

BY THE NUMBERS

Coast – September 2025

YEAR OVER YEAR	Sept 2025	Sept 2024	% CHANGE
AVAILABLE INVENTORY			
97103	120	118	1.70%
97110	40	28	42.90%
97121	12	8	50.00%
97130	59	31	90.30%
97131	28	40	-30.00%
97138	137	137	0
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97103	502.4	520.6	-3.50%
97110	1,348.20	1,529.40	-11.80%
97121	474	399.2	18.70%
97130	775.8	822.3	-5.70%
97131	522.8	495.7	5.50%
97138	847.8	726.6	16.70%
AVERAGE DAYS ON MKT			
97103	94	81	16.00%
97110	149	71	109.90%
97121	4	133	-97.00%
97130	65	16	306.30%
97131	95	35	171.40%
97138	99	53	86.80%
SOLD VS. LIST PRICE			
97103	96.77%	95.75%	1.10%
97110	93.86%	94.13%	-0.30%
97121	100.87%	64.38%	56.70%
97130	97.15%	97.45%	-0.30%
97131	97.07%	93.79%	3.50%
97138	92.51%	96.19%	-3.80%
MONTHS OF INVENTORY			
97103	5.5	6.2	-11.30%
97110	10	3.5	185.70%
97121	12	8	50.00%
97130	6.6	2.8	135.70%
97131	4	6.7	-40.30%
97138	7.2	6.9	4.30%

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ABSORPTION RATE			
97103	18.33%	16.10%	13.90%
97110	10.00%	28.57%	-65.00%
97121	8.33%	12.50%	-33.40%
97130	15.25%	35.48%	-57.00%
97131	25.00%	15.00%	66.70%
97138	13.87%	14.60%	-5.00%

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97103	162	144	12.50%
97110	34	52	-34.60%
97121	13	21	-38.10%
97130	57	73	-21.90%
97131	47	32	46.90%
97138	174	179	-2.80%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97103	517	485.9	6.40%
97110	990	1,253.90	-21.00%
97121	374.8	467.9	-19.90%
97130	891.9	816.5	9.20%
97131	455.2	413.3	10.10%
97138	555.1	611.6	-9.20%