

Breakouts: PIERCE MAP AREAS									Northwest Multiple Listing Service - July 2026						
RES+CONDO	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New Jul 2026	New Jul 2025	Ttl Active Jul 2026	Ttl Active Jul 2025	% Change, Ttl Active	Pending Jul 2026	Pending Jul 2025	% Change, Pending	Closed Jul 2026	Closed Jul 2025	% Change, Closed	Median \$, Jul 2026	Median \$, Jul 2025	% Change, Median Price	Months of Inventory
1	21	17	58	51	13.73%	13	17	-23.53%	11	20	-45.00%	\$895,000	\$987,500	-9.37%	5.27
2	9	17	14	21	-33.33%	7	10	-30.00%	7	8	-12.50%	\$850,000	\$812,500	4.62%	2.00
3	10	7	24	9	166.67%	7	7	0.00%	4	8	-50.00%	\$1,089,037	\$885,000	23.06%	6.00
4	20	18	54	51	5.88%	14	20	-30.00%	14	20	-30.00%	\$480,000	\$535,000	-10.28%	3.86
5	14	11	35	17	105.88%	9	6	50.00%	5	8	-37.50%	\$1,234,500	\$1,612,500	-23.44%	7.00
6	26	27	44	43	2.33%	20	26	-23.08%	15	22	-31.82%	\$960,000	\$911,000	5.38%	2.93
7	30	19	47	42	11.90%	24	12	100.00%	15	12	25.00%	\$1,050,000	\$1,184,500	-11.36%	3.13
8	18	27	44	52	-15.38%	12	23	-47.83%	16	17	-5.88%	\$980,000	\$1,100,000	-10.91%	2.75
9	12	11	38	26	46.15%	10	13	-23.08%	12	21	-42.86%	\$632,499	\$513,000	23.29%	3.17
1-9	160	154	358	312	14.74%	116	134	-13.43%	99	136	-27.21%	\$895,000	\$799,500	11.94%	3.62
109	190	161	424	349	21.49%	149	117	27.35%	120	100	20.00%	\$715,000	\$657,345	8.77%	3.53
111	34	23	66	75	-12.00%	25	32	-21.88%	35	18	94.44%	\$650,000	\$677,500	-4.06%	1.89
114	30	25	67	56	19.64%	22	16	37.50%	13	15	-13.33%	\$561,853	\$590,000	-4.77%	5.15
109-114	254	209	557	480	16.04%	196	165	18.79%	168	133	26.32%	\$687,495	\$650,000	5.77%	3.32
119	28	26	52	48	8.33%	17	21	-19.05%	18	17	5.88%	\$584,000	\$599,500	-2.59%	2.89
121	5	7	18	13	38.46%	3	2	50.00%	5	2	150.00%	\$500,000	\$427,500	16.96%	3.60
119-121	33	33	70	61	14.75%	20	23	-13.04%	23	19	21.05%	\$575,000	\$580,000	-0.86%	3.04
12	5	7	32	24	33.33%	8	11	-27.27%	4	4	0.00%	\$594,475	\$638,500	-6.90%	8.00
12	5	7	32	24	33.33%	8	11	-27.27%	4	4	0.00%	\$594,475	\$638,500	-6.90%	8.00
122	33	39	73	62	17.74%	29	29	0.00%	18	24	-25.00%	\$522,500	\$650,000	-19.62%	4.06
123	8	10	15	21	-28.57%	9	5	80.00%	2	2	0.00%	\$750,000	\$659,000	13.81%	7.50
124	7	5	24	12	100.00%	1	8	-87.50%	7	3	133.33%	\$509,000	\$715,000	-28.81%	3.43
125	3	2	9	8	12.50%	1	2	-50.00%	2	0	0.00%	\$624,500	\$0	0.00%	4.50
126	2	1	3	1	200.00%	0	3	-100.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
127	2	0	2	3	-33.33%	1	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
128	5	6	11	14	-21.43%	0	2	-100.00%	0	1	-100.00%	\$0	\$375,000	-100.00%	0.00
129	2	3	7	4	75.00%	2	1	100.00%	2	4	-50.00%	\$790,000	\$714,000	10.64%	3.50
134	2	1	4	1	300.00%	0	1	-100.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
135	3	0	8	10	-20.00%	3	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
122-135	67	67	156	136	14.71%	46	51	-9.80%	31	34	-8.82%	\$530,000	\$652,500	-18.77%	5.03
13	5	7	11	7	57.14%	5	9	-44.44%	7	7	0.00%	\$660,000	\$672,000	-1.79%	1.57
14	4	3	7	5	40.00%	3	3	0.00%	3	2	50.00%	\$625,000	\$709,975	-11.97%	2.33
15	8	6	12	7	71.43%	7	9	-22.22%	5	7	-28.57%	\$1,174,000	\$834,950	40.61%	2.40
16	5	8	13	9	44.44%	5	12	-58.33%	9	7	28.57%	\$815,000	\$705,000	15.60%	1.44
17	0	2	0	2	-100.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
18	7	7	22	12	83.33%	1	7	-85.71%	6	7	-14.29%	\$1,005,500	\$920,000	9.29%	3.67
19	0	0	1	1	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
20	6	3	13	16	-18.75%	3	7	-57.14%	1	6	-83.33%	\$1,062,000	\$378,000	180.95%	13.00
21	11	10	15	11	36.36%	4	7	-42.86%	5	9	-44.44%	\$631,200	\$738,400	-14.52%	3.00
22	9	11	5	10	-50.00%	9	8	12.50%	9	5	80.00%	\$538,000	\$660,000	-18.48%	0.56
23	21	14	15	9	66.67%	16	20	-20.00%	13	5	160.00%	\$665,000	\$525,000	26.67%	1.15
24	13	11	19	13	46.15%	10	14	-28.57%	11	11	0.00%	\$635,000	\$637,859	-0.45%	1.73
25	11	18	25	16	56.25%	3	18	-83.33%	11	11	0.00%	\$635,950	\$635,000	0.15%	2.27
13-25	100	100	158	118	33.90%	66	114	-42.11%	80	77	3.90%	\$690,000	\$675,000	2.22%	1.98
26	8	12	18	14	28.57%	10	9	11.11%	6	6	0.00%	\$545,000	\$527,500	3.32%	3.00
27	5	5	7	7	0.00%	8	7	14.29%	8	8	0.00%	\$526,250	\$482,750	9.01%	0.88
28	4	13	10	20	-50.00%	6	14	-57.14%	5	5	0.00%	\$409,000	\$500,000	-18.20%	2.00
29	5	1	12	16	-25.00%	4	2	100.00%	3	4	-25.00%	\$552,500	\$415,000	33.13%	4.00
30	7	10	19	20	-5.00%	8	4	100.00%	8	9	-11.11%	\$413,000	\$377,000	9.55%	2.38
26-30	29	41	66	77	-14.29%	36	36	0.00%	30	32	-6.25%	\$465,000	\$475,000	-2.11%	2.20
31	9	7	11	15	-26.67%	9	5	80.00%	7	6	16.67%	\$433,000	\$652,475	-33.64%	1.57
32	18	12	22	29	-24.14%	20	7	185.71%	15	15	0.00%	\$595,950	\$635,000	-6.15%	1.47

33	11	12	19	16	18.75%	13	14	-7.14%	7	17	-58.82%	\$660,000	\$770,000	-14.29%	2.71
34	21	25	39	25	56.00%	18	14	28.57%	10	14	-28.57%	\$589,975	\$610,000	-3.28%	3.90
35	6	10	14	11	27.27%	8	4	100.00%	8	5	60.00%	\$722,500	\$595,000	21.43%	1.75
31-35	65	66	105	96	9.38%	68	44	54.55%	47	57	-17.54%	\$595,950	\$635,000	-6.15%	2.23
36	24	24	58	31	87.10%	12	20	-40.00%	14	15	-6.67%	\$455,000	\$590,000	-22.88%	4.14
37	10	9	20	11	81.82%	13	6	116.67%	11	4	175.00%	\$441,000	\$454,475	-2.96%	1.82
38	25	20	27	32	-15.63%	23	16	43.75%	8	11	-27.27%	\$522,650	\$512,500	1.98%	3.38
39	11	4	30	23	30.43%	7	9	-22.22%	7	10	-30.00%	\$715,000	\$652,500	9.58%	4.29
40	6	13	12	19	-36.84%	6	6	0.00%	6	4	50.00%	\$523,250	\$539,750	-3.06%	2.00
36-40	76	70	147	116	26.72%	61	57	7.02%	46	44	4.55%	\$493,250	\$553,125	-10.82%	3.20
41	6	4	14	5	180.00%	2	1	100.00%	0	3	-100.00%	\$0	\$499,000	-100.00%	0.00
42	15	17	26	22	18.18%	7	22	-68.18%	10	15	-33.33%	\$567,500	\$545,000	4.13%	2.60
43	19	10	33	22	50.00%	5	16	-68.75%	12	10	20.00%	\$1,052,500	\$662,500	58.87%	2.75
44	0	1	1	1	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
41-44	40	32	74	50	48.00%	14	39	-64.10%	22	28	-21.43%	\$752,000	\$560,000	34.29%	3.36
45	13	11	15	16	-6.25%	10	10	0.00%	8	7	14.29%	\$426,500	\$390,000	9.36%	1.88
46	4	6	7	4	75.00%	4	3	33.33%	0	1	-100.00%	\$0	\$415,000	-100.00%	0.00
47	7	6	12	8	50.00%	11	3	266.67%	7	5	40.00%	\$450,000	\$415,000	8.43%	1.71
48	4	4	8	3	166.67%	2	2	0.00%	1	4	-75.00%	\$390,000	\$519,750	-24.96%	8.00
49	11	8	14	8	75.00%	7	8	-12.50%	2	3	-33.33%	\$558,000	\$440,000	26.82%	7.00
50	7	3	6	6	0.00%	4	6	-33.33%	2	3	-33.33%	\$408,000	\$365,000	11.78%	3.00
51	13	12	18	15	20.00%	11	10	10.00%	8	7	14.29%	\$422,450	\$430,000	-1.76%	2.25
52	10	12	13	11	18.18%	7	12	-41.67%	4	12	-66.67%	\$450,000	\$405,000	11.11%	3.25
53	13	16	16	16	0.00%	10	19	-47.37%	12	9	33.33%	\$460,000	\$435,000	5.75%	1.33
54	3	3	3	9	-66.67%	5	2	150.00%	4	6	-33.33%	\$422,500	\$420,000	0.60%	0.75
45-54	85	81	112	96	16.67%	71	75	-5.33%	48	57	-15.79%	\$435,000	\$415,000	4.82%	2.33
55	4	12	15	14	7.14%	7	10	-30.00%	6	9	-33.33%	\$362,500	\$410,000	-11.59%	2.50
56	9	11	8	10	-20.00%	4	9	-55.56%	1	4	-75.00%	\$515,000	\$495,000	4.04%	8.00
57	1	0	5	0	0.00%	0	0	0.00%	1	0	0.00%	\$495,000	\$0	0.00%	5.00
58	13	6	17	10	70.00%	3	6	-50.00%	5	6	-16.67%	\$426,000	\$408,000	4.41%	3.40
59	7	9	6	11	-45.45%	9	11	-18.18%	8	6	33.33%	\$474,975	\$357,500	32.86%	0.75
60	11	5	21	7	200.00%	5	7	-28.57%	7	7	0.00%	\$428,000	\$475,000	-9.89%	3.00
61	14	19	15	20	-25.00%	16	20	-20.00%	9	12	-25.00%	\$512,500	\$450,750	13.70%	1.67
62	9	6	20	11	81.82%	11	16	-31.25%	9	12	-25.00%	\$430,000	\$427,500	0.58%	2.22
55-62	68	68	107	83	28.92%	55	79	-30.38%	46	56	-17.86%	\$449,950	\$431,500	4.28%	2.33
63	16	12	23	19	21.05%	12	4	200.00%	9	7	28.57%	\$430,000	\$475,000	-9.47%	2.56
64	20	14	28	21	33.33%	17	7	142.86%	8	7	14.29%	\$458,250	\$463,000	-1.03%	3.50
65	1	3	2	4	-50.00%	1	0	0.00%	0	2	-100.00%	\$0	\$498,000	-100.00%	0.00
66	6	4	14	11	27.27%	1	2	-50.00%	3	4	-25.00%	\$699,000	\$514,500	35.86%	4.67
67	11	11	28	26	7.69%	5	8	-37.50%	5	6	-16.67%	\$417,000	\$510,000	-18.24%	5.60
68	30	21	39	33	18.18%	28	14	100.00%	17	10	70.00%	\$490,000	\$460,500	6.41%	2.29
69	17	11	29	20	45.00%	5	11	-54.55%	7	6	16.67%	\$430,000	\$475,000	-9.47%	4.14
63-69	101	76	163	134	21.64%	69	46	50.00%	49	42	16.67%	\$465,000	\$489,997	-5.10%	3.33
70	15	14	27	12	125.00%	3	7	-57.14%	7	11	-36.36%	\$490,000	\$575,000	-14.78%	3.86
71	18	22	39	27	44.44%	13	14	-7.14%	8	6	33.33%	\$650,000	\$350,000	85.71%	4.88
72	26	22	57	32	78.13%	14	19	-26.32%	12	8	50.00%	\$815,000	\$759,000	7.38%	4.75
73	0	2	2	3	-33.33%	3	3	0.00%	0	1	-100.00%	\$0	\$527,500	-100.00%	0.00
74	14	19	36	26	38.46%	9	14	-35.71%	13	15	-13.33%	\$550,000	\$599,950	-8.33%	2.77
70-74	73	79	161	100	61.00%	42	57	-26.32%	40	41	-2.44%	\$613,750	\$555,000	10.59%	4.03
78	2	2	6	5	20.00%	1	0	0.00%	2	0	0.00%	\$668,750	\$0	0.00%	3.00
78	2	2	6	5	20.00%	1	0	0.00%	2	0	0.00%	\$668,750	\$0	0.00%	3.00
79	14	13	26	21	23.81%	8	9	-11.11%	11	5	120.00%	\$675,000	\$565,000	19.47%	2.36
80	21	22	39	35	11.43%	15	10	50.00%	14	7	100.00%	\$635,000	\$649,900	-2.29%	2.79
81	19	21	29	26	11.54%	14	17	-17.65%	15	14	7.14%	\$557,000	\$510,000	9.22%	1.93
82	3	3	8	10	-20.00%	0	0	0.00%	4	3	33.33%	\$404,975	\$320,000	26.55%	2.00
83	11	20	34	27	25.93%	8	7	14.29%	16	10	60.00%	\$515,500	\$608,224	-15.25%	2.13
84	0	0	5	2	150.00%	0	1	-100.00%	0	1	-100.00%	\$0	\$643,450	-100.00%	0.00
85	23	8	40	26	53.85%	15	10	50.00%	6	14	-57.14%	\$442,500	\$510,000	-13.24%	6.67

86	35	31	65	52	25.00%	30	15	100.00%	22	17	29.41%	\$529,250	\$689,999	-23.30%	2.95
87	35	26	76	60	26.67%	29	28	3.57%	29	26	11.54%	\$575,000	\$547,500	5.02%	2.62
88	74	58	132	131	0.76%	54	60	-10.00%	38	37	2.70%	\$564,500	\$624,000	-9.54%	3.47
89	95	81	168	190	-11.58%	69	71	-2.82%	70	79	-11.39%	\$549,500	\$564,950	-2.73%	2.40
79-89	330	283	622	580	7.24%	242	228	6.14%	225	213	5.63%	\$560,000	\$566,448	-1.14%	2.76
94	39	38	71	68	4.41%	21	25	-16.00%	15	13	15.38%	\$590,000	\$559,000	5.55%	4.73
95	6	6	17	15	13.33%	0	5	-100.00%	3	1	200.00%	\$1,150,000	\$675,000	70.37%	5.67
94-95	45	44	88	83	6.02%	21	30	-30.00%	18	14	28.57%	\$597,475	\$579,475	3.11%	4.89
99	69	70	192	158	21.52%	58	61	-4.92%	66	54	22.22%	\$512,100	\$490,000	4.51%	2.91
99	69	70	192	158	21.52%	58	61	-4.92%	66	54	22.22%	\$512,100	\$490,000	4.51%	2.91
All Pier Co	1,602	1,482	3,174	2,709	17.17%	1,190	1,250	-4.80%	1,044	1,041	0.29%	\$575,000	\$565,140	1.74%	3.04

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Map Area	New Jul 2026	New Jul 2025	Ttl Active Jul 2026	Ttl Active Jul 2025	% Change, Ttl Active	Pending Jul 2026	Pending Jul 2025	% Change, Pending	Closed Jul 2026	Closed Jul 2025	% Change, Closed	Median \$, Jul 2026	Median \$, Jul 2025	% Change, Median Price	Months of Inventory
1	21	16	55	45	22.22%	12	14	-14.29%	10	19	-47.37%	\$902,500	\$1,000,000	-9.75%	5.50
2	9	17	14	21	-33.33%	7	10	-30.00%	7	7	0.00%	\$850,000	\$1,100,000	-22.73%	2.00
3	10	7	24	7	242.86%	7	7	0.00%	4	8	-50.00%	\$1,089,037	\$885,000	23.06%	6.00
4	20	18	54	51	5.88%	14	20	-30.00%	14	20	-30.00%	\$480,000	\$535,000	-10.28%	3.86
5	14	11	35	17	105.88%	9	6	50.00%	5	8	-37.50%	\$1,234,500	\$1,612,500	-23.44%	7.00
6	24	25	42	35	20.00%	18	26	-30.77%	13	22	-40.91%	\$998,000	\$911,000	9.55%	3.23
7	30	19	46	42	9.52%	24	12	100.00%	15	12	25.00%	\$1,050,000	\$1,184,500	-11.36%	3.07
8	17	25	40	48	-16.67%	12	20	-40.00%	15	16	-6.25%	\$1,035,000	\$1,150,000	-10.00%	2.67
9	12	11	38	26	46.15%	10	13	-23.08%	12	21	-42.86%	\$632,499	\$513,000	23.29%	3.17
1-9	157	149	348	292	19.18%	113	128	-11.72%	95	133	-28.57%	\$900,000	\$800,000	12.50%	3.66
109	176	152	400	331	20.85%	139	112	24.11%	114	92	23.91%	\$722,475	\$672,500	7.43%	3.51
111	34	23	66	75	-12.00%	25	32	-21.88%	35	18	94.44%	\$650,000	\$677,500	-4.06%	1.89
114	29	24	65	54	20.37%	22	16	37.50%	13	14	-7.14%	\$561,853	\$593,885	-5.39%	5.00
109-114	239	199	531	460	15.43%	186	160	16.25%	162	124	30.65%	\$694,975	\$659,997	5.30%	3.28
119	28	26	52	48	8.33%	17	21	-19.05%	18	17	5.88%	\$584,000	\$599,500	-2.59%	2.89
121	5	7	18	13	38.46%	3	2	50.00%	5	2	150.00%	\$500,000	\$427,500	16.96%	3.60
119-121	33	33	70	61	14.75%	20	23	-13.04%	23	19	21.05%	\$575,000	\$580,000	-0.86%	3.04
12	5	7	32	24	33.33%	8	11	-27.27%	4	4	0.00%	\$594,475	\$638,500	-6.90%	8.00
12	5	7	32	24	33.33%	8	11	-27.27%	4	4	0.00%	\$594,475	\$638,500	-6.90%	8.00
122	33	39	73	62	17.74%	29	29	0.00%	17	24	-29.17%	\$530,000	\$650,000	-18.46%	4.29
123	8	10	15	21	-28.57%	9	5	80.00%	2	2	0.00%	\$750,000	\$659,000	13.81%	7.50
124	7	5	24	12	100.00%	1	8	-87.50%	7	3	133.33%	\$509,000	\$715,000	-28.81%	3.43
125	3	2	9	8	12.50%	1	2	-50.00%	2	0	0.00%	\$624,500	\$0	0.00%	4.50
126	2	1	3	1	200.00%	0	3	-100.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
127	2	0	2	3	-33.33%	1	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
128	5	5	11	10	10.00%	0	2	-100.00%	0	1	-100.00%	\$0	\$375,000	-100.00%	0.00
129	2	3	7	4	75.00%	2	1	100.00%	2	4	-50.00%	\$790,000	\$714,000	10.64%	3.50
134	2	1	4	1	300.00%	0	1	-100.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
135	2	0	7	10	-30.00%	3	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
122-135	66	66	155	132	17.42%	46	51	-9.80%	30	34	-11.76%	\$539,975	\$652,500	-17.25%	5.17
13	5	7	11	7	57.14%	5	9	-44.44%	6	7	-14.29%	\$717,500	\$672,000	6.77%	1.83
14	3	3	5	3	66.67%	2	2	0.00%	2	2	0.00%	\$1,067,500	\$709,975	50.36%	2.50
15	2	1	5	1	400.00%	1	2	-50.00%	0	3	-100.00%	\$0	\$755,000	-100.00%	0.00
16	5	8	13	9	44.44%	5	11	-54.55%	9	7	28.57%	\$815,000	\$705,000	15.60%	1.44
17	0	2	0	2	-100.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
18	5	7	19	11	72.73%	1	7	-85.71%	6	7	-14.29%	\$1,005,500	\$920,000	9.29%	3.17
19	0	0	1	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
20	1	1	2	4	-50.00%	2	1	100.00%	1	1	0.00%	\$1,062,000	\$637,500	66.59%	2.00
21	10	7	12	7	71.43%	4	4	0.00%	4	8	-50.00%	\$642,850	\$769,200	-16.43%	3.00
22	9	11	5	10	-50.00%	8	8	0.00%	9	5	80.00%	\$538,000	\$660,000	-18.48%	0.56
23	21	14	15	9	66.67%	16	20	-20.00%	13	5	160.00%	\$665,000	\$525,000	26.67%	1.15
24	12	7	13	10	30.00%	9	11	-18.18%	9	9	0.00%	\$635,000	\$675,000	-5.93%	1.44
25	7	13	15	12	25.00%	3	15	-80.00%	9	11	-18.18%	\$725,000	\$635,000	14.17%	1.67
13-25	80	81	116	85	36.47%	56	90	-37.78%	68	65	4.62%	\$697,500	\$677,441	2.96%	1.71
26	8	12	16	14	14.29%	9	9	0.00%	6	6	0.00%	\$545,000	\$527,500	3.32%	2.67
27	5	5	6	7	-14.29%	8	6	33.33%	8	7	14.29%	\$526,250	\$486,500	8.17%	0.75
28	4	13	10	20	-50.00%	6	14	-57.14%	5	5	0.00%	\$409,000	\$500,000	-18.20%	2.00
29	0	0	1	0	0.00%	2	0	0.00%	1	1	0.00%	\$711,500	\$405,000	75.68%	1.00
30	5	5	12	7	71.43%	5	2	150.00%	6	6	0.00%	\$445,000	\$406,000	9.61%	2.00
26-30	22	35	45	48	-6.25%	30	31	-3.23%	26	25	4.00%	\$487,750	\$486,500	0.26%	1.73
31	9	4	5	10	-50.00%	7	2	250.00%	5	6	-16.67%	\$531,750	\$652,475	-18.50%	1.00
32	16	10	18	22	-18.18%	17	6	183.33%	12	10	20.00%	\$702,750	\$697,820	0.71%	1.50

33	10	8	17	10	70.00%	11	10	10.00%	6	14	-57.14%	\$672,500	\$849,500	-20.84%	2.83
34	18	20	33	19	73.68%	14	12	16.67%	6	12	-50.00%	\$665,000	\$622,500	6.83%	5.50
35	6	9	12	7	71.43%	7	3	133.33%	8	5	60.00%	\$722,500	\$595,000	21.43%	1.50
31-35	59	51	85	68	25.00%	56	33	69.70%	37	47	-21.28%	\$660,000	\$679,950	-2.93%	2.30
36	15	19	42	23	82.61%	9	18	-50.00%	9	13	-30.77%	\$620,000	\$600,000	3.33%	4.67
37	8	8	17	10	70.00%	8	5	60.00%	9	4	125.00%	\$450,040	\$454,475	-0.98%	1.89
38	25	20	27	32	-15.63%	23	16	43.75%	8	11	-27.27%	\$522,650	\$512,500	1.98%	3.38
39	11	4	24	20	20.00%	7	8	-12.50%	6	10	-40.00%	\$622,500	\$652,500	-4.60%	4.00
40	5	12	10	17	-41.18%	5	6	-16.67%	6	4	50.00%	\$523,250	\$539,750	-3.06%	1.67
36-40	64	63	120	102	17.65%	52	53	-1.89%	38	42	-9.52%	\$510,150	\$563,125	-9.41%	3.16
41	6	3	11	4	175.00%	2	1	100.00%	0	3	-100.00%	\$0	\$499,000	-100.00%	0.00
42	11	15	22	15	46.67%	5	17	-70.59%	8	13	-38.46%	\$622,500	\$550,000	13.18%	2.75
43	15	10	29	19	52.63%	4	16	-75.00%	11	9	22.22%	\$1,060,000	\$640,000	65.63%	2.64
44	0	1	1	1	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
41-44	32	29	63	39	61.54%	11	34	-67.65%	19	25	-24.00%	\$810,000	\$570,000	42.11%	3.32
45	12	10	14	14	0.00%	10	8	25.00%	7	6	16.67%	\$428,000	\$402,500	6.34%	2.00
46	3	6	6	4	50.00%	4	3	33.33%	0	1	-100.00%	\$0	\$415,000	-100.00%	0.00
47	7	6	12	8	50.00%	11	3	266.67%	7	5	40.00%	\$450,000	\$415,000	8.43%	1.71
48	2	3	5	1	400.00%	1	2	-50.00%	1	4	-75.00%	\$390,000	\$519,750	-24.96%	5.00
49	11	8	14	8	75.00%	7	8	-12.50%	2	3	-33.33%	\$558,000	\$440,000	26.82%	7.00
50	7	3	6	6	0.00%	4	6	-33.33%	2	3	-33.33%	\$408,000	\$365,000	11.78%	3.00
51	13	12	18	15	20.00%	11	10	10.00%	8	7	14.29%	\$422,450	\$430,000	-1.76%	2.25
52	10	12	13	11	18.18%	7	12	-41.67%	3	12	-75.00%	\$440,000	\$405,000	8.64%	4.33
53	13	16	16	16	0.00%	10	19	-47.37%	12	9	33.33%	\$460,000	\$435,000	5.75%	1.33
54	3	0	3	0	0.00%	5	2	150.00%	3	5	-40.00%	\$435,000	\$410,000	6.10%	1.00
45-54	81	76	107	83	28.92%	70	73	-4.11%	45	55	-18.18%	\$435,000	\$415,000	4.82%	2.38
55	4	11	14	10	40.00%	5	10	-50.00%	5	9	-44.44%	\$350,000	\$410,000	-14.63%	2.80
56	9	11	8	10	-20.00%	9	4	-55.56%	1	4	-75.00%	\$515,000	\$495,000	4.04%	8.00
57	1	0	5	0	0.00%	0	0	0.00%	1	0	0.00%	\$495,000	\$0	0.00%	5.00
58	13	6	17	10	70.00%	3	6	-50.00%	5	6	-16.67%	\$426,000	\$408,000	4.41%	3.40
59	7	9	6	11	-45.45%	9	11	-18.18%	8	6	33.33%	\$474,975	\$357,500	32.86%	0.75
60	11	5	21	7	200.00%	5	7	-28.57%	7	7	0.00%	\$428,000	\$475,000	-9.89%	3.00
61	14	19	14	20	-30.00%	16	20	-20.00%	9	12	-25.00%	\$512,500	\$450,750	13.70%	1.56
62	9	6	20	11	81.82%	9	16	-43.75%	9	12	-25.00%	\$430,000	\$427,500	0.58%	2.22
55-62	68	67	105	79	32.91%	51	79	-35.44%	45	56	-19.64%	\$454,900	\$431,500	5.42%	2.33
63	15	12	21	19	10.53%	11	4	175.00%	8	6	33.33%	\$447,500	\$518,500	-13.69%	2.63
64	16	11	21	16	31.25%	14	4	250.00%	7	6	16.67%	\$470,500	\$476,500	-1.26%	3.00
65	1	3	2	4	-50.00%	1	0	0.00%	0	2	-100.00%	\$0	\$498,000	-100.00%	0.00
66	6	4	14	11	27.27%	1	2	-50.00%	3	4	-25.00%	\$699,000	\$514,500	35.86%	4.67
67	11	10	23	23	0.00%	5	7	-28.57%	4	6	-33.33%	\$453,475	\$510,000	-11.08%	5.75
68	30	20	37	32	15.63%	28	14	100.00%	17	10	70.00%	\$490,000	\$460,500	6.41%	2.18
69	16	11	28	20	40.00%	5	11	-54.55%	7	6	16.67%	\$430,000	\$475,000	-9.47%	4.00
63-69	95	71	146	125	16.80%	65	42	54.76%	46	40	15.00%	\$470,000	\$493,000	-4.67%	3.17
70	12	14	23	11	109.09%	3	7	-57.14%	6	11	-45.45%	\$500,000	\$575,000	-13.04%	3.83
71	17	22	38	24	58.33%	11	14	-21.43%	8	6	33.33%	\$650,000	\$350,000	85.71%	4.75
72	26	21	55	31	77.42%	14	19	-26.32%	12	8	50.00%	\$815,000	\$759,000	7.38%	4.58
73	0	2	2	3	-33.33%	3	3	0.00%	0	1	-100.00%	\$0	\$527,500	-100.00%	0.00
74	13	15	34	20	70.00%	8	11	-27.27%	10	14	-28.57%	\$560,000	\$624,975	-10.40%	3.40
70-74	68	74	152	89	70.79%	39	54	-27.78%	36	40	-10.00%	\$627,500	\$562,475	11.56%	4.22
78	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
78	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
79	14	12	26	19	36.84%	7	9	-22.22%	11	5	120.00%	\$675,000	\$565,000	19.47%	2.36
80	20	22	35	35	0.00%	15	9	66.67%	14	7	100.00%	\$635,000	\$649,900	-2.29%	2.50
81	18	20	28	23	21.74%	14	15	-6.67%	15	14	7.14%	\$557,000	\$510,000	9.22%	1.87
82	3	2	6	7	-14.29%	0	0	0.00%	2	0	0.00%	\$830,000	\$0	0.00%	3.00
83	9	17	29	20	45.00%	5	6	-16.67%	13	9	44.44%	\$530,000	\$650,000	-18.46%	2.23
84	0	0	5	2	150.00%	0	1	-100.00%	0	1	-100.00%	\$0	\$643,450	-100.00%	0.00
85	21	7	33	24	37.50%	13	8	62.50%	4	11	-63.64%	\$507,500	\$555,000	-8.56%	8.25

86	34	29	60	47	27.66%	30	13	130.77%	21	17	23.53%	\$533,500	\$689,999	-22.68%	2.86
87	32	25	71	56	26.79%	28	26	7.69%	28	24	16.67%	\$577,475	\$552,500	4.52%	2.54
88	73	55	129	121	6.61%	53	58	-8.62%	38	36	5.56%	\$564,500	\$624,495	-9.61%	3.39
89	88	80	151	186	-18.82%	63	67	-5.97%	67	75	-10.67%	\$550,000	\$570,000	-3.51%	2.25
79-89	312	269	573	540	6.11%	228	212	7.55%	213	199	7.04%	\$575,000	\$575,000	0.00%	2.69
94	39	33	69	62	11.29%	21	22	-4.55%	14	11	27.27%	\$592,475	\$599,950	-1.25%	4.93
95	6	6	14	14	0.00%	0	5	-100.00%	3	1	200.00%	\$1,150,000	\$675,000	70.37%	4.67
94-95	45	39	83	76	9.21%	21	27	-22.22%	17	12	41.67%	\$600,000	\$637,475	-5.88%	4.88
99	67	68	187	154	21.43%	57	61	-6.56%	65	51	27.45%	\$512,700	\$501,000	2.34%	2.88
99	67	68	187	154	21.43%	57	61	-6.56%	65	51	27.45%	\$512,700	\$501,000	2.34%	2.88
All Pier Co	1,493	1,377	2,918	2,457	18.76%	1,109	1,162	-4.56%	969	971	-0.21%	\$589,999	\$579,950	1.73%	3.01

CONDO ONLY	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New Jul 2026	New Jul 2025	Ttl Active Jul 2026	Ttl Active Jul 2025	% Change, Ttl Active	Pending Jul 2026	Pending Jul 2025	% Change, Pending	Closed Jul 2026	Closed Jul 2025	% Change, Closed	Median \$, Jul 2026	Median \$, Jul 2025	% Change, Median Price	Months of Inventory
1	0	1	3	6	-50.00%	1	3	-66.67%	1	1	0.00%	\$369,998	\$680,000	-45.59%	3.00
2	0	0	0	0	0.00%	0	0	0.00%	0	1	-100.00%	\$0	\$424,950	-100.00%	0.00
3	0	0	0	0	0.00%	2	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
4	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
5	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
6	2	2	2	8	-75.00%	2	0	0.00%	2	0	0.00%	\$624,250	\$0	0.00%	1.00
7	0	0	1	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
8	1	2	4	4	0.00%	0	3	-100.00%	1	1	0.00%	\$742,000	\$355,000	109.01%	4.00
9	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
1-9	3	5	10	20	-50.00%	3	6	-50.00%	4	3	33.33%	\$624,250	\$424,950	46.90%	2.50
109	14	9	24	18	33.33%	10	5	100.00%	6	8	-25.00%	\$517,500	\$527,500	-1.90%	4.00
111	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
114	1	1	2	2	0.00%	0	0	0.00%	0	1	-100.00%	\$0	\$457,950	-100.00%	0.00
109-114	15	10	26	20	30.00%	10	5	100.00%	6	9	-33.33%	\$517,500	\$525,000	-1.43%	4.33
119	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
121	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
119-121	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
12	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
12	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
122	0	0	0	0	0.00%	0	0	0.00%	1	0	0.00%	\$455,000	\$0	0.00%	0.00
123	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
124	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
125	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
126	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
127	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
128	0	1	0	4	-100.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
129	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
134	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
135	1	0	1	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
122-135	1	1	1	4	-75.00%	0	0	0.00%	1	0	0.00%	\$455,000	\$0	0.00%	1.00
13	0	0	0	0	0.00%	0	0	0.00%	1	0	0.00%	\$320,000	\$0	0.00%	0.00
14	1	0	2	2	0.00%	1	1	0.00%	1	0	0.00%	\$625,000	\$0	0.00%	2.00
15	6	5	7	6	16.67%	6	7	-14.29%	5	4	25.00%	\$1,174,000	\$1,017,475	15.38%	1.40
16	0	0	0	0	0.00%	0	1	-100.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
17	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
18	2	0	3	1	200.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
19	0	0	0	1	-100.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
20	5	2	11	12	-8.33%	1	6	-83.33%	0	5	-100.00%	\$0	\$325,000	-100.00%	0.00
21	1	3	3	4	-25.00%	0	3	-100.00%	1	1	0.00%	\$475,000	\$245,000	93.88%	3.00
22	0	0	0	0	0.00%	1	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
23	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
24	1	4	6	3	100.00%	1	3	-66.67%	2	2	0.00%	\$490,000	\$377,875	29.67%	3.00
25	4	5	10	4	150.00%	0	3	-100.00%	2	0	0.00%	\$486,975	\$0	0.00%	5.00
13-25	20	19	42	33	27.27%	10	24	-58.33%	12	12	0.00%	\$667,500	\$443,000	50.68%	3.50
26	0	0	2	0	0.00%	1	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
27	0	0	1	0	0.00%	0	1	-100.00%	0	1	-100.00%	\$0	\$392,000	-100.00%	0.00
28	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
29	5	1	11	16	-31.25%	2	2	0.00%	2	3	-33.33%	\$476,250	\$425,000	12.06%	5.50
30	2	5	7	13	-46.15%	3	2	50.00%	2	3	-33.33%	\$337,450	\$375,000	-10.01%	3.50
26-30	7	6	21	29	-27.59%	6	5	20.00%	4	7	-42.86%	\$372,450	\$392,000	-4.99%	5.25
31	0	3	6	5	20.00%	2	3	-33.33%	2	0	0.00%	\$277,500	\$0	0.00%	3.00
32	2	2	4	7	-42.86%	3	1	200.00%	3	5	-40.00%	\$385,000	\$450,000	-14.44%	1.33

33	1	4	2	6	-66.67%	2	4	-50.00%	1	3	-66.67%	\$235,900	\$328,500	-28.19%	2.00
34	3	5	6	6	0.00%	4	2	100.00%	4	2	100.00%	\$529,500	\$412,500	28.36%	1.50
35	0	1	2	4	-50.00%	1	1	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
31-35	6	15	20	28	-28.57%	12	11	9.09%	10	10	0.00%	\$395,000	\$402,500	-1.86%	2.00
36	9	5	16	8	100.00%	3	2	50.00%	5	2	150.00%	\$310,000	\$254,475	21.82%	3.20
37	2	1	3	1	200.00%	5	1	400.00%	2	0	0.00%	\$393,500	\$0	0.00%	1.50
38	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
39	0	0	6	3	100.00%	0	1	-100.00%	1	0	0.00%	\$715,000	\$0	0.00%	6.00
40	1	1	2	2	0.00%	1	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
36-40	12	7	27	14	92.86%	9	4	125.00%	8	2	300.00%	\$327,150	\$254,475	28.56%	3.38
41	0	1	3	1	200.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
42	4	2	4	7	-42.86%	2	5	-60.00%	2	2	0.00%	\$350,000	\$421,000	-16.86%	2.00
43	4	0	4	3	33.33%	1	0	0.00%	1	1	0.00%	\$499,900	\$1,250,000	-60.01%	4.00
44	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
41-44	8	3	11	11	0.00%	3	5	-40.00%	3	3	0.00%	\$350,000	\$430,000	-18.60%	3.67
45	1	1	1	2	-50.00%	0	2	-100.00%	1	1	0.00%	\$370,000	\$310,000	19.35%	1.00
46	1	0	1	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
47	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
48	2	1	3	2	50.00%	1	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
49	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
50	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
51	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
52	0	0	0	0	0.00%	0	0	0.00%	1	0	0.00%	\$460,000	\$0	0.00%	0.00
53	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
54	0	3	0	9	-100.00%	0	0	0.00%	1	1	0.00%	\$270,000	\$430,000	-37.21%	0.00
45-54	4	5	5	13	-61.54%	1	2	-50.00%	3	2	50.00%	\$370,000	\$370,000	0.00%	1.67
55	0	1	1	4	-75.00%	2	0	0.00%	1	0	0.00%	\$400,000	\$0	0.00%	1.00
56	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
57	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
58	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
59	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
60	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
61	0	0	1	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
62	0	0	0	0	0.00%	2	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
55-62	0	1	2	4	-50.00%	4	0	0.00%	1	0	0.00%	\$400,000	\$0	0.00%	2.00
63	1	0	2	0	0.00%	1	0	0.00%	1	1	0.00%	\$240,000	\$452,500	-46.96%	2.00
64	4	3	7	5	40.00%	3	3	0.00%	1	1	0.00%	\$266,000	\$367,000	-27.52%	7.00
65	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
66	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
67	0	1	5	3	66.67%	0	1	-100.00%	1	0	0.00%	\$339,950	\$0	0.00%	5.00
68	0	1	2	1	100.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
69	1	0	1	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
63-69	6	5	17	9	88.89%	4	4	0.00%	3	2	50.00%	\$266,000	\$409,750	-35.08%	5.67
70	3	0	4	1	300.00%	0	0	0.00%	1	0	0.00%	\$415,000	\$0	0.00%	4.00
71	1	0	1	3	-66.67%	2	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
72	0	1	2	1	100.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
73	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
74	1	4	2	6	-66.67%	1	3	-66.67%	3	1	200.00%	\$485,000	\$510,000	-4.90%	0.67
70-74	5	5	9	11	-18.18%	3	3	0.00%	4	1	300.00%	\$483,500	\$510,000	-5.20%	2.25
78	2	2	6	5	20.00%	1	0	0.00%	2	0	0.00%	\$668,750	\$0	0.00%	3.00
78	2	2	6	5	20.00%	1	0	0.00%	2	0	0.00%	\$668,750	\$0	0.00%	3.00
79	0	1	0	2	-100.00%	1	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
80	1	0	4	0	0.00%	0	1	-100.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
81	1	1	1	3	-66.67%	0	2	-100.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
82	0	1	2	3	-33.33%	0	0	0.00%	2	3	-33.33%	\$270,975	\$320,000	-15.32%	1.00
83	2	3	5	7	-28.57%	3	1	200.00%	3	1	200.00%	\$365,000	\$302,000	20.86%	1.67
84	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
85	2	1	7	2	250.00%	2	2	0.00%	2	3	-33.33%	\$382,500	\$219,000	74.66%	3.50

86	1	2	5	5	0.00%	0	2	-100.00%	1	0	0.00%	\$420,000	\$0	0.00%	5.00
87	3	1	5	4	25.00%	1	2	-50.00%	1	2	-50.00%	\$319,950	\$360,000	-11.13%	5.00
88	1	3	3	10	-70.00%	1	2	-50.00%	0	1	-100.00%	\$0	\$327,500	-100.00%	0.00
89	7	1	17	4	325.00%	6	4	50.00%	3	4	-25.00%	\$385,000	\$417,000	-7.67%	5.67
79-89	18	14	49	40	22.50%	14	16	-12.50%	12	14	-14.29%	\$355,000	\$323,750	9.65%	4.08
94	0	5	2	6	-66.67%	0	3	-100.00%	1	2	-50.00%	\$410,000	\$454,500	-9.79%	2.00
95	0	0	3	1	200.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
94-95	0	5	5	7	-28.57%	0	3	-100.00%	1	2	-50.00%	\$410,000	\$454,500	-9.79%	5.00
99	2	2	5	4	25.00%	1	0	0.00%	1	3	-66.67%	\$375,950	\$404,000	-6.94%	5.00
99	2	2	5	4	25.00%	1	0	0.00%	1	3	-66.67%	\$375,950	\$404,000	-6.94%	5.00
All Pier Co	109	105	256	252	1.59%	81	88	-7.95%	75	70	7.14%	\$415,000	\$404,500	2.60%	3.41