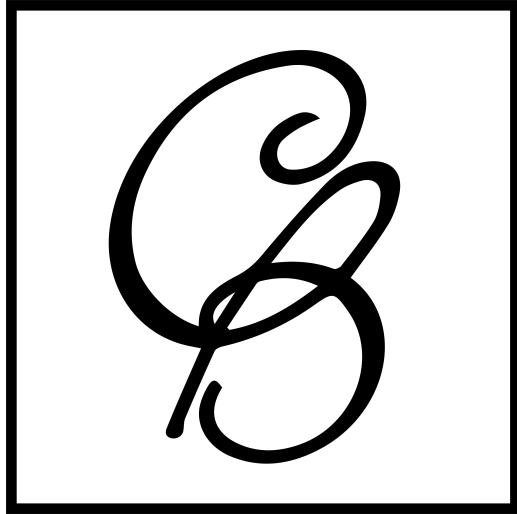




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August 2026

Bridgewater Market Insights

BRIDGEWATER
MARKET INSIGHTS

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AUGUST 2026

Market Profile & Trends Overview

The table belows shows data & statistics for August 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	65	-17%	-15%	-18%	-1%	20%	-	-
	MEDIAN PRICE	\$689,950	-10%	-4%	-1%	4%	6%	-	-
	AVERAGE PRICE	\$815,527	-2%	1%	0%	5%	8%	-	-
	PRICE PER SQFT	\$348	0%	1%	0%	-3%	5%	-	-
	MONTHS OF SUPPLY	1.3	0%	-26%	-18%	-51%	-12%	-	-
New Listings	# OF PROPERTIES	45	-30%	-31%	7%	1%	4%	399	4.7%
	MEDIAN PRICE	\$699,000	0%	-3%	17%	7%	5%	\$699,000	2.9%
	AVERAGE PRICE	\$763,204	-2%	-3%	11%	3%	5%	\$777,598	6.1%
	PRICE PER SQFT	\$359	3%	3%	7%	4%	10%	\$342	7.5%
Sales	# OF PROPERTIES	49	-17%	7%	0%	36%	29%	281	-8.2%
	MEDIAN PRICE	\$716,500	-9%	-4%	12%	5%	7%	\$715,000	5.1%
	AVERAGE PRICE	\$772,977	-9%	-5%	11%	7%	9%	\$782,589	9.9%
	PRICE PER SQFT	\$361	1%	2%	4%	5%	12%	\$351	9.7%
	SALE-TO-LIST RATIO	102.2%	-2.0%	-2%	0.3%	-1.2%	-2.1%	102.9%	-1.4%

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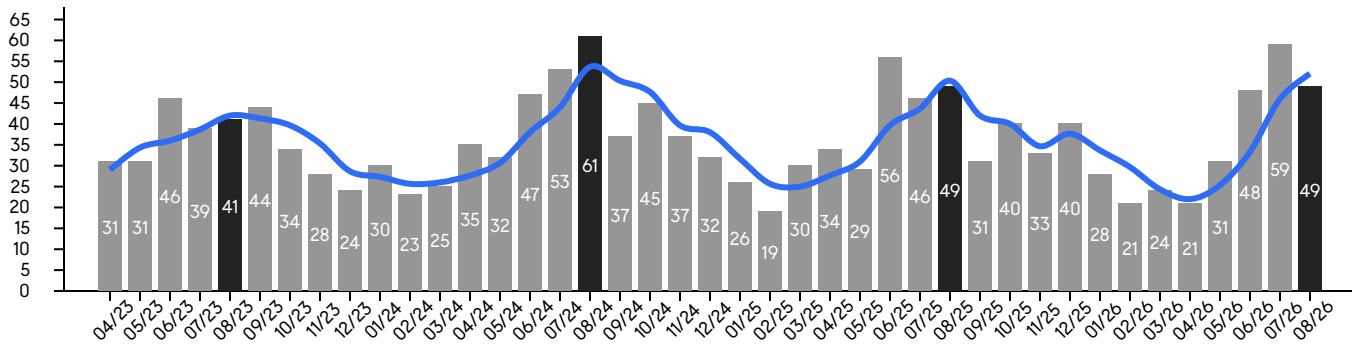
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Property Sales

There were 49 sales in August 2026, a change of 0% from 49 in August 2025 and -17% from the 59 sales last month. Compared to August 2024 and 2025, sales were at a similar level. There have been 281 year-to-date (YTD) sales, which is -8.2% lower than last year's year-to-date sales of 306.

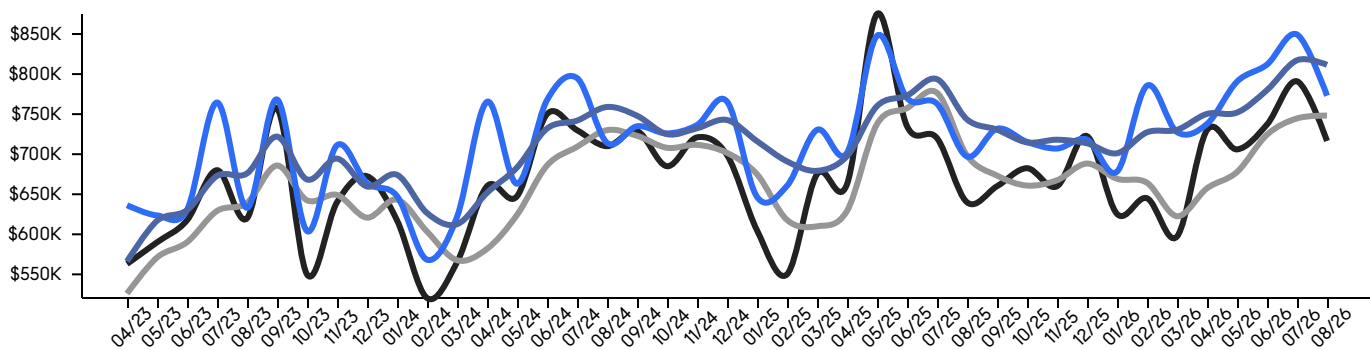
■ 3-Month Average



Property Prices

The median sales price in August 2026 was \$716,500, a change of 12% from \$640,000 in August 2025, and a change of -9% from \$791,000 last month. The average sales price in August 2026 was \$772,977, a change of 11% from \$697,142 in August 2025, and a change of -9% from \$849,384 last month, and was at its highest level compared to 2025 and 2024.

■ Median ■ Median (3-Month) ■ Average ■ Average (3-Month)



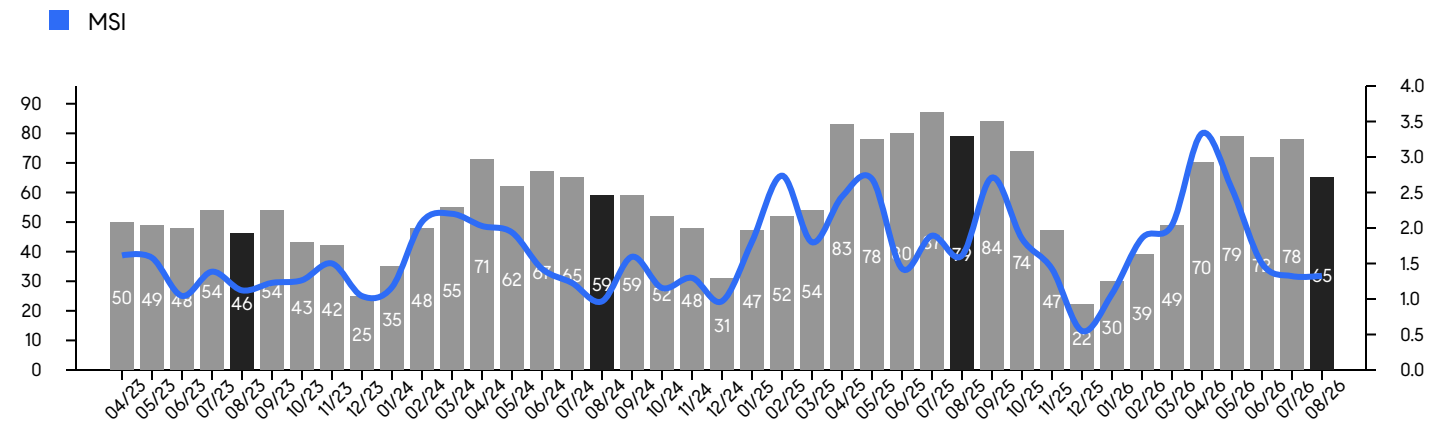
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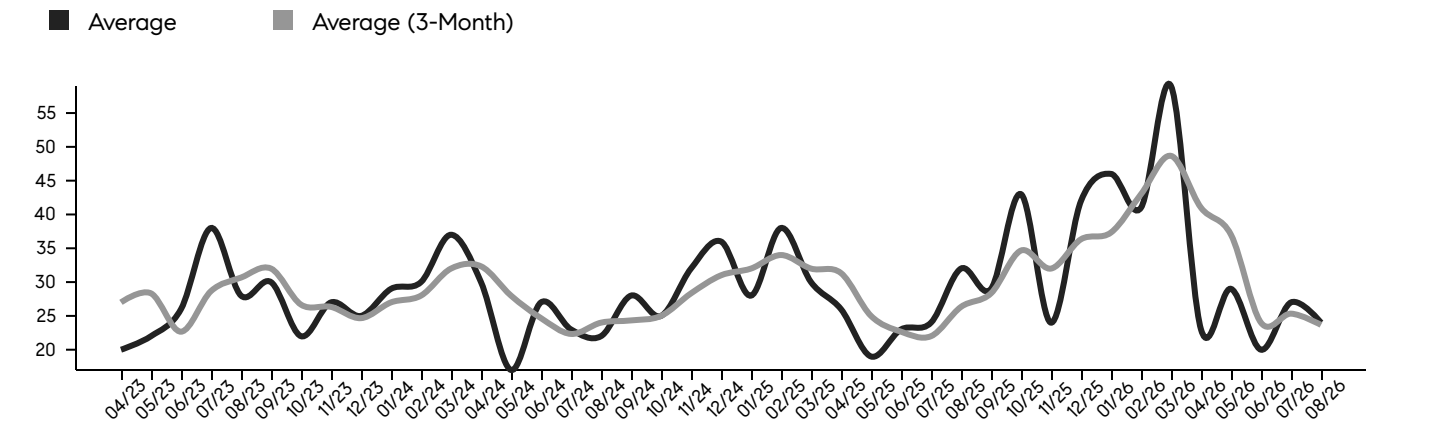
Inventory & MSI

The total inventory of properties available for sale as of August 2026 was 65, a difference of -17% from 78 last month, and -18% from 79 in August 2025, and was at mid level compared to 2025 and 2024. The months of supply inventory (MSI) was at 1.3 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 August 2026 was 24, a change of -11% from 27 days last month, and -25% from 32 days in August 2025, and was at its lowest level compared to 2025 and 2024.



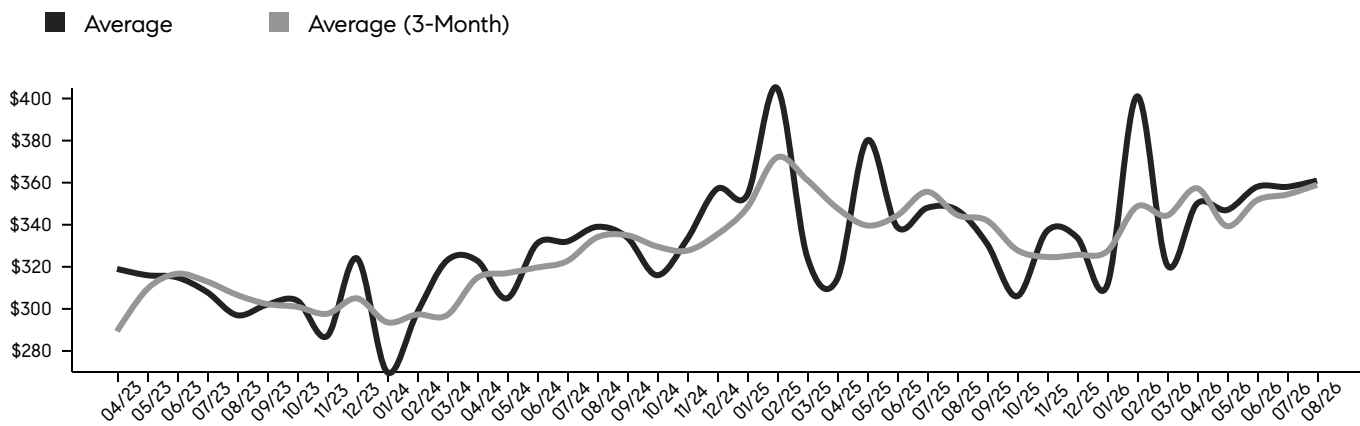
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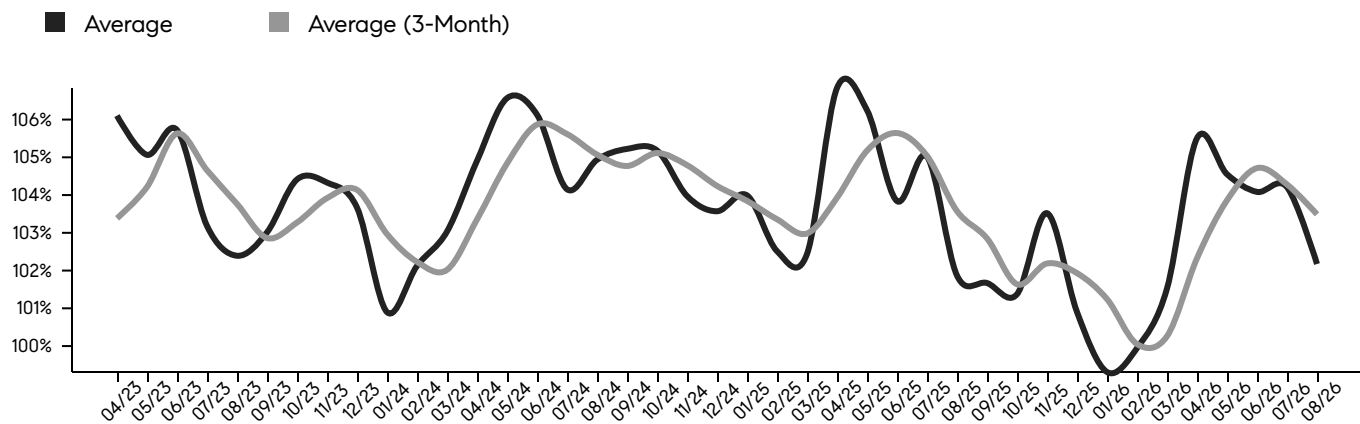
Selling Price Per Square Foot

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 August 2026 selling price vs. listing price ratio was 102.2%, compared to 104.2% last month, and 101.9% in August 2025.



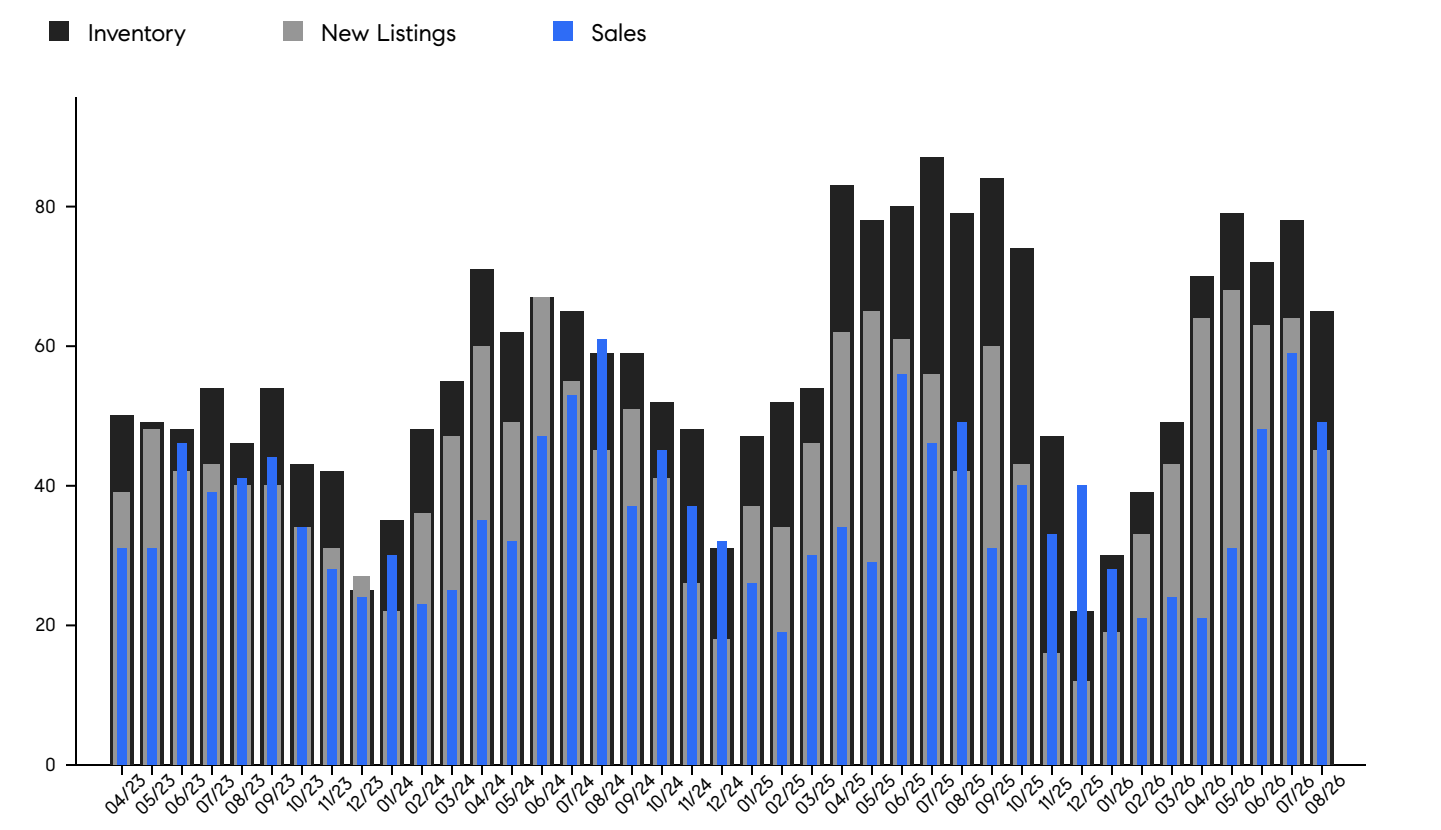
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Inventory, New Listings & Sales

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 August 2026 was 45, a change of -30% from 64 last month and 7% from 42 in August 2025.



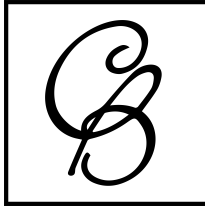
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MONTH	# OF SALES	3-MO AVG	MEDIAN SALE PRICE	3-MO AVG	AVERAGE SALE PRICE	3-MO AVG	DAYS ON MARKET	3-MO AVG	AVERAGE PPSF	3-MO AVG	SALE /LIST	3-MO AVG	INV	NEW LISTINGS	MSI
Aug '26	49	52	\$716K	\$748K	\$772K	\$811K	24	24	\$361	\$359	102.2%	103.5%	65	45	1.3
Jul '26	59	46	\$791K	\$745K	\$849K	\$817K	27	25	\$358	\$354	104.2%	104.3%	78	64	1.3
Jun '26	48	33	\$737K	\$724K	\$811K	\$780K	20	24	\$358	\$352	104.1%	104.7%	72	63	1.5
May '26	31	25	\$706K	\$678K	\$790K	\$752K	29	37	\$347	\$339	104.6%	103.9%	79	68	2.5
Apr '26	21	22	\$730K	\$657K	\$737K	\$750K	23	41	\$350	\$357	105.5%	102.3%	70	64	3.3
Mar '26	24	24	\$597K	\$623K	\$727K	\$730K	59	49	\$321	\$344	101.5%	100.3%	49	43	2.0
Feb '26	21	30	\$645K	\$664K	\$785K	\$727K	41	43	\$401	\$349	99.9%	100.1%	39	33	1.9
Jan '26	28	34	\$625K	\$669K	\$678K	\$701K	46	37	\$311	\$327	99.3%	101.2%	30	19	1.1
Dec '25	40	38	\$722K	\$688K	\$718K	\$714K	42	36	\$334	\$326	100.9%	101.9%	22	12	0.6
Nov '25	33	35	\$660K	\$668K	\$707K	\$718K	24	32	\$337	\$325	103.5%	102.2%	47	16	1.4
Oct '25	40	40	\$682K	\$661K	\$715K	\$715K	43	35	\$306	\$328	101.4%	101.6%	74	43	1.9
Sep '25	31	42	\$660K	\$673K	\$731K	\$731K	29	28	\$331	\$342	101.7%	102.9%	84	60	2.7
Aug '25	49	50	\$640K	\$698K	\$697K	\$743K	32	26	\$347	\$345	101.9%	103.6%	79	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

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