

Association Executive Report

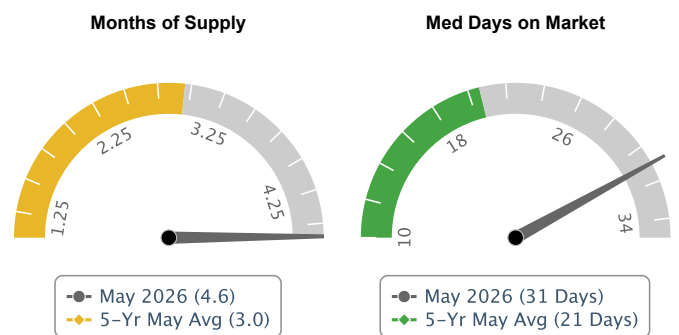
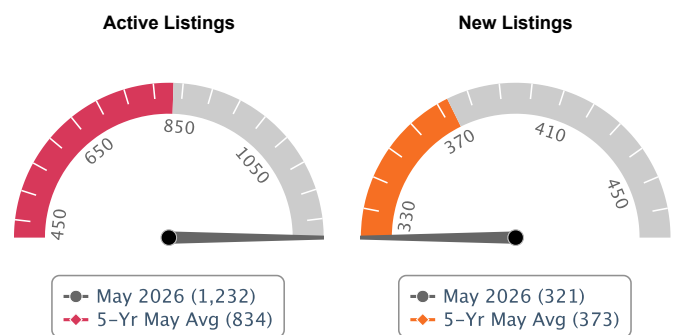
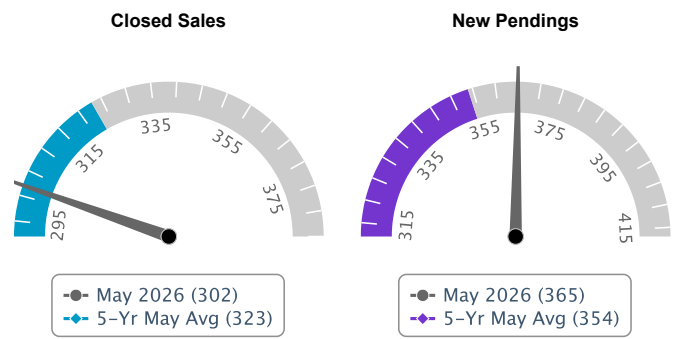
May 2026

Coastal Association of REALTORS

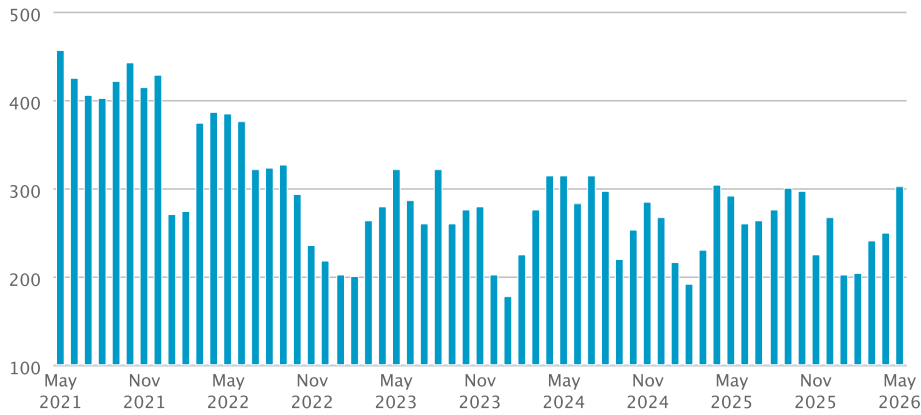
Statistic	May	YoY	MoM
Total Sold Dollar Volume	129,572,799	+ 6.3%	+24.5%
Closed Sales	302	+ 3.4%	+20.8%
Median Sold Price	\$362,500	+ 5.1%	+ 2.1%
Average Sold Price	\$420,698	+ 3%	+ 3%
Median Days on Market	31 days	- 11.4%	- 8.8%
Average Days on Market	65 days	+ 4.8%	- 5.8%
Median Price per Sq Foot	\$261	+19.2%	+ 4%
Average Price per Sq Foot	\$290	+ 6.2%	+ 2.5%

In the Coastal Association of REALTORS (CAR) area, the median sold price for residential properties for May was \$362,500, representing an increase of 2.1% compared to last month and an increase of 5.1% from May 2025. The average days on market for units sold in May was 65 days, 39% above the 5-year May average of 47 days. There was a 9.9% month over month increase in new contract activity with 365 New Pendings; a 6.8% MoM increase in All Pendings (new contracts + contracts carried over from April) to 468; and a 3.1% decrease in supply to 1,232 active units.

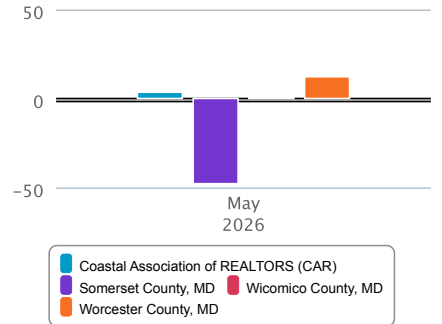
This activity resulted in a Contract Ratio of 0.38 pendings per active listing, up from 0.34 in April and a decrease from 0.39 in May 2025. The Contract Ratio is 45% lower than the 5-year May average of 0.69. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



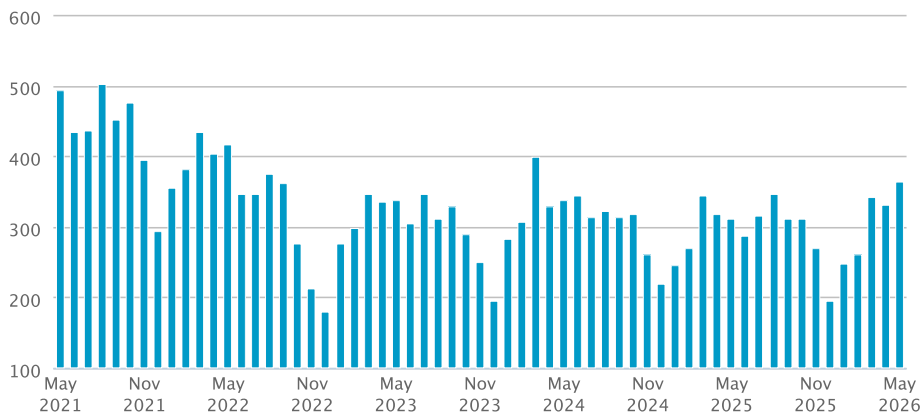
Closed Sales



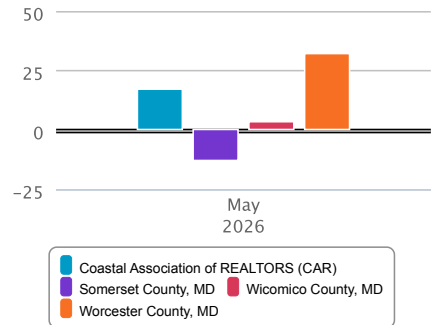
May 2026 vs. May 2025
YoY % Change



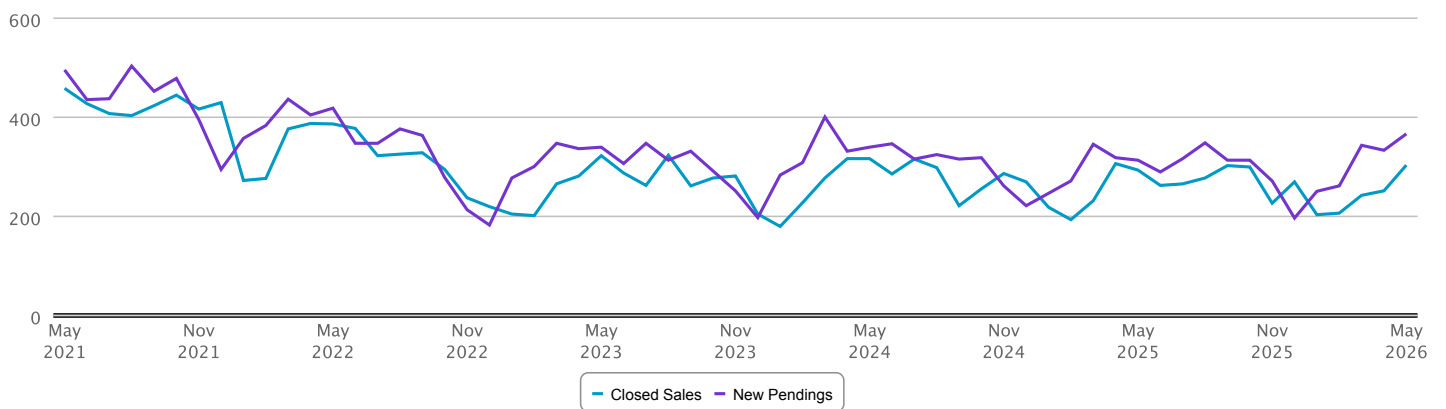
New Pendings



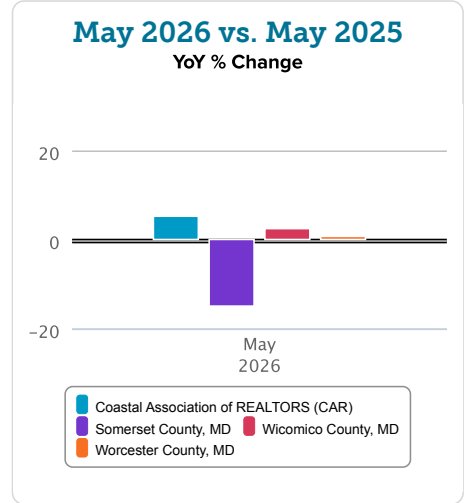
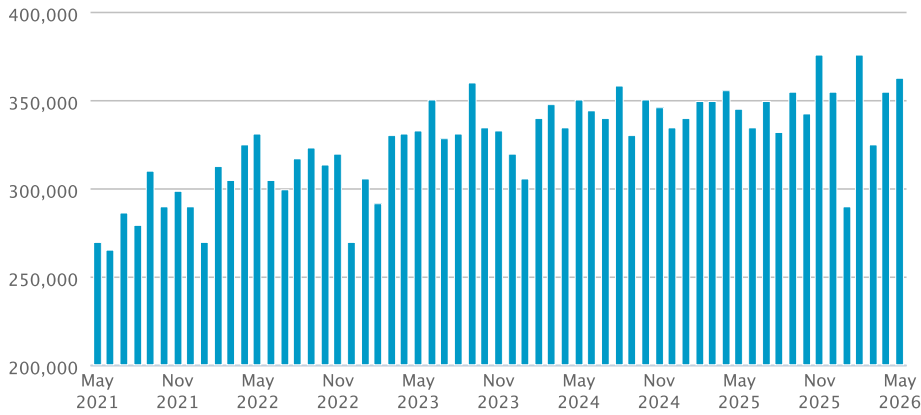
May 2026 vs. May 2025
YoY % Change



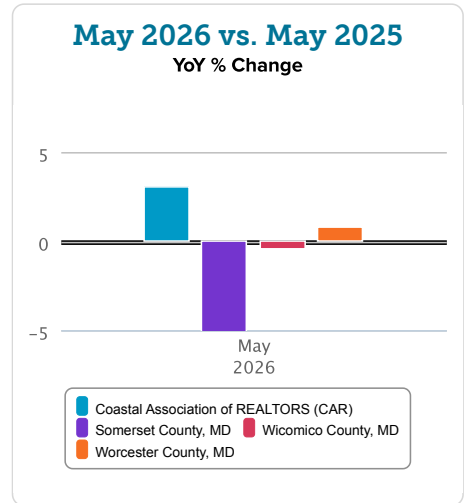
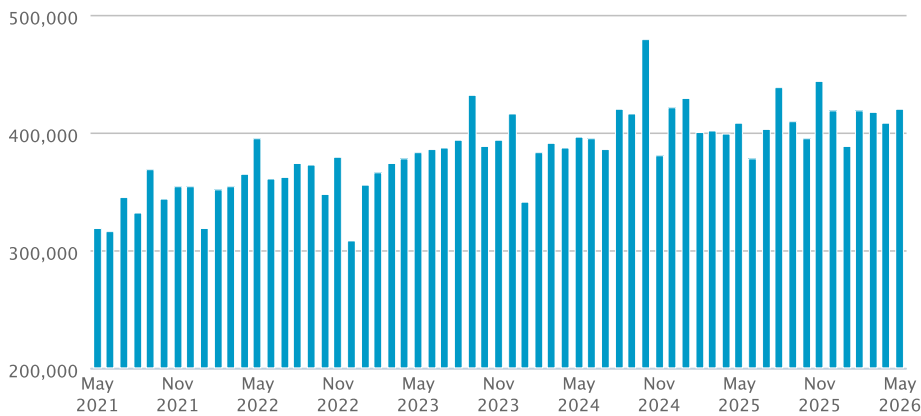
Closed Sales vs. New Pendings



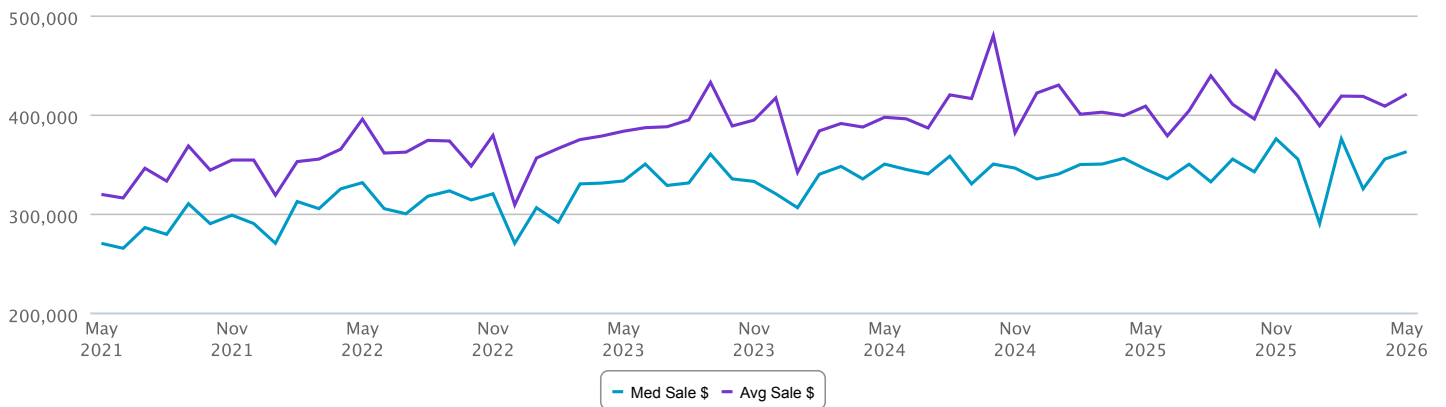
Median Sale Price



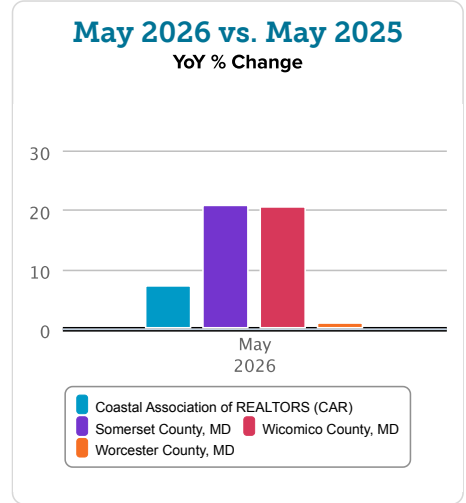
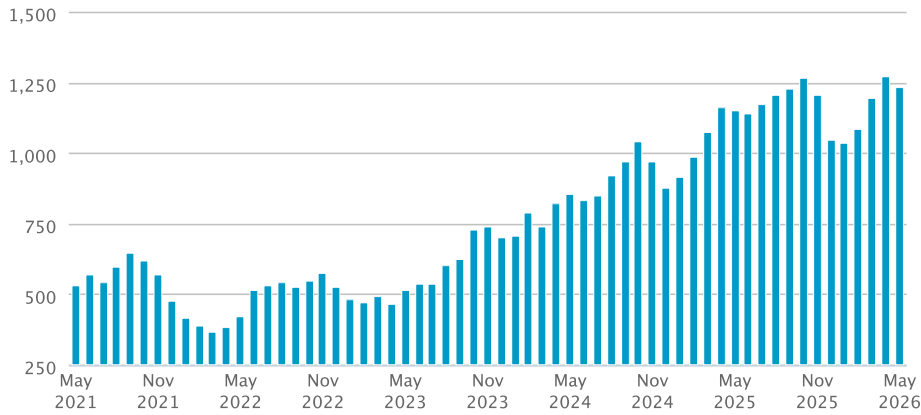
Average Sale Price



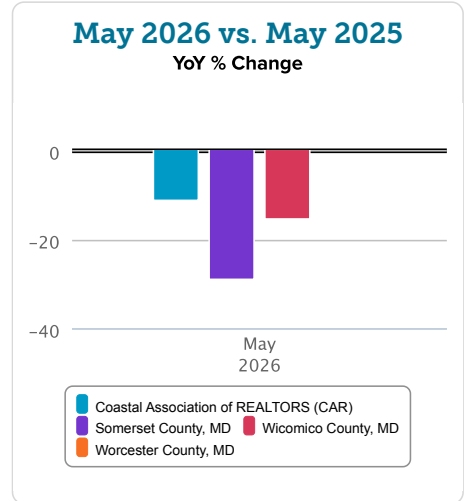
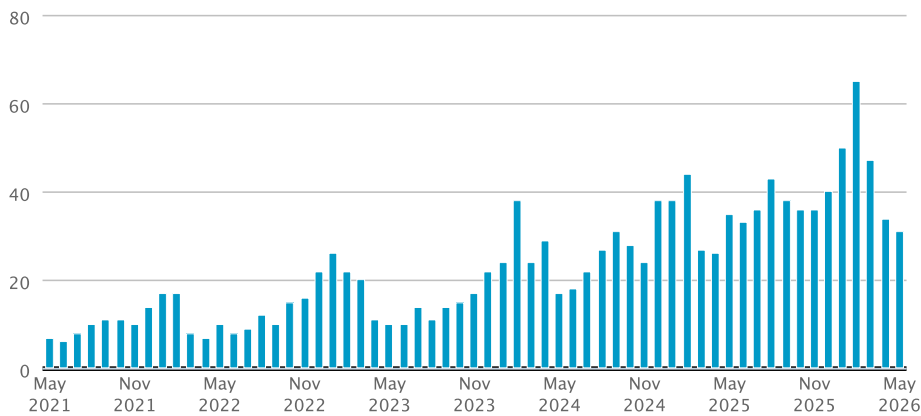
Median vs. Average Sale Price



Active Listings



Median Days on Market



Months of Supply

