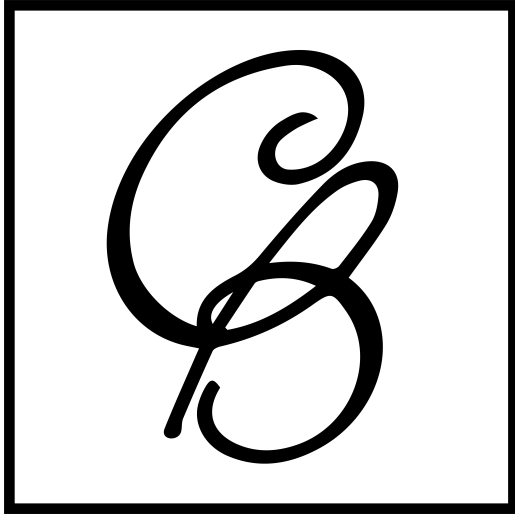




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July 2026

Long Hill Market Insights

LONG HILL MARKET INSIGHTS

Long Hill

JULY 2026

Market Profile & Trends Overview

The table belows shows data & statistics for July 2026 (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	11	10%	-3%	-15%	0%	-12%	-	-
	MEDIAN PRICE	\$675,000	-12%	-15%	-24%	-13%	-3%	-	-
	AVERAGE PRICE	\$804,636	7%	-4%	-14%	-3%	-6%	-	-
	PRICE PER SQFT	\$441	-12%	2%	4%	16%	50%	-	-
	MONTHS OF SUPPLY	1.1	65%	-19%	-24%	-58%	-50%	-	-
New Listings	# OF PROPERTIES	13	30%	15%	-7%	41%	63%	68	4.6%
	MEDIAN PRICE	\$799,000	18%	10%	-5%	8%	12%	\$780,000	9.1%
	AVERAGE PRICE	\$858,977	21%	12%	-3%	10%	15%	\$798,422	2.5%
	PRICE PER SQFT	\$381	-13%	-10%	-12%	24%	74%	\$399	33.9%
Sales	# OF PROPERTIES	10	-33%	3%	11%	30%	50%	49	19.5%
	MEDIAN PRICE	\$787,500	-14%	-7%	16%	8%	3%	\$837,000	19.6%
	AVERAGE PRICE	\$884,700	-7%	7%	20%	15%	12%	\$880,764	16.8%
	PRICE PER SQFT	\$431	34%	16%	39%	58%	82%	\$395	16.5%
	SALE-TO-LIST RATIO	109.4%	4.7%	3%	5.0%	7.1%	5.1%	106.6%	1.2%

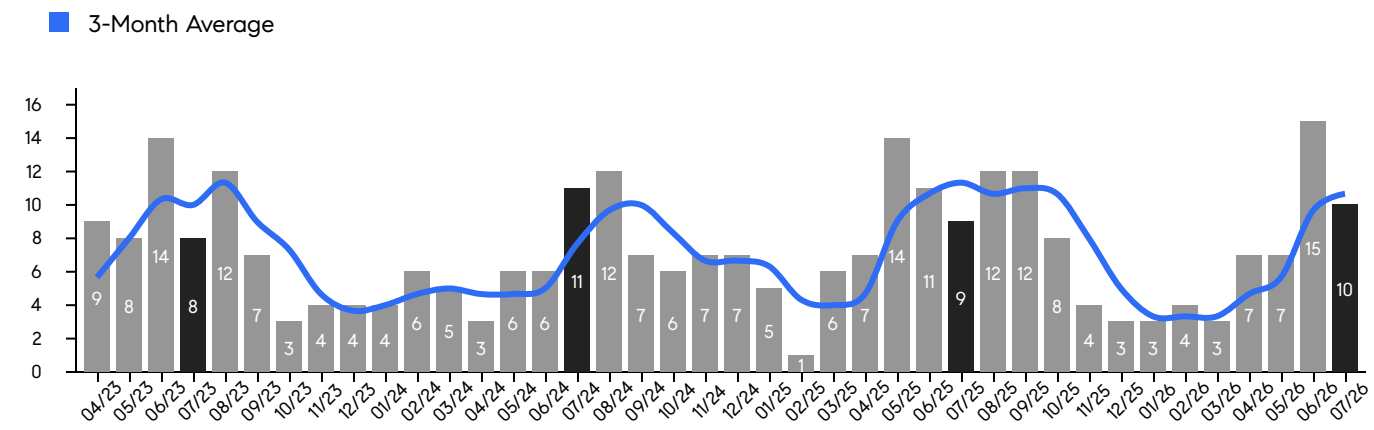
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JULY 2026

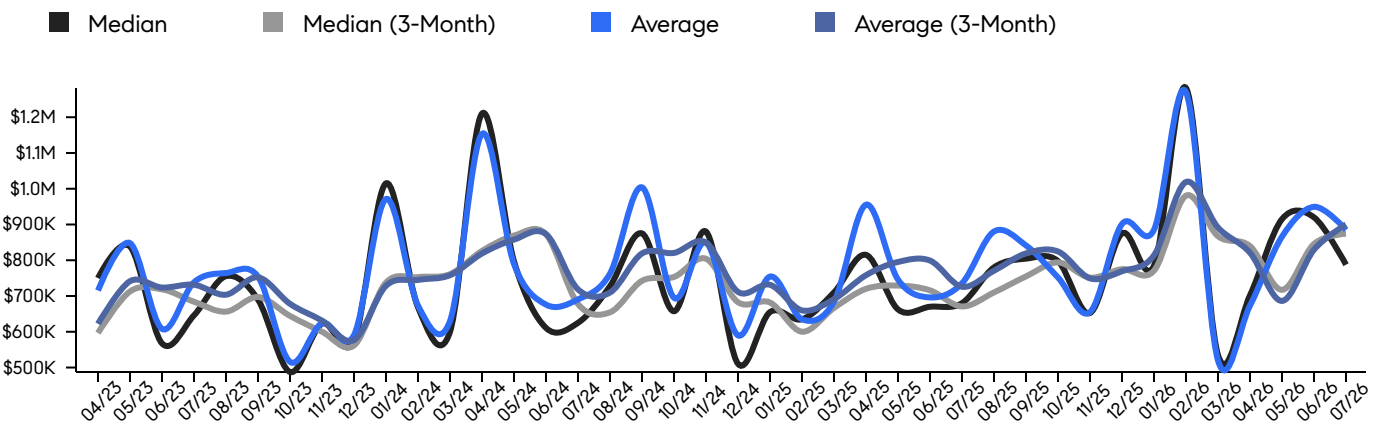
Property Sales

There were 10 sales in July 2026, a change of 11% from 9 in July 2025 and -33% from the 15 sales last month. Compared to July 2024 and 2025, sales were mid level. There have been 49 year-to-date (YTD) sales, which is 19.5% higher than last year's year-to-date sales of 41.



Property Prices

The median sales price in July 2026 was \$787,500, a change of 16% from \$680,000 in July 2025, and a change of -14% from \$920,000 last month. The average sales price in July 2026 was \$884,700, a change of 20% from \$735,556 in July 2025, and a change of -7% from \$949,400 last month, and was at its highest level compared to 2025 and 2024.



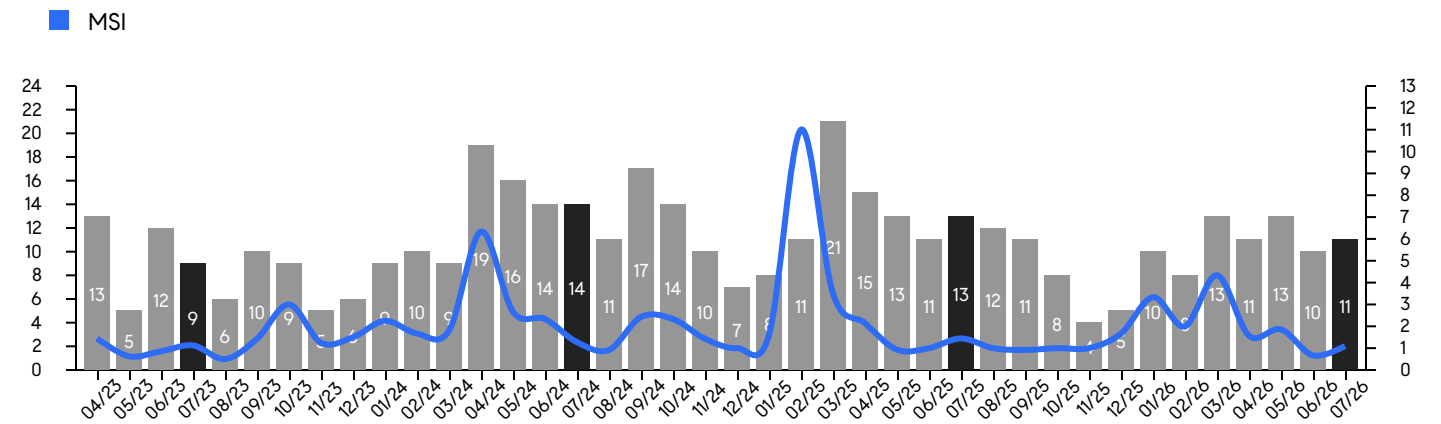
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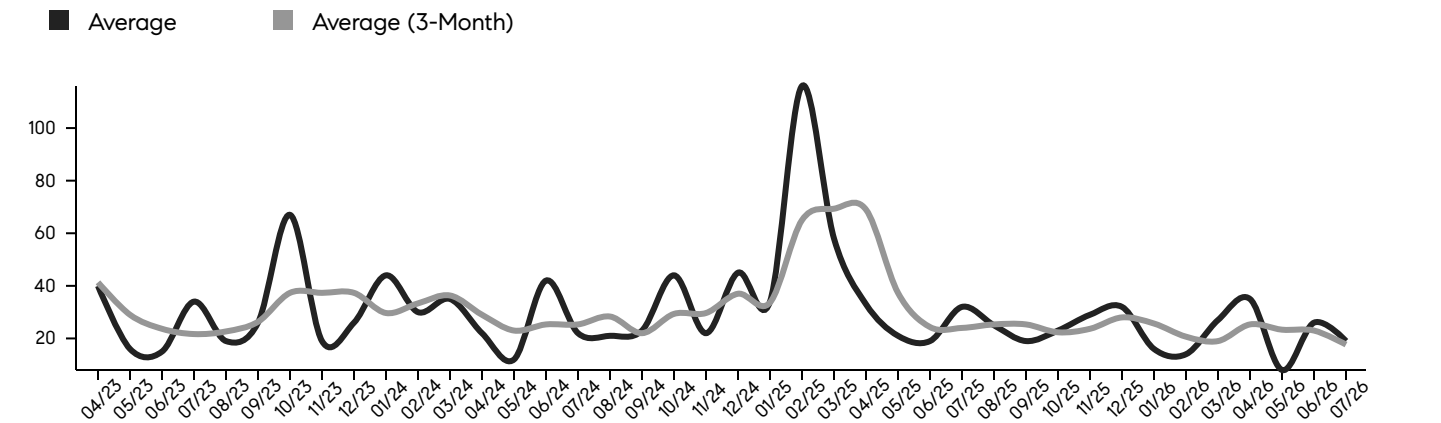
Inventory & MSI

The total inventory of properties available for sale as of July 2026 was 11, a difference of 10% from 10 last month, and -15% from 13 in July 2025, and was at its lowest level compared to 2025 and 2024. The months of supply inventory (MSI) was at 1.1 months, a similar level compared to 2025 and 2024. A comparatively lower MSI benefits sellers, while a higher MSI benefits buyers.



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 July 2026 was 19, a change of -27% from 26 days last month, and -41% from 32 days in July 2025, and was at its lowest level compared to 2025 and 2024.



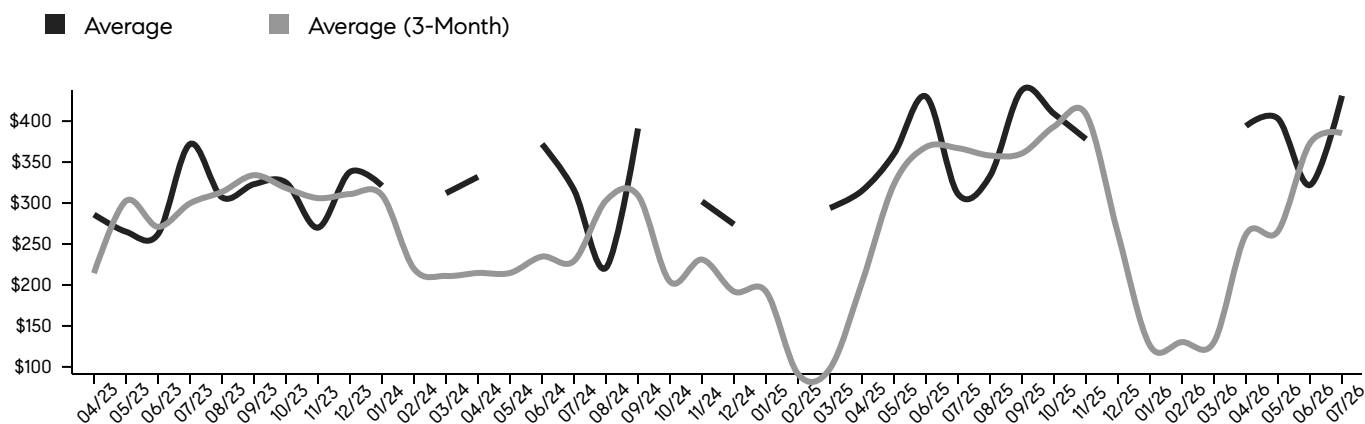
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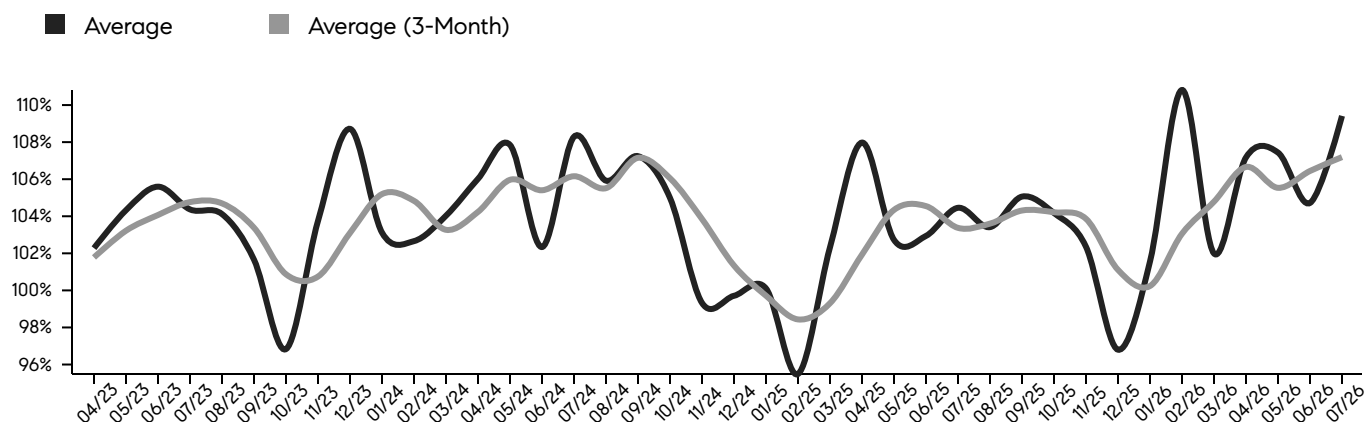
Selling Price Per Square Foot

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 July 2026 selling price vs. listing price ratio was 109.4%, compared to 104.7% last month, and 104.5% in July 2025.



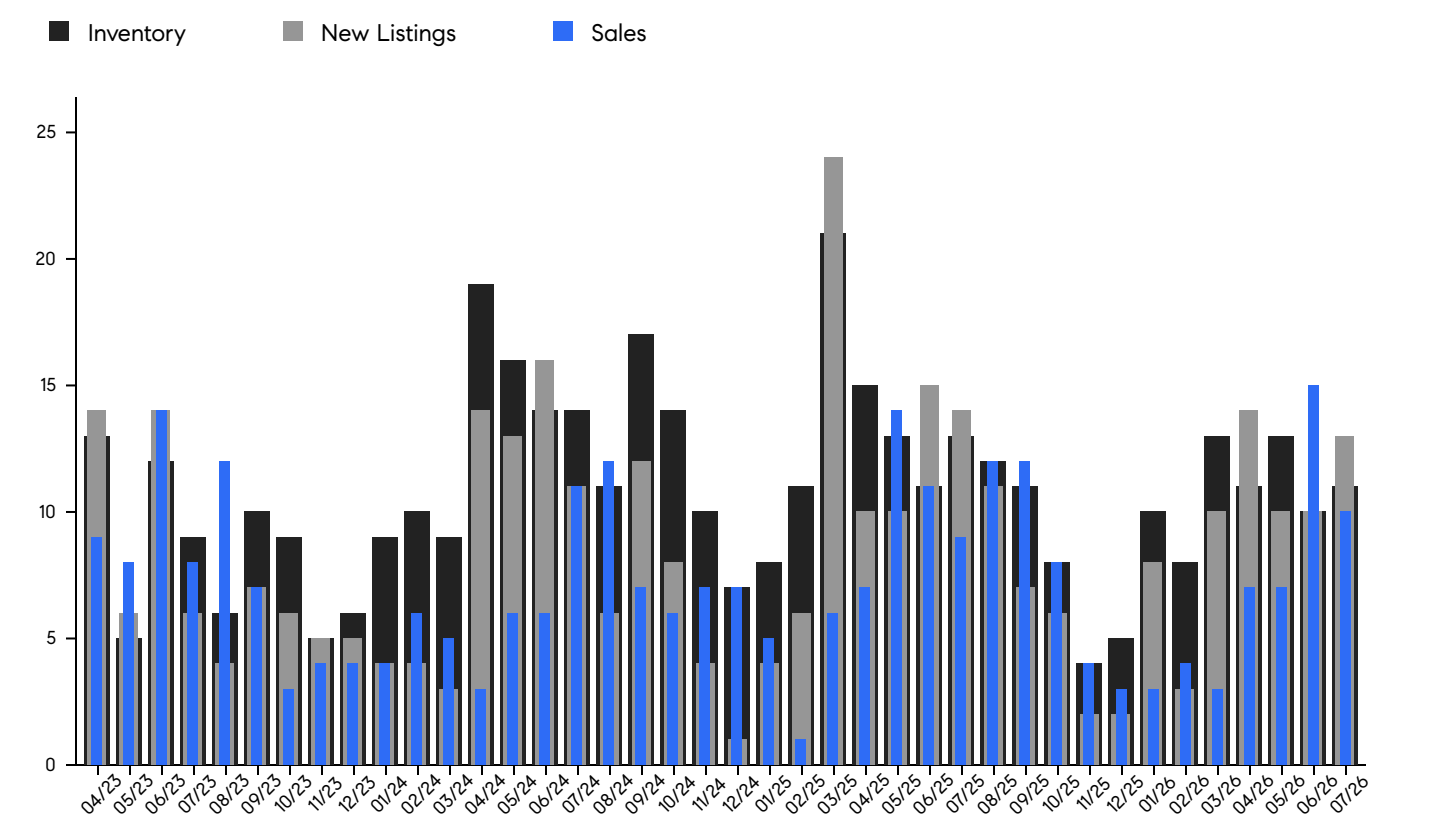
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JULY 2026

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 July 2026 was 13, a change of 30% from 10 last month and -7% from 14 in July 2025.



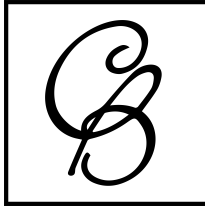
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JULY 2026

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
Jul '26	10	11	\$787K	\$874K	\$884K	\$900K	19	18	\$431	\$385	109.4%	107.2%	11	13	1.1
Jun '26	15	10	\$920K	\$846K	\$949K	\$830K	26	23	\$322	\$373	104.7%	106.4%	10	10	0.7
May '26	7	6	\$915K	\$717K	\$866K	\$686K	8	23	\$403	\$266	107.4%	105.5%	13	10	1.9
Apr '26	7	5	\$702K	\$840K	\$673K	\$821K	35	25	\$394	\$262	107.2%	106.7%	11	14	1.6
Mar '26	3	3	\$535K	\$867K	\$519K	\$892K	27	19	\$0	\$130	102.0%	104.8%	13	10	4.3
Feb '26	4	3	\$1.2M	\$981K	\$1.2M	\$1M	14	21	\$391	\$130	110.8%	103.1%	8	3	2.0
Jan '26	3	3	\$785K	\$771K	\$885K	\$814K	16	26	\$0	\$126	101.6%	100.2%	10	8	3.3
Dec '25	3	5	\$875K	\$775K	\$901K	\$769K	32	28	\$0	\$262	96.8%	101.1%	5	2	1.7
Nov '25	4	8	\$652K	\$752K	\$655K	\$749K	29	24	\$378	\$408	102.4%	103.9%	4	2	1.0
Oct '25	8	11	\$797K	\$794K	\$751K	\$825K	23	22	\$409	\$393	104.2%	104.2%	8	6	1.0
Sep '25	12	11	\$804K	\$755K	\$841K	\$819K	19	25	\$438	\$361	105.1%	104.3%	11	7	0.9
Aug '25	12	11	\$780K	\$710K	\$880K	\$771K	25	25	\$333	\$358	103.4%	103.6%	12	11	1.0
Jul '25	9	11	\$680K	\$671K	\$735K	\$726K	32	24	\$311	\$367	104.5%	103.4%	13	14	1.4
Jun '25	11	11	\$670K	\$716K	\$696K	\$799K	19	24	\$430	\$368	102.9%	104.5%	11	15	1.0
May '25	14	9	\$662K	\$729K	\$746K	\$795K	21	37	\$360	\$323	102.7%	104.3%	13	10	0.9
Apr '25	7	5	\$815K	\$720K	\$955K	\$758K	33	69	\$315	\$203	108.0%	101.9%	15	10	2.1
Mar '25	6	4	\$710K	\$667K	\$684K	\$691K	58	69	\$294	\$98	102.3%	99.3%	21	24	3.5
Feb '25	1	4	\$635K	\$600K	\$635K	\$660K	116	65	\$0	\$91	95.5%	98.4%	11	6	11.0
Jan '25	5	6	\$655K	\$682K	\$754K	\$731K	34	34	\$0	\$192	100.1%	99.7%	8	4	1.6
Dec '24	7	7	\$510K	\$683K	\$589K	\$712K	45	37	\$274	\$192	99.7%	101.3%	7	1	1.0
Nov '24	7	7	\$880K	\$804K	\$849K	\$850K	22	30	\$302	\$231	99.3%	103.9%	10	4	1.4
Oct '24	6	8	\$657K	\$753K	\$695K	\$821K	44	29	\$0	\$204	105.0%	106.1%	14	8	2.3
Sep '24	7	10	\$875K	\$743K	\$1.0M	\$819K	23	22	\$391	\$309	107.2%	107.2%	17	12	2.4
Aug '24	12	10	\$727K	\$654K	\$762K	\$710K	21	28	\$221	\$303	105.9%	105.5%	11	6	0.9
Jul '24	11	8	\$625K	\$678K	\$690K	\$719K	22	25	\$316	\$229	108.3%	106.2%	14	11	1.3
Jun '24	6	5	\$610K	\$873K	\$675K	\$873K	42	25	\$372	\$235	102.3%	105.4%	14	16	2.3
May '24	6	5	\$797K	\$869K	\$789K	\$858K	12	23	\$0	\$215	107.9%	106.0%	16	13	2.7
Apr '24	3	5	\$1.2M	\$826K	\$1.1M	\$819K	22	29	\$332	\$215	106.0%	104.2%	19	14	6.3
Mar '24	5	5	\$600K	\$761K	\$630K	\$758K	35	36	\$312	\$211	104.0%	103.3%	9	3	1.8
Feb '24	6	5	\$668K	\$753K	\$673K	\$745K	30	33	\$0	\$220	102.7%	104.8%	10	4	1.7
Jan '24	4	4	\$1.0M	\$738K	\$971K	\$729K	44	30	\$321	\$310	103.1%	105.2%	9	4	2.3
Dec '23	4	4	\$575K	\$562K	\$590K	\$577K	26	37	\$338	\$311	108.7%	103.1%	6	5	1.5
Nov '23	4	5	\$622K	\$600K	\$623K	\$631K	19	37	\$270	\$306	103.7%	100.7%	5	5	1.3
Oct '23	3	7	\$487K	\$644K	\$515K	\$678K	67	37	\$325	\$318	96.8%	100.9%	9	6	3.0
Sep '23	7	9	\$690K	\$697K	\$754K	\$752K	26	26	\$323	\$334	101.7%	103.4%	10	7	1.4
Aug '23	12	11	\$755K	\$656K	\$764K	\$704K	19	23	\$307	\$314	104.1%	104.7%	6	4	0.5

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