

BY THE
Numbers
Coast – April 2026

YEAR OVER YEAR	April 2026	April 2025	% CHANGE
AVAILABLE INVENTORY			
97103	74	100	-26.0%
97110	35	33	6.1%
97121	7	7	0
97130	45	38	18.4%
97131	27	32	-15.6%
97138	118	113	4.4%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97103	532	494.5	7.6%
97110	1,172.3	1,177.1	-0.4%
97121	400.1	386.3	3.6%
97130	715.6	697.3	2.6%
97131	486.9	580.3	-16.1%
97138	718.1	732	-1.9%
AVERAGE DAYS ON MKT			
97103	54	54	0
97110	2	0	100.0%
97121	7	29	-75.9%
97130	2	118	-98.3%
97131	27	57	-52.6%
97138	88	60	46.7%
SOLD VS. LIST PRICE			
97103	99.3%	97.0%	2.4%
97110	100.1%	0	N/A
97121	92.7%	100.0%	-7.3%
97130	101.5%	97.9%	3.7%
97131	98.1%	99.4%	-1.3%
97138	96.9%	98.2%	-1.4%
MONTHS OF INVENTORY			
97103	3.4	5.6	-39.3%
97110	11.7	0	N/A
97121	3.5	7.0	-50.0%
97130	22.5	3.8	492.1%
97131	9.0	4.6	95.7%
97138	5.9	6.3	-6.3%
ABSORPTION RATE			
97103	29.7%	18.0%	65.2%
97110	8.5%	0	100.0%
97121	28.5%	14.2%	99.9%
97130	4.4%	26.3%	-83.1%
97131	11.1%	21.8%	-49.2%
97138	16.9%	15.9%	6.4%

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YEAR TO DATE	2026	2025	% CHANGE
CLOSED SALES			
97103	57	57	0
97110	19	7	171.4%
97121	6	4	50.0%
97130	12	16	-25.0%
97131	12	16	-25.0%
97138	54	50	8.0%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97103	487.5	575.4	-15.3%
97110	920.8	1,047.0	-12.1%
97121	424.2	310.5	36.6%
97130	743.0	833.0	-10.8%
97131	463.5	421.4	10.0%
97138	589.4	562.8	4.7%