



CHERIE
BERGER
TEAM

October 2025

Bridgewater Market Insights

BRIDGEWATER
MARKET INSIGHTS

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Market Profile & Trends Overview

The table belows shows data & statistics for October 2025 (CM), and the percentage difference of these metrics compared to data from last month (LM), the last three months (L3M), the same month last year (PYM), the entire last year (LY), prior year (PY), year-to-date (YTD), and the prior year-to-date (PYTD).

		CM	LM	L3M	PYM	LY	PY	YTD	PYTD
Inventory	# OF PROPERTIES	65	-19%	-20%	25%	20%	37%	-	-
	MEDIAN PRICE	\$660,000	-7%	-8%	-5%	1%	1%	-	-
	AVERAGE PRICE	\$797,309	1%	-1%	-1%	5%	4%	-	-
	PRICE PER SQFT	\$354	5%	2%	1%	7%	8%	-	-
	MONTHS OF SUPPLY	1.7	-35%	-17%	44%	1%	5%	-	-
New Listings	# OF PROPERTIES	43	-28%	-18%	5%	0%	12%	506	26.2%
	MEDIAN PRICE	\$660,000	4%	5%	-5%	-1%	14%	\$679,000	15.1%
	AVERAGE PRICE	\$735,581	8%	5%	7%	2%	18%	\$741,412	16.7%
	PRICE PER SQFT	\$341	10%	5%	0%	5%	17%	\$333	15.6%
Sales	# OF PROPERTIES	39	26%	-7%	-13%	2%	19%	359	5.0%
	MEDIAN PRICE	\$677,500	3%	1%	-1%	1%	12%	\$700,000	15.7%
	AVERAGE PRICE	\$721,340	-1%	-1%	-1%	2%	13%	\$732,384	13.3%
	PRICE PER SQFT	\$306	-8%	-11%	-3%	-5%	2%	\$338	12.3%
	SALE-TO-LIST RATIO	101.4%	-0.3%	-1%	-3.8%	-2.9%	-2.1%	103.6%	0.0%

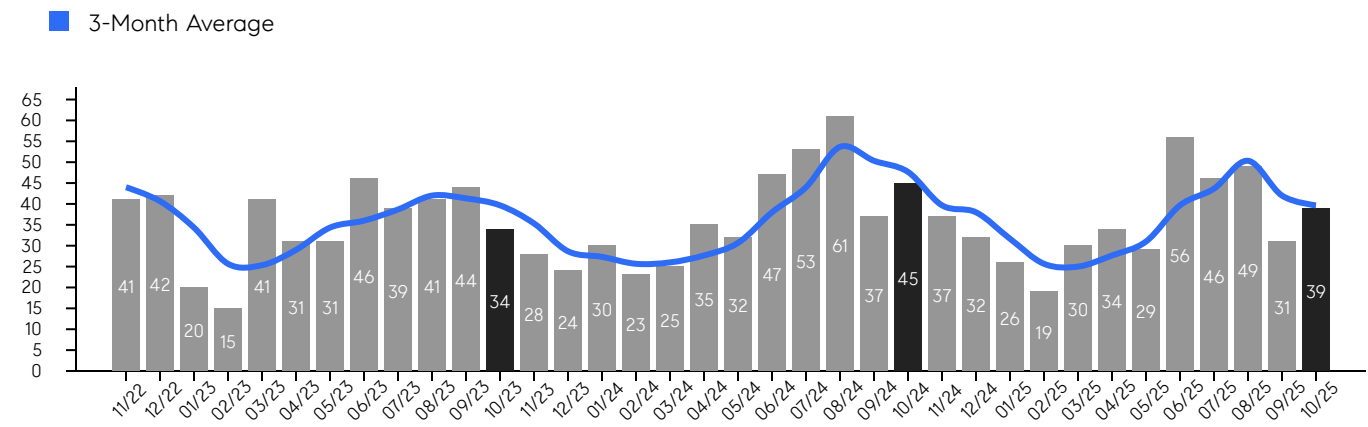
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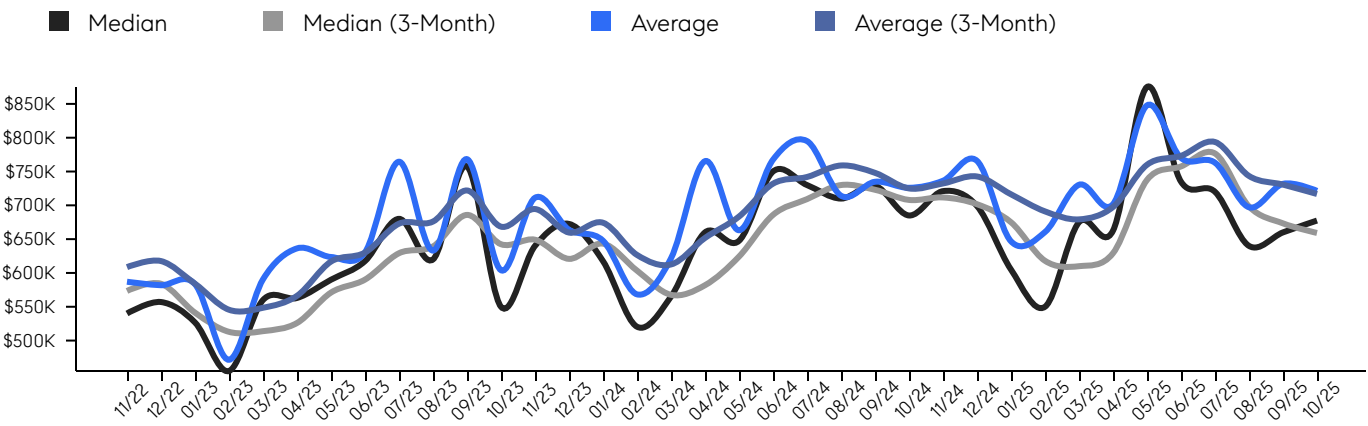
Property Sales

There were 39 sales in October 2025, a change of -13% from 45 in October 2024 and 26% from the 31 sales last month. Compared to October 2023 and 2024, sales were mid level. There have been 359 year-to-date (YTD) sales, which is 5.0% higher than last year's year-to-date sales of 342.



Property Prices

The median sales price in October 2025 was \$677,500, a change of -1% from \$685,000 in October 2024, and a change of 3% from \$660,000 last month. The average sales price in October 2025 was \$721,340, a change of -1% from \$725,924 in October 2024, and a change of -1% from \$731,786 last month, and was mid level compared to 2024 and 2023.



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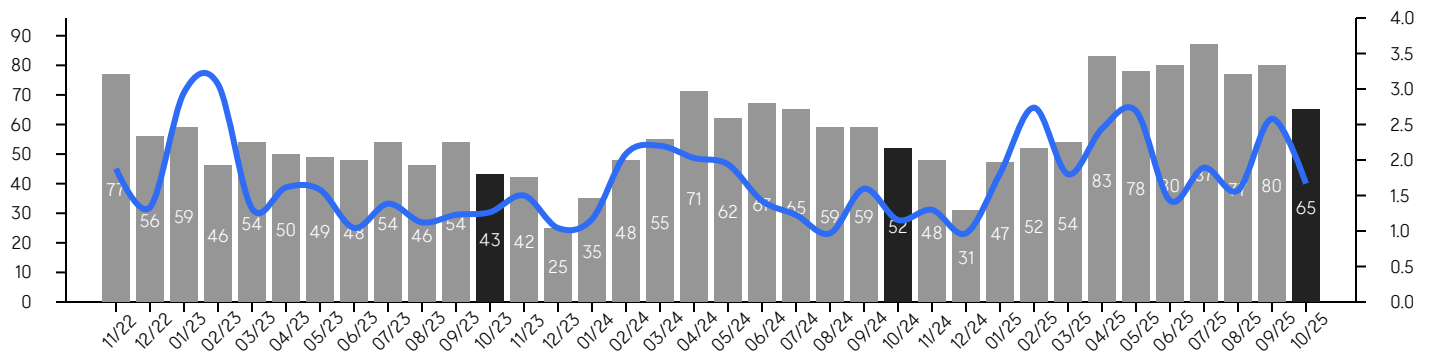
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Inventory & MSI

The total inventory of properties available for sale as of October 2025 was 65, a difference of -19% from - last month, and 25% from 52 in October 2024, and was at its highest level compared to 2024 and 2023. The months of supply inventory (MSI) was at 1.7 months, a similar level compared to 2024 and 2023. A comparatively lower MSI benefits sellers, while a higher MSI benefits buyers.

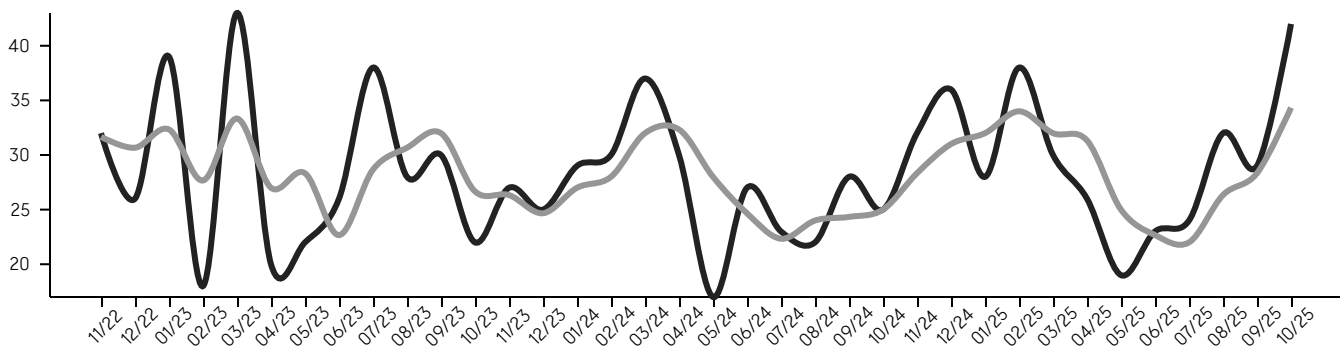
■ MSI



Market Time

The average days on market (DOM) shows the number of days the average property is on the market before selling. An upward trend tends to indicate a move towards a buyer's market, while a downward trend tends to indicate a move to a seller's market. The DOM for October 2025 was 42, a change of 45% from 29 days last month, and 68% from 25 days in October 2024, and was at its lowest level compared to 2024 and 2023.

■ Average ■ Average (3-Month)



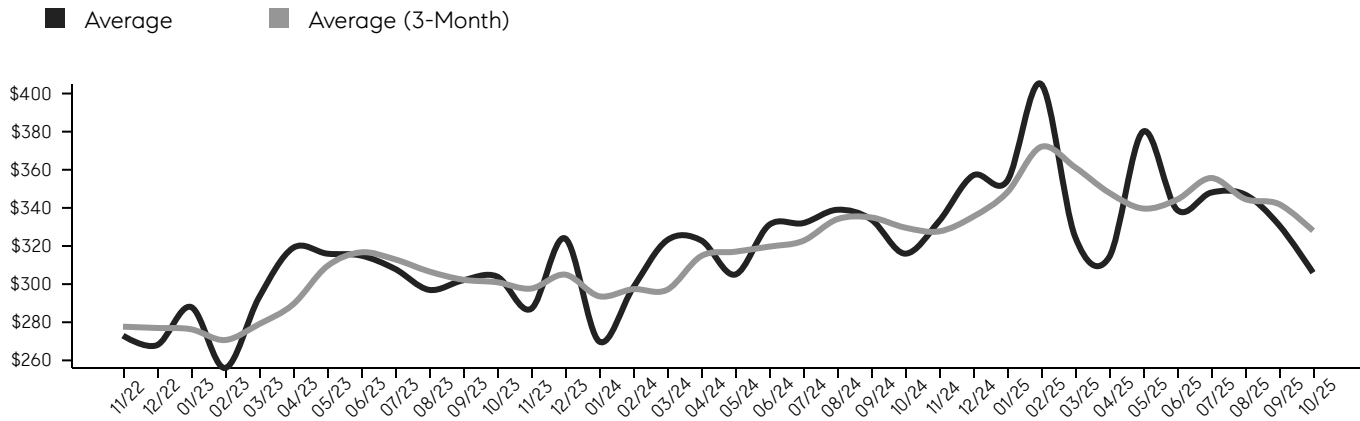
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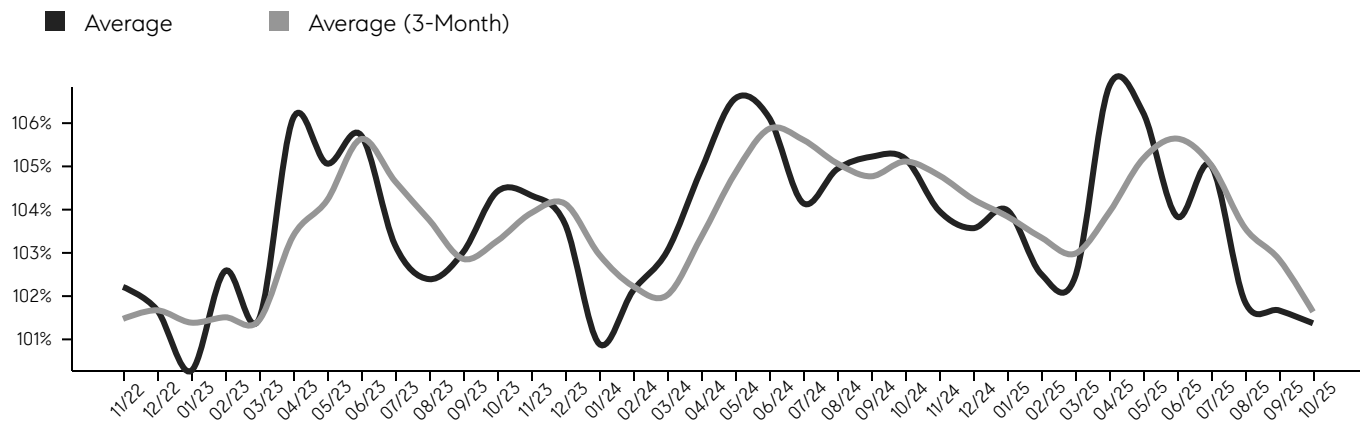
Selling Price Per Square Foot

The selling price per square foot (PPSF) is a great indicator for the direction of property values. Since median & average sales prices can be impacted by the "mix" of high or low end properties in the market, the selling price per square foot is a more normalized indicator on the direction of property values.



Selling Price vs. Listing Price

The selling price vs. listing price reveals the average amount that sellers are agreeing to come down from their list price. The lower the ratio is below 100%, the more of a buyer's market exists, while a ratio at or above 100% indicates more of a seller's market. The October 2025 selling price vs. listing price ratio was 101.4%, compared to 101.7% last month, and 105.2% in October 2024.



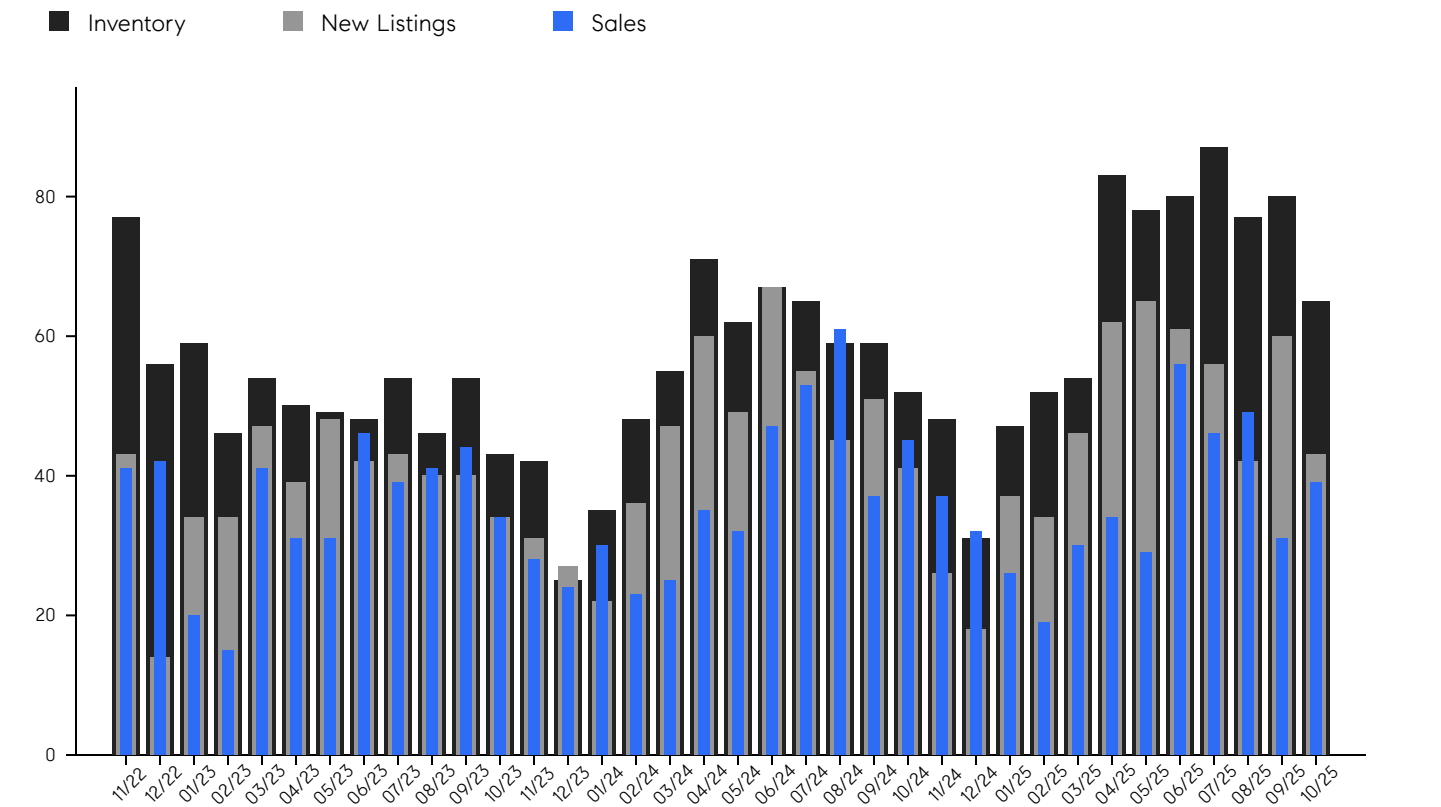
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Inventory, New Listings & Sales

This last view of the market combines monthly inventory of properties for sale along with new listings and sales. The graph shows the basic annual seasonality of the market, as well as the relationship between these items. The number of new listings in October 2025 was 43, a change of -28% from 60 last month and 5% from 41 in October 2024.



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MONTH	# OF SALES	3-MO AVG	MEDIAN SALE PRICE	3-MO AVG	AVERAGE SALE PRICE	3-MO AVG	DAYS ON MARKET	3-MO AVG	AVERAGE PPSF	3-MO AVG	SALE /LIST	3-MO AVG	INV	NEW LISTINGS	MSI
Oct '25	39	40	\$677K	\$659K	\$721K	\$717K	42	34	\$306	\$328	101.4%	101.6%	65	43	1.7
Sep '25	31	42	\$660K	\$673K	\$731K	\$731K	29	28	\$331	\$342	101.7%	102.9%	80	60	2.6
Aug '25	49	50	\$640K	\$698K	\$697K	\$743K	32	26	\$347	\$345	101.9%	103.6%	77	42	1.6
Jul '25	46	44	\$720K	\$777K	\$763K	\$794K	24	22	\$348	\$356	105.0%	105.0%	87	56	1.9
Jun '25	56	40	\$735K	\$758K	\$770K	\$773K	23	23	\$339	\$344	103.8%	105.6%	80	61	1.4
May '25	29	31	\$875K	\$738K	\$847K	\$760K	19	25	\$380	\$340	106.2%	105.2%	78	65	2.7
Apr '25	34	28	\$662K	\$629K	\$701K	\$698K	26	31	\$314	\$348	106.8%	103.9%	83	62	2.4
Mar '25	30	25	\$675K	\$610K	\$730K	\$679K	30	32	\$325	\$361	102.4%	103.0%	54	46	1.8
Feb '25	19	26	\$550K	\$618K	\$660K	\$691K	38	34	\$405	\$372	102.5%	103.4%	52	34	2.7
Jan '25	26	32	\$605K	\$675K	\$646K	\$716K	28	32	\$354	\$348	104.0%	103.8%	47	37	1.8
Dec '24	32	38	\$699K	\$702K	\$765K	\$743K	36	31	\$357	\$335	103.6%	104.2%	31	18	1.0
Nov '24	37	40	\$721K	\$712K	\$736K	\$732K	32	28	\$333	\$328	104.0%	104.8%	48	26	1.3
Oct '24	45	48	\$685K	\$708K	\$725K	\$725K	25	25	\$316	\$330	105.2%	105.1%	52	41	1.2
Sep '24	37	50	\$729K	\$723K	\$734K	\$748K	28	24	\$334	\$335	105.2%	104.8%	59	51	1.6
Aug '24	61	54	\$710K	\$730K	\$714K	\$759K	22	24	\$339	\$334	104.9%	105.1%	59	45	1.0
Jul '24	53	44	\$730K	\$709K	\$795K	\$742K	23	22	\$332	\$323	104.2%	105.6%	65	55	1.2
Jun '24	47	38	\$750K	\$686K	\$767K	\$732K	27	25	\$331	\$320	106.1%	105.9%	67	67	1.4
May '24	32	31	\$647K	\$624K	\$663K	\$683K	17	28	\$305	\$317	106.6%	104.8%	62	49	1.9
Apr '24	35	28	\$660K	\$582K	\$765K	\$652K	30	32	\$323	\$315	104.9%	103.4%	71	60	2.0
Mar '24	25	26	\$565K	\$568K	\$621K	\$613K	37	32	\$323	\$297	103.0%	102.0%	55	47	2.2
Feb '24	23	26	\$520K	\$604K	\$568K	\$627K	30	28	\$298	\$297	102.1%	102.2%	48	36	2.1
Jan '24	30	27	\$617K	\$643K	\$647K	\$674K	29	27	\$270	\$294	100.9%	103.0%	35	22	1.2
Dec '23	24	29	\$672K	\$621K	\$663K	\$660K	25	25	\$324	\$305	103.7%	104.1%	25	27	1.0
Nov '23	28	35	\$640K	\$649K	\$711K	\$695K	27	26	\$287	\$298	104.3%	103.9%	42	31	1.5
Oct '23	34	40	\$550K	\$643K	\$604K	\$668K	22	27	\$304	\$301	104.4%	103.3%	43	34	1.3
Sep '23	44	41	\$757K	\$686K	\$768K	\$722K	30	32	\$302	\$302	103.0%	102.9%	54	40	1.2
Aug '23	41	42	\$620K	\$639K	\$633K	\$676K	28	31	\$297	\$307	102.4%	103.8%	46	40	1.1
Jul '23	39	39	\$680K	\$629K	\$764K	\$673K	38	29	\$308	\$313	103.2%	104.7%	54	43	1.4
Jun '23	46	36	\$617K	\$590K	\$630K	\$630K	26	23	\$315	\$317	105.7%	105.6%	48	42	1.0
May '23	31	34	\$590K	\$571K	\$623K	\$617K	22	28	\$316	\$309	105.1%	104.2%	49	48	1.6
Apr '23	31	29	\$563K	\$526K	\$636K	\$566K	20	27	\$319	\$289	106.1%	103.4%	50	39	1.6
Mar '23	41	25	\$560K	\$514K	\$590K	\$548K	43	33	\$293	\$279	101.5%	101.4%	54	47	1.3
Feb '23	15	26	\$455K	\$513K	\$471K	\$546K	18	28	\$256	\$271	102.6%	101.5%	46	34	3.1
Jan '23	20	34	\$526K	\$541K	\$583K	\$584K	39	32	\$288	\$276	100.3%	101.4%	59	34	3.0
Dec '22	42	41	\$557K	\$584K	\$581K	\$618K	26	31	\$268	\$277	101.7%	101.7%	56	14	1.3
Nov '22	41	44	\$540K	\$573K	\$587K	\$609K	32	32	\$273	\$278	102.2%	101.5%	77	43	1.9

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