

GREY OAKS MARKET UPDATE

JULY 2026



July Market Snapshot

Month of July 2026 ⁽¹⁾

2

New Listings

4

Closed Transactions

14

End of Month Inventory

3.2

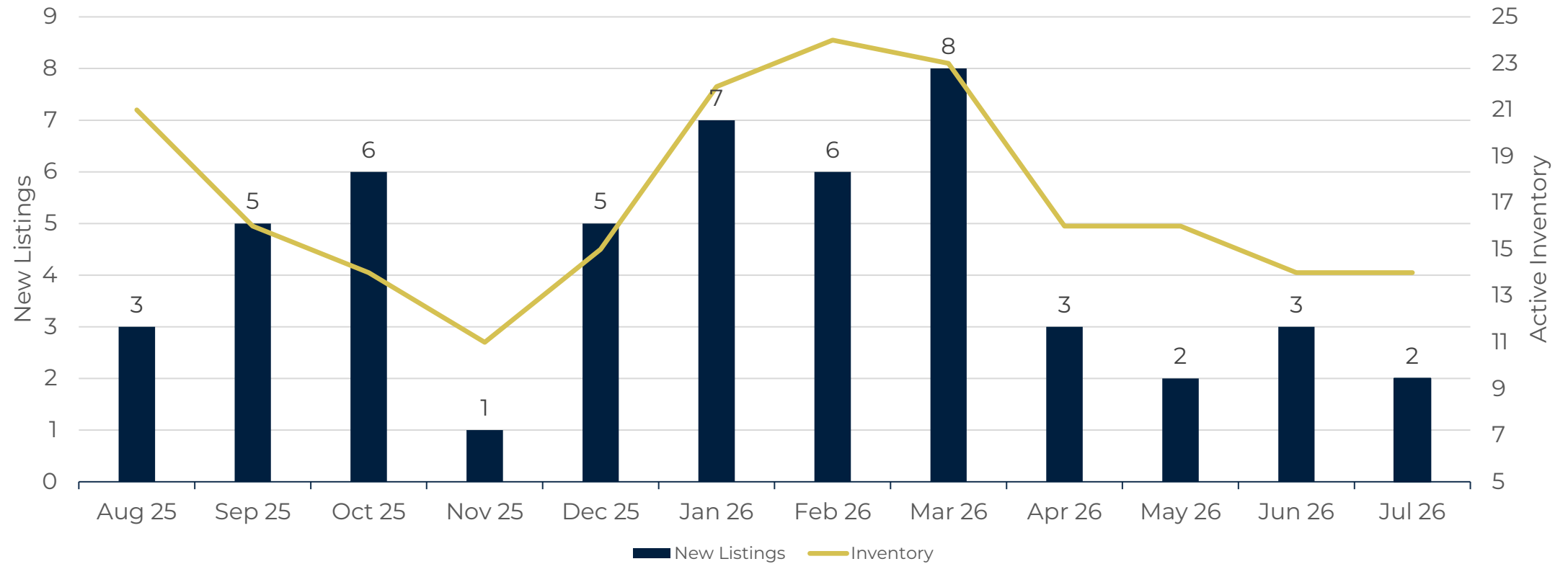
Months of Supply

What This Means for Homeowners:

- **New supply slows down:** Listing activity low at only 2 new properties
- **Buyer traffic is selective:** Presentation still drives showings and sales
- **Use the summer to prepare:** If you plan on selling in the fall, now is a great time to complete updates as buyers prefer homes that are move-in ready

New Listings & Active Inventory

Month of July 2026 ⁽¹⁾

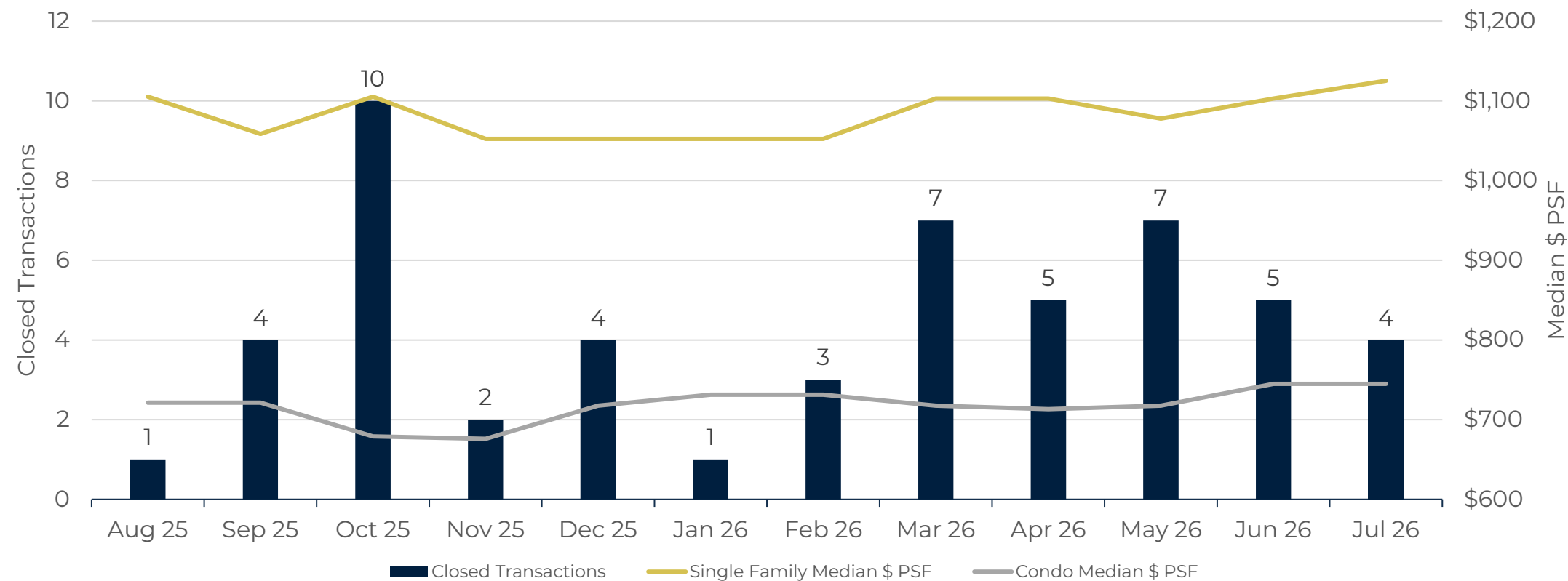


Remarks: Active inventory has dropped to an off-season level (near 12-month lows).

(1) Data sourced from NABOR as of 8/1/2026.

Closed Transactions & Median Sale Price PSF

Month of July 2026 ⁽¹⁾



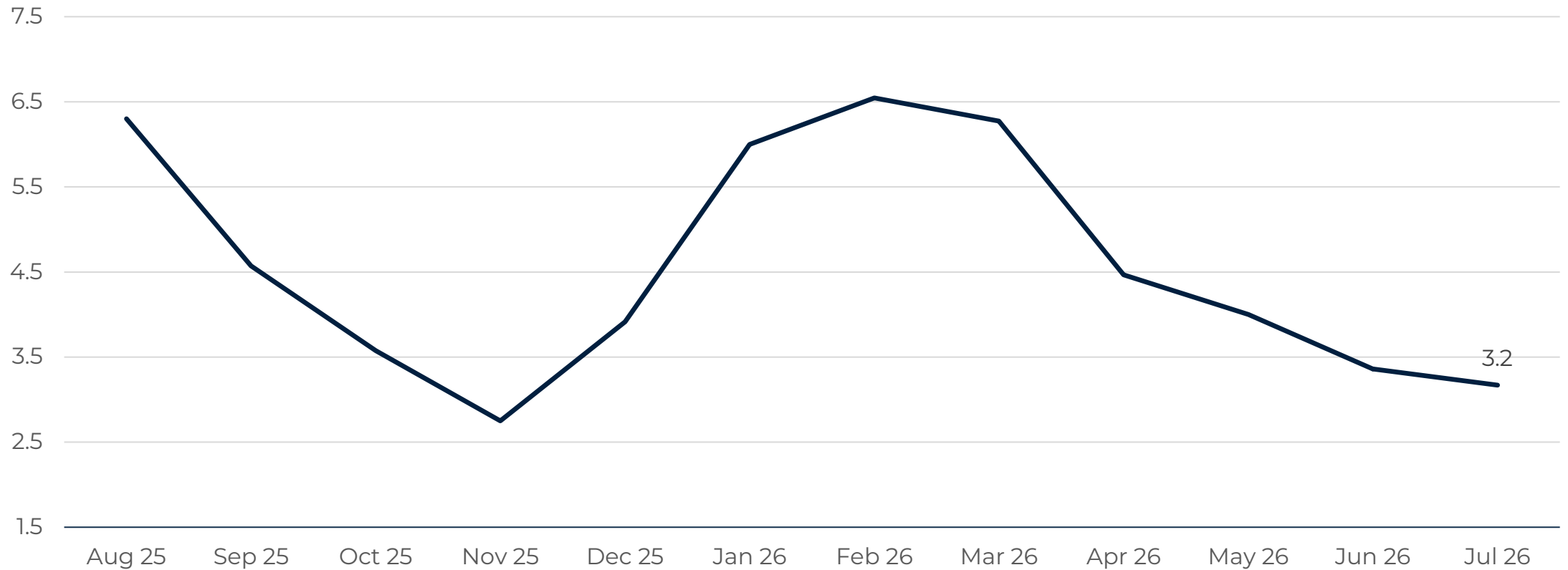
Remarks: 4 sales closed across Terra Verde, Torino, Avila, and Miramonte.

(1) Data sourced from NABOR as of 8/1/2026.



Months of Supply

Month of July 2026 ⁽¹⁾



Remarks: Months of supply dropped down to near 12-month lows of 3.2 months.

(1) Data sourced from NABOR as of 8/1/2026.

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