DANHOLM COLLECTION

Golden Oak Single-Family Market Report

September 2026

REPORT PERIOD	CURRENT INVENTORY SNAPSHOT	PROPERTY TYPE
August 1, 2025 – August 31, 2026	September 22, 2026	Single Family Homes

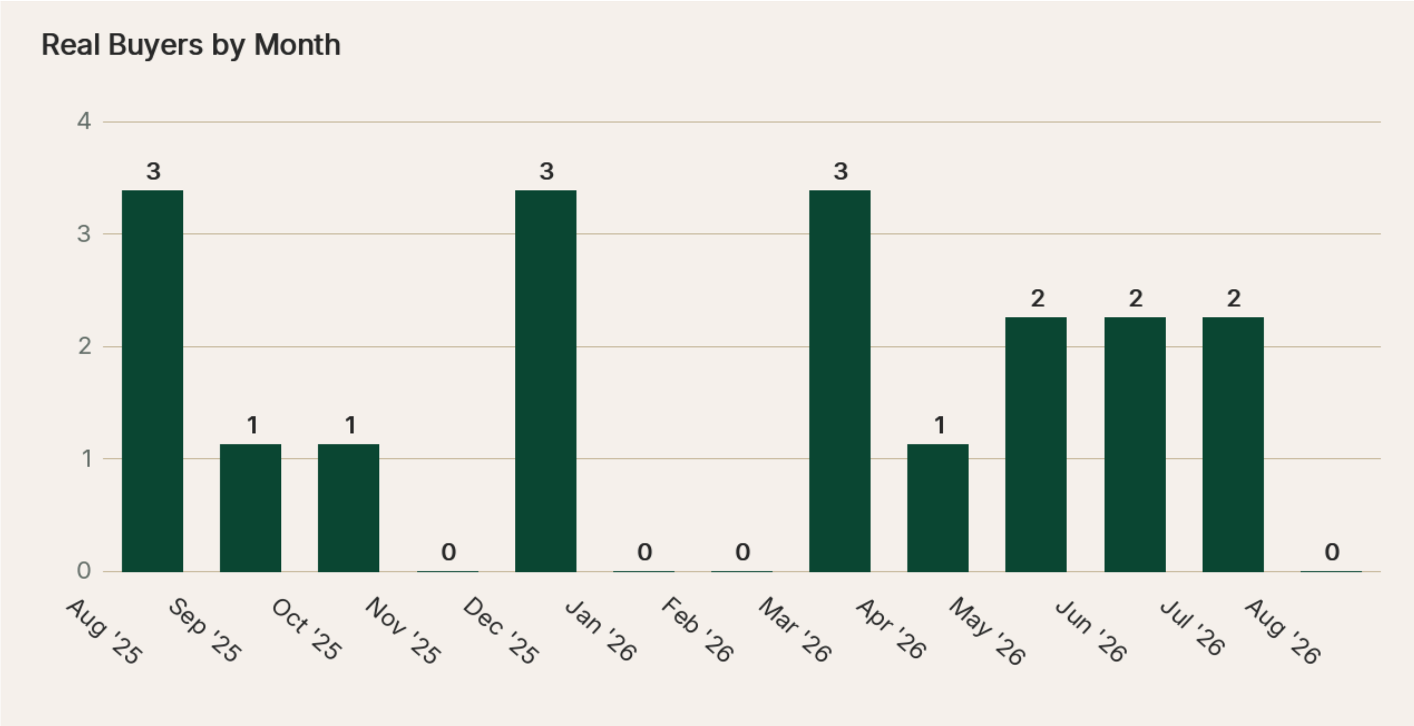
Market in one sentence

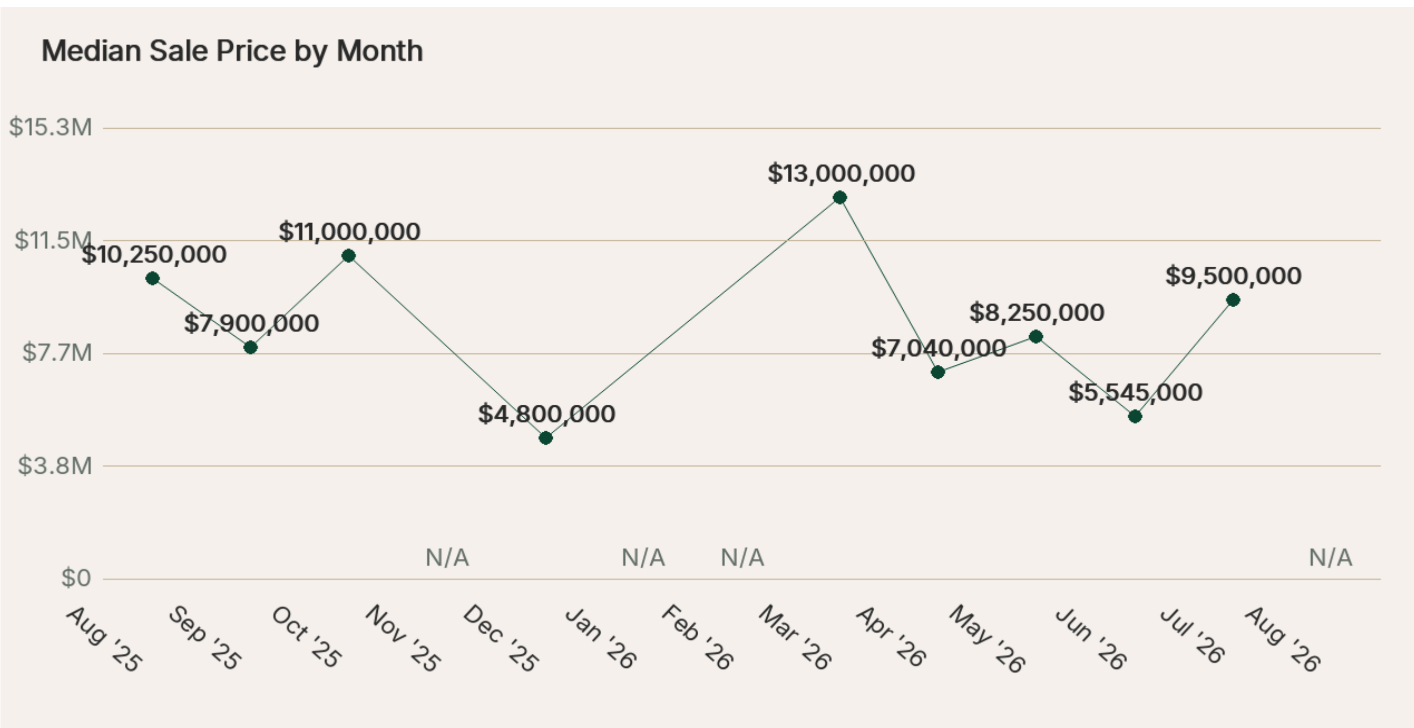
In Golden Oak, 18 qualifying closed sales were recorded over the report period and 15 during the latest twelve complete months, a low-frequency market where individual transactions can materially affect medians and short-term comparisons.

Real Buyers	Current Listings	Pending Listings	Months of Supply
18	**1**	**0**	**0.8**

Median Sale Price	Median Sold $/SF	Median Days to Contract	Cash Transactions
$7,575,000	**$1,616.53**	**54**	**88.9%**

What is changing





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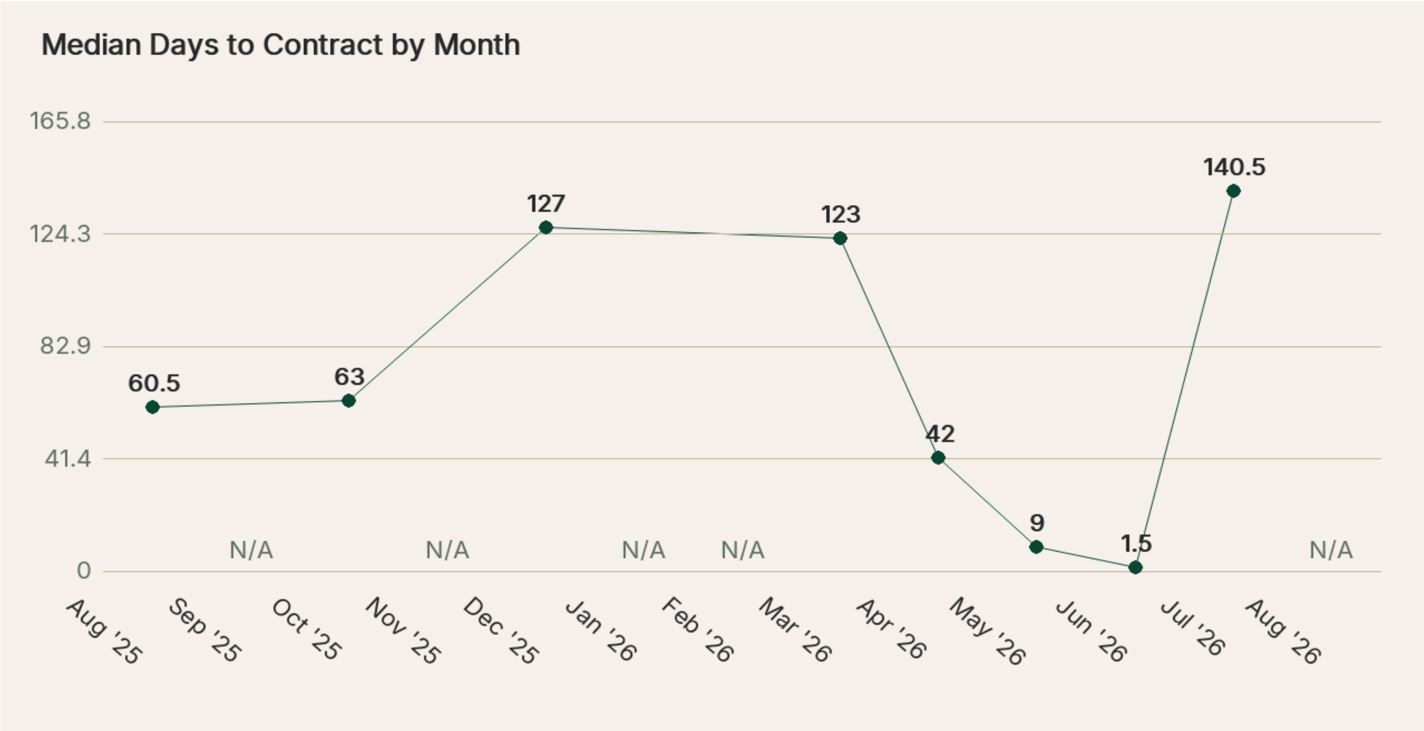

Latest 6 Months vs Previous 6 Months

Metric	Previous	Latest	Change
Real Buyers	5	10	↑ **+100.0%**
Median Sale Price	$6,850,000	$8,025,000	↑ **+17.2%**
Median Sold $/SF	$1,614.04	$1,616.28	↑ **+0.1%**
Median Days to Contract	95	43.5	↓ **51.5 days**
Median Sale Price / Last List Price	96.0%	98.0%	↑ **+2.0 pt**
Cash Share	80.0%	90.0%	↑ **+10.0 pt**

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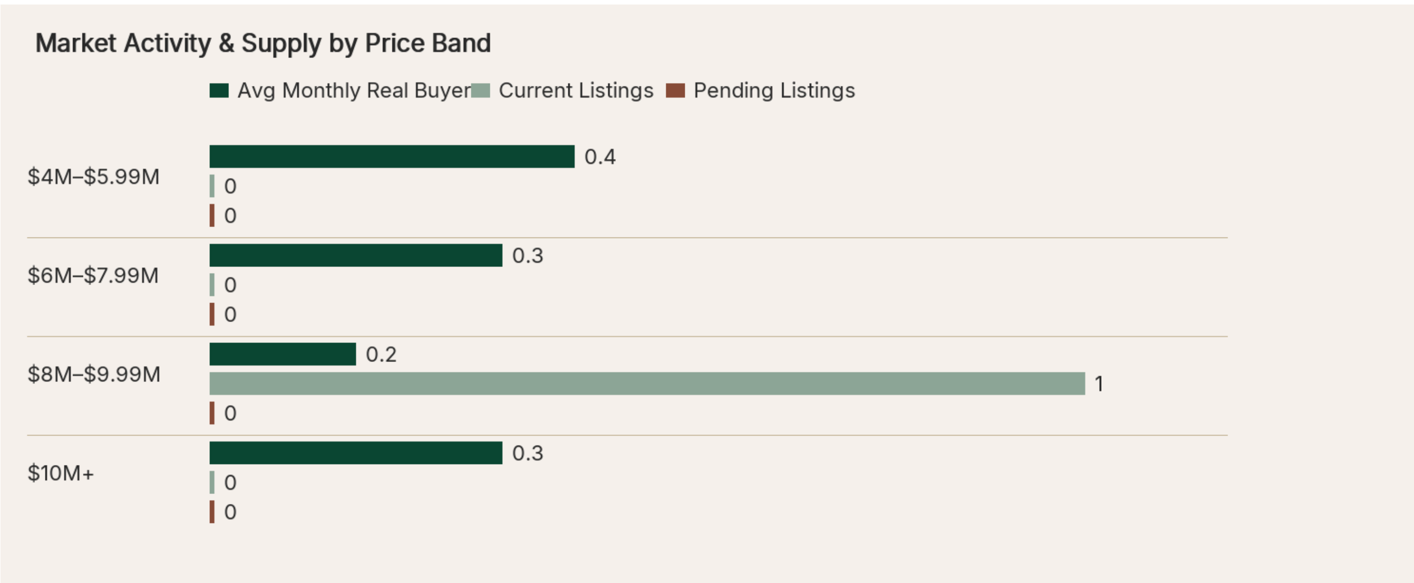
Market depth

Where the buyers are

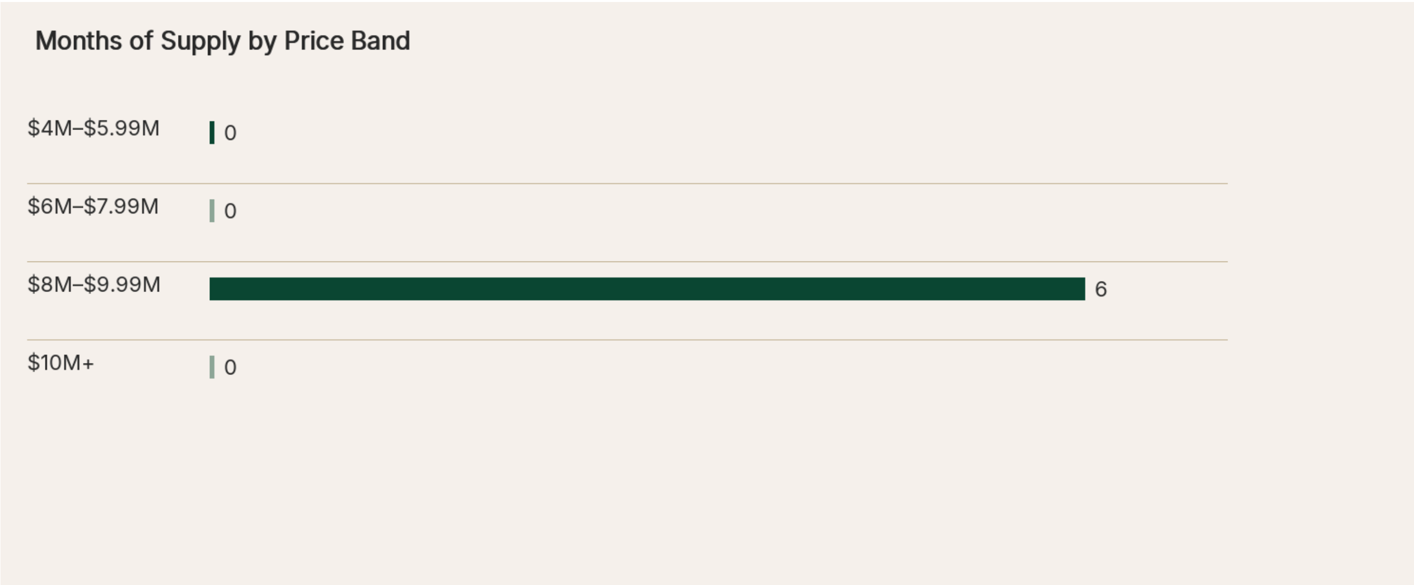
Price Band	Real Buyers	Current	Pending	Pace	Supply
$4M–$5.99M	6	0	0	0.4	0.0
$6M–$7.99M	4	0	0	0.3	0.0
$8M–$9.99M	2	1	0	0.2	6.0
$10M+	6	0	0	0.3	0.0

Market Activity & Supply by Price Band

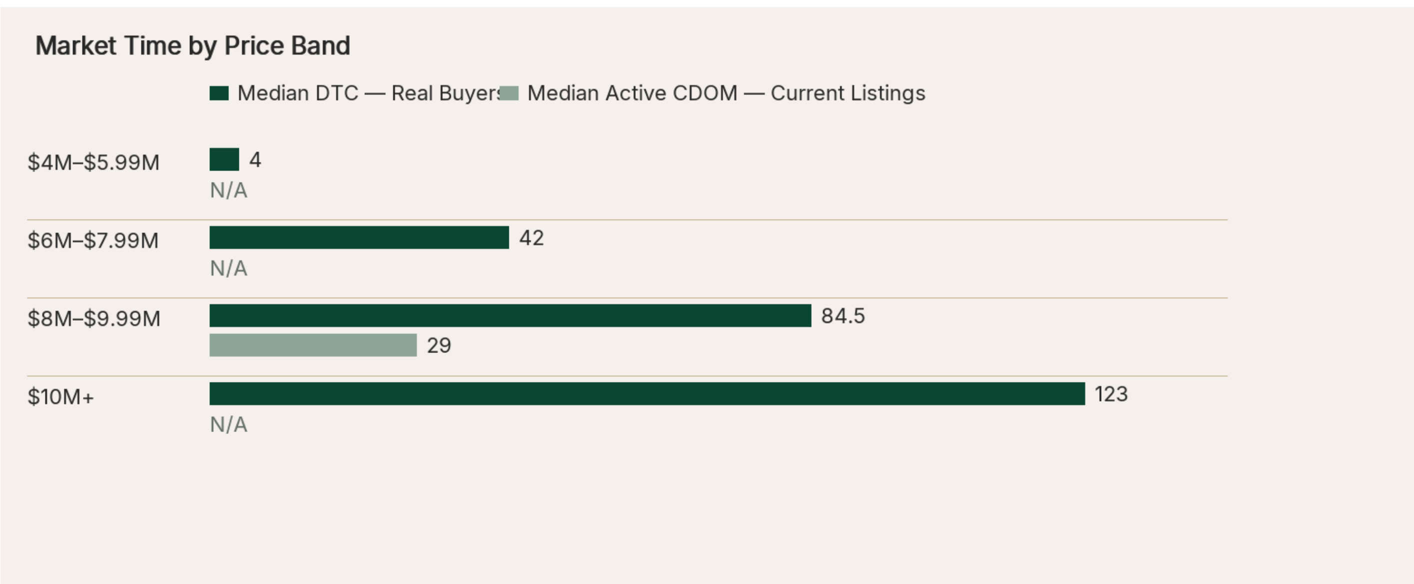


Market depth

Months of Supply by Price Band



Market Time by Price Band



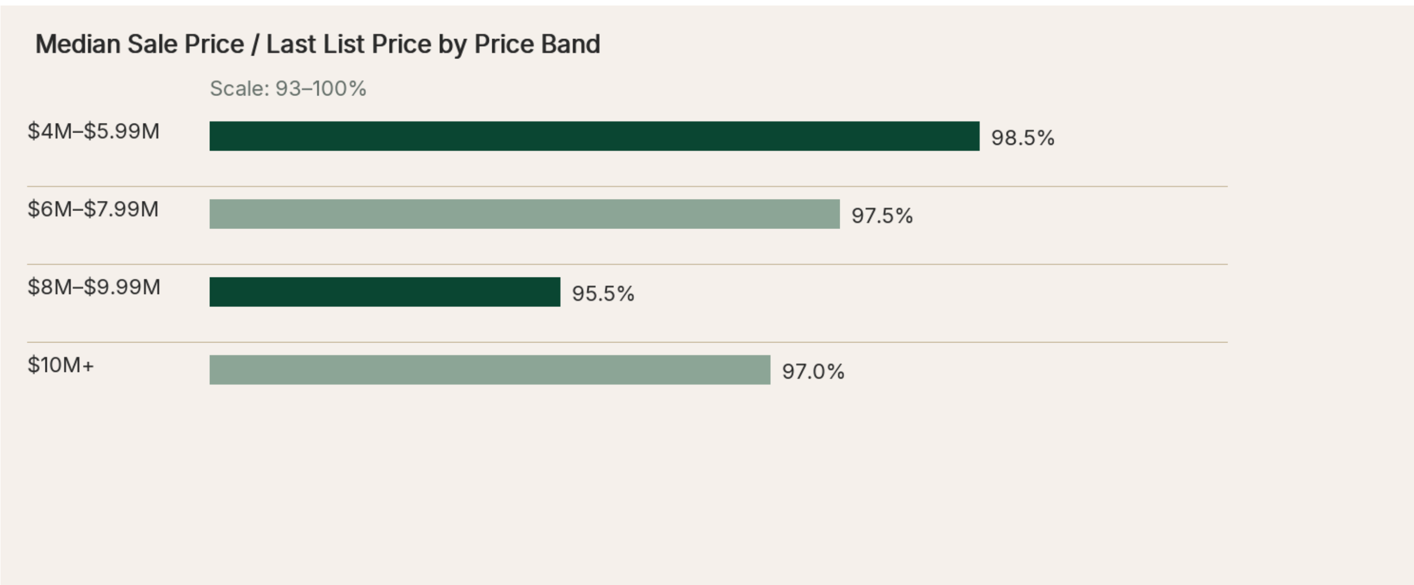
Closed-sale behavior

How transactions are clearing

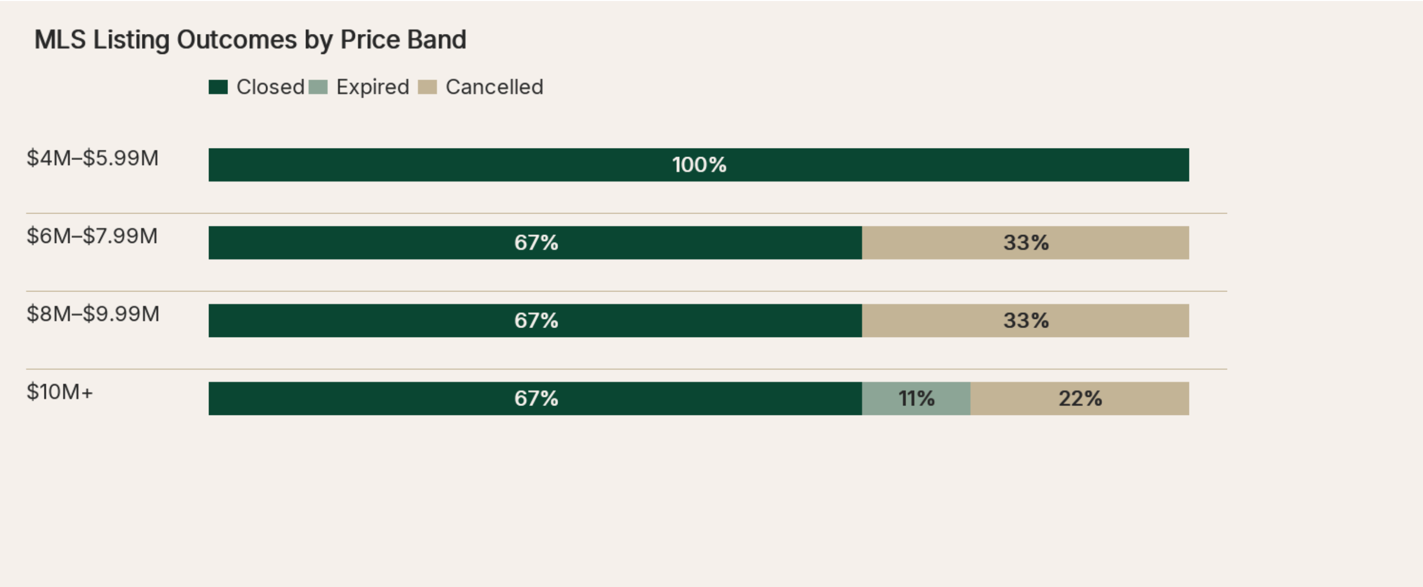
Price Band	Median Sale	Sold $/SF	DTC	Sale / Last List	Cash	Cash Share
$4M–$5.99M	$5,322,500	$1,549.87	4	98.5%	6	100.0%
$6M–$7.99M	$7,145,000	$1,636.43	42	97.5%	3	75.0%
$8M–$9.99M	$9,025,000	$1,516.18	84.5	95.5%	1	50.0%
$10M+	$11,125,000	$1,622.13	123	97.0%	6	100.0%

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. At $10M+, 6 of 9 observed outcome records were closed and 2 were canceled. With only 9 records, that result should be treated as a factual observation, not a failure rate or a prediction of future listing outcomes.

Bent's analysis

What the Numbers Mean

Golden Oak recorded 18 Real Buyers during the report period and 15 in the latest twelve complete months. Relatively few transactions mean individual sales can materially affect medians and short-term comparisons. Current inventory stands at 1 active listing with 0 pending. Current inventory equates to approximately 0.8 months of supply using the latest twelve-month closing pace. The median sale price across the 18 recorded report-period sales was $7,575,000. $4,000,000 - $5,999,999 recorded 6 closed sales in this limited sample. $6,000,000 - $7,999,999 recorded 4 closed sales in the report period. $8,000,000 - $9,999,999 recorded 2 closed sales in the report period. $10,000,000+ recorded 6 closed sales in this limited sample.

For Sellers

With only 15 closed sales in the latest twelve months, pricing guidance should stay close to the recorded transactions and current listings rather than broad leverage conclusions. Current inventory stands at 1 active listing with 0 pending. The 0.8-month supply reading reflects that closing pace and should be treated as a factual pace measure, not a buyer or seller market label.

For Buyers

Compare each property with the active competitive set and the most relevant recent closed sales. In a low-frequency market, small samples establish what happened in the recorded set; they do not by themselves establish buyer preferences or pricing momentum.

Methodology / Data notes

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

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

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.

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.

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

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

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.