



BROKERS • COLONIAL • DONAHOE

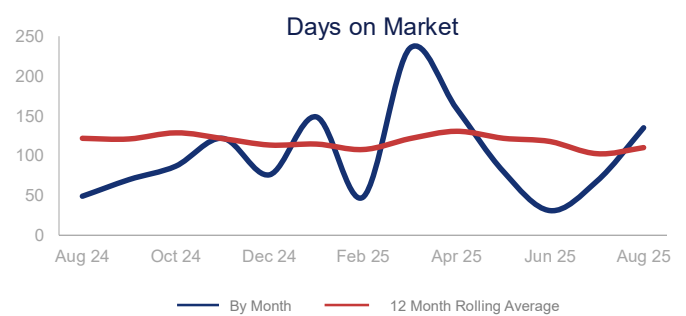
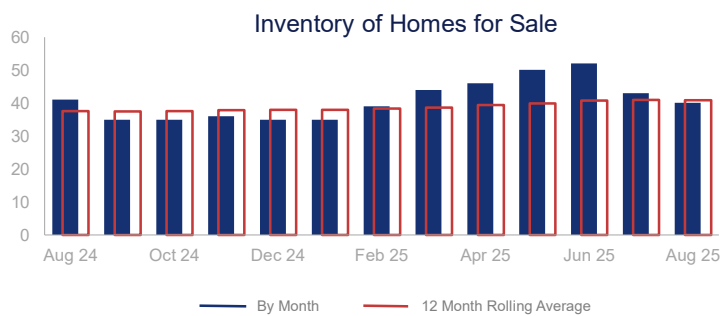
Market Report | August 2025

BEAVER COUNTY

Highlights:

- Median Sales Price is up 16.8% over a 12 month rolling average but down 10.5% from the same month last year.
- Inventory of Homes for Sale is up 8.9% over a 12 month rolling average but down 2.4% from the same month last year.
- Closed Sales are up 65.3% over a 12 month rolling average but down 25.0% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	14.3%	-33.3%	-7.0%
Same Month Last Year	14.3%	-25.0%	-2.4%



	August 2024		August 2025	+ / -	12 Month Avg	+ / -
New Listings	7		8	14.3%	10	38.2%
Pending Sales	3		5	66.7%	8	91.8%
Closed Sales	8		6	-25.0%	7	65.3%
Median Sales Price	\$319,500		\$286,000	-10.5%	\$350,008	16.8%
Average Sales Price	\$389,913		\$307,833	-21.1%	\$362,812	14.9%
List to Sale Price Ratio	86.9%		97.5%	12.2%	94.9%	-8.9%
Days on Market	49		135	175.5%	110	-9.6%
Inventory of Homes for Sale	41		40	-2.4%	41	8.9%
Months Supply of Inventory	9.8		6.7	-31.6%	7.7	-12.1%

% Change in Median Price

