

BY THE NUMBERS

Coast – June 2025

YEAR OVER YEAR	June 2025	June 2024	% CHANGE
AVAILABLE INVENTORY			
97103	126	91	38.5%
97110	40	30	33.3%
97121	11	8	37.5%
97130	53	29	82.8%
97131	35	31	12.9%
97138	133	119	11.8%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97103	519.5	521.8	-0.4%
97110	1,328.1	1,683.8	-21.1%
97121	452.9	529.6	-14.5%
97130	749.4	710.6	5.5%
97131	515.9	410.4	25.7%
97138	843.6	728.5	15.8%
AVERAGE DAYS ON MKT			
97103	70	48	45.8%
97110	55	42	31.0%
97121	0	17	-100.0%
97130	36	33	9.1%
97131	68	3	2166.7%
97138	51	62	-17.7%
SOLD VS. LIST PRICE			
97103	98.2%	101.2%	-2.9%
97110	96.8%	96.3%	0.5%
97121	0	95.6%	-100.0%
97130	97.4%	92.2%	5.6%
97131	99.5%	94.6%	5.2%
97138	98.1%	96.7%	1.5%
MONTHS OF INVENTORY			
97103	4.7	3.8	23.7%
97110	6.7	4.3	55.8%
97121	0.0	4.0	-100.0%
97130	6.6	2.2	200.0%
97131	5.0	7.8	-35.9%
97138	4.8	5.2	-7.7%

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ABSORPTION RATE			
97103	21.4%	26.3%	-18.7%
97110	15.0%	23.3%	-35.7%
97121	0	25.0%	-100.0%
97130	15.0%	44.8%	-66.3%
97131	20.0%	12.9%	55.0%
97138	21.0%	19.3%	8.9%

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97103	101	85	18.8%
97110	19	34	-44.1%
97121	6	14	-57.1%
97130	31	41	-24.4%
97131	29	15	93.3%
97138	101	116	-12.9%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97103	539.6	459.4	17.5%
97110	950.5	1,241.3	-23.4%
97121	321.5	498	-35.4%
97130	905.3	845.6	7.1%
97131	377.2	403.6	-6.5%
97138	542.4	604.7	-10.3%