



AREA REPORT

CARDIFF

DECEMBER 2025 | SINGLE FAMILY



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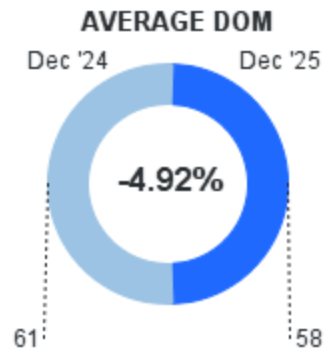
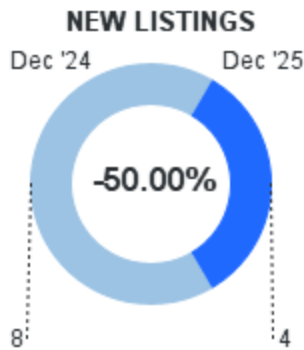
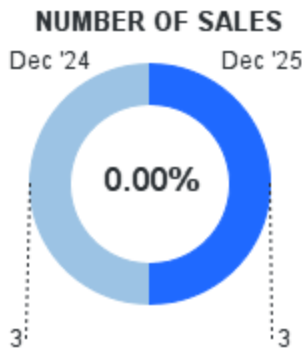


COLDWELL BANKER
REALTY

CARDIFF | December 2025

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family



-22.51% ↓

MEDIAN SALES PRICE
SINGLE FAMILY

-22.24% ↓

AVERAGE SALES PRICE
SINGLE FAMILY

-28.77% ↓

**MEDIAN LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY

-29.64% ↓

**AVERAGE LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY

■ Dec '24

■ Dec '25

AREA REPORT

CARDIFF

FULL MARKET SUMMARY

December 2025 | Single Family ?

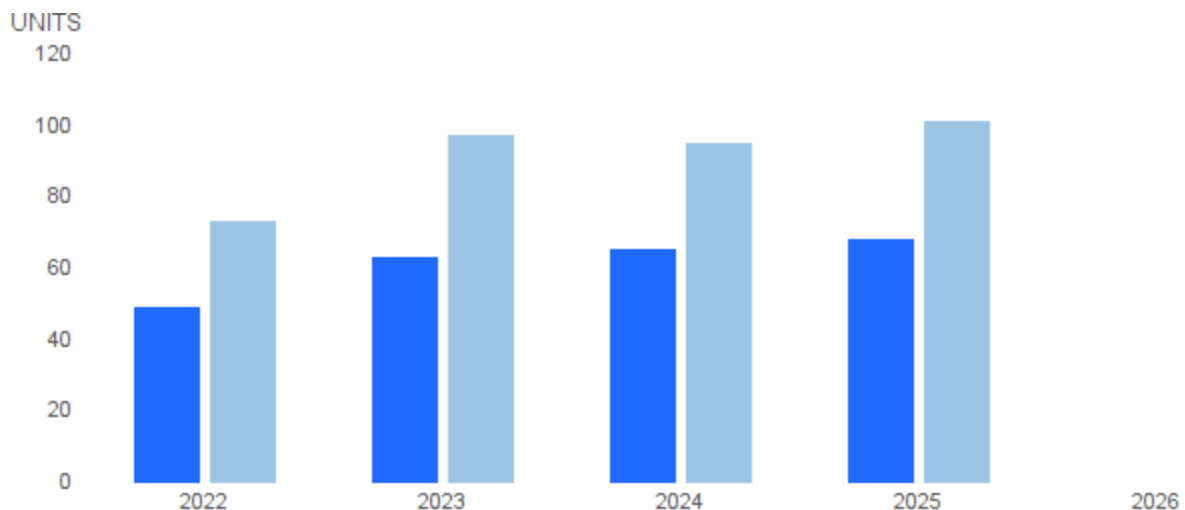
	Month to Date			Year to Date		
	December 2025	December 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	4	8	-50% ↓	101	95	6.32% ↑
Sold Listings	3	3	0% ↔	68	65	4.62% ↑
Median List Price (Solds)	\$2,350,000	\$3,299,000	-28.77% ↓	\$2,349,500	\$2,499,000	-5.98% ↓
Median Sold Price	\$2,324,800	\$3,000,000	-22.51% ↓	\$2,304,900	\$2,500,000	-7.8% ↓
Median Days on Market	52	70	-25.71% ↓	20	19	5.26% ↑
Average List Price (Solds)	\$2,941,666	\$4,181,166	-29.64% ↓	\$2,546,029	\$2,759,466	-7.73% ↓
Average Sold Price	\$2,838,266	\$3,650,000	-22.24% ↓	\$2,461,913	\$2,698,618	-8.77% ↓
Average Days on Market	58	61	-4.92% ↓	31	34	-8.82% ↓
List/Sold Price Ratio	97%	90%	7.78% ↑	97.1%	99.6%	-2.53% ↓

SOLD AND NEW PROPERTIES (UNITS)

December 2025 | Single Family ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.



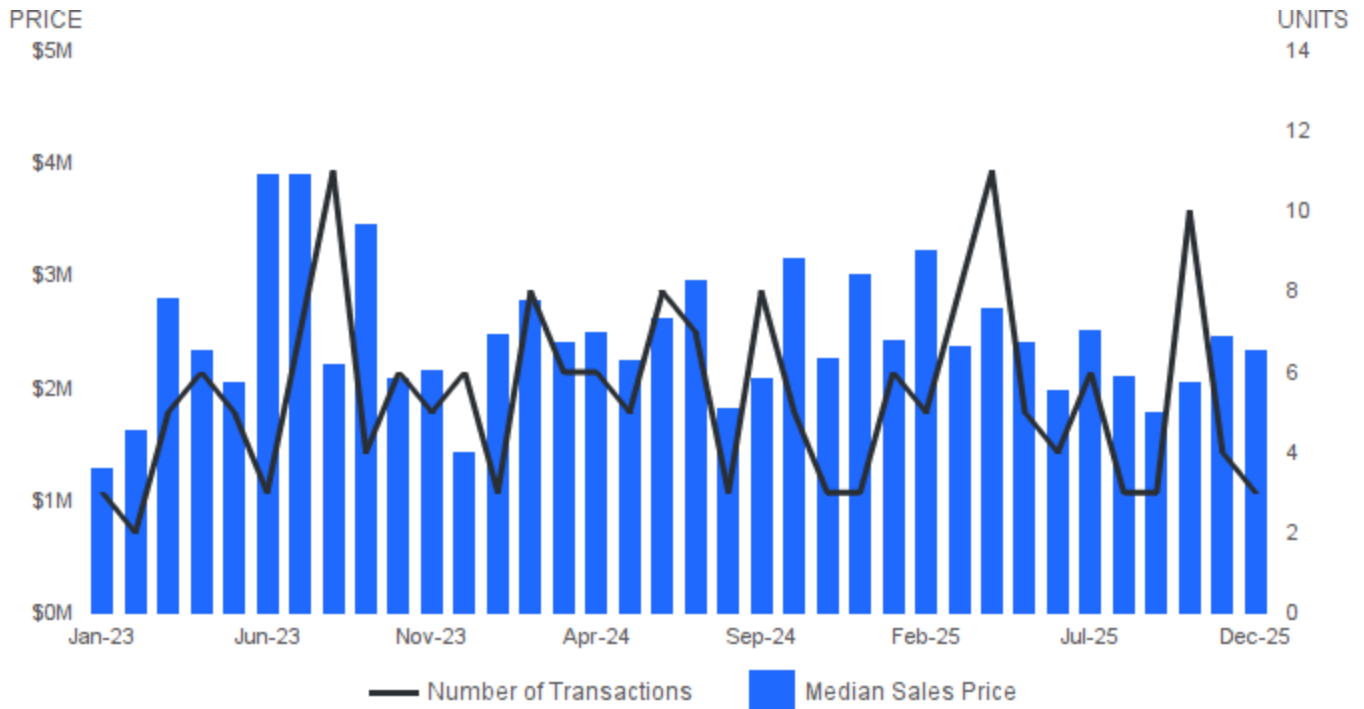
Sold Properties	49	63	65	68	0
New Properties	73	97	95	101	0
Sold Volume	\$117.78M	\$164.71M	\$175.41M	\$167.41M	\$0
Listing Volume	\$194.79M	\$283.87M	\$281.83M	\$280.71M	\$0
Median Sale Price	\$2.12M	\$2.20M	\$2.50M	\$2.30M	\$0

MEDIAN SALES PRICE AND NUMBER OF SALES

December 2025 | Single Family ?

Median Sales Price | Price of the "middle" property sold -an equal number of sales were above and below this price.

Number of Sales | Number of properties sold.

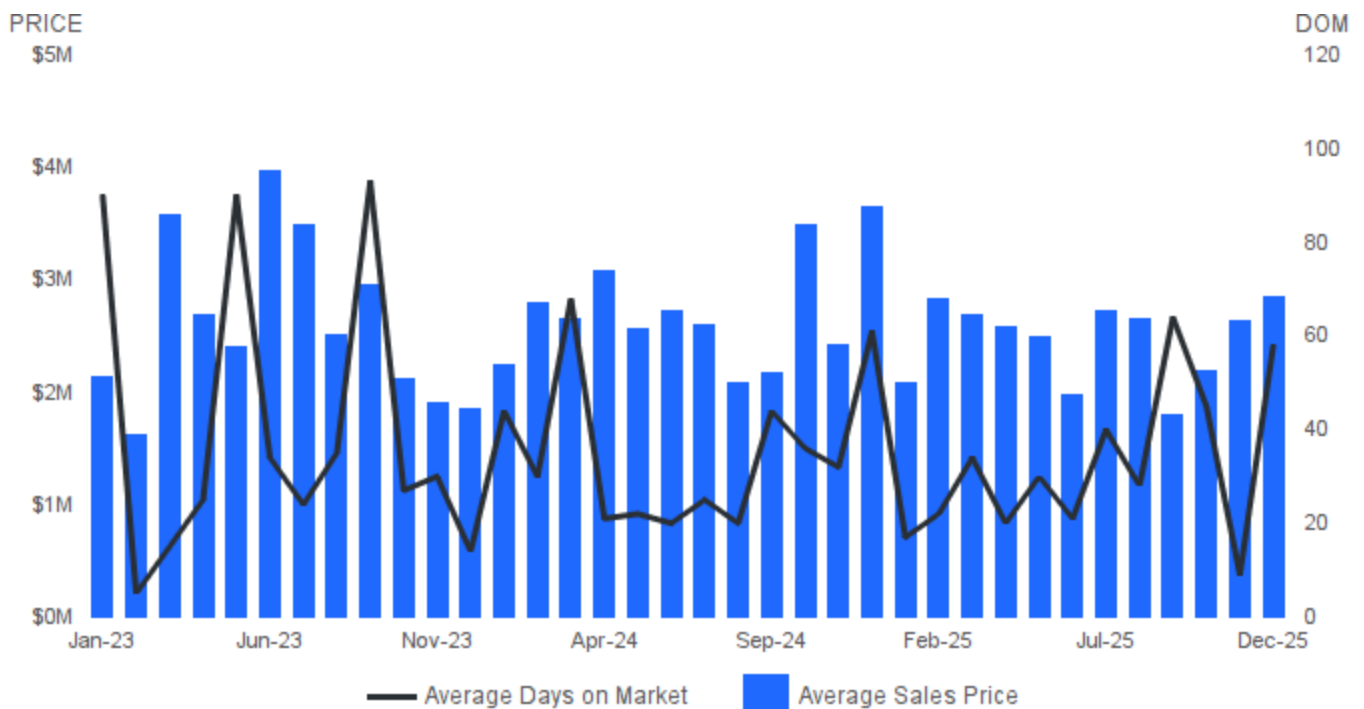


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

December 2025 | Single Family ?

Average Sales Price | Average sales price for all properties sold.

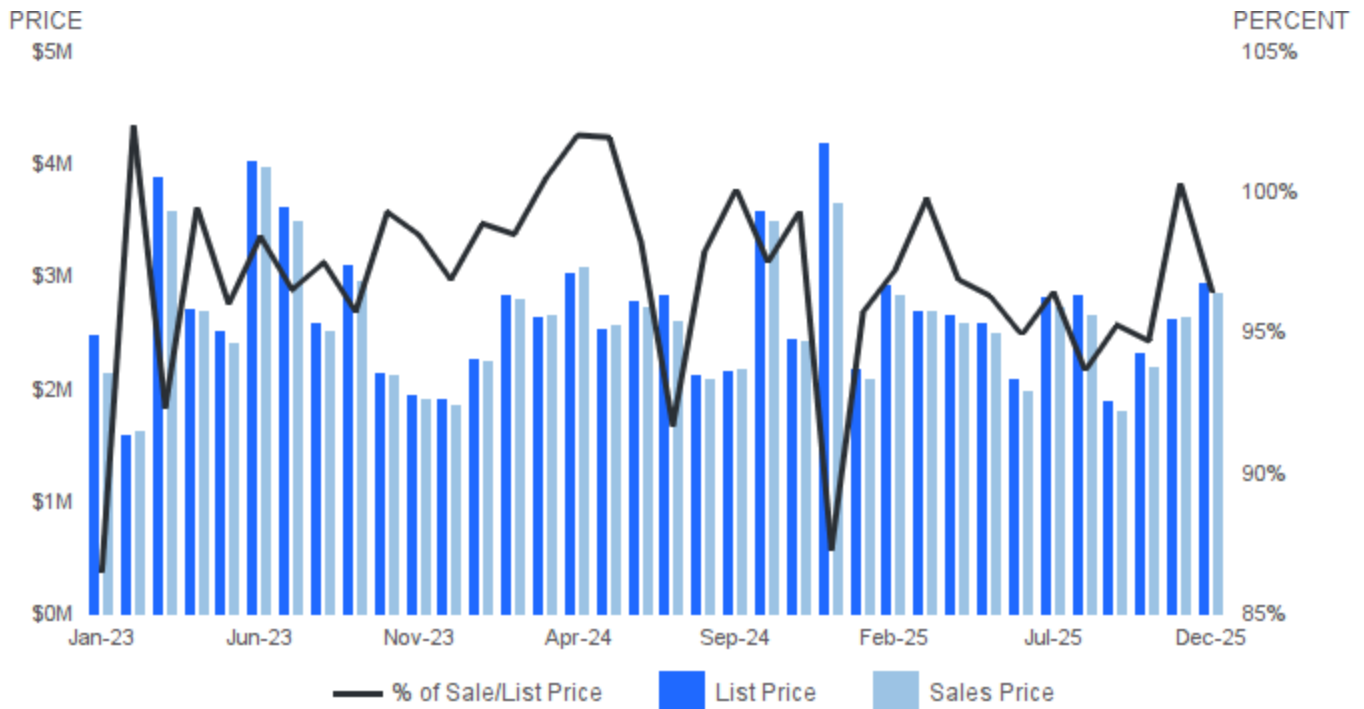
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

December 2025 | Single Family ?

Sale Price as a Percentage of Original Price | Average sale price of property as percentage of final list price.

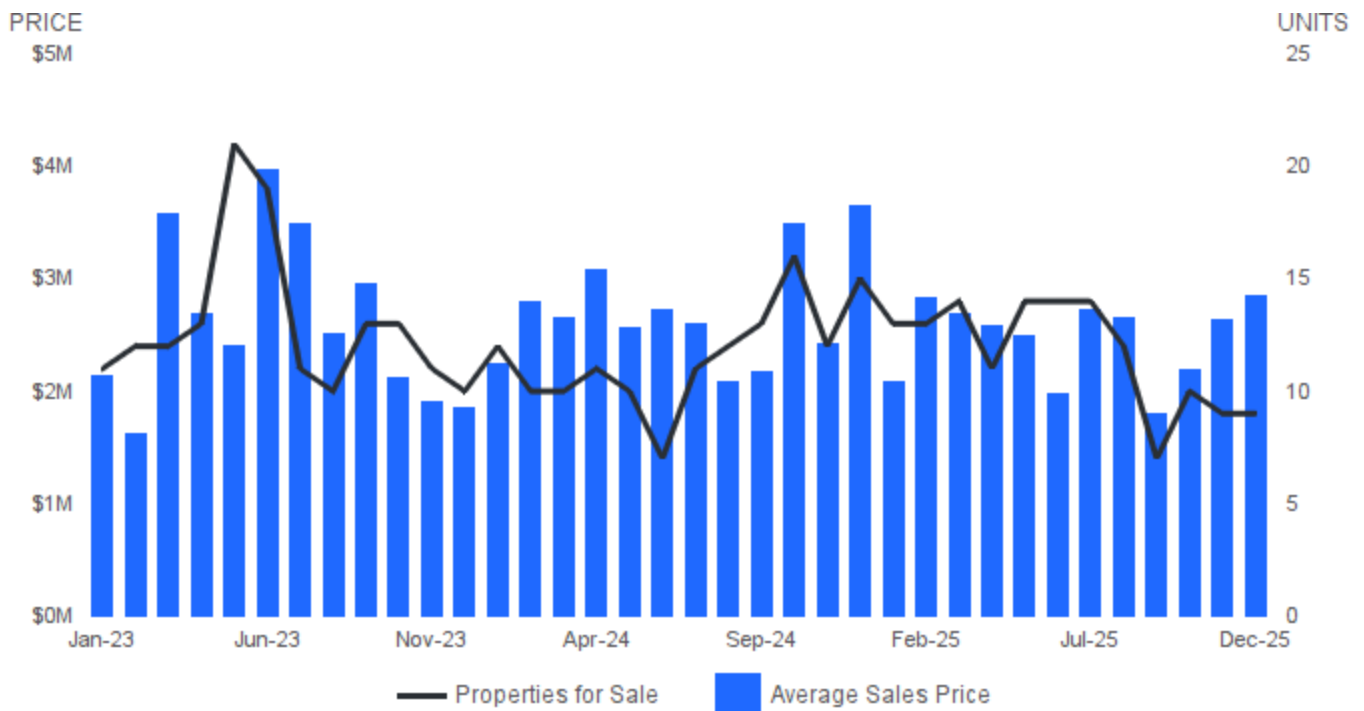


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

December 2025 | Single Family ?

Average Sales Price | Average sales price for all properties sold.

Properties for Sale | Number of properties listed for sale at the end of month.

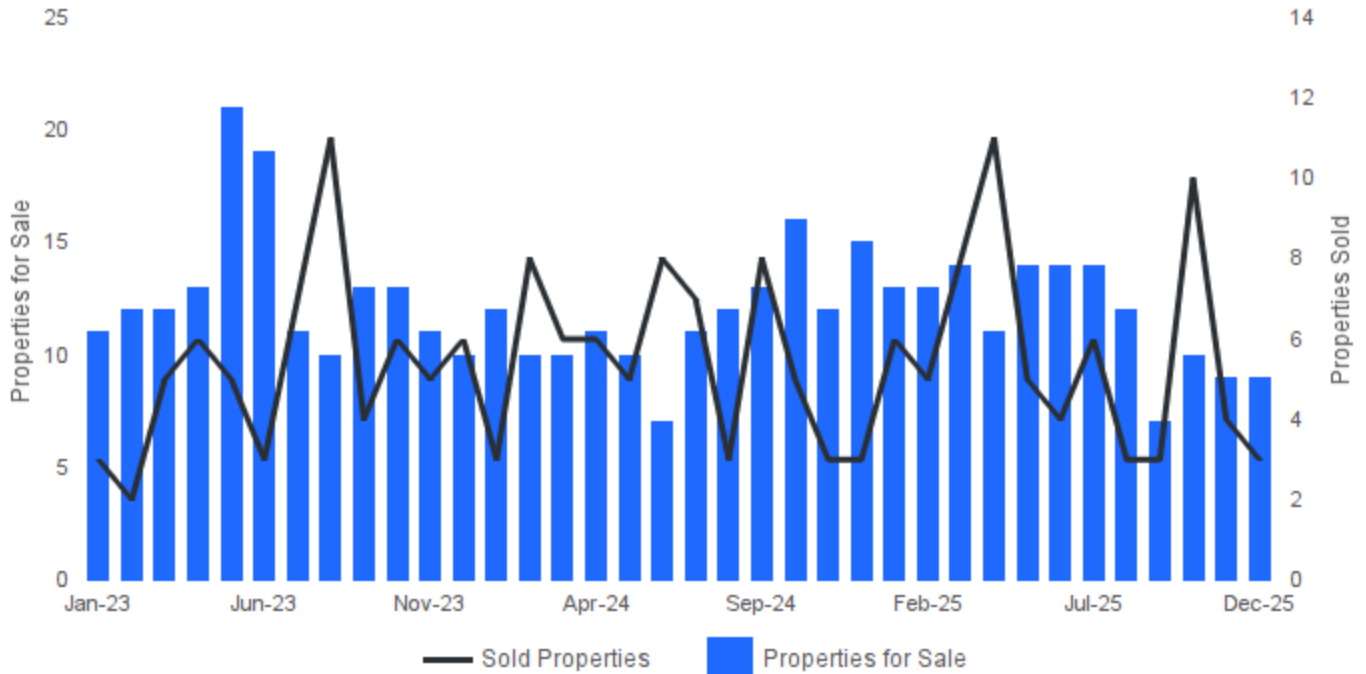


PROPERTIES FOR SALE AND SOLD PROPERTIES

December 2025 | Single Family ?

Properties for Sale | Number of properties listed for sale at the end of month.

Sold Properties | Number of properties sold.



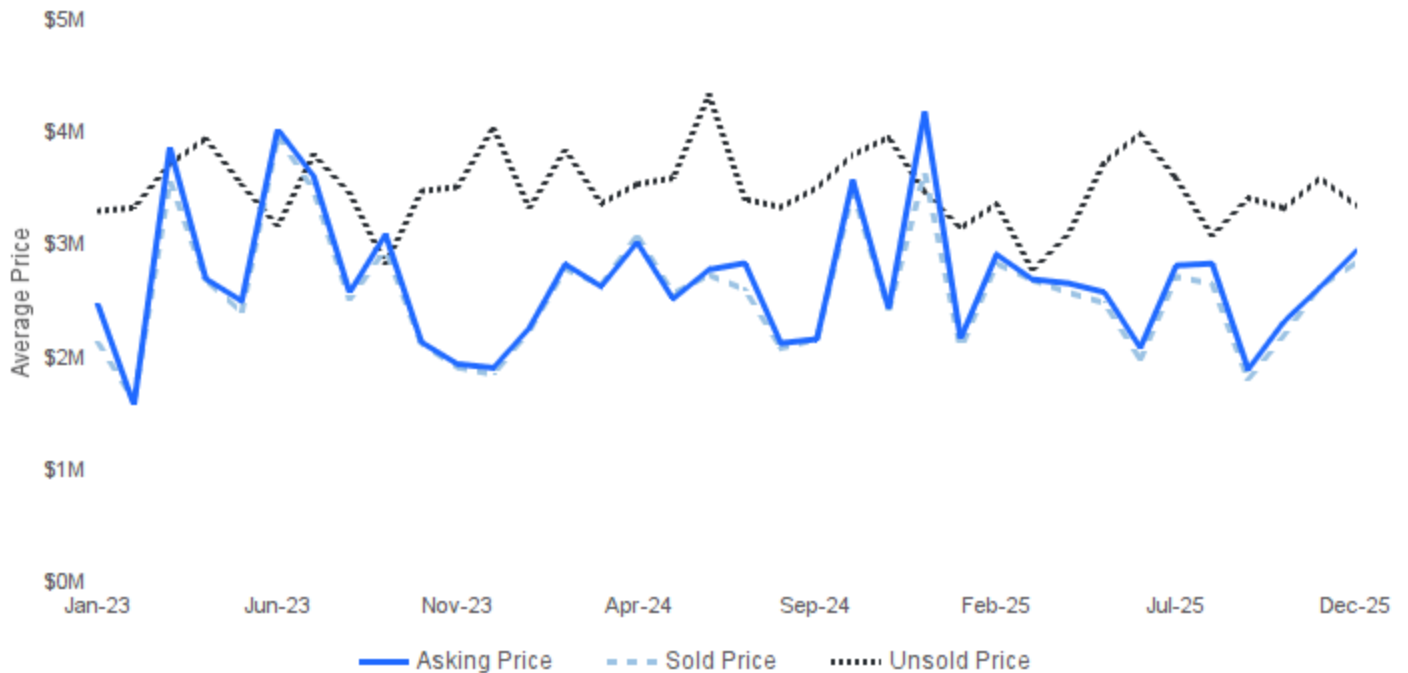
AVERAGE ASKING/SOLD/UNSOLD PRICE

December 2025 | Single Family ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

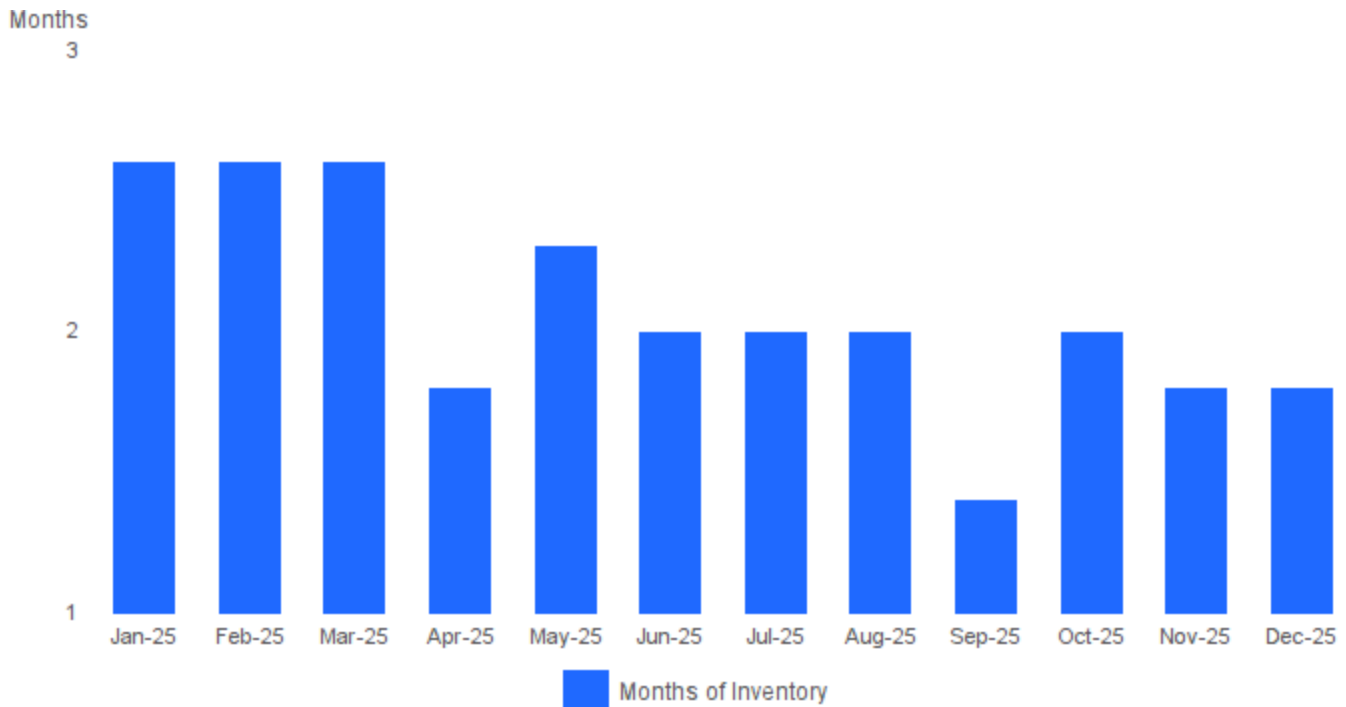
Unsold Price | the average active list price



ABSORPTION RATE

December 2025 | Single Family ?

Absorption Rate | Looks at the past year's monthly supply of inventory. In a normal market there should be a 6 month supply. The higher the rate above 6 the more aggressive a seller has to be with the competition; price and having a picture perfect property.



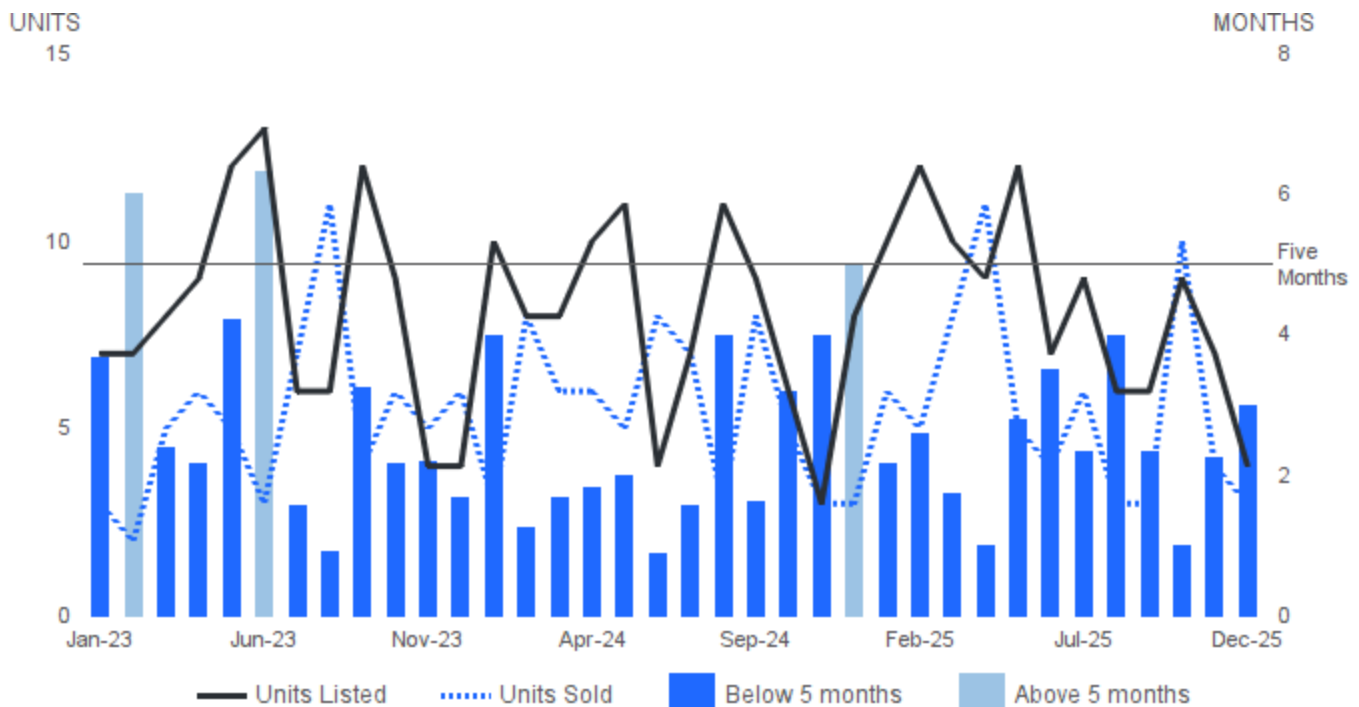
MONTHS SUPPLY OF INVENTORY

December 2025 | Single Family ?

Months Supply of Inventory | Properties for sale divided by number of properties sold.

Units Listed | Number of properties listed for sale at the end of month.

Units Sold | Number of properties sold.



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