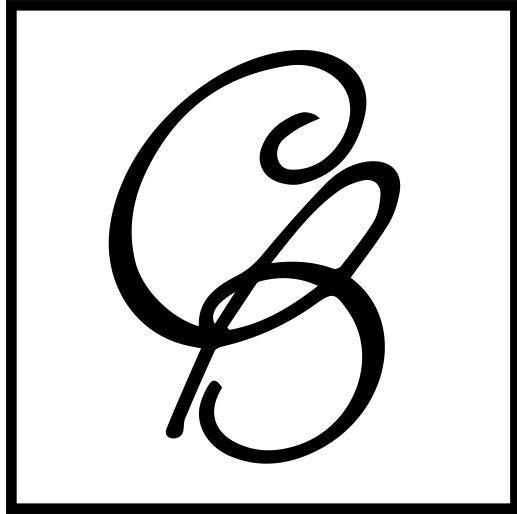




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August 2026

Green Brook Market Insights

2026 MARKET INSIGHTS

Green Brook

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	21	11%	3%	50%	48%	129%	-	-
	MEDIAN PRICE	\$695,000	-42%	-43%	-26%	-1%	-19%	-	-
	AVERAGE PRICE	\$1,121,309	-11%	-13%	18%	24%	15%	-	-
	PRICE PER SQFT	\$399	-2%	1%	25%	20%	27%	-	-
	MONTHS OF SUPPLY	2.3	-14%	-24%	33%	-25%	-21%	-	-
New Listings	# OF PROPERTIES	11	57%	50%	22%	18%	65%	69	19.0%
	MEDIAN PRICE	\$674,900	13%	-22%	4%	-14%	2%	\$674,900	6.8%
	AVERAGE PRICE	\$750,882	-5%	-17%	-6%	-16%	-8%	\$814,248	0.8%
	PRICE PER SQFT	\$339	-5%	0%	3%	8%	24%	\$343	2.4%
Sales	# OF PROPERTIES	9	29%	35%	13%	27%	83%	50	22.0%
	MEDIAN PRICE	\$705,000	-34%	-9%	7%	10%	13%	\$642,500	11.7%
	AVERAGE PRICE	\$914,444	-6%	13%	19%	18%	35%	\$768,640	9.7%
	PRICE PER SQFT	\$337	-8%	-4%	-28%	1%	51%	\$352	11.0%
	SALE-TO-LIST RATIO	99.6%	0.4%	-2%	-6.0%	-2.9%	-4.7%	100.4%	-2.9%

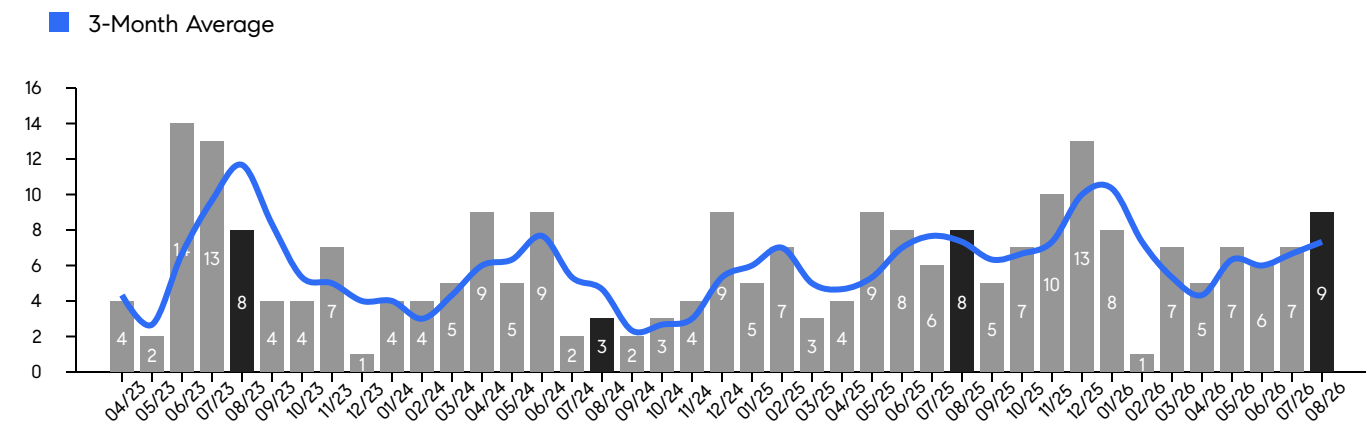
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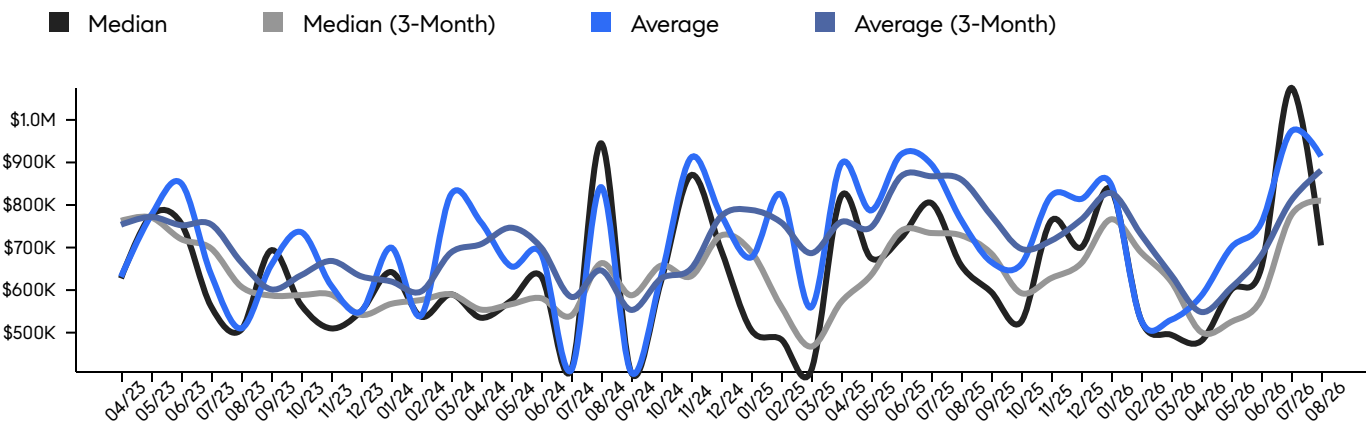
Property Sales

There were 9 sales in August 2026, a change of 13% from 8 in August 2025 and 29% from the 7 sales last month. Compared to August 2024 and 2025, sales were at their highest level. There have been 50 year-to-date (YTD) sales, which is 22.0% higher than last year's year-to-date sales of 41.



Property Prices

The median sales price in August 2026 was \$705,000, a change of 7% from \$658,750 in August 2025, and a change of -34% from \$1,075,000 last month. The average sales price in August 2026 was \$914,444, a change of 19% from \$765,313 in August 2025, and a change of -6% from \$972,500 last month, and was at its highest level compared to 2025 and 2024.



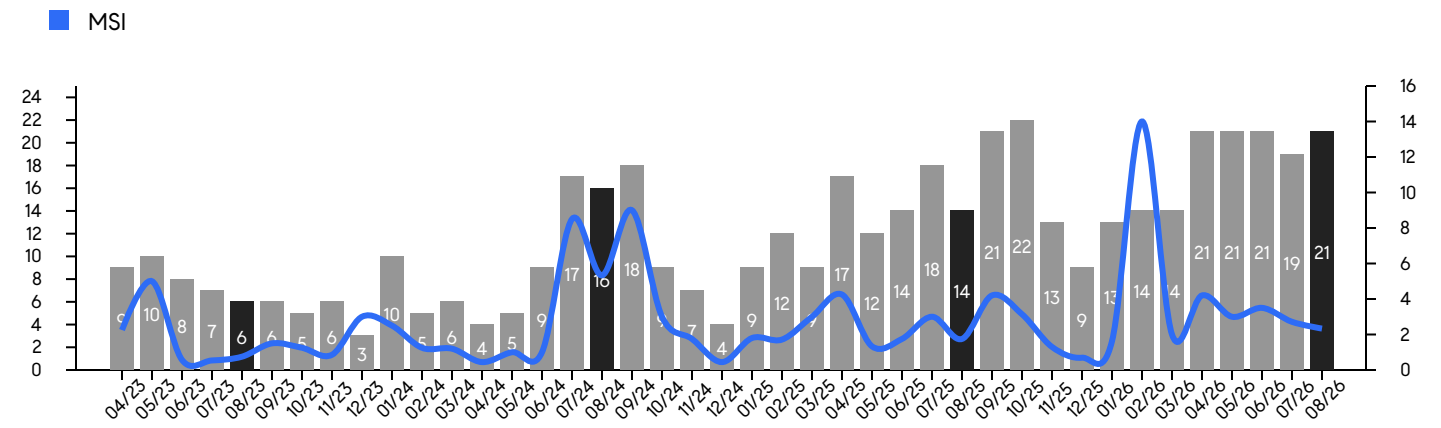
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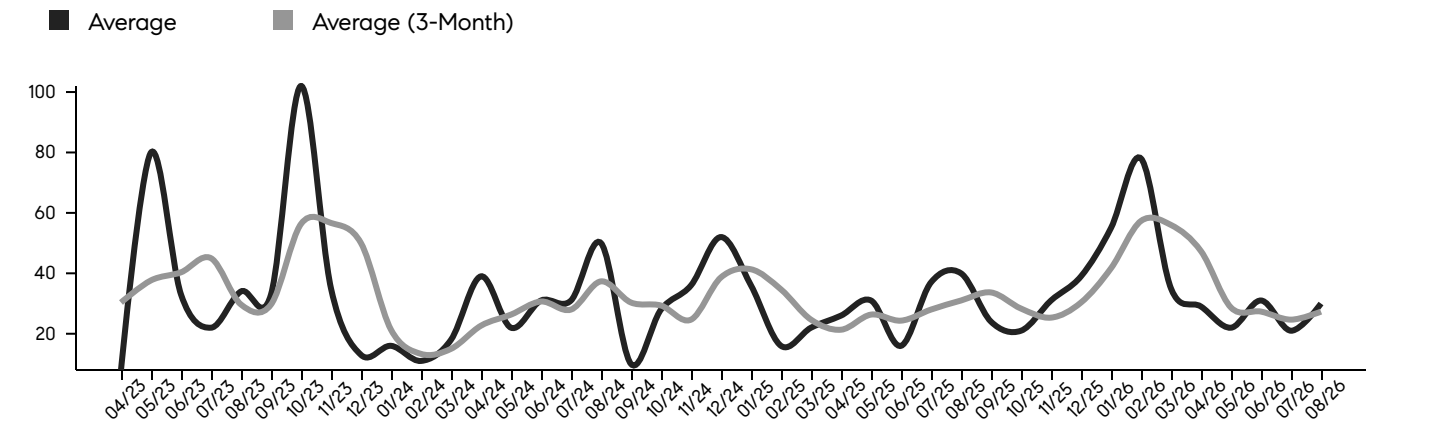
Inventory & MSI

The total inventory of properties available for sale as of August 2026 was 21, a difference of 11% from 19 last month, and 50% from 14 in August 2025, and was at its highest level compared to 2025 and 2024. The months of supply inventory (MSI) was at 2.3 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 30, a change of 43% from 21 days last month, and -25% from 40 days in August 2025, and was at its lowest level compared to 2025 and 2024.



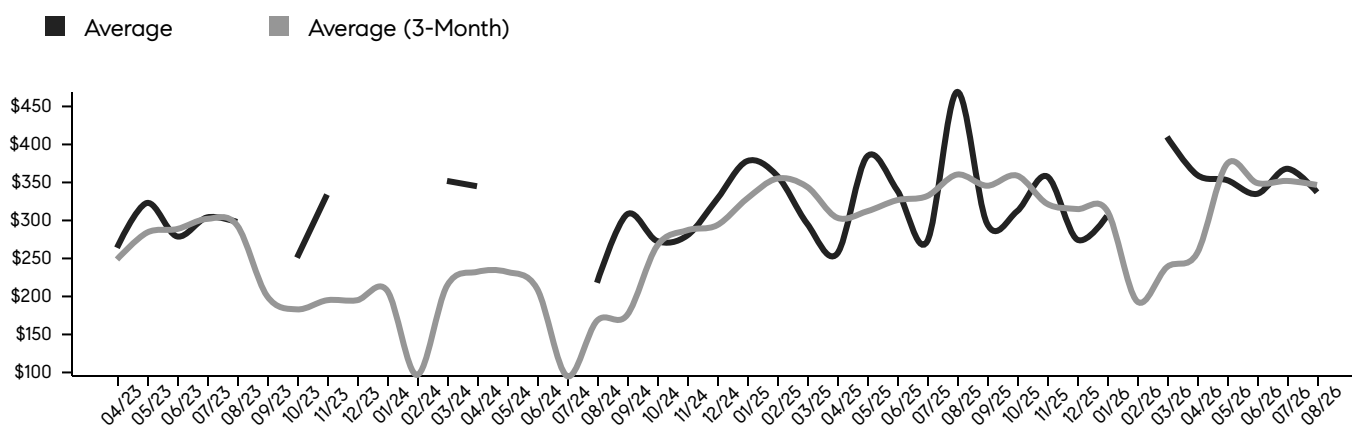
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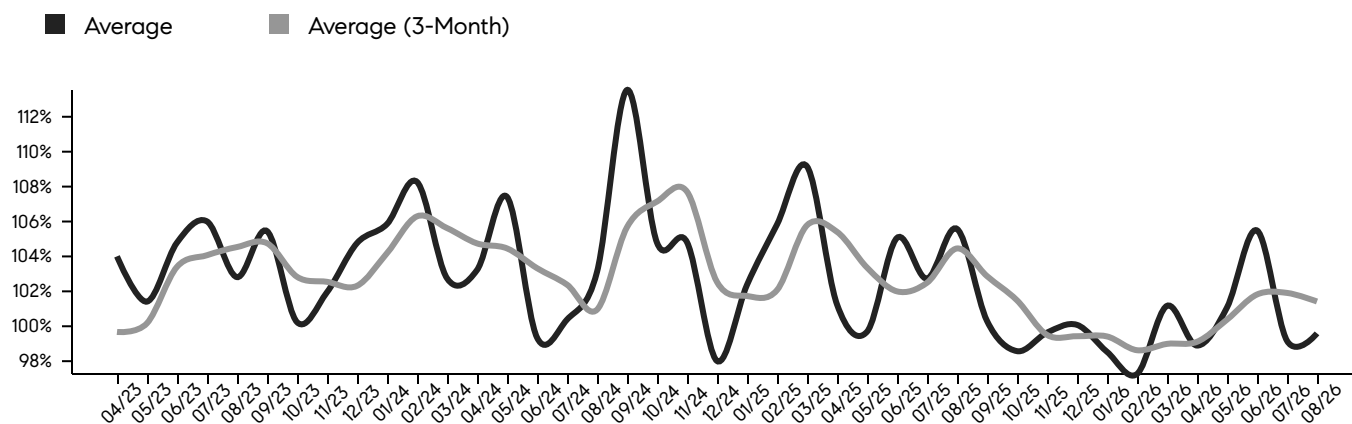
Selling Price Per Square Foot

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 99.6%, compared to 99.2% last month, and 105.6% in August 2025.



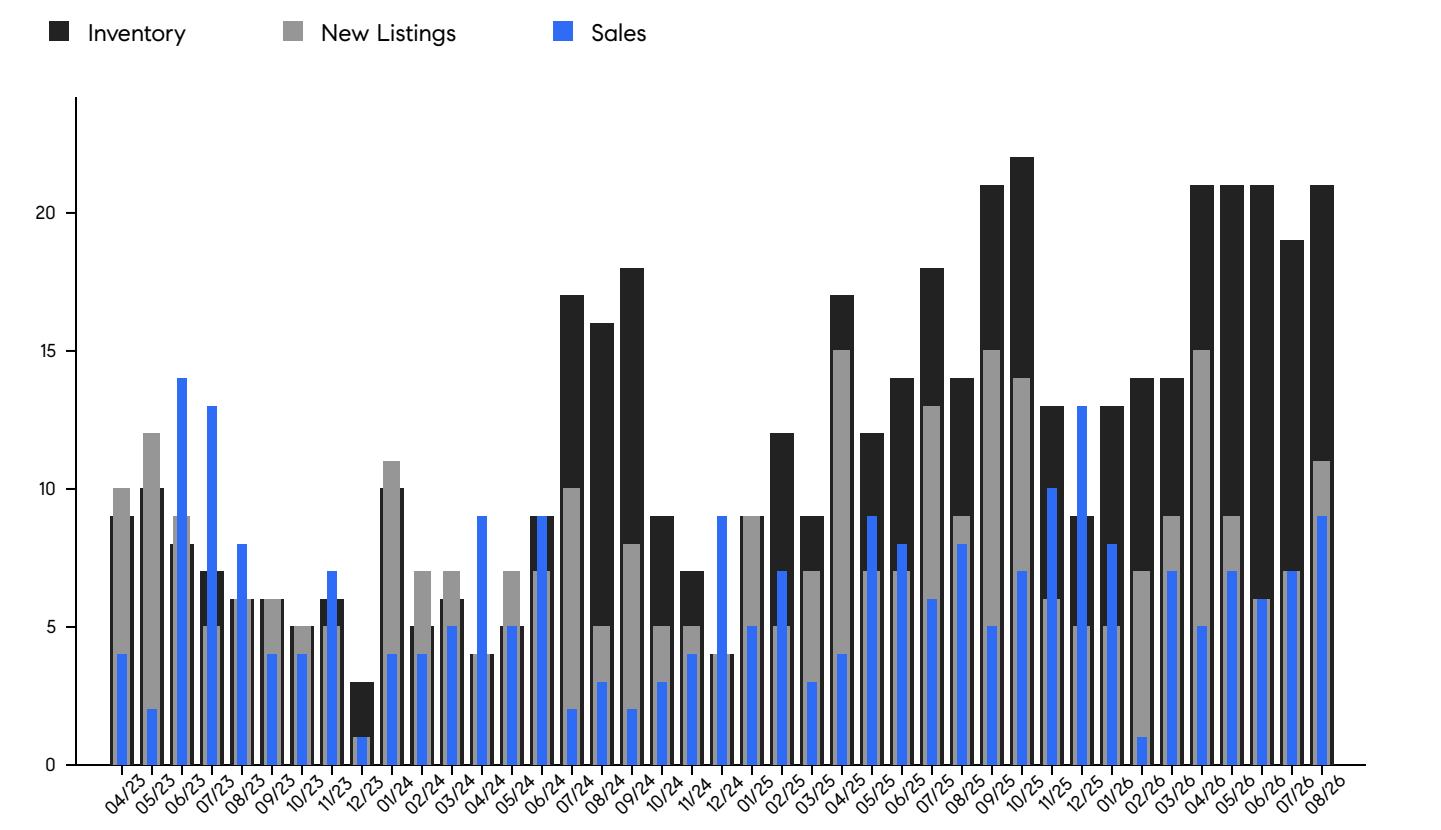
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Inventory, New Listings & Sales

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 11, a change of 57% from 7 last month and 22% from 9 in August 2025.



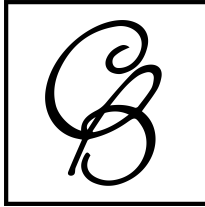
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MONTH	# OF SALES	3-MO AVG	MEDIAN SALE PRICE	3-MO AVG	AVERAGE SALE PRICE	3-MO AVG	DAYS ON MARKET	3-MO AVG	AVERAGE PPSF	3-MO AVG	SALE /LIST	3-MO AVG	INV	NEW LISTINGS	MSI
Aug '26	9	7	\$705K	\$810K	\$914K	\$881K	30	27	\$337	\$347	99.6%	101.4%	21	11	2.3
Jul '26	7	7	\$1.0M	\$775K	\$972K	\$810K	21	25	\$368	\$352	99.2%	101.9%	19	7	2.7
Jun '26	6	6	\$650K	\$577K	\$756K	\$681K	31	27	\$335	\$349	105.5%	101.8%	21	6	3.5
May '26	7	6	\$600K	\$525K	\$699K	\$605K	22	29	\$353	\$374	101.1%	100.4%	21	9	3.0
Apr '26	5	4	\$480K	\$502K	\$586K	\$549K	29	47	\$360	\$257	98.9%	99.1%	21	15	4.2
Mar '26	7	5	\$495K	\$621K	\$530K	\$636K	35	56	\$410	\$239	101.2%	99.0%	14	9	2.0
Feb '26	1	7	\$530K	\$689K	\$530K	\$731K	78	57	\$0	\$194	97.3%	98.6%	14	7	14.0
Jan '26	8	10	\$836K	\$766K	\$848K	\$828K	55	42	\$306	\$313	98.5%	99.4%	13	5	1.6
Dec '25	13	10	\$700K	\$663K	\$814K	\$765K	39	30	\$275	\$315	100.1%	99.4%	9	5	0.7
Nov '25	10	7	\$762K	\$628K	\$821K	\$716K	31	25	\$358	\$322	99.6%	99.5%	13	6	1.3
Oct '25	7	7	\$525K	\$593K	\$660K	\$697K	21	28	\$312	\$359	98.6%	101.5%	22	14	3.1
Sep '25	5	6	\$596K	\$687K	\$666K	\$776K	24	34	\$296	\$346	100.3%	102.9%	21	15	4.2
Aug '25	8	7	\$658K	\$729K	\$765K	\$860K	40	31	\$469	\$360	105.6%	104.5%	14	9	1.8
Jul '25	6	8	\$805K	\$734K	\$896K	\$868K	37	28	\$272	\$332	102.7%	102.5%	18	13	3.0
Jun '25	8	7	\$722K	\$739K	\$918K	\$867K	16	24	\$340	\$327	105.1%	102.0%	14	7	1.8
May '25	9	5	\$675K	\$635K	\$787K	\$748K	31	26	\$384	\$312	99.7%	103.4%	12	7	1.3
Apr '25	4	5	\$820K	\$572K	\$896K	\$760K	26	21	\$256	\$304	101.3%	105.4%	17	15	4.3
Mar '25	3	5	\$410K	\$467K	\$559K	\$687K	22	25	\$296	\$344	109.2%	105.8%	9	7	3.0
Feb '25	7	7	\$484K	\$562K	\$824K	\$759K	16	35	\$359	\$355	105.8%	102.1%	12	5	1.7
Jan '25	5	6	\$507K	\$691K	\$676K	\$788K	36	41	\$378	\$329	102.4%	101.7%	9	9	1.8
Dec '24	9	5	\$695K	\$728K	\$776K	\$773K	52	39	\$328	\$294	98.0%	102.5%	4	4	0.4
Nov '24	4	3	\$870K	\$633K	\$911K	\$650K	36	25	\$280	\$287	104.8%	107.7%	7	5	1.8
Oct '24	3	3	\$620K	\$658K	\$631K	\$627K	28	29	\$273	\$266	104.8%	107.1%	9	5	3.0
Sep '24	2	2	\$407K	\$588K	\$407K	\$554K	10	30	\$308	\$175	113.5%	105.7%	18	8	9.0
Aug '24	3	5	\$945K	\$663K	\$842K	\$646K	50	37	\$218	\$168	103.1%	100.9%	16	5	5.3
Jul '24	2	5	\$411K	\$540K	\$411K	\$584K	31	28	\$0	\$95	100.4%	102.4%	17	10	8.5
Jun '24	9	8	\$633K	\$581K	\$686K	\$700K	31	31	\$286	\$210	99.4%	103.3%	9	7	1.0
May '24	5	6	\$575K	\$567K	\$656K	\$747K	22	26	\$0	\$232	107.4%	104.5%	5	7	1.0
Apr '24	9	6	\$535K	\$554K	\$759K	\$708K	39	23	\$345	\$232	103.2%	104.7%	4	4	0.4
Mar '24	5	4	\$590K	\$590K	\$824K	\$688K	18	15	\$352	\$214	102.8%	105.6%	6	7	1.2
Feb '24	4	3	\$537K	\$577K	\$540K	\$597K	11	13	\$0	\$97	108.3%	106.3%	5	7	1.3
Jan '24	4	4	\$642K	\$568K	\$699K	\$620K	16	21	\$290	\$208	105.9%	104.2%	10	11	2.5
Dec '23	1	4	\$550K	\$542K	\$550K	\$633K	13	50	\$0	\$195	104.8%	102.3%	3	1	3.0
Nov '23	7	5	\$510K	\$590K	\$611K	\$669K	35	57	\$334	\$195	101.9%	102.5%	6	5	0.9
Oct '23	4	5	\$565K	\$588K	\$736K	\$635K	102	56	\$251	\$183	100.2%	102.8%	5	5	1.3
Sep '23	4	8	\$693K	\$587K	\$657K	\$602K	33	30	\$0	\$201	105.5%	104.8%	6	6	1.5

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