

# TALIS PARK MARKET UPDATE

---

JANUARY 2026



# Key Market Statistics

---

*Trailing 12 Months<sup>(1)</sup>*

**\$2,628,000**

Average List Price

*-0% YoY*

**\$1,550,000**

Median Sale Price

*-2% YoY*

**\$677**

Average Sale Price Per Square Foot

*+4% YoY*

**52**

New Listings

*+53% YoY*

**27**

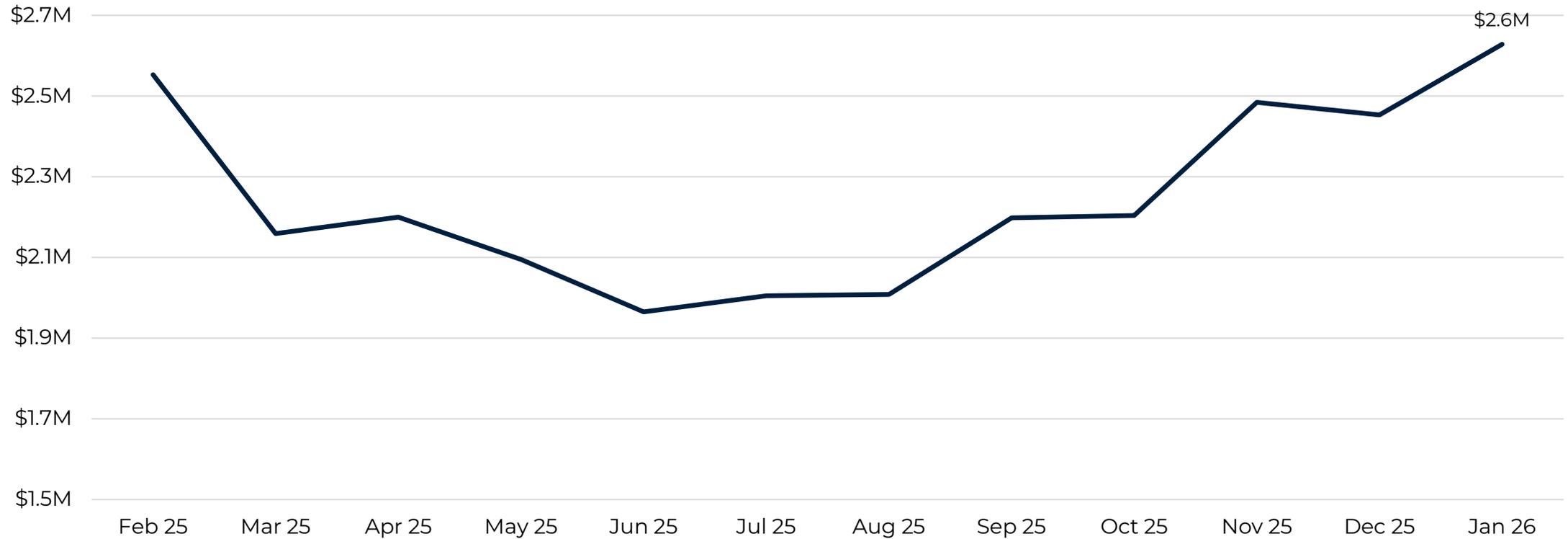
Closed Sales

*-25% YoY*

**Remarks:** The 2025 market showed a large jump in new inventory with considerably less sales.

# Average List Price

*Trailing 12 Months<sup>(1)</sup>*

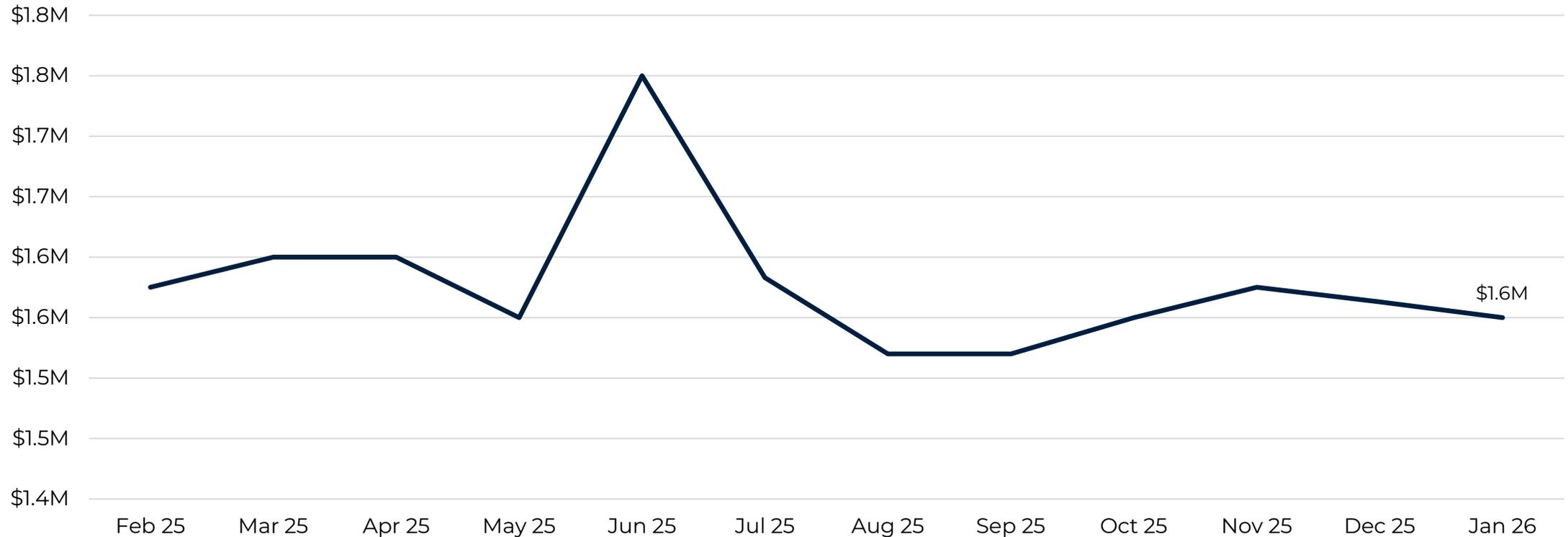


**Remarks:** Average list prices have returned to mid-\$2M as the season begins.

*(1) Data sourced from NABOR as of 2/1/2026.*

# Median Sale Price

*Trailing 12 Months<sup>(1)</sup>*

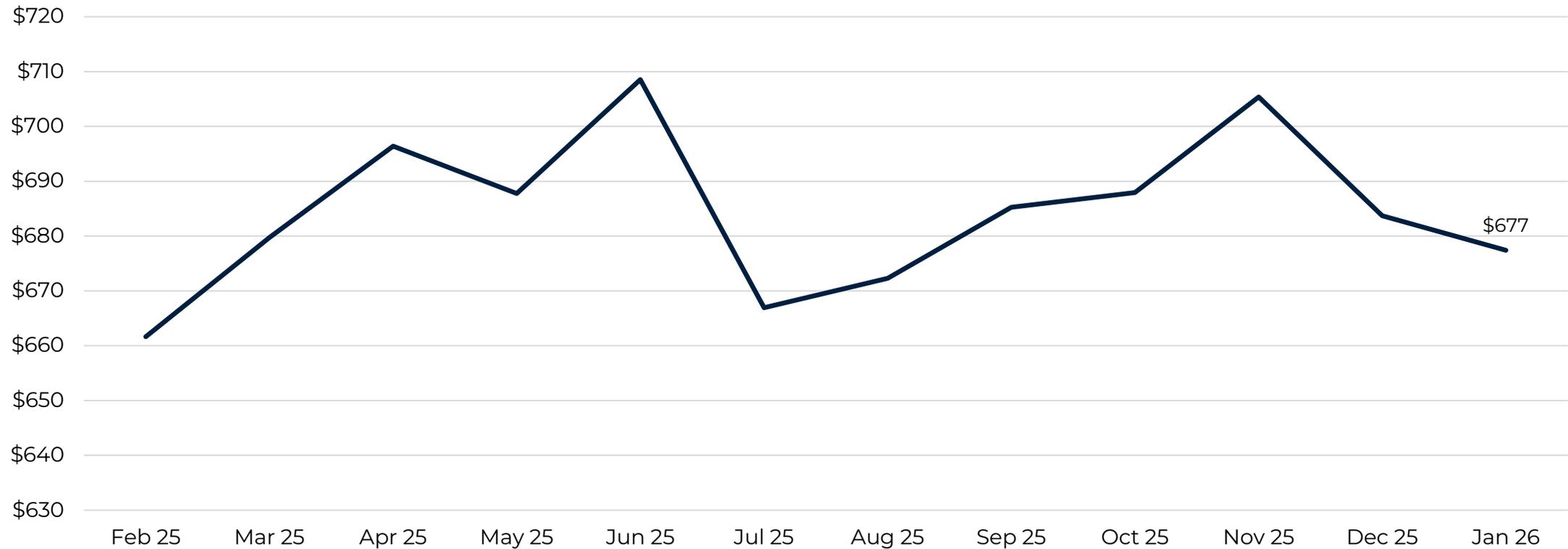


**Remarks:** Median sale prices have remained around \$1.6M throughout the period.

*(1) Data sourced from NABOR as of 2/1/2026.*

# Average Sale Price Per Square Foot

*Trailing 12 Months<sup>(1)</sup>*



**Remarks:** Average sale price per square foot has held steady in the high \$600s.

*(1) Data sourced from NABOR as of 2/1/2026.*

# Key Market Statistics

---

*Month of January 2026<sup>(1)</sup>*

**7**

New Listings

**1**

Closed Transaction

**\$1,300,000**

Median Closing Price

**243**

Days on Market

**36**

End of Month Inventory

**16.0**

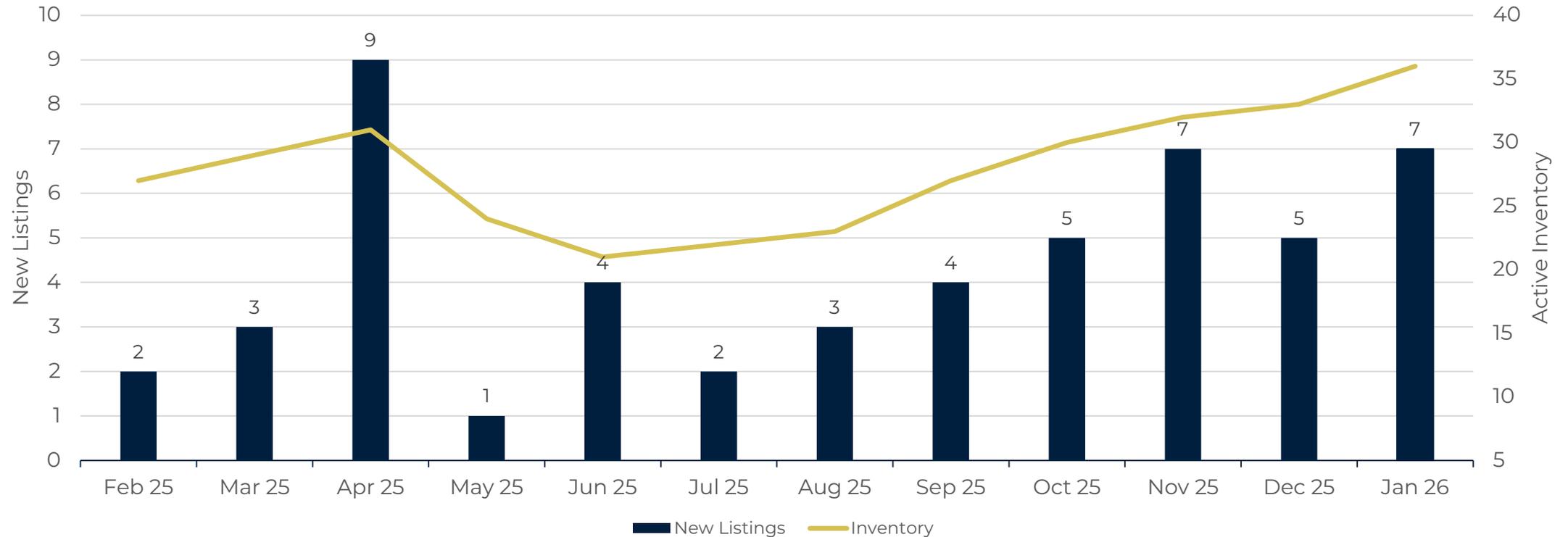
Months of Supply

**Remarks:** January saw another increase in new listings which is typical for the start of the year. Only one closed transaction has pushed months of supply higher.

*(1) Data sourced from NABOR as of 2/1/2026.*

# New Listings & Active Inventory

Month of January 2026<sup>(1)</sup>

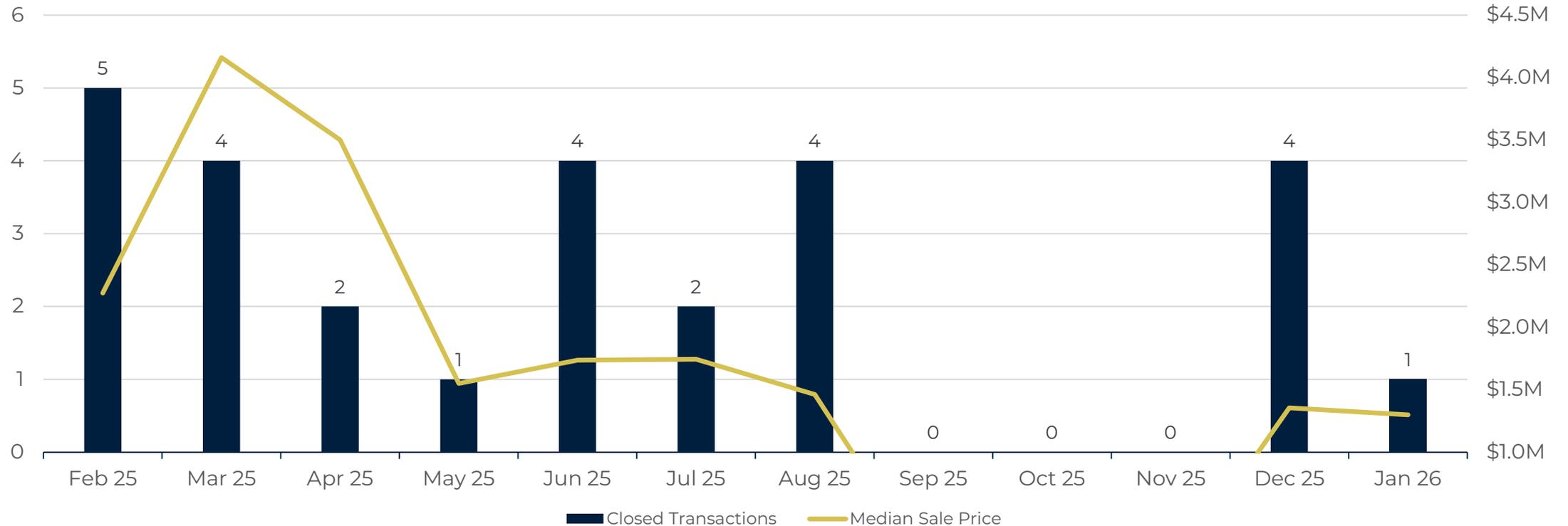


**Remarks:** Inventory has steadily increased as new listings outpaced closed sales during the past five months.

<sup>(1)</sup> Data sourced from NABOR as of 2/1/2026.

# Closed Transactions & Median Sale Price

Month of January 2026 <sup>(1)</sup>

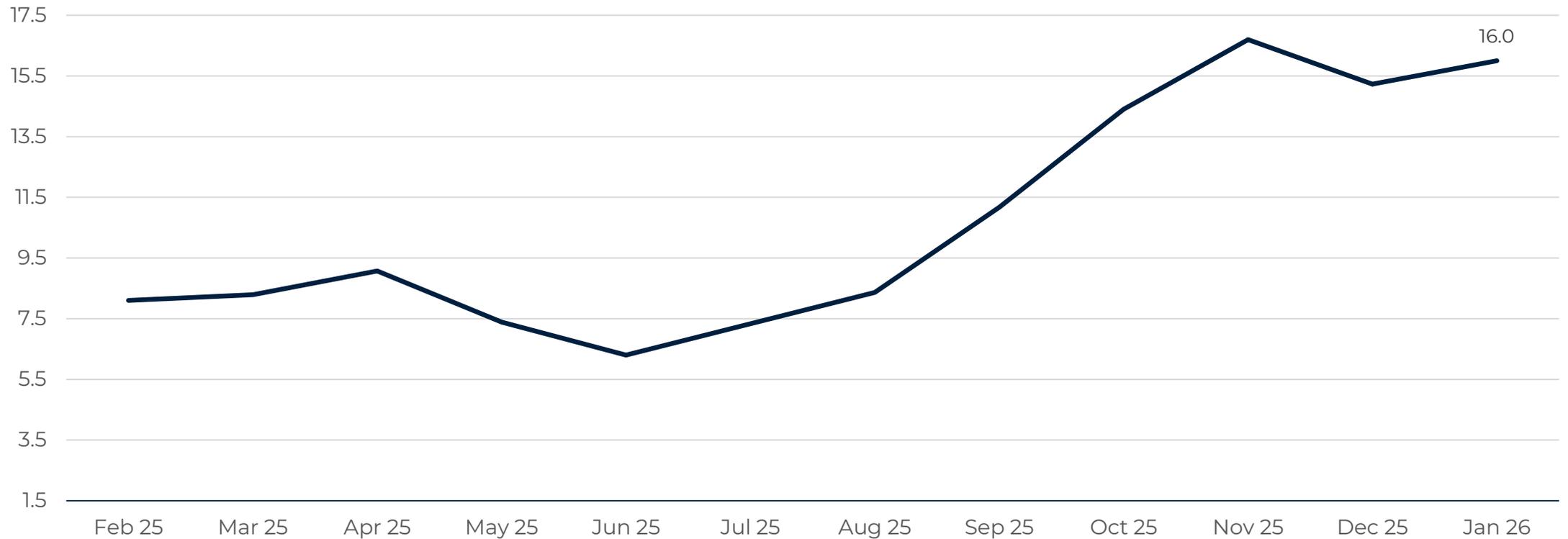


**Remarks:** January saw one closed transaction & the most recent single-family home sold was in June of 2025.

<sup>(1)</sup> Data sourced from NABOR as of 2/1/2026.

# Months of Supply

*Month of January 2026<sup>(1)</sup>*



**Remarks:** With 7 new listings and only one closed sale in January, months of supply increased to 16.

*(1) Data sourced from NABOR as of 2/1/2026.*

# The Importance of Pre-Listing Inspections

---

Identify Issues Early

Fix Major Items Upfront

Avoid Inspection Surprises

Reduce Negotiation Risk

Build Buyer Confidence

Smoother Path to Closing

In today's market, preparation reduces risk and creates confidence before a home ever goes under contract.

## CONTACTS

**URSULA BOYD**

239 675 1800

Ursula.Boyd@icloud.com

**JACK BOYD**

239 610 7700

Jack@BoydRE.com



Market data used in this report is sourced from NABOR® and analyzed using internal calculations. All figures are deemed reliable but not guaranteed and may be subject to revision. This presentation is for informational purposes only and should not be relied upon as financial, legal, or investment advice. Please consult us for further clarification of anything presented.