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Dr Phillips Area Single-Family Market Report

October 2026

REPORT PERIOD	CURRENT INVENTORY SNAPSHOT	PROPERTY TYPE
September 1, 2025 - September 30, 2026	October 26, 2026	Single Family Homes

Market in one sentence

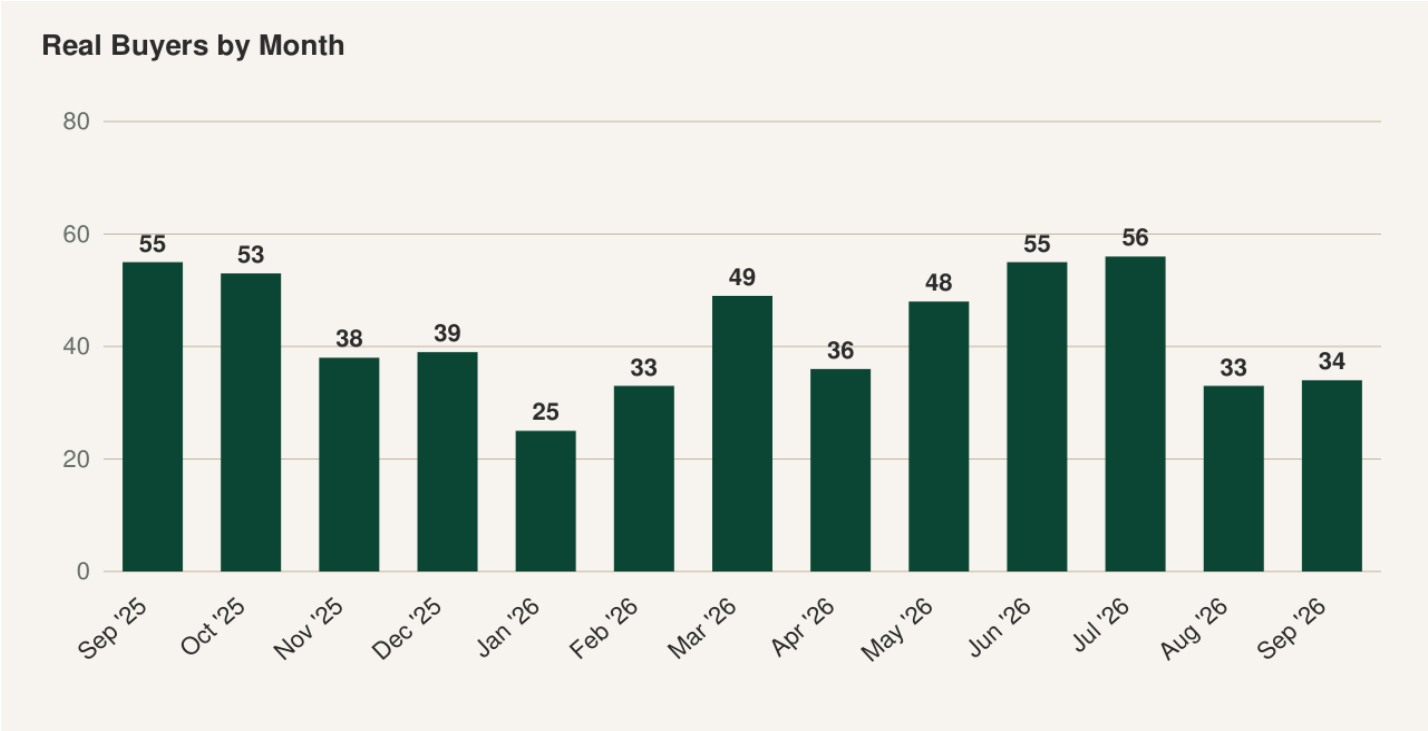
In the Dr Phillips Area market, Real Buyer activity was 10.5% higher in the latest six months than in the previous six, although monthly activity remains below its July peak. The median sale price was 19.5% higher.

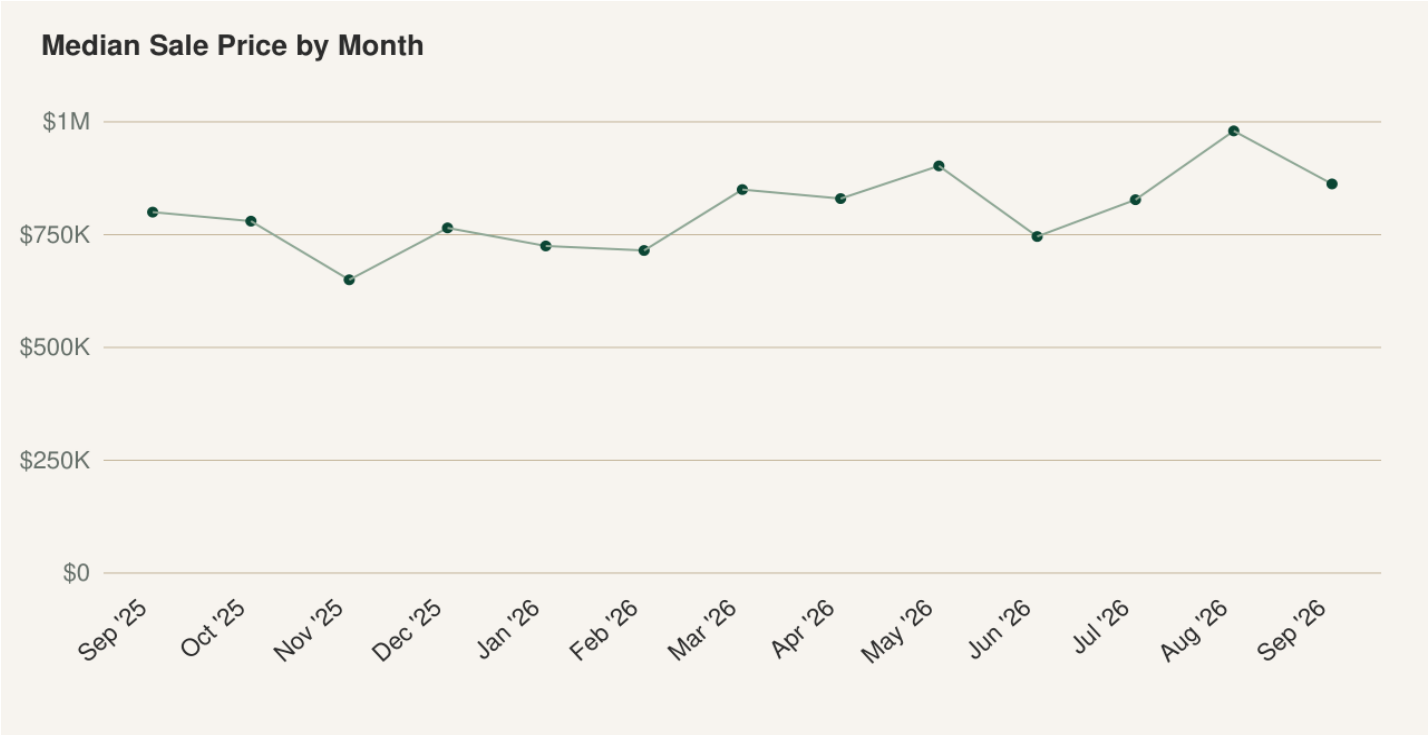
Real Buyers **554**	Current Listings **190**	Pending Listings **28**	Months of Supply **4.6**
Median Sale Price **$792,500**	Median Sold $/SF **$295.48**	Median Days to Contract **44**	Cash Transactions **36.1%**

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What is changing

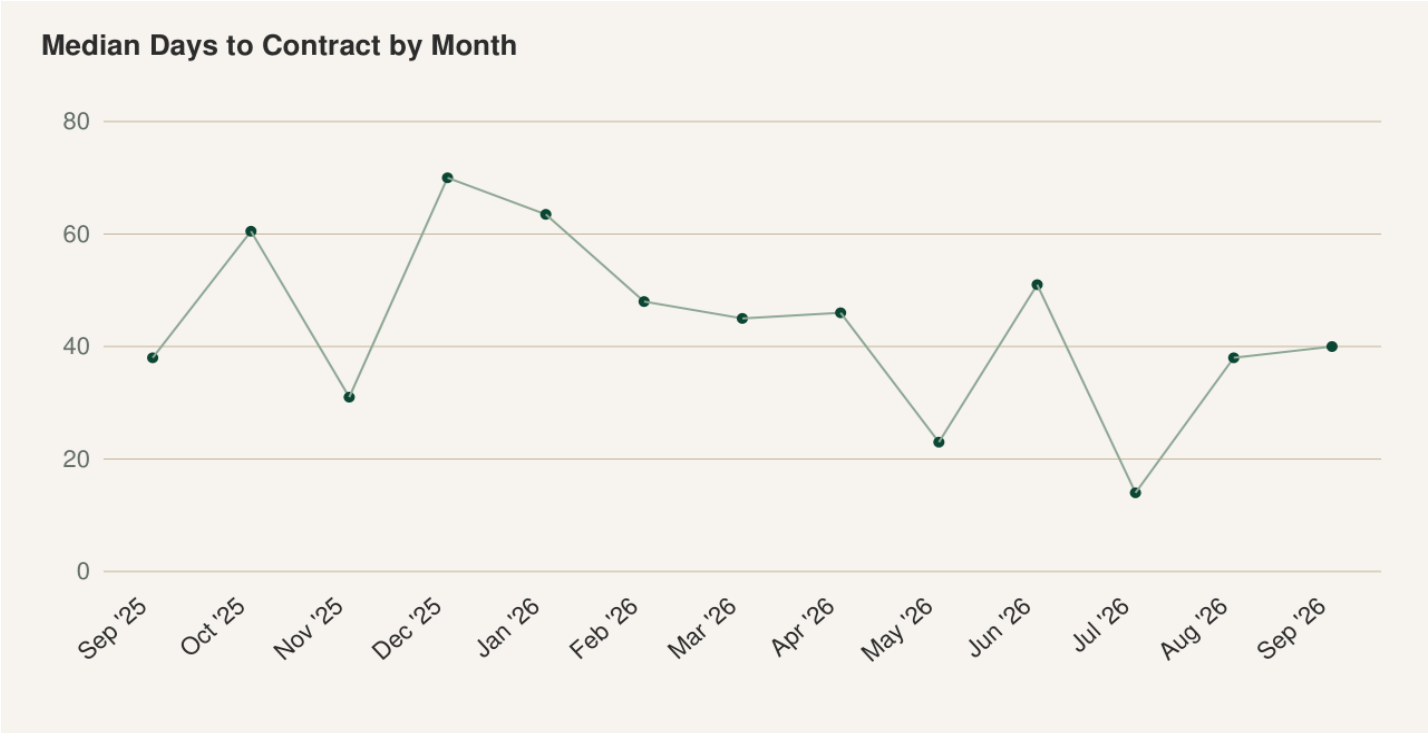




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What is changing



Latest 6 Months vs Previous 6 Months

Metric	Previous	Latest	Change
Real Buyers	237	262	↑ **+10.5%**
Median Sale Price	$730,000	$872,000	↑ **+19.5%**
Median Sold $/SF	$292.25	$301.19	↑ **+3.1%**
Median Days to Contract	56	33.5	↓ **22.5 days**
Median Sale Price / Last List Price	96.0%	97.0%	↑ **+1.0 pt**
Cash Share	39.7%	34.7%	↓ **4.9 pt**

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Market depth

Where the buyers are

Price Band	Real Buyers	Current	Pending	Monthly Pace	Supply
$0-$499K	62	16	4	4.4	3.6
$500K-$749K	187	39	7	14.1	2.8
$750K-$999K	113	37	5	8.8	4.2
$1M-$1.99M	138	70	10	10.3	6.8
$2M-$3.99M	29	17	0	2.3	7.6
$4M-$5.99M	11	5	1	0.8	6.0
$6M-$7.99M	6	4	0	0.3	16.0
$8M-$9.99M	3	0	1	0.3	0.0
$10M+	5	2	0	0.4	4.8

Market Activity & Supply by Price Band

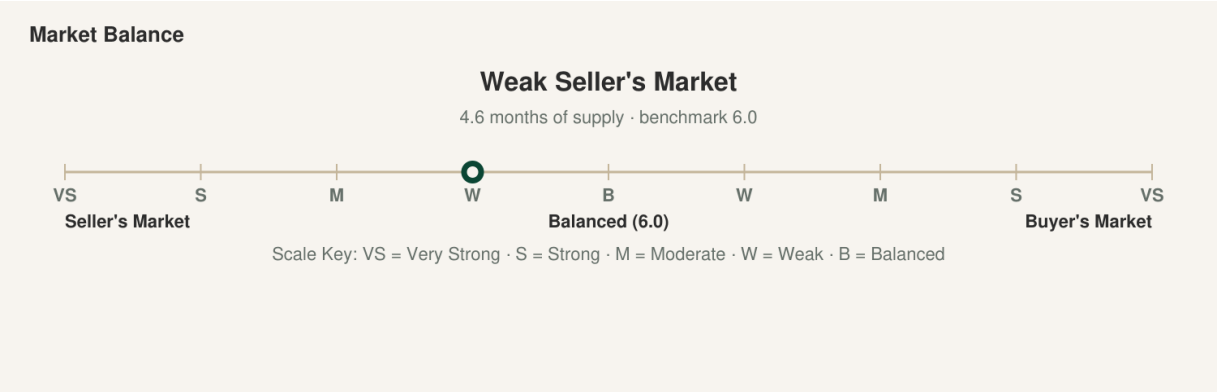


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Market depth

Market Balance



Months of Supply by Price Band

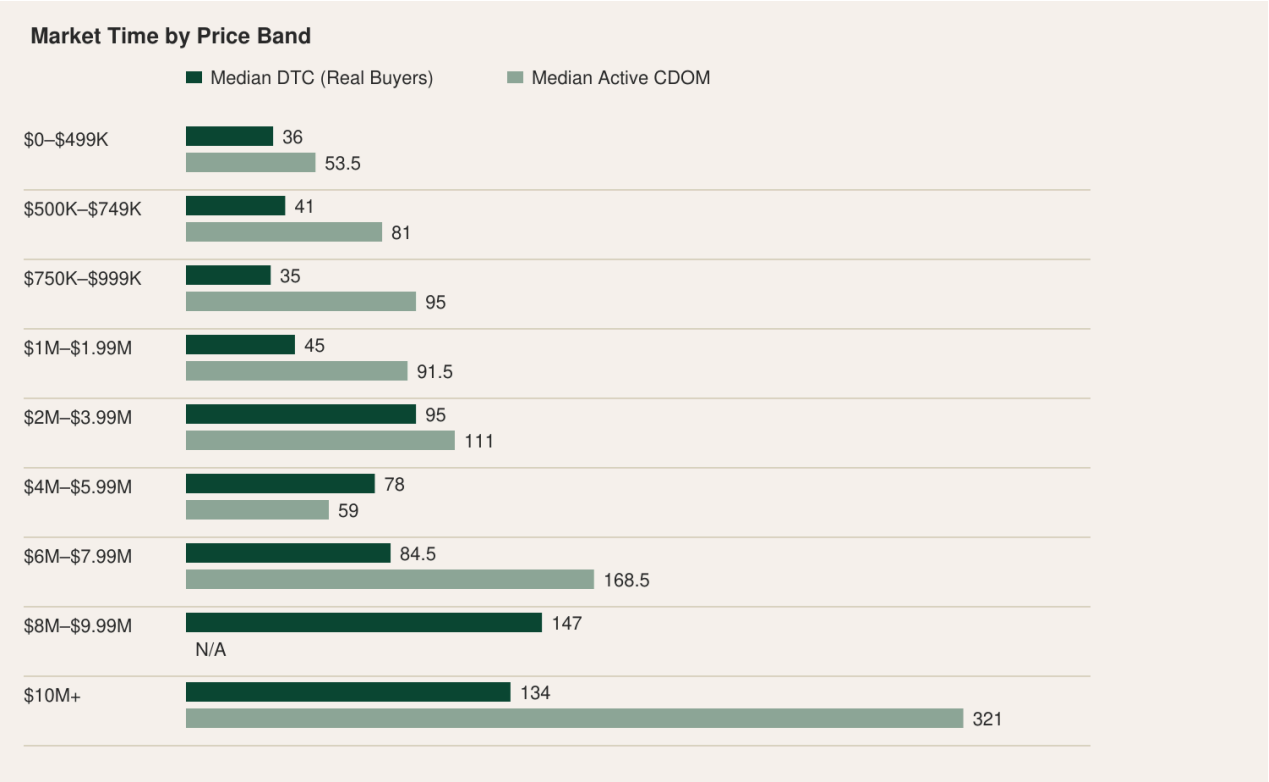


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Market depth

Market Time by Price Band



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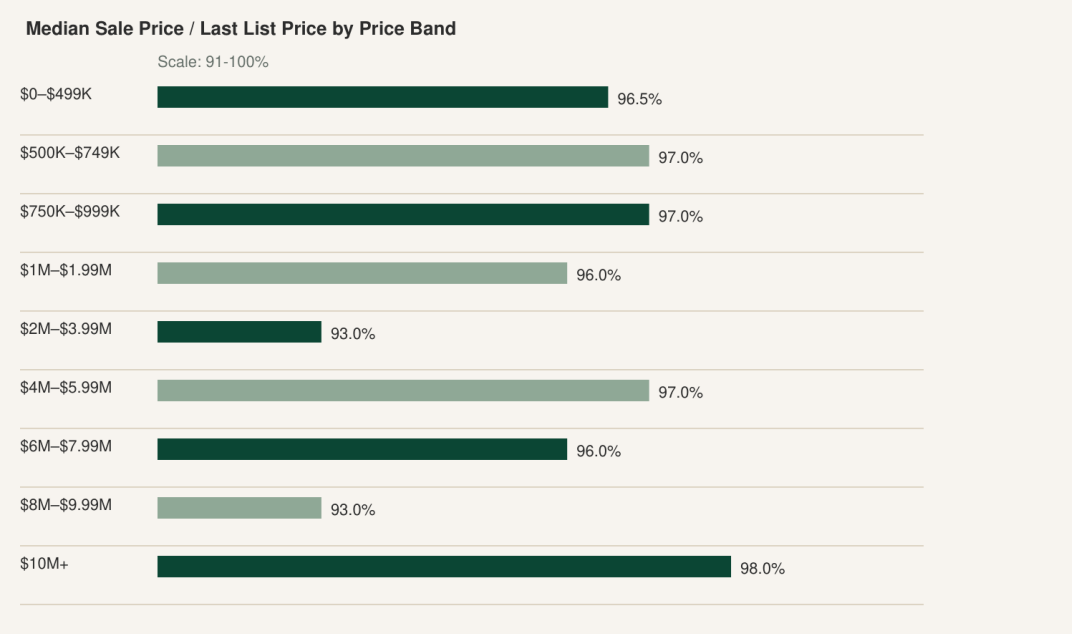
Closed-sale behavior

How transactions are clearing

Price Band	Median Sale	Sold $/SF	DTC	Sale / Last List	Cash	Cash Share
$0-$499K	$431,000	$250.67	36	96.5%	21	33.9%
$500K-$749K	$610,000	$272.96	41	97.0%	44	23.5%
$750K-$999K	$865,000	$302.27	35	97.0%	44	38.9%
$1M-$1.99M	$1,292,500	$332.96	45	96.0%	52	37.7%
$2M-$3.99M	$2,750,000	$504.19	95	93.0%	18	62.1%
$4M-$5.99M	$4,800,000	$980.39	78	97.0%	10	90.9%
$6M-$7.99M	$6,995,000	$1,574.71	84.5	96.0%	4	66.7%
$8M-$9.99M	$9,250,000	$1,425.05	147	93.0%	2	66.7%
$10M+	$13,000,000	$1,625.24	134	98.0%	5	100.0%

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

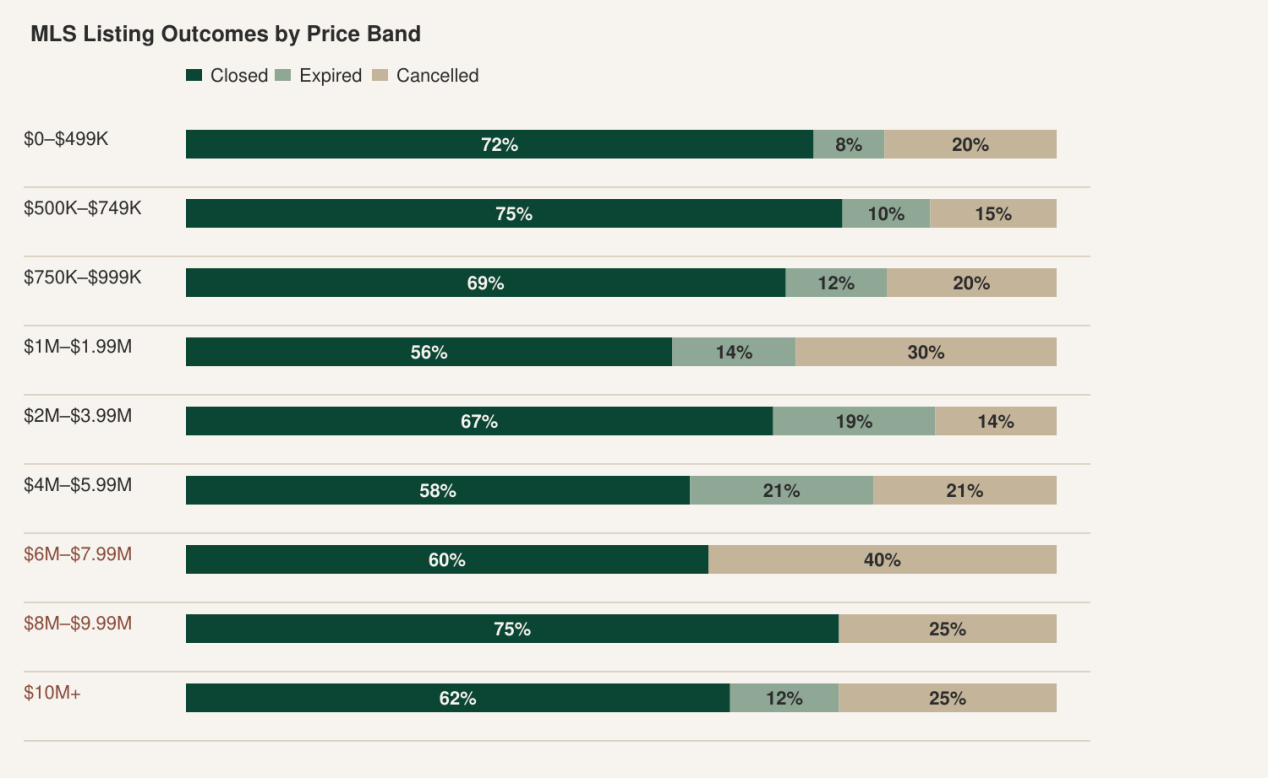
Median Sale Price / Last List Price by Price Band



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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 price bands with sufficient sample depth, the highest share of closed outcomes was 75% in the $500,000 - $749,999 range, followed by 72% below $500,000 and 69% in the $750,000 - $999,999 range. At $10M+, of 8 observed outcome records, 5 closed, 1 expired and 2 were canceled. With only 8 records, that result should be treated as a factual observation, not a failure rate or a prediction of future listing outcomes.

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Methodology / Data notes

Dr Phillips Area source export. Not a municipal boundary. Real Buyers: MLS closings within report dates.

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 Real 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 include only records with strict ACT status; 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.

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