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COLLECTION

Celebration Single-Family Market Report

September 2026

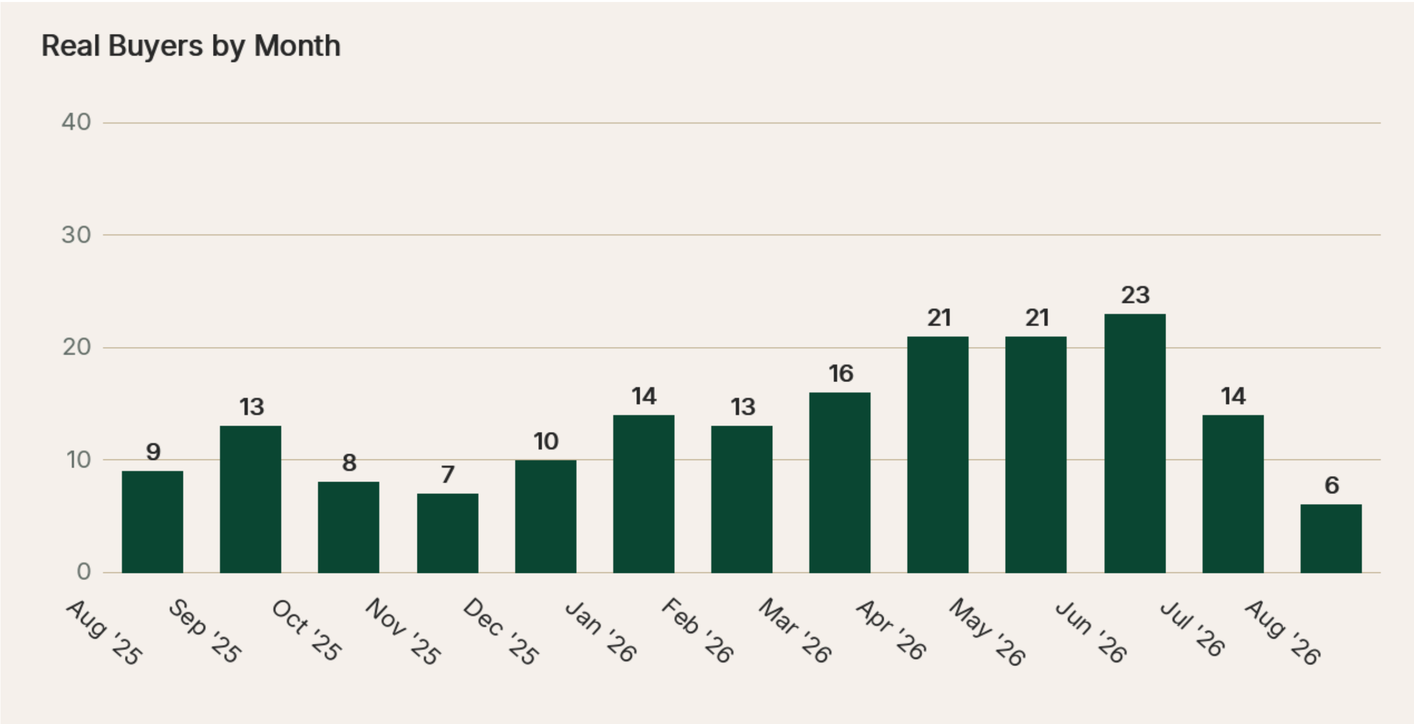
REPORT PERIOD	CURRENT INVENTORY SNAPSHOT	PROPERTY TYPE
August 1, 2025 – August 31, 2026	September 24, 2026	Single Family Homes

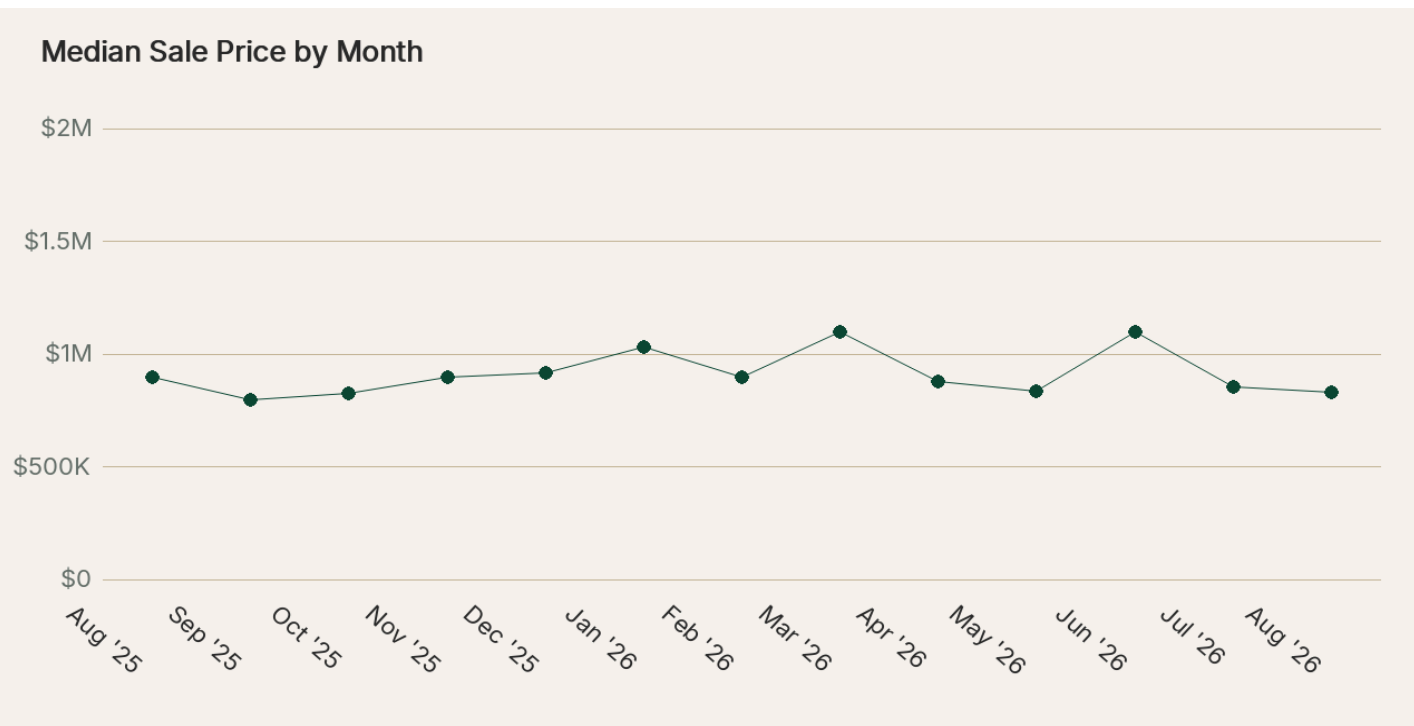
Market in one sentence

In the Celebration, closed-buyer activity increased 55.4% in the latest six months while median sale price increased 2.8% and aggregate median days to contract shortened from 42 to 34 days.

Real Buyers **175**	Current Listings **30**	Pending Listings **15**	Months of Supply **2.2**
Median Sale Price **$900,000**	Median Sold $/SF **$385.99**	Median Days to Contract **37**	Cash Transactions **46.3%**

What is changing





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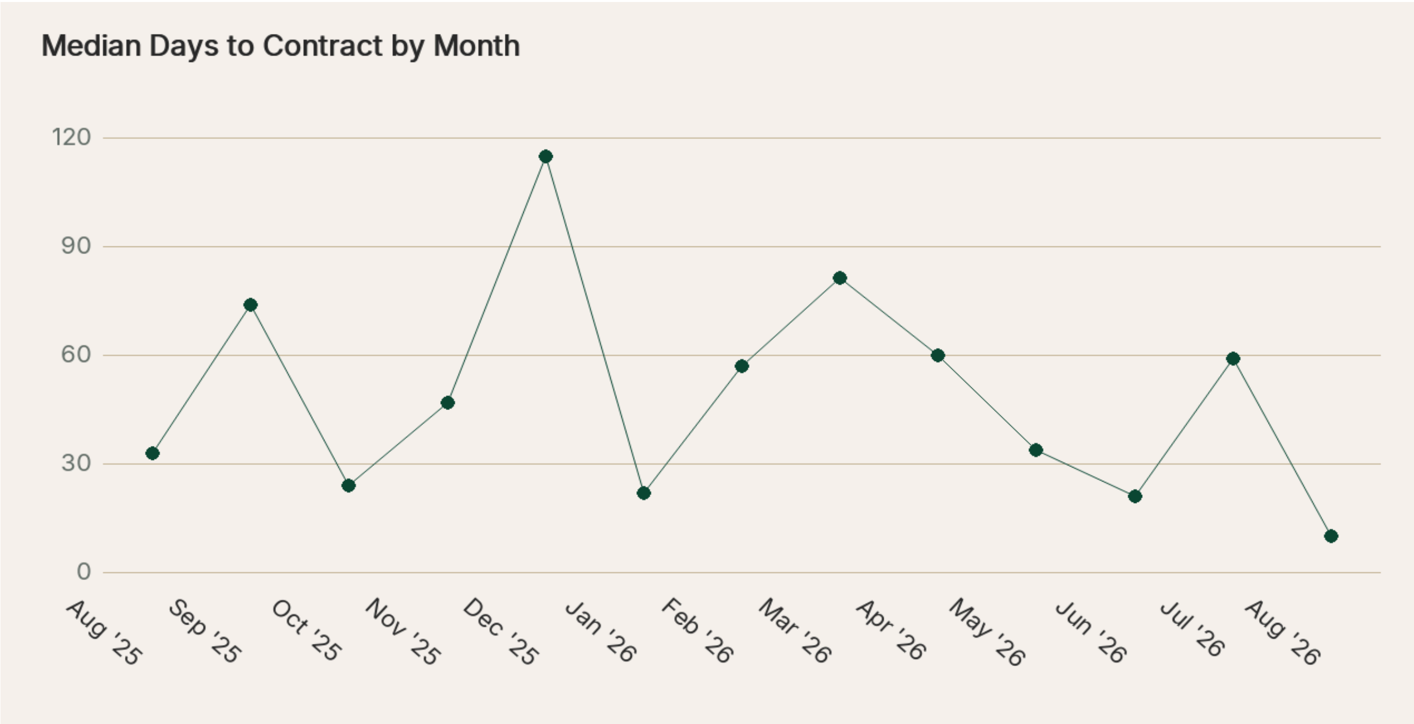

Latest 6 Months vs Previous 6 Months

Metric	Previous	Latest	Change
Cash Share	53.8%	42.6%	↓ **−11.3 pt**
Real Buyers	65	101	↑ **+55.4%**
Median Sold $/SF	$385.99	$391.20	↑ **+1.3%**
Median Sale Price	$900,000	$925,000	↑ **+2.8%**
Median Sale Price / Last List Price	98.0%	98.0%	→ **+0.0 pt**
Median Days to Contract	42	34	↓ **8 days**

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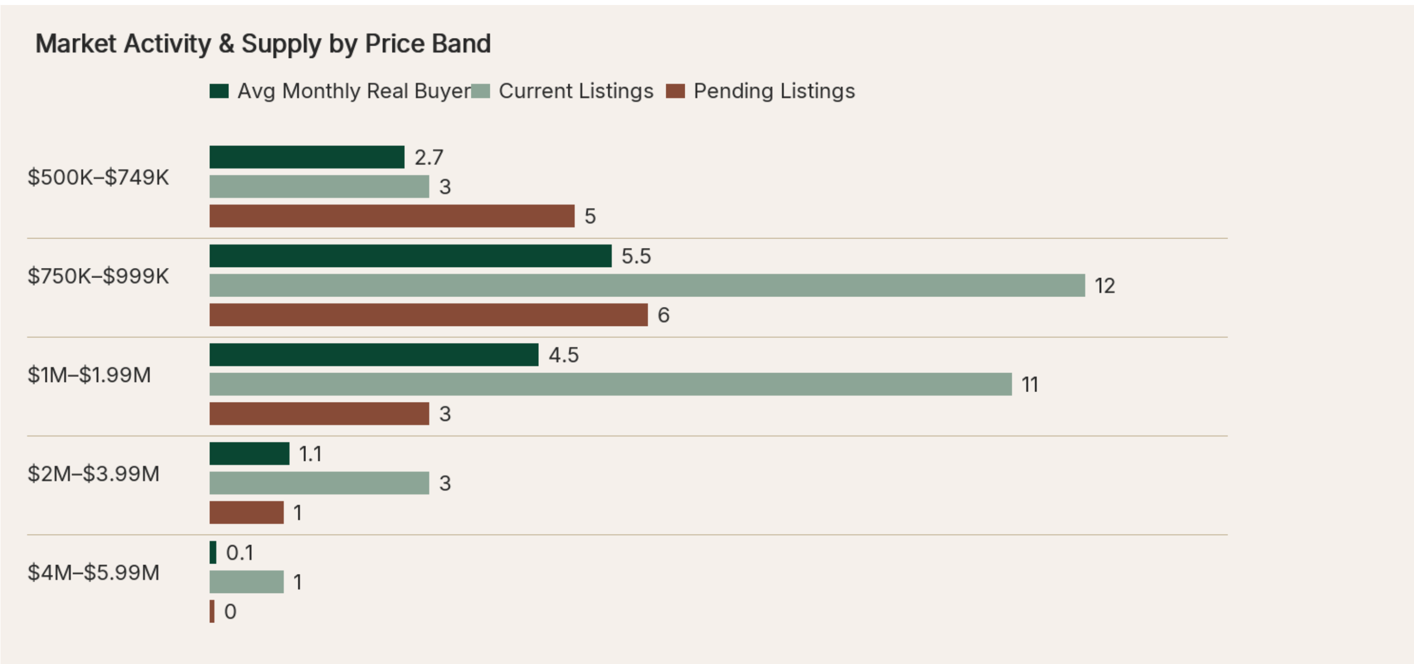
Market depth

Where the buyers are

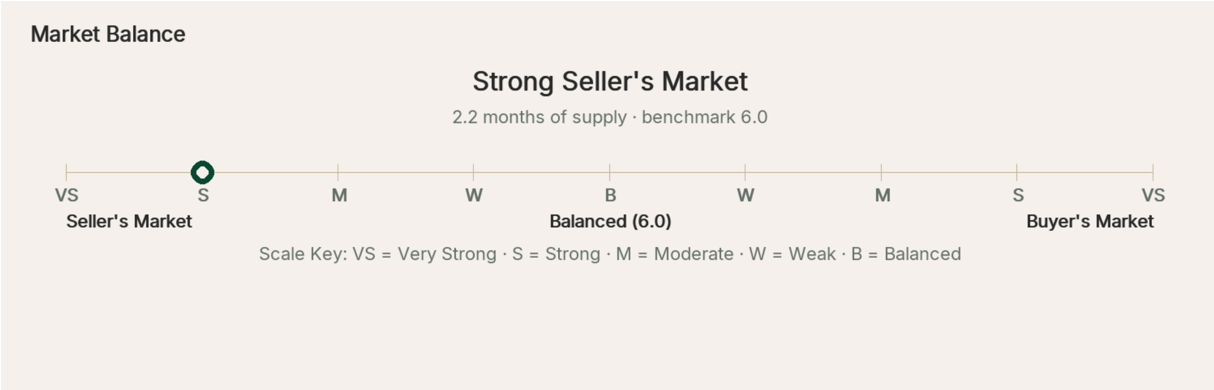
Price Band	Real Buyers	Current	Pending	Pace	Supply
$500K–$749K	35	3	5	2.7	1.1
$750K–$999K	68	12	6	5.5	2.2
$1M–$1.99M	57	11	3	4.5	2.4
$2M–$3.99M	14	3	1	1.1	2.8
$4M–$5.99M	1	1	0	0.1	12.0

Market Activity & Supply by Price Band

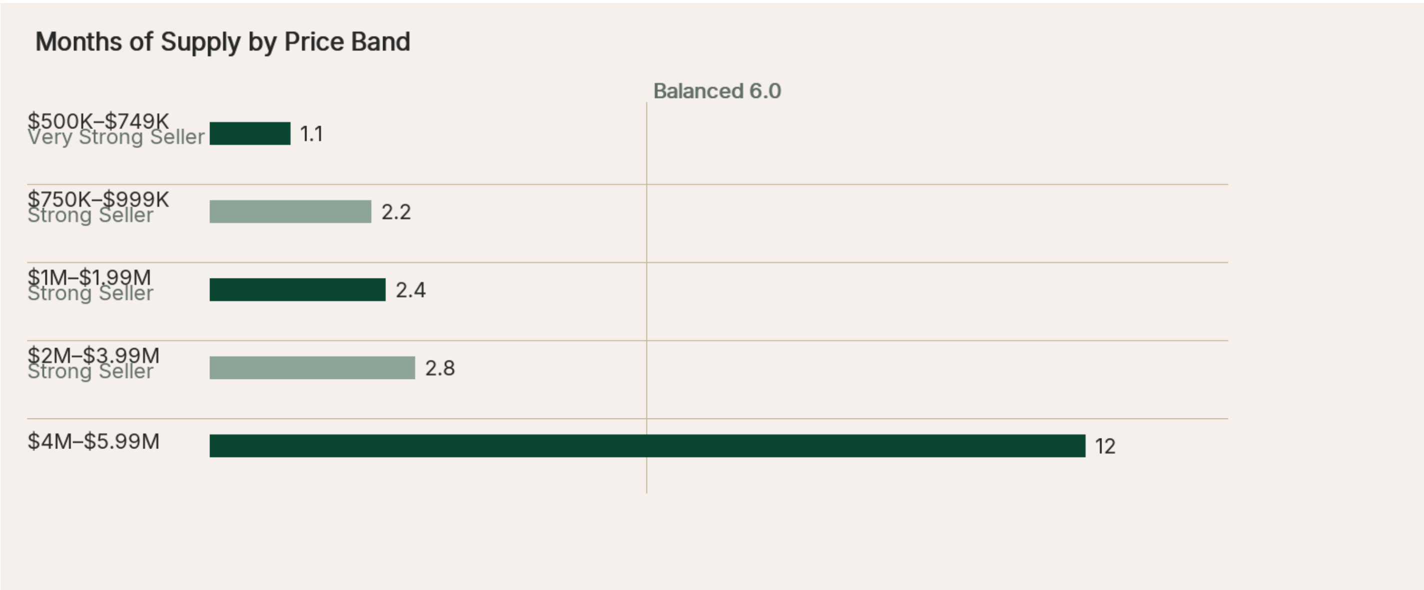


Market depth

Market Balance

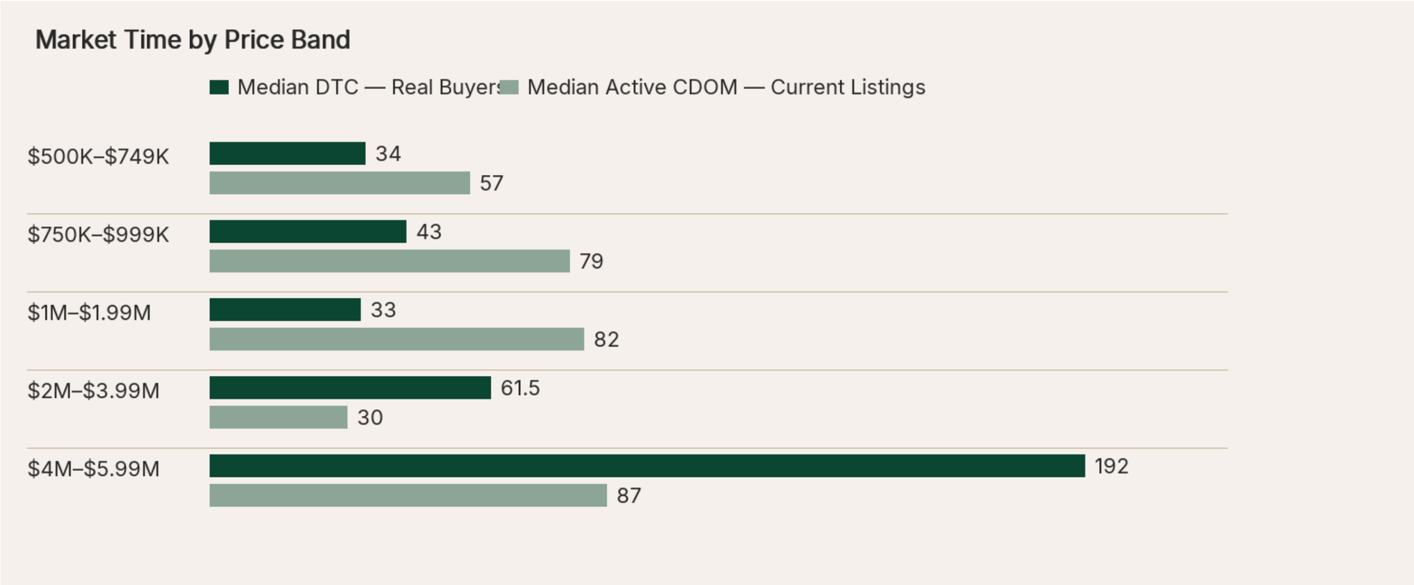


Months of Supply by Price Band



Market depth

Market Time by Price Band



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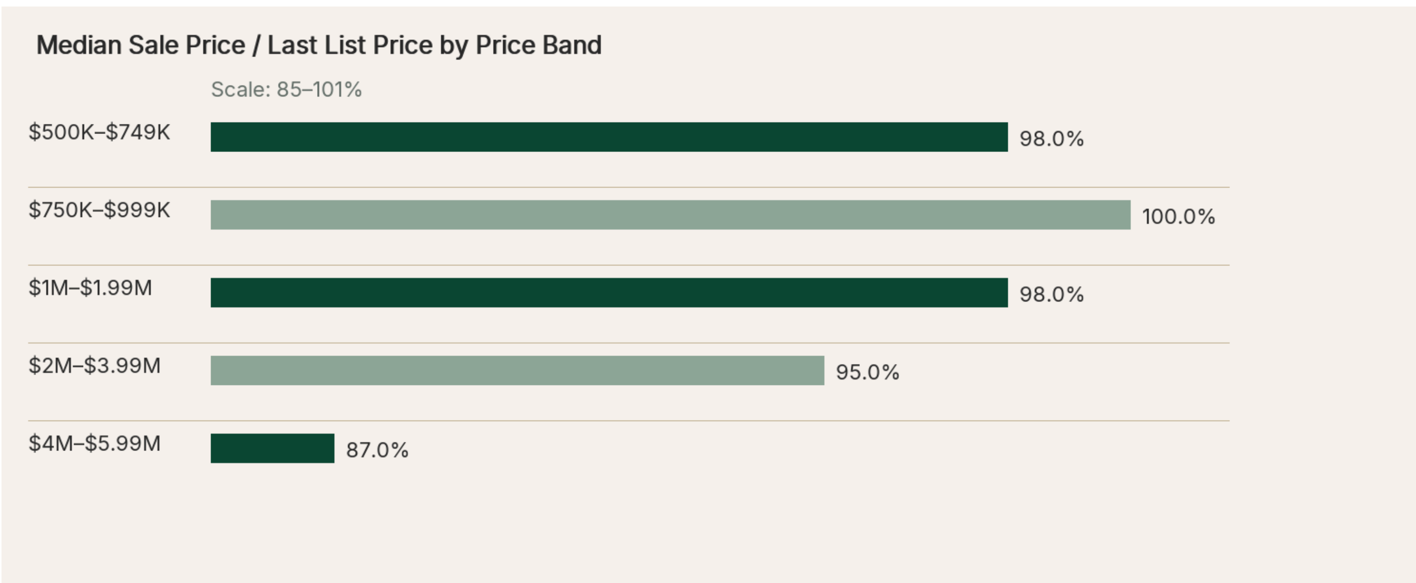
Closed-sale behavior

How transactions are clearing

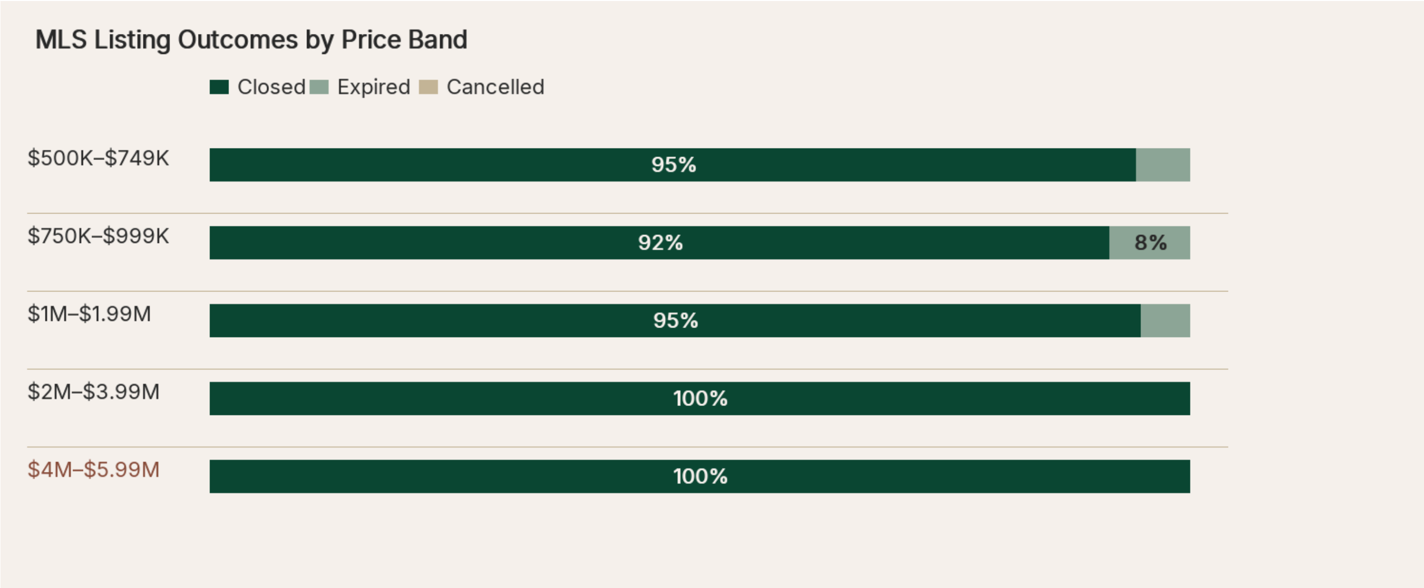
Price Band	Median Sale	Sold $/SF	DTC	Sale / Last List	Cash	Cash Share
$500K–$749K	$680,000	$379.71	34	98.0%	10	28.6%
$750K–$999K	$844,755	$375.46	43	100.0%	32	47.1%
$1M–$1.99M	$1,250,000	$391.80	33	98.0%	31	54.4%
$2M–$3.99M	$2,412,000	$469.45	61.5	95.0%	7	50.0%
$4M–$5.99M	$4,350,000	$488.60	192	87.0%	1	100.0%

Higher price bands are based on smaller transaction samples and should be read cautiously.

Median Sale Price / Last List Price by Price Band



MLS Listing Outcomes



What the outcomes show

Observed MLS listing outcomes are not probabilities and may include more than one record for the same property. Among bands with normal sample depth, the highest closed shares were recorded from $2,000,000 - $3,999,999 (100%), from $1,000,000 - $1,999,999 (95%) and from $500,000 - $749,999 (95%).

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Bent's analysis

What the Numbers Mean

Closed-buyer activity increased from 65 in the previous six months to 101 in the latest six months, an increase of 55.4%. Median sale price increased 2.8% to $925,000. Median sold price per square foot increased 1.3% to $391.20. Aggregate median days to contract shortened from 42 to 34 days. The median sale-to-last-list ratio remained unchanged at 98.0%. Cash share decreased from 53.8% to 42.6% (-11.3 percentage points). As of September 24, 2026, there were 30 active listings. Using the latest 12-month closing pace, that inventory equates to 2.2 months of supply. Months of supply is lower in $500,000 - $749,999 than in $2,000,000 - $3,999,999. $4,000,000 - $5,999,999 has 1 observed closed transaction. That sample is too small to support a stable conclusion about buyer or seller leverage. At 2.2 months of supply, the market is classified as a Strong Seller's Market under the DANHOLM COLLECTION market-balance framework. At the market level, sellers are likely to hold greater negotiating leverage. Individual outcomes still depend on the property's pricing, condition, competitive set, and current alternatives.

For Sellers

As of September 24, 2026, there were 30 active listings across the report area. In $500,000 - $749,999, median active CDOM is 57 days and median days to contract is 34 days. Compared with the previous six months, the median sale-to-last-list ratio remained unchanged at 98.0%. As values rise and samples thin, a property's immediate competitive set and the most relevant comparable sales should carry more weight than broader market medians.

For Buyers

The report period recorded 175 Real Buyers. As of September 24, 2026, there were 30 active listings and 15 pending listings. Overall months of supply is 2.2 using the latest 12-month closing pace. Compare each property with its active competitive set and the most relevant recent sales rather than relying on broader market medians alone.

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Methodology / Data notes

Real Buyers are closed MLS listings with a valid Close Date inside the inclusive report period.

The report uses 13 months of closed-sale data for full-period statistics and monthly trend context. Months of Supply uses the monthly pace of closed buyers in the latest 12 complete calendar months within that 13-month window.

Market Balance classifications use the DANHOLM COLLECTION framework centered on a 6.0-month balanced-market benchmark and are derived from unrounded Months of Supply.

Contiguous empty price bands below the lowest occupied band and above the highest occupied band are omitted from presentation; internal zero bands remain visible.

MLS Listing Outcomes summarize observed SLD, EXP, and CAN records; they are not probabilities and may include more than one record for the same property.

Current Listings count strict ACT status only; pending statuses are reported separately.

Months of Supply equals ACT listings divided by that monthly pace (ACT / monthly pace).

Price bands use lower-inclusive and upper-exclusive boundaries; the final $10,000,000+ band is open-ended.

Medians ignore missing or invalid values and average the two middle observations for even samples.