

BY THE  
*Numbers*  
Coast – February 2026

YEAR OVER YEAR	Feb 2026	Feb 2025	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97103	66	94	-29.8%
97110	29	24	20.8%
97121	4	3	33.3%
97130	29	21	38.1%
97131	19	33	-42.4%
97138	99	95	4.2%
<b>AVERAGE LIST PRICE</b>			
	(\$,000)	(\$,000)	
97103	526.2	501.8	4.9%
97110	1,265.9	1,276.8	-0.9%
97121	373.4	249.7	49.5%
97130	677.8	502.4	34.9%
97131	481.5	519.6	-7.3%
97138	678.3	692.9	-2.1%
<b>AVERAGE DAYS ON MKT</b>			
97103	138	89	55.1%
97110	119	17	600.0%
97121	162	4	3950.0%
97130	45	17	164.7%
97131	106	111	-4.5%
97138	93	108	-13.9%
<b>SOLD VS. LIST PRICE</b>			
97103	97.7%	97.5%	0.2%
97110	95.1%	97.4%	-2.4%
97121	99.1%	103.2%	-3.9%
97130	98.2%	95.4%	2.9%
97131	93.0%	93.6%	-0.7%
97138	95.6%	95.4%	0.2%
<b>MONTHS OF INVENTORY</b>			
97103	4.1	6.7	-38.8%
97110	3.6	12.0	-70.0%
97121	2.0	3.0	-33.3%
97130	5.8	21.0	-72.4%
97131	6.3	11.0	-42.7%
97138	8.3	11.9	-30.3%
<b>ABSORPTION RATE</b>			
97103	24.2%	14.89%	62.8%
97110	27.5%	8.33%	231.2%
97121	50.0%	33.33%	50.0%
97130	17.2%	4.7%	262.2%
97131	15.7%	9.0%	73.7%
97138	12.1%	8.4%	43.9%

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YEAR TO DATE	2026	2025	% CHANGE
<b>CLOSED SALES</b>			
97103	26	18	44.4%
97110	11	3	266.7%
97121	3	3	0
97130	8	3	166.7%
97131	7	3	133.3%
97138	21	20	5.0%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
97103	495.8	418.2	18.6%
97110	711.2	858.0	-17.1%
97121	533.0	236.7	125.2%
97130	707.1	645.0	9.6%
97131	409.0	339.7	20.4%
97138	686.9	598.5	14.8%