# Local Market Insight

## January 2026
08045

Presented by
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### New Listings 2

100.0% from Dec 2025: **1**
-66.7% from Jan 2025: **6**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **2** | **6** | -66.7% |

5-year Jan average: **4**

### New Pendings 1

-66.7% from Dec 2025: **3**
-50.0% from Jan 2025: **2**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **1** | **2** | -50.0% |

5-year Jan average: **2**

### Closed Sales 2

-50.0% from Dec 2025: **4**
-50.0% from Jan 2025: **4**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **2** | **4** | -50.0% |

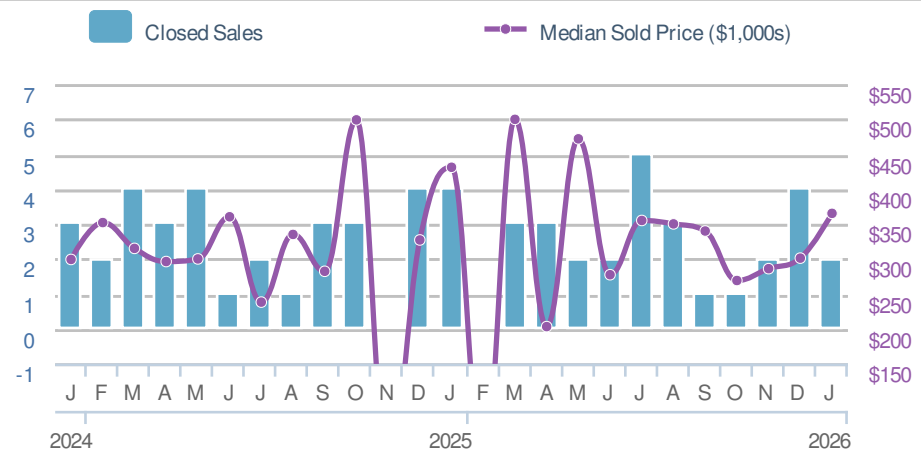
5-year Jan average: **2**

### Median Sold Price $365,000

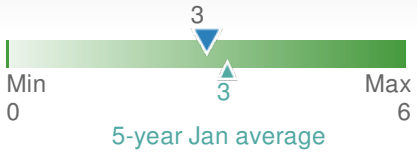
21.3% from Dec 2025: **$301,000**
-15.3% from Jan 2025: **$431,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$365,000** | **$431,000** | -15.3% |

5-year Jan average: **$339,880**




### Active Listings 3

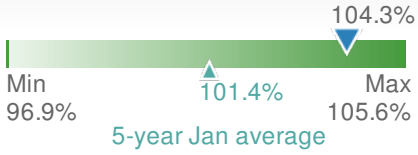



| Dec 2025 | Jan 2025 |
|---|---|
| **2** | **3** |

### Avg DOM 11

| Dec 2025 | Jan 2025 | YTD |
|---|---|---|
| **80** | **17** | **11** |

### Avg Sold to OLP Ratio 104.3%




| Dec 2025 | Jan 2025 | YTD |
|---|---|---|
| **97.2%** | **96.9%** | **104.3%** |

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Data Source: Bright MLS. Statistics calculated February 05, 2026.

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