UNIVERSITY PARK COUNTRY CLUB

# August Market Report 2026

Final monthly results | 2026 vs. 2025

## August activity returned decisively

Eight UPCC homes closed in August 2026. By comparison, no homes closed during August 2025. The return of completed sales provides a meaningful sign of buyer activity, while the 92% average sold-to-list ratio confirms that pricing and negotiation remained important.

| 8 | $757,500 | $307.93 | 92% |
|---|---|---|---|
| closed sales | median sold price | average sold / sq. ft. | average SP/LP |

| Market metric | August 2026 | August 2025 | Signal |
|---|---|---|---|
| **Closed sales** | 8 | 0 | **Activity returned** |
| **Average list price** | $833,486 | - | **Seller expectations** |
| **Average sold price** | $767,186 | - | **Final closed average** |
| **Median sold price** | $757,500 | - | **Midpoint of sales** |
| **Average sold price / sq. ft.** | $307.93 | - | **Value benchmark** |
| **Average sold-to-list ratio** | 92% | - | **Negotiation mattered** |
| **Average days to contract** | 52 | - | **Selective buyers** |
| **Median days to contract** | 34 | - | **Half sold within 34 days** |
| **Average days to close** | 105 | - | **List-to-close timeline** |
| **Sold-price range** | $430,000-$1,060,000 | - | **Broad buyer activity** |

**Marina's perspective:** August delivered a notable return of sales activity after zero closings in the same month last year. Buyers completed transactions across a broad $430,000 to $1,060,000 range. The 92% average sold-to-list ratio shows that buyers remained value-conscious, making accurate pricing, strong presentation, and property-specific positioning essential.

Source: Stellar MLS statistics sheet for UPCC sold listings, August 1-31, 2026. August 2025 recorded no closed sales. Statistics are calculated by column. Information is deemed reliable but not guaranteed. This independent report is not affiliated with or endorsed by University Park Country Club or the University Park Community Association.