

GREY OAKS MARKET UPDATE

DECEMBER 2025



Key Market Statistics

Trailing 12 Months⁽¹⁾

\$4,334,000

Average List Price

-5% YoY

\$3,778,000

Median Sale Price

+10% YoY

\$997

Average Price Per Square Foot

-0% YoY

45

New Listings

-18% YoY

46

Closed Sales

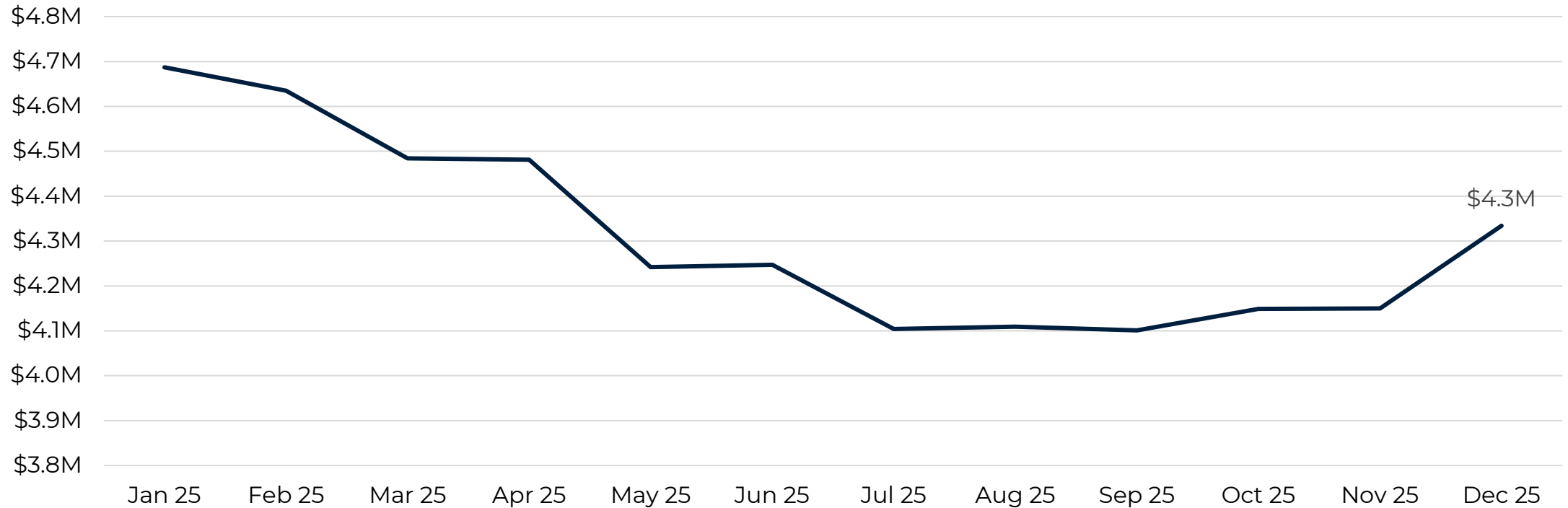
-21% YoY

Remarks: Grey Oaks' market softened during 2025, with mixed pricing but noticeably lower sales due to lower inventory.

(1) Data sourced from NABOR as of 1/1/2026.

Average List Price

Trailing 12 Months⁽¹⁾

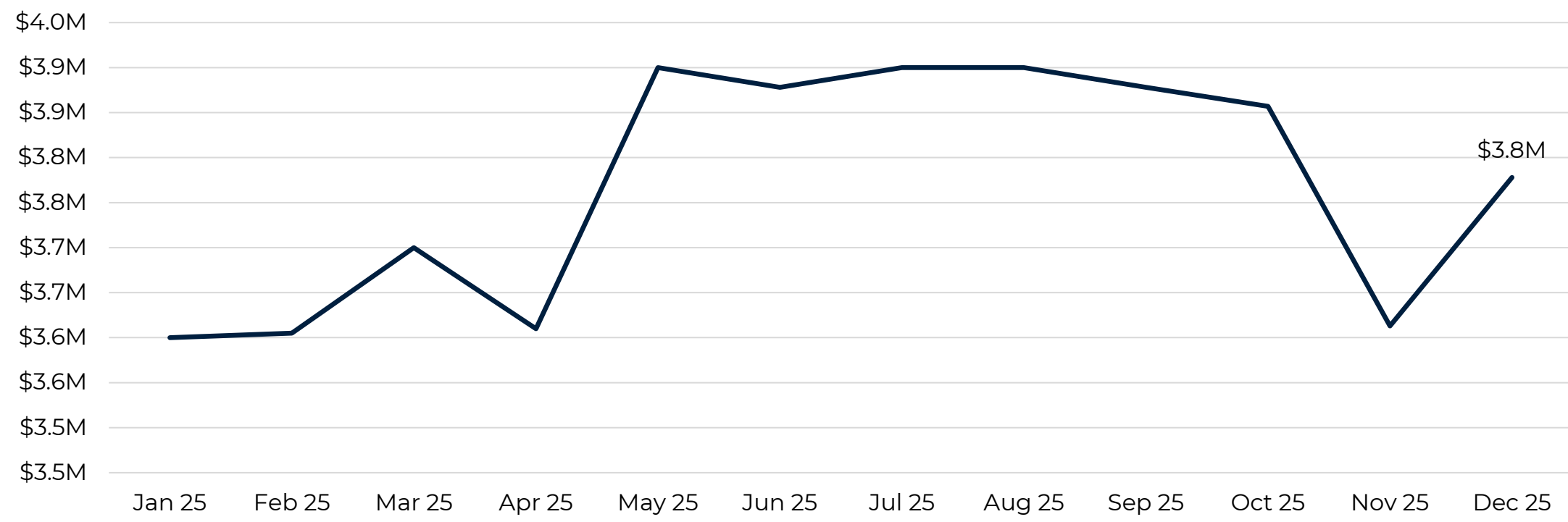


Remarks: Average sale prices have held in the mid \$4M range.

(1) Data sourced from NABOR as of 1/1/2026.

Median Sale Price

Trailing 12 Months⁽¹⁾

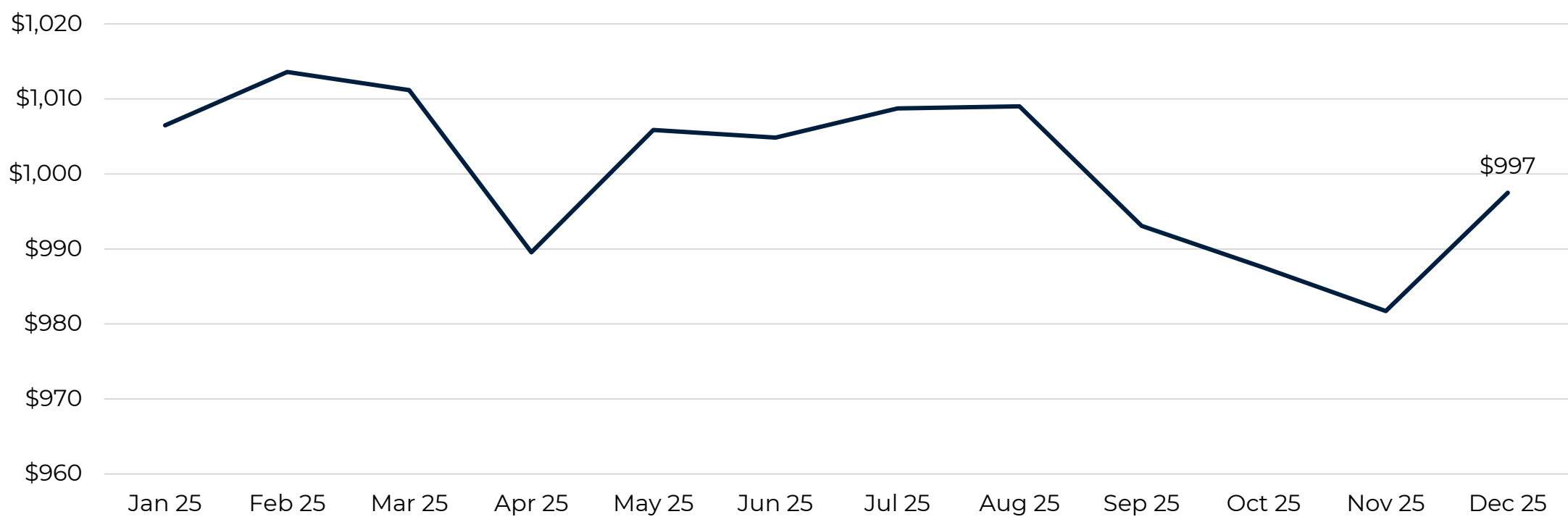


Remarks: Median sale prices remained constant in the mid-upper \$3M range.

(1) Data sourced from NABOR as of 1/1/2026.

Average Price Per Square Foot

Trailing 12 Months⁽¹⁾



Remarks: Average price per square foot has remained around \$1,000 throughout the year.

(1) Data sourced from NABOR as of 1/1/2026.

Key Market Statistics

Month of December 2025 ⁽¹⁾

4

New Listings

4

Closed Transactions

\$4,675,000

Median Closing Price

307

Days on Market

15

End of Month Inventory

3.9

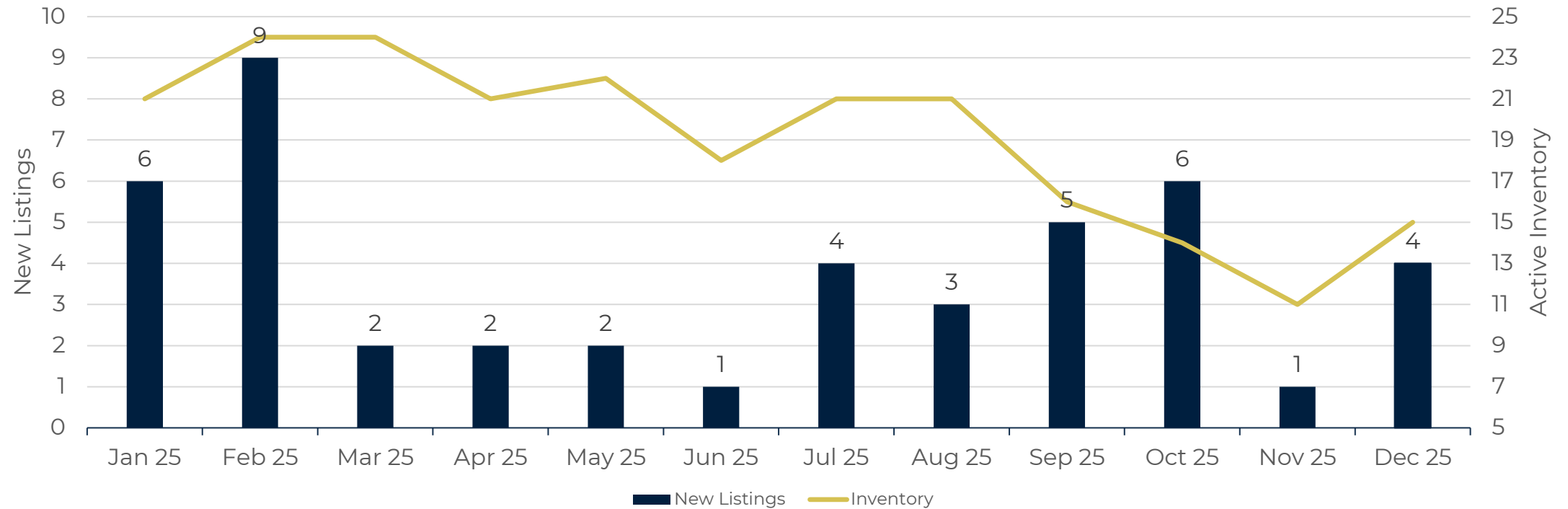
Months of Supply

Remarks: December had increased activity with four new listings and four closings, a median closing price of \$4.68M, and inventory increasing to 15 homes.

(1) Data sourced from NABOR as of 1/1/2026.

New Listings & Active Inventory

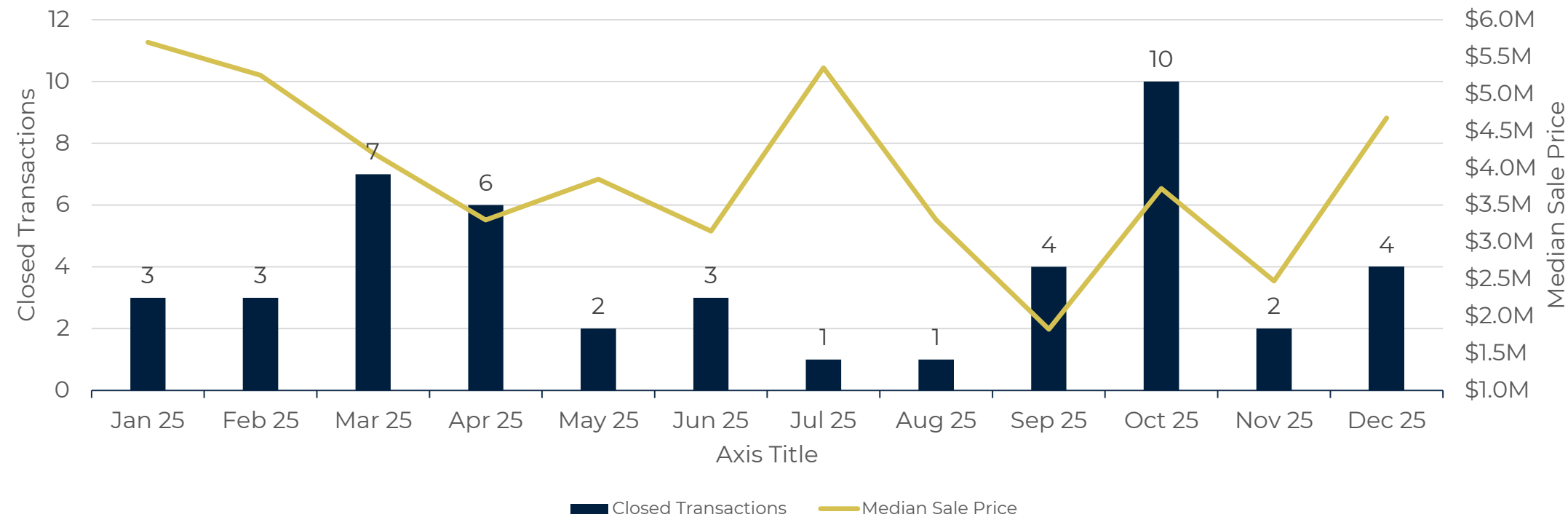
Month of December 2025 ⁽¹⁾



Remarks: New listings picked back up December, with four new properties on the market bringing the total inventory to 15.

Closed Transactions & Median Sale Price

Month of December 2025 ⁽¹⁾



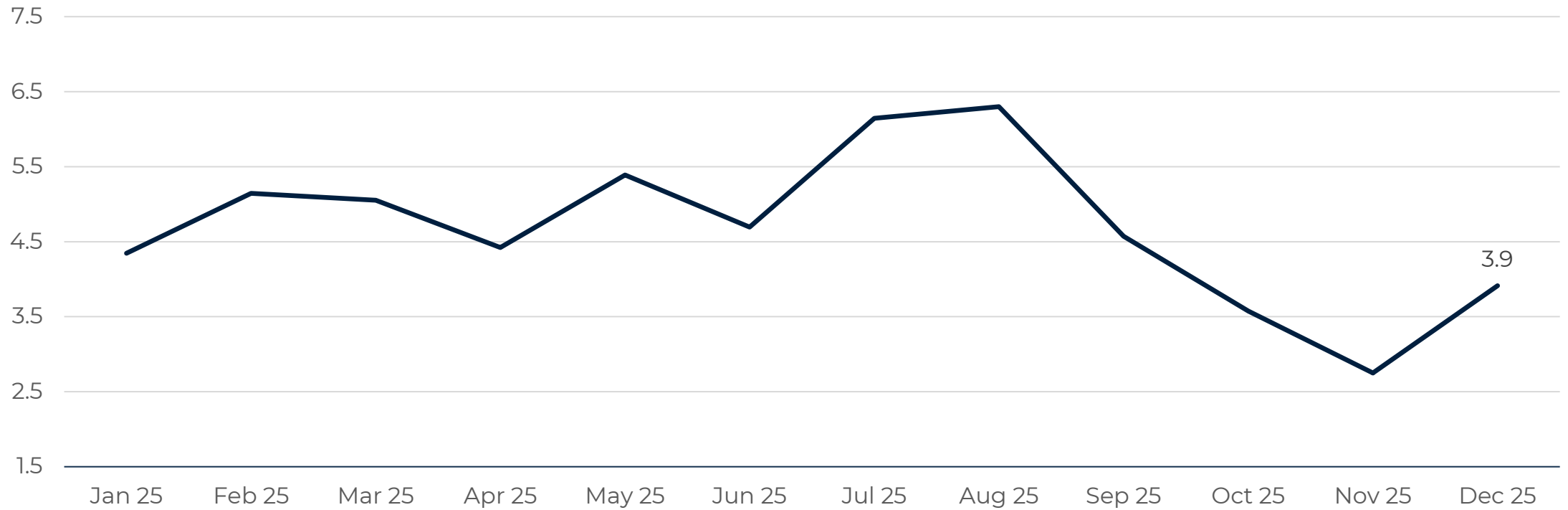
Remarks: Closed sales increased in December with a median sale price of \$4.68M.

(1) Data sourced from NABOR as of 1/1/2026.



Months of Supply

Month of December 2025 ⁽¹⁾



Remarks: Months of supply rose to 3.9 due to active inventory rising month over month.

(1) Data sourced from NABOR as of 1/1/2026.

CONTACTS

URSULA BOYD

239 675 1800

Ursula.Boyd@icloud.com

JACK BOYD

239 610 7700

Jack@BoydRE.com



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