Local Market Update – October 2026

A Research Tool Provided by the Consolidated Multiple Listing Service, Inc.

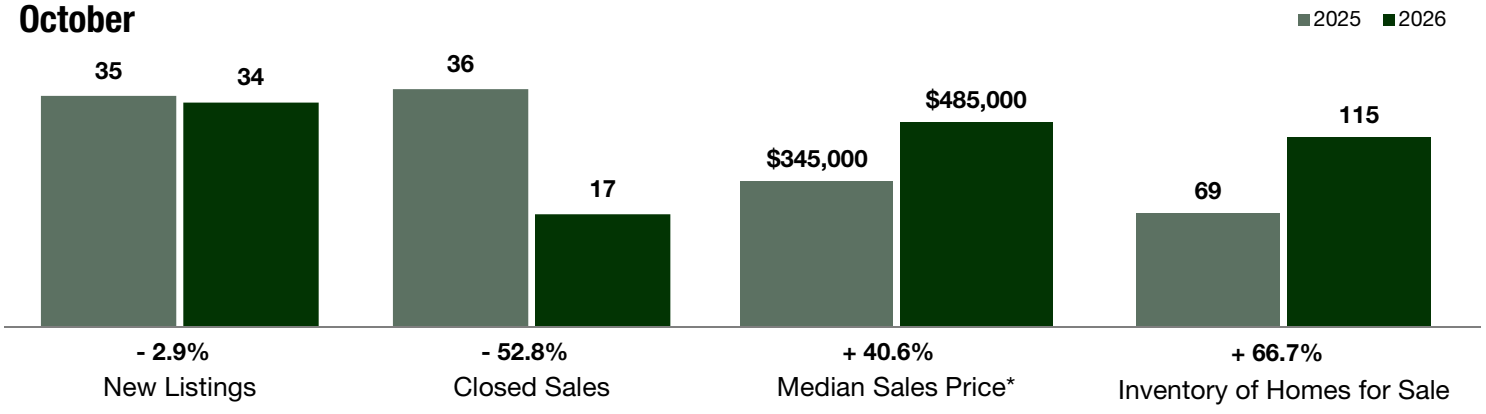
Area 5

Forest Acres/Arcadia Lakes

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	35	**34**	- 2.9%	428	**423**	- 1.2%
Closed Sales	36	**17**	- 52.8%	325	**281**	- 13.5%
Median Sales Price*	$345,000	**$485,000**	+ 40.6%	$298,500	**$320,000**	+ 7.2%
Percent of List Price Received*	94.2%	**95.5%**	+ 1.4%	97.1%	**97.4%**	+ 0.3%
Days on Market Until Sale	59	**43**	- 27.4%	43	**48**	+ 13.2%
Inventory of Homes for Sale	69	**115**	+ 66.7%	--	**--**	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

October



Historical Median Sales Price Rolling 12-Month Calculation

