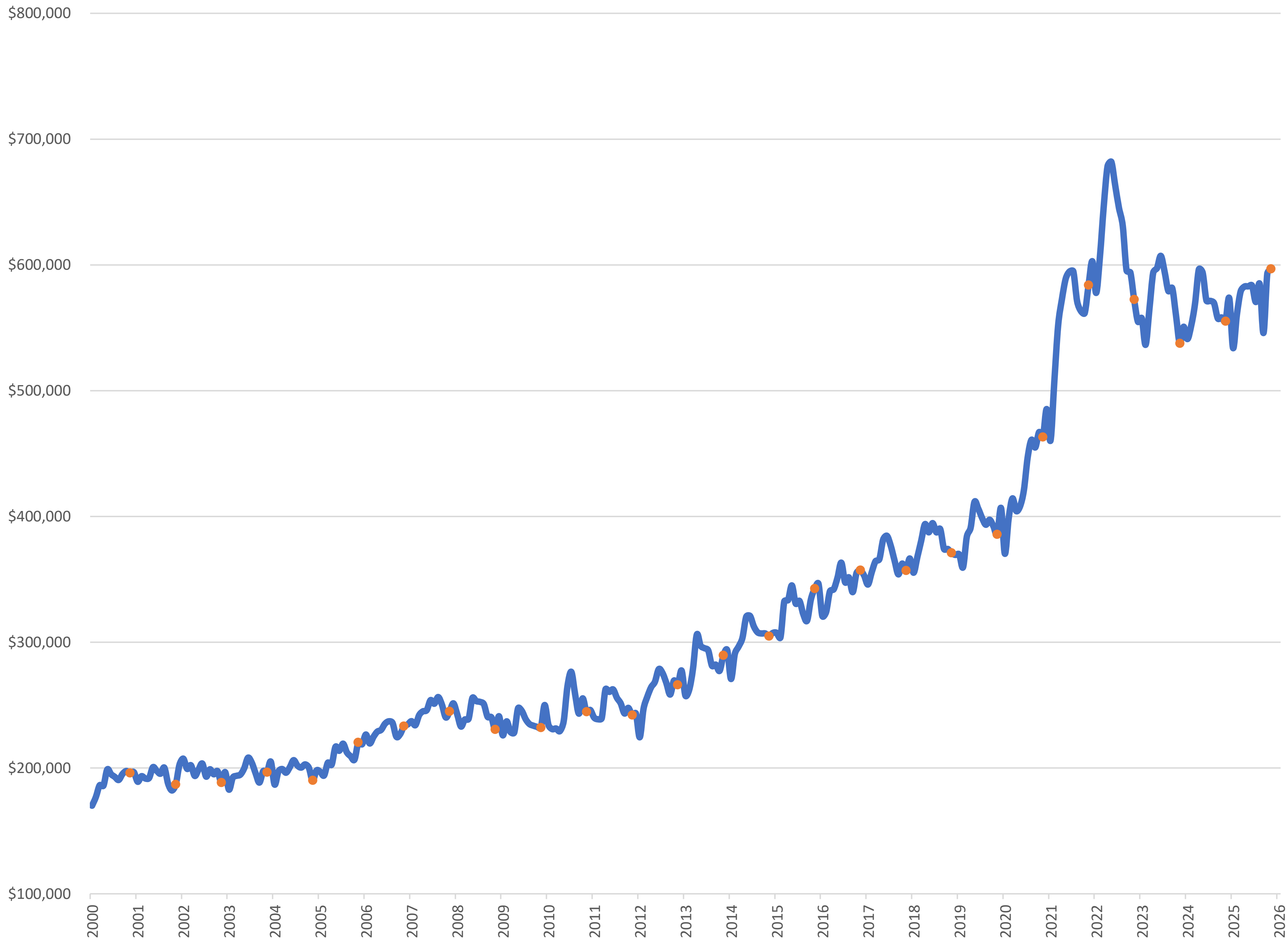
Residential Sold

Month	Total Sold	MoM #	MoM %	YoY #	YoY %	Avg. Sold $	MoM $	MoM %	YoY $	YoY %	Median Sold $	MoM $	MoM %	YoY $	YoY %	Sold/ List %
Nov 2023	2,110	-257	-10.9%	22	1.1%	$537,485	($22,394)	-4.0%	($34,860)	-6.1%	$420,000	($18,520)	-4.2%	($40,000)	-8.7%	97.15%
Dec 2023	2,324	214	10.1%	-224	-8.8%	$550,806	$13,321	2.5%	($3,982)	-0.7%	$440,415	$20,415	4.9%	($9,586)	-2.1%	96.52%
Jan 2024	1,798	-526	-22.6%	140	8.4%	$541,032	($9,774)	-1.8%	($16,522)	-3.0%	$428,701	($11,714)	-2.7%	($21,254)	-4.7%	96.70%
Feb 2024	2,313	515	28.6%	132	6.1%	$551,783	$10,751	2.0%	$15,332	2.9%	$439,900	$11,199	2.6%	$4,900	1.1%	97.34%
Mar 2024	2,803	490	21.2%	-12	-0.4%	$569,101	$17,319	3.1%	$4,595	0.8%	$443,500	$3,600	0.8%	($6,500)	-1.4%	97.66%
Apr 2024	3,000	197	7.0%	398	15.3%	$596,315	$27,214	4.8%	$2,593	0.4%	$459,000	$15,500	3.5%	($6,000)	-1.3%	97.94%
May 2024	3,225	225	7.5%	-217	-6.3%	$593,869	($2,446)	-0.4%	($3,455)	-0.6%	$454,990	($4,010)	-0.9%	($6,010)	-1.3%	97.90%
Jun 2024	2,850	-375	-11.6%	-390	-12.0%	$571,656	($22,213)	-3.7%	($35,540)	-5.9%	$446,000	($8,990)	-2.0%	($29,156)	-6.1%	97.52%
Jul 2024	2,811	-39	-1.4%	-10	-0.4%	$571,414	($242)	-0.0%	($23,153)	-3.9%	$445,000	($1,000)	-0.2%	($15,000)	-3.3%	97.52%
Aug 2024	2,763	-48	-1.7%	-222	-7.4%	$569,610	($1,804)	-0.3%	($9,546)	-1.6%	$435,000	($10,000)	-2.2%	($21,750)	-4.8%	97.21%
Sep 2024	2,354	-409	-14.8%	-81	-3.3%	$557,360	($12,250)	-2.2%	($24,192)	-4.2%	$425,000	($10,000)	-2.3%	($25,000)	-5.6%	97.17%
Oct 2024	2,582	228	9.7%	215	9.1%	$558,228	$869	0.2%	($1,651)	-0.3%	$430,000	$5,000	1.2%	($8,520)	-1.9%	96.99%
Nov 2024	2,346	-236	-9.1%	236	11.2%	$555,069	($3,160)	-0.6%	$17,584	3.3%	$431,525	$1,525	0.4%	$11,525	2.7%	97.17%
Dec 2024	2,549	203	8.7%	225	9.7%	$573,559	$18,490	3.3%	$22,753	4.1%	$449,000	$17,476	4.0%	$8,586	1.9%	96.72%
Jan 2025	1,878	-671	-26.3%	80	4.4%	$533,898	($39,660)	-6.9%	($7,134)	-1.3%	$409,192	($39,809)	-8.9%	($19,509)	-4.6%	97.01%
Feb 2025	1,995	117	6.2%	-318	-13.7%	$560,261	$26,362	4.9%	$8,478	1.5%	$427,500	$18,309	4.5%	($12,400)	-2.8%	97.17%
Mar 2025	2,644	649	32.5%	-159	-5.7%	$578,910	$18,650	3.3%	$9,809	1.7%	$435,094	$7,594	1.8%	($8,406)	-1.9%	97.32%
Apr 2025	2,642	-2	-0.1%	-358	-11.9%	$582,770	$3,860	0.7%	($13,545)	-2.3%	$445,500	$10,406	2.4%	($13,500)	-2.9%	97.80%
May 2025	3,120	478	18.1%	-105	-3.3%	$582,910	$139	0.0%	($10,960)	-1.8%	$442,750	($2,750)	-0.6%	($12,240)	-2.7%	97.73%
Jun 2025	2,984	-136	-4.4%	134	4.7%	$583,545	$636	0.1%	$11,889	2.1%	$444,990	$2,240	0.5%	($1,010)	-0.2%	97.24%
Jul 2025	2,666	-318	-10.7%	-145	-5.2%	$570,468	($13,078)	-2.2%	($946)	-0.2%	$430,688	($14,303)	-3.2%	($14,313)	-3.2%	97.14%
Aug 2025	2,738	72	2.7%	-25	-0.9%	$584,776	$14,308	2.5%	$15,166	2.7%	$440,000	$9,313	2.2%	$5,000	1.1%	96.81%
Sep 2025	2,637	-101	-3.7%	283	12.0%	$545,866	($38,910)	-6.7%	($11,494)	-2.1%	$415,000	($25,000)	-5.7%	($10,000)	-2.4%	96.70%
Oct 2025	2,395	-242	-9.2%	-187	-7.2%	$593,004	$47,138	8.6%	$34,776	6.2%	$439,000	$24,000	5.8%	$9,000	2.1%	96.80%
Nov 2025	2,248	-148	-6.2%	-99	-4.2%	$596,671	$3,666	0.6%	$41,602	7.5%	$450,000	$11,000	2.5%	$18,476	4.3%	96.99%

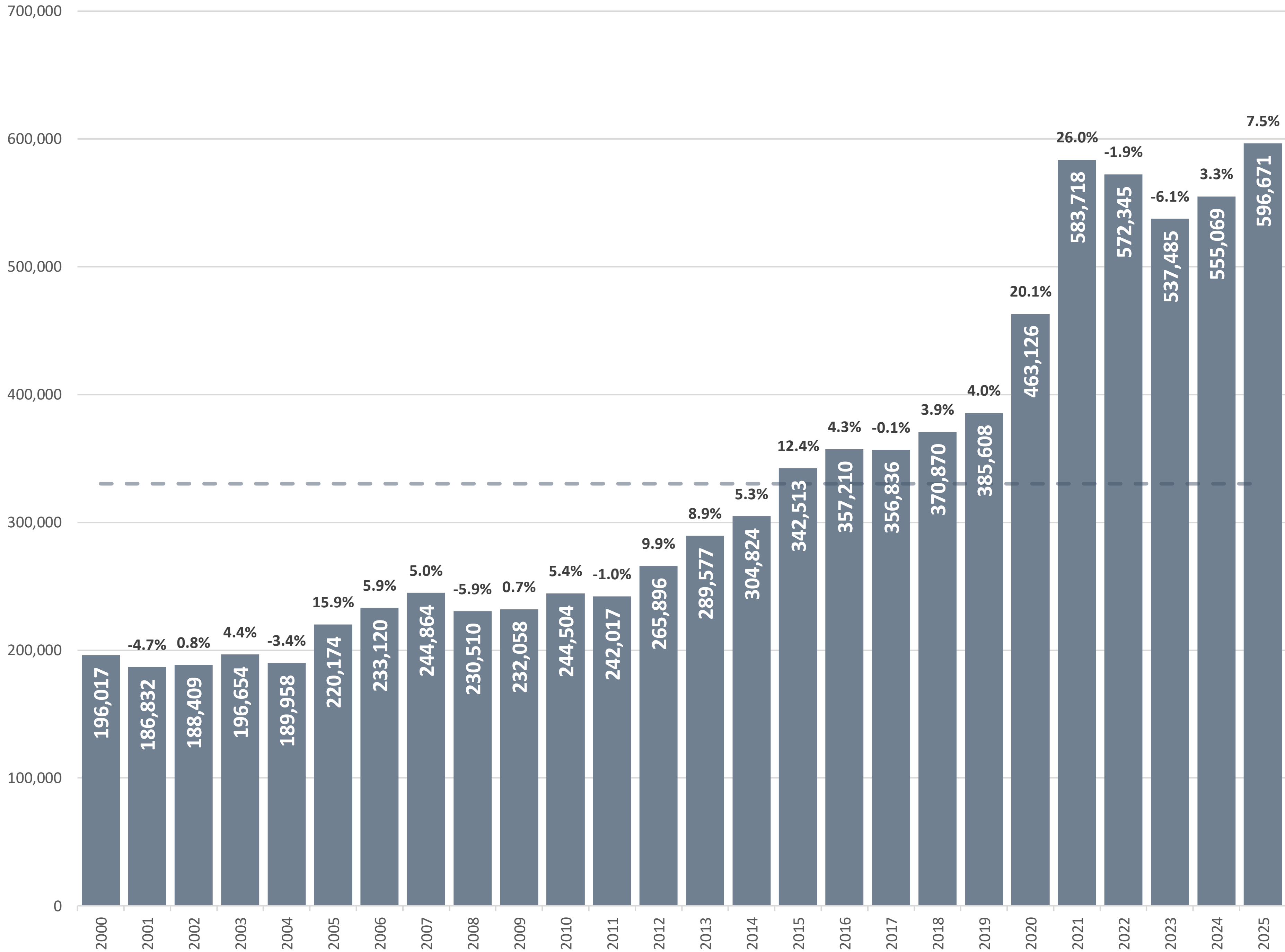
Average Sold Price : $596,671

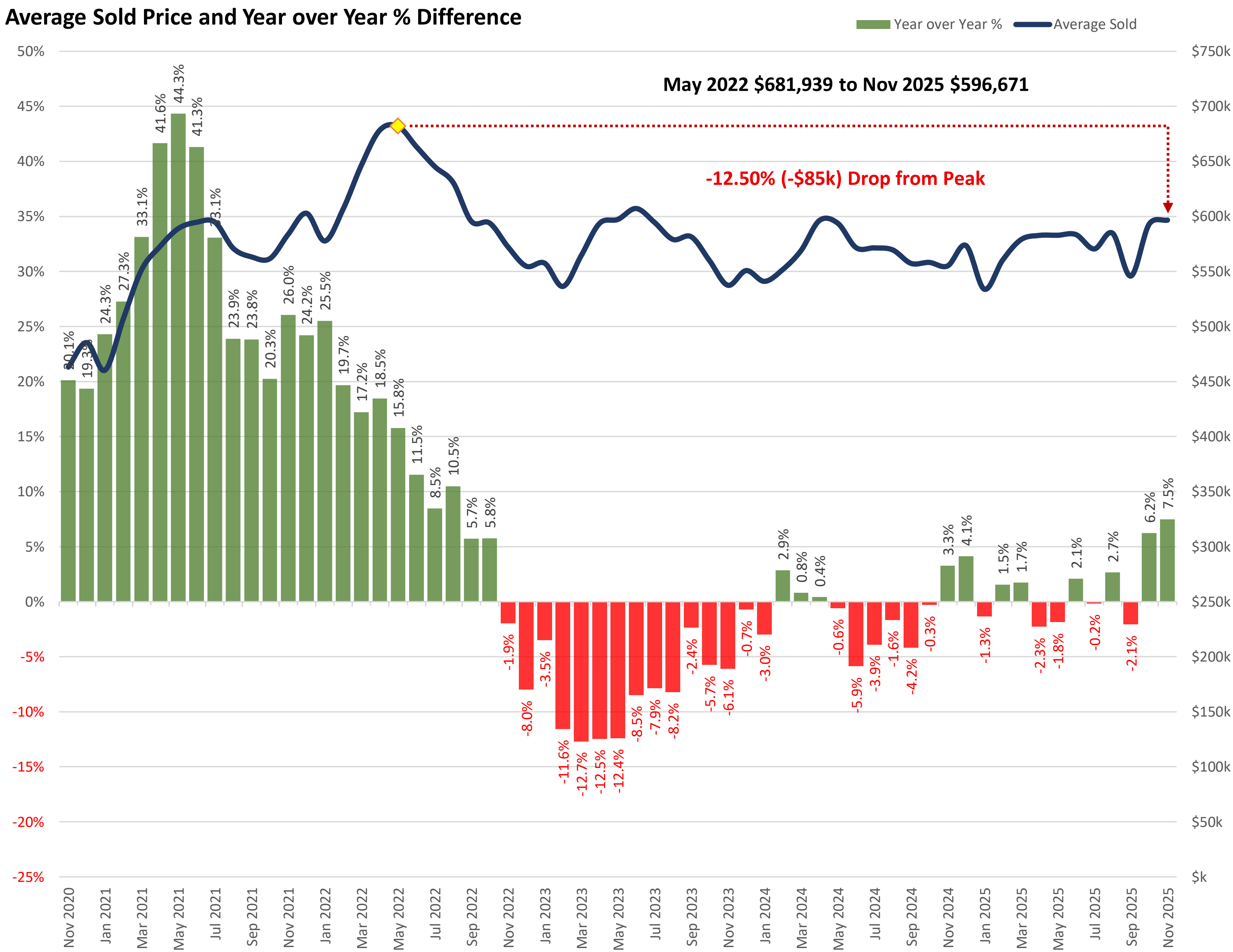
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg	Med
2000	170,038	176,884	186,286	185,984	198,849	195,073	192,914	190,496	195,218	197,628	196,017	196,700	190174	193993
2001	189,077	193,483	191,669	192,059	200,639	197,783	195,475	200,297	187,531	182,137	186,832	202,717	193308	192771
2002	207,439	199,322	202,188	193,712	198,824	203,527	193,138	199,007	195,018	197,524	188,409	196,751	197905	198174
2003	182,778	192,417	193,808	194,743	199,753	208,179	204,212	195,799	188,407	197,540	196,654	205,049	196612	196226
2004	186,844	197,279	199,187	196,263	200,684	206,240	201,942	200,337	202,881	200,262	189,958	197,996	198323	199724
2005	197,047	194,050	204,230	202,648	216,816	213,690	219,350	212,434	209,293	206,661	220,174	218,861	209605	210863
2006	226,635	219,498	224,779	228,905	230,307	235,096	237,115	235,925	224,945	226,849	233,120	234,660	229819	229606
2007	237,233	234,027	242,020	245,073	245,986	253,945	251,103	256,429	250,303	240,230	244,864	251,430	246054	245530
2008	242,808	232,963	238,571	239,067	255,678	253,208	252,583	250,873	240,683	240,332	230,510	241,164	243203	240923
2009	225,946	237,104	228,668	228,201	247,457	245,394	238,887	234,977	233,679	232,739	232,058	250,074	236265	234328
2010	234,245	230,884	231,423	229,298	237,032	265,016	276,498	258,821	243,224	255,388	244,504	246,130	246039	243864
2011	240,106	238,783	239,535	262,583	260,514	262,457	255,841	251,360	243,332	247,816	242,017	243,365	248976	245590
2012	224,425	247,066	256,715	264,244	268,580	278,591	275,452	267,496	258,395	269,518	265,896	277,509	262824	266696
2013	257,578	262,132	278,890	306,009	297,234	295,276	293,571	281,275	282,182	277,248	289,577	293,713	284557	285880
2014	270,777	290,671	296,567	303,415	320,276	320,919	312,577	307,830	306,960	306,993	304,824	307,404	304101	306977
2015	307,479	303,834	332,415	333,450	345,186	330,749	332,843	322,294	317,124	333,999	342,513	346,454	329028	332629
2016	320,932	323,946	340,464	342,028	351,361	363,254	347,628	351,529	339,830	354,984	357,210	352,961	345511	349494
2017	345,870	355,711	364,462	365,973	381,614	384,624	376,636	364,946	353,942	362,539	356,836	366,599	364979	364704
2018	355,257	367,804	380,621	393,885	387,378	394,692	387,338	389,993	374,141	374,145	370,870	369,409	378794	377383
2019	369,835	359,552	383,911	390,955	411,466	406,262	398,916	393,402	397,378	392,164	385,608	406,694	391345	392783
2020	370,335	398,283	414,349	404,264	408,086	420,831	446,949	460,937	454,864	467,053	463,126	485,363	432870	433890
2021	460,307	506,903	551,593	572,627	588,981	594,709	594,836	571,063	563,239	561,664	583,718	602,904	562712	571845
2022	577,711	606,627	646,582	678,348	681,939	663,392	645,314	630,962	595,561	593,970	572,345	554,788	620628	618795
2023	557,554	536,451	564,506	593,722	597,324	607,196	594,567	579,156	581,552	559,879	537,485	550,806	571683	571831
2024	541,032	551,783	569,101	596,315	593,869	571,656	571,414	569,610	557,360	558,228	555,069	573,559	567416	569356
2025	533,898	560,261	578,910	582,770	582,910	583,545	570,468	584,776	545,866	593,004	596,671		573916	582770

Average Sold Price Nov : $596,671



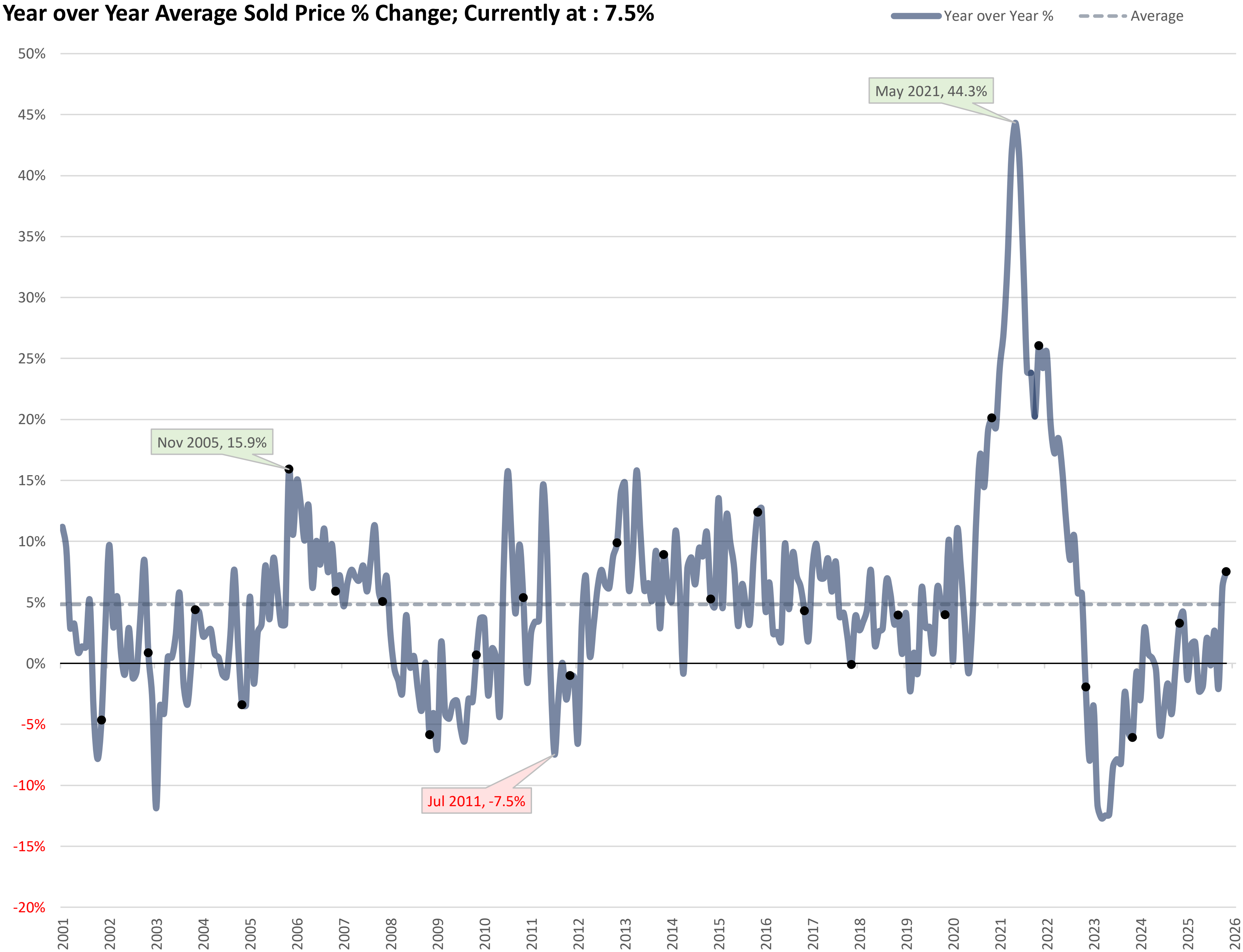
Average Sold Price Nov : $596,671





Average Sold Price and Year over Year % Difference
Year over Year %
Average Sold
May 2022 $681,939 to Nov 2025 $596,671
-12.50% (-$85k) Drop from Peak

Year over Year Average Sold Price % Change; Currently at : 7.5%



Average Sold Price Month over Month % Change : 0.6%   Min -8.94%   Max 11.81%

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg	Med	Sum	+	-	%-
2000		4.0%	5.3%	(0.2%)	6.9%	(1.9%)	(1.1%)	(1.3%)	2.5%	1.2%	(0.8%)	0.3%	1.4%	0.3%	15.1%	6	5	45%
2001	(3.9%)	2.3%	(0.9%)	0.2%	4.5%	(1.4%)	(1.2%)	2.5%	(6.4%)	(2.9%)	2.6%	8.5%	0.3%	(0.4%)	3.9%	6	6	50%
2002	2.3%	(3.9%)	1.4%	(4.2%)	2.6%	2.4%	(5.1%)	3.0%	(2.0%)	1.3%	(4.6%)	4.4%	(0.2%)	1.4%	(2.3%)	7	5	42%
2003	(7.1%)	5.3%	0.7%	0.5%	2.6%	4.2%	(1.9%)	(4.1%)	(3.8%)	4.8%	(0.4%)	4.3%	0.4%	0.6%	5.0%	7	5	42%
2004	(8.9%)	5.6%	1.0%	(1.5%)	2.3%	2.8%	(2.1%)	(0.8%)	1.3%	(1.3%)	(5.1%)	4.2%	(0.2%)	0.1%	(2.6%)	6	6	50%
2005	(0.5%)	(1.5%)	5.2%	(0.8%)	7.0%	(1.4%)	2.6%	(3.2%)	(1.5%)	(1.3%)	6.5%	(0.6%)	0.9%	(0.7%)	10.7%	4	8	67%
2006	3.6%	(3.1%)	2.4%	1.8%	0.6%	2.1%	0.9%	(0.5%)	(4.7%)	0.8%	2.8%	0.7%	0.6%	0.9%	7.3%	9	3	25%
2007	1.1%	(1.4%)	3.4%	1.3%	0.4%	3.2%	(1.1%)	2.1%	(2.4%)	(4.0%)	1.9%	2.7%	0.6%	1.2%	7.2%	8	4	33%
2008	(3.4%)	(4.1%)	2.4%	0.2%	6.9%	(1.0%)	(0.2%)	(0.7%)	(4.1%)	(0.1%)	(4.1%)	4.6%	(0.3%)	(0.5%)	(3.5%)	4	8	67%
2009	(6.3%)	4.9%	(3.6%)	(0.2%)	8.4%	(0.8%)	(2.7%)	(1.6%)	(0.6%)	(0.4%)	(0.3%)	7.8%	0.4%	(0.5%)	4.7%	3	9	75%
2010	(6.3%)	(1.4%)	0.2%	(0.9%)	3.4%	11.8%	4.3%	(6.4%)	(6.0%)	5.0%	(4.3%)	0.7%	0.0%	(0.3%)	0.0%	6	6	50%
2011	(2.4%)	(0.6%)	0.3%	9.6%	(0.8%)	0.7%	(2.5%)	(1.8%)	(3.2%)	1.8%	(2.3%)	0.6%	(0.0%)	(0.7%)	(0.5%)	5	7	58%
2012	(7.8%)	10.1%	3.9%	2.9%	1.6%	3.7%	(1.1%)	(2.9%)	(3.4%)	4.3%	(1.3%)	4.4%	1.2%	2.3%	14.4%	7	5	42%
2013	(7.2%)	1.8%	6.4%	9.7%	(2.9%)	(0.7%)	(0.6%)	(4.2%)	0.3%	(1.7%)	4.4%	1.4%	0.6%	(0.1%)	6.9%	6	6	50%
2014	(7.8%)	7.3%	2.0%	2.3%	5.6%	0.2%	(2.6%)	(1.5%)	(0.3%)	0.0%	(0.7%)	0.8%	0.4%	0.1%	5.4%	7	5	42%
2015	0.0%	(1.2%)	9.4%	0.3%	3.5%	(4.2%)	0.6%	(3.2%)	(1.6%)	5.3%	2.5%	1.2%	1.1%	0.5%	12.8%	8	4	33%
2016	(7.4%)	0.9%	5.1%	0.5%	2.7%	3.4%	(4.3%)	1.1%	(3.3%)	4.5%	0.6%	(1.2%)	0.2%	0.8%	2.6%	8	4	33%
2017	(2.0%)	2.8%	2.5%	0.4%	4.3%	0.8%	(2.1%)	(3.1%)	(3.0%)	2.4%	(1.6%)	2.7%	0.3%	0.6%	4.2%	7	5	42%
2018	(3.1%)	3.5%	3.5%	3.5%	(1.7%)	1.9%	(1.9%)	0.7%	(4.1%)	0.0%	(0.9%)	(0.4%)	0.1%	(0.2%)	1.1%	6	6	50%
2019	0.1%	(2.8%)	6.8%	1.8%	5.2%	(1.3%)	(1.8%)	(1.4%)	1.0%	(1.3%)	(1.7%)	5.5%	0.9%	(0.6%)	10.2%	6	6	50%
2020	(8.9%)	7.5%	4.0%	(2.4%)	0.9%	3.1%	6.2%	3.1%	(1.3%)	2.7%	(0.8%)	4.8%	1.6%	2.9%	18.9%	8	4	33%
2021	(5.2%)	10.1%	8.8%	3.8%	2.9%	1.0%	0.0%	(4.0%)	(1.4%)	(0.3%)	3.9%	3.3%	1.9%	1.9%	23.0%	8	4	33%
2022	(4.2%)	5.0%	6.6%	4.9%	0.5%	(2.7%)	(2.7%)	(2.2%)	(5.6%)	(0.3%)	(3.6%)	(3.1%)	(0.6%)	(2.5%)	(7.4%)	4	8	67%
2023	0.5%	(3.8%)	5.2%	5.2%	0.6%	1.7%	(2.1%)	(2.6%)	0.4%	(3.7%)	(4.0%)	2.5%	(0.0%)	0.5%	(0.1%)	7	5	42%
2024	(1.8%)	2.0%	3.1%	4.8%	(0.4%)	(3.7%)	(0.0%)	(0.3%)	(2.2%)	0.2%	(0.6%)	3.3%	0.4%	(0.2%)	4.4%	5	7	58%
2025	(6.9%)	4.9%	3.3%	0.7%	0.0%	0.1%	(2.2%)	2.5%	(6.7%)	8.6%	0.6%		0.5%	0.6%	5.0%	8	3	27%
Avg	(3.7%)	2.1%	3.4%	1.7%	2.6%	0.9%	(0.9%)	(1.2%)	(2.4%)	1.0%	(0.4%)	2.5%						
Med	(3.9%)	2.2%	3.4%	0.6%	2.6%	0.8%	(1.5%)	(1.5%)	(2.3%)	0.1%	(0.8%)	2.7%						
+	6	16	24	19	22	16	6	7	5	15	9	21						
-	19	10	2	7	4	10	20	19	21	11	17	4						

Average Sold Price Year over Year % Change : 7.5%

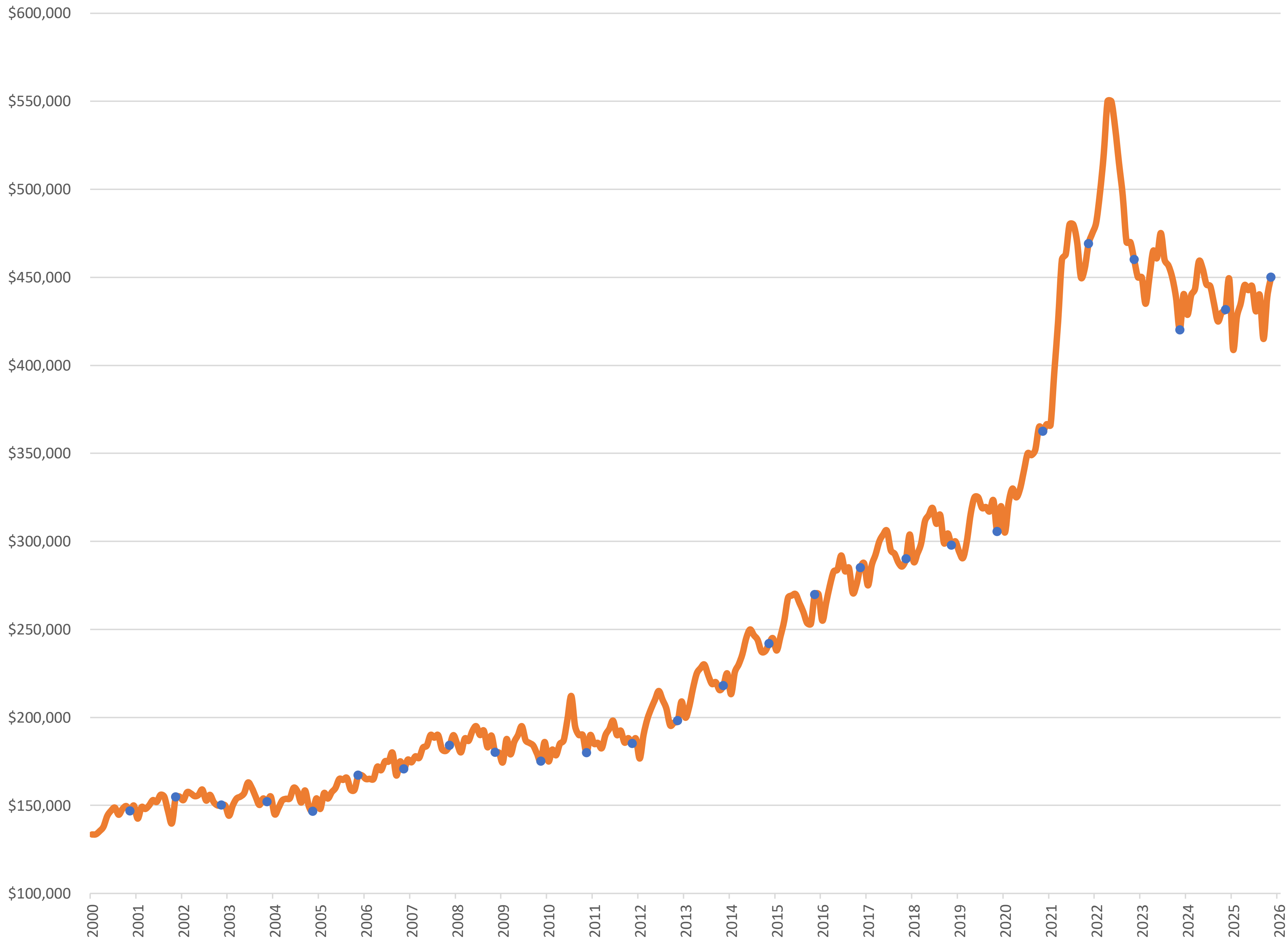
Min -12.69% **Max 44.33%**

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg	Med	Sum	+	-	%-
2000																		
2001	11.2%	9.4%	2.9%	3.3%	0.9%	1.4%	1.3%	5.1%	(3.9%)	(7.8%)	(4.7%)	3.1%	1.8%	2.1%	22.1%	9	3	25%
2002	9.7%	3.0%	5.5%	0.9%	(0.9%)	2.9%	(1.2%)	(0.6%)	4.0%	8.4%	0.8%	(2.9%)	2.5%	1.9%	29.6%	8	4	33%
2003	(11.9%)	(3.5%)	(4.1%)	0.5%	0.5%	2.3%	5.7%	(1.6%)	(3.4%)	0.0%	4.4%	4.2%	(0.6%)	0.2%	(6.9%)	7	5	42%
2004	2.2%	2.5%	2.8%	0.8%	0.5%	(0.9%)	(1.1%)	2.3%	7.7%	1.4%	(3.4%)	(3.4%)	0.9%	1.1%	11.3%	8	4	33%
2005	5.5%	(1.6%)	2.5%	3.3%	8.0%	3.6%	8.6%	6.0%	3.2%	3.2%	15.9%	10.5%	5.7%	4.5%	68.7%	11	1	8%
2006	15.0%	13.1%	10.1%	13.0%	6.2%	10.0%	8.1%	11.1%	7.5%	9.8%	5.9%	7.2%	9.7%	9.9%	116.9%	12	0	0%
2007	4.7%	6.6%	7.7%	7.1%	6.8%	8.0%	5.9%	8.7%	11.3%	5.9%	5.0%	7.1%	7.1%	6.9%	84.8%	12	0	0%
2008	2.4%	(0.5%)	(1.4%)	(2.5%)	3.9%	(0.3%)	0.6%	(2.2%)	(3.8%)	0.0%	(5.9%)	(4.1%)	(1.1%)	(0.9%)	(13.7%)	4	8	67%
2009	(6.9%)	1.8%	(4.2%)	(4.5%)	(3.2%)	(3.1%)	(5.4%)	(6.3%)	(2.9%)	(3.2%)	0.7%	3.7%	(2.8%)	(3.2%)	(33.6%)	3	9	75%
2010	3.7%	(2.6%)	1.2%	0.5%	(4.2%)	8.0%	15.7%	10.1%	4.1%	9.7%	5.4%	(1.6%)	4.2%	3.9%	50.0%	9	3	25%
2011	2.5%	3.4%	3.5%	14.5%	9.9%	(1.0%)	(7.5%)	(2.9%)	0.0%	(3.0%)	(1.0%)	(1.1%)	1.5%	(0.5%)	17.5%	6	6	50%
2012	(6.5%)	3.5%	7.2%	0.6%	3.1%	6.1%	7.7%	6.4%	6.2%	8.8%	9.9%	14.0%	5.6%	6.3%	66.9%	11	1	8%
2013	14.8%	6.1%	8.6%	15.8%	10.7%	6.0%	6.6%	5.2%	9.2%	2.9%	8.9%	5.8%	8.4%	7.6%	100.5%	12	0	0%
2014	5.1%	10.9%	6.3%	(0.8%)	7.8%	8.7%	6.5%	9.4%	8.8%	10.7%	5.3%	4.7%	6.9%	7.1%	83.3%	11	1	8%
2015	13.6%	4.5%	12.1%	9.9%	7.8%	3.1%	6.5%	4.7%	3.3%	8.8%	12.4%	12.7%	8.3%	8.3%	99.3%	12	0	0%
2016	4.4%	6.6%	2.4%	2.6%	1.8%	9.8%	4.4%	9.1%	7.2%	6.3%	4.3%	1.9%	5.1%	4.4%	60.7%	12	0	0%
2017	7.8%	9.8%	7.0%	7.0%	8.6%	5.9%	8.3%	3.8%	4.2%	2.1%	(0.1%)	3.9%	5.7%	6.4%	68.3%	11	1	8%
2018	2.7%	3.4%	4.4%	7.6%	1.5%	2.6%	2.8%	6.9%	5.7%	3.2%	3.9%	0.8%	3.8%	3.3%	45.6%	12	0	0%
2019	4.1%	(2.2%)	0.9%	(0.7%)	6.2%	2.9%	3.0%	0.9%	6.2%	4.8%	4.0%	10.1%	3.3%	3.5%	40.1%	10	2	17%
2020	0.1%	10.8%	7.9%	3.4%	(0.8%)	3.6%	12.0%	17.2%	14.5%	19.1%	20.1%	19.3%	10.6%	11.4%	127.2%	11	1	8%
2021	24.3%	27.3%	33.1%	41.6%	44.3%	41.3%	33.1%	23.9%	23.8%	20.3%	26.0%	24.2%	30.3%	26.7%	363.3%	12	0	0%
2022	25.5%	19.7%	17.2%	18.5%	15.8%	11.5%	8.5%	10.5%	5.7%	5.8%	(1.9%)	(8.0%)	10.7%	11.0%	128.7%	10	2	17%
2023	(3.5%)	(11.6%)	(12.7%)	(12.5%)	(12.4%)	(8.5%)	(7.9%)	(8.2%)	(2.4%)	(5.7%)	(6.1%)	(0.7%)	(7.7%)	(8.0%)	(92.1%)	0	12	100%
2024	(3.0%)	2.9%	0.8%	0.4%	(0.6%)	(5.9%)	(3.9%)	(1.6%)	(4.2%)	(0.3%)	3.3%	4.1%	(0.7%)	(0.4%)	(7.9%)	5	7	58%
2025	(1.3%)	1.5%	1.7%	(2.3%)	(1.8%)	2.1%	(0.2%)	2.7%	(2.1%)	6.2%	7.5%		1.3%	1.5%	14.1%	6	5	45%
Avg	5.0%	5.0%	4.9%	5.1%	4.8%	4.8%	4.7%	4.8%	4.4%	4.7%	4.8%	4.8%						
Med	4.1%	3.4%	3.5%	2.6%	3.1%	3.1%	5.7%	5.1%	4.2%	4.8%	4.3%	4.0%						
+	19	19	21	19	18	19	18	18	18	20	18	17						
-	6	6	4	6	7	6	7	7	7	5	7	7						

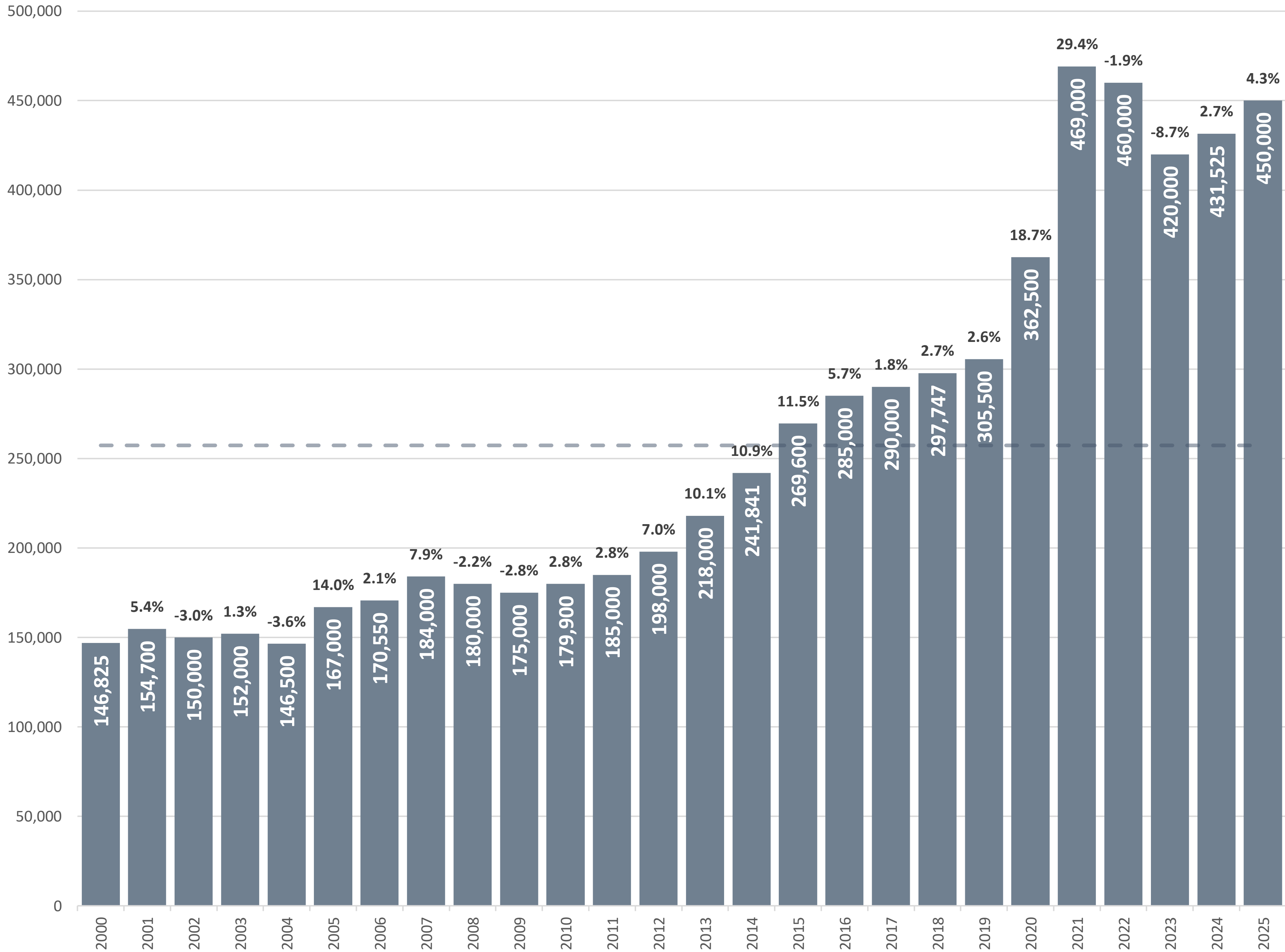
Median Sold Price : $450,000

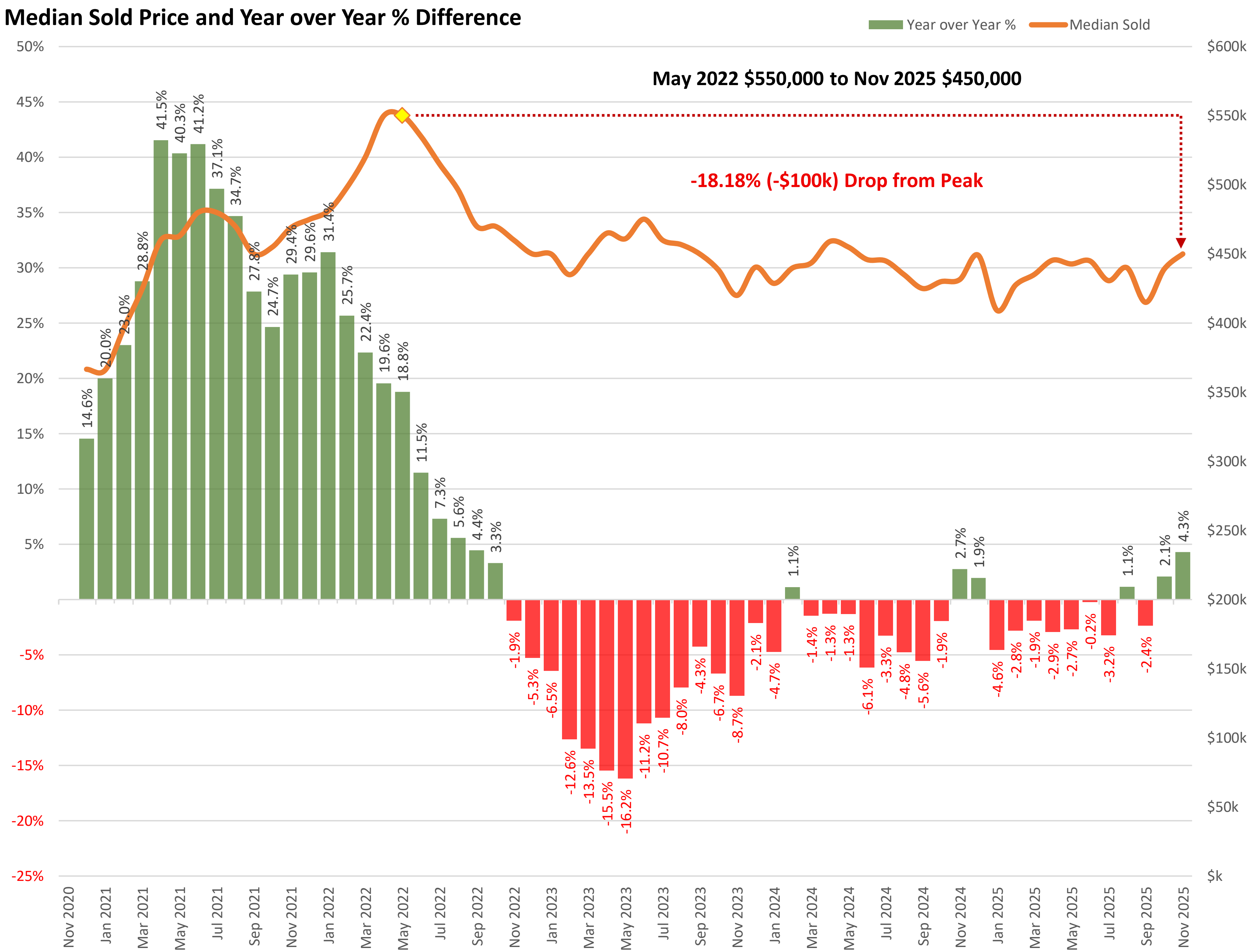
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg	Med
2000	133,500	133,600	135,400	137,900	144,000	147,000	148,750	144,700	148,000	149,615	146,825	149,900	143266	145763
2001	142,500	149,000	148,000	150,000	153,000	152,000	156,000	154,900	146,500	139,900	154,700	155,000	150125	151000
2002	153,000	157,500	156,750	155,250	156,000	159,000	152,750	156,000	151,835	150,000	150,000	150,000	154007	154125
2003	144,138	150,000	153,900	155,000	157,000	163,000	160,000	155,000	150,265	153,950	152,000	155,000	154104	154475
2004	145,000	148,500	152,800	153,762	154,000	160,000	158,000	151,618	158,500	149,500	146,500	154,000	152682	153281
2005	148,000	157,000	153,900	157,450	159,900	165,000	164,500	165,620	159,000	158,848	167,000	167,000	160268	159450
2006	165,000	165,104	165,000	172,000	170,000	175,000	175,000	179,925	167,000	175,000	170,550	176,000	171298	171275
2007	174,500	177,864	177,000	182,810	183,900	190,000	188,500	189,900	182,000	180,960	184,000	189,900	183445	183355
2008	185,000	180,168	188,000	186,700	192,275	195,000	190,000	192,500	183,000	189,700	180,000	180,000	186862	187350
2009	174,500	187,700	179,000	186,000	190,000	195,000	187,000	185,500	184,000	179,375	175,000	186,032	184092	185750
2010	175,000	181,700	178,500	185,000	186,950	199,000	212,178	195,000	190,000	190,000	179,900	189,950	188598	188450
2011	185,000	185,500	182,500	190,000	193,483	198,125	190,000	192,473	185,695	188,220	185,000	187,938	188661	188079
2012	176,650	190,000	199,000	205,000	210,000	215,000	210,000	205,000	195,500	197,000	198,000	209,063	200851	202000
2013	199,850	206,000	216,500	225,000	228,000	230,000	224,000	219,000	220,000	215,500	218,000	225,000	218904	219500
2014	213,200	225,616	230,000	236,000	245,000	249,950	246,750	244,000	237,400	237,626	241,841	245,000	237699	239734
2015	238,000	246,000	255,000	268,000	269,250	270,000	264,974	260,000	253,620	253,200	269,600	270,000	259804	262487
2016	254,999	264,950	275,000	282,900	284,000	292,000	283,000	285,000	270,750	275,500	285,000	287,500	278383	282950
2017	275,000	286,475	292,495	300,000	303,852	306,009	295,000	293,000	287,995	285,750	290,000	303,900	293290	292748
2018	288,500	293,000	299,000	311,500	315,000	318,950	310,000	315,000	299,000	304,500	297,747	300,000	304350	302250
2019	294,000	290,597	300,000	315,390	325,000	325,000	319,000	319,500	317,000	323,250	305,500	319,999	312853	318000
2020	305,000	322,000	330,000	325,000	329,900	340,000	350,000	349,000	352,000	365,000	362,500	366,585	341415	344500
2021	366,000	396,100	425,000	460,000	463,000	480,000	480,000	470,000	450,000	455,000	469,000	475,000	449092	461500
2022	481,000	497,847	520,000	550,000	550,000	535,000	515,000	496,249	470,000	470,000	460,000	450,000	499591	497048
2023	449,955	435,000	450,000	465,000	461,000	475,156	460,000	456,750	450,000	438,520	420,000	440,415	450150	450000
2024	428,701	439,900	443,500	459,000	454,990	446,000	445,000	435,000	425,000	430,000	431,525	449,000	440635	441700
2025	409,192	427,500	435,094	445,500	442,750	444,990	430,688	440,000	415,000	439,000	450,000		434519	439000

Median Sold Price : $450,000



Median Sold Price : $450,000





Median Sold Price and Year over Year % Difference
Year over Year %
Median Sold
May 2022 $550,000 to Nov 2025 $450,000
-18.18% (-$100k) Drop from Peak
14.6%
20.0%
23.0%
28.8%
41.5%
40.3%
41.2%
37.1%
34.7%
27.8%
24.7%
29.4%
29.6%
31.4%
25.7%
22.4%
19.6%
18.8%
11.5%
7.3%
5.6%
4.4%
3.3%
-1.9%
-5.3%
-6.5%
-12.6%
-13.5%
-15.5%
-16.2%
-11.2%
-10.7%
-8.0%
-4.3%
-6.7%
-8.7%
-2.1%
-4.7%
1.1%
-1.4%
-1.3%
-1.3%
-6.1%
-3.3%
-4.8%
-5.6%
-1.9%
2.7%
1.9%
-4.6%
-2.8%
-1.9%
-2.9%
-2.7%
-0.2%
-3.2%
1.1%
-2.4%
2.1%
4.3%
Nov 2020
Jan 2021
Mar 2021
May 2021
Jul 2021
Sep 2021
Nov 2021
Jan 2022
Mar 2022
May 2022
Jul 2022
Sep 2022
Nov 2022
Jan 2023
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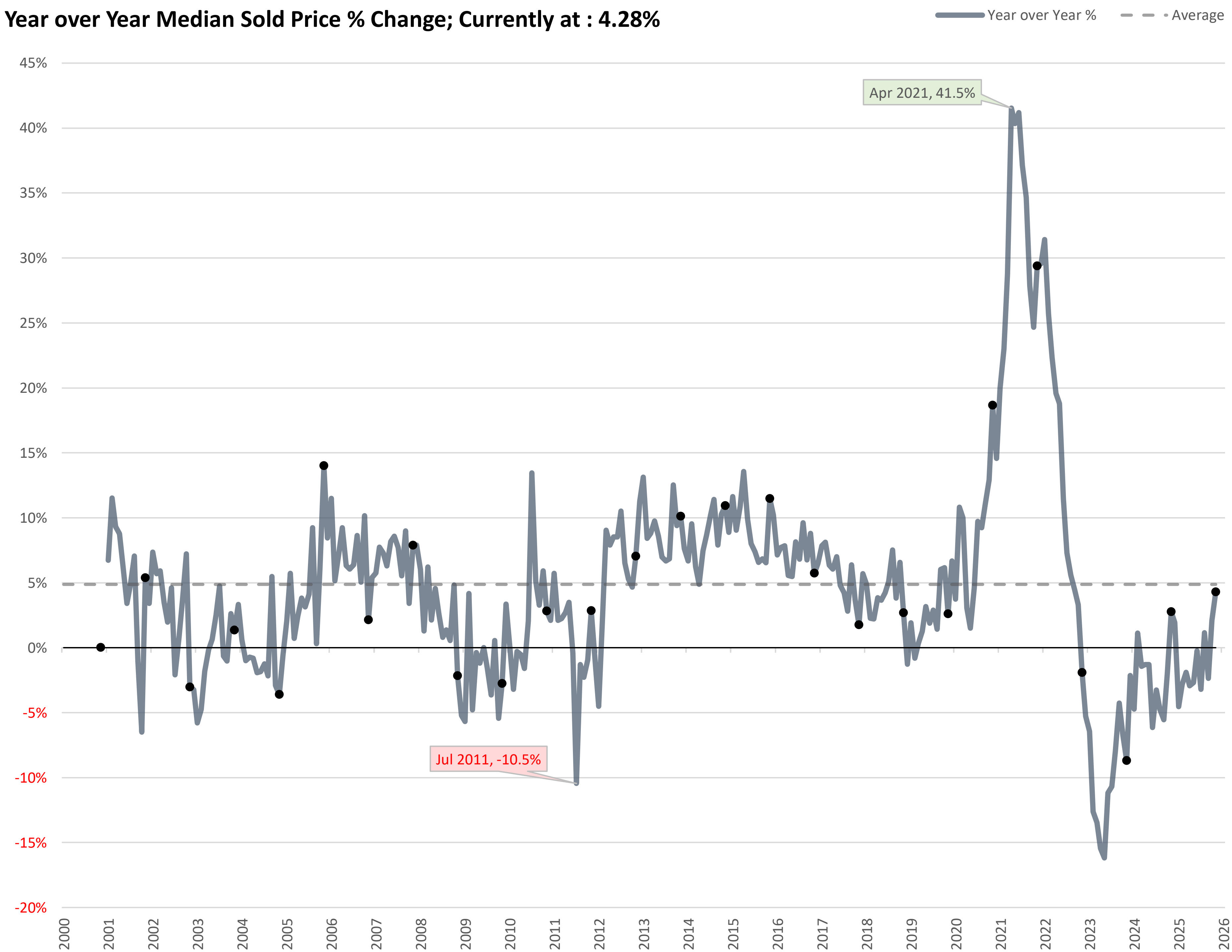
Nov 2025


Year over Year Median Sold Price % Change; Currently at : 4.28%
Year over Year %
Average
Apr 2021, 41.5%
Jul 2011, -10.5%
45%
40%
35%
30%
25%
20%
15%
10%
5%
0%
-5%
-10%
-15%
-20%
2000
2001
2002
2003
2004
2005
2006
2007
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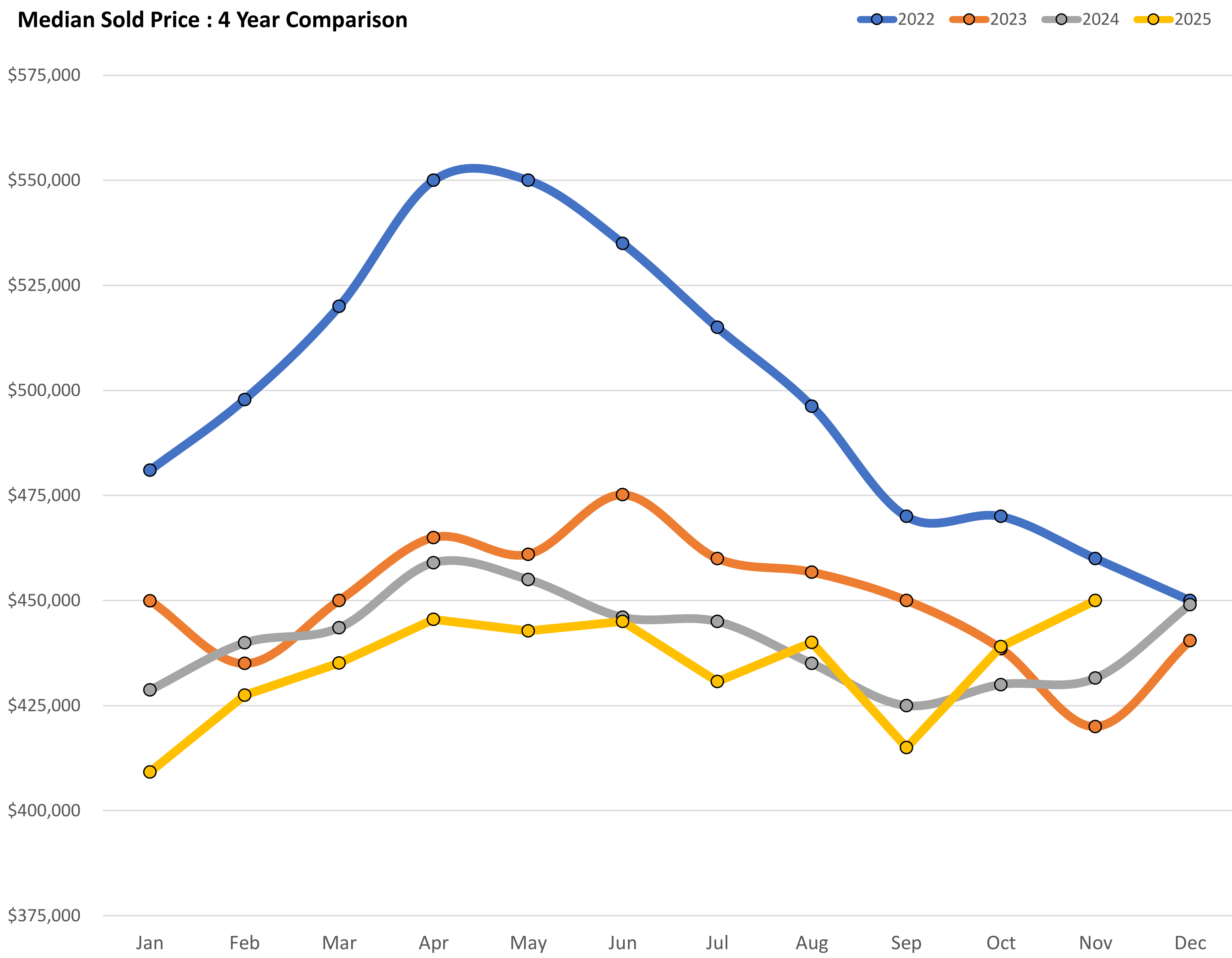
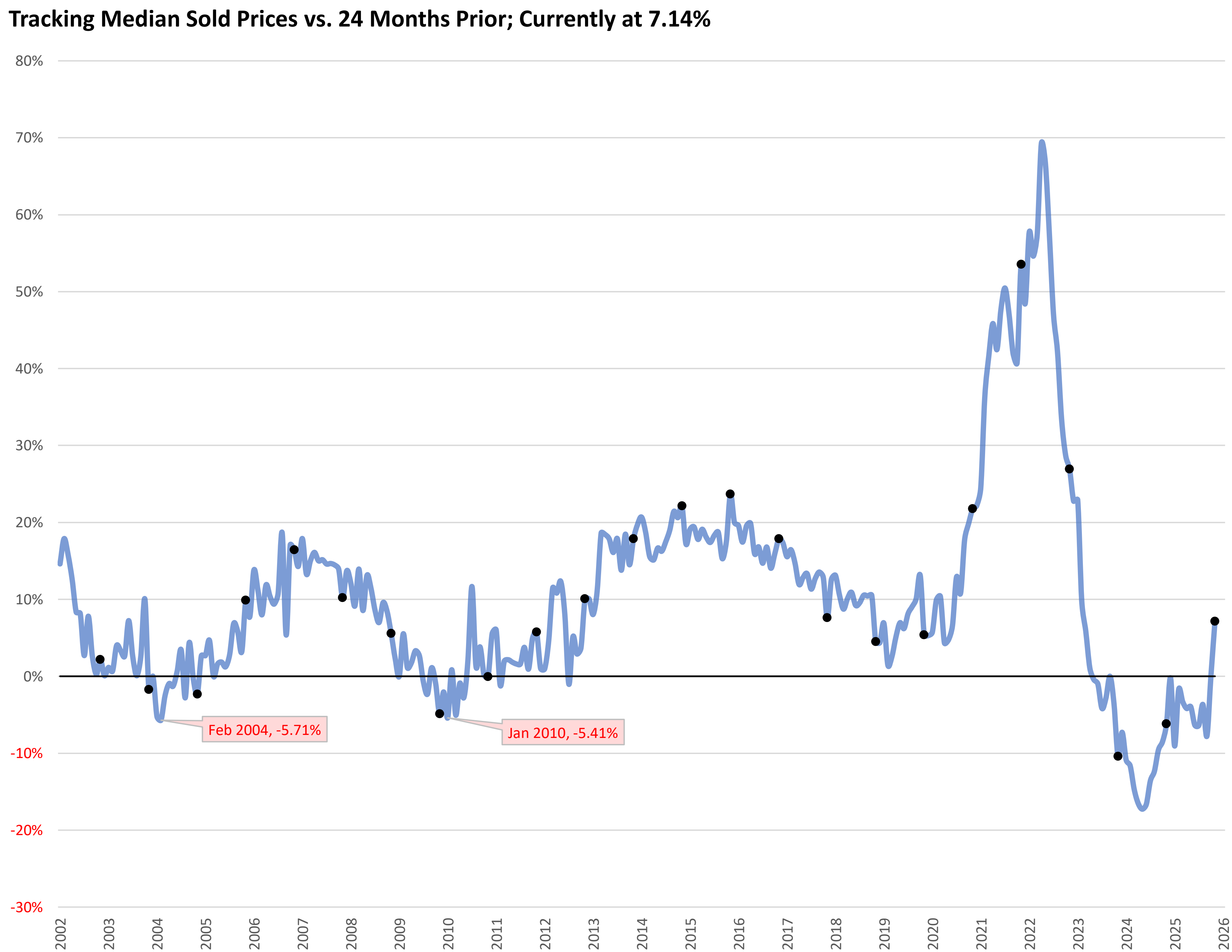


Last Revision : 11/22/2025

Team Price Real Estate ©



Tracking Median Sold Prices vs. 24 Months Prior; Currently at 7.14%
80%
70%
60%
50%
40%
30%
20%
10%
0%
-10%
-20%
-30%
Feb 2004, -5.71%
Jan 2010, -5.41%
2002
2003
2004
2005
2006
2007
2008
2009
2010
2011
2012
2013
2014
2015
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025
2026

Tracking Median Sold Prices vs. 36 Months Prior; Currently at -2.17%

Median Sold Price Month over Month % Change : 2.5%

Min -8.87% **Max** 10.58%

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg	Med	Sum	+	-	%-
2000		0.1%	1.3%	1.8%	4.4%	2.1%	1.2%	(2.7%)	2.3%	1.1%	(1.9%)	2.1%	1.1%	1.3%	11.8%	9	2	18%
2001	(4.9%)	4.6%	(0.7%)	1.4%	2.0%	(0.7%)	2.6%	(0.7%)	(5.4%)	(4.5%)	10.6%	0.2%	0.4%	(0.2%)	4.4%	6	6	50%
2002	(1.3%)	2.9%	(0.5%)	(1.0%)	0.5%	1.9%	(3.9%)	2.1%	(2.7%)	(1.2%)	0.0%	0.0%	(0.3%)	(0.2%)	(3.1%)	4	6	60%
2003	(3.9%)	4.1%	2.6%	0.7%	1.3%	3.8%	(1.8%)	(3.1%)	(3.1%)	2.5%	(1.3%)	2.0%	0.3%	1.0%	3.7%	7	5	42%
2004	(6.5%)	2.4%	2.9%	0.6%	0.2%	3.9%	(1.3%)	(4.0%)	4.5%	(5.7%)	(2.0%)	5.1%	0.0%	0.4%	0.2%	7	5	42%
2005	(3.9%)	6.1%	(2.0%)	2.3%	1.6%	3.2%	(0.3%)	0.7%	(4.0%)	(0.1%)	5.1%	0.0%	0.7%	0.3%	8.7%	6	5	45%
2006	(1.2%)	0.1%	(0.1%)	4.2%	(1.2%)	2.9%	0.0%	2.8%	(7.2%)	4.8%	(2.5%)	3.2%	0.5%	0.0%	5.9%	6	5	45%
2007	(0.9%)	1.9%	(0.5%)	3.3%	0.6%	3.3%	(0.8%)	0.7%	(4.2%)	(0.6%)	1.7%	3.2%	0.7%	0.7%	7.9%	7	5	42%
2008	(2.6%)	(2.6%)	4.3%	(0.7%)	3.0%	1.4%	(2.6%)	1.3%	(4.9%)	3.7%	(5.1%)	0.0%	(0.4%)	(0.3%)	(4.8%)	5	6	55%
2009	(3.1%)	7.6%	(4.6%)	3.9%	2.2%	2.6%	(4.1%)	(0.8%)	(0.8%)	(2.5%)	(2.4%)	6.3%	0.4%	(0.8%)	4.2%	5	7	58%
2010	(5.9%)	3.8%	(1.8%)	3.6%	1.1%	6.4%	6.6%	(8.1%)	(2.6%)	0.0%	(5.3%)	5.6%	0.3%	0.5%	3.5%	6	5	45%
2011	(2.6%)	0.3%	(1.6%)	4.1%	1.8%	2.4%	(4.1%)	1.3%	(3.5%)	1.4%	(1.7%)	1.6%	(0.1%)	0.8%	(0.7%)	7	5	42%
2012	(6.0%)	7.6%	4.7%	3.0%	2.4%	2.4%	(2.3%)	(2.4%)	(4.6%)	0.8%	0.5%	5.6%	1.0%	1.6%	11.6%	8	4	33%
2013	(4.4%)	3.1%	5.1%	3.9%	1.3%	0.9%	(2.6%)	(2.2%)	0.5%	(2.0%)	1.2%	3.2%	0.7%	1.0%	7.8%	8	4	33%
2014	(5.2%)	5.8%	1.9%	2.6%	3.8%	2.0%	(1.3%)	(1.1%)	(2.7%)	0.1%	1.8%	1.3%	0.8%	1.5%	9.0%	8	4	33%
2015	(2.9%)	3.4%	3.7%	5.1%	0.5%	0.3%	(1.9%)	(1.9%)	(2.5%)	(0.2%)	6.5%	0.1%	0.9%	0.2%	10.3%	7	5	42%
2016	(5.6%)	3.9%	3.8%	2.9%	0.4%	2.8%	(3.1%)	0.7%	(5.0%)	1.8%	3.4%	0.9%	0.6%	1.3%	6.9%	9	3	25%
2017	(4.3%)	4.2%	2.1%	2.6%	1.3%	0.7%	(3.6%)	(0.7%)	(1.7%)	(0.8%)	1.5%	4.8%	0.5%	1.0%	6.0%	7	5	42%
2018	(5.1%)	1.6%	2.0%	4.2%	1.1%	1.3%	(2.8%)	1.6%	(5.1%)	1.8%	(2.2%)	0.8%	(0.1%)	1.2%	(0.8%)	8	4	33%
2019	(2.0%)	(1.2%)	3.2%	5.1%	3.0%	0.0%	(1.8%)	0.2%	(0.8%)	2.0%	(5.5%)	4.7%	0.6%	0.1%	7.0%	6	5	45%
2020	(4.7%)	5.6%	2.5%	(1.5%)	1.5%	3.1%	2.9%	(0.3%)	0.9%	3.7%	(0.7%)	1.1%	1.2%	1.3%	14.1%	8	4	33%
2021	(0.2%)	8.2%	7.3%	8.2%	0.7%	3.7%	0.0%	(2.1%)	(4.3%)	1.1%	3.1%	1.3%	2.3%	1.2%	27.0%	8	3	27%
2022	1.3%	3.5%	4.4%	5.8%	0.0%	(2.7%)	(3.7%)	(3.6%)	(5.3%)	0.0%	(2.1%)	(2.2%)	(0.4%)	(1.1%)	(4.7%)	4	6	60%
2023	(0.0%)	(3.3%)	3.4%	3.3%	(0.9%)	3.1%	(3.2%)	(0.7%)	(1.5%)	(2.6%)	(4.2%)	4.9%	(0.1%)	(0.8%)	(1.6%)	4	8	67%
2024	(2.7%)	2.6%	0.8%	3.5%	(0.9%)	(2.0%)	(0.2%)	(2.2%)	(2.3%)	1.2%	0.4%	4.0%	0.2%	0.1%	2.2%	6	6	50%
2025	(8.9%)	4.5%	1.8%	2.4%	(0.6%)	0.5%	(3.2%)	2.2%	(5.7%)	5.8%	2.5%		0.1%	1.8%	1.2%	7	4	36%
Avg	(3.5%)	3.1%	1.8%	2.9%	1.2%	1.9%	(1.4%)	(0.9%)	(2.8%)	0.4%	0.0%	2.4%						
Med	(3.9%)	3.4%	2.1%	3.1%	1.2%	2.2%	(1.9%)	(0.7%)	(2.9%)	0.4%	(0.3%)	2.0%						
+	1	23	18	23	21	22	4	10	4	14	12	21						
-	24	3	8	3	4	3	20	16	22	10	13	1						

Median Sold Price Year over Year % Change : 4.28%   Min -16.18%   Max 41.54%

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg	Med	Sum	+	-	%-
2000																		
2001	6.7%	11.5%	9.3%	8.8%	6.3%	3.4%	4.9%	7.0%	(1.0%)	(6.5%)	5.4%	3.4%	4.9%	5.8%	59.2%	10	2	17%
2002	7.4%	5.7%	5.9%	3.5%	2.0%	4.6%	(2.1%)	0.7%	3.6%	7.2%	(3.0%)	(3.2%)	2.7%	3.6%	32.3%	9	3	25%
2003	(5.8%)	(4.8%)	(1.8%)	(0.2%)	0.6%	2.5%	4.7%	(0.6%)	(1.0%)	2.6%	1.3%	3.3%	0.1%	0.2%	1.0%	6	6	50%
2004	0.6%	(1.0%)	(0.7%)	(0.8%)	(1.9%)	(1.8%)	(1.3%)	(2.2%)	5.5%	(2.9%)	(3.6%)	(0.6%)	(0.9%)	(1.1%)	(10.8%)	2	10	83%
2005	2.1%	5.7%	0.7%	2.4%	3.8%	3.1%	4.1%	9.2%	0.3%	6.3%	14.0%	8.4%	5.0%	4.0%	60.2%	12	0	0%
2006	11.5%	5.2%	7.2%	9.2%	6.3%	6.1%	6.4%	8.6%	5.0%	10.2%	2.1%	5.4%	6.9%	6.3%	83.2%	12	0	0%
2007	5.8%	7.7%	7.3%	6.3%	8.2%	8.6%	7.7%	5.5%	9.0%	3.4%	7.9%	7.9%	7.1%	7.7%	85.2%	12	0	0%
2008	6.0%	1.3%	6.2%	2.1%	4.6%	2.6%	0.8%	1.4%	0.5%	4.8%	(2.2%)	(5.2%)	1.9%	1.7%	23.0%	10	2	17%
2009	(5.7%)	4.2%	(4.8%)	(0.4%)	(1.2%)	0.0%	(1.6%)	(3.6%)	0.5%	(5.4%)	(2.8%)	3.4%	(1.4%)	(1.4%)	(17.4%)	3	8	73%
2010	0.3%	(3.2%)	(0.3%)	(0.5%)	(1.6%)	2.1%	13.5%	5.1%	3.3%	5.9%	2.8%	2.1%	2.4%	2.1%	29.4%	8	4	33%
2011	5.7%	2.1%	2.2%	2.7%	3.5%	(0.4%)	(10.5%)	(1.3%)	(2.3%)	(0.9%)	2.8%	(1.1%)	0.2%	0.8%	2.6%	6	6	50%
2012	(4.5%)	2.4%	9.0%	7.9%	8.5%	8.5%	10.5%	6.5%	5.3%	4.7%	7.0%	11.2%	6.4%	7.5%	77.1%	11	1	8%
2013	13.1%	8.4%	8.8%	9.8%	8.6%	7.0%	6.7%	6.8%	12.5%	9.4%	10.1%	7.6%	9.1%	8.7%	108.8%	12	0	0%
2014	6.7%	9.5%	6.2%	4.9%	7.5%	8.7%	10.2%	11.4%	7.9%	10.3%	10.9%	8.9%	8.6%	8.8%	103.0%	12	0	0%
2015	11.6%	9.0%	10.9%	13.6%	9.9%	8.0%	7.4%	6.6%	6.8%	6.6%	11.5%	10.2%	9.3%	9.5%	112.0%	12	0	0%
2016	7.1%	7.7%	7.8%	5.6%	5.5%	8.1%	6.8%	9.6%	6.8%	8.8%	5.7%	6.5%	7.2%	7.0%	86.0%	12	0	0%
2017	7.8%	8.1%	6.4%	6.0%	7.0%	4.8%	4.2%	2.8%	6.4%	3.7%	1.8%	5.7%	5.4%	5.9%	64.8%	12	0	0%
2018	4.9%	2.3%	2.2%	3.8%	3.7%	4.2%	5.1%	7.5%	3.8%	6.6%	2.7%	(1.3%)	3.8%	3.8%	45.5%	11	1	8%
2019	1.9%	(0.8%)	0.3%	1.2%	3.2%	1.9%	2.9%	1.4%	6.0%	6.2%	2.6%	6.7%	2.8%	2.3%	33.5%	11	1	8%
2020	3.7%	10.8%	10.0%	3.0%	1.5%	4.6%	9.7%	9.2%	11.0%	12.9%	18.7%	14.6%	9.2%	9.9%	109.8%	12	0	0%
2021	20.0%	23.0%	28.8%	41.5%	40.3%	41.2%	37.1%	34.7%	27.8%	24.7%	29.4%	29.6%	31.5%	29.5%	378.1%	12	0	0%
2022	31.4%	25.7%	22.4%	19.6%	18.8%	11.5%	7.3%	5.6%	4.4%	3.3%	(1.9%)	(5.3%)	11.9%	9.4%	142.7%	10	2	17%
2023	(6.5%)	(12.6%)	(13.5%)	(15.5%)	(16.2%)	(11.2%)	(10.7%)	(8.0%)	(4.3%)	(6.7%)	(8.7%)	(2.1%)	(9.6%)	(9.7%)	(115.8%)	0	12	100%
2024	(4.7%)	1.1%	(1.4%)	(1.3%)	(1.3%)	(6.1%)	(3.3%)	(4.8%)	(5.6%)	(1.9%)	2.7%	1.9%	(2.0%)	(1.7%)	(24.6%)	3	9	75%
2025	(4.6%)	(2.8%)	(1.9%)	(2.9%)	(2.7%)	(0.2%)	(3.2%)	1.1%	(2.4%)	2.1%	4.3%		(1.2%)	(2.4%)	(13.2%)	3	8	73%
Avg	4.9%	5.1%	5.1%	5.2%	5.0%	4.9%	4.7%	4.8%	4.4%	4.6%	4.9%	4.9%						
Med	5.7%	5.2%	6.2%	3.5%	3.8%	4.2%	4.9%	5.5%	4.4%	4.8%	2.8%	4.4%						
+	19	19	18	18	19	19	18	19	19	19	19	17						
-	6	6	7	7	6	5	7	6	6	6	6	7						

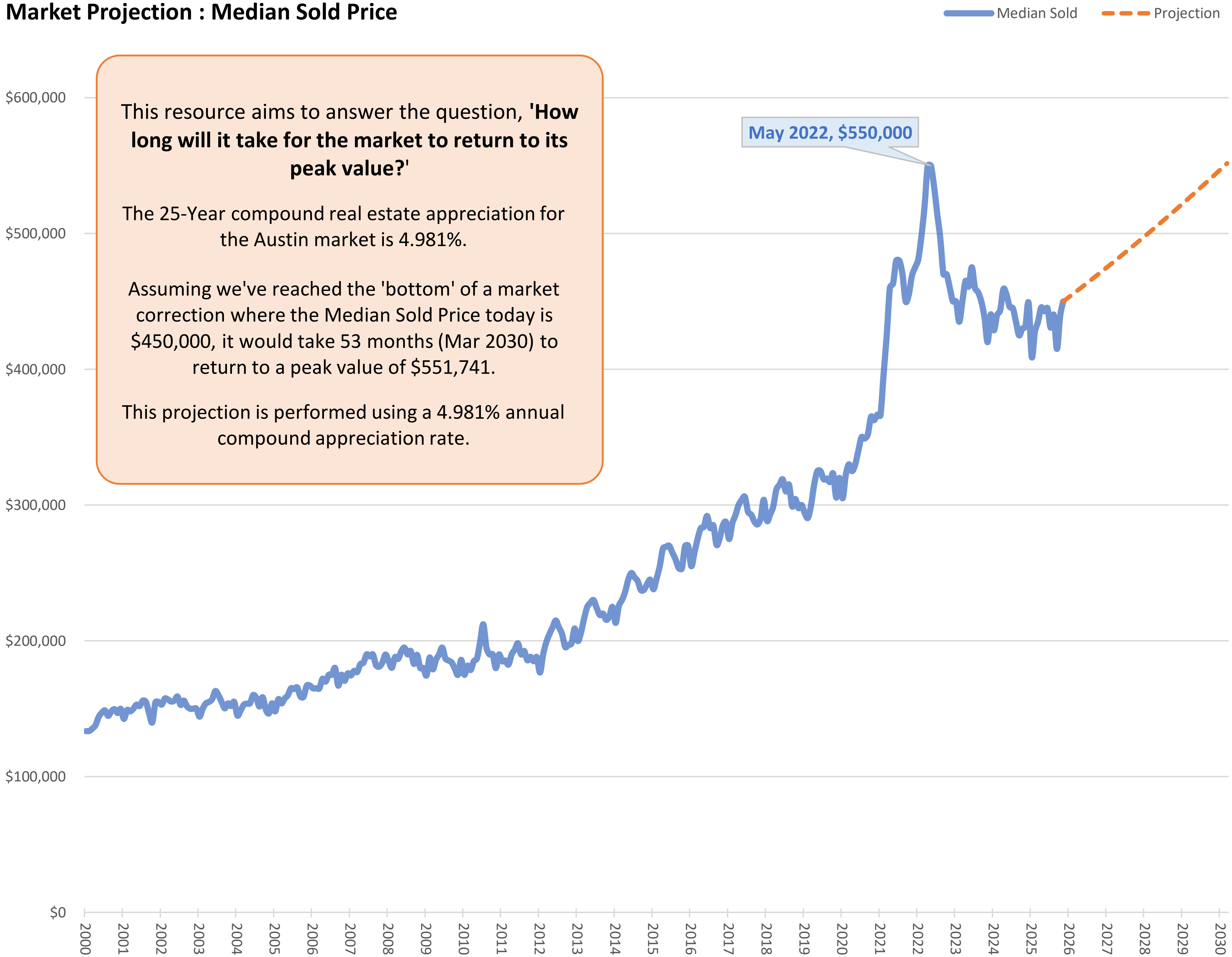
Market Projection : Median Sold Price

This resource aims to answer the question, **'How long will it take for the market to return to its peak value?'**

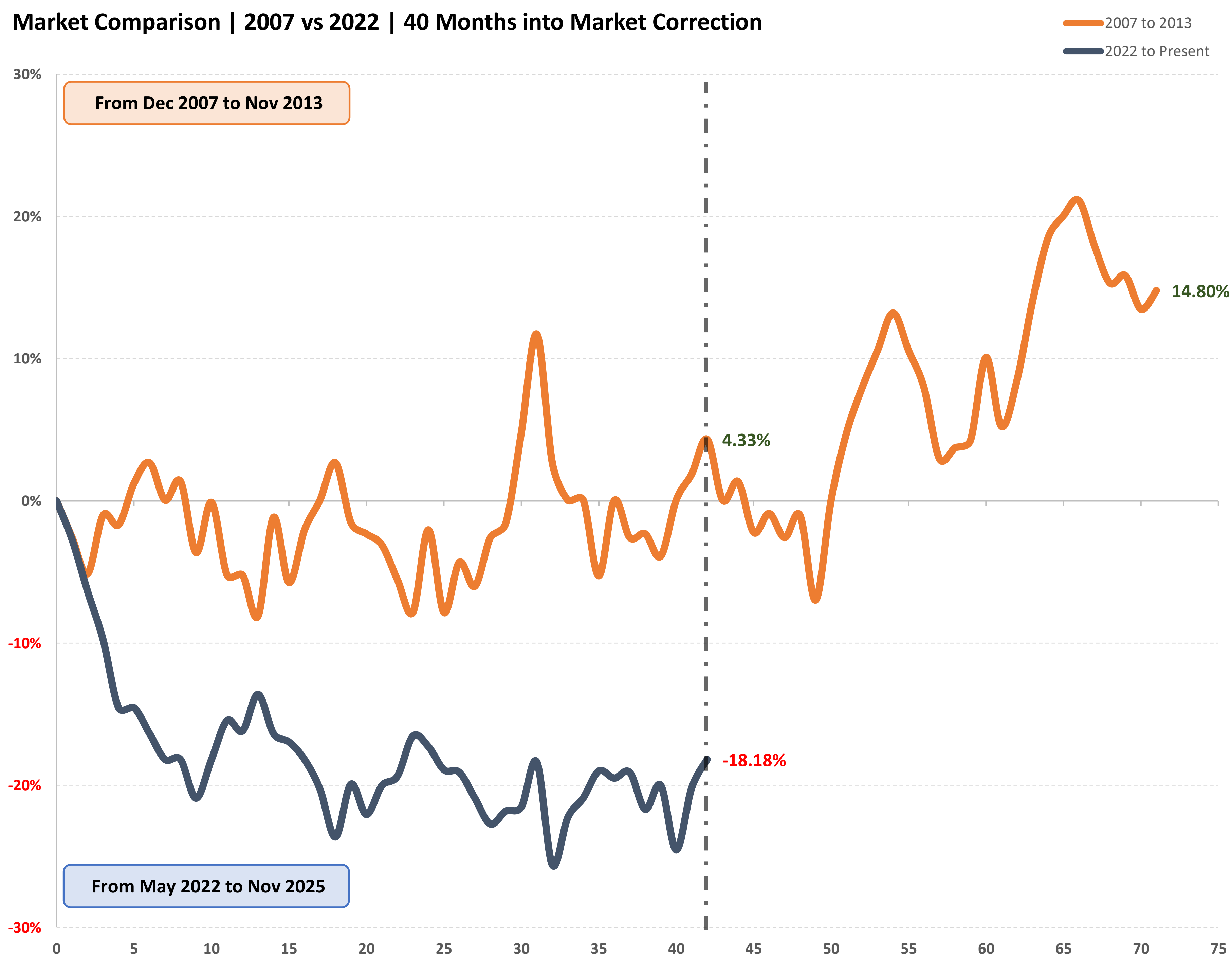
The 25-Year compound real estate appreciation for the Austin market is 4.981%.

Assuming we've reached the 'bottom' of a market correction where the Median Sold Price today is $450,000, it would take 53 months (Mar 2030) to return to a peak value of $551,741.

This projection is performed using a 4.981% annual compound appreciation rate.



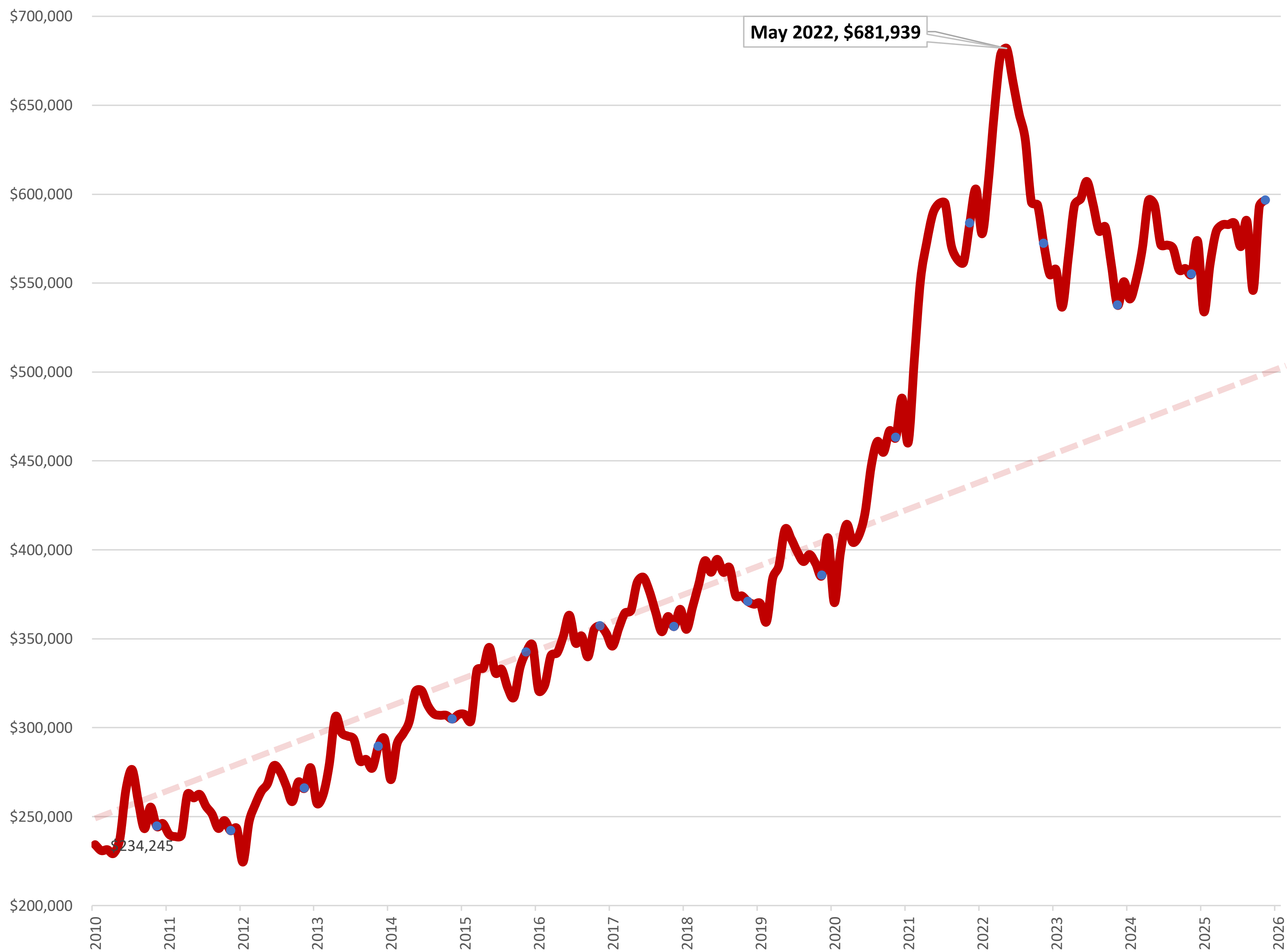
Team Price Real Estate ©



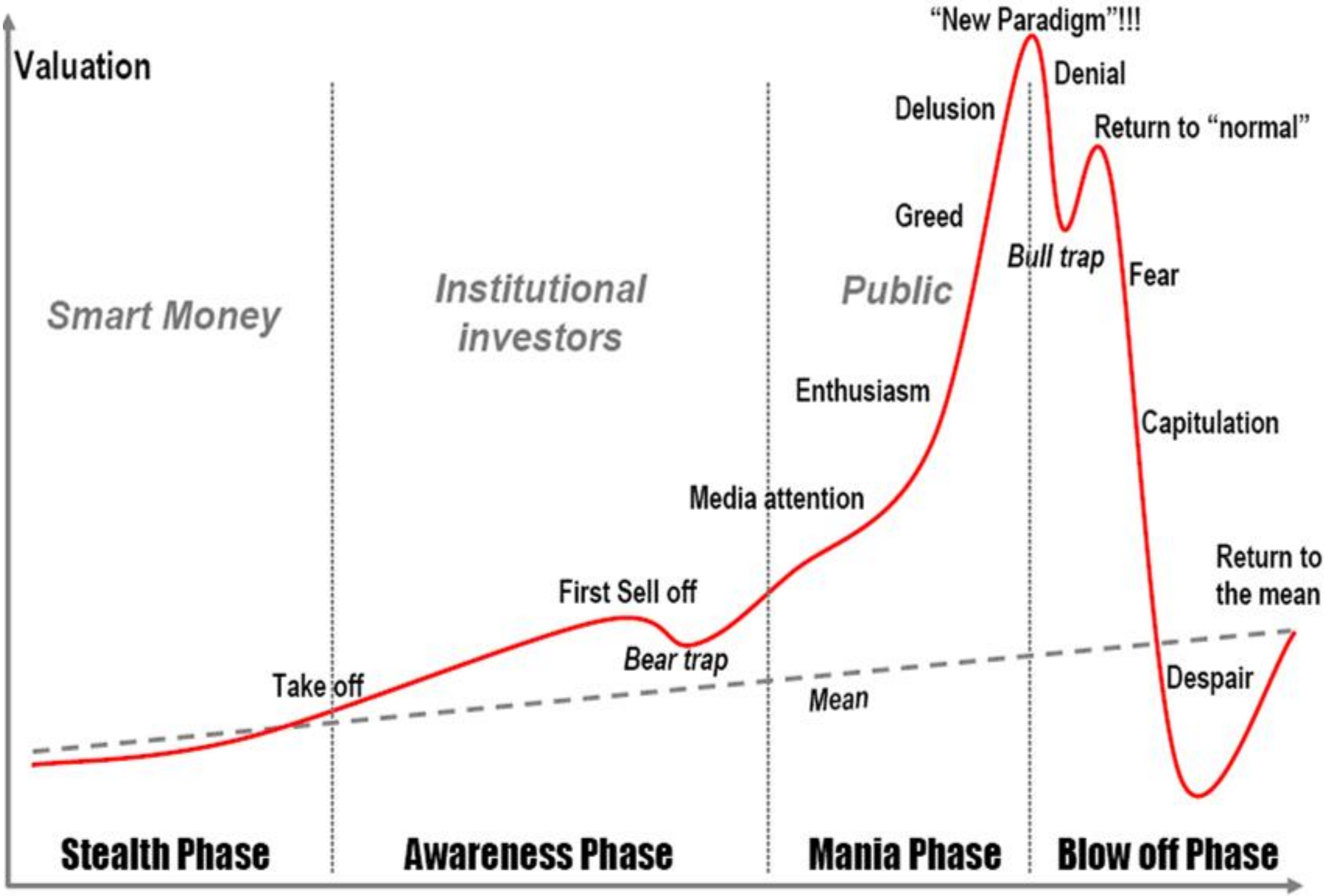
Last Revision : 11/22/2025

team price real estate ©

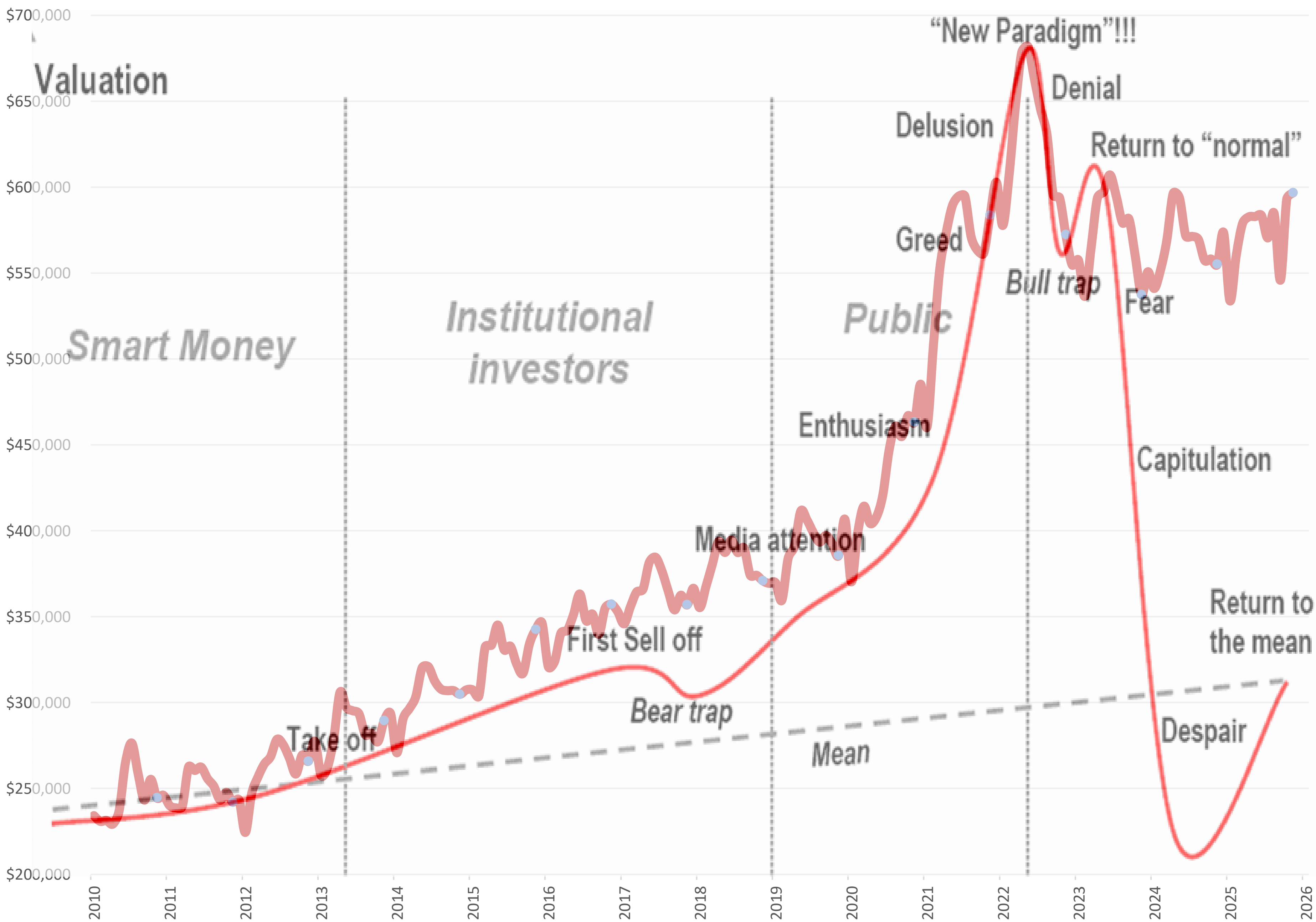
Average Sold Price since January 2010



Phases in a Economic Bubble by Dr. Jean-Paul Rodrigue



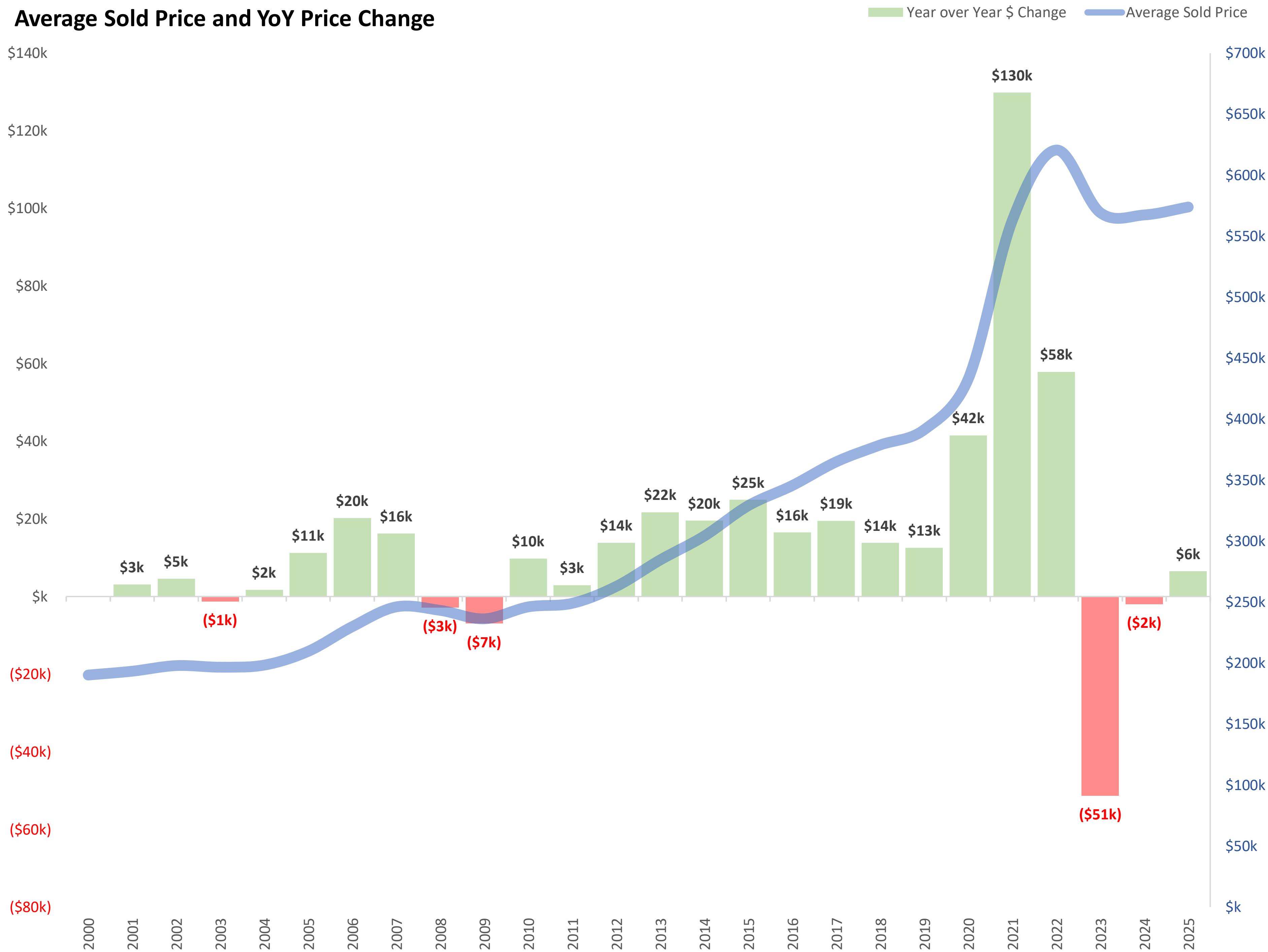
Average Sold Price since January 2010



Residential Sold

Year	Total Sold	YoY #	YoY %	Avg. Sold $	YoY $	YoY %	Median Sold $	YoY $	YoY %	Sold$/ List$ %
2000	18,697			$190,174			$143,266			99.2%
2001	18,282	-415	-2.2%	$193,308	$3,134	1.6%	$150,125	$6,859	4.8%	98.5%
2002	18,592	310	1.7%	$197,905	$4,597	2.4%	$154,007	$3,882	2.6%	97.7%
2003	19,667	1,075	5.8%	$196,612	($1,293)	-0.7%	$154,104	$97	0.1%	97.2%
2004	22,482	2,815	14.3%	$198,323	$1,711	0.9%	$152,682	($1,423)	-0.9%	97.3%
2005	26,665	4,183	18.6%	$209,605	$11,282	5.7%	$160,268	$7,586	5.0%	97.8%
2006	29,968	3,303	12.4%	$229,819	$20,215	9.6%	$171,298	$11,030	6.9%	98.1%
2007	27,690	-2,278	-7.6%	$246,054	$16,234	7.1%	$183,445	$12,146	7.1%	97.7%
2008	22,099	-5,591	-20.2%	$243,203	($2,850)	-1.2%	$186,862	$3,417	1.9%	96.7%
2009	20,560	-1,539	-7.0%	$236,265	($6,938)	-2.9%	$184,092	($2,770)	-1.5%	96.7%
2010	19,734	-826	-4.0%	$246,039	$9,773	4.1%	$188,598	$4,506	2.4%	96.5%
2011	21,054	1,320	6.7%	$248,976	$2,937	1.2%	$188,661	$63	0.0%	96.5%
2012	25,291	4,237	20.1%	$262,824	$13,848	5.6%	$200,851	$12,190	6.5%	97.3%
2013	30,011	4,720	18.7%	$284,557	$21,733	8.3%	$218,904	$18,053	9.0%	98.2%
2014	30,280	269	0.9%	$304,101	$19,544	6.9%	$237,699	$18,794	8.6%	98.4%
2015	31,451	1,171	3.9%	$329,028	$24,927	8.2%	$259,804	$22,105	9.3%	98.4%
2016	32,771	1,320	4.2%	$345,511	$16,482	5.0%	$278,383	$18,580	7.2%	98.5%
2017	34,028	1,257	3.8%	$364,979	$19,469	5.6%	$293,290	$14,906	5.4%	98.3%
2018	34,968	940	2.8%	$378,794	$13,815	3.8%	$304,350	$11,060	3.8%	98.3%
2019	37,486	2,518	7.2%	$391,345	$12,551	3.3%	$312,853	$8,503	2.8%	98.6%
2020	40,633	3,147	8.4%	$432,870	$41,525	10.6%	$341,415	$28,562	9.1%	99.5%
2021	41,552	919	2.3%	$562,712	$129,842	30.0%	$449,092	$107,676	31.5%	104.8%
2022	34,282	-7,270	-17.5%	$620,628	$57,916	10.3%	$499,591	$50,500	11.2%	100.9%
2023	30,980	-3,302	-9.6%	$569,325	($51,303)	-8.3%	$448,500	($51,092)	-10.2%	97.2%
2024	31,394	414	1.3%	$567,416	($1,909)	-0.3%	$440,635	($7,865)	-1.8%	97.3%
2025	30,324	-1,070	-3.4%	$573,916	$6,500	1.1%	$434,519	($6,115)	-1.4%	97.2%

** 2025 total sold is a projected figure*



Average Sold Price and YoY Price Change
Year over Year $ Change
Average Sold Price
$140k
$120k
$100k
$80k
$60k
$40k
$20k
$k
($20k)
($40k)
($60k)
($80k)
$700k
$650k
$600k
$550k
$500k
$450k
$400k
$350k
$300k
$250k
$200k
$150k
$100k
$50k
$k
$3k
$5k
($1k)
$2k
$11k
$20k
$16k
($3k)
($7k)
$10k
$3k
$14k
$22k
$20k
$25k
$16k
$19k
$14k
$13k
$42k
$130k
$58k
($51k)
($2k)
$6k
2000
2001
2002
2003
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2020
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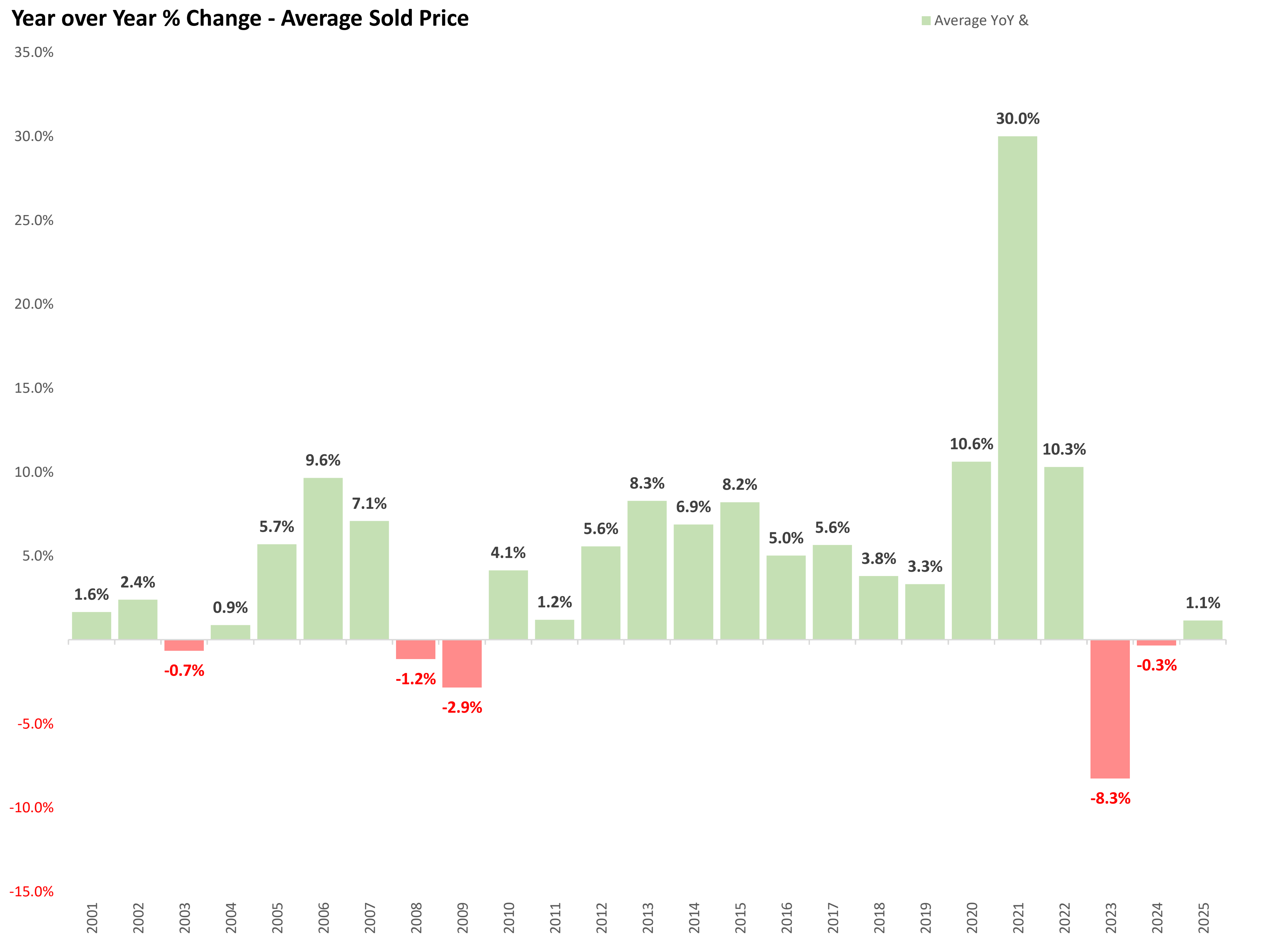
2022
2023
2024
2025


Year over Year % Change - Average Sold Price
Average YoY &
35.0%
30.0%
25.0%
20.0%
15.0%
10.0%
5.0%
-5.0%
-10.0%
-15.0%
1.6%
2.4%
-0.7%
0.9%
5.7%
9.6%
7.1%
-1.2%
-2.9%
4.1%
1.2%
5.6%
8.3%
6.9%
8.2%
5.0%
5.6%
3.8%
3.3%
10.6%
30.0%
10.3%
-8.3%
-0.3%
1.1%
2001
2002
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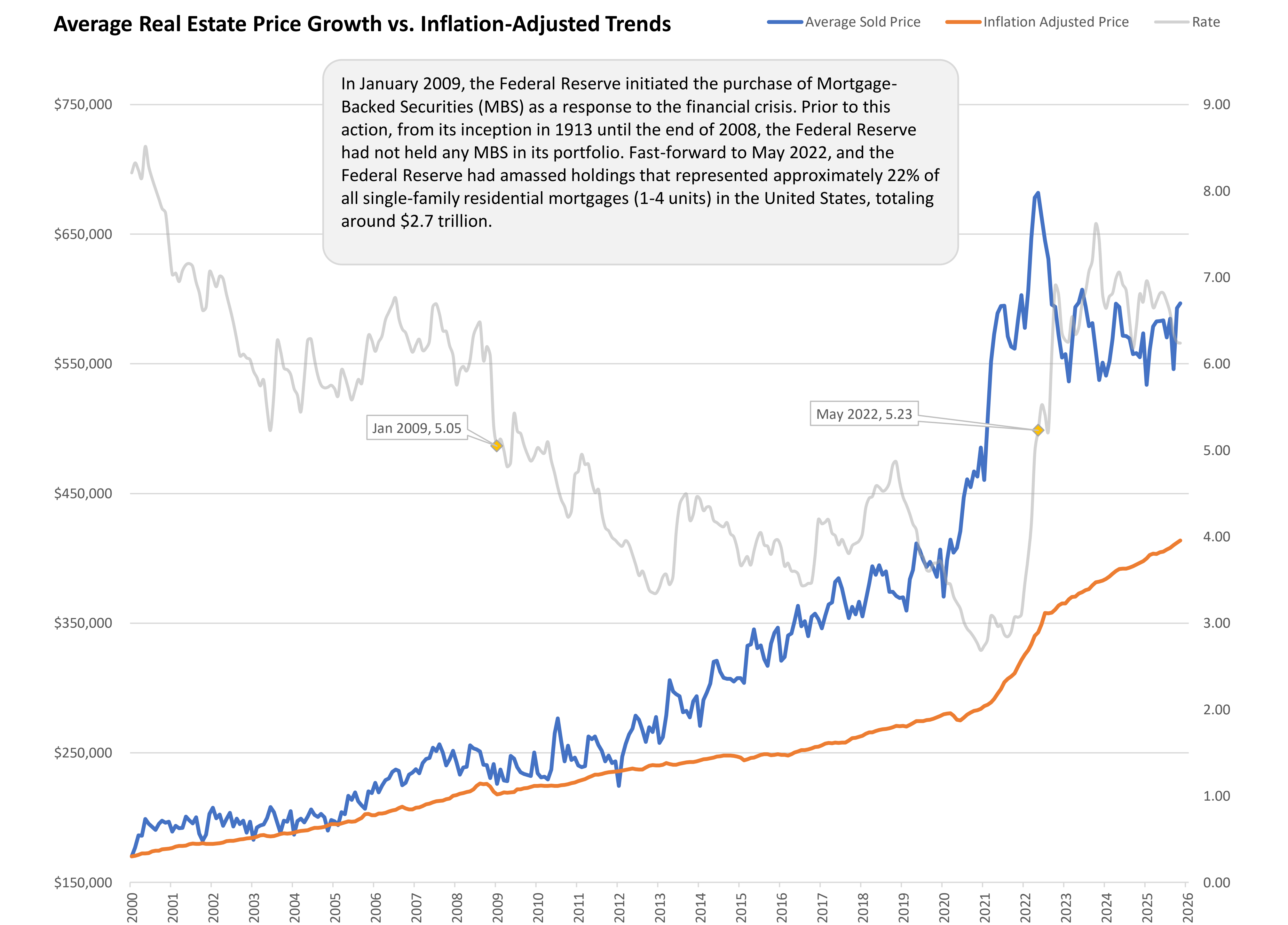
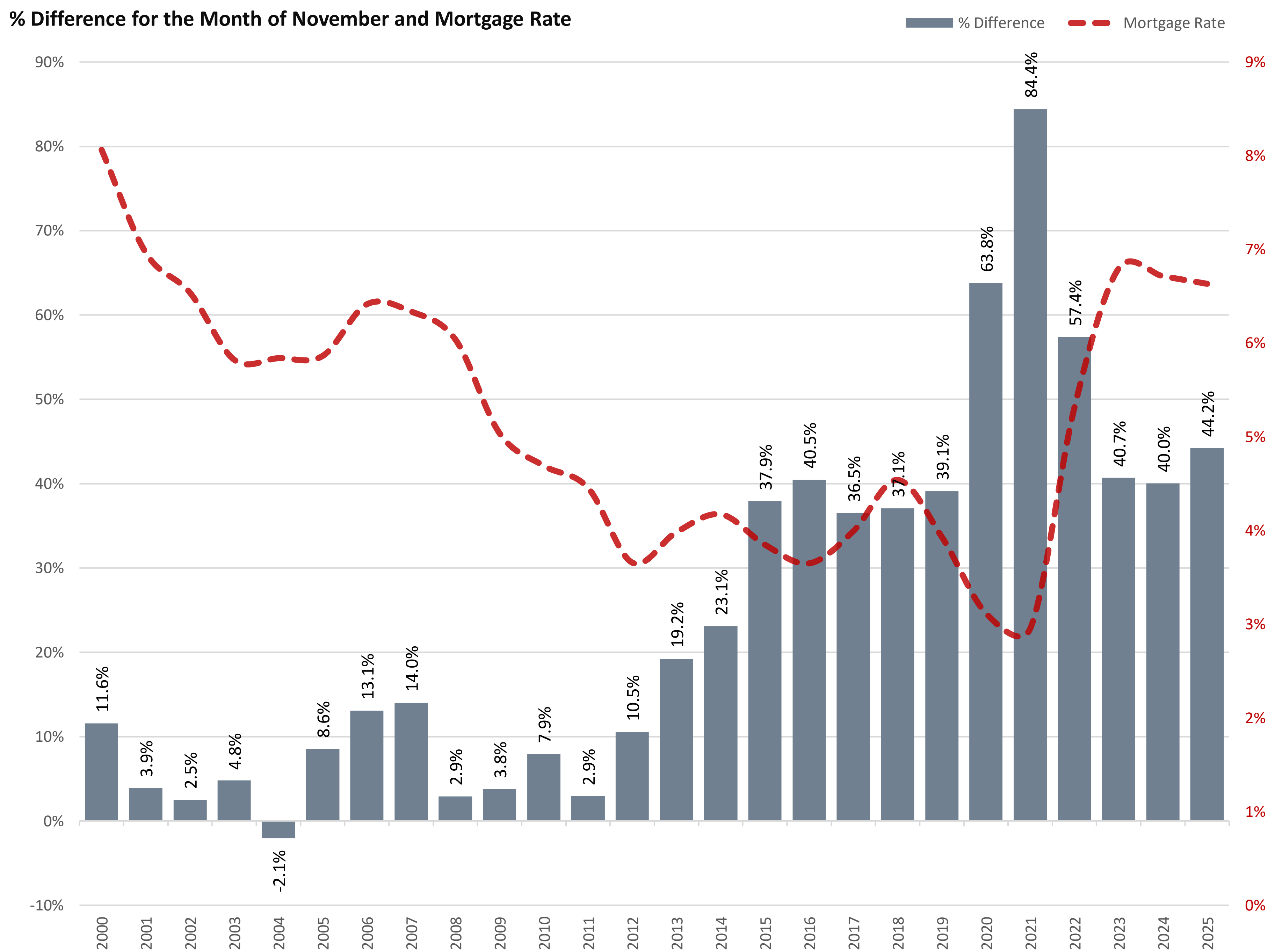


Average Real Estate Price Growth vs. Inflation-Adjusted Trends
Average Sold Price
Inflation Adjusted Price
Rate
In January 2009, the Federal Reserve initiated the purchase of Mortgage-Backed Securities (MBS) as a response to the financial crisis. Prior to this action, from its inception in 1913 until the end of 2008, the Federal Reserve had not held any MBS in its portfolio. Fast-forward to May 2022, and the Federal Reserve had amassed holdings that represented approximately 22% of all single-family residential mortgages (1-4 units) in the United States, totaling around $2.7 trillion.
Jan 2009, 5.05
May 2022, 5.23
$750,000
$650,000
$550,000
$450,000
$350,000
$250,000
$150,000
9.00
8.00
7.00
6.00
5.00
4.00
3.00
2.00
1.00
0.00
2000
2001
2002
2003
2004
2005
2006
2007
2008
2009
2010
2011
2012
2013
2014
2015
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025
2026

Average Real Estate Price Growth vs. Inflation-Adjusted Trends

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg	Med
2000		3.7%	8.8%	7.9%	15.4%	13.0%	11.0%	9.3%	12.0%	12.7%	11.6%	11.8%	11%	12%
2001	7.2%	9.0%	7.7%	7.8%	12.5%	10.2%	8.7%	11.6%	4.4%	1.0%	3.9%	12.8%	8%	8%
2002	15.5%	10.8%	12.2%	7.1%	9.4%	11.9%	6.1%	9.1%	6.6%	7.7%	2.5%	6.9%	9%	8%
2003	-0.9%	3.9%	4.0%	4.4%	7.5%	12.2%	9.9%	5.0%	0.6%	5.1%	4.8%	9.2%	5%	5%
2004	-0.8%	4.3%	5.1%	3.3%	5.5%	7.9%	5.2%	4.3%	5.5%	3.8%	-2.1%	1.6%	4%	4%
2005	1.1%	-0.3%	4.4%	3.2%	10.1%	8.6%	11.4%	7.1%	4.9%	2.1%	8.6%	8.5%	6%	6%
2006	12.4%	8.1%	10.6%	12.5%	12.5%	14.5%	15.2%	13.9%	8.0%	9.5%	13.1%	13.8%	12%	13%
2007	14.3%	12.6%	15.9%	16.7%	16.7%	19.9%	18.2%	20.5%	17.5%	12.3%	14.0%	16.0%	16%	16%
2008	11.7%	6.7%	9.0%	8.8%	16.1%	14.2%	12.6%	10.9%	6.6%	6.3%	2.9%	9.7%	10%	9%
2009	3.7%	8.5%	4.3%	4.2%	12.8%	11.7%	7.7%	6.0%	5.1%	4.4%	3.8%	11.5%	7%	6%
2010	4.3%	2.8%	3.1%	2.1%	5.6%	18.1%	23.3%	15.1%	8.0%	13.2%	7.9%	8.4%	9%	8%
2011	5.3%	4.3%	4.3%	13.7%	12.2%	12.7%	9.8%	7.6%	3.8%	5.5%	2.9%	3.3%	7%	5%
2012	-4.8%	4.6%	8.4%	11.4%	13.0%	17.5%	16.2%	12.9%	8.3%	12.4%	10.5%	15.6%	10%	12%
2013	7.3%	9.0%	15.2%	26.9%	23.6%	22.7%	21.6%	16.2%	16.3%	14.2%	19.2%	20.7%	18%	18%
2014	10.9%	18.7%	21.0%	23.4%	30.0%	29.9%	26.3%	24.3%	23.9%	23.9%	23.1%	24.4%	23%	24%
2015	24.9%	24.4%	35.7%	35.6%	40.2%	33.7%	34.1%	29.6%	27.5%	34.6%	37.9%	39.3%	33%	34%
2016	29.2%	30.5%	37.4%	37.4%	40.4%	44.7%	37.9%	39.6%	34.6%	40.1%	40.5%	38.6%	38%	38%
2017	35.3%	38.4%	41.5%	42.2%	48.0%	49.4%	46.1%	41.5%	36.5%	38.8%	36.5%	39.7%	41%	41%
2018	35.0%	39.0%	43.3%	48.3%	45.2%	47.5%	44.6%	45.4%	39.1%	38.7%	37.1%	36.7%	42%	41%
2019	36.7%	33.0%	41.5%	43.3%	50.0%	48.1%	45.5%	43.0%	44.2%	42.0%	39.1%	46.1%	43%	43%
2020	32.5%	42.1%	47.8%	45.1%	48.2%	53.0%	61.3%	65.0%	61.9%	65.5%	63.8%	71.0%	55%	57%
2021	61.0%	76.6%	91.0%	96.5%	99.4%	98.7%	95.4%	86.0%	82.4%	80.5%	84.4%	87.6%	87%	87%
2022	77.4%	84.3%	93.9%	99.4%	98.9%	90.0%	80.4%	76.5%	66.4%	64.7%	57.4%	52.0%	78%	79%
2023	52.7%	45.6%	52.5%	60.3%	60.2%	62.5%	58.4%	53.9%	53.4%	46.7%	40.7%	43.9%	53%	53%
2024	40.9%	43.0%	46.7%	52.9%	51.6%	45.8%	45.8%	45.0%	41.5%	41.3%	40.0%	44.1%	45%	45%
2025	33.5%	39.2%	43.4%	44.5%	44.0%	44.0%	40.2%	43.3%	33.1%	44.0%	44.2%		41%	43%


% Difference for the Month of November and Mortgage Rate
% Difference
Mortgage Rate
90%
80%
70%
60%
50%
40%
30%
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-10%
9%
8%
7%
6%
5%
4%
3%
2%
1%
0%
11.6%
3.9%
2.5%
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-2.1%
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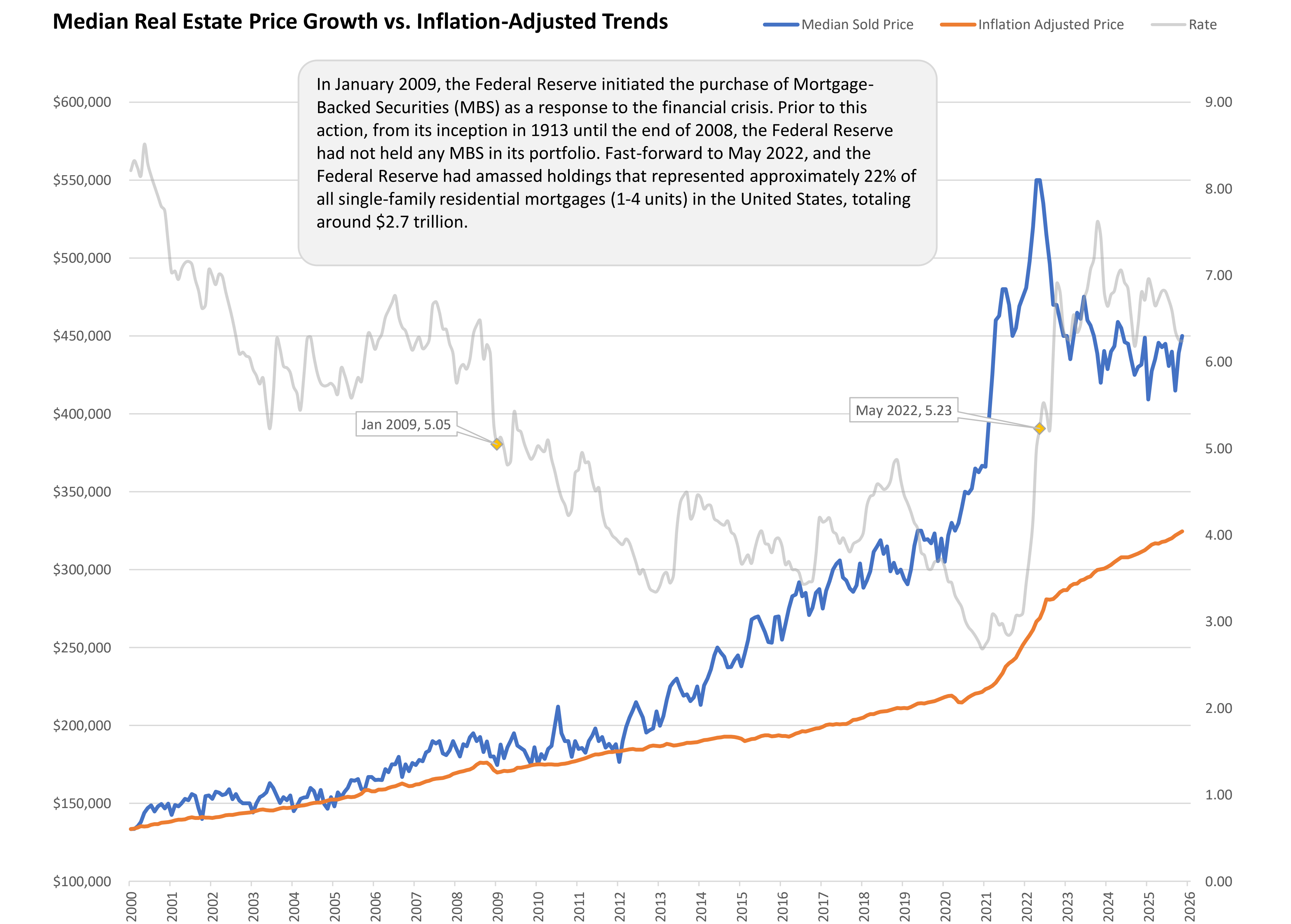
Median Real Estate Price Growth vs. Inflation-Adjusted Trends
Median Sold Price
Inflation Adjusted Price
Rate
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Jan 2009, 5.05
May 2022, 5.23
$600,000
$550,000
$500,000
$450,000
$400,000
$350,000
$300,000
$250,000
$200,000
$150,000
$100,000
9.00
8.00
7.00
6.00
5.00
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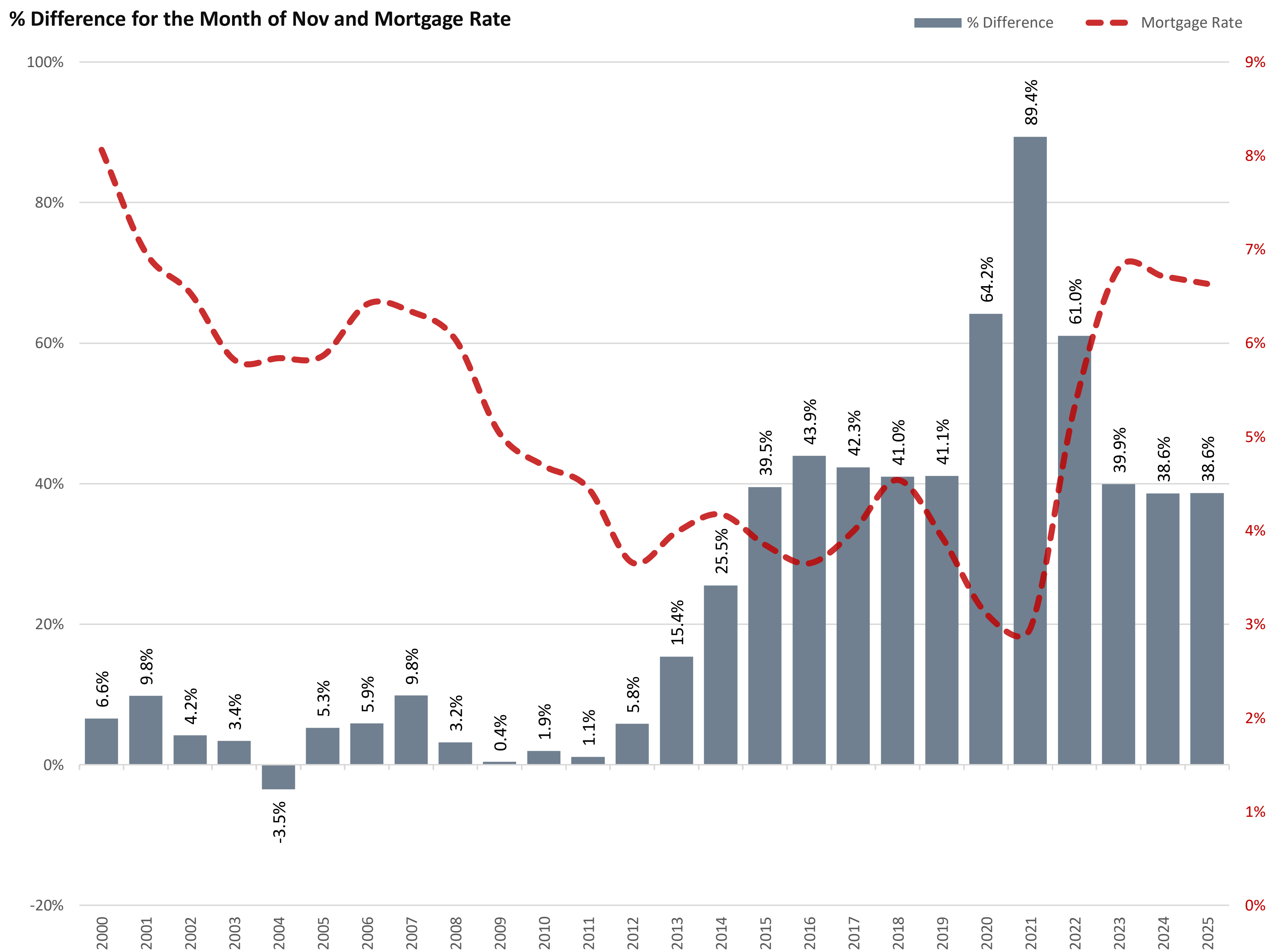
Median Real Estate Price Growth vs. Inflation-Adjusted Trends

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg	Med
2000		-0.2%	0.7%	2.0%	6.5%	8.6%	9.2%	5.8%	8.3%	8.8%	6.6%	8.6%	6%	7%
2001	3.0%	7.1%	6.1%	7.5%	9.4%	8.1%	10.7%	10.1%	4.1%	-1.0%	9.8%	10.1%	7%	8%
2002	8.7%	11.7%	11.0%	9.6%	9.6%	11.6%	7.1%	9.1%	5.9%	4.4%	4.2%	4.0%	8%	9%
2003	-0.2%	3.4%	5.5%	6.0%	7.8%	12.2%	10.0%	6.1%	2.4%	4.6%	3.4%	5.4%	6%	5%
2004	-1.7%	0.2%	2.9%	3.3%	3.3%	6.9%	5.1%	0.8%	5.3%	-1.0%	-3.5%	1.0%	2%	2%
2005	-3.0%	3.0%	0.5%	2.5%	3.7%	7.1%	6.7%	6.7%	1.8%	0.3%	5.3%	5.8%	3%	3%
2006	4.6%	4.0%	3.9%	8.1%	6.3%	9.0%	8.7%	11.1%	2.7%	8.1%	5.9%	9.2%	7%	7%
2007	7.6%	9.5%	8.5%	11.4%	11.7%	14.9%	13.7%	14.3%	9.5%	8.4%	9.8%	12.4%	11%	11%
2008	9.1%	5.9%	10.2%	9.0%	12.0%	12.8%	8.7%	9.2%	4.0%	7.7%	3.2%	5.1%	8%	9%
2009	2.8%	10.3%	4.7%	8.9%	11.2%	13.9%	8.2%	7.4%	6.1%	3.2%	0.4%	6.4%	7%	7%
2010	0.0%	3.8%	2.1%	5.7%	6.8%	13.8%	21.4%	11.3%	8.3%	8.1%	1.9%	7.4%	8%	7%
2011	4.1%	4.0%	2.0%	5.7%	7.1%	9.3%	4.8%	5.8%	1.8%	2.9%	1.1%	2.5%	4%	4%
2012	-3.7%	3.3%	8.0%	11.0%	13.5%	16.5%	13.9%	11.1%	5.3%	5.6%	5.8%	11.9%	9%	10%
2013	7.0%	10.1%	15.0%	19.9%	21.8%	22.8%	19.3%	16.3%	16.5%	14.1%	15.4%	18.8%	16%	16%
2014	12.2%	18.4%	20.6%	23.4%	27.8%	30.1%	28.2%	26.6%	23.2%	23.3%	25.5%	27.5%	24%	24%
2015	24.3%	29.5%	33.8%	40.1%	40.6%	40.3%	37.2%	34.3%	31.0%	31.2%	39.5%	39.5%	35%	36%
2016	31.9%	37.2%	42.6%	46.1%	45.8%	49.4%	44.2%	45.3%	37.7%	39.6%	43.9%	45.0%	42%	44%
2017	38.2%	43.1%	45.8%	49.6%	51.3%	52.5%	46.9%	45.8%	42.5%	40.4%	42.3%	48.6%	46%	46%
2018	40.6%	42.0%	44.3%	50.3%	51.4%	52.8%	48.3%	50.5%	42.5%	44.7%	41.0%	42.2%	46%	45%
2019	39.2%	37.8%	41.6%	48.1%	51.8%	51.7%	49.0%	48.7%	47.4%	49.9%	41.1%	47.2%	46%	48%
2020	39.7%	47.1%	50.6%	49.4%	53.5%	58.4%	61.8%	60.0%	60.4%	65.6%	64.2%	65.4%	56%	59%
2021	64.0%	76.8%	88.5%	102.2%	100.8%	105.4%	101.8%	95.8%	86.4%	87.0%	89.4%	88.8%	91%	89%
2022	88.7%	93.0%	98.9%	106.2%	104.5%	95.2%	83.3%	76.7%	67.2%	66.0%	61.0%	56.9%	83%	86%
2023	56.8%	50.3%	54.7%	59.7%	57.3%	61.8%	56.0%	54.5%	51.0%	46.3%	39.9%	46.4%	53%	55%
2024	42.1%	45.1%	45.4%	49.8%	47.8%	44.8%	44.5%	41.0%	37.4%	38.6%	38.6%	43.7%	43%	44%
2025	30.2%	35.2%	37.3%	40.6%	39.3%	39.9%	34.8%	37.4%	28.9%	35.8%	38.6%		36%	37%


% Difference for the Month of Nov and Mortgage Rate
% Difference
Mortgage Rate
100%
80%
60%
40%
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4%
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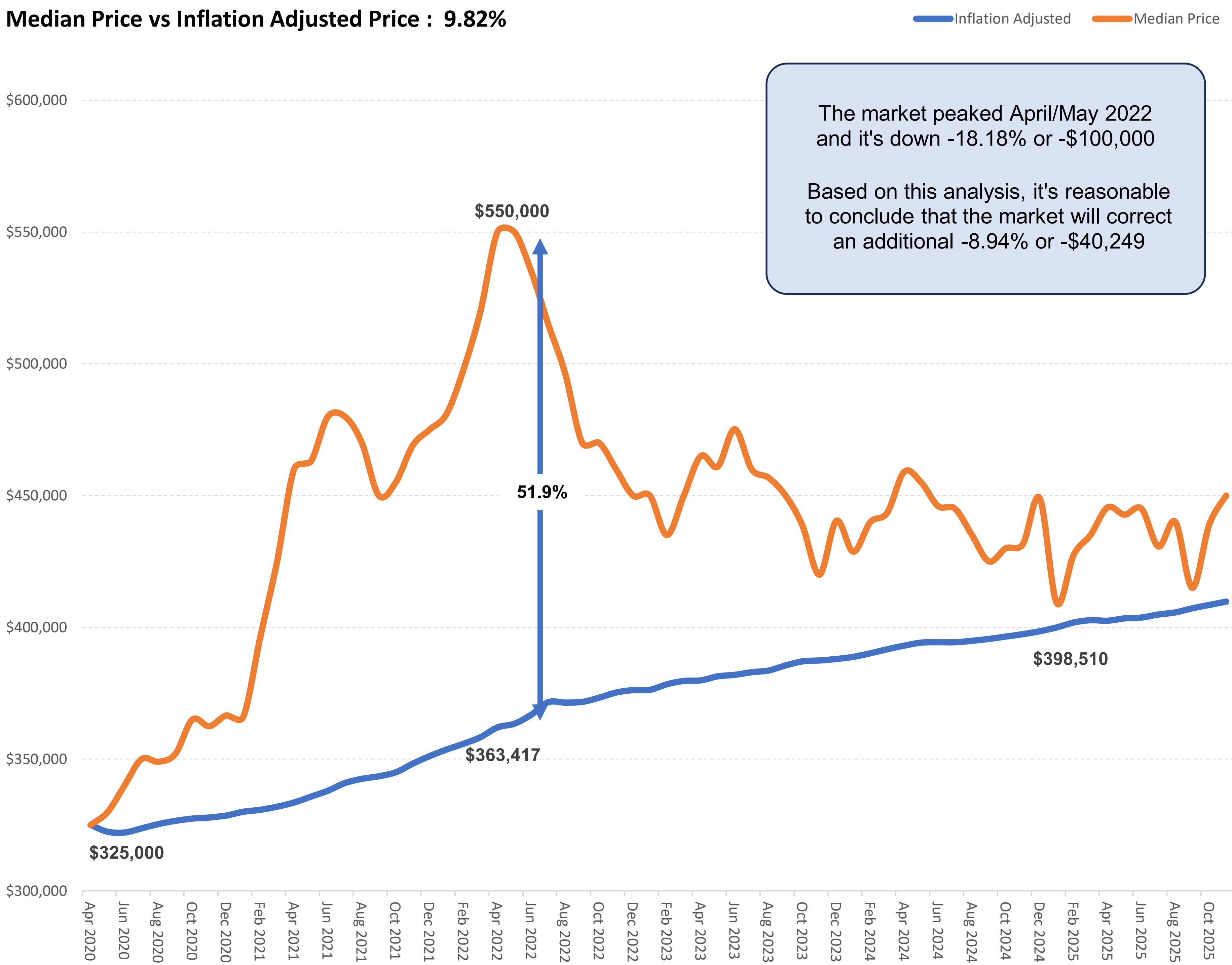

Median Price vs Inflation Adjusted Price : 9.82%
Inflation Adjusted
Median Price
The market peaked April/May 2022
and it's down -18.18% or -$100,000
Based on this analysis, it's reasonable
to conclude that the market will correct
an additional -8.94% or -$40,249
$600,000
$550,000
$500,000
$450,000
$400,000
$350,000
$300,000
$550,000
51.9%
$363,417
$325,000
$398,510
Apr 2020
Jun 2020
Aug 2020
Oct 2020
Dec 2020
Feb 2021
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Feb 2022
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Real Estate Market Response to Economic Downturns

Real Estate Market Pullbacks (-5% to -10%)

Drop: 5% to 10%
Duration: 3 to 6 months
Recovery: 6 to 12 months

Duration and Recovery: Minor real estate pullbacks usually coincide with short-term economic slowdowns. Local market data suggests that such declines typically last a few months, with recovery times varying based on economic conditions, mortgage rates, and local factors. For instance, minor declines seen in some markets during 2018-2019 took a few months to stabilize and recover.

Real Estate Market Corrections (-10% to -20%)

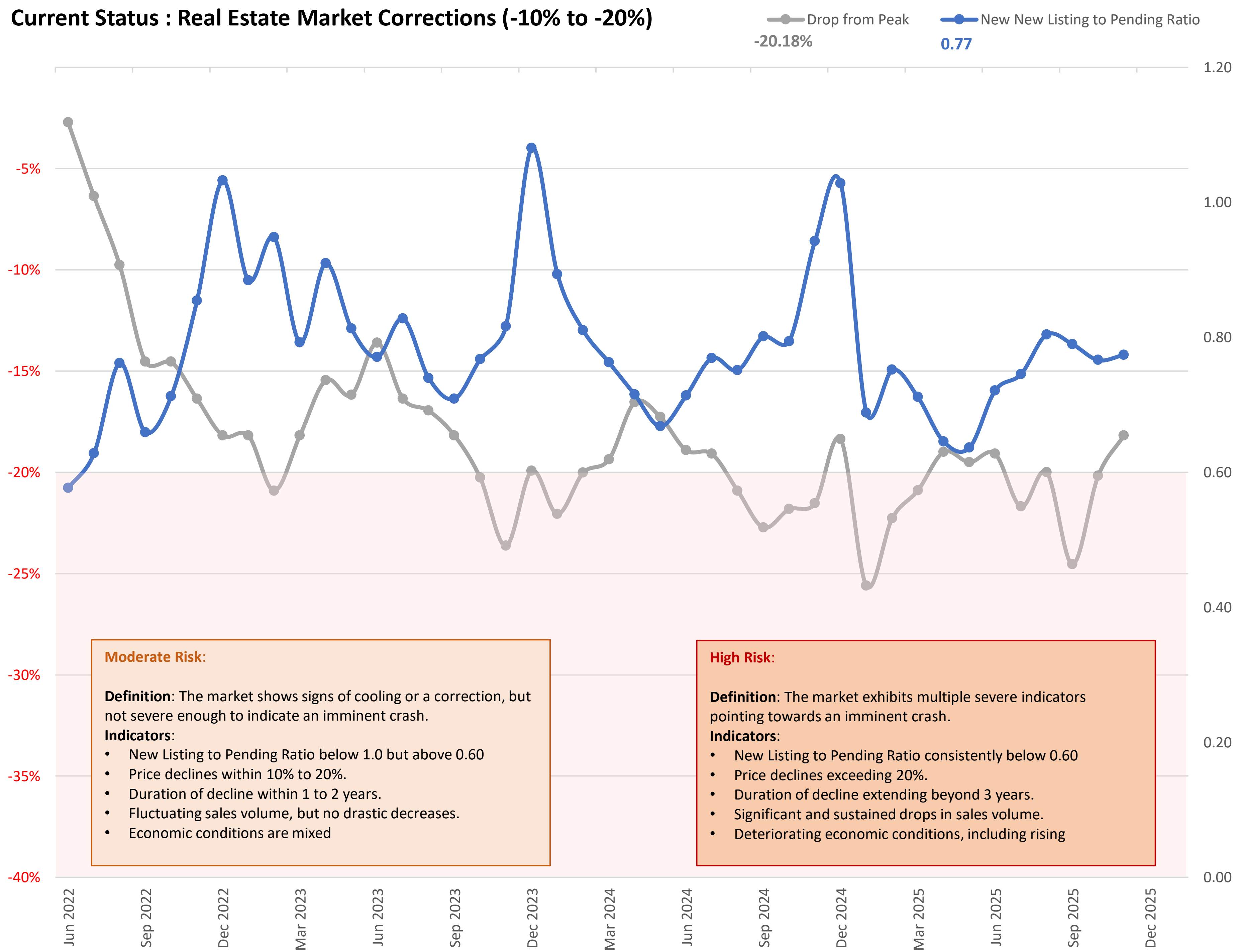
Drop: 10% to 20%
Duration: 1 to 2 years
Recovery: 2 to 4 years

Duration and Recovery: Real estate corrections typically last longer than stock market corrections. The early 1990s correction, for example, saw home prices decline for about 2-3 years before beginning a recovery, which then took several more years to return to pre-correction levels.

Real Estate Market Crashes (-20% to -50%)

Drop: 20% to 50%
Duration: 2 to 3 years
Recovery: 5 to 10 years

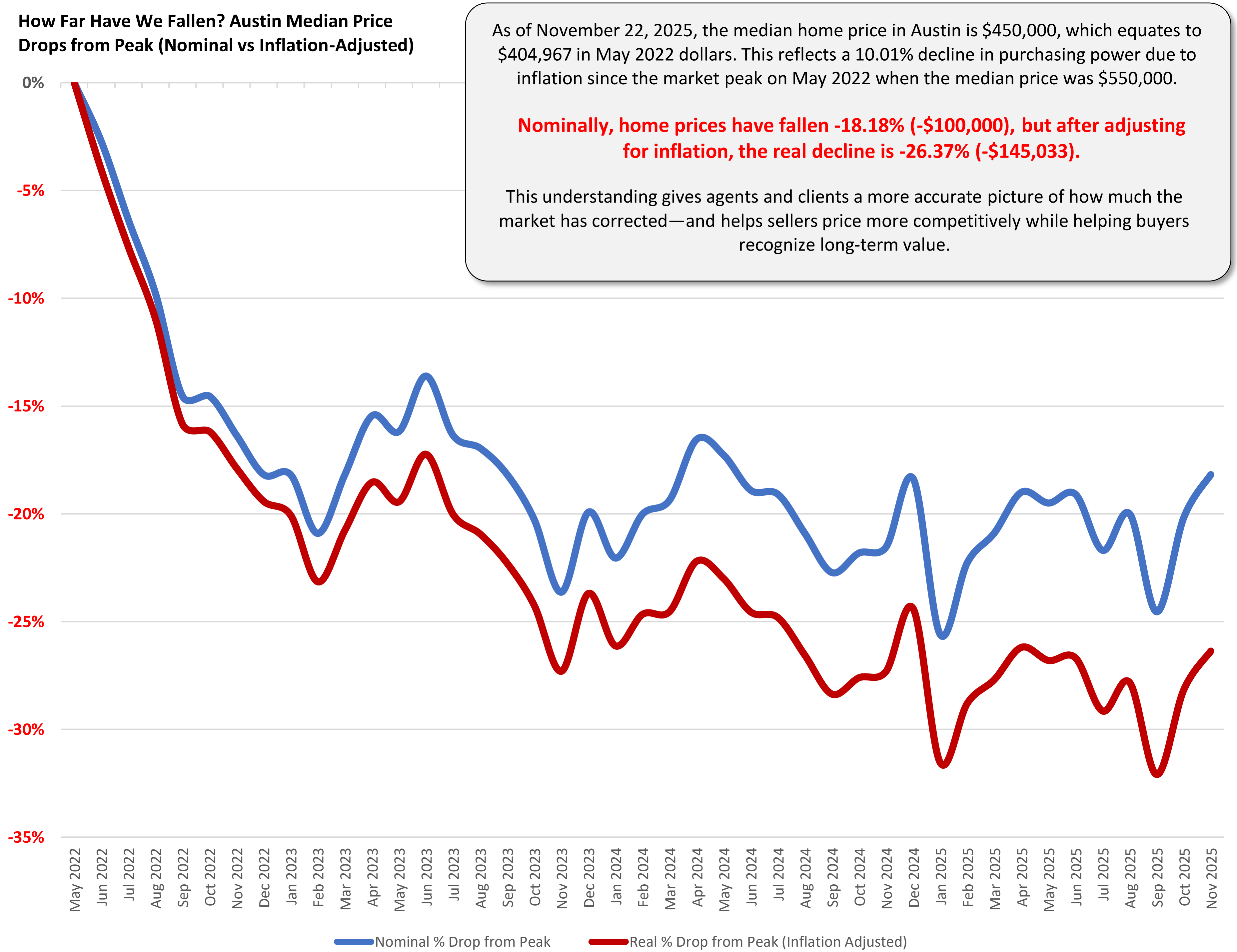
Duration and Recovery: The 2008 crash led to a prolonged downturn in the real estate market. Home prices declined significantly for about 2-3 years, and recovery took several years. The Case-Shiller Home Price Index shows that it took until 2016 for home prices to return to their pre-crash levels, illustrating a recovery period of up to 8 years.



Last Revision : 11/22/2025

Market Cycle

Team Price Real Estate ©


How Far Have We Fallen? Austin Median Price Drops from Peak (Nominal vs Inflation-Adjusted)
As of November 22, 2025, the median home price in Austin is $450,000, which equates to $404,967 in May 2022 dollars. This reflects a 10.01% decline in purchasing power due to inflation since the market peak on May 2022 when the median price was $550,000.
Nominally, home prices have fallen -18.18% (-$100,000), but after adjusting for inflation, the real decline is -26.37% (-$145,033).
This understanding gives agents and clients a more accurate picture of how much the market has corrected—and helps sellers price more competitively while helping buyers recognize long-term value.
0%
-5%
-10%
-15%
-20%
-25%
-30%
-35%
May 2022
Jun 2022
Jul 2022
Aug 2022
Sep 2022
Oct 2022
Nov 2022
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Nominal % Drop from Peak
Real % Drop from Peak (Inflation Adjusted)