

Association Executive Report

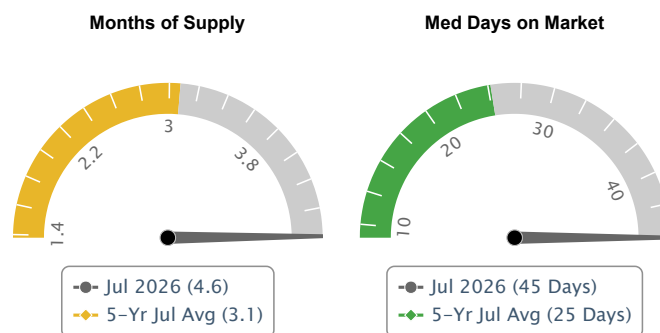
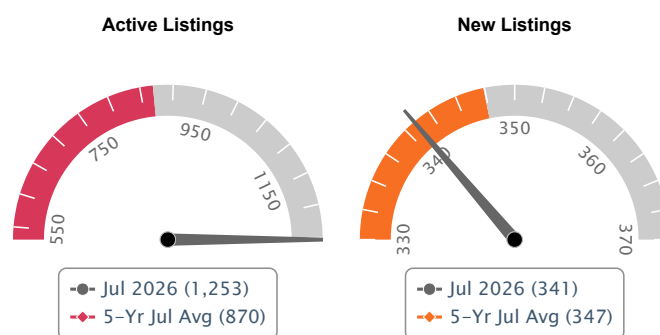
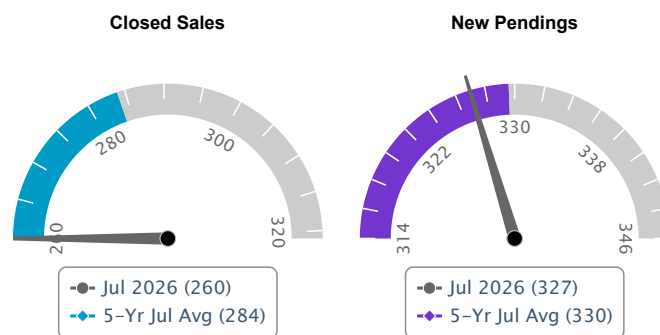
July 2026

Coastal Association of REALTORS

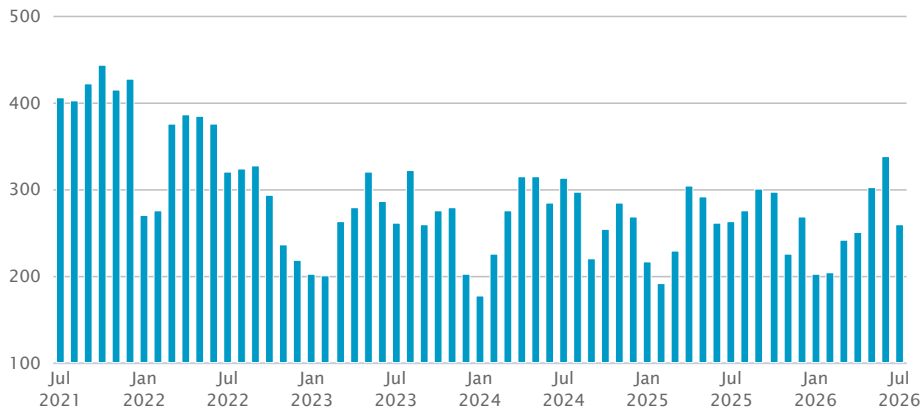
Statistic	Jul	YoY	MoM
Total Sold Dollar Volume	112,194,201	+ 3.5%	- 27.9%
Closed Sales	260	- 1.5%	- 23.1%
Median Sold Price	\$365,000	+ 4.3%	- 1.1%
Average Sold Price	\$422,027	+ 4.5%	- 5.8%
Median Days on Market	45 days	+ 25%	+36.4%
Average Days on Market	67 days	+28.8%	- 2.9%
Median Price per Sq Foot	\$242	- 0.4%	- 1.2%
Average Price per Sq Foot	\$274	- 4.5%	- 6.5%

In the Coastal Association of REALTORS (CAR) area, the median sold price for residential properties for July was \$365,000, representing a decrease of 1.1% compared to last month and an increase of 4.3% from Jul 2025. The average days on market for units sold in July was 67 days, 52% above the 5-year July average of 44 days. There was a 10.8% month over month increase in new contract activity with 327 New Pending; an 8.7% MoM increase in All Pending (new contracts + contracts carried over from June) to 400; and a 2% decrease in supply to 1,253 active units.

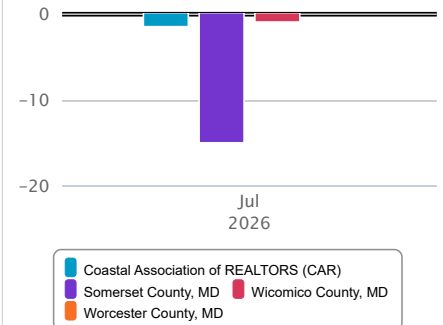
This activity resulted in a Contract Ratio of 0.32 pendings per active listing, up from 0.29 in June and a decrease from 0.39 in July 2025. The Contract Ratio is 45% lower than the 5-year July average of 0.58. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



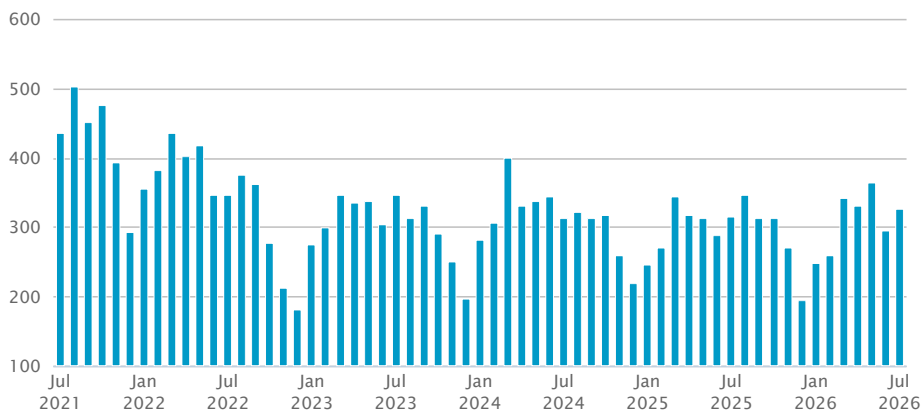
Closed Sales



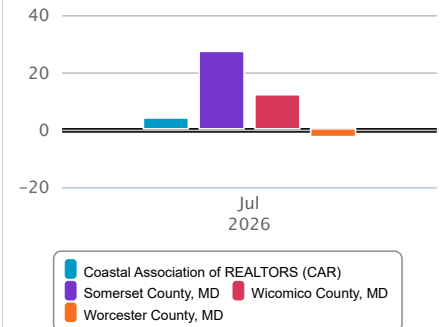
Jul 2026 vs. Jul 2025 YoY % Change



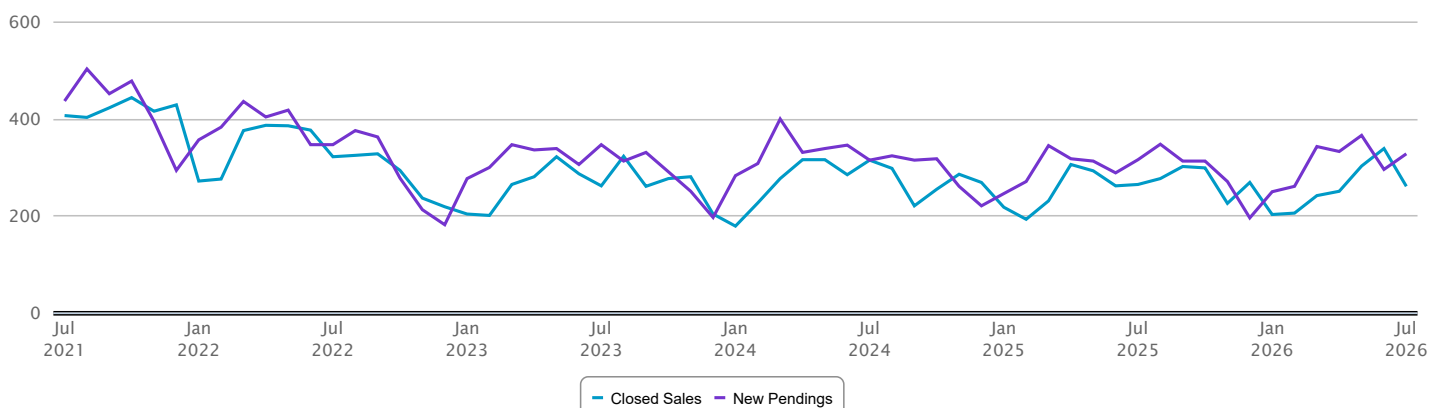
New Pendings



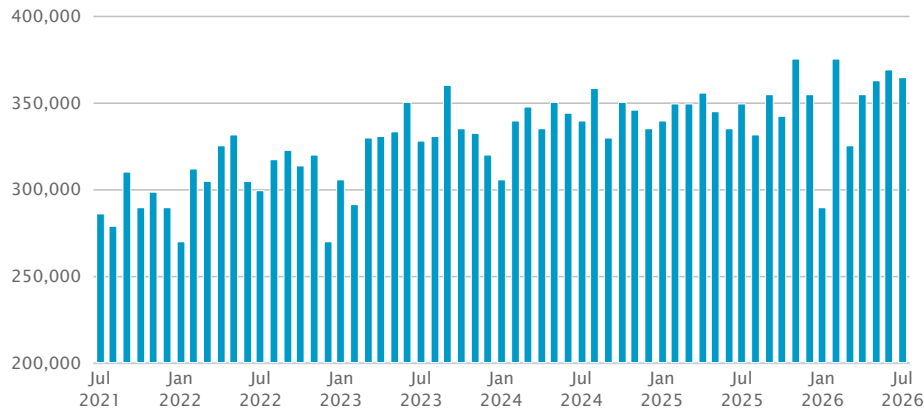
Jul 2026 vs. Jul 2025 YoY % Change



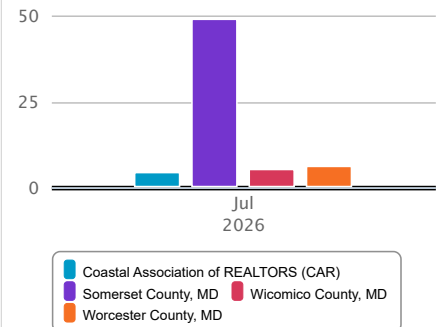
Closed Sales vs. New Pendings



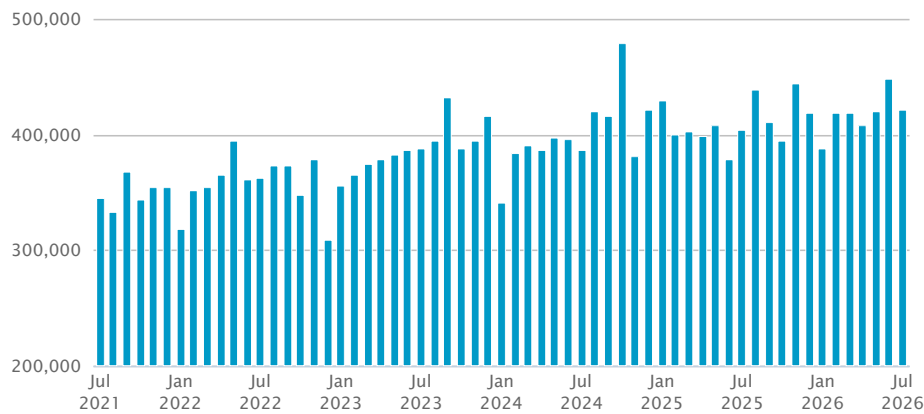
Median Sale Price



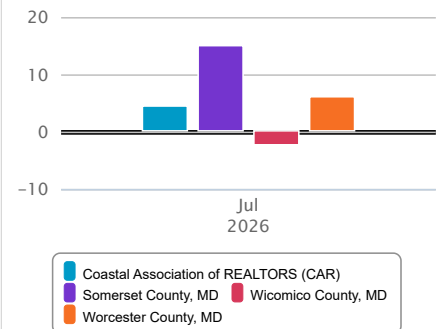
Jul 2026 vs. Jul 2025 YoY % Change



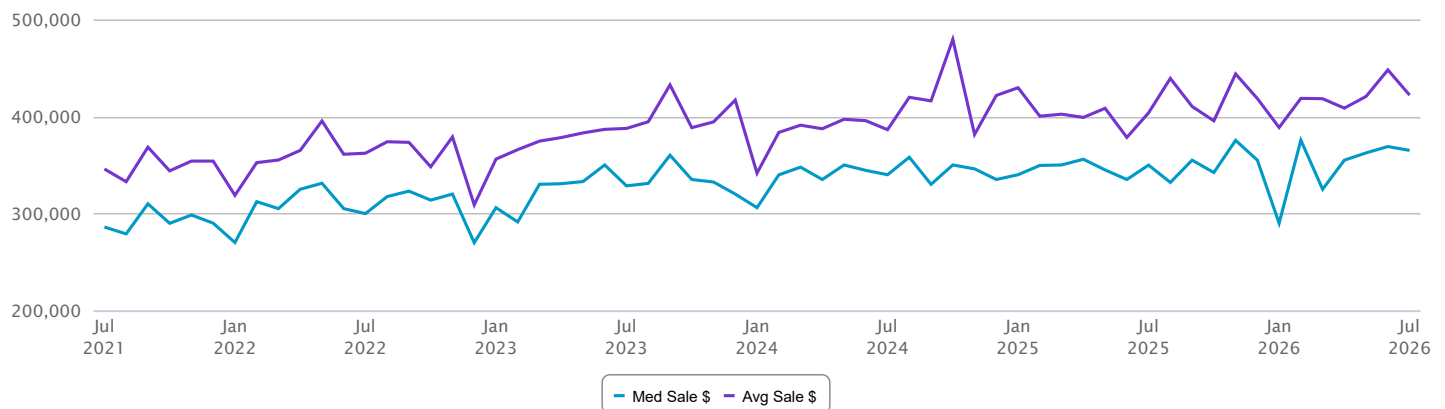
Average Sale Price



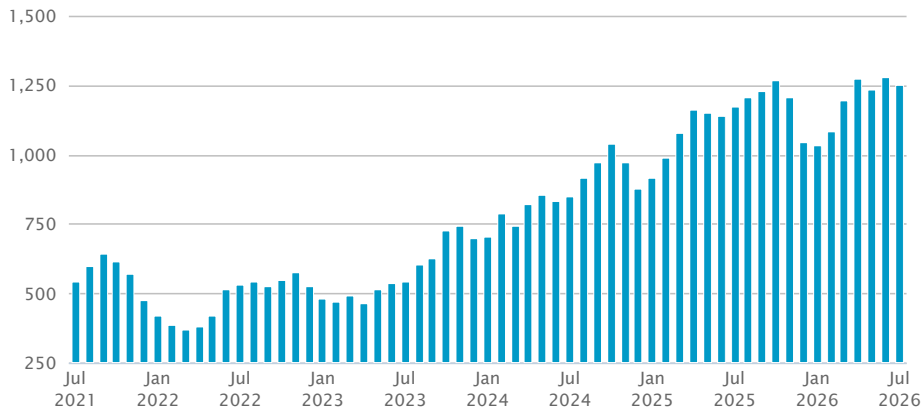
Jul 2026 vs. Jul 2025 YoY % Change



Median vs. Average Sale Price

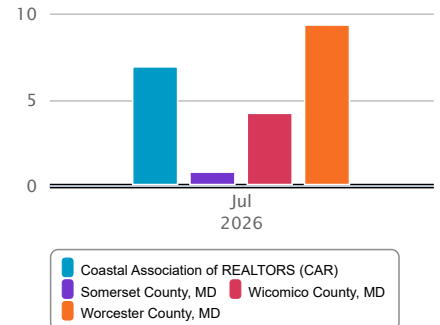


Active Listings

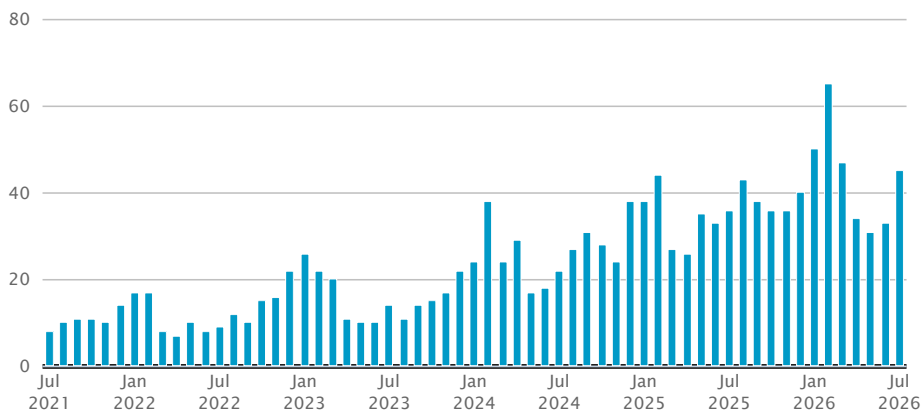


Jul 2026 vs. Jul 2025

YoY % Change

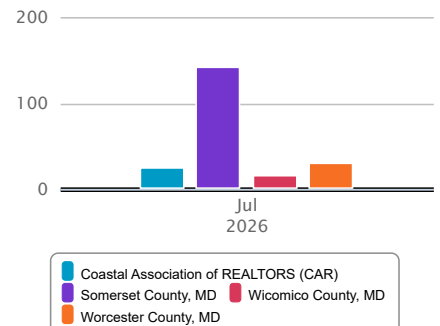


Median Days on Market

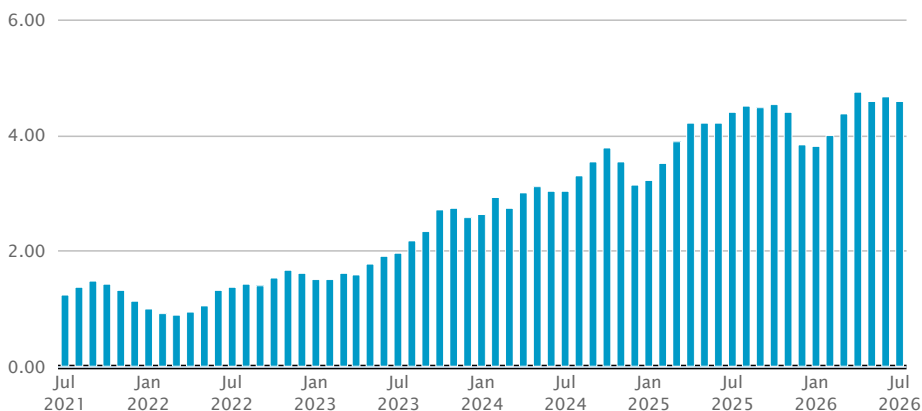


Jul 2026 vs. Jul 2025

YoY % Change



Months of Supply



Jul 2026 vs. Jul 2025

YoY % Change

