.5%
97138	98.0%	94.8%	3.3%
MONTHS OF INVENTORY			
97103	7.0	6.5	7.7%
97110	6.5	3.0	116.7%
97121	7.0	4.3	62.8%
97130	6.9	2.8	146.4%
97131	4.8	14	-65.7%
97138	6.5	3.4	91.2%

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ABSORPTION RATE			
97103	14.2%	15.4%	-7.7%
97110	15.3%	33.3%	-53.9%
97121	14.2%	23.0%	-38.1%
97130	14.5%	35.7%	-59.2%
97131	20.6%	7.1%	189.8%
97138	15.2%	29.0%	-47.3%

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97103	73	61	19.7%
97110	13	27	-51.9%
97121	6	12	-50.0%
97130	23	28	-17.9%
97131	21	11	90.9%
97138	72	93	-22.6%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97103	557.2	412.1	35.2%
97110	1,048.4	1,303.4	-19.6%
97121	321.5	505.6	-36.4%
97130	862.8	885.0	-2.5%
97131	395.0	396.6	-0.4%
97138	529.5	619.2	-14.5%