

BY THE
Numbers
Coast – January 2026

YEAR OVER YEAR	Jan 2026	Jan 2025	% CHANGE
AVAILABLE INVENTORY			
97103	75	105	-28.6%
97110	30	23	30.4%
97121	6	5	20.0%
97130	38	23	65.2%
97131	24	37	-35.1%
97138	94	93	1.1%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97103	524.6	517.7	1.3%
97110	1,161.7	1,429.7	-18.7%
97121	454.6	321.6	41.4%
97130	694.4	468.1	48.3%
97131	520.7	546.8	-4.8%
97138	847.2	705.7	20.1%
AVERAGE DAYS ON MKT			
97103	95	121	-21.5%
97110	113	0	100.0%
97121	139	16	768.8%
97130	93	58	60.3%
97131	103	83	24.1%
97138	100	116	-13.8%
SOLD VS. LIST PRICE			
97103	96.5%	99.3%	-2.8%
97110	89.8%	0	N/A
97121	97.7%	96.0%	1.8%
97130	93.4%	97.5%	-4.2%
97131	95.8%	94.5%	1.3%
97138	96.5%	96.7%	-0.2%
MONTHS OF INVENTORY			
97103	4.4	9.5	-53.7%
97110	15.0	0	N/A
97121	6.0	5.0	20.0%
97130	5.4	2.3	134.8%
97131	4.8	9.3	-48.4%
97138	3.9	7.2	-45.8%
ABSORPTION RATE			
97103	22.6%	10.4%	116.3%
97110	6.6%	0	100.0%
97121	16.6%	20.0%	-16.7%
97130	18.4%	43.4%	-57.6%
97131	20.8%	10.8%	92.7%
97138	25.5%	13.9%	82.6%

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YEAR TO DATE	2026	2025	% CHANGE
CLOSED SALES			
97103	213	193	10.4%
97110	48	63	-23.8%
97121	19	24	-20.8%
97130	77	94	-18.1%
97131	58	46	26.1%
97138	240	229	4.8%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97103	511.8	486.3	5.2%
97110	1,072.0	1,270.6	-15.6%
97121	411.0	462.8	-11.2%
97130	832.8	803.6	3.6%
97131	452.2	429.9	5.2%
97138	569.1	615.6	-7.6%