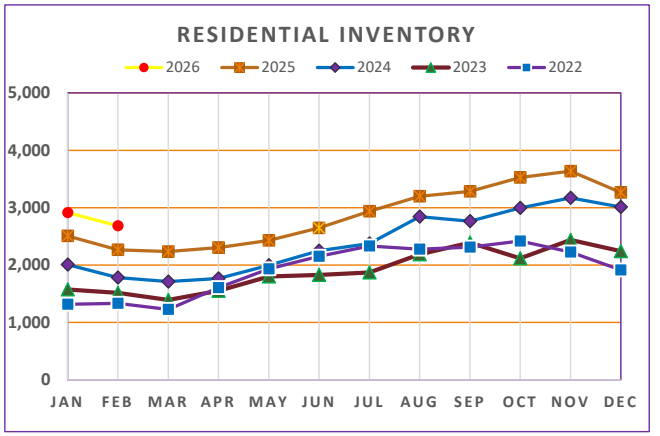
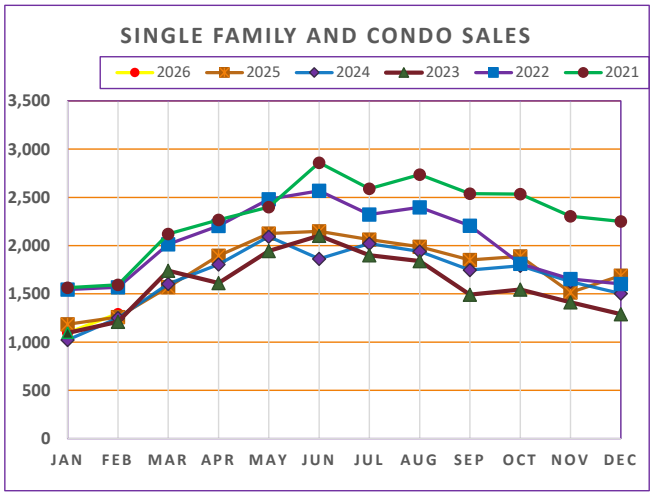
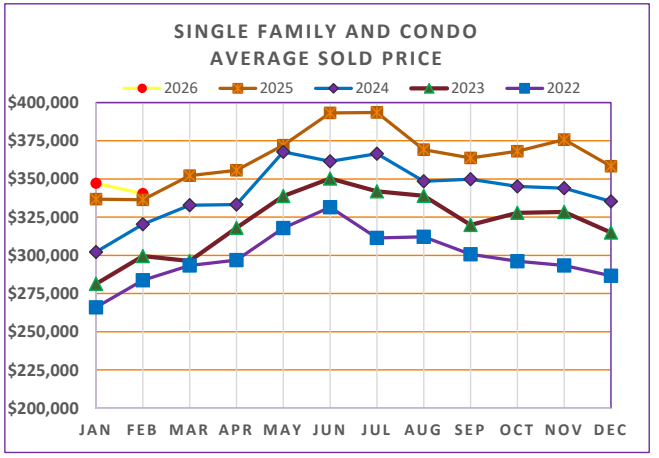
MLS Monthly Update Summary - 3/12/2026

	Feb 2025	Jan 2026	Feb 2026	Prev Yr/Mo Variance 26-25	2026 Total or Avg YTD	YTD Variance 26-25
Membership:						
Offices	705	677	670	-4.96%	674	-4.94%
Appraisers (Included)	233	223	222	-4.72%	223	-4.91%
Total Licensees	6,951	7,148	6,973	0.32%	7,061	0.14%
Active Inventory	3,384	4,009	3,842	13.53%	3,926	11.89%
Residential	2,266	2,914	2,684	18.45%	2,799	17.28%
Multi-Fam. & Apts.	137	149	137	0.00%	143	5.93%
Commercial & Indus.	275	311	358	30.18%	335	21.64%
Land & Lots	706	635	663	-6.09%	649	-8.85%
Lease / Rental	169	199	224	32.54%	212	24.41%
New Listings (Total)	2,043	2,206	1,987	-2.74%	4,193	7.84%
New Listings (SF&C)	1,773	1,855	1,706	-3.78%	3,561	6.65%
Lender Involved-Listings	1.58%	2.05%	2.64%	67.03%	2.34%	-0.47%
Expirations	184	203	209	13.59%	206	0.00%
Cancelled (SF&C)	252	331	241	-4.37%	286	14.63%
New Pending Sales						
New (SF&C)	1,432	1,360	1,439	0.49%	1,400	0.76%
Lender Involved-Listings	3.35%	2.87%	2.99%	-10.85%	2.93%	7.80%
New Total (All Prop Types)	1,579	1,525	1,585	0.38%	1,555	1.04%
Total BOM	350	316	292	-16.57%	304	-10.72%
Total Waiting To Close	2,209	1,799	2,197	-0.54%	1,998	-2.70%

Closings:	Feb 2025	Jan 2026	Feb 2026	Prev Yr/Mo Variance 26-25	2026 Total or Avg YTD	YTD Variance 26-25
Total Single Fam & Condo Sales	1,260	1,096	1,297	2.94%	2,393	-2.13%
Total $ Volume (000's)	$423,866	$380,487	$441,503	4.16%	$821,990	-0.13%
Average Sale Price	$336,402	$347,159	$340,403	1.19%	$343,498	2.05%
Single Family	1,109	966	1,136	2.43%	2,102	-1.68%
$ Volume (000's)	$388,202	$349,288	$399,574	2.93%	$748,862	-0.08%
Avg. DOM	34	33	35	2.94%	34	0.00%
Avg. CDOM	40	17	45	12.50%	31	-24.39%
Avg. Price	$350,047	$361,582	$351,738	0.48%	$356,262	1.63%
Median Price	$297,500	$307,500	$300,000	0.84%	$303,750	5.21%
Condominiums	151	130	161	6.62%	291	-5.21%
$ Volume (000's)	$35,664	$30,863	$41,929	17.57%	$72,792	-1.02%
Avg. DOM	31	38	37	19.35%	38	20.97%
Avg. CDOM	41	47	48	17.07%	48	21.79%
Avg. Price	$236,185	$237,408	$260,429	10.26%	$250,144	4.43%
Median Price	$210,000	$222,500	$232,500	10.71%	$227,500	7.20%
Lender Involved -Sales	1.98%	2.55%	3.55%	78.75%	3.05%	46.03%
Multi-Family (2-4)	45	43	42	-6.67%	85	-15.00%
$ Volume (000's)	$11,191	$14,301	$12,532	11.98%	$26,833	0.59%