

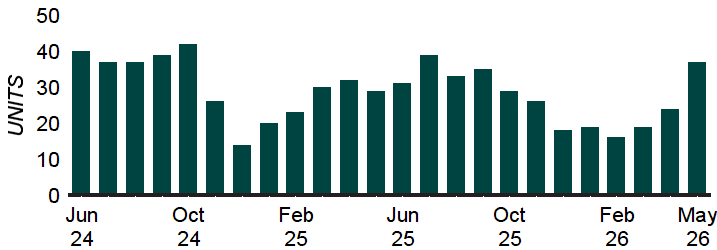
MAY 2026 MARKET REPORT

Byram Hills
Single Family

	May 2026	CHANGE FROM April 2026	CHANGE FROM May 2025
MEDIAN SALE PRICE	\$1,711,800	▲ 30.20%	▲ 17.90%
AVERAGE SALE PRICE	\$1,881,360	▲ 28.40%	▲ 23.90%
UNITS SOLD	10	▲ 66.70%	▲ 42.90%
AVERAGE DAYS ON MARKET	29	▼ -23.70%	▲ 70.60%
% OF SALES PRICE	102.66	0.00%	▼ -5.50%
UNITS FOR SALE	37	▲ 54.20%	▲ 15.60%
MONTHS OF INVENTORY	3.70	▼ -7.50%	▼ -19.60%

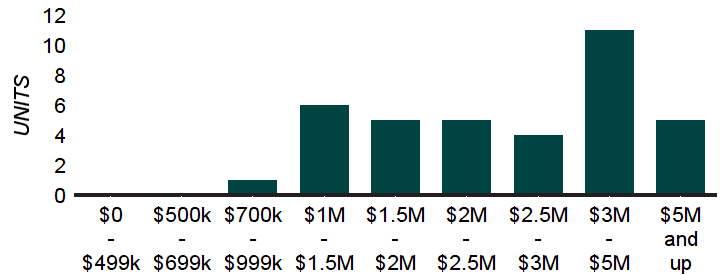
HOMES FOR SALE

Number of homes listed for sale, end of month



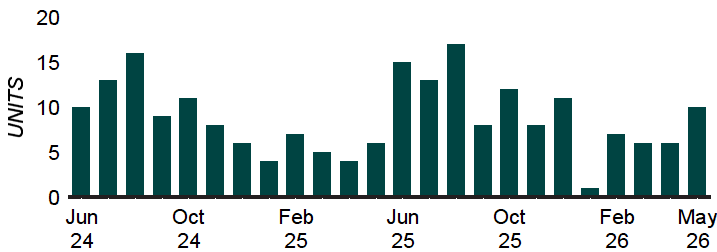
HOMES FOR SALE BY PRICE RANGE

Number of homes listed for sale at the end of month



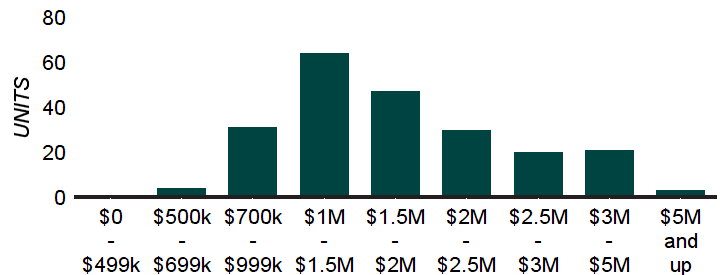
HOMES SOLD

Number of homes sold



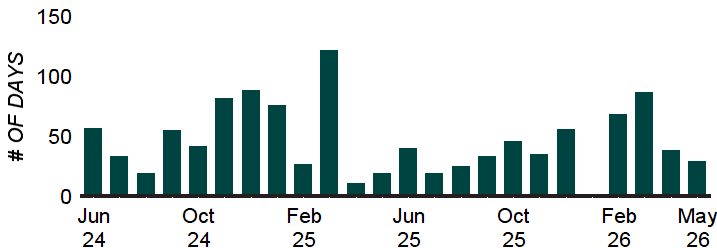
HOMES SOLD BY PRICE RANGE

Number of homes sold in the previous two years



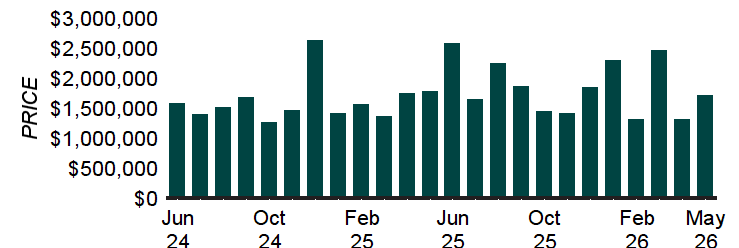
DAYS ON MARKET - SOLDS

Average days on market for all homes sold



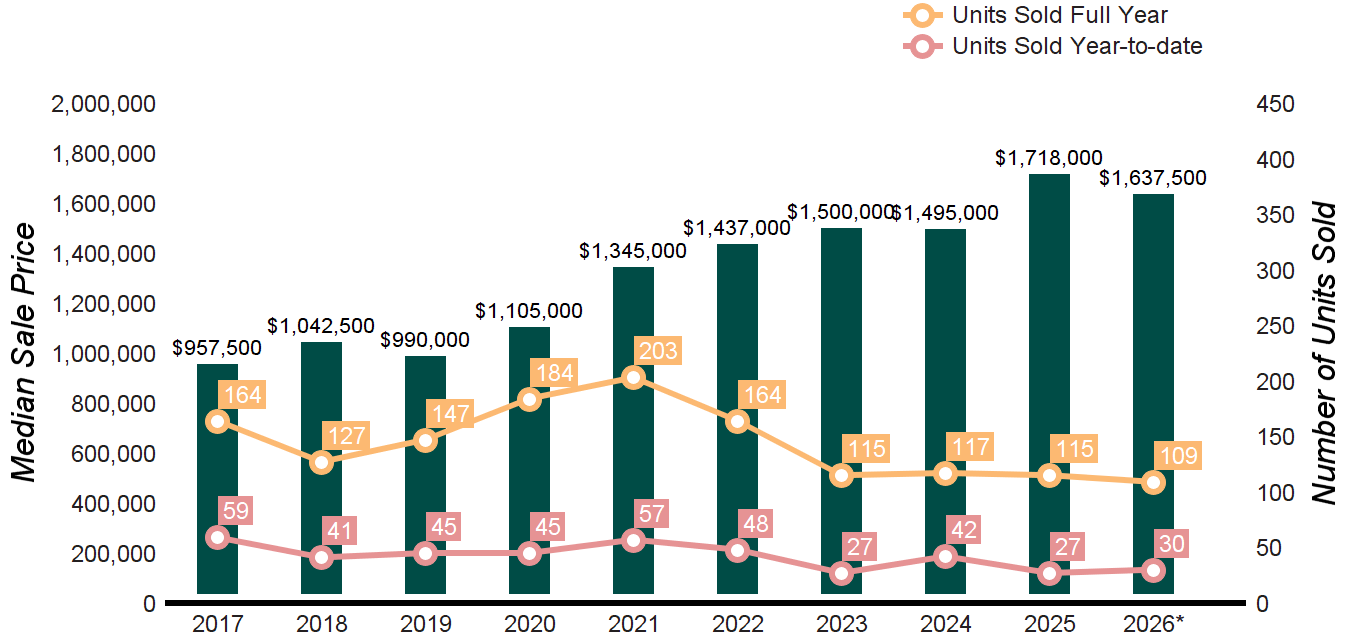
MEDIAN SALE PRICE

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



TEN-YEAR MARKET HISTORY

Byram Hills
Single Family



	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026*
UNITS SOLD	164	127	147	184	203	164	115	117	115	109
	▲ 19%	▼ 23%	▲ 16%	▲ 25%	▲ 10%	▼ 19%	▼ 30%	▲ 2%	▼ 2%	▼ 5%
MEDIAN SOLD PRICE	\$957,500	\$1,042,500	\$990,000	\$1,105,000	\$1,345,000	\$1,437,000	\$1,500,000	\$1,495,000	\$1,718,000	\$1,637,500
	▼ 9%	▲ 9%	▼ 5%	▲ 12%	▲ 22%	▲ 7%	▲ 4%	0%	▲ 15%	▼ 5%

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