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Golden Oaks Single-Family Market Report

October 2026

REPORT PERIOD	CURRENT INVENTORY SNAPSHOT	PROPERTY TYPE
September 1, 2025 – September 30, 2026	October 21, 2026	Single Family Homes

Market in one sentence

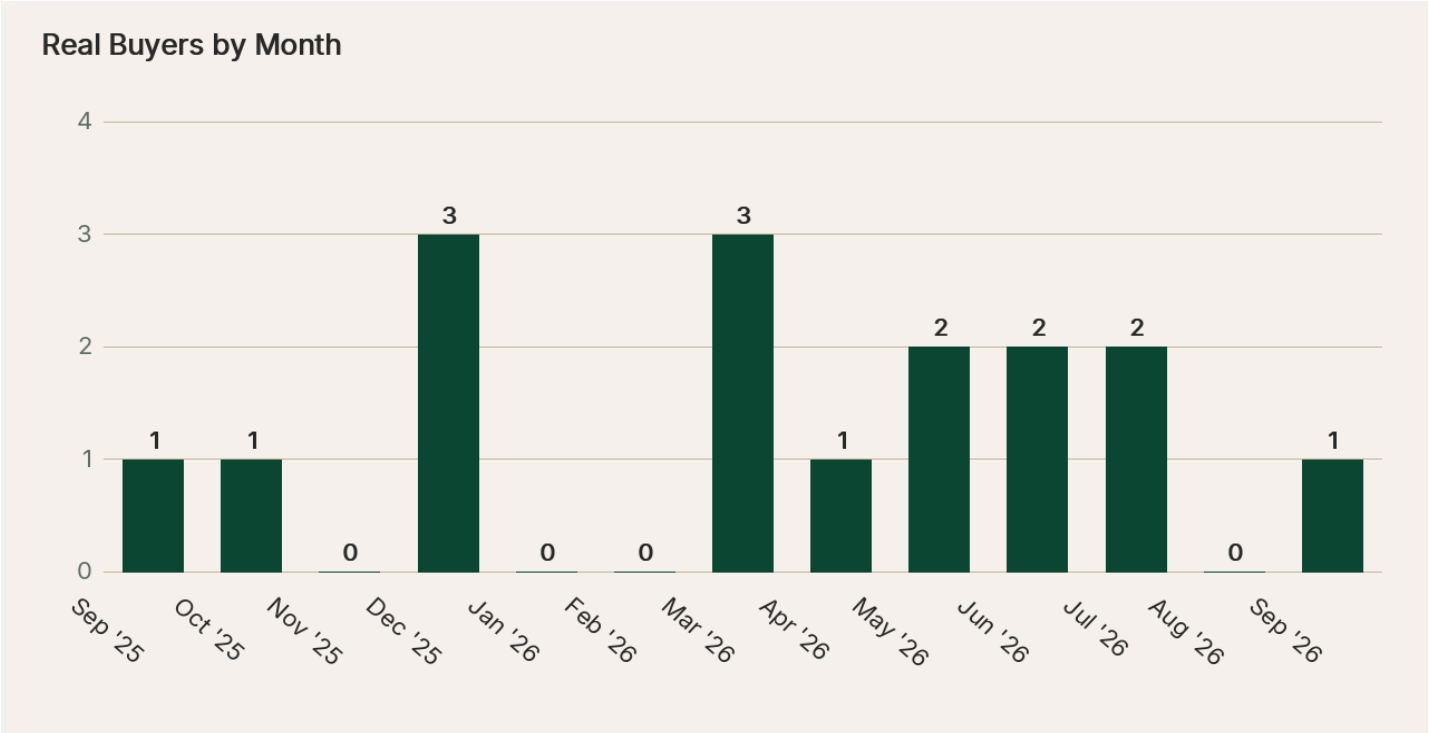
In the Golden Oaks market, a low-frequency market with 15 closes in the latest twelve months, Real Buyer activity increased 14.3% in the latest six months, while the median sale price increased 17.2%, and median days to contract shortened from 123 to 32 days.

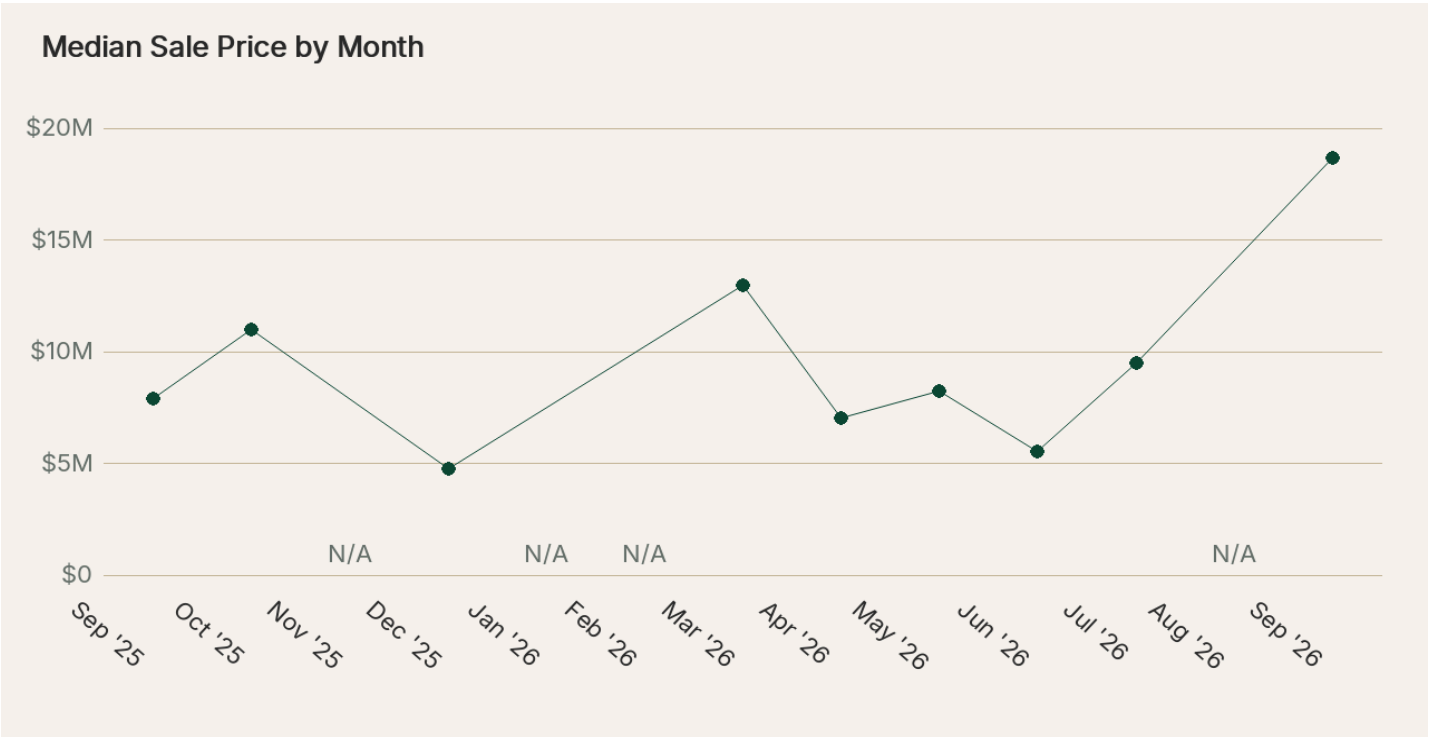
Real Buyers **16**	Current Listings **0**	Pending Listings **1**	Months of Supply **0.0**
Median Sale Price **$7,575,000**	Median Sold $/SF **$1,618.37**	Median Days to Contract **63**	Cash Transactions **87.5%**

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What is changing

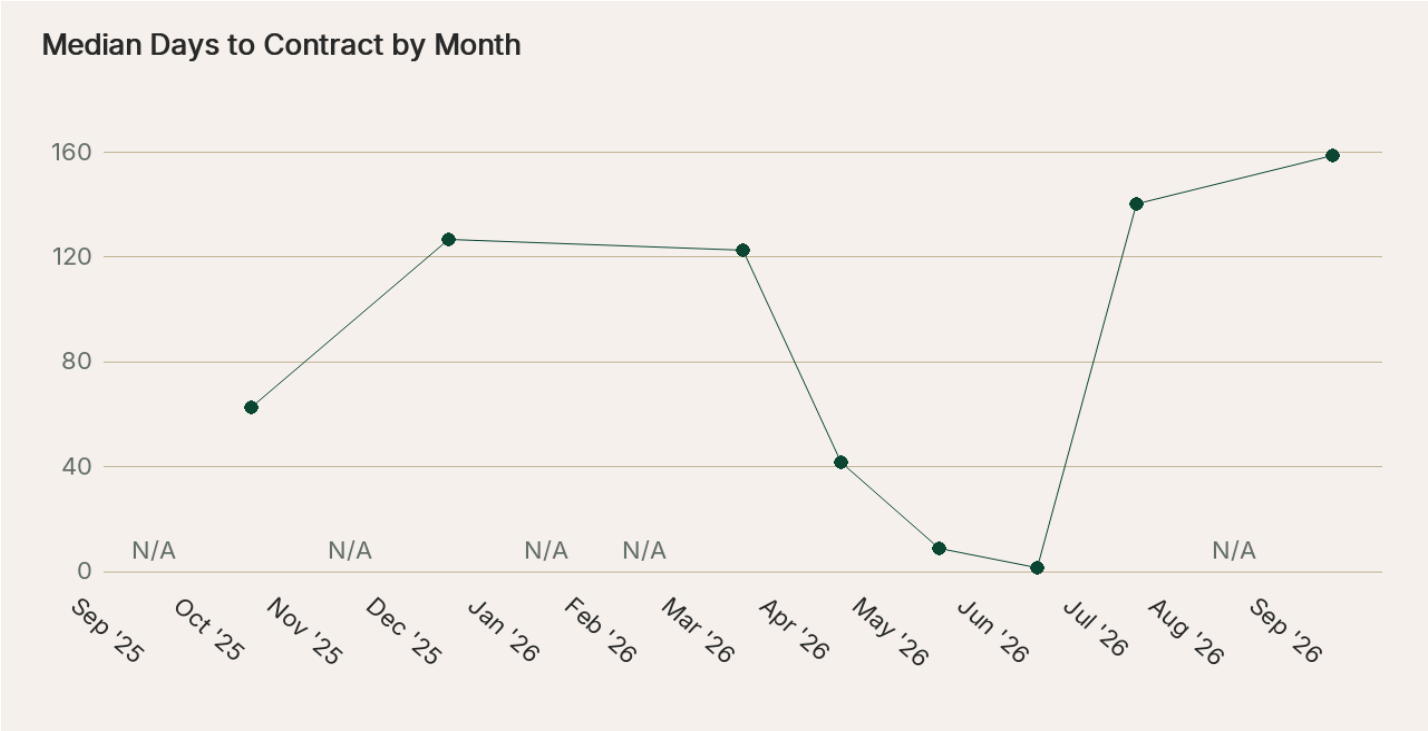




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What is changing



Latest 6 Months vs Previous 6 Months

Metric	Previous	Latest	Change
Real Buyers	7	8	↑ **+14.3%**
Median Sale Price	$6,850,000	$8,025,000	↑ **+17.2%**
Median Sold $/SF	$1,303.54	$1,623.97	↑ **+24.6%**
Median Days to Contract	123	32	↓ **91 days**
Median Sale Price / Last List Price	96.0%	98.0%	↑ **+2.0 pt**
Cash Share	100.0%	87.5%	↓ **−12.5 pt**

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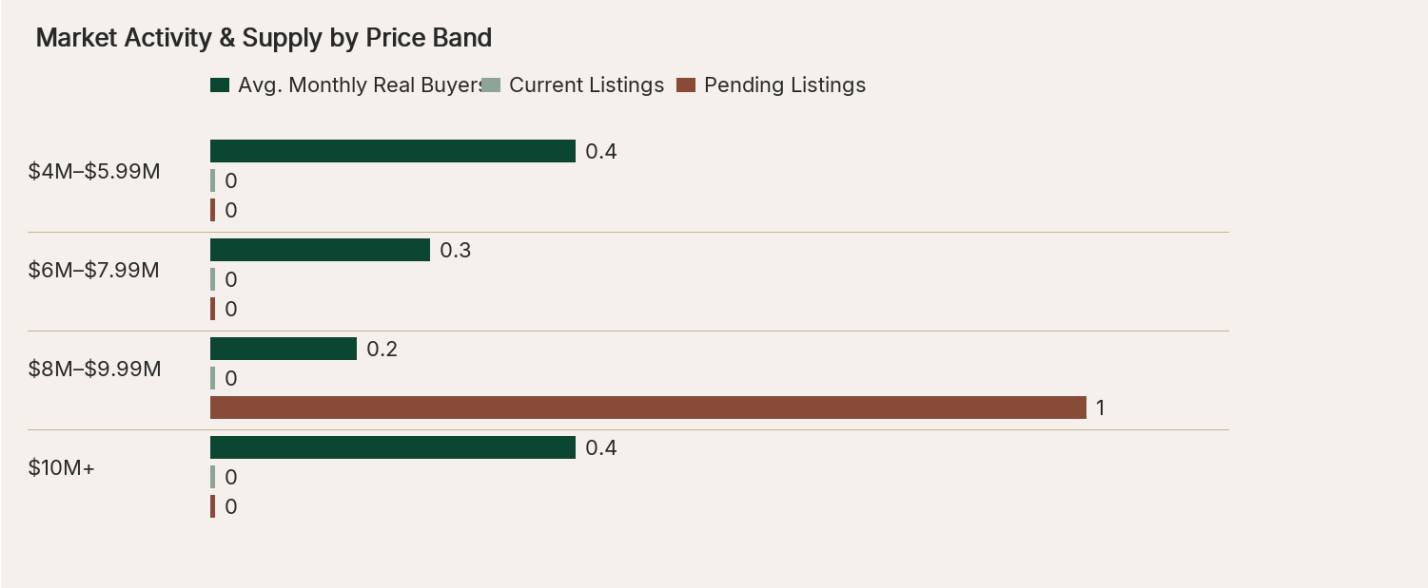
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Market depth

Where the buyers are

Price Band	Real Buyers	Current	Pending	Monthly Pace	Supply
$4M–$5.99M	5	0	0	0.4	0.0
$6M–$7.99M	4	0	0	0.3	0.0
$8M–$9.99M	2	0	1	0.2	0.0
$10M+	5	0	0	0.4	0.0

Market Activity & Supply by Price Band

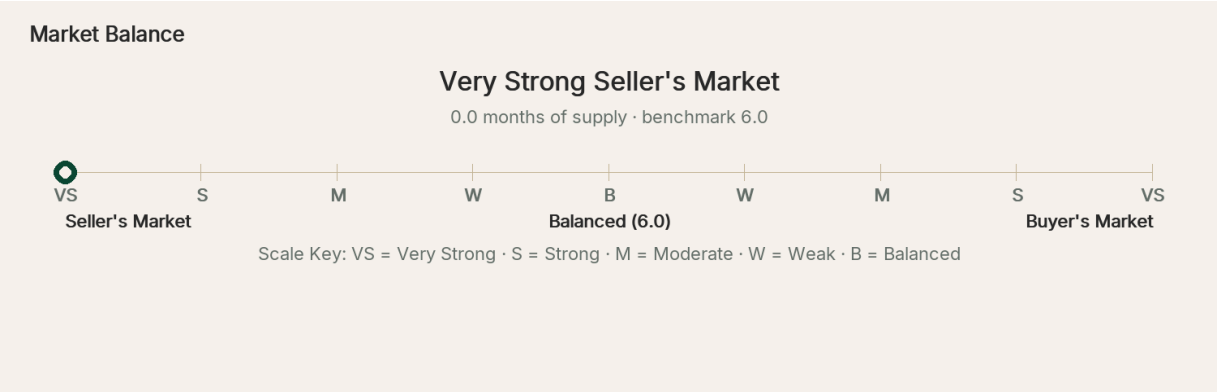


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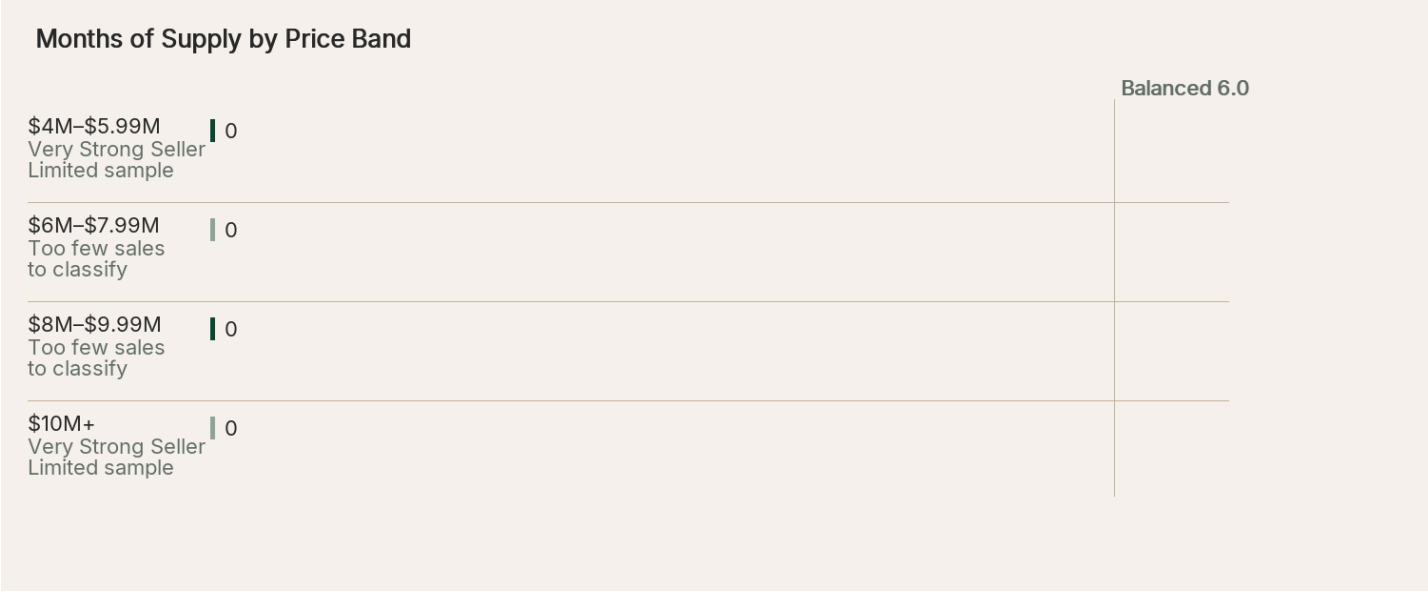
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Market depth

Market Balance



Months of Supply by Price Band

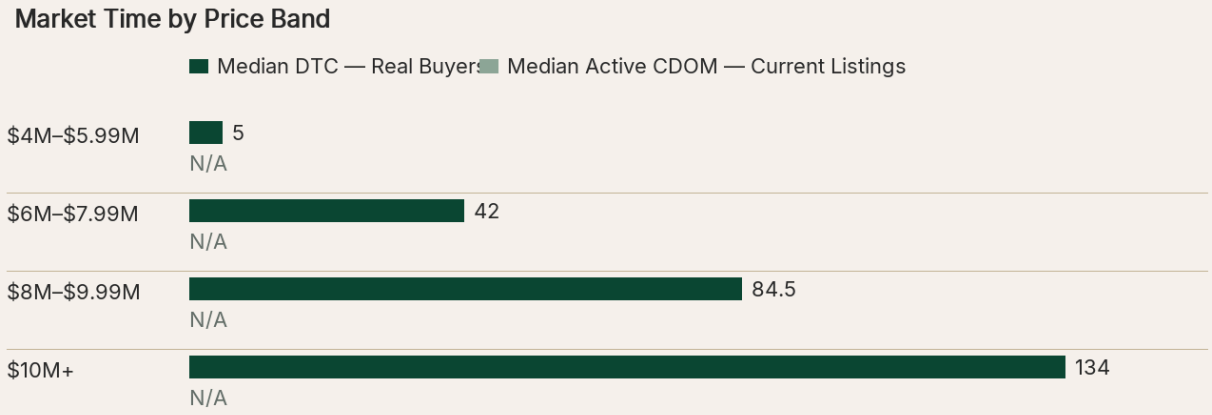


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Market Time by Price Band



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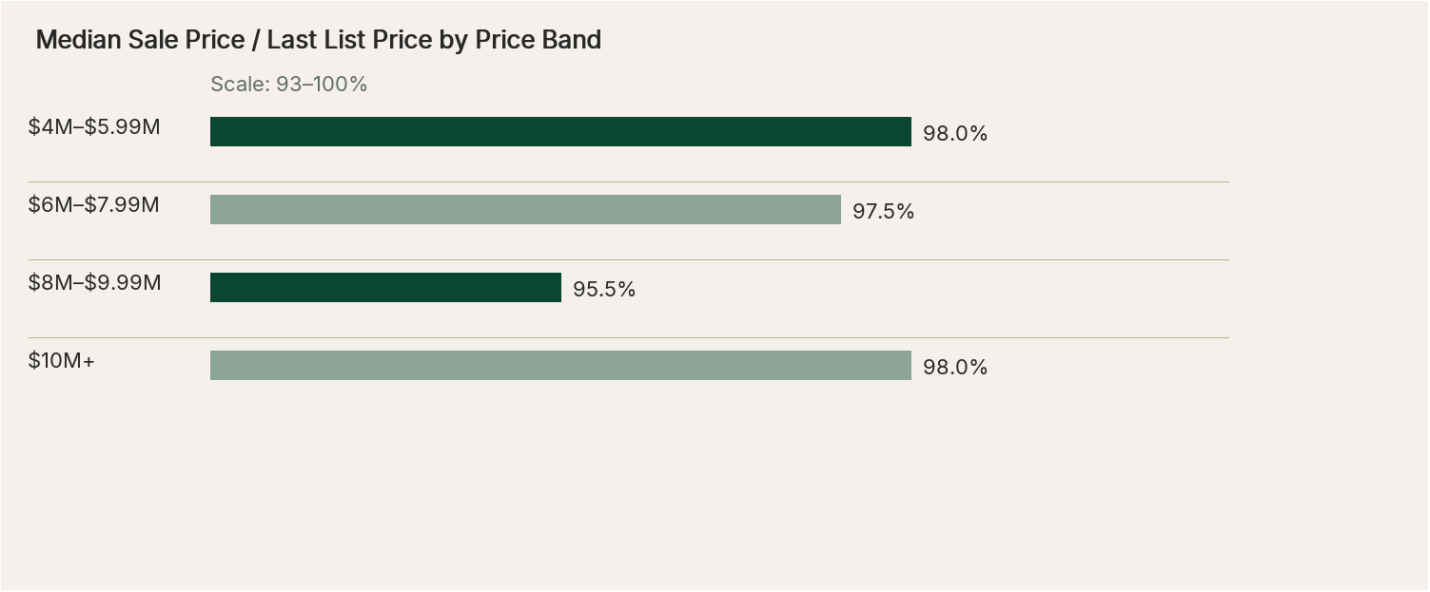
Closed-sale behavior

How transactions are clearing

Price Band	Median Sale	Sold $/SF	DTC	Sale / Last List	Cash	Cash Share
$4M–$5.99M	$5,495,000	$1,292.76	5	98.0%	5	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+	$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.

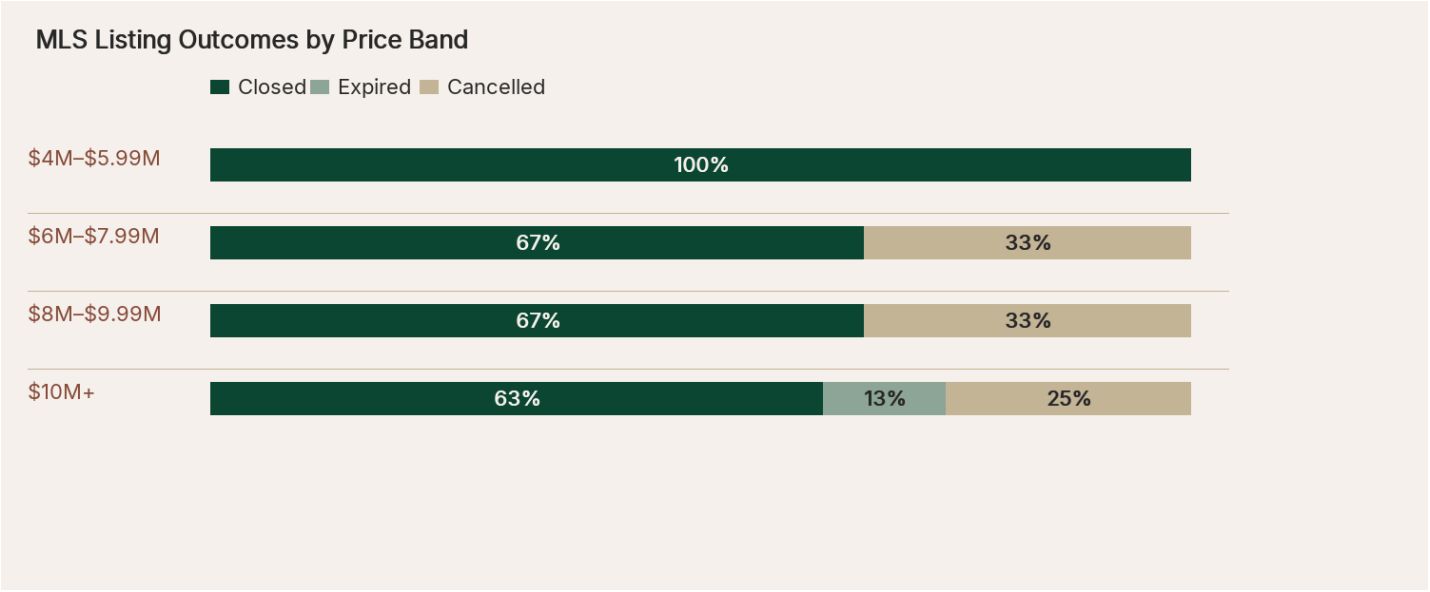
Median Sale Price / Last List Price by Price Band



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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. 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

For this report, Real Buyers represent closed MLS listings with a valid Close Date within 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 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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