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Gotha Single-Family Market Report

September 2026

REPORT PERIOD	CURRENT INVENTORY SNAPSHOT	PROPERTY TYPE
August 1, 2025 – August 31, 2026	September 25, 2026	Single Family Homes

Market in one sentence

In the Gotha market, Real Buyer activity decreased 19.0% in the latest six months, while the median sale price increased 6.0%, and median days to contract shortened from 41 to 24 days.

Real Buyers	Current Listings	Pending Listings	Months of Supply
40	**13**	**5**	**4.1**

Median Sale Price	Median Sold $/SF	Median Days to Contract	Cash Transactions
$602,500	**$230.45**	**28**	**20.0%**

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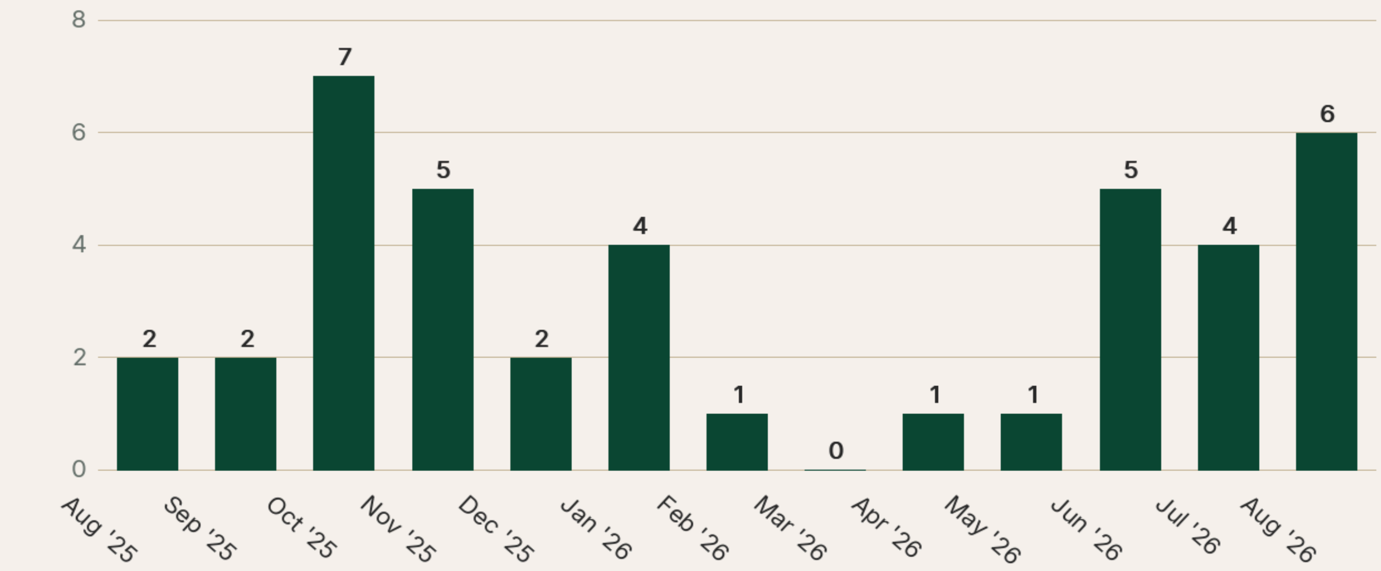
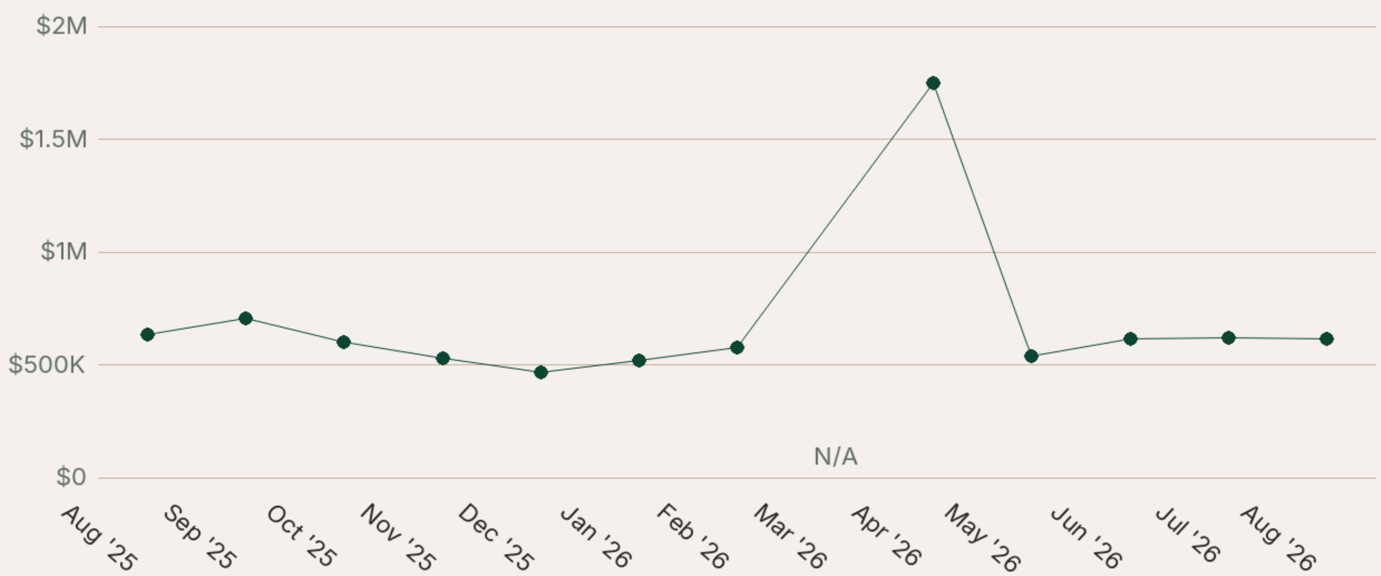
What is changing

Real Buyers by Month



Median Sale Price by Month



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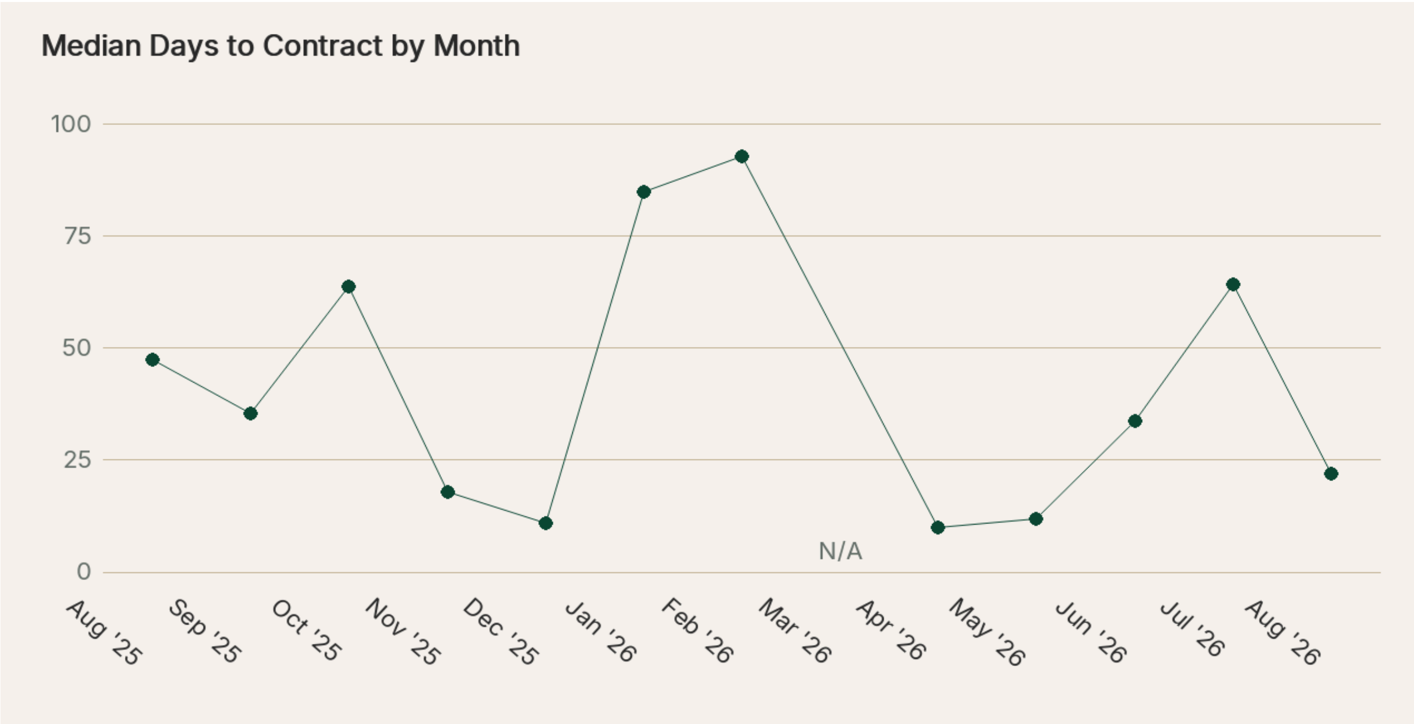
What is changing



Latest 6 Months vs Previous 6 Months

Metric	Previous	Latest	Change
Real Buyers	21	17	↓ −19.0%
Median Sale Price	$580,000	$615,000	↑ +6.0%
Median Sold $/SF	$226.73	$231.29	↑ +2.0%
Median Days to Contract	41	24	↓ 17 days
Median Sale Price / Last List Price	98.0%	99.0%	↑ +1.0 pt
Cash Share	19.0%	23.5%	↑ +4.5 pt

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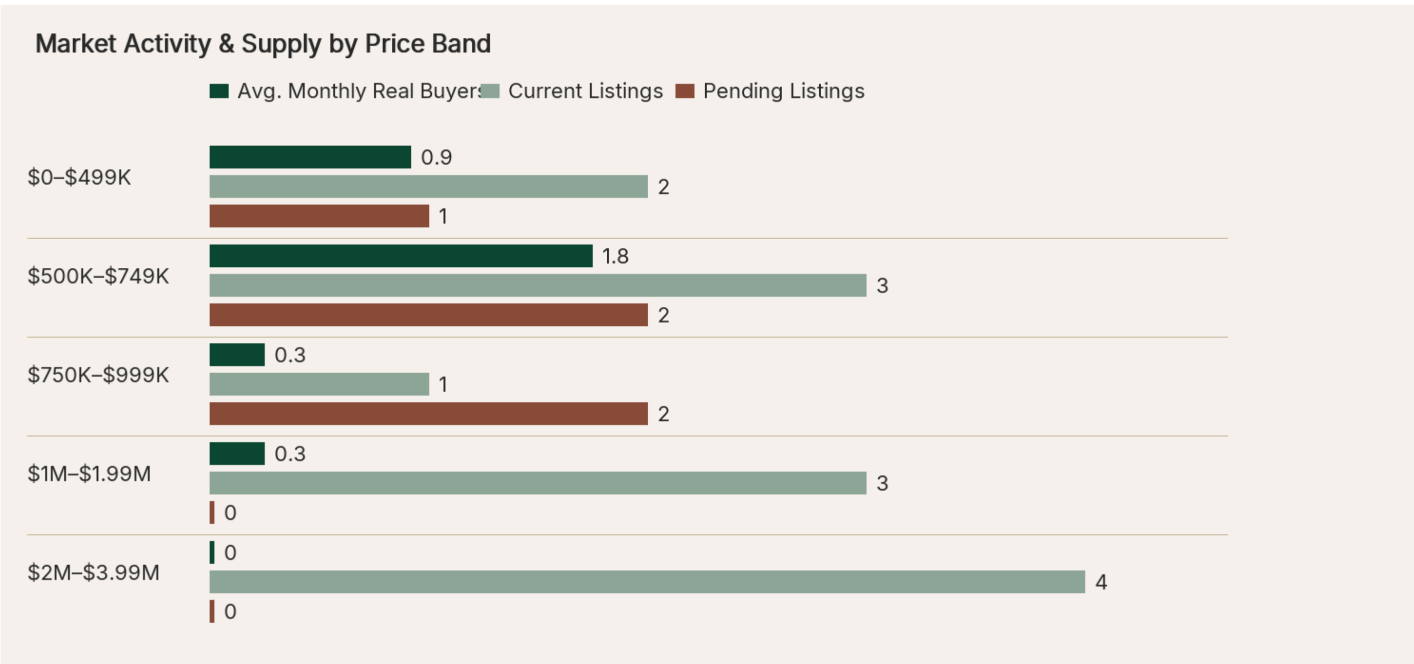
Market depth

Where the buyers are

Price Band	Real Buyers	Current	Pending	Monthly Pace	Supply
$0–$499K	11	2	1	0.9	2.2
$500K–$749K	23	3	2	1.8	1.7
$750K–$999K	3	1	2	0.3	4.0
$1M–$1.99M	3	3	0	0.3	12.0
$2M–$3.99M	0	4	0	0.0	—

Market Activity & Supply by Price Band



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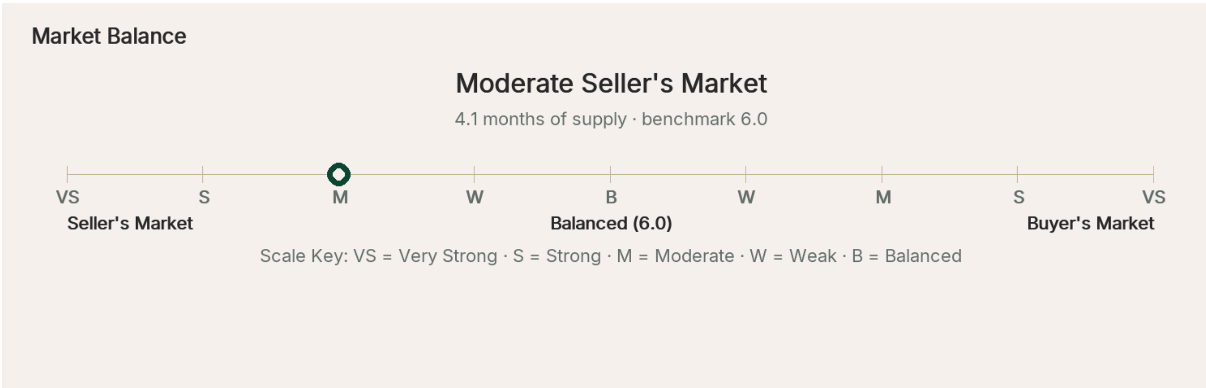
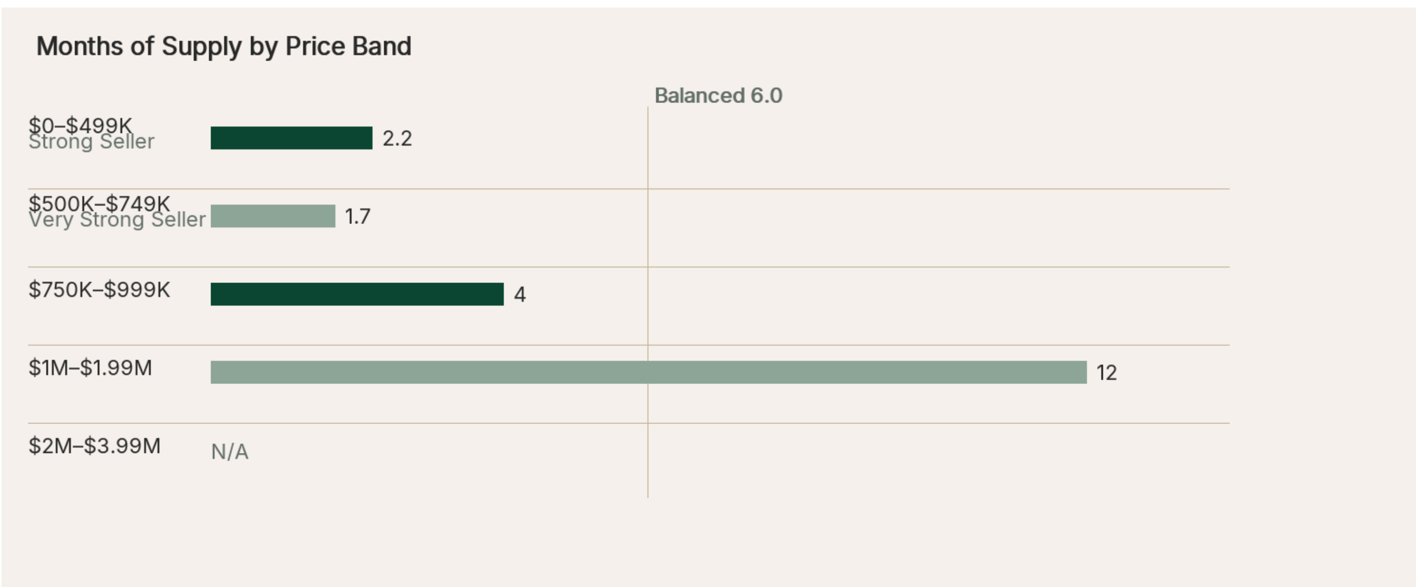
Market depth

Market Balance

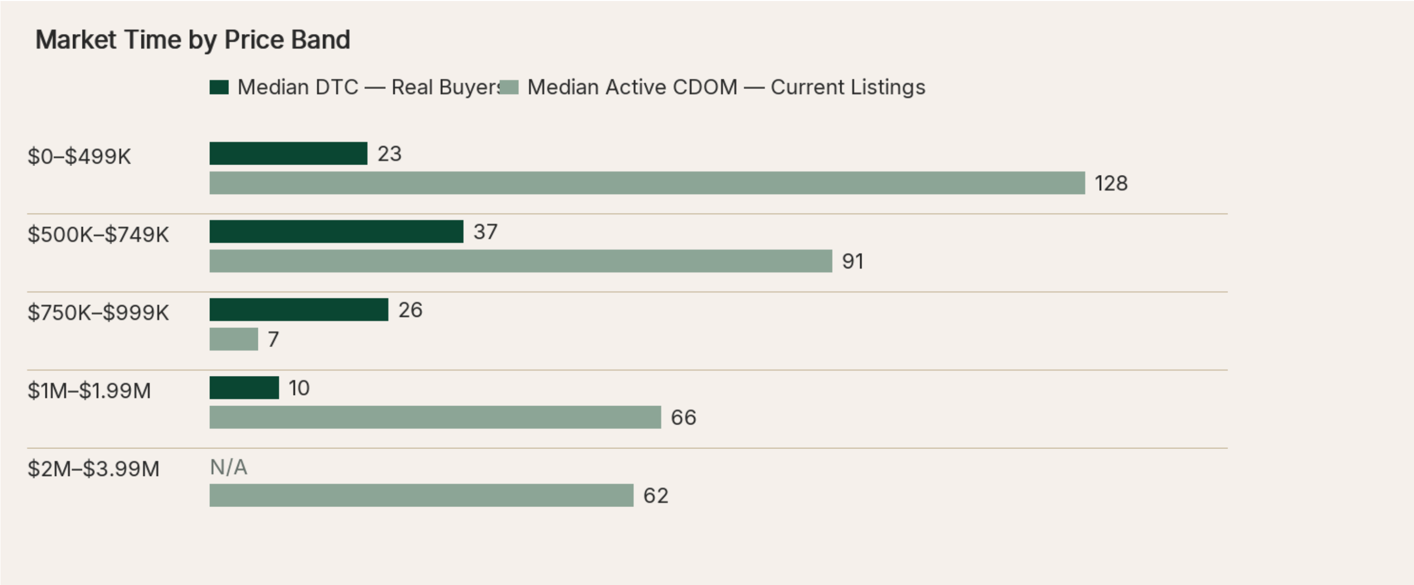


Months of Supply by Price Band



Market depth

Market Time by Price Band



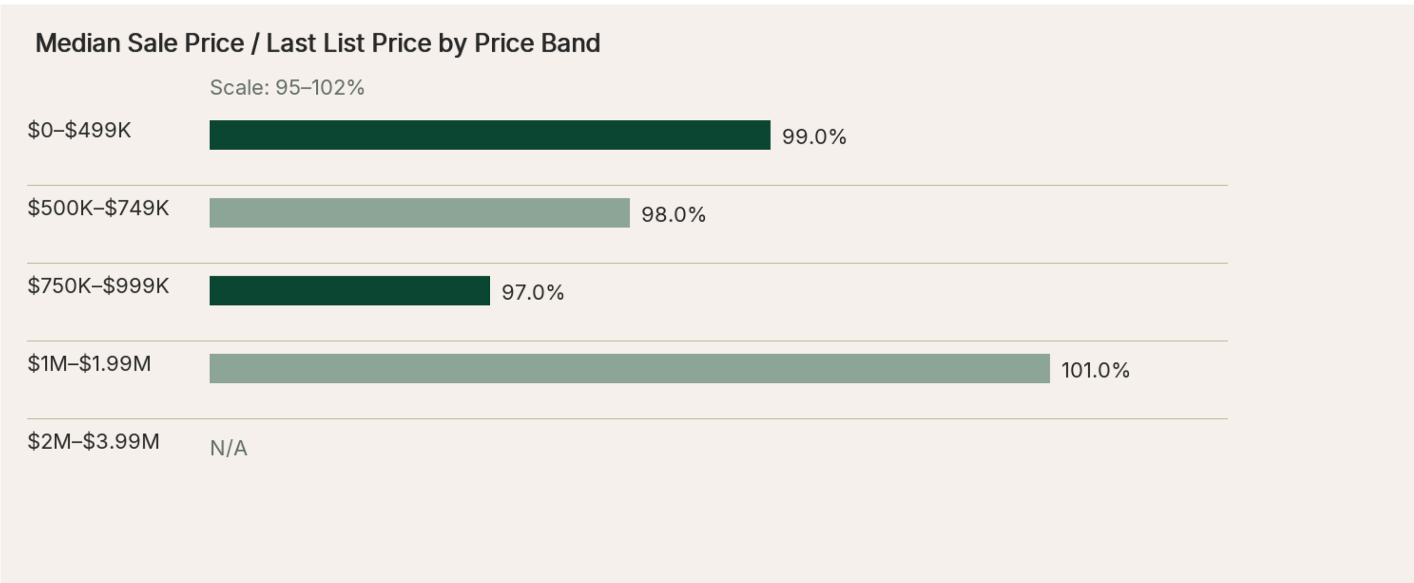
Closed-sale behavior

How transactions are clearing

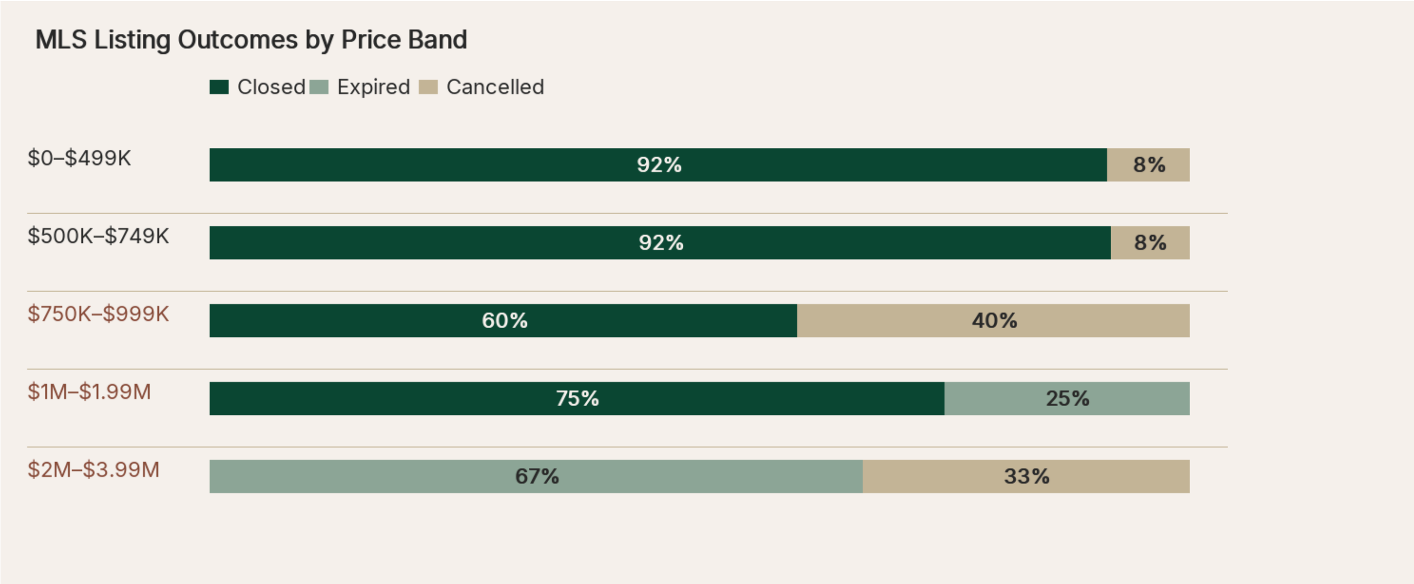
Price Band	Median Sale	Sold $/SF	DTC	Sale / Last List	Cash	Cash Share
$0–$499K	$332,000	$221.90	23	99.0%	3	27.3%
$500K–$749K	$615,000	$229.60	37	98.0%	4	17.4%
$750K–$999K	$830,000	$294.31	26	97.0%	1	33.3%
$1M–$1.99M	$1,750,000	$302.49	10	101.0%	0	0.0%
$2M–$3.99M	—	—	—	—	0	—

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 price bands with sufficient sample depth, the $500,000 - $749,999 and $0 - $499,999 ranges each had a 92% closed-outcome share.

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Bent's analysis

What the Numbers Mean

Real Buyer activity decreased from 21 in the previous six months to 17 in the latest six months, a decrease of 19.0%. The median sale price increased 6.0% to $615,000. Median sold price per square foot increased 2.0% to $231.29. Median days to contract shortened from 41 to 24 days. The median sale-to-last-list ratio increased to 99.0% from 98.0%. Cash share increased from 19.0% to 23.5% (+4.5 percentage points). As of September 25, 2026, there were 13 active listings. Based on the Real Buyer pace of the latest 12 complete months, that represents 4.1 months of supply. Supply is considerably tighter in the $500,000-$749,999 range, at 1.7 months, than in the $0-$499,999 range, at 2.2 months. The $750,000-$999,999 and $1 million-$1.99 million ranges each recorded only 3 Real Buyers, so those segments are too small to support stable conclusions about buyer or seller leverage. At 4.1 months of supply, the Gotha market is classified as a Moderate Seller's Market under the DANHOLM COLLECTION market-balance framework. At the market level, sellers are likely to hold modest negotiating leverage. Individual outcomes still depend on the property's pricing, condition, competitive set, and current alternatives.

For Sellers

As of September 25, 2026, there were 13 active listings across the report area. In $0 - $499,999, median active CDOM is 128 days and median days to contract is 23 days. Compared with the previous six months, the median sale-to-last-list ratio increased to 99.0% from 98.0%. At higher price points, transaction samples become smaller, so a property's immediate competitive set and the most relevant comparable sales should carry more weight than broader market medians.

For Buyers

There were 40 Real Buyers during the report period. As of September 25, 2026, there were 13 active listings and 5 pending listings. Overall, the market has 4.1 months of supply based on the Real Buyer pace of the latest 12 complete months. 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

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.