

BY THE
Numbers
Coast – March 2026

YEAR OVER YEAR	March 2026	March 2025	% CHANGE
AVAILABLE INVENTORY			
97103	70	100	-30.0%
97110	34	30	13.3%
97121	4	5	-20.0%
97130	39	26	50.0%
97131	18	37	-51.4%
97138	111	109	1.8%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97103	512.3	466.5	9.8%
97110	1,177.4	1,160.0	1.5%
97121	333.1	367.4	-9.3%
97130	700.5	621.6	12.7%
97131	527.3	490.4	7.5%
97138	717.3	716.0	0.2%
AVERAGE DAYS ON MKT			
97103	55	106	-48.1%
97110	81	99	-18.2%
97121	185	0	100.0%
97130	120	3	3900.0%
97131	69	79	-12.7%
97138	117	89	31.5%
SOLD VS. LIST PRICE			
97103	95.7%	99.2%	-3.5%
97110	97.4%	94.9%	2.7%
97121	100.2%	0	N/A
97130	91.3%	99.1%	-7.8%
97131	98.4%	96.3%	2.2%
97138	97.7%	99.6%	-1.9%
MONTHS OF INVENTORY			
97103	7.8	4.8	62.5%
97110	6.8	7.5	-9.3%
97121	4.0	0	N/A
97130	19.5	8.7	124.1%
97131	9.0	6.2	45.2%
97138	8.5	9.1	-6.6%
ABSORPTION RATE			
97103	12.8%	21.0%	-38.8%
97110	14.7%	13.3%	10.4%
97121	25.0%	0	100.0%
97130	5.1%	11.5%	-55.5%
97131	11.1%	16.2%	-31.5%
97138	11.7%	11.0%	6.4%

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YEAR TO DATE	2026	2025	% CHANGE
CLOSED SALES			
97103	35	39	-10.3%
97110	16	7	128.6%
97121	4	3	33.3%
97130	10	6	66.7%
97131	9	9	0
97138	34	32	6.3%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97103	491.0	627.4	-21.7%
97110	796.6	1,047.0	-23.9%
97121	499.7	236.7	111.1%
97130	679.7	654.2	3.9%
97131	421.5	398.0	5.9%
97138	605.3	626.3	-3.4%