

Local Market Update – April 2026

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



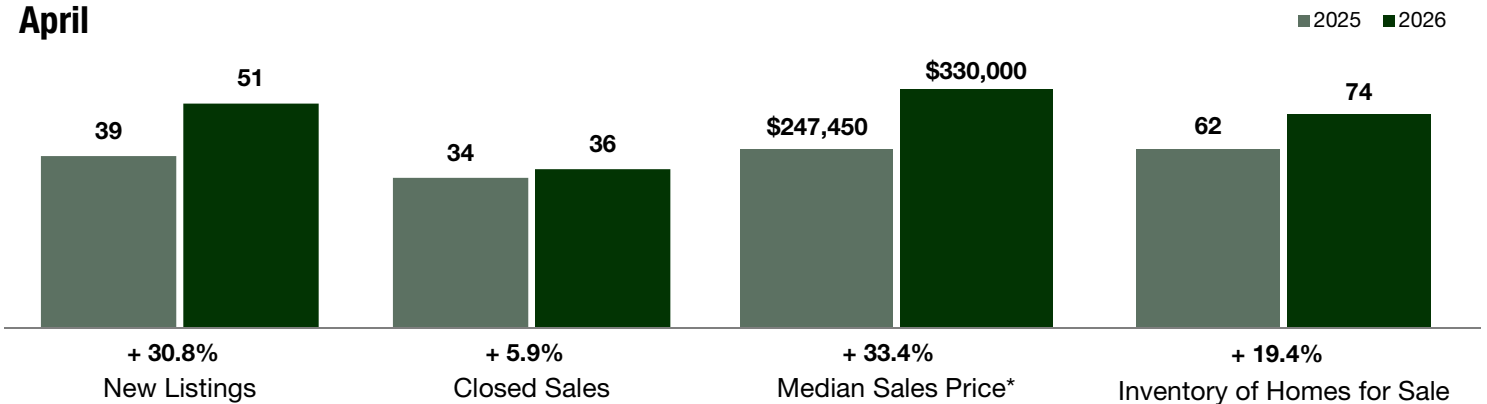
Area 5

Forest Acres/Arcadia Lakes

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	39	51	+ 30.8%	165	174	+ 5.5%
Closed Sales	34	36	+ 5.9%	112	104	- 7.1%
Median Sales Price*	\$247,450	\$330,000	+ 33.4%	\$264,000	\$312,500	+ 18.4%
Percent of List Price Received*	98.5%	97.5%	- 1.0%	97.6%	97.7%	+ 0.1%
Days on Market Until Sale	29	57	+ 96.8%	41	56	+ 34.7%
Inventory of Homes for Sale	62	74	+ 19.4%	--	--	--

* 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.

April



Historical Median Sales Price Rolling 12-Month Calculation

