

# Local Market Update – August 2025

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



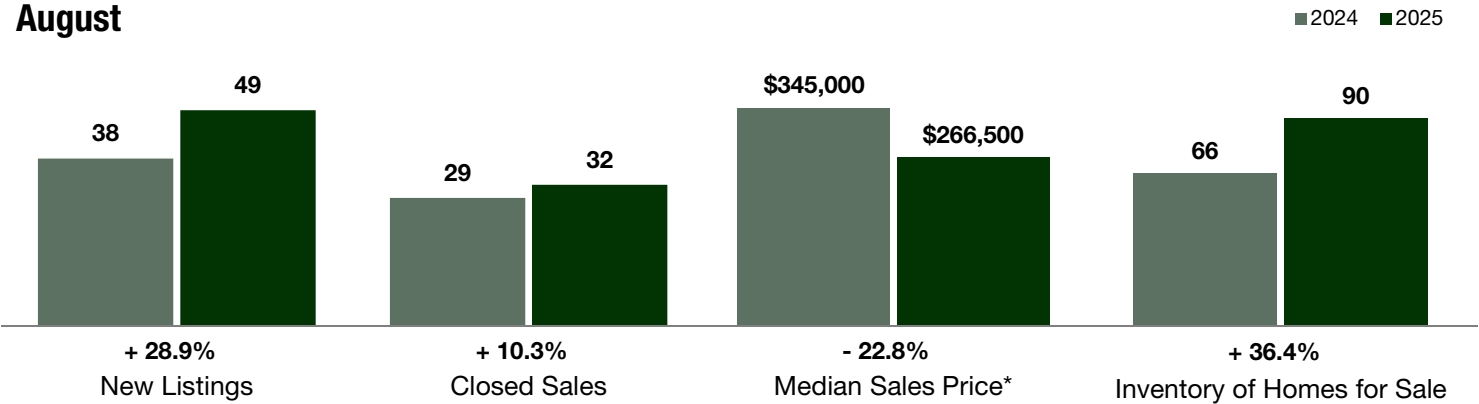
## Area 5

Forest Acres/Arcadia Lakes

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	38	49	+ 28.9%	365	367	+ 0.5%
Closed Sales	29	32	+ 10.3%	284	258	- 9.2%
Median Sales Price*	\$345,000	\$266,500	- 22.8%	\$295,000	\$299,250	+ 1.4%
Percent of List Price Received*	97.8%	98.7%	+ 1.0%	97.5%	97.5%	+ 0.0%
Days on Market Until Sale	23	18	- 20.7%	41	41	+ 0.7%
Inventory of Homes for Sale	66	90	+ 36.4%	--	--	--

\* 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.

### August



### Historical Median Sales Price Rolling 12-Month Calculation

