

Association Executive Report

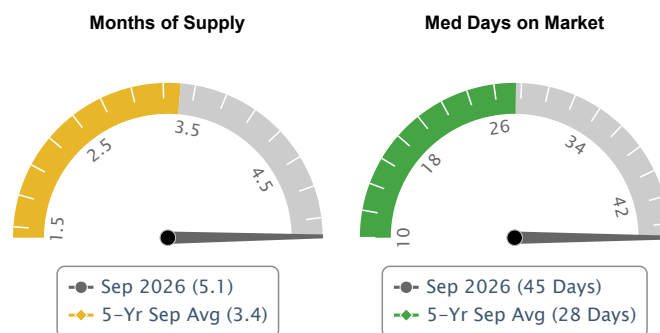
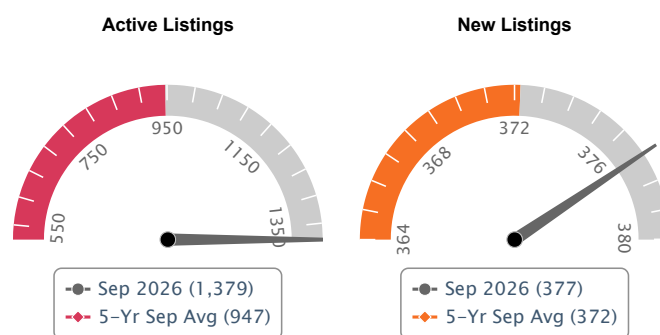
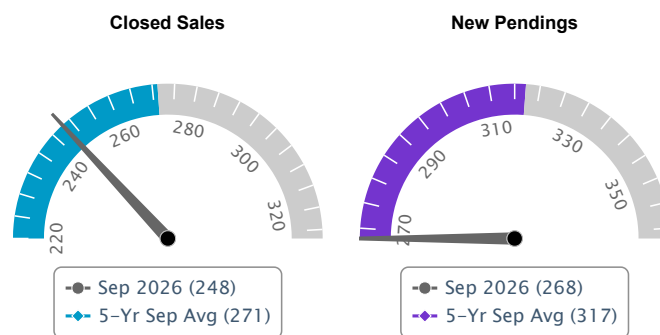
September 2026

Coastal Association of REALTORS

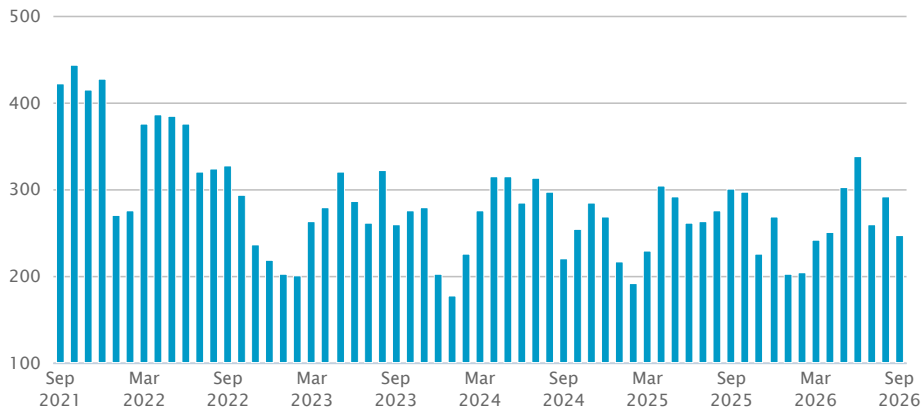
Statistic	Sep	YoY	MoM
Total Sold Dollar Volume	114,916,891	- 9.8%	- 11.2%
Closed Sales	248	-17.6%	-14.8%
Median Sold Price	\$378,500	+ 6.6%	+ 8.1%
Average Sold Price	\$456,591	+ 11.3%	+ 4.7%
Median Days on Market	45 days	+18.4%	+12.5%
Average Days on Market	69 days	+ 7.8%	0%
Median Price per Sq Foot	\$245	+ 7.5%	+ 5.6%
Average Price per Sq Foot	\$289	+ 7.8%	+ 0.7%

In the Coastal Association of REALTORS (CAR) area, the median sold price for residential properties for September was \$378,500, representing an increase of 8.1% compared to last month and an increase of 6.6% from Sep 2025. The average days on market for units sold in September was 69 days, 38% above the 5-year September average of 50 days. There was a 10.7% month over month decrease in new contract activity with 268 New Pendings; a 5.1% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 352; and an 8.9% increase in supply to 1,379 active units.

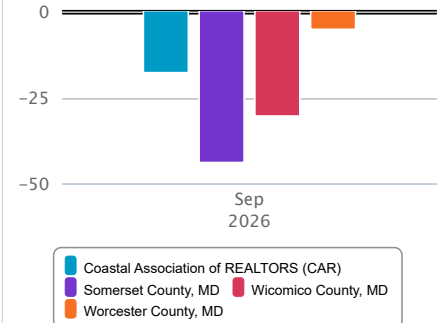
This activity resulted in a Contract Ratio of 0.26 pendings per active listing, down from 0.29 in August and a decrease from 0.36 in September 2025. The Contract Ratio is 52% lower than the 5-year September average of 0.54. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



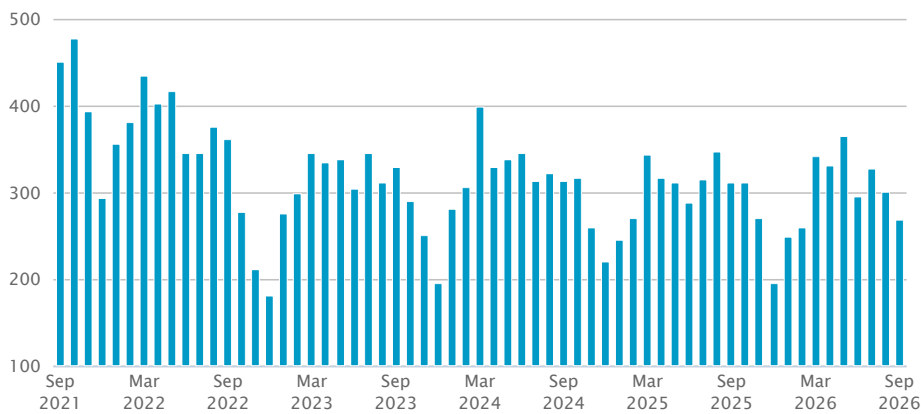
Closed Sales



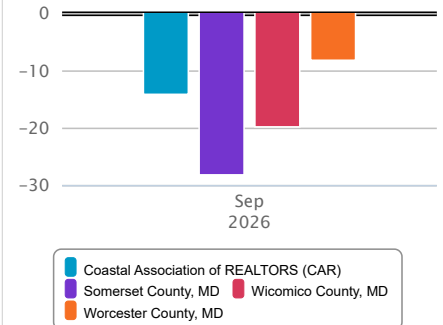
Sep 2026 vs. Sep 2025 YoY % Change



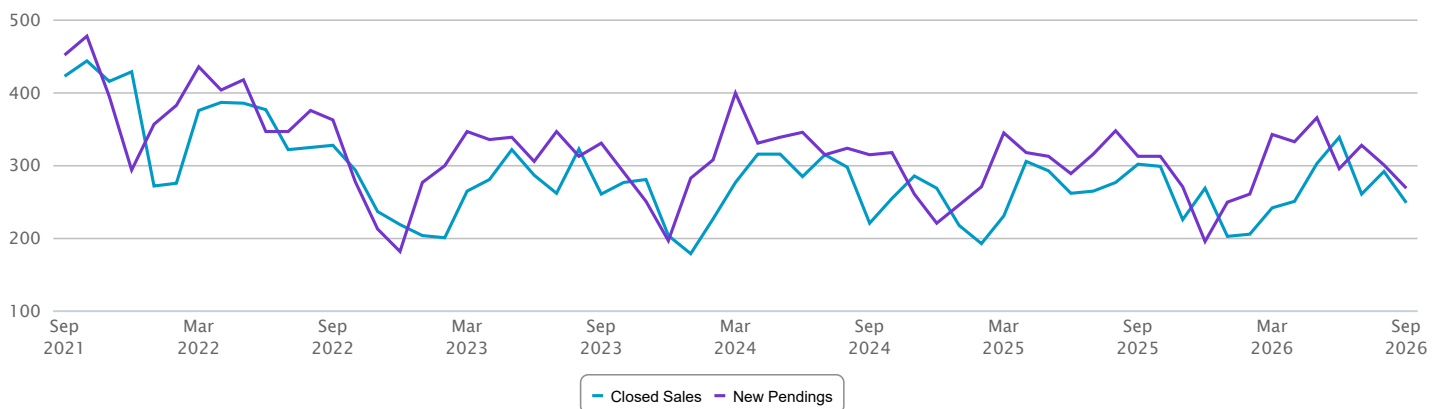
New Pendings



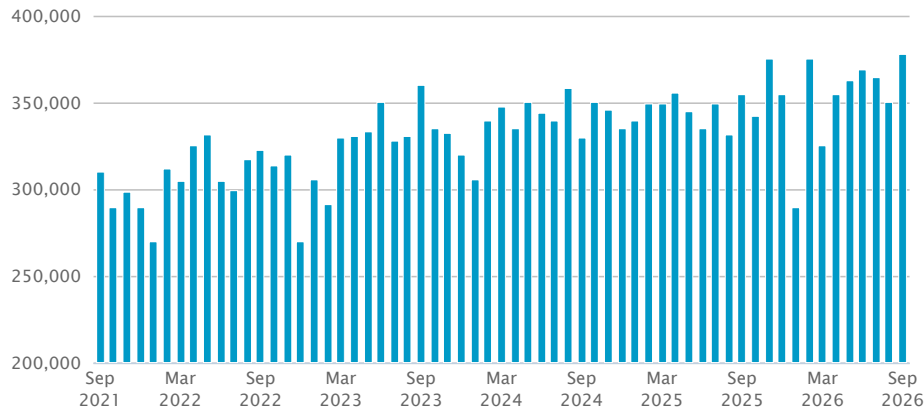
Sep 2026 vs. Sep 2025 YoY % Change



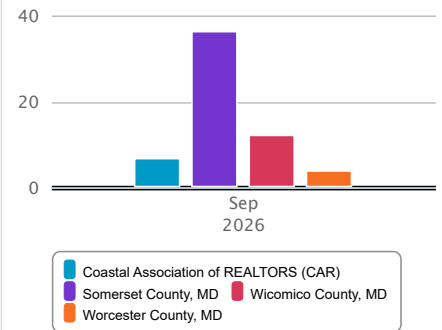
Closed Sales vs. New Pendings



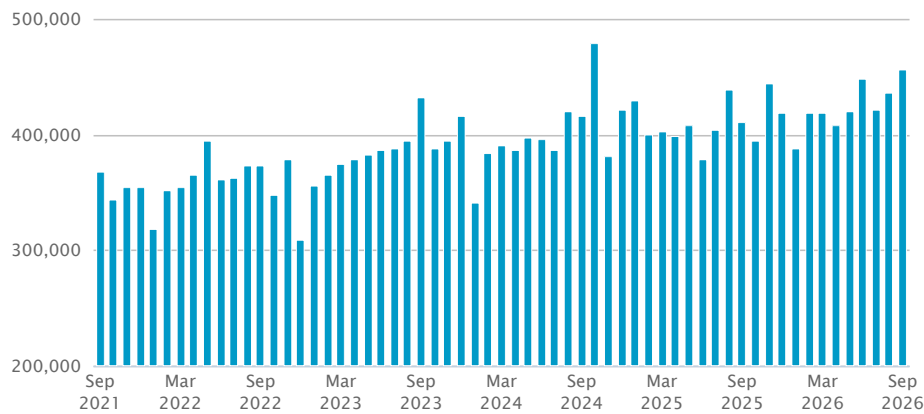
Median Sale Price



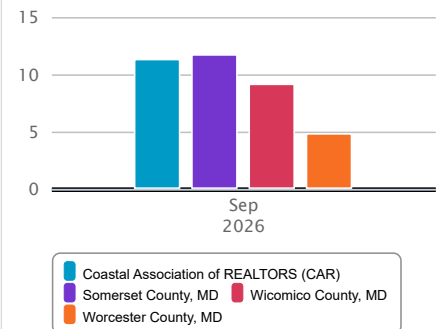
Sep 2026 vs. Sep 2025 YoY % Change



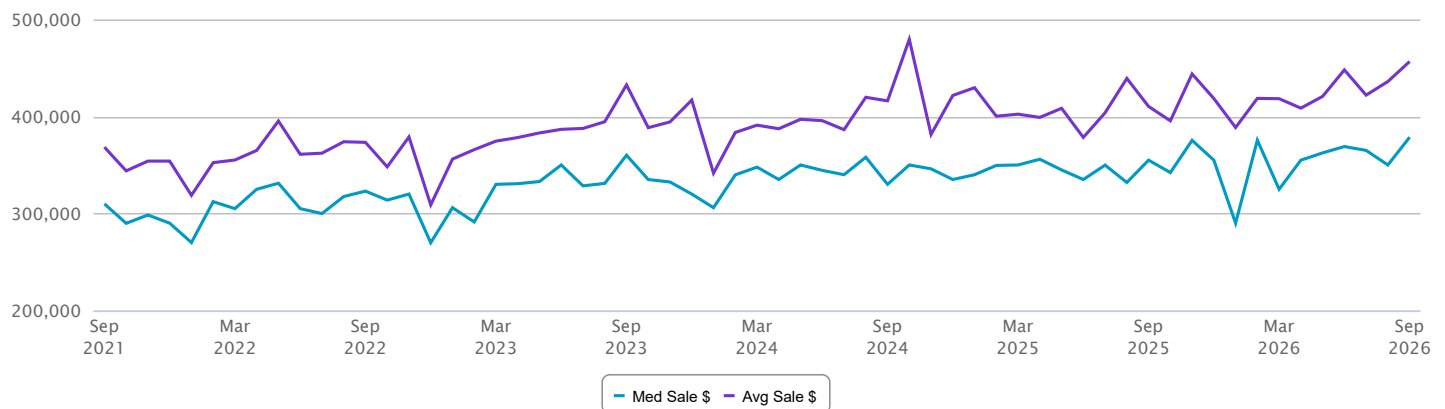
Average Sale Price



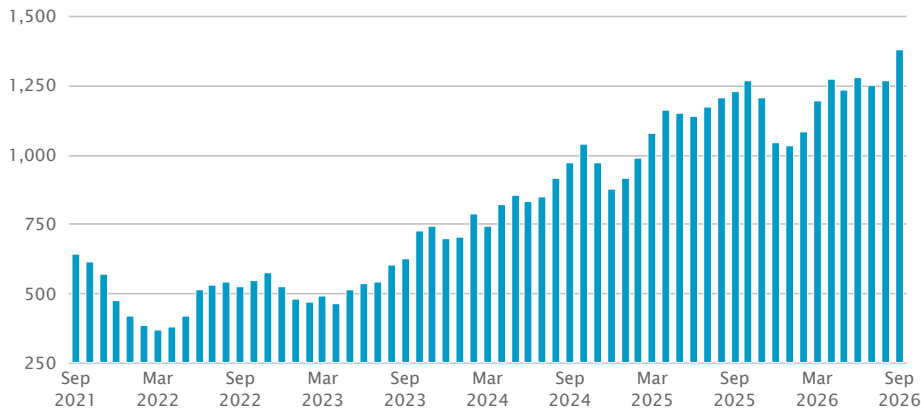
Sep 2026 vs. Sep 2025 YoY % Change



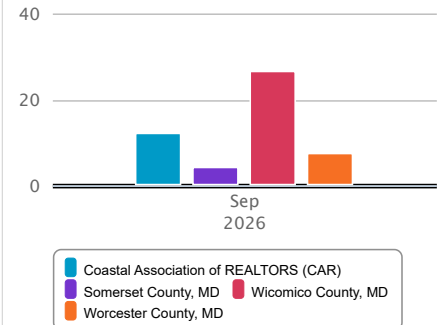
Median vs. Average Sale Price



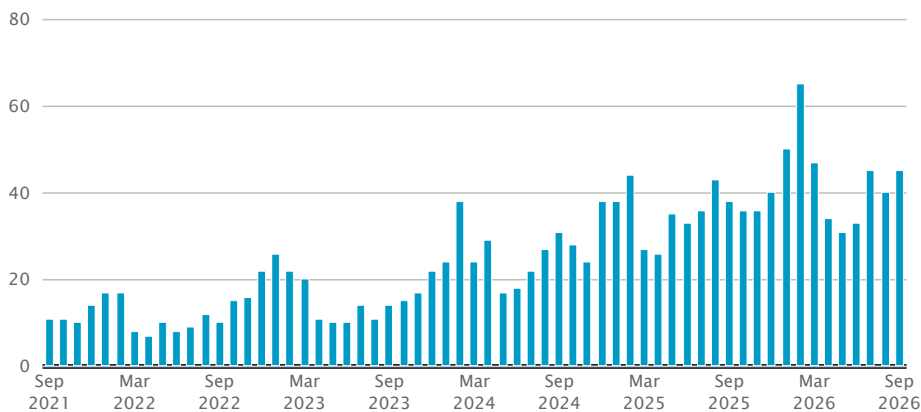
Active Listings



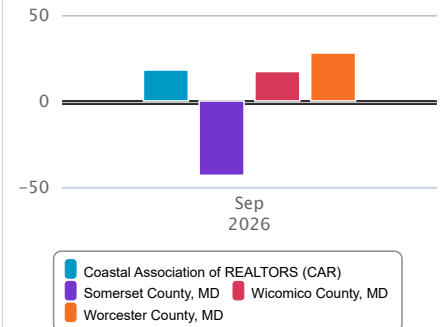
Sep 2026 vs. Sep 2025 YoY % Change



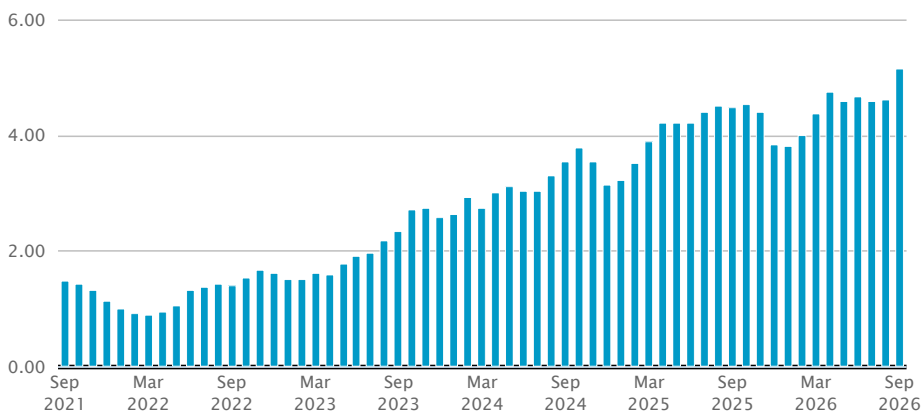
Median Days on Market



Sep 2026 vs. Sep 2025 YoY % Change



Months of Supply



Sep 2026 vs. Sep 2025 YoY % Change

