



2025

RESIDENTIAL

REVIEW

MIDYEAR



BROKERS CONSOLIDATED

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Navigating real estate markets in 2025 has proven to be more about fundamentals than fads. While everyone is talking about artificial intelligence or timing real estate markets (waiting for prices to fall or renting instead of buying), success comes from understanding real estate consumption, population growth, and relationships.

We can't not consume real estate. When we go to work, drive a car, go on vacation, go out to eat, attend a sports or entertainment venue, or relax at home, we are consuming real estate. Whether interest rates are high or low, sold units are high or low, or prices are up or down, we are consuming real estate. In the short run, prices may go up or down. In the long-run, median home prices beat inflation and home prices go up nine out of 10 years.

Home values are determined by supply and demand. If population is increasing in your area, then new homes need to be built. If the number of homes built is inadequate to meet the growing population, then prices will rise. If too many homes are built, then prices may decline. Prices must be high enough to compensate a builder for adding new housing inventory, or else no new homes will be built. The cost of building a home is the floor for new home values in a market where population is growing.

As people make important decisions, they look for trusted advisors to assist with the decision. The more important the decision, the more likely they will seek advice from relationships and the more weight these recommendations will have. Whether a home is for personal use or as an investment, buyers and sellers are relying on trusted relationships more than ever.

While AI and short-term market fluctuations attract attention, the most significant drivers for real estate remain long standing fundamentals of understanding consumption, population growth, and relationships.

In the United States and in the markets we serve, population is growing and demand for real estate is increasing. Contrary to perception, prices are slowly rising, except in markets where construction is outpacing demand. Real estate professionals continue to be a critical part of the decision making process as they help individuals and families successfully navigate today's real estate markets.

NEIL WALTER
CEO

RESIDENTIAL RESALE OVERVIEW

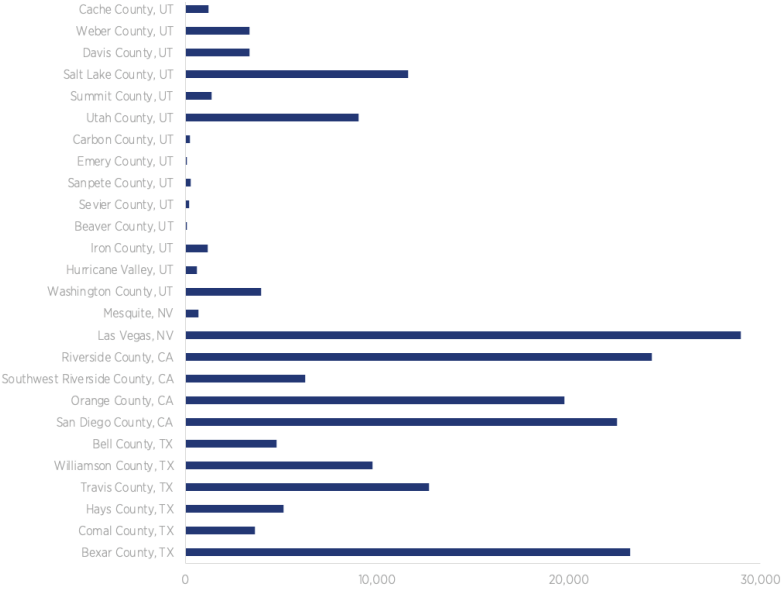
JUNE 2024 - 2025

Market	12 Month Median Sales Price	YOY Change	12 Month Avg Sales Price	YOY Change	Current Inventory	12 Month Building Permits
Cache County, UT	\$431,687	1%	\$465,405	0%	566	526
Weber County, UT	\$440,392	3%	\$509,392	4%	1,213	232
Davis County, UT	\$520,379	3%	\$575,841	4%	960	318
Salt Lake County, UT	\$536,810	3%	\$633,865	4%	3,613	1,111
Summit County, UT	\$1,453,398	5%	\$2,424,496	10%	854	53
Utah County, UT	\$501,038	1%	\$582,244	1%	3,182	2,424
Carbon County, UT	\$260,213	8%	\$287,797	-1%	123	15
Emery County, UT	\$286,833	9%	\$316,554	25%	30	-
Sanpete County, UT	\$377,571	6%	\$422,462	-19%	168	81
Sevier County, UT	\$344,468	11%	\$372,592	11%	121	76
Beaver County, UT	\$350,591	31%	\$365,006	34%	52	11
Iron County, UT	\$402,674	9%	\$442,553	9%	633	268
Hurricane Valley, UT	\$528,414	7%	\$574,396	1%	397	348
Washington County, UT	\$531,063	4%	\$628,526	-1%	1,805	1,444
Mesquite, NV	\$393,880	4%	\$435,765	3%	234	270
Las Vegas, NV	\$443,278	4%	\$547,949	5%	10,145	4,891
Riverside County, CA	\$612,170	3%	\$719,112	3%	9,049	-
Southwest Riverside County, CA	\$658,330	2%	\$695,487	3%	2,048	-
Orange County, CA	\$1,198,737	5%	\$1,549,964	4%	5,641	-
San Diego County, CA	\$902,828	2%	\$1,189,934	2%	6,388	-
Bell County, TX	\$276,976	2%	\$316,838	5%	2,494	-
Williamson County, TX	\$423,018	-2%	\$481,279	-1%	4,634	-
Travis County, TX	\$512,202	-2%	\$702,793	1%	7,811	-
Hays County, TX	\$371,975	-4%	\$471,819	-3%	2,136	-
Comal County, TX	\$418,330	3%	\$503,300	5%	2,198	-
Bexar County, TX	\$292,410	-1%	\$342,542	-1%	10,404	-

Days on Market – 12 Month Average



Number of Homes Sold Last 12 Months





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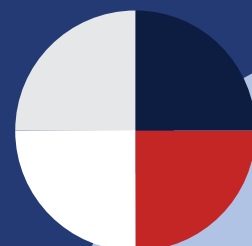
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UTAH

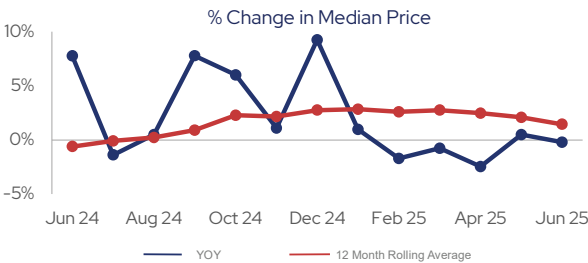
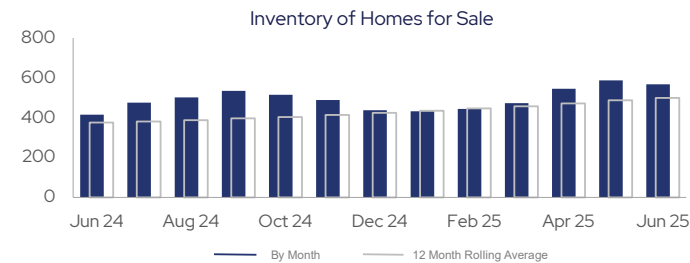


CACHE COUNTY, UTAH

Highlights:

- Median Sales Price is up 1.4% over a 12 month rolling average and the price trend was down through the first six months of 2025.
- Inventory of Homes for Sale is up 33.1% over a 12 month rolling average and up 36.4% from the same month last year as inventory levels climbed higher the first half of 2025.
- Days on Market is up 4.6% over a 12 month rolling average and up 65.7% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-5.5%	5.8%	-3.4%
Same Month Last Year	8.9%	17.4%	36.4%



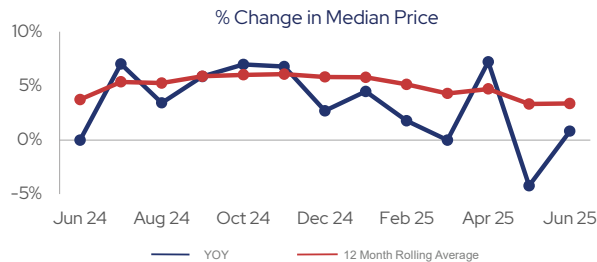
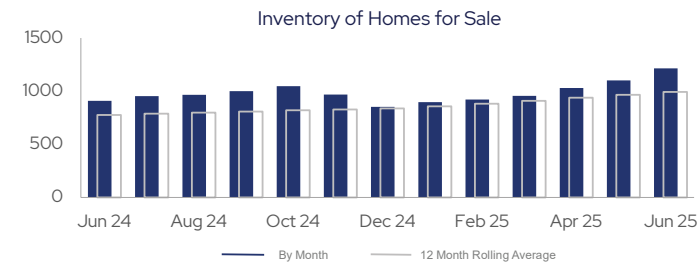
	June 2024		June 2025	+ / -	12 Month Avg	+ / -
New Listings	191	~~~~~	208	8.9%	172	19.5%
Pending Sales	100	~~~~~	119	19.0%	94	6.9%
Closed Sales	109	~~~~~	128	17.4%	100	5.3%
Median Sales Price	\$465,000	~~~~~	\$464,102	-0.2%	\$431,687	1.4%
Average Sales Price	\$508,148	~~~~~	\$515,772	1.5%	\$465,405	-0.3%
List to Sale Price Ratio	97.9%	~~~~~	96.4%	-1.5%	96.4%	-4.2%
Days on Market	35	~~~~~	58	65.7%	70	4.6%
Inventory of Homes for Sale	415	~~~~~	566	36.4%	500	33.1%
Months Supply of Inventory	4.2	~~~~~	4.4	4.8%	4.8	25.5%
Single Family Permits	31	~~~~~	43	38.7%	44	11.7%

WEBER COUNTY, UTAH

Highlights:

- Median Sales Price is up 3.4% over a 12 month rolling average but the price trend was down through the first six months of 2025.
- Inventory of Homes for Sale is up 28.1% over a 12 month rolling average and up 33.6% from the same month last year as inventory levels steadily climbed higher the first half of 2025.
- Days on Market is up 11.5% over a 12 month rolling average and up 25.6% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	9.2%	-19.8%	10.4%
Same Month Last Year	20.6%	6.8%	33.6%



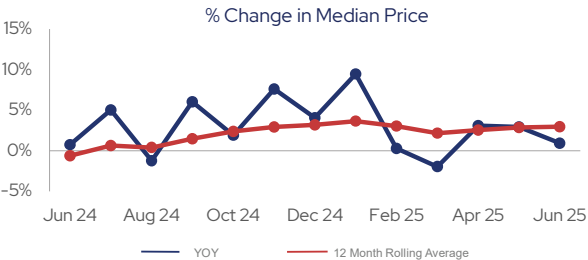
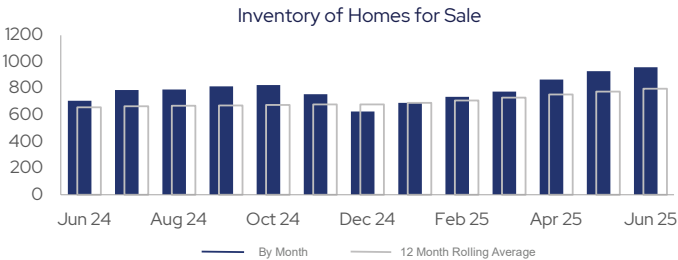
	June 2024		June 2025	+ / -	12 Month Avg	+ / -
New Listings	433	~~~~~	522	20.6%	410	11.9%
Pending Sales	220	~~~~~	259	17.7%	255	5.2%
Closed Sales	265	~~~~~	283	6.8%	278	4.9%
Median Sales Price	\$425,000	~~~~~	\$428,500	0.8%	\$440,392	3.4%
Average Sales Price	\$487,894	~~~~~	\$486,110	-0.4%	\$509,392	3.9%
List to Sale Price Ratio	97.4%	~~~~~	97.2%	-0.2%	96.7%	-3.2%
Days on Market	43	~~~~~	54	25.6%	57	11.5%
Inventory of Homes for Sale	908	~~~~~	1213	33.6%	991	28.1%
Months Supply of Inventory	3.4	~~~~~	4.3	26.5%	3.5	22.7%
Single Family Permits	41	~~~~~	35	-14.6%	19	-40.7%

DAVIS COUNTY, UTAH

Highlights:

- Median Sales Price is up 3.0% over a 12 month rolling average and the price trend was level through the first six months of 2025.
- Inventory of Homes for Sale is up 20.9% over a 12 month rolling average and up 36.0% from the same month last year as inventory levels grew steadily the first half of 2025.
- Days on Market is up 10.7% over a 12 month rolling average and up 32.4% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-13.8%	-5.8%	3.2%
Same Month Last Year	3.4%	7.9%	36.0%



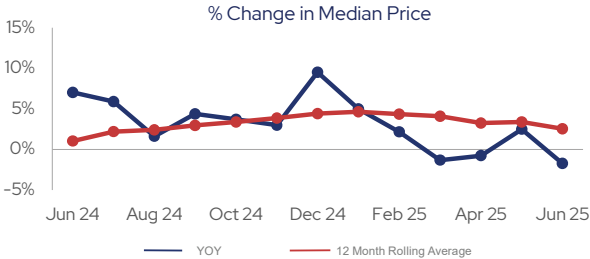
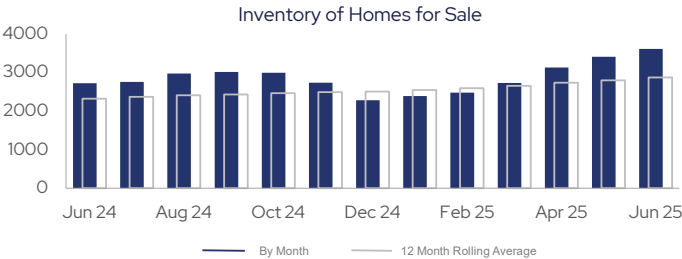
	June 2024	June 2025	+ / -	12 Month Avg	+ / -
New Listings	416	430	3.4%	373	5.6%
Pending Sales	277	275	-0.7%	246	-4.1%
Closed Sales	315	340	7.9%	279	1.1%
Median Sales Price	\$525,000	\$530,000	1.0%	\$520,379	3.0%
Average Sales Price	\$585,662	\$603,389	3.0%	\$575,841	4.3%
List to Sale Price Ratio	98.1%	97.2%	-0.9%	97.1%	-2.8%
Days on Market	37	49	32.4%	52	10.7%
Inventory of Homes for Sale	706	960	36.0%	797	20.9%
Months Supply of Inventory	2.5	2.8	12.0%	2.7	19.5%
Single Family Permits	19	2	-89.5%	27	0.0%

SALT LAKE COUNTY, UTAH

Highlights:

- Median Sales Price is up 2.6% over a 12 month rolling average but the price trend was down through the first six months of 2025.
- Inventory of Homes for Sale is up 23.8% over a 12 month rolling average and up 32.7% from the same month last year as inventory levels climbed higher the first half of 2025.
- Days on Market is up 15.3% over a 12 month rolling average and up 12.8% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-11.4%	-4.7%	5.9%
Same Month Last Year	5.1%	4.8%	32.7%



	June 2024	June 2025	+ / -	12 Month Avg	+ / -
New Listings	1476	1552	5.1%	1317	6.0%
Pending Sales	972	942	-3.1%	865	-2.5%
Closed Sales	1066	1117	4.8%	967	2.1%
Median Sales Price	\$554,500	\$545,000	-1.7%	\$536,810	2.6%
Average Sales Price	\$643,309	\$658,819	2.4%	\$633,865	3.8%
List to Sale Price Ratio	98.4%	97.6%	-0.8%	97.1%	-2.6%
Days on Market	39	44	12.8%	50	15.3%
Inventory of Homes for Sale	2723	3613	32.7%	2876	23.8%
Months Supply of Inventory	2.8	3.2	14.3%	2.8	14.9%
Single Family Permits	60	99	65.0%	93	-9.0%

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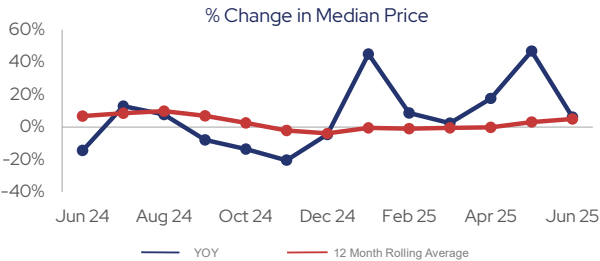
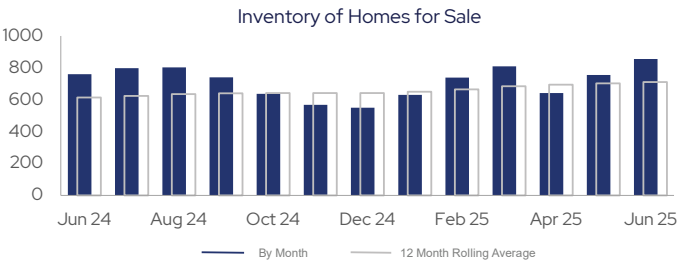
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SUMMIT COUNTY, UTAH

Highlights:

- Median Sales Price is up 5.0% over a 12 month rolling average and the price trend was up through the first six months of 2025.
- Inventory of Homes for Sale is up 15.8% over a 12 month rolling average and up 12.4% from the same month last year as inventory levels increased the first half of 2025.
- Days on Market is down 0.5% over a 12 month rolling average and down 17.6% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	7.3%	3.3%	13.1%
Same Month Last Year	3.7%	-1.1%	12.4%



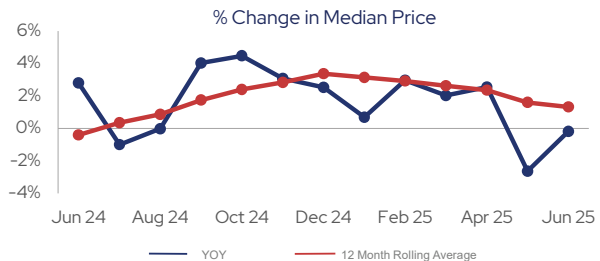
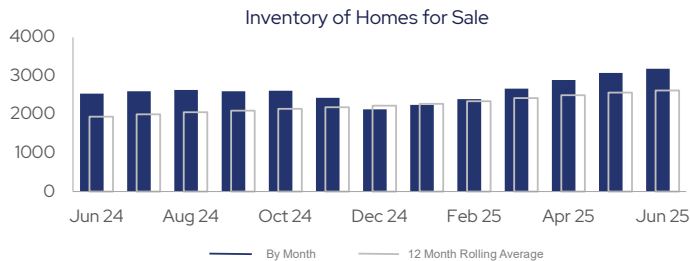
	June 2024	June 2025	+ / -	12 Month Avg	+ / -
New Listings	271	281	3.7%	191	9.3%
Pending Sales	97	105	8.2%	109	5.2%
Closed Sales	95	94	-1.1%	115	12.3%
Median Sales Price	\$1,380,000	\$1,465,138	6.2%	\$1,453,398	5.0%
Average Sales Price	\$2,149,613	\$2,314,769	7.7%	\$2,424,496	9.7%
List to Sale Price Ratio	95.4%	95.2%	-0.2%	93.9%	-6.4%
Days on Market	74	61	-17.6%	81	-0.5%
Inventory of Homes for Sale	760	854	12.4%	710	15.8%
Months Supply of Inventory	7.0	9.1	30.0%	6.5	8.0%
Single Family Permits	4	4	0.0%	4	-67.9%

UTAH COUNTY, UTAH

Highlights:

- Median Sales Price is up 1.3% over a 12 month rolling average but the price trend was down through the first six months of 2025.
- Inventory of Homes for Sale is up 34.8% over a 12 month rolling average and up 25.5% from the same month last year as inventory levels steadily increased the first half of 2025.
- Days on Market is up 14.9% over a 12 month rolling average and up 34.1% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-14.1%	-6.2%	3.5%
Same Month Last Year	2.1%	15.8%	25.5%



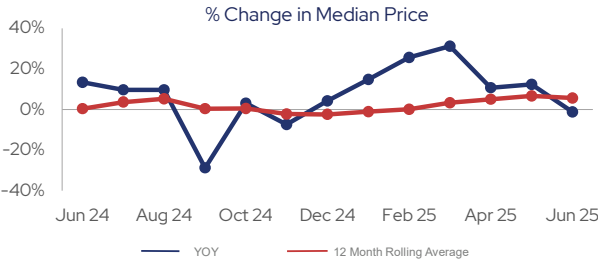
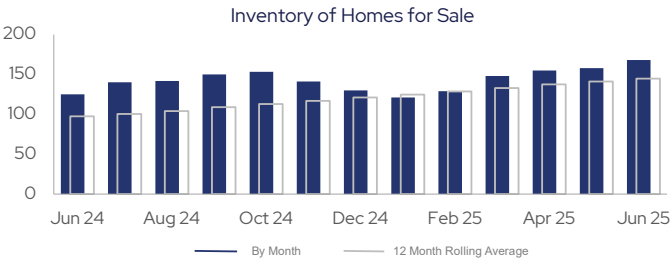
	June 2024	June 2025	+ / -	12 Month Avg	+ / -
New Listings	1161	1185	2.1%	1071	14.5%
Pending Sales	696	743	6.8%	741	13.3%
Closed Sales	741	858	15.8%	752	17.8%
Median Sales Price	\$511,000	\$510,100	-0.2%	\$501,038	1.3%
Average Sales Price	\$599,409	\$609,784	1.7%	\$582,244	1.2%
List to Sale Price Ratio	98.4%	97.8%	-0.6%	97.7%	-2.4%
Days on Market	41	55	34.1%	56	14.9%
Inventory of Homes for Sale	2535	3182	25.5%	2624	34.8%
Months Supply of Inventory	3.7	3.7	0.0%	3.4	16.9%
Single Family Permits	158	138	-12.7%	202	-20.4%

SANPETE COUNTY, UTAH

Highlights:

- Median Sales Price is up 5.7% over a 12 month rolling average and the price trend was up through the first six months of 2025.
- Inventory of Homes for Sale is up 48.4% over a 12 month rolling average and up 34.4% from the same month last year as inventory levels steadily increased the first half of 2025.
- Closed Sales are up 7.4% over a 12 month rolling average and up 38.1% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	26.8%	-3.3%	6.3%
Same Month Last Year	44.4%	38.1%	34.4%



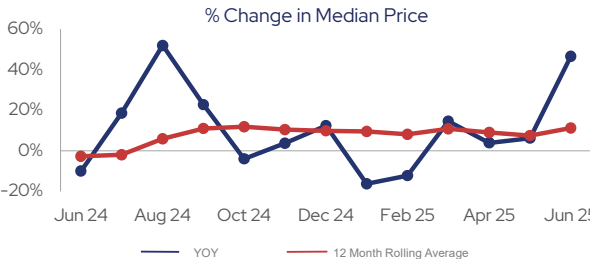
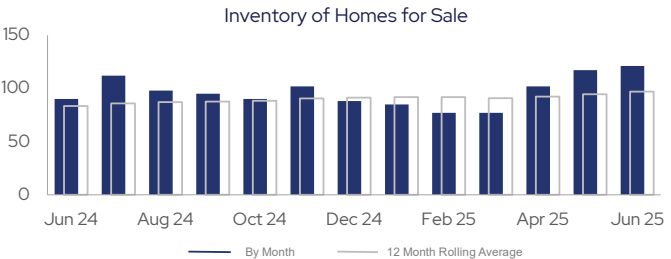
	June 2024		June 2025	+ / -	12 Month Avg	+ / -
New Listings	36		52	44.4%	37	23.2%
Pending Sales	16		26	62.5%	22	15.5%
Closed Sales	21		29	38.1%	22	7.4%
Median Sales Price	\$363,000		\$359,000	-1.1%	\$377,571	5.7%
Average Sales Price	\$411,710		\$439,388	6.7%	\$422,462	-19.2%
List to Sale Price Ratio	95.6%		97.2%	1.7%	94.9%	-6.1%
Days on Market	93		74	-20.4%	79	1.7%
Inventory of Homes for Sale	125		168	34.4%	145	48.4%
Months Supply of Inventory	6.1		5.8	-4.9%	6.8	35.0%
Single Family Permits	0		17		7	-32.5%

SEVIER COUNTY, UTAH

Highlights:

- Median Sales Price is up 11.3% over a 12 month rolling average and the price trend was even through the first six months of 2025.
- Inventory of Homes for Sale is up 16.2% over a 12 month rolling average and up 34.4% from the same month last year as inventory levels climbed the first half of 2025.
- Days on Market is up 11.7% over a 12 month rolling average and up 38.9% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	0.0%	-44.4%	3.4%
Same Month Last Year	40.9%	-41.2%	34.4%



	June 2024		June 2025	+ / -	12 Month Avg	+ / -
New Listings	22		31	40.9%	25	9.0%
Pending Sales	13		26	100.0%	17	-1.5%
Closed Sales	17		10	-41.2%	16	-4.4%
Median Sales Price	\$279,000		\$408,900	46.6%	\$344,468	11.3%
Average Sales Price	\$304,010		\$458,945	51.0%	\$372,592	11.0%
List to Sale Price Ratio	93.7%		96.1%	2.6%	93.9%	-6.2%
Days on Market	72		100	38.9%	79	11.7%
Inventory of Homes for Sale	90		121	34.4%	97	16.2%
Months Supply of Inventory	5.4		12.1	124.1%	6.1	22.8%
Single Family Permits	5		8	60.0%	6	16.9%

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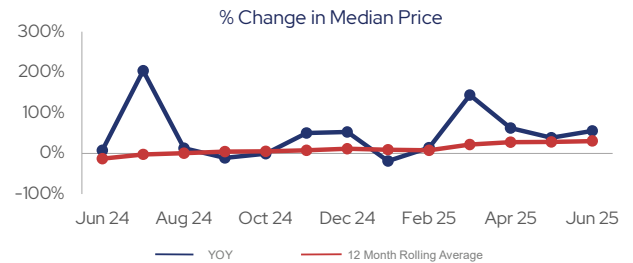
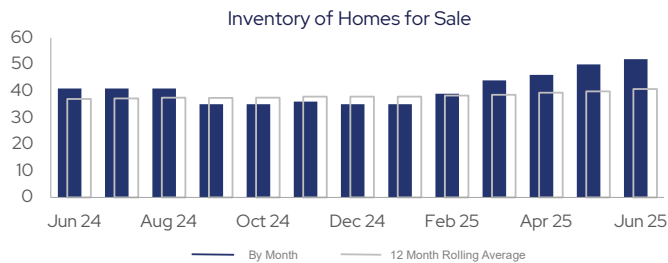


BEAVER COUNTY, UTAH

Highlights:

- Median Sales Price is up 30.9% over a 12 month rolling average and the price trend was up through the first six months of 2025.
- Inventory of Homes for Sale is up 10.1% over a 12 month rolling average and up 26.8% from the same month last year as inventory levels grew steadily the first half of 2025.
- Days on Market is down 8.0% over a 12 month rolling average but up 24.0% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-38.5%	0.0%	4.0%
Same Month Last Year	33.3%	400.0%	26.8%



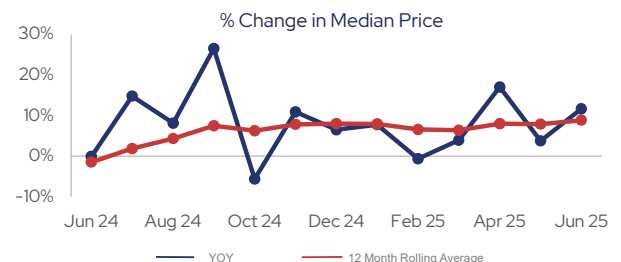
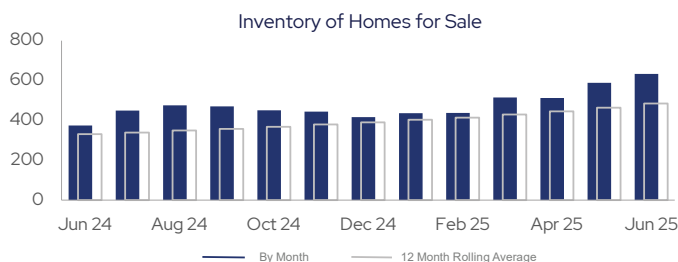
	June 2024		June 2025	+ / -	12 Month Avg	+ / -
New Listings	6		8	33.3%	10	37.4%
Pending Sales	6		4	-33.3%	7	85.4%
Closed Sales	1		5	400.0%	7	90.7%
Median Sales Price	\$287,000		\$448,000	56.1%	\$350,591	30.9%
Average Sales Price	\$287,000		\$411,877	43.5%	\$365,006	33.6%
List to Sale Price Ratio	96.0%		97.2%	1.3%	93.8%	-9.6%
Days on Market	25		31	24.0%	118	-8.0%
Inventory of Homes for Sale	41		52	26.8%	41	10.1%
Months Supply of Inventory	10.7		10.4	-2.8%	8.3	-3.5%
Single Family Permits	3		2	-33.3%	1	-57.7%

IRON COUNTY, UTAH

Highlights:

- Median Sales Price is up 8.9% over a 12 month rolling average and the price trend was level through the first six months of 2025.
- Inventory of Homes for Sale is up 46.3% over a 12 month rolling average and up 69.3% from the same month last year as inventory levels grew steadily the first half of 2025.
- Days on Market is up 0.2% over a 12 month rolling average and up 28.3% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-8.3%	-15.2%	7.7%
Same Month Last Year	51.1%	-2.1%	69.3%



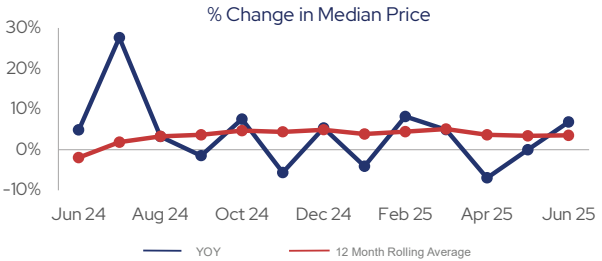
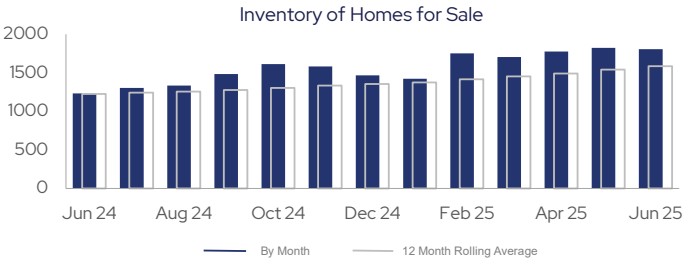
	June 2024		June 2025	+ / -	12 Month Avg	+ / -
New Listings	131		198	51.1%	155	27.0%
Pending Sales	105		112	6.7%	100	10.5%
Closed Sales	97		95	-2.1%	96	16.1%
Median Sales Price	\$380,455		\$425,000	11.7%	\$402,674	8.9%
Average Sales Price	\$411,349		\$456,199	10.9%	\$442,553	9.0%
List to Sale Price Ratio	96.1%		95.9%	-0.2%	96.1%	-3.8%
Days on Market	53		68	28.3%	72	0.2%
Inventory of Homes for Sale	374		633	69.3%	485	46.3%
Months Supply of Inventory	4.4		6.7	50.6%	5.0	23.0%
Single Family Permits	15		41	173.3%	22	-37.8%

WASHINGTON COUNTY, UTAH

Highlights:

- Median Sales Price is up 3.6% over a 12 month rolling average and the price trend was level the first half of 2025.
- Inventory of Homes for Sale is up 29.4% over a 12 month rolling average and up 46.6% from the same month last year as inventory levels increased to higher volumes the first half of 2025.
- Days on Market is up 1.2% over a 12 month rolling average and up 19.7% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-23.1%	-7.6%	-0.8%
Same Month Last Year	7.2%	16.4%	46.6%



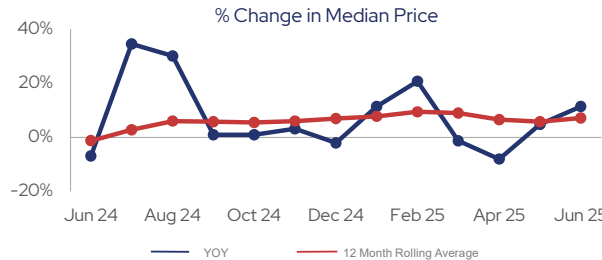
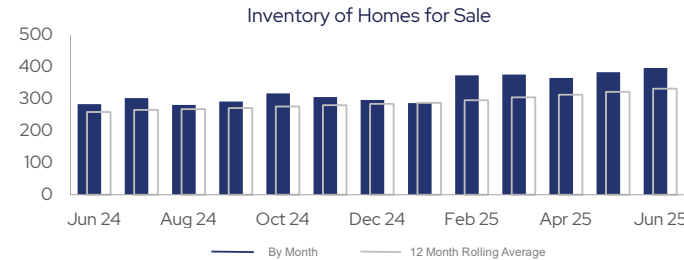
	June 2024		June 2025	+ / -	12 Month Avg	+ / -
New Listings	459		492	7.2%	557	13.8%
Closed Sales	323		376	16.4%	330	4.0%
Median Sales Price	\$510,000		\$545,000	6.9%	\$531,063	3.6%
Average Sales Price	\$636,684		\$684,175	7.5%	\$628,526	-0.8%
List to Sale Price Ratio	96.7%		96.0%	-0.7%	96.1%	-3.9%
Days on Market	66		79	19.7%	71	1.2%
Inventory of Homes for Sale	1231		1805	46.6%	1587	29.4%
Months Supply of Inventory	3.7		4.8	29.7%	4.6	18.6%

HURRICANE VALLEY, UTAH

Highlights:

- Median Sales Price is up 7.1% over a 12 month rolling average and the price trend was level the first half of 2025.
- Inventory of Homes for Sale is up 27.9% over a 12 month rolling average and up 39.8% from the same month last year as inventory levels increased to higher volumes the first half of 2025.
- Days on Market is up 11.6% over a 12 month rolling average but down 5.6% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-13.8%	2.0%	3.4%
Same Month Last Year	47.2%	4.0%	39.8%



	June 2024		June 2025	+ / -	12 Month Avg	+ / -
New Listings	72		106	47.2%	97	15.5%
Closed Sales	50		52	4.0%	51	4.3%
Median Sales Price	\$450,074		\$501,500	11.4%	\$528,414	7.1%
Average Sales Price	\$504,524		\$523,468	3.8%	\$574,396	0.6%
List to Sale Price Ratio	96.6%		95.0%	-1.7%	95.7%	-4.0%
Days on Market	89		84	-5.6%	94	11.6%
Inventory of Homes for Sale	284		397	39.8%	332	27.9%
Months Supply of Inventory	5.5		7.6	37.4%	6.4	24.5%

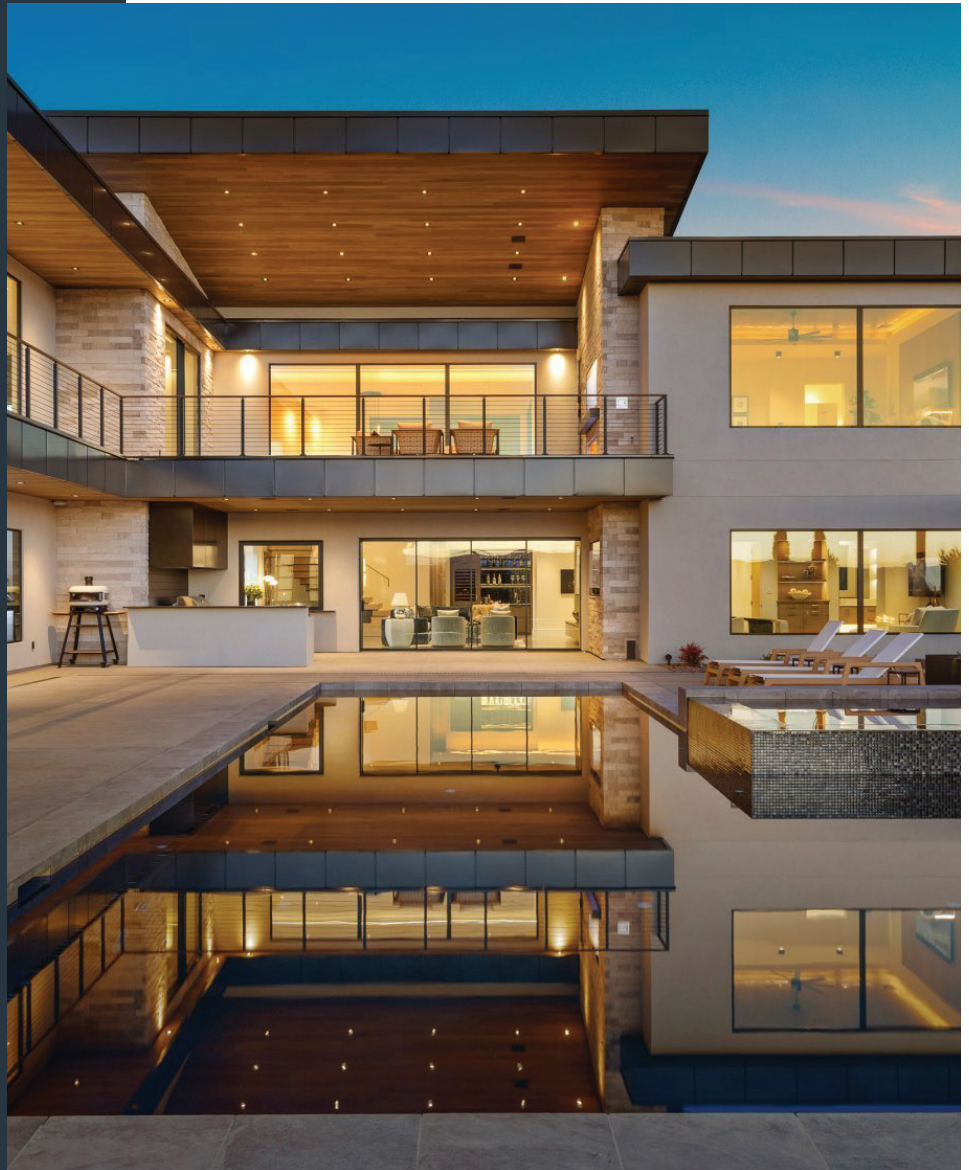
International Collection

The International Collection is defined by a simple elegance – refined yet unpretentious.

We understand that luxury is local. Market dynamics and personality attributes, not solely price, dictate the high-end market. We know the importance of understanding your goals and delivering exceptional service that exceeds expectations.



ERA BROKERS
CONSOLIDATED



Modern Masterpiece in the Desert

A modern luxury estate blending exceptional design, top-tier craftsmanship, and ultimate functionality. Spanning 11,766 sq. ft. (9,019 livable), this fully furnished home features 5 en-suites, a show garage/game room, and 16 garage spaces—including a 65x32 ft. RV garage/sports court. Premium finishes, Wolf/Sub-Zero appliances, a 21kW solar system with 40kW battery storage, and a \$200K Crestron AV system offer unmatched efficiency, security, and entertainment. Enjoy resort-style outdoor living with a hibachi grill, pass-through window, pool, hot tub, and sweeping views of Zion. Welcome to the 2025 Jensen & Sons Parade Home—where innovation meets elegance.

5 Bedrooms | 5 Full & 3 Half Bathrooms
Washington, UT | \$7,850,000
April Gates

Featured Properties

Historic Boutique Hotel

Under The Eaves Inn is surrounded by Zion National Park on three sides, less than a mile from the park entrance. It is a romantic 1931 landmark home located in the heart of Springdale, Utah, with beautiful gardens and shade trees. Offering 8 inviting suites in a lush, garden-like setting, this Springdale treasure blends timeless charm with modern conveniences—including five Level 2 EV chargers. Each suite has its own entrance and en-suite bath, ensuring guest privacy and comfort. Stroll to nearby shuttles, shops, and dining, all while soaking up stunning park views. A luxury separate private residence for onsite operation is an added bonus or can easily be converted for extra income, makes this a prime investment. Explore the features list for full details on upgrades and improvements. Call today and own a piece of Utah history!

Retail | Hotel/Motel
Springdale, UT | \$4,800,000
April Gates



Riverfront Retreat

This exceptional 3.43-acre equestrian estate, zoned for up to eight horses, sits two feet higher than surrounding properties, offering added privacy, river access, and a sense of grandeur. Designed for both luxury and function, it features a massive detached RV garage with hot water hookups, a fully equipped upstairs dance studio, and a beautifully landscaped yard with gardens, orchards, a 50,000-gallon natural pool, two outdoor showers, sunken fire pit, and a cabana with loft. Inside, you'll find a 4K theater room, a soundproof music studio, and thoughtful safety features like French drains, flood protection, and emergency basement exits. This one-of-a-kind property offers a lifestyle of comfort, recreation, and peace of mind.

9 Bedrooms | 7 Full Bathrooms
Washington, UT | \$3,400,000
April Gates





Luxury Eagle Ridge Estate

This luxury mountain home offers unmatched comfort, elegance, and convenience. Enjoy stunning Ogden Valley views and quick access to 3 world-class ski resorts, Pineview Reservoir, golf, and miles of trails. Just 55 minutes from SLC International Airport, the home sits on two lots in Eagle Ridge, bordered by protected natural habitat. Premium features include Wolf/Sub-Zero appliances, whole-home audio, smart lighting, a backup generator, heated driveway, and an 1,818 sq. ft. indoor sport court for year-round pickleball and basketball.

4 Bedrooms | 3 Full & 2 Half Bathrooms
Eden, UT | \$3,390,000
Jeff Good



The Cottage at Mindira Vineyard

The Cottage at Mindira Vineyard is a warm and inviting home nestled in the Mindira vineyard near Zion National Park. Surrounded by colorful cliffs and the stunning vistas of Zion Canyon, the home blends Old-World charm with modern elegance. Its stone exterior, timeless design, and carefully curated antique surprises create a unique luxury full of ornate yet tasteful details. Outdoors, a sparkling pool overlooks the vast grape vineyard, offering a serene escape immersed in breathtaking beauty and tranquility. A wine tasting room, secret poker room, sand volleyball court, carriage house guest quarters and a secret under the stairs office space are just a few of the surprises that await your discovery. Come to the vineyard to visit, purchase the cottage to stay.

4 Bedrooms | 4 Full & 2 Half Bathrooms
Rockville, UT | \$3,800,000
April Gates



DISTINCTIVE
PROPERTIES

UNMATCHED MARKETING

- Featured in this leading real estate publication with distribution to over 100,000 people.
- Distinctive branding, an upgraded property website and custom built marketing package.
- Enhanced photography package, aerial photography, 3D tour and floorplan.
- Listed on over 100 international luxury real estate websites.

*where available

Ultimate Gathering Space | St. George, UT | 6 Beds | 7 Baths | \$2,999,900 | SOLD | The Cox Group



Resort at Paradise | Santa Clara, UT | \$1,850,000
6 Beds | 7 Baths | The Porter Team



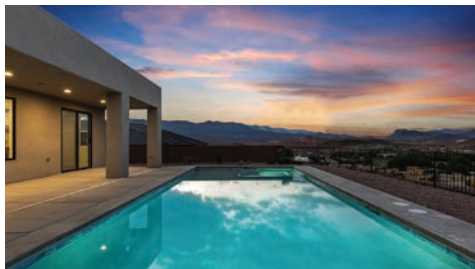
Luxury Mountain Retreat | Park City, UT | \$2,995,000
5 Beds | 5 Baths | Griffen Cisneros & Clifford Laux



New Trend Construction | Washington , UT | \$1,150,000
5 Beds | 4 Baths | The Cox Group



Riverfront Luxury | Rockville, UT | \$2,249,000
5 Beds | 6 Baths | April Gates



Elevated Living | Hurricane, UT | \$1,050,000
4 Beds | 4 Baths | The Porter Team



Endless Possibilities | Glenwood, UT | \$1,975,000
7 Beds | 6 Baths | Brayden Gardner & McCall Carter



Dream Country Lifestyle | Belton, TX | \$1,200,000
4 Beds | 3 Baths | Amy Beck



Mountain Getaway | Liberty, UT | \$1,450,000
2 Beds | 2 Baths | Julie Summers Christensen

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that exceeds expectations

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Timber Lakes Community | Heber, UT | \$1,600,000
3 Beds | 4 Baths | Leah Hiltbrand



Country Views | Liberty Hill, TX | \$1,199,000
5 Beds | 5 Baths | Brenda Burke



Tranquil Mountain Retreat | Eden, UT | \$1,012,000
5 Beds | 4 Baths | Nanci Lifer & Rosie Boren



Light-Filled Luxury | Vineyard, UT | \$1,199,000
4 Beds | 3 Baths | Sara Adams



Contemporary Masterpiece | Las Vegas, NV | \$1,999,999
5 Beds | 4 Baths | Lauren Hadad S.0189688



Timeless Southern Charm | Georgetown, TX | \$1,145,000
3 Beds | 4 Baths | Pokey Delwaide



Modern Luxury | St. George, UT | \$1,179,900
5 Beds | 4 Baths | Ashlee Weller Preston



Elegant Pool Haven | St. George, UT | \$1,750,000
5 Beds | 6 Baths | The Cox Group



Stunning Panoramic Views | Pleasant View, UT | \$1,975,000
5 Beds | 4 Baths | Jeff Good



Red Rock Views | Ivins, UT | \$1,010,000
3 Beds | 2 Baths | Susan Jarvis



Secluded Riverfront Retreat | Huntsville, UT | \$1,125,000
3 Beds | 2 Baths | Jenifer Davis & Jeff Good



Grand Temecula Hideaway | Temecula, CA | \$1,485,000
5 Beds | 3 Baths | Andrea Holmes DRE# 01816722



Scenic Escape | Eden, UT | \$1,049,500
3 Beds | 2 Baths | Cheryl DeMarco



Modern Mountain Haven | North Ogden, UT | \$1,150,000
7 Beds | 4 Baths | Mallorie Buresh



Serene Country Retreat | Temecula, CA | \$1,180,000
4 Beds | 3 Baths | Grattan Donahoe DRE# 01816722



Maze Stone Estate | Hemet, CA | \$1,350,000
5 Beds | 4 Baths | Rebecca Reilly DRE# 01948494



Spacious Alpine Beauty | Alpine, UT | \$1,099,999
5 Beds | 4 Baths | Jennifer Call



Luxury Family Escape | Hurricane, UT | \$1,150,000
5 Beds | 4 Baths | The Cox Group



Southern Highlands Dream | Las Vegas, NV | \$1,099,000
4 Beds | 4 Baths | Jonathan Catalano S.0076933



Sports Court Sanctuary | Washington, UT | \$1,150,000
5 Beds | 4 Baths | Ryan Andersen



Stunning Sun City Home | Las Vegas, NV | \$1,050,000
3 Beds | 3 Baths | Melanie VanBurch S.024916



Smart Home Haven | Leeds, UT | \$1,100,000
5 Beds | 3 Baths | Lauren Evans



Tonaquint Cove Estate | St. George, UT | \$1,450,000
6 Beds | 6 Baths | The Cox Group



Elegant Desert Haven | Henderson, NV | \$2,350,000
5 Beds | 6 Baths | Priti Nambisan S.0052676



Breathtaking Mountain Views | Alpine, UT | \$1,699,999
5 Beds | 4 Baths | Jennifer Call



Refined Desert Living | St. George, UT | \$1,134,900
4 Beds | 4 Baths | Ciera Huha



Perfect Private Sanctuary | Glenwood, UT | \$1,350,000
9 Beds | 8 Baths | McCall Carter & Brayden Gardner



Nature Lover's Haven | Huntsville, UT | \$2,374,000
4 Beds | 4 Baths | Nanci Lifer & Rosie Boren



Poolside Paradise | Washington, UT | \$1,199,000
5 Beds | 4 Baths | Edward Leavitt



Entertainer's Dream Home | Draper, UT | \$1,399,999
5 Beds | 5 Baths | Jennifer Call



Timeless Oasis | Temecula, CA | \$1,200,000
3 Beds | 4 Baths | Kim Campbell & Isaiah Campbell
DRE# 01046189 DRE# 02224809



Cozy Rural Oasis | Huntsville, UT | \$1,397,000
3 Beds | 2 Baths | Nanci Lifer & Rosie Boren



Tranquil Mountain Retreat | San Clemente, CA | \$1,130,000
2 Beds | 3 Baths | Jenni Pickard DRE# 02029884



Pristine Desert Views | St. George, UT | \$1,400,000
6 Beds | 5 Baths | Shauna Jo Prue



Snowbasin Retreat | Huntsville, UT | \$1,890,000
5 Beds | 4 Baths | Nanci Lifer & Rosie Boren



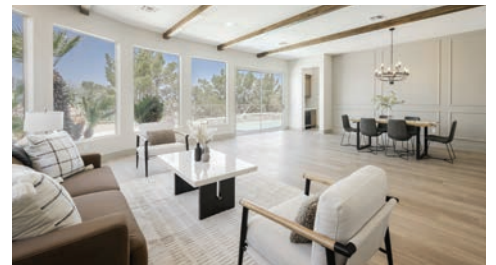
Tropical Backyard Escape | Washington, UT | \$1,700,000
6 Beds | 7 Baths | The Cox Group



Stunning Vistas | Liberty, UT | \$1,190,000
6 Beds | 4 Baths | Nanci Lifer & Rosie Boren



Canyon Point Retreat | Lehi, UT | \$1,299,000
6 Beds | 5 Baths | Venna Rice



Elegant Open Concept | Henderson, NV | \$1,195,000
3 Beds | 3 Baths | JoAnn Binette S.0176450



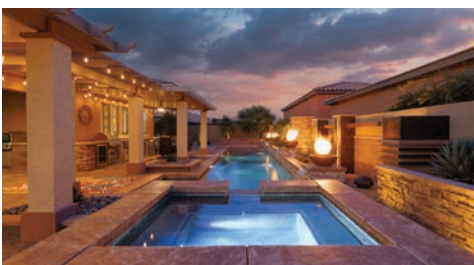
Hawkeye Pointe Retreat | Washington, UT | \$1,050,000
5 Beds | 4 Baths | The Cox Group



Ski & City Haven | Cottonwood Heights, UT | \$1,350,000
5 Beds | 5 Baths | Jennifer Cottam



Spacious Mountain Retreat | Farr West, UT | \$1,110,000
6 Beds | 4 Baths | Tommy Webber



Backyard Resort Oasis | Las Vegas, NV | \$1,975,000
5 Beds | 4 Baths | Doug Sawyer S.0022614



Modern Family Sanctuary | St. George, UT | \$1,750,000
6 Beds | 5 Baths | Jared West & Shelley Overson



Snow Canyon Views | Ivins, UT | \$1,050,000
3 Beds | 3 Baths | The Porter Team



Magical Mountain Setting | Eden , UT | \$1,397,000
2 Beds | 1 Bath | Nanci Lifer & Rosie Boren



Luxury Mountain Retreat | Temecula , CA | \$1,075,000
4 Beds | 3 Baths | Caroll Olivares DRE# 01414773



Panoramic Views | St. George , UT | \$1,030,000
5 Beds | 3 Baths | Shelley Overson & Jared West



Regal Luxury Retreat | Las Vegas , NV | \$1,980,000
7 Beds | 6 Baths | Hilary Chorak S.0022592



Poolside Views | Hurricane , UT | \$1,075,000
4 Beds | 4 Baths | The Porter Team



Mountain Vista Estate | Huntsville , UT | \$2,600,000
5 Beds | 5 Baths | Jeff Good



Bench Cove Estate | Draper , UT | \$2,199,999
4 Beds | 5 Baths | Angie Simons



Custom Nature Sanctuary | Eden , UT | \$1,647,000
4 Beds | 4 Baths | Nanci Lifer & Rosie Boren



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*Last Updated on 7/9/2025

NEVADA

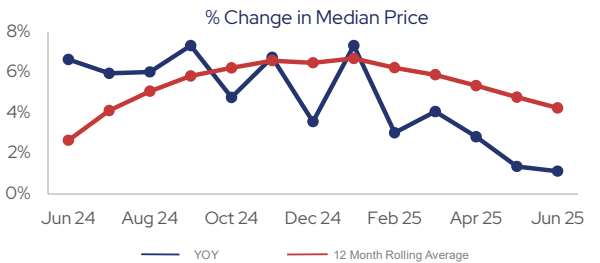
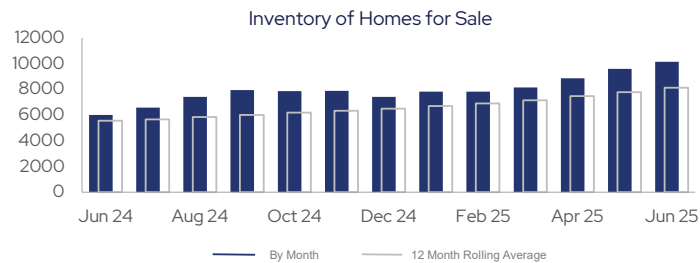


LAS VEGAS AREA, NEVADA

Highlights:

- Median Sales Price is up 4.2% over a 12 month rolling average, but the price trend was down the first half of 2025.
- Inventory of Homes for Sale is up 46.1% over a 12 month rolling average and up 68.8% from the same month last year as inventory levels steadily grew the first half of the year.
- Days on Market is up 17.0% over a 12 month rolling average and up 34.5% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-9.6%	-6.3%	5.7%
Same Month Last Year	16.6%	-7.8%	68.8%



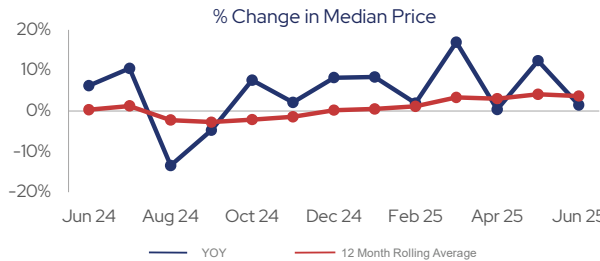
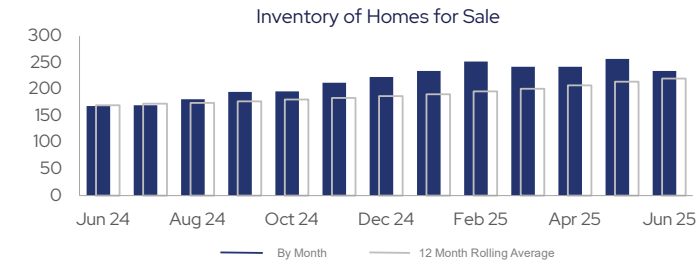
	June 2024	June 2025	+ / -	12 Month Avg	+ / -
New Listings	3693	4305	16.6%	3959	18.2%
Pending Sales	2863	2501	-12.6%	2547	-2.1%
Closed Sales	2629	2423	-7.8%	2415	-0.9%
Median Sales Price	\$441,975	\$446,990	1.1%	\$443,278	4.2%
Average Sales Price	\$547,310	\$573,881	4.9%	\$547,949	4.8%
List to Sale Price Ratio	98.9%	98.2%	-0.7%	98.5%	-1.4%
Days on Market	29	39	34.5%	38	17.0%
Inventory of Homes for Sale	6009	10145	68.8%	8120	46.1%
Months Supply of Inventory	2.4	4.2	75.0%	3.2	43.5%
Single Family Permits	405	231	-43.0%	408	-28.5%

MESQUITE AREA, NEVADA

Highlights:

- Median Sales Price is up 3.7% over a 12 month rolling average and the price trend was up the first half of 2025.
- Inventory of Homes for Sale is up 29.3% over a 12 month rolling average and up 39.3% from the same month last year as inventory levels steadily grew throughout the first half of the year.
- Closed Sales are up 5.6% over a 12 month rolling average and up 26.4% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	17.6%	36.7%	-8.9%
Same Month Last Year	40.3%	26.4%	39.3%



	June 2024	June 2025	+ / -	12 Month Avg	+ / -
New Listings	62	87	40.3%	83	22.2%
Pending Sales	65	67	3.1%	64	3.9%
Closed Sales	53	67	26.4%	55	5.6%
Median Sales Price	\$391,098	\$397,041	1.5%	\$393,880	3.7%
Average Sales Price	\$421,149	\$432,416	2.7%	\$435,765	2.7%
Days on Market	70	71	1.4%	68	-0.5%
Inventory of Homes for Sale	168	234	39.3%	220	29.3%
Months Supply of Inventory	3.2	3.5	10.8%	4.1	21.9%
Single Family Permits	11	31	181.8%	23	-4.6%

CALIFORNIA

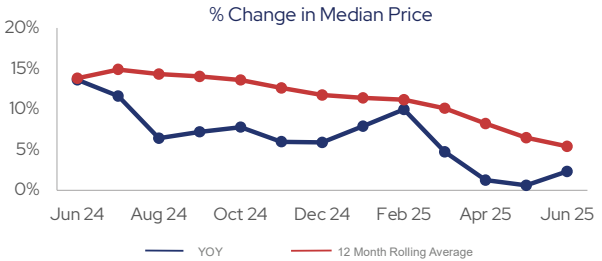
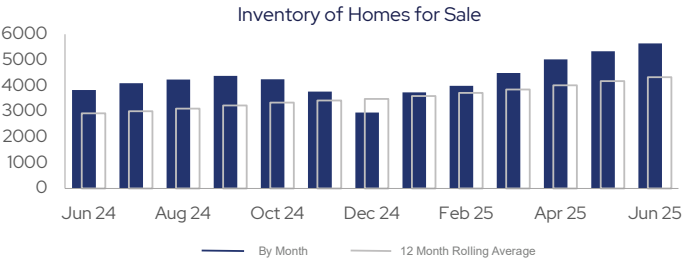


ORANGE COUNTY, CALIFORNIA

Highlights:

- Median Sales Price is up 5.4% over a 12 month rolling average, but the price trend continued to decline the first half of 2025.
- Inventory of Homes for Sale is up 47.6% over a 12 month rolling average and up 47.5% from the same month last year as inventory levels grew the first half of the year.
- Days on Market is up 23.2% over a 12 month rolling average and up 52.6% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	2.4%	0.4%	5.7%
Same Month Last Year	8.1%	1.2%	47.5%



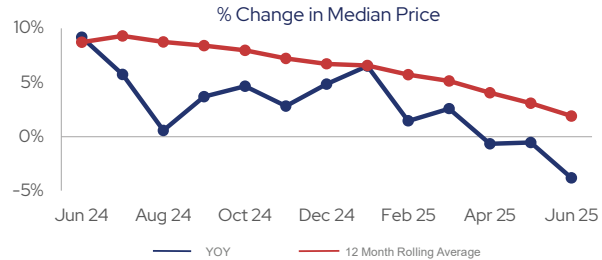
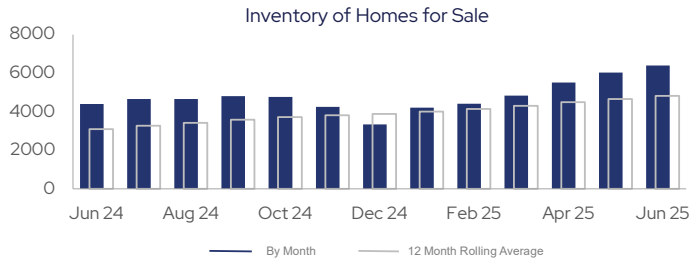
	June 2024		June 2025	+ / -	12 Month Avg	+ / -
New Listings	2211		2391	8.1%	2054	13.8%
Pending Sales	1194		1134	-5.0%	1098	-7.6%
Closed Sales	1736		1757	1.2%	1649	2.9%
Median Sales Price	\$1,221,500		\$1,250,000	2.3%	\$1,198,737	5.4%
Average Sales Price	\$1,519,960		\$1,614,884	6.2%	\$1,549,964	4.3%
Days on Market	19		29	52.6%	28	23.2%
Inventory of Homes for Sale	3825		5641	47.5%	4324	47.6%
Months Supply of Inventory	2.5		3.2	28.0%	2.6	37.9%

SAN DIEGO COUNTY, CALIFORNIA

Highlights:

- Median Sales Price is up 1.9% over a 12 month rolling average, but the price trend continued to decline the first half of 2025.
- Inventory of Homes for Sale is up 55.7% over a 12 month rolling average and up 45.1% from the same month last year as inventory levels continuously grew the first half of the year.
- Days on Market is up 33.5% over a 12 month rolling average and up 45.0% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-3.0%	-2.5%	5.9%
Same Month Last Year	9.9%	1.0%	45.1%



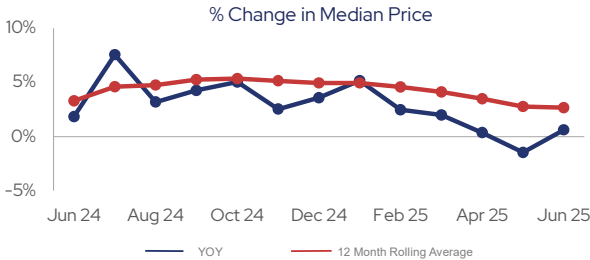
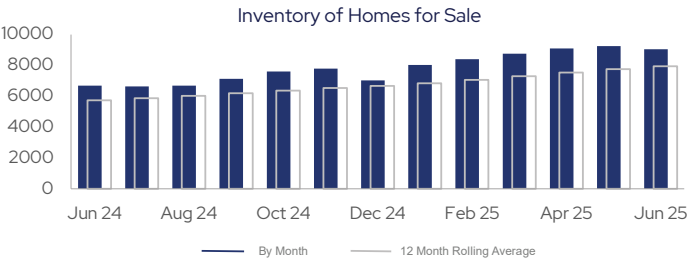
	June 2024		June 2025	+ / -	12 Month Avg	+ / -
New Listings	3052		3353	9.9%	2860	18.9%
Pending Sales	2092		1955	-6.5%	1921	3.0%
Closed Sales	1949		1969	1.0%	1877	4.1%
Median Sales Price	\$950,000		\$913,750	-3.8%	\$902,828	1.9%
Average Sales Price	\$1,227,156		\$1,160,805	-5.4%	\$1,189,934	2.2%
Days on Market	20		29	45.0%	28	33.5%
Inventory of Homes for Sale	4401		6388	45.1%	4823	55.7%
Months Supply of Inventory	2.4		3.2	33.3%	2.5	44.9%

RIVERSIDE COUNTY, CALIFORNIA

Highlights:

- Median Sales Price is up 2.7% over a 12 month rolling average, but the price trend steadily and slowly declined the first half of 2025.
- Inventory of Homes for Sale is up 38.8% over a 12 month rolling average and up 35.5% from the same month last year as inventory levels steadily grew the first half of the year.
- Days on Market is up 15.0% over a 12 month rolling average and up 25.6% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-10.4%	-3.5%	-2.1%
Same Month Last Year	0.5%	3.7%	35.5%



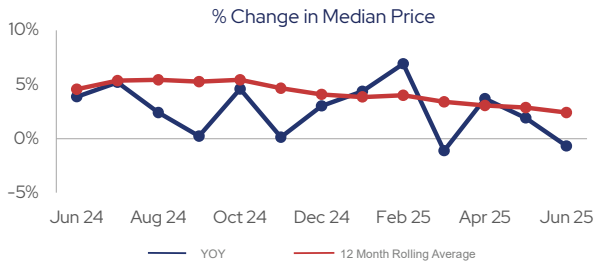
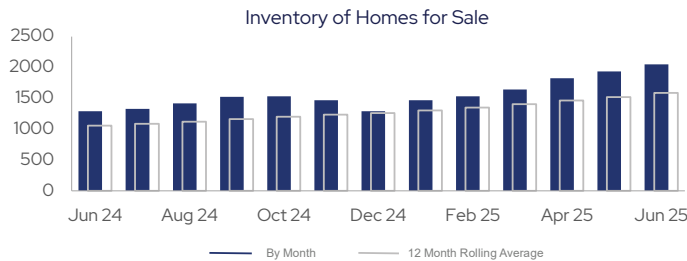
	June 2024		June 2025	+ / -	12 Month Avg	+ / -
New Listings	2946		2961	0.5%	3043	13.1%
Pending Sales	1825		1750	-4.1%	1737	-1.5%
Closed Sales	2123		2202	3.7%	2029	3.5%
Median Sales Price	\$611,093		\$615,000	0.6%	\$612,170	2.7%
Average Sales Price	\$702,158		\$718,679	2.4%	\$719,112	2.7%
Days on Market	39		49	25.6%	46	15.0%
Inventory of Homes for Sale	6679		9049	35.5%	7953	38.8%
Months Supply of Inventory	3.4		4.1	20.6%	3.8	33.2%

SOUTHWEST RIVERSIDE COUNTY, CALIFORNIA

Highlights:

- Median Sales Price is up 2.4% over a 12 month rolling average, but the price trend steadily and slowly declined the first half of 2025.
- Inventory of Homes for Sale is up 50.1% over a 12 month rolling average and up 58.5% from the same month last year as inventory levels steadily grew the first half of the year.
- Days on Market is up 9.9% over a 12 month rolling average and up 38.7% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	1.7%	4.5%	5.9%
Same Month Last Year	17.3%	2.0%	58.5%



	June 2024		June 2025	+ / -	12 Month Avg	+ / -
New Listings	721		846	17.3%	709	17.2%
Pending Sales	467		1296	177.5%	512	15.9%
Closed Sales	589		601	2.0%	521	4.2%
Median Sales Price	\$666,770		\$662,191	-0.7%	\$658,330	2.4%
Average Sales Price	\$706,109		\$699,599	-0.9%	\$695,487	2.7%
Days on Market	31		43	38.7%	38	9.9%
Inventory of Homes for Sale	1292		2048	58.5%	1584	50.1%
Months Supply of Inventory	2.7		3.4	25.9%	3.0	36.4%

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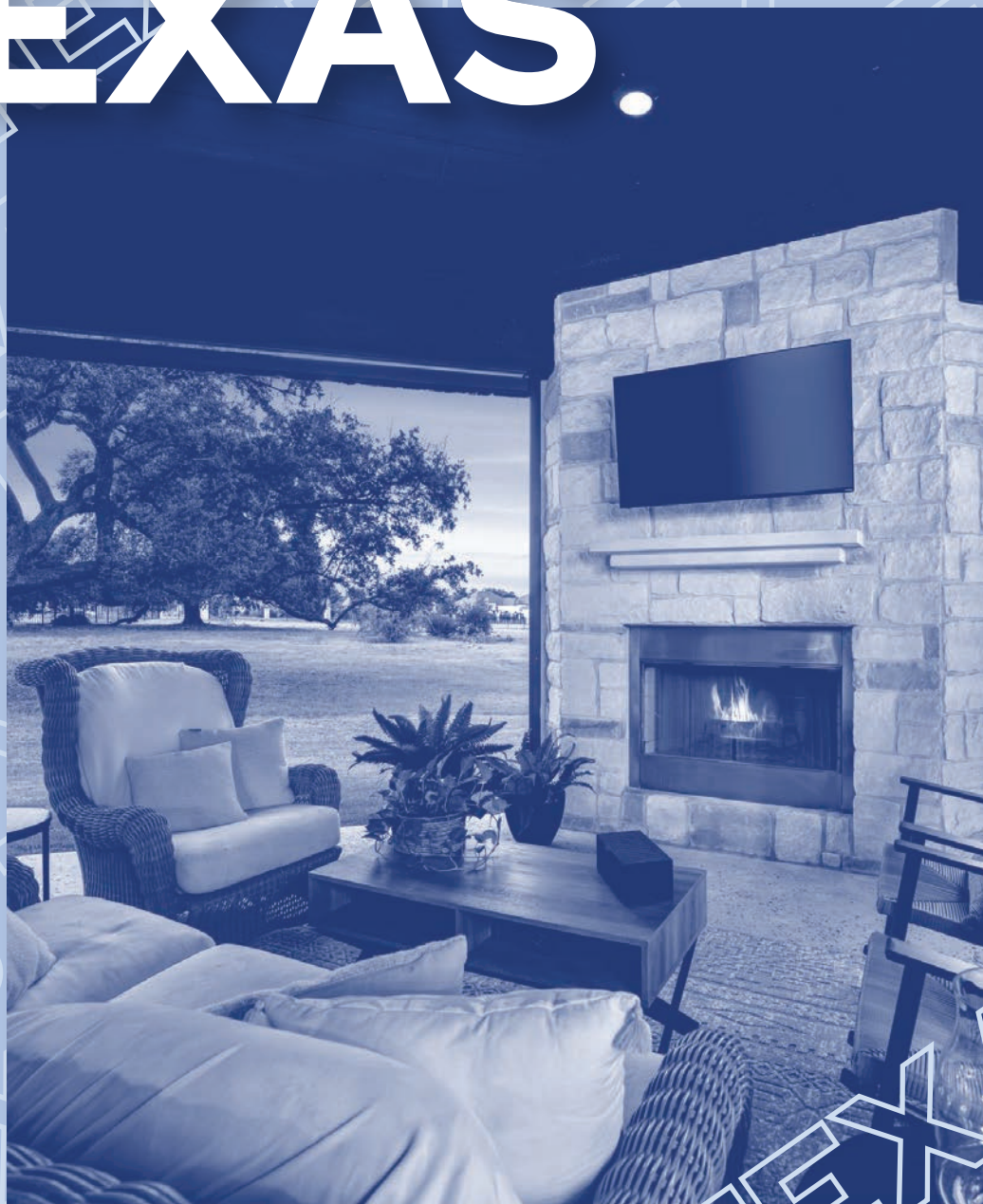
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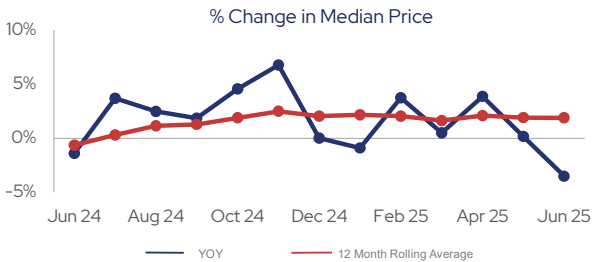
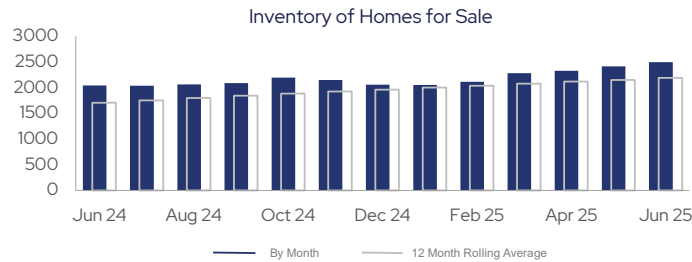


BELL COUNTY, TEXAS

Highlights:

- Median Sales Price is up 1.9% over a 12 month rolling average and the price trend was level through the first six months of 2025.
- Inventory of Homes for Sale is up 28.2% over a 12 month rolling average and up 22.1% from the same month last year as inventory levels slowly and steadily increased the first half of 2025.
- Days on Market is up 20.5% over a 12 month rolling average and up 20.0% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-10.5%	-0.4%	3.4%
Same Month Last Year	8.0%	16.5%	22.1%



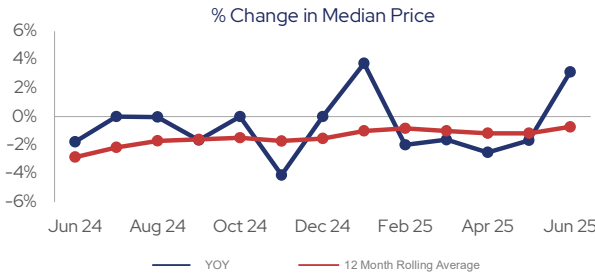
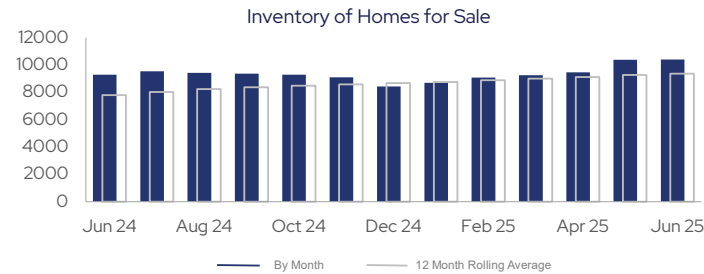
	June 2024	June 2025	+ / -	12 Month Avg	+ / -
New Listings	637	688	8.0%	611	-0.9%
Closed Sales	417	486	16.5%	396	0.4%
Median Sales Price	\$285,000	\$275,028	-3.5%	\$276,976	1.9%
Average Sales Price	\$322,773	\$327,607	1.5%	\$316,838	4.7%
List to Sale Price Ratio	98.4%	98.1%	-0.3%	97.6%	-2.1%
Days on Market	80	96	20.0%	94	20.5%
Inventory of Homes for Sale	2042	2494	22.1%	2189	28.2%
Months Supply of Inventory	4.9	5.1	4.3%	5.6	28.2%

BEXAR COUNTY, TEXAS

Highlights:

- Median Sales Price is down 0.7% over a 12 month rolling average and the price trend was flat through the first six months of 2025.
- Inventory of Homes for Sale is up 20.2% over a 12 month rolling average and up 12.0% from the same month last year as inventory levels increased the first half of 2025.
- Closed Sales are down 2.1% over a 12 month rolling average and down 6.8% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-17.4%	-5.6%	0.2%
Same Month Last Year	-2.7%	-6.8%	12.0%



	June 2024	June 2025	+ / -	12 Month Avg	+ / -
New Listings	3263	3175	-2.7%	2783	22.4%
Pending Sales	2156	1988	-7.8%	1932	0.2%
Closed Sales	2213	2063	-6.8%	1933	-2.1%
Median Sales Price	\$295,000	\$304,220	3.1%	\$292,410	-0.7%
Average Sales Price	\$347,282	\$361,597	4.1%	\$342,542	-1.0%
List to Sale Price Ratio	97.7%	97.5%	-0.2%	97.6%	-2.7%
Days on Market	82	78	-4.9%	87	5.8%
Inventory of Homes for Sale	9292	10404	12.0%	9369	20.2%
Months Supply of Inventory	4.2	5.0	19.0%	4.9	19.9%

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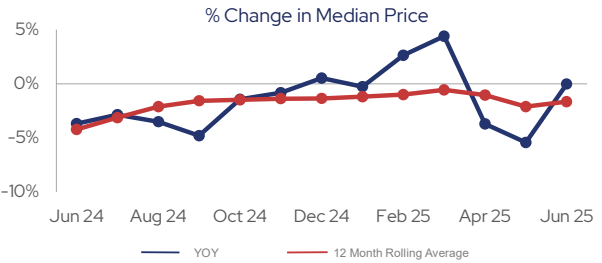
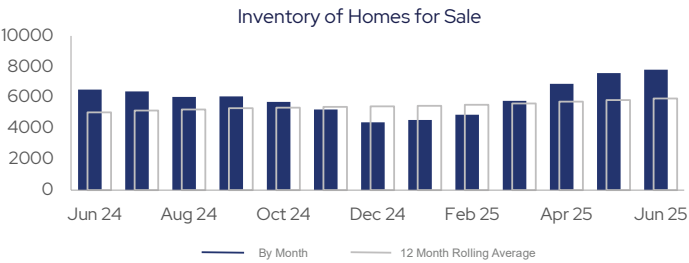
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TRAVIS COUNTY, TEXAS

Highlights:

- Median Sales Price is down 1.7% over a 12 month rolling average and the price trend was level through the first six months of 2025.
- Inventory of Homes for Sale is up 17.9% over a 12 month rolling average and up 20.0% from the same month last year as inventory levels steadily increased the first half of 2025.
- Days on Market is up 15.3% over a 12 month rolling average and up 15.5% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-20.8%	-2.7%	3.1%
Same Month Last Year	4.5%	9.0%	20.0%



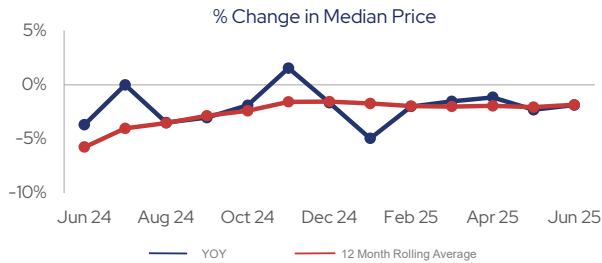
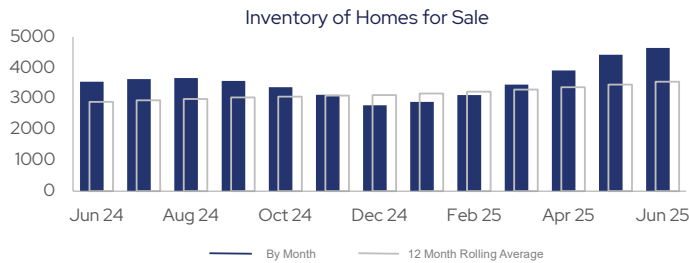
	June 2024	June 2025	+ / -	12 Month Avg	+ / -
New Listings	2122	2218	4.5%	1932	3.3%
Closed Sales	1160	1264	9.0%	1060	-1.2%
Median Sales Price	\$525,000	\$524,920	0.0%	\$512,202	-1.7%
Average Sales Price	\$699,477	\$721,280	3.1%	\$702,793	0.7%
List to Sale Price Ratio	96.4%	93.8%	-2.7%	93.3%	-5.8%
Days on Market	58	67	15.5%	79	15.3%
Inventory of Homes for Sale	6507	7811	20.0%	5949	17.9%
Months Supply of Inventory	5.6	6.2	10.7%	5.6	17.3%

WILLIAMSON COUNTY, TEXAS

Highlights:

- Median Sales Price is down 1.8% over a 12 month rolling average and the price trend was level through the first six months of 2025.
- Inventory of Homes for Sale is up 22.6% over a 12 month rolling average and up 30.8% from the same month last year as inventory levels steadily increased the first half of 2025.
- Days on Market is up 10.0% over a 12 month rolling average and up 11.3% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-21.6%	-6.5%	4.8%
Same Month Last Year	6.7%	2.5%	30.8%



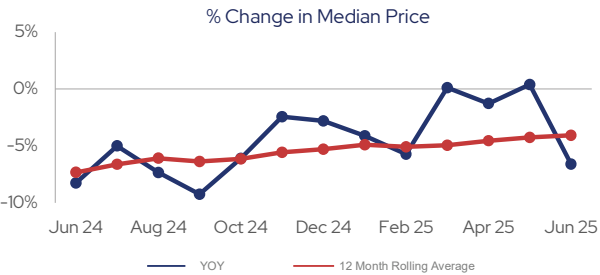
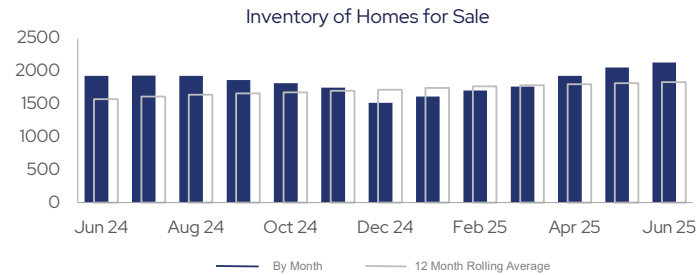
	June 2024	June 2025	+ / -	12 Month Avg	+ / -
New Listings	1357	1448	6.7%	1252	7.5%
Closed Sales	909	932	2.5%	814	-3.3%
Median Sales Price	\$433,000	\$424,887	-1.9%	\$423,018	-1.8%
Average Sales Price	\$498,447	\$488,660	-2.0%	\$481,279	-1.4%
List to Sale Price Ratio	95.3%	94.2%	-1.2%	94.5%	-5.3%
Days on Market	62	69	11.3%	76	10.0%
Inventory of Homes for Sale	3542	4634	30.8%	3547	22.6%
Months Supply of Inventory	3.9	5.0	28.5%	4.4	26.2%

HAYS COUNTY, TEXAS

Highlights:

- Median Sales Price is down 4.1% over a 12 month rolling average but the price trend was up through the first six months of 2025.
- Inventory of Homes for Sale is up 16.4% over a 12 month rolling average and up 10.6% from the same month last year as inventory levels increased steadily the first half of 2025.
- Closed Sales are up 9.0% over a 12 month rolling average and up 19.9% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-9.3%	-0.9%	3.7%
Same Month Last Year	17.2%	19.9%	10.6%



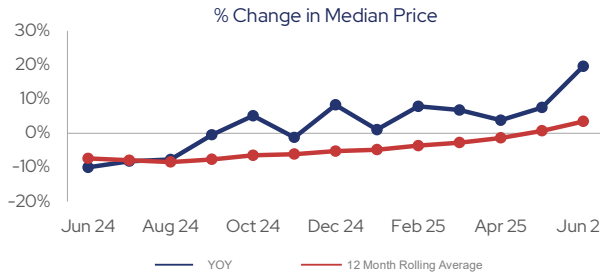
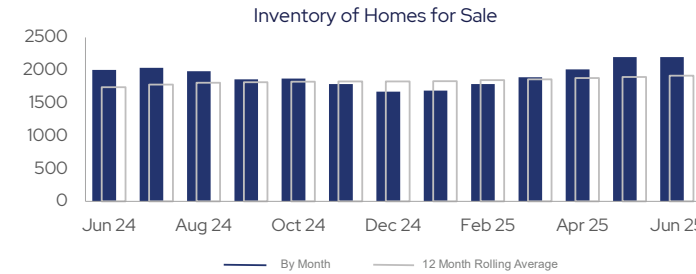
	June 2024	June 2025	+ / -	12 Month Avg	+ / -
New Listings	623	730	17.2%	609	15.9%
Closed Sales	447	536	19.9%	426	9.0%
Median Sales Price	\$389,895	\$364,132	-6.6%	\$371,975	-4.1%
Average Sales Price	\$495,141	\$475,979	-3.9%	\$471,819	-3.2%
List to Sale Price Ratio	95.0%	93.0%	-2.1%	93.6%	-5.8%
Days on Market	78	86	10.3%	93	11.9%
Inventory of Homes for Sale	1932	2136	10.6%	1838	16.4%
Months Supply of Inventory	5.0	4.0	-19.8%	4.3	1.0%

COMAL COUNTY, TEXAS

Highlights:

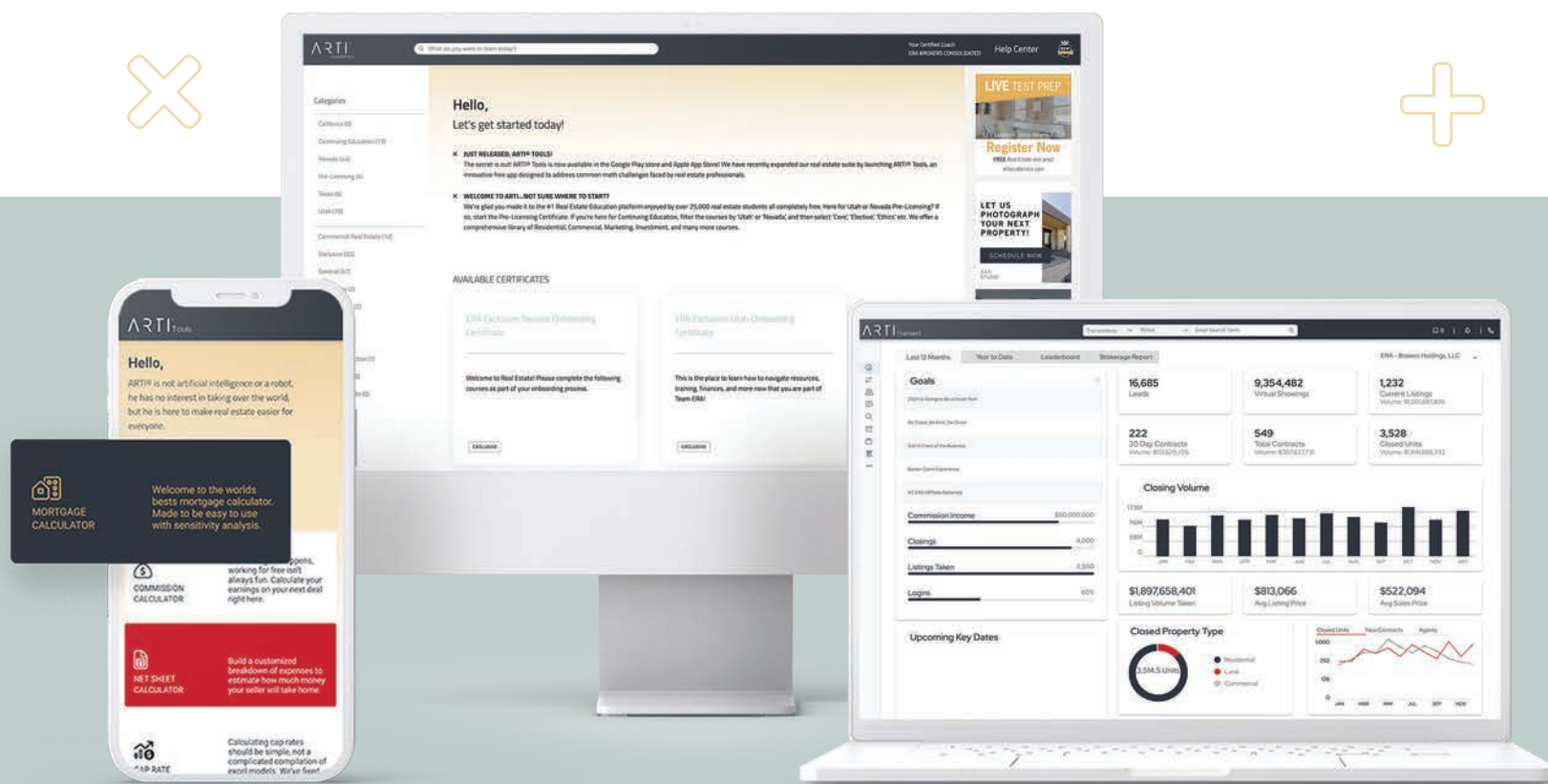
- Median Sales Price is up 3.5% over a 12 month rolling average and the price trend was up through the first six months of 2025.
- Inventory of Homes for Sale is up 10.1% over a 12 month rolling average and up 9.6% from the same month last year as inventory levels increased the first half of 2025.
- Closed Sales are down 10.0% over a 12 month rolling average and down 24.7% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-12.3%	-12.6%	0.0%
Same Month Last Year	12.2%	-24.7%	9.6%



	June 2024	June 2025	+ / -	12 Month Avg	+ / -
New Listings	444	498	12.2%	394	7.5%
Pending Sales	345	305	-11.6%	277	-0.5%
Closed Sales	405	305	-24.7%	301	-10.0%
Median Sales Price	\$396,999	\$474,900	19.6%	\$418,330	3.5%
Average Sales Price	\$469,531	\$543,169	15.7%	\$503,300	4.9%
List to Sale Price Ratio	97.9%	97.6%	-0.3%	97.6%	-2.6%
Days on Market	94	95	1.1%	107	16.2%
Inventory of Homes for Sale	2005	2198	9.6%	1916	10.1%
Months Supply of Inventory	5.0	7.2	44.0%	6.5	22.4%

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