

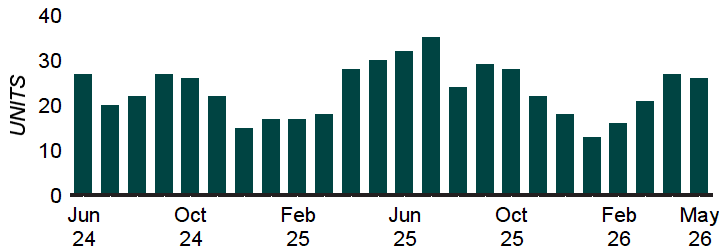
# MAY 2026 MARKET REPORT

Beacon  
Single Family

	May 2026	CHANGE FROM April 2026	CHANGE FROM May 2025
MEDIAN SALE PRICE	\$878,750	▲ 40.60%	▲ 29.70%
AVERAGE SALE PRICE	\$984,375	▲ 52.20%	▲ 32.40%
UNITS SOLD	4	▼ -42.90%	▼ -33.30%
AVERAGE DAYS ON MARKET	21	▼ -74.70%	▼ -58.80%
% OF SALES PRICE	101.71	▼ -5.50%	▲ 0.60%
UNITS FOR SALE	26	▼ -3.70%	▼ -18.80%
MONTHS OF INVENTORY	6.50	▲ 66.70%	▲ 22.60%

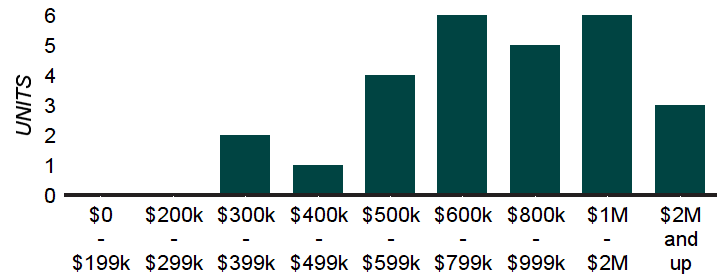
## HOMES FOR SALE

Number of homes listed for sale, end of month



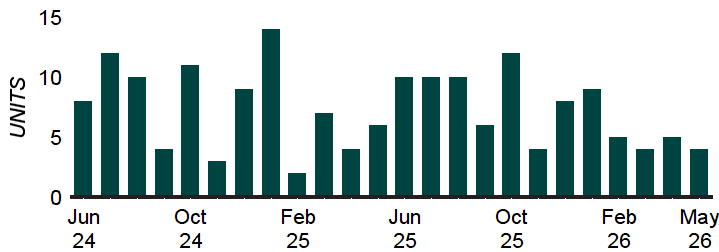
## HOMES FOR SALE BY PRICE RANGE

Number of homes listed for sale at the end of month



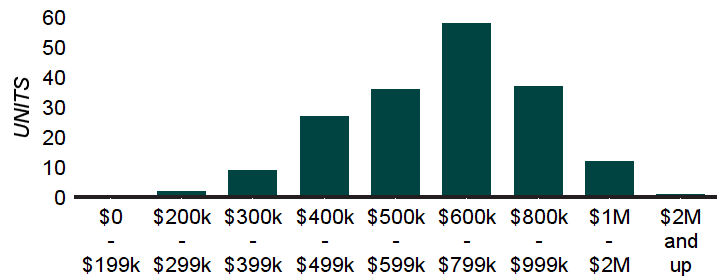
## HOMES SOLD

Number of homes sold



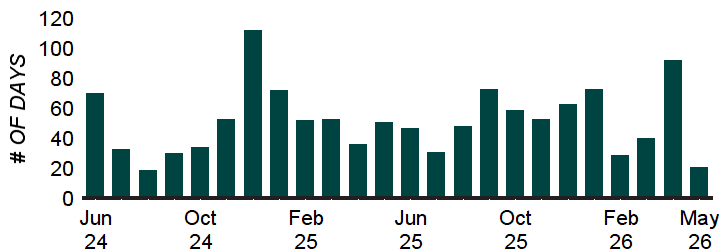
## HOMES SOLD BY PRICE RANGE

Number of homes sold in the previous two years



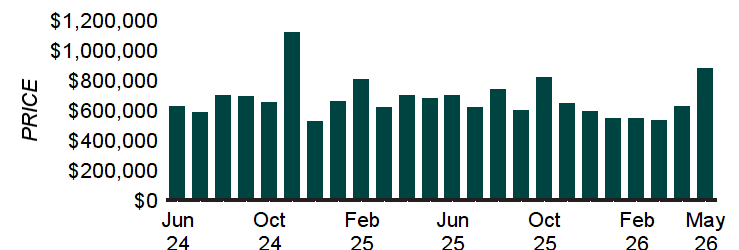
## DAYS ON MARKET - SOLD

Average days on market for all homes sold



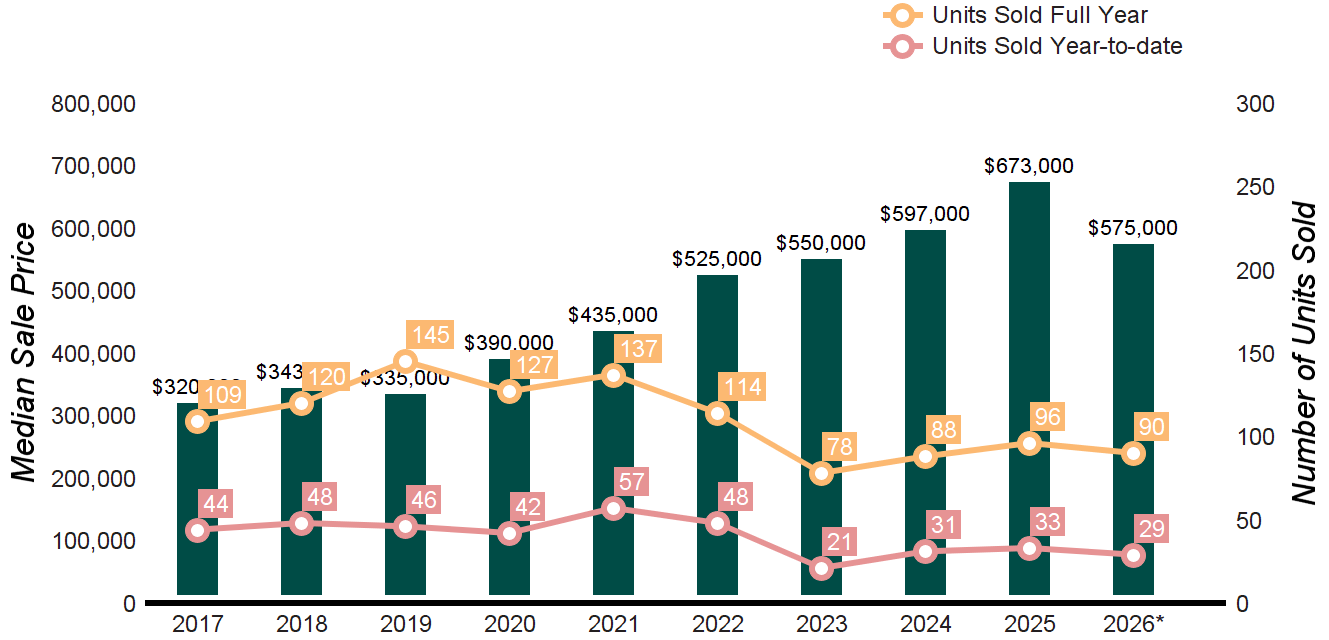
## MEDIAN SALE PRICE

Price of the "middle" homes sold -an equal number of sales were above AND below this price



# TEN-YEAR MARKET HISTORY

Beacon  
Single Family



	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026*
<b>UNITS SOLD</b>	109	120	145	127	137	114	78	88	96	90
	▼ 17%	▲ 10%	▲ 21%	▼ 12%	▲ 8%	▼ 17%	▼ 32%	▲ 13%	▲ 9%	▼ 6%
<b>MEDIAN SOLD PRICE</b>	\$320,000	\$343,250	\$335,000	\$390,000	\$435,000	\$525,000	\$550,000	\$597,000	\$673,000	\$575,000
	▲ 9%	▲ 7%	▼ 2%	▲ 16%	▲ 12%	▲ 21%	▲ 5%	▲ 9%	▲ 13%	▼ 15%

Data source: Onekey MLS, Single Family Homes. Information believed to be accurate but not warranted.  
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 \*2026 year-to-date Homes and Median Price are through 5/31/2026  
 For 2026, Homes on Full-Year Line Graph are annualized based on actual sales year-to-date